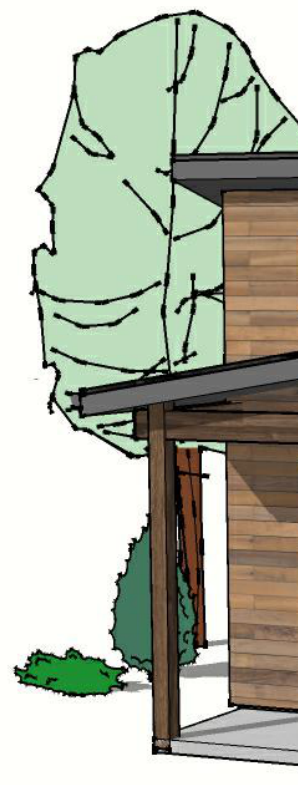
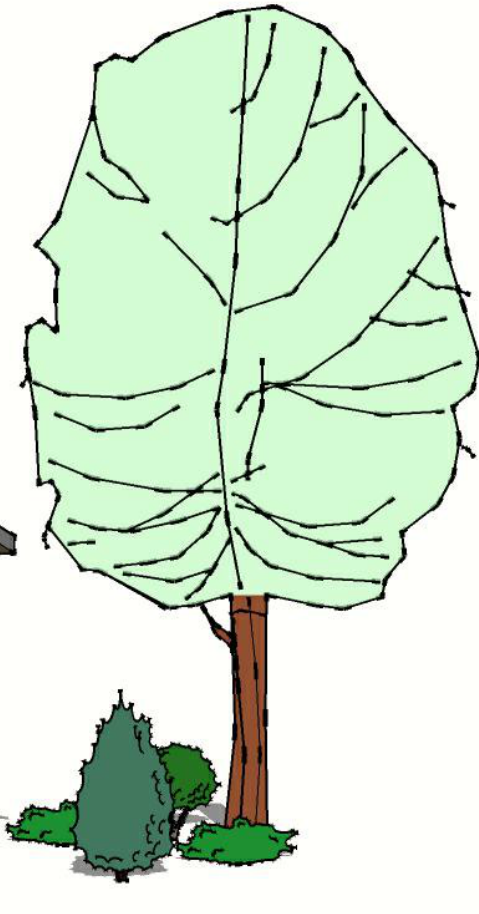
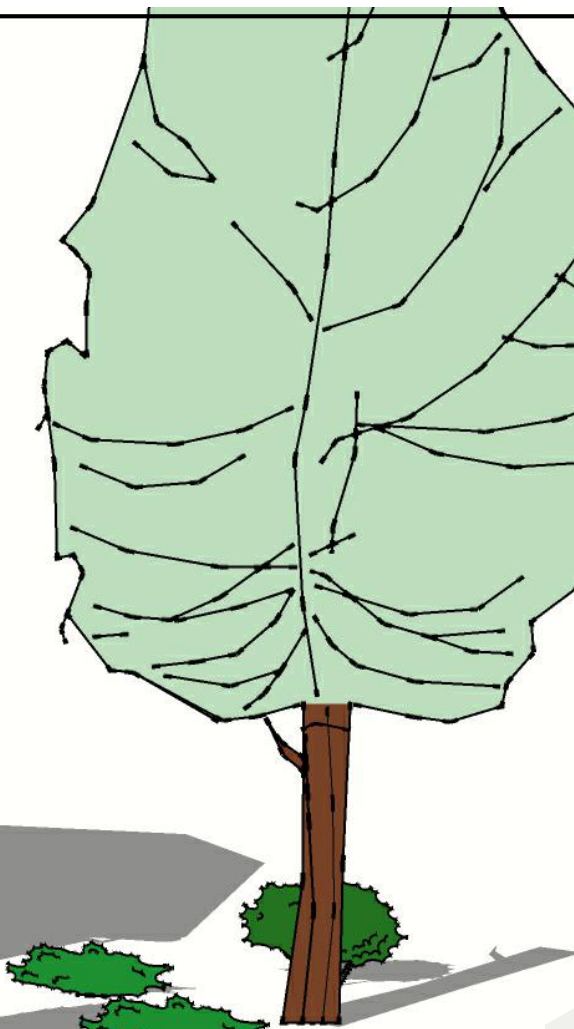


RURAL MOUNTAIN



HIGH DESERT



USER LICENSE AGREEMENT

BY USING THESE PERMIT READY ACCESSORY DWELLING UNIT CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE, HOLD HARMLESS, AND INDEMNIFY THE COUNTY OF MONO, ITS ELECTED OFFICIALS AND EMPLOYEES, RRM DESIGN GROUP, AND THE ARCHITECT OR ENGINEER WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS.

THE PLANS ATTACHED HERE ARE APPROVED FOR ONLY USE IN MONO COUNTY. NO DEVIATIONS, ALTERATIONS, OR OPTIONS BEYOND THOSE SPECIFICALLY INDICATED IN THE PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL BY THE ISSUING JURISDICTION AND CHIEF BUILDING OFFICIAL. ANY UNAPPROVED PLAN MODIFICATIONS MAY BE DEVELOPED THROUGH RRM DESIGN GROUP AND THE APPROVING JURISDICTION IF REQUIRED.

SIGNATURE: _____ DATE: _____



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MONO COUNTY PROTOTYPE ACCESSORY DWELLING UNIT - PLAN 1

MONO COUNTY, CA

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G-101	GENERAL NOTES
G-201	CAL GREEN RESIDENTIAL REQUIREMENTS
G-202	CAL GREEN RESIDENTIAL REQUIREMENTS
T24-A101	ENERGY COMPLIANCE - PLAN 1 - SLAB ON GRADE
T24-A102	ENERGY COMPLIANCE - PLAN 1 - SLAB ON GRADE
T24-A103	ENERGY COMPLIANCE - PLAN 1 - SLAB ON GRADE
T24-B101	ENERGY COMPLIANCE - PLAN 1 - RAISED FOUNDATION
T24-B102	ENERGY COMPLIANCE - PLAN 1 - RAISED FOUNDATION
T24-B103	ENERGY COMPLIANCE - PLAN 1 - RAISED FOUNDATION
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AD-901	ARCHITECTURAL DETAILS - COMMON
AD-902	ARCHITECTURAL DETAILS - COMMON
AD-903	ARCHITECTURAL DETAILS - RURAL MOUNTAIN
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S-102	GENERAL NOTES
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S1-201	FOUNDATION PLANS
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S-301	TYPICAL CONCRETE DETAILS
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S-401	TYPICAL WOOD DETAILS
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S-404	TYPICAL WOOD DETAILS
S-421	ROOF FRAMING DETAILS
S-422	ROOF FRAMING DETAILS

PROJECT DIRECTORY

APPLICANT (TO BE PROVIDED BY OWNER)
ADDRESS: _____
CONTACT: _____
EMAIL: _____
PHONE: _____

ARCHITECT RRM DESIGN GROUP
ADDRESS: 3765 S HIGUERA ST, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: _____
EMAIL: _____
PHONE: P.(805) 543-1794

BUILDING AREAS

AREAS - PLAN 1	
CONDITIONED	451 SF
PLAN 1 FLOOR	
UNCONDITIONED	51 SF
PLAN 1 FRONT PORCH - RM	

PROJECT CHECKLIST

FOUNDATION

NOTE: THIS PROJECT ASSUMES A SITE WITH STANDARD SOIL CONDITIONS. IF THE ADU IS TO BE LOCATED ON A SITE WITH EXPANSIVE OR OTHERWISE UNUSUAL SOIL, THE APPLICANT MUST PROCURE A GEOTECHNICAL REPORT AND MAY REQUIRE A NEW FOUNDATION DESIGN.

- SLAB ON GRADE
* STRIKE THROUGH T24-B101/102/103
- RAISED FOUNDATION
* STRIKE THROUGH T24-A101/102/103

WASTE WATER

- SEWER
- SEPTIC (REQUIRES APPROVAL)

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

IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.

- 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.
- SECTION 903.3.1.3 NFPA 13D SPRINKLER SYSTEMS AUTOMATIC FIRE SPRINKLER SYSTEMS INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3.
- SECTION 903.2.8 GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.
- SECTION 903.2.8.1 GROUP R-3 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3 SHALL BE PERMITTED IN GROUP R-3 OCCUPANCIES.
- LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS. A MINIMUM 1 INCH WATER SHALL BE INSTALLED.
- A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
- A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING SHALL BE TESTED.

ONSITE PARKING REQUIRED

- NONE, EXCEPTION USED:
 - THE ADU IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT.
 - 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 (STUDIO OR 1-BEDROOM ADU)
- TWO PARKING SPACES (2-BEDROOM ADU)

PROJECT INFORMATION

PROJECT SCOPE:
1. CONSTRUCTION OF A NEW DETACHED 1 STORY 451 SF ACCESSORY OR PRIMARY DWELLING UNIT WITH 0 BEDROOMS AND 1 BATH(S).
2. ALL SITE WORK WITHIN THE PROPERTY LINE.
3. ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

SITE INFORMATION:
(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKES)

STREET ADDRESS: _____
APN: _____
ZONING: _____
LOT SIZE: _____
LAND USE: _____
EXISTING USE: _____
PROPOSED USE: _____

FLOOR AREA RATIO
(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKES)

MAXIMUM FAR: _____
PROPOSED FAR: _____

LOT COVERAGE
(TO BE PROVIDED BY OWNER)

BUILDING: _____
HARDSACPE/PAVING: _____
LANDSCAPE: _____

SETBACKS
(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKES)

	REQUIRED	PROPOSED
FRONT:		
REAR:	4' - 0" (A.B. NO. 68)	
SIDES:	4' - 0" (A.B. NO. 68)	

BUILDING INFORMATION:
(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKES)

NUMBER OF STORIES: _____ 1
OCCUPANCY GROUP: _____ R-3
CONSTRUCTION TYPE: _____ V-B
SPRINKLERED: _____
MAX. HEIGHT ALLOWED: (PER 2022 CRC TABLE 504.3) / (ASSEMBLY BILL 68) 40' / 16'
MAX. HEIGHT ALLOWED: (PER COUNTY OF MONO) _____
MAX. HEIGHT PROPOSED: _____ REFER TO ELEVATIONS. VARIES BY STYLE.
ROOF RATING: _____ CLASS A
HIGH FIRE ZONE: _____ REFER TO 'WILDLAND-URBAN INTERFACE FIRE AREA' AND 'VERY-HIGH FIRE SEVERITY ZONE' SECTIONS ON SHEET

FIRE-RESISTANCE REQ.

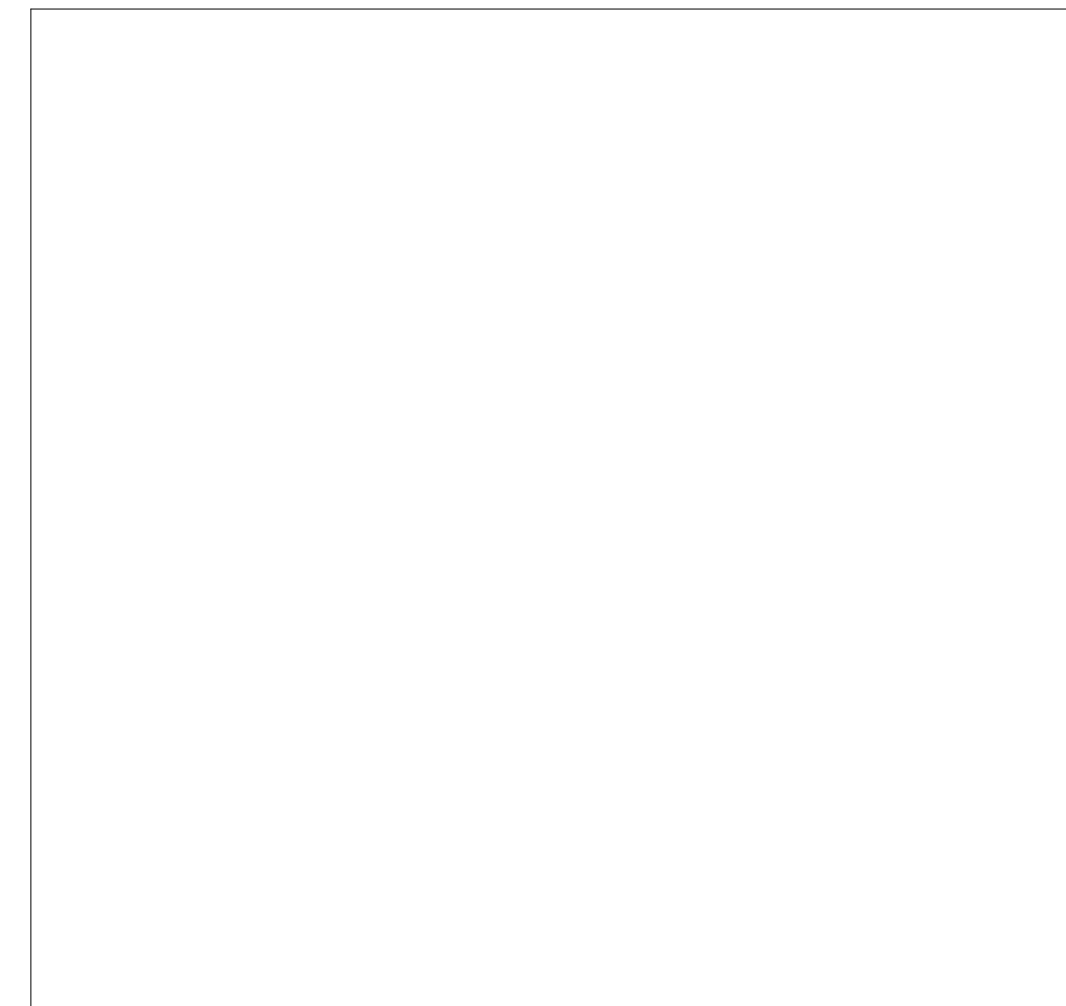
SELECT THE APPROPRIATE BOX BELOW (ONLY 1):
NOTE: EXTERIOR WALLS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 4'-0" FROM PROPERTY LINE. ALL ROOF EAVES ARE 10" DEEP.

NON-SPRINKLERED	
<input type="checkbox"/> FIRE SEPARATION DISTANCE: 25'-0" (EXTERIOR WALLS, PROJECTIONS, OPENINGS, AND PENETRATIONS)	NO FIRE-RESISTANCE RATING REQUIRED
<input type="checkbox"/> FIRE SEPARATION DISTANCE: 4'-0" - 5'-0" (EXTERIOR WALLS, OPENINGS, AND PENETRATIONS) PROJECTION SEPARATION DIST.: 23'-0"	NO FIRE-RESISTANCE RATING REQUIRED
OPENINGS, AND PENETRATIONS	NO FIRE-RESISTANCE RATING REQUIRED
EXTERIOR WALLS AND PROJECTIONS	1-HR FIRE-RESISTANCE REFER TO EAVE AND RAKE DETAILS FOR MORE INFO

SPRINKLERED	
<input type="checkbox"/> FIRE SEPARATION DISTANCE: 24'-0" (EXTERIOR WALLS, OPENINGS, AND PENETRATIONS)	NO FIRE-RESISTANCE RATING REQUIRED

VICINITY MAP

(TO BE PROVIDED BY OWNER)



SUPPORTING DOCUMENTS

ENERGY COMPLIANCE	
PREPARED BY:	CARSTAIRS ENERGY INC.
DATE PREPARED:	08/04/2022
JOB NUMBER:	22-051011

DEFERRED SUBMITTALS

- TRUSS DESIGN AND CALCULATIONS.
- PV SYSTEM DESIGN:
 - SLAB ON GRADE PROJECT REQUIRES A _____ kWdc PV SYSTEM.
 - RAISED FOUNDATION PROJECT REQUIRES A _____ kWdc PV SYSTEM.
 - SYSTEM SHALL BE COMPLETED PRIOR TO FINAL INSPECTION.

MONO COUNTY ADU PROTOTYPES
MONO COUNTY
TITLE SHEET - PLAN 1

DATE
01/10/2024

SHEET
G-001

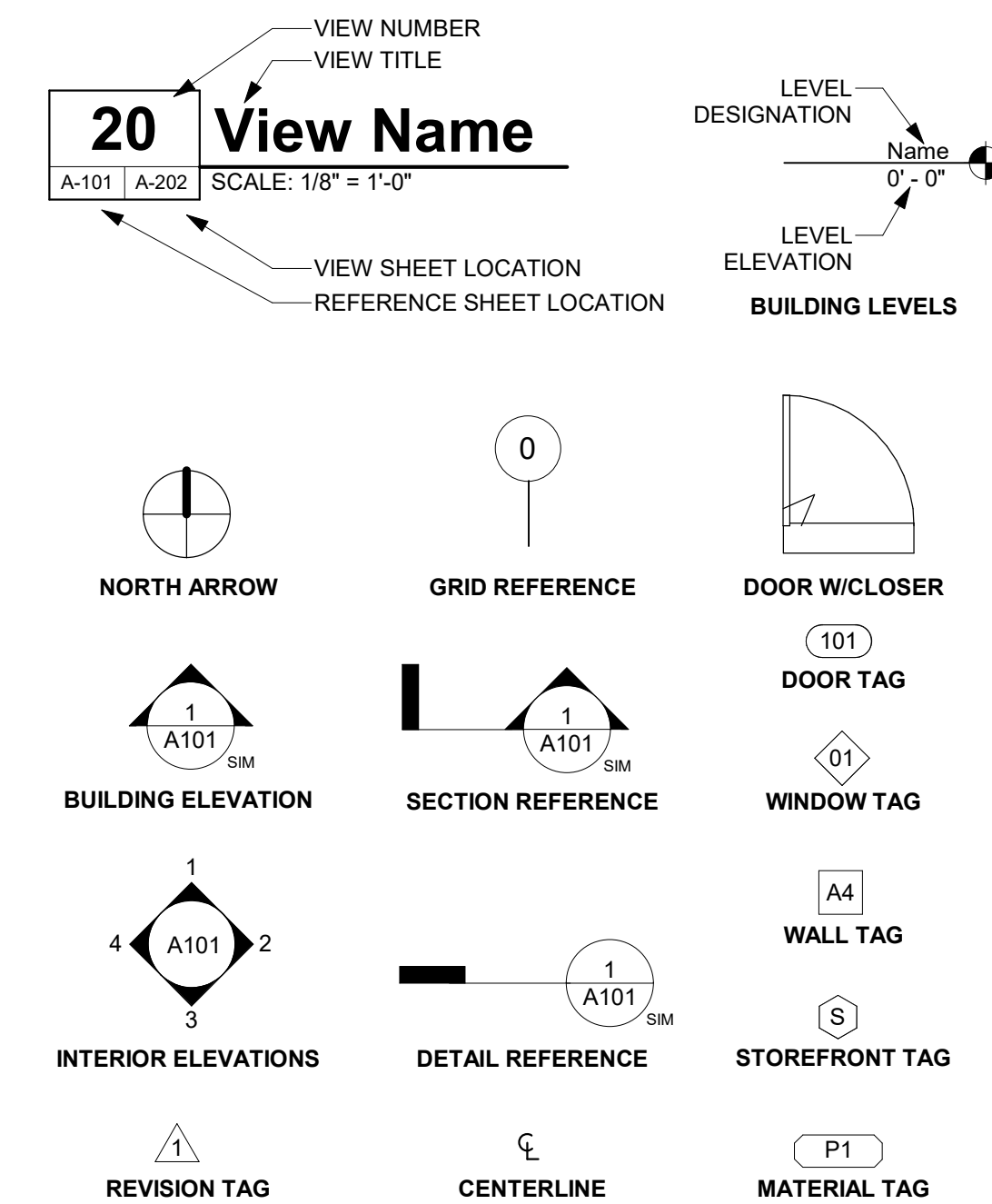


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ABBREVIATIONS

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

SYMBOLS



MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
ABBREVIATIONS AND SYMBOLS

DATE
01/10/2024
SHEET

G-102

PUBLIC SET

BUILDING ENERGY ANALYSIS REPORT

PROJECT: Mono County ADU (Plan 1) Mono County, CA

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

Report Prepared by: Timothy Carstairs, CEA, HERS, GPR Carstairs Energy Inc. 2238 Bayview Heights Drive, Suite E Los Osos, CA 93402 805-904-9048



Job Number: 23-110715

Date: 11/8/2023

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards. This program developed by EnergySoft, LLC - www.energysoft.com.

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Form CF1R-PRF-01-E Certificate of Compliance
Form RMS-1 Residential Measures Summary
Form MF1R Mandatory Measures Summary
Room Load Summary

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Mono County ADU (Plan 1) Calculation Date/Time: 2023-11-07T14:13:35-08:00
Input File Name: Mono County ADU (Plan 1) 2022.rbd22x

GENERAL INFORMATION table with columns for Run Title, Project Location, City, Zip code, Standards Version, Software Version, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area, Existing Cond. Floor Area, Total Cond. Floor Area, ADU Bedroom Count, Fuel Type.

COMPLIANCE RESULTS table with columns for Run Title, Building Complies with Computer Performance, This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.

Registration Number: 223-P016612494A-000-000-000000-0000 Registration Date/Time: 2023-11-27 08:33:48 HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-07 14:14:55



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MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
ENERGY COMPLIANCE - PLAN 1 -
SLAB ON GRADE

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Mono County ADU (Plan 1) Calculation Date/Time: 2023-11-07T14:13:35-08:00 (Page 2 of 12)
Input File Name: Mono County ADU (Plan 1) 2022.rbd22x

ENERGY DESIGN RATINGS table with columns for Energy Design Ratings (Source Energy, Efficiency, Total EDR) and Compliance Margins (Source Energy, Efficiency, Total EDR) for Standard Design and Proposed Design.

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

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ENERGY USE SUMMARY table with columns for Energy Use, Standard Design Source Energy, Standard Design TDV Energy, Proposed Design Source Energy, Proposed Design TDV Energy, Compliance Margin (EDR1), Compliance Margin (EDR2).

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ENERGY USE SUMMARY table with columns for Energy Use, Standard Design Source Energy, Standard Design TDV Energy, Proposed Design Source Energy, Proposed Design TDV Energy, Compliance Margin (EDR1), Compliance Margin (EDR2).

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Input File Name: Mono County ADU (Plan 1) 2022.rbd22x

ENERGY USE INTENSITY table with columns for Standard Design, Proposed Design, Compliance Margin, and Margin Percentage for North Facing, East Facing, South Facing, and West Facing.

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

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REQUIRED PV SYSTEMS table with columns for DC System Size, Exception, Module Type, Array Type, Power Electronics, CFI, Azimuth, Tilt, Array Angle, Tilt, Inverter Eff, Annual Solar Access.
REQUIRED SPECIAL FEATURES table with columns for PV exception 2, Variable capacity heat pump, Northwest Energy Efficiency Alliance (NEEA).
HERS FEATURE SUMMARY table with columns for Indoor air quality ventilation, Kitchen range hood, Verified Refrigerant Charge, Airflow in habitable rooms, Verified heat pump rated heating capacity, Wall-mounted thermostat, Ductless indoor units.
BUILDING - FEATURES INFORMATION table with columns for Project Name, Conditioned Floor Area, Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, Number of Water Heating Systems.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Mono County ADU (Plan 1) Calculation Date/Time: 2023-11-07T14:13:35-08:00 (Page 7 of 12)
Input File Name: Mono County ADU (Plan 1) 2022.rbd22x

ZONE INFORMATION table with columns for Zone Name, Zone Type, HVAC System Name, Zone Floor Area, Avg. Ceiling Height, Water Heating System, Status.
OPAQUE SURFACES table with columns for Name, Zone, Construction, Azimuth, Orientation, Gross Area, Window and Door Area, Tilt.
OPAQUE SURFACES - CATHEDRAL CEILING table with columns for Name, Zone, Construction, Azimuth, Orientation, Area, Skylight Area, Roof Rise, Roof Reflectance, Roof Emittance, Cool Roof.
FENESTRATION / GLAZING table with columns for Name, Type, Surface, Orientation, Azimuth, Width, Height, Mult., Area, U-factor, U-factor Source, SHGC, SHGC Source, Exterior Shading.

Registration Number: 223-P016612494A-000-000-000000-0000 Registration Date/Time: 2023-11-27 08:33:48 HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-07 14:14:55

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Includes sections for Air Leakage, Fenestration, HVAC, and Water Heating systems.

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Includes sections for Fire, Electrical, and Mechanical systems.

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Includes sections for Mechanical, Electrical, and Plumbing systems.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 1). Calculation Date/Time: 2023-11-07T14:13:35-08:00. Includes tables for Fenestration/Glazing, Slab Floors, and Opaque Surface Constructions.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 1). Calculation Date/Time: 2023-11-07T14:13:35-08:00. Includes tables for Opaque Surface Constructions, Building Envelope - HERS Verification, Water Heating Systems, and Water Heaters - NEEA Heat Pump.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 1). Calculation Date/Time: 2023-11-07T14:13:35-08:00. Includes tables for Water Heating - HERS Verification, Space Conditioning Systems, HVAC - Heat Pumps, and HVAC Heat Pumps - HERS Verification.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 1). Calculation Date/Time: 2023-11-07T14:13:35-08:00. Includes tables for Variable Capacity Heat Pump Compliance Option - HERS Verification and Indoor Air Quality (IAQ) Fans.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 1). Calculation Date/Time: 2023-11-07T14:13:35-08:00. Includes tables for Documentation Author's Declaration Statement and Responsible Designer's Declaration Statement.

RESIDENTIAL MEASURES SUMMARY. Table with columns for Building Type, Project Name, Project Address, and various energy performance metrics like Fenestration, HVAC, and Water Heating.



THESE PLANS ARE PROVIDED BY MONO COUNTY 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.

MONO COUNTY ADU PROTOTYPES MONO COUNTY ENERGY COMPLIANCE - PLAN 1 - SLAB ON GRADE



2022 Single-Family Residential Mandatory Requirements Summary

- \$ 150.001G: **Smoke-based fire detectors.** Smoke-based fire detectors must comply with UL865 and UL865A.
- \$ 150.001H: **Light Sources in Drawers, Cabinets, and Lined Closets.** Light sources in drawers, cabinets, or lined closets are required to comply with Table 150.0A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or closet is closed.
- \$ 150.002A: **Forward phase cut dimmer controls.** All forward phase cut dimmers used with LED light sources must comply with IEC60528.
- \$ 150.002B: **Harmonics and Flicker.** Electronic ballast controlled, non-switching ballast lighting systems must have a flicker factor of 2.5% or less.
- \$ 150.002A: **Accrutable Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.*
- \$ 150.002B: **Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function (if the dimmer or sensor is installed in a room).
- \$ 150.002C: **Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
- \$ 150.002D: **Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in the table.
- \$ 150.002E: **Automatic Standoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire shall be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers containing LED light sources at these spaces must comply with IEC60528.
- \$ 150.002F: **Lighting in Safely Cabinets, and Switched Outlets must be controlled separately from ceiling-installed lighting.**
- \$ 150.002G: **Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to a permanent structure attached to a residential building, shall be controlled separately from ceiling-installed lighting.
- \$ 150.004: **Emergency Lighting.** An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
- \$ 150.004: **Residential Garages for Eight or More Vehicles.** Lighting for residential parking garage for eight or more vehicles must comply with the applicable requirements for residential garages in §§ 103.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

- 2022 Single-Family Residential Mandatory Requirements Summary**
- \$ 110.1002: **Attic.** The solar zone must not contain any obstructions, including but not limited to, vents, chimneys, architectural features, and roof-mounted equipment.
- \$ 110.1003A: **Shading.** The solar zone must not contain any obstructions, including but not limited to, vents, chimneys, architectural features, and roof-mounted equipment.
- \$ 110.1003B: **Roof Slope.** The solar zone must have a pitch of at least 2:12. The horizontal distance between the highest point of the elevation and the horizontal projection of the eave line of the solar zone, measured in the vertical plane.
- \$ 110.1004: **Interconnection Pathways.** The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conductors from the solar zone to the point of interconnection with the electrical service, and for single-family buildings, a location reserved for routing of conductors from the solar zone to the main electrical service panel.
- \$ 110.1005: **Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.1004(4) must be provided to the occupant.
- \$ 110.1006: **Main Electrical Service Panel.** This main electrical service panel must have a minimum breaker rating of 200 amps.
- \$ 110.1006: **Main Electrical Service Panel.** The main electrical service panel must be permanently marked as "For Future Solar Electric," and a circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."
- \$ 110.1007: **Electric and Energy Storage Ready.**

*Exceptions may apply.



2022 Single-Family Residential Mandatory Requirements Summary

- \$ 150.001: **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS-supplied branch circuits, a dedicated racetrack from the main service to a subpanel that supplies the branch circuits in § 150.001, at least four branch circuits must be identified and have their own dedicated breaker in the main service panel; branch circuits must be installed in enclosed or recessed luminaires.
- \$ 150.001: **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS-supplied branch circuits, a dedicated racetrack from the main service to a subpanel that supplies the branch circuits in § 150.001, at least four branch circuits must be identified and have their own dedicated breaker in the main service panel; branch circuits must be installed in enclosed or recessed luminaires.
- \$ 150.001: **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS-supplied branch circuits, a dedicated racetrack from the main service to a subpanel that supplies the branch circuits in § 150.001, at least four branch circuits must be identified and have their own dedicated breaker in the main service panel; branch circuits must be installed in enclosed or recessed luminaires.
- \$ 150.001: **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS-supplied branch circuits, a dedicated racetrack from the main service to a subpanel that supplies the branch circuits in § 150.001, at least four branch circuits must be identified and have their own dedicated breaker in the main service panel; branch circuits must be installed in enclosed or recessed luminaires.
- \$ 150.001: **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS-supplied branch circuits, a dedicated racetrack from the main service to a subpanel that supplies the branch circuits in § 150.001, at least four branch circuits must be identified and have their own dedicated breaker in the main service panel; branch circuits must be installed in enclosed or recessed luminaires.

*Exceptions may apply.

\$6/22

ROOM LOAD SUMMARY										
System Name			Date		Floor Area		451			
Mono County ADU (Plan 1)			11/02/2023		451					
ROOM LOAD SUMMARY										
Zone Name	Room Name	Multi.	ROOM COOLING PEAK		ROOM COOLING PEAK		COIL HTG. PEAK			
			CFM	Sensible	Latent	CFM	Sensible	CFM		Sensible
Living Area	Ht Floor ADU	1	196	3,336	-46	196	3,336	-46	328	10,322
							PAGE TOTAL	TOTAL	328	10,322

* Total includes ventilation load for zone systems.

MONO COUNTY ADU
 PROTOTYPES
 MONO COUNTY
 ENERGY COMPLIANCE - PLAN 1 -
 SLAB ON GRADE

DATE
01/10/2024

SHEET

T24-A103

PUBLIC SET



THESE PLANS ARE PROVIDED BY MONO COUNTY 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.

BUILDING ENERGY ANALYSIS REPORT

PROJECT: Mono County ADU (Plan 1) Mono County, CA

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

Report Prepared by: Timothy Carstairs, CEA, HERS, GPR Carstairs Energy Inc. 2238 Bayview Heights Drive, Suite E Los Osos, CA 93402 805-904-9048



Job Number: 22-051011 Date: 11/20/2023

The EnergyPro computer program has been used to perform the calculations... This program has approval and is authorized by the California Energy Commission... The program is developed by EnergySoft, LLC - www.energysoft.com.

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Form MF-1R Mandatory Measures Summary 16
Room Load Summary 21

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Mono County ADU (Plan 1) Calculation Date/Time: 2023-11-20T07:25:23-08:00
Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 1) (raised foundation) 2022.rbd22x

ENERGY DESIGN RATINGS table with columns for Energy Design Ratings and Compliance Margins. Includes rows for Standard Design, Proposed Design, and North/South/East/West Facing orientations.

Registration Number: 223-P016617246A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:56 HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-20 07:27:07

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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ENERGY USE INTENSITY table with columns for Standard Design, Proposed Design, Compliance Margin, and Margin Percentage. Includes rows for North, East, South, and West Facing orientations.

Registration Number: 223-P016617246A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:56 HERS Provider: CaCERTS, Inc.
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Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 1) (raised foundation) 2022.rbd22x

ENERGY USE SUMMARY table with columns for Energy Use, Standard Design Source, Standard Design TDV Energy, Proposed Design Source, Proposed Design TDV Energy, Compliance Margin (EDR1), and Compliance Margin (EDR2).

Registration Number: 223-P016617246A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:56 HERS Provider: CaCERTS, Inc.
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REQUIRED PV SYSTEMS table with columns 01-12. Includes sections for REQUIRED SPECIAL FEATURES and HERS FEATURE SUMMARY.

Registration Number: 223-P016617246A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:56 HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-20 07:27:07

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Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 1) (raised foundation) 2022.rbd22x

GENERAL INFORMATION table with columns for Project Name, Run Title, Project Location, City, Zip code, Climate Zone, Building Type, Project Scope, Addition/Existing/Total Floor Area, ADU Bedroom Count, and Fuel Type.

COMPLIANCE RESULTS table with columns for Building Complexes with Computer Performance, Building incorporates features that require field testing, and Building incorporates one or more Special Features.

Registration Number: 223-P016617246A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:56 HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-20 07:27:07

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ENERGY USE SUMMARY table with columns for Energy Use, Standard Design Source, Standard Design TDV Energy, Proposed Design Source, Proposed Design TDV Energy, Compliance Margin (EDR1), and Compliance Margin (EDR2).

Registration Number: 223-P016617246A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:56 HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-20 07:27:07

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Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 1) (raised foundation) 2022.rbd22x

REQUIRED PV SYSTEMS table with columns 01-12. Includes sections for ZONE INFORMATION, OPAQUE SURFACES, ATTIC, and FENESTRATION / GLAZING.

Registration Number: 223-P016617246A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:56 HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-20 07:27:07



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MONO COUNTY ADU PROTOTYPES MONO COUNTY ENERGY COMPLIANCE - PLAN 1 - RAISED FOUNDATION

DATE 01/10/2024

SHEET

T24-B101



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(1)G:	Smart based luminaires, smart based luminaires that comply with Reference List Article 148.
§ 150.0(1)H:	Light Sources in Enclosed or recessed luminaires. Lenses and other separate light sources that do not comply with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(1)I:	Light Sources in Drawers, Cabinets, and Line Closets. Light sources (recessed, cabinets or line closets) are not required to comply with Table 150.0.A or be controlled by vacancy sensors provided that they are not to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or power outlet is closed.
§ 150.0(1)J:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA ICS 7A.
§ 150.0(1)K:	Interior Switches and Controls. Exit chime must be controlled separately from lighting systems.
§ 150.0(1)M:	Occupancy Sensor. Occupancy sensor must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed on and off.
§ 150.0(1)N:	Occupancy Sensor. Occupancy sensor must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(1)O:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(1)P:	Energy Management Control System. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in the EMCS.
§ 150.0(1)Q:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic off functionality. Lighting inside drawers and cabinets with automatic shutoff controls shall not be controlled by an occupancy or vacancy sensor.
§ 150.0(1)R:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, bedrooms, kitchens, and bathrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources shall be controlled by an occupant sensor or a vacancy sensor.
§ 150.0(1)S:	Independent controls. Inexpensive lighting of cabinet areas shall be controlled independently from the rest. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(1)T:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to a detached garage or structure, shall be controlled by an occupancy or vacancy sensor, or a dimmer, or a combination of an occupancy sensor, dimmer, or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(1)U:	Residential Address Signs. Internally illuminated address signs must either comply with § 140.3 or consume no more than 5 watts of power.
§ 150.0(1)V:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 100.3, 100.4, 100.5, 100.6, 100.7, 100.8, and 100.9.

Solar Readiness.	Single-Family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, must comply with the requirements of § 110.10(B). Multi-Family Residences. Multi-family residences must comply with the requirements of § 110.10(B). Wiring. Single-Family Residences. The solar zone shall be identified on the floor plan, and the solar zone shall be marked with a minimum barrier rating of 3. The solar zone shall be identified with a minimum barrier rating of 3. Access, pathway, smoke ventilation, and spacing requirements are specified in Table 24, Part 3 and other parts of Table 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be composed of areas that have no dimension less than 5 feet and no area greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. § 110.10(B)A: All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90°-300° of true north. § 110.10(B)B: Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof-mounted equipment. § 110.10(B)C: Shading. The solar zone must be located on the roof or other part of the building that provides a solar panel must be located at least the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the rearmost point of the solar zone, measured in the vertical plane. § 110.10(B)D: All sections of the solar zone must be clearly delineated on the construction documents. § 110.10(B)E: Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for running cables within the solar zone to the main electrical service panel. The solar zone shall be labeled on the floor plan and site plan, and the solar zone shall be clearly delineated on the construction documents. § 110.10(B)F: Documentation. A copy of the construction documents of a comparable document indicating the information from § 110.10(B) must be included in the project record. § 110.10(B)G: Main Electrical Service Panel. The main electrical service panel must have a minimum barrier rating of 200 feet. § 110.10(B)H: Electric and Energy Storage Ready. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."
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Electric and Energy Storage Ready.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(1)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: ESS ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supported branch circuits, or a dedicated recovery from the main service to a subpanel that supplies the branch circuits in § 150.0(1), at least four branch circuits must be identified and have their respective main service disconnects in a readily accessible location within the solar zone; the solar zone must have a minimum barrier rating of 200 feet, sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main service disconnect, and one circuit supplying a sleeping room; the solar zone must have a minimum barrier rating of 200 feet. Heat Pump, Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include a dedicated unbranched 240V branch circuit wire installed within 3' of the furnace with circuit conductors rated at least 30 amps with the bank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker. Electric Cooktop Ready. Systems using gas or propane cooktops to serve individual dwelling units must include: A dedicated unbranched 240V branch circuit wire installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the bank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker. Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unbranched 240V branch circuit wire installed within 3' of the dryer with circuit conductors rated at least 30 amps with the bank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
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*Exceptions may apply.

5/6/22

ROOM LOAD SUMMARY

Project Name	Mono County ADU (Plan 1)		Date	11/20/2023
System Name	HVAC System		Floor Area	451

Living Area	Zone Name	Room Name	Mult.	ROOM COOLING PEAK			COIL COOLING PEAK			COIL HTG PEAK		
				CFM	Sensible	Latent	CFM	Sensible	Latent	CFM	Sensible	Latent
	1st Floor ADU	1	1	200	3,465	-46	200	3,465	-46	250	7,671	

PAGE TOTAL	200	3,465	-46	250	7,671
TOTAL	200	3,465	-46	250	7,671

*Total includes ventilation load for zoning systems.

PUBLIC SET

DATE
01/10/2024

SHEET

T24-B103

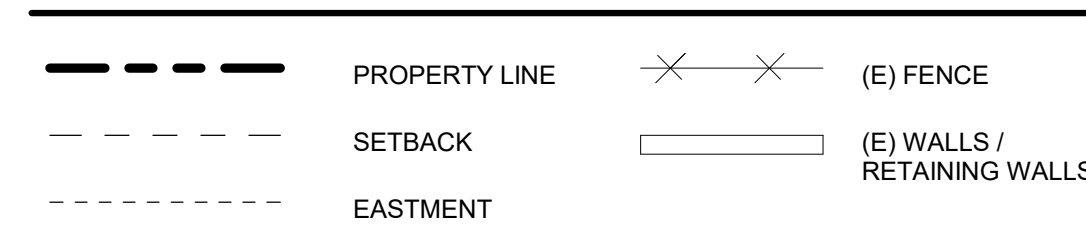
**MONO COUNTY ADU
PROTOTYPES**
MONO COUNTY
**ENERGY COMPLIANCE - PLAN 1 -
RAISED FOUNDATION**



THESE PLANS ARE PROVIDED BY MONO COUNTY 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.

SITE PLAN TO BE PROVIDED BY APPLICANT

SITE PLAN LEGEND



SITE PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER 2022 CBC, SECTION 310.1.
4. NOT LESS THAN 30" OF CLEARANCE IN WIDTH, DEPTH, & HEIGHT SHALL BE PROVIDED TO ACCESS EXTERIOR MECHANICAL EQUIPMENT. SHOW LOCATION ON SITE PLAN & LABEL (2022 CMC SECTION 304.1 & 2022 CPC 504.3).

SITE PLAN CHECKLIST

IF (N) ADU IS 5' - 0" OR LESS TO ANY PROPERTY LINE AND/OR ADU IS 10' - 0" OR LESS FROM ANY ADJACENT BUILDING OR STRUCTURE:

- NO YES; IF YES, FIRE RATED WALL & ROOF REQUIRED PER 2022 CBC, CHAPTER 2. SEE DETAILS: 52/A-901 & 32/A-903

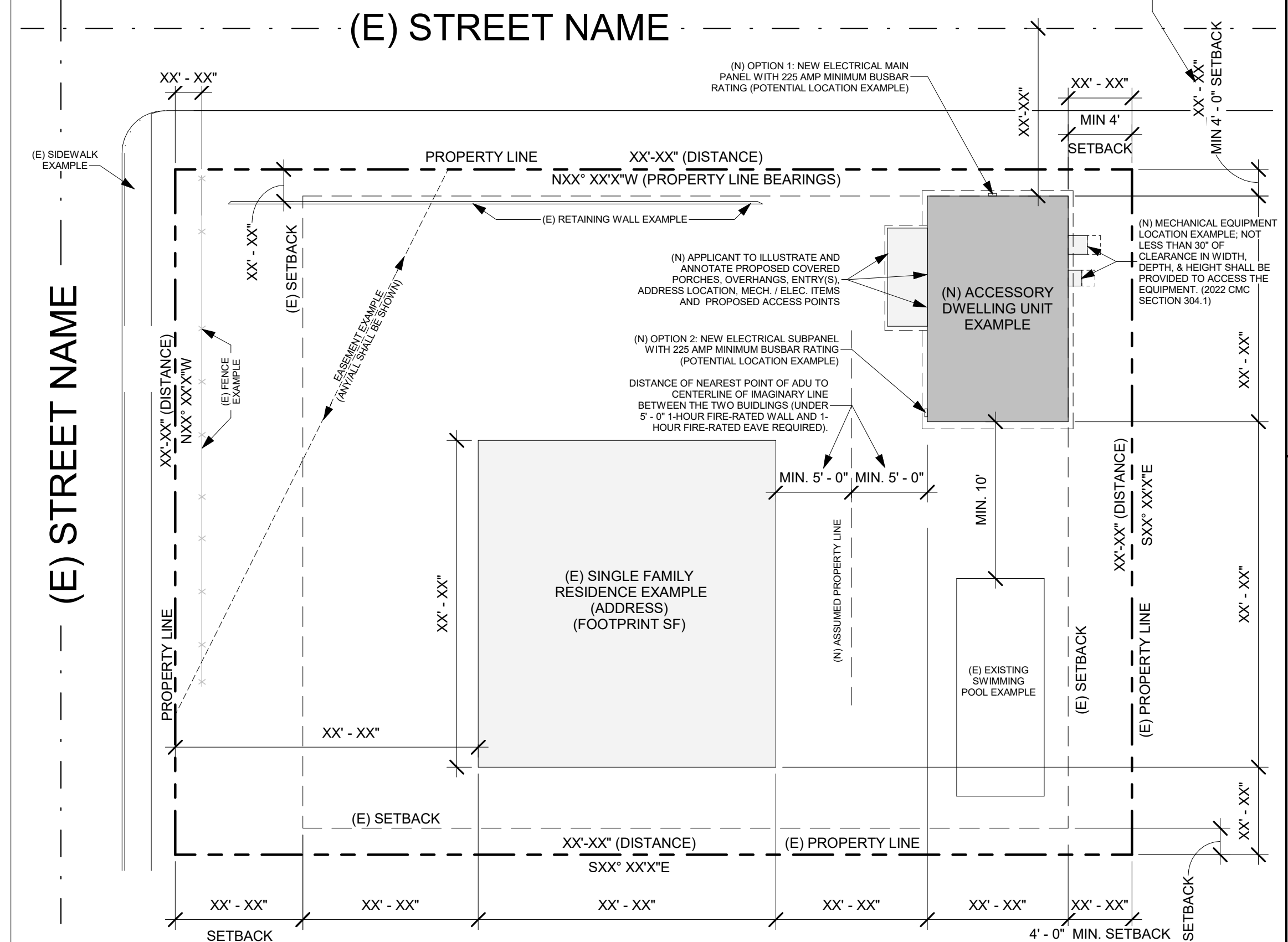
- ELECTRICAL PANEL: OPTION 1 - NEW ELECTRICAL MAIN PANEL WITH 225 AMP MINIMUM BUSBAR RATING
 OPTION 2 - A NEW ELECTRICAL SUBPANEL CONNECTS TO THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME WITH A 225 AMP MINIMUM BUSBAR RATING. A SEPARATE ELECTRICAL PERMIT SHALL BE PULLED FOR THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME. ELECTRICAL LOAD CALCULATIONS IS REQUIRED.

- FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS
PLOT THE PROPOSED ADU BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCTURES / PORCHES / GAZEBOS. IF AN OPTIONAL COVERED PATIO IS SELECTED, PLEASE PLOT THAT AS WELL.
- AREA OF EXISTING BUILDING
INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE.
- FOOTPRINT OF PROPOSED ADU
REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE
- DRAWING SCALE
SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.
- PROPERTY LINES
SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND. INDICATE THE BEARING AND DISTANCE OF THE PROPERTY LINE.
- LABEL YARDS
LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.
- SETBACKS
DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPOERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES. SETBACKS TO SIDE AND REAR PROPERTY SIDE SHALL BE A MINIMUM OF 4' - 0".
- EASEMENTS
REFER TO LEGEND. MUST INCLUDE ALL APPLICABLE EASEMENTS. PROPOSED STRUCTURE SHALL COMPLY WITH EASEMENT REQUIREMENTS.
- LOCATION OF RAIN WATER LEADERS
THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.
- LABEL STREETS & SIDEWALKS
- DIMENSION BUILDING SEPARATION
DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES
- LOT COVERAGE CALCULATION
TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA
- SWIMMING POOLS
ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN AND SHALL HAVE 10' MINIMUM SETBACK TO THE NEW ADU STRUCTURE.
- PORCHES
THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE PORCH/SLAB/SURFACE OF THE RAIL. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
- LOCATION OF EXISTING UTILITIES
UTILITIES, POLES, SEWER, DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTAIC.
- LOCATION OF PROPOSED UTILITIES
PROPOSED UTILITIES SHALL CONFORM TO REQUIREMENTS OF CONTRA COSTA COUNTY SANITARY DISTRICT. SANITARY SEWER FROM ADU TO EXISTING SEWER. SEWER LINE TO THE PROPOSED ADU SHALL BE CONNECTED TO THE MAIN LATERAL AT THE PROPERTY LINE OR BEHIND THE SIDEWALK. LATERAL POINT OF CONNECTION INCLUDING REQUIRED CLEANOUTS, WATER LINE TO ADU, ELECTRIC TO ADU INCLUDING ANY NEW METERS OR SUBPANELS.



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NOTE: THIS IS AN EXAMPLE SITE PLAN. EXACT LAYOUT, DIMENSIONS, AND BEARINGS SHALL BE PROVIDED BY OWNER/APPLICANT. (E) EXISTING (N) NEW



MONO COUNTY ADU PROTOTYPES
 MONO COUNTY
SITE PLAN INSTRUCTIONS & EXAMPLE

SITE PLAN

SCALE:



1 EXAMPLE SITE PLAN

AS-101 SCALE: 1" = 20'-0"

PUBLIC SET
 DATE
 01/10/2024
 SHEET
AS-101



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MONO COUNTY ADU PROTOTYPES MONO COUNTY

FLOOR PLANS / FINISH PLANS & DOOR WINDOW SCHEDULES

DATE
01/10/2024

SHEET

A1-101

FLOOR PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 AND G-102 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
- REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED 2019 CBC HEIGHT LIMITATIONS.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
- AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.

LEGEND

- EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND EXTERIOR FINISH (REFER TO ELEVATIONS), ONE LAYER 5/8" TYPE X GYPSUM WALL BOARD INTERIOR.
- INTERIOR - 3 1/2" WOOD STUD W/ ONE LAYER 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE.

DOOR GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- EXTERIOR DOORS SHALL EITHER HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20-MINUTES OR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
 - STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.
 - PANELS SHALL NOT BE LESS THAN 1-1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL. SHALL BE PERMITTED TO TAPER TO A TONGUE OF NOT LESS THAN 3/8" THICK.
- REFER TO T24 REPORT FOR GLAZING ENERGY REQUIREMENTS.
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.

DOOR REMARKS

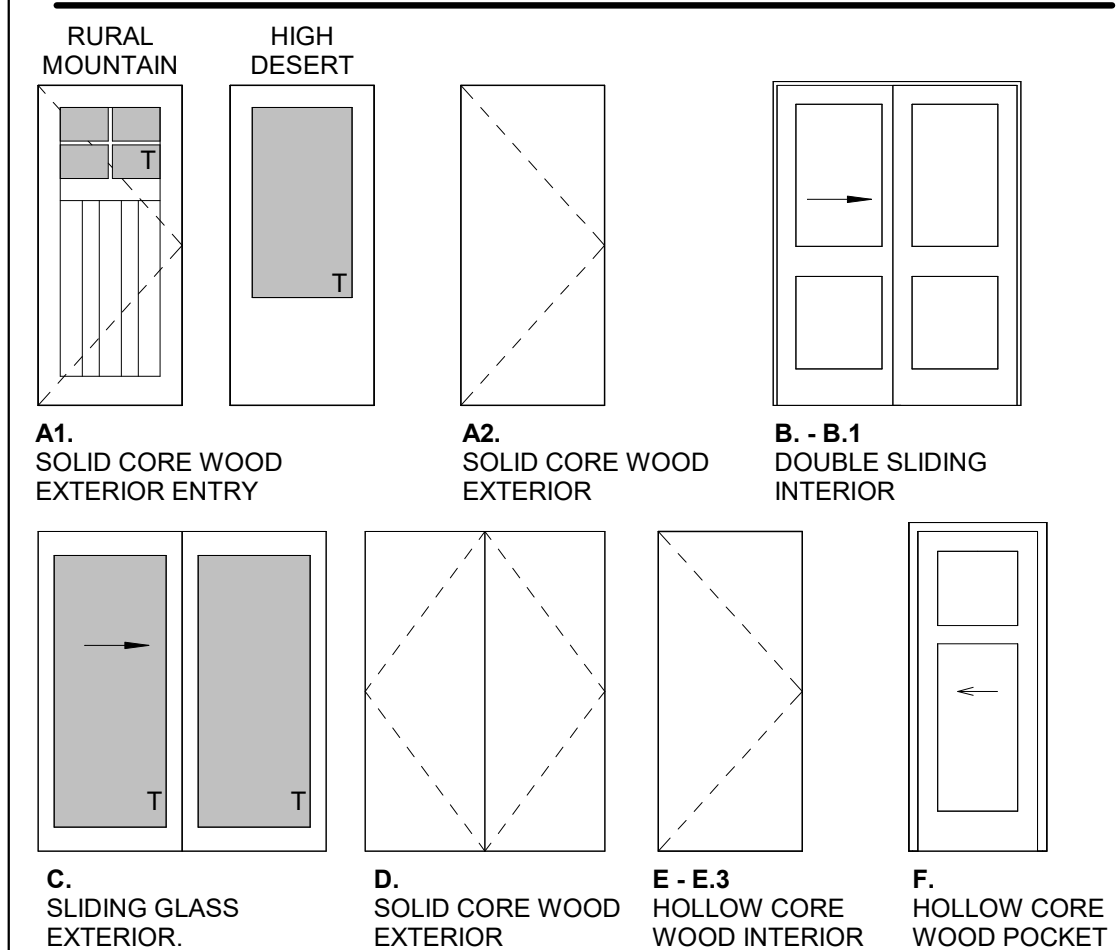
- EXTERIOR DOOR. REFER TO GENERAL DOOR NOTE #6.
- GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #9.
- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
- OPTIONAL DOOR.
- 3'-0" WIDTH DOOR FOR OPTIONAL ADAPTABLE BATH.

DOOR SCHEDULE

SCHEDULE-DOOR PLAN 1			
TYPE	DOOR		REMARKS
	WIDTH	HEIGHT	
A1	3'-0"	6'-8"	1, 2
B	4'-0"	6'-8"	
E.1	2'-6"	6'-8"	
F	2'-6"	6'-8"	4

SCHEDULE-DOOR PLAN 1 ADA			
TYPE	DOOR		REMARKS
	WIDTH	HEIGHT	
A1	3'-0"	6'-8"	1, 2
B.1	5'-0"	6'-8"	
E	3'-0"	6'-8"	

DOOR LEGEND



KEYNOTES

- A05 REFRIGERATOR LOCATION PER OWNER. PROVIDE 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.
- A12 24" WIDE FREE STANDING ELECTRIC RANGE OVEN. PROVIDE VENT HOOD. VENT TO EXTERIOR. STAINLESS STEEL.
- A16 MICROWAVE OVER RANGE.
- B01 30" 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 30" x 60" x 72" TUB AND SHOWER COMBINATION. FIBER-CEMENT BACKER SHALL BE USED AS A BASE FOR CERAMIC WALL TILES IN TUB/SHOWER AREA. GREEN BOARD SHALL NOT BE USED. MODEL BY BUILDER. PROVIDE SHOWER ROD.
- B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B18 EXTERIOR RATED ELECTRIC SUB PANEL 80 AMP 120/240 VOLT. CONTRACTOR TO VERIFY MAIN PANEL.
- B38 WALL-MOUNTED MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B41 FAN COIL. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. PROVIDE CONDENSATE DRAIN TO EXTERIOR PER MANUF. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B43 ACCESSIBLE WALL MOUNTED LAVATORY SINK. MAX HEIGHT 34". REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- C01 SINGLE WOOD SHELF AND POLE.
- C04 LINEN CABINET AT 36" ABOVE FINISH FLOOR.
- C08 12" DEEP UPPER CABINET.
- C10 24" DEEP UPPER CABINET.
- C12 34 1/2" HIGH BASE CABINET AND COUNTERTOP.
- C13 30" HIGH BASE CABINET AND COUNTERTOP.
- G02 AT [SLAB ON GRADE] CONCRETE FLATWORK. 1/4" FT SLOPE AWAY FROM BUILDING. AT [RAISED FOUNDATION] 2X COMPOSITE IGNITION RESISTANT DECKING. TREX OR EQUAL. OVER 4X8 PT WOOD JOISTS @ 16" O.C. REFER TO DETAILS 41, 51, 52, 54 SHEET AD-902.

WINDOW GENERAL NOTES

- REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE WITH A MINIMUM OF ONE TEMPERED PANE OR TO BE 20-MINUTE FIRE-RESISTANCE RATING. (LISTED AND APPROVED ASSEMBLY)
- 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. EXCEPTION: MIN 5 S.F. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20".

WINDOW REMARKS

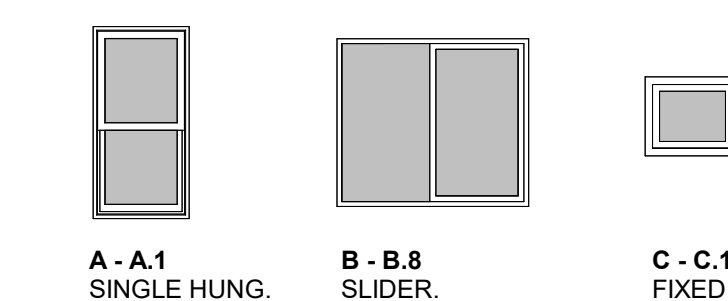
- REQUIRED EGRESS WINDOW. REFER TO GENERAL NOTE #7 FOR ADDITIONAL INFORMATION.
- HAZARDOUS LOCATION. WINDOW INCLUDES BOTH PANES TEMPERED GLAZING.
- HIGH WINDOW. REFER TO ELEVATIONS FOR LOCATION.

WINDOW SCHEDULE

SCHEDULE-WINDOW PLAN 1 RURAL MOUNTAIN					
TYPE	COUNT	SIZE		HEAD HEIGHT	REMARKS
		WIDTH	HEIGHT		
A	1	2'-0"	4'-0"	6'-8"	2
B.1	1	3'-0"	3'-0"	6'-8"	
B.3	1	4'-6"	4'-0"	6'-8"	1
B.7	1	4'-0"	5'-0"	6'-8"	
B.8	1	4'-0"	1'-4"	6'-8"	

SCHEDULE-WINDOW PLAN 1 HIGH DESERT					
TYPE	COUNT	SIZE		HEAD HEIGHT	REMARKS
		WIDTH	HEIGHT		
A	1	2'-0"	4'-0"	6'-8"	2
B.1	1	3'-0"	3'-0"	6'-8"	
B.3	1	4'-6"	4'-0"	6'-8"	1
B.7	1	4'-0"	5'-0"	6'-8"	
B.8	1	4'-0"	1'-4"	6'-8"	
C	3	1'-8"	1'-4"	11'-4"	3

WINDOW LEGEND



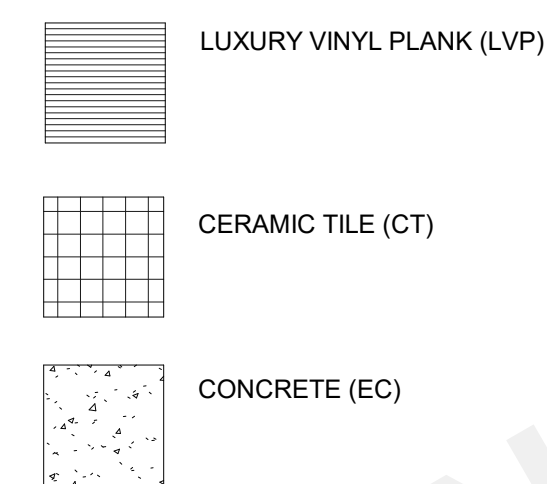
FINISH PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES AND INTERIOR FINISH DETAILS.
- ALL HARD SURFACE FLOORING SHALL BE SLIP RESISTANT AND MEET THE ANSI A326.3 STANDARD FOR MEASURING THE DYNAMIC COEFFICIENT OF FRICTION (DCOF).
- ALL FLOORING MATERIALS SHALL COMPLY WITH 2022 CBC SEC. 804.1.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH 2022 CBC TABLE 803.12 FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

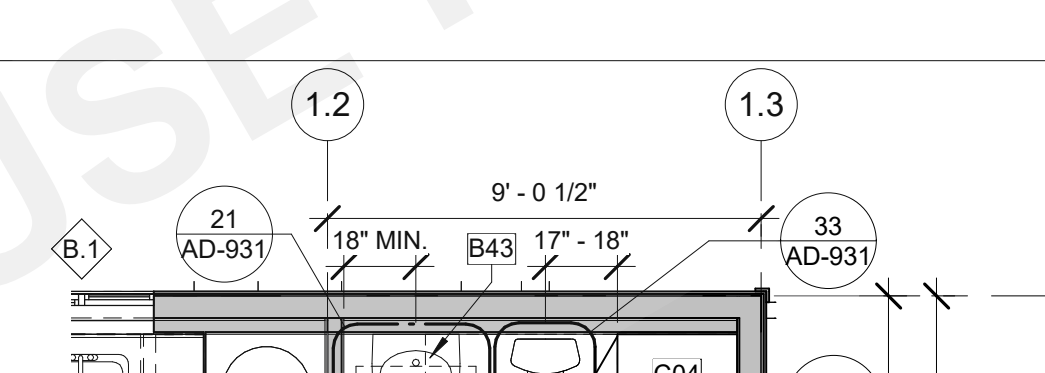
FINISH SCHEDULE

FINISH SCHEDULE					
NAME	FLOOR	CEILING	WALL	BASE	NOTES
KITCHEN	LVP	GWB	GWB	WD	WR GWB BEHIND COUNTER
BATH	CT	WR GWB	WR GWB	CT	AT CERAMIC TILE IN TUB/SHOWER AREAS. PROVIDE BACKER BOARD PER CRC TABLE R702.4.2
LIVING	LVP	GWB	GWB	WD	

FINISH LEGEND



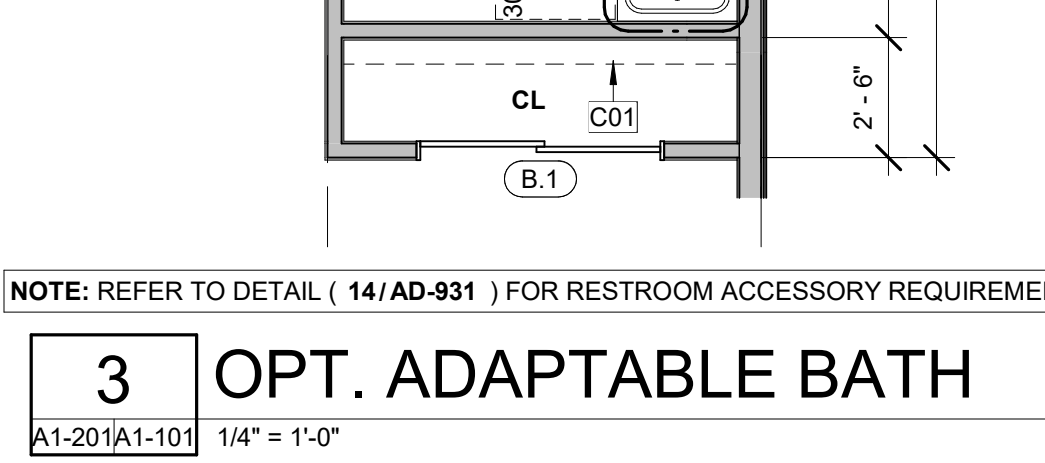
WINDOW REMARKS



NOTE: REFER TO DETAIL (14/AD-931) FOR RESTROOM ACCESSORY REQUIREMENTS.

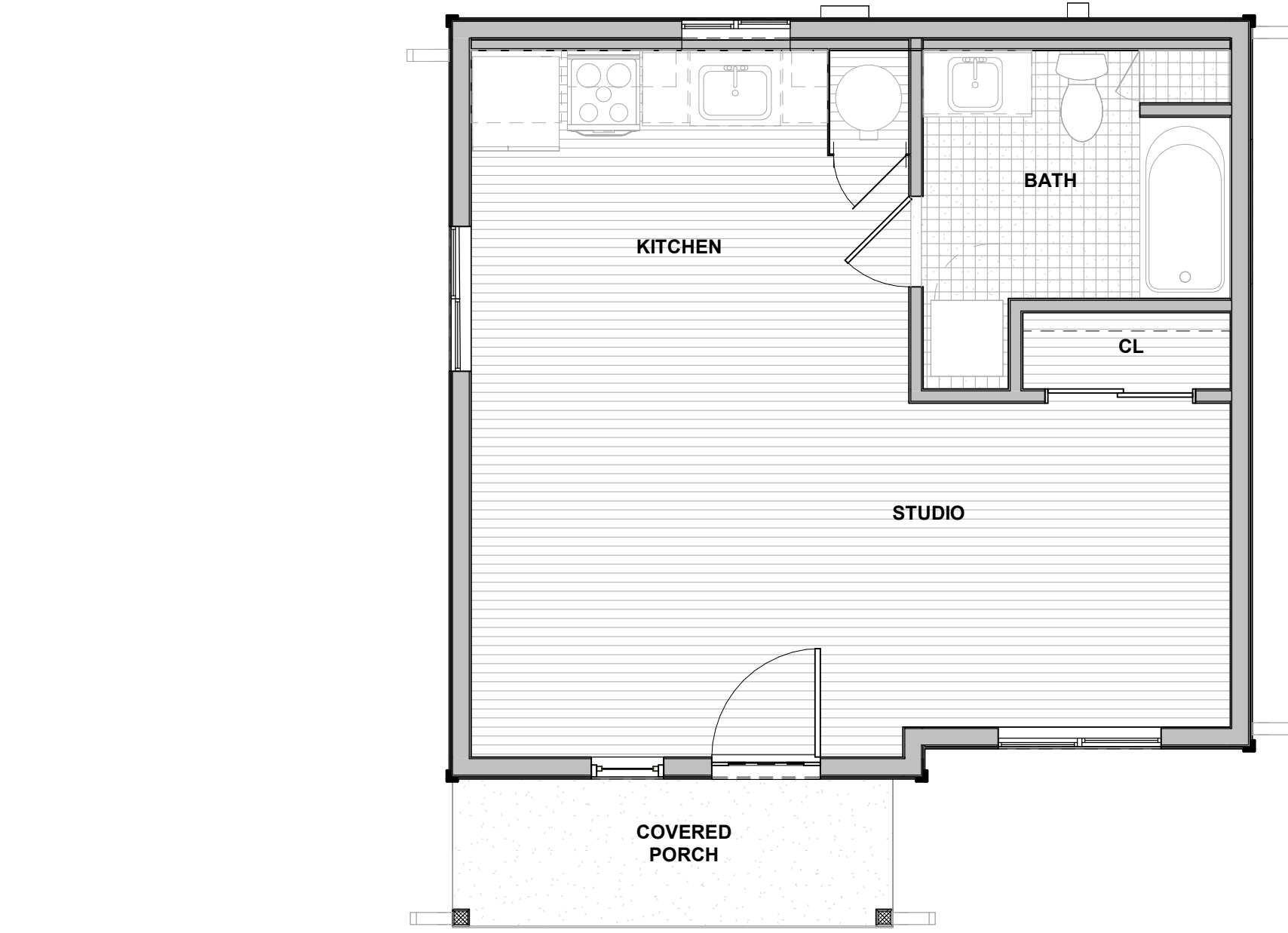
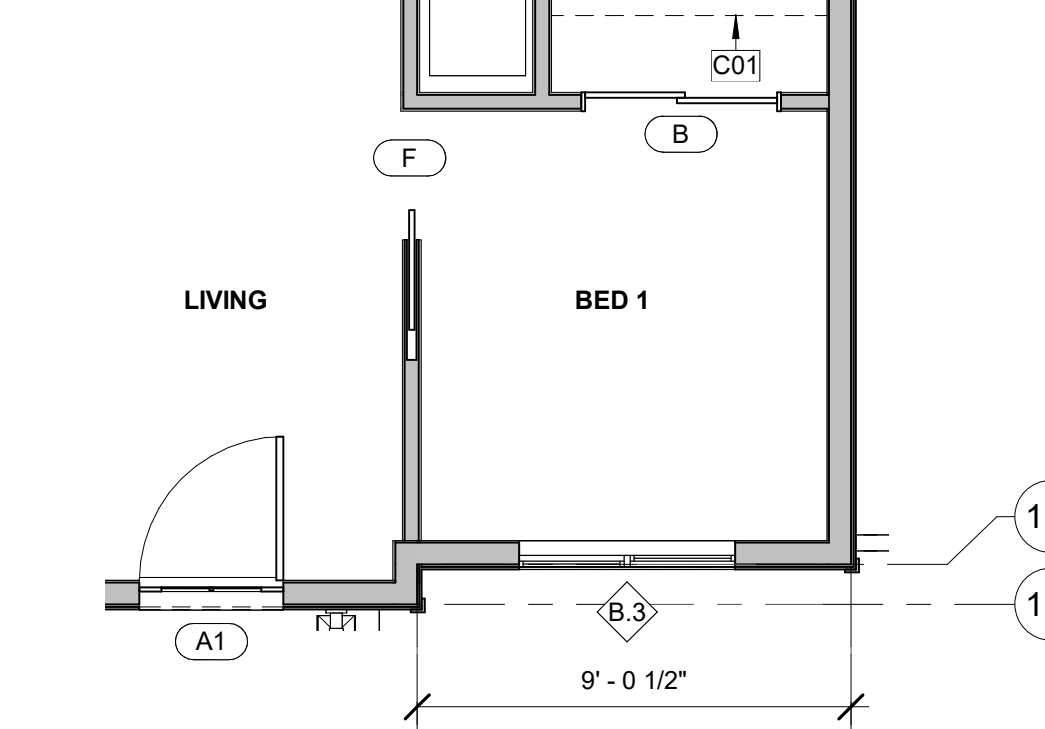
3 OPT. ADAPTABLE BATH

A1-201/A1-101 1/4" = 1'-0"



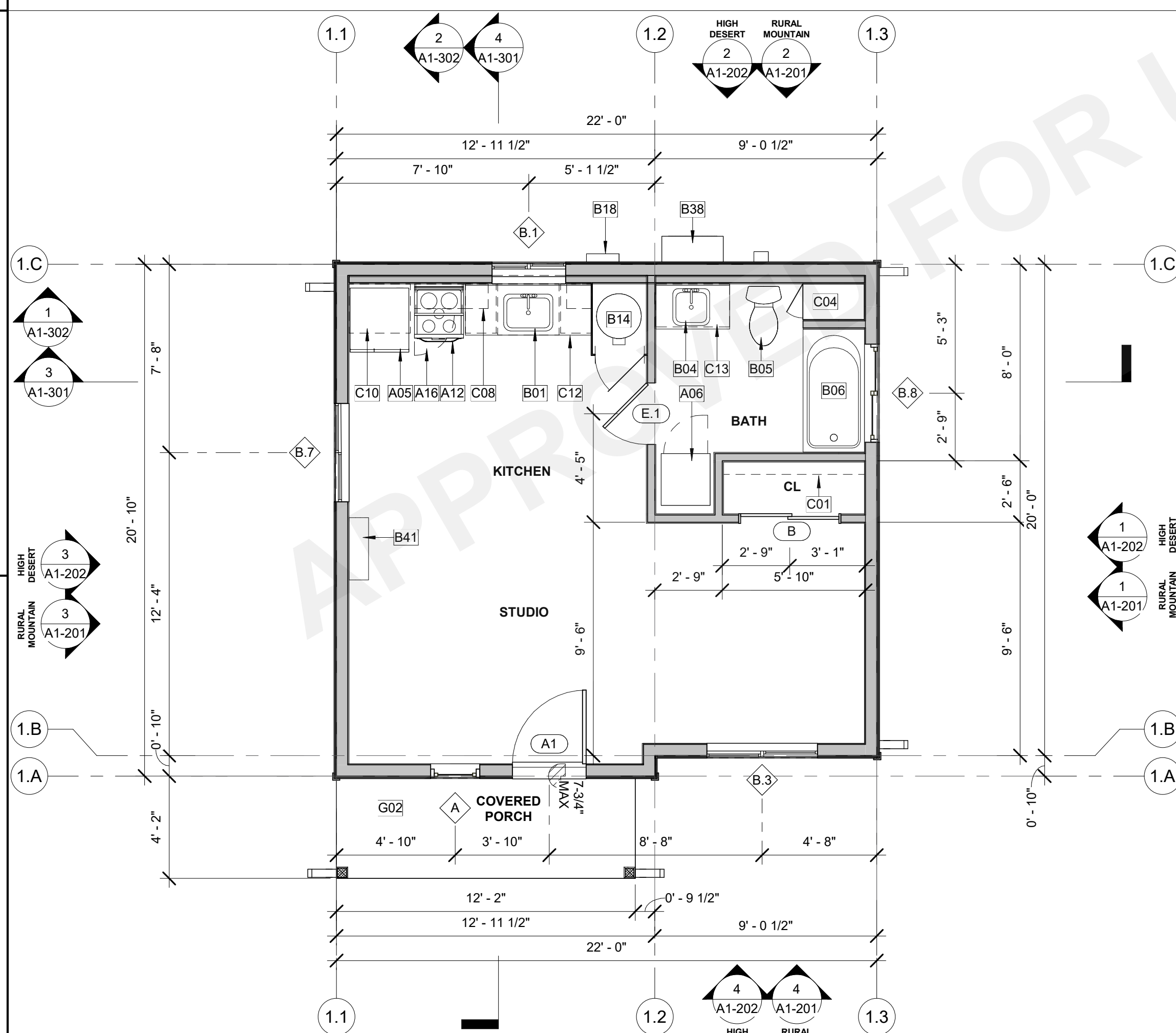
4 OPT WALL & DOOR

A1-201/A1-101 1/4" = 1'-0"



2 PLAN 1 - GROUND FLOOR FINISH PLAN

A1-201/A1-101 1/4" = 1'-0"



1 PLAN 1 - GROUND FLOOR PLAN

A1-201/A1-101 1/4" = 1'-0"



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KEYNOTES

- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- A10 (50) CFM MIN. INTERMITTENT VENTILATION HOOD.
- B01 30" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B16 220V AIR GAP DISCONNECT, 30" CLEAR WORKING SPACE REQUIRED IN FRONT OF ELECTRICAL EQUIPMENT.
- B18 EXTERIOR RATED ELECTRIC SUB PANEL 80 AMP 120/240 VOLT. CONTRACTOR TO VERIFY MAIN PANEL.
- B25 SMOKE ALARM OR SMOKE DETECTOR SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE AND 3 FEET AWAY FROM PATH OF CEILING FAN BLADES. EXCEPTION: IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10 FEET OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6 FEET FROM PERMANENTLY INSTALLED COOKING APPLIANCE WHERE KITCHEN AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10 FOOT DISTANCE WOULD PROHIBIT PLACEMENT OF A SMOKE ALARM OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE. SMOKE ALARMS SHALL BE LISTED FOR USE IN CLOSE PROXIMITY TO A PERMANENTLY INSTALLED COOKING APPLIANCE. PER CRC R314.3.3 ITEM 4.
- B38 WALL-MOUNTED MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B41 FAN COIL. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. PROVIDE CONDENSATE DRAIN TO EXTERIOR PER MANUF. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE OUTLET.
- B45 OUTLET SERVING WATER HEATER SHALL BE ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTION. LOCATE OUTLET AT 72" A.F.F.

GENERAL ELECTRICAL NOTES

1. REFER TO ELECTRICAL NOTES ON SHEET G-101.
2. DANGER SIGNS SHALL BE CONSPICUOUSLY POSTED AT POINTS OF ACCESS TO CONDUCTORS IN ALL RACEWAY SYSTEMS AND CABLE SYSTEMS. (CEC 300.45)

LEGEND

Ⓢ 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	Ⓢ DOOR BELL CHIME	Ⓢ DUPLEX OUTLET GROUND FAULT INTERRUPTER 120 VOLTS
Ⓢ ELECTRICAL SWITCH-VACANCY SENSOR	Ⓢ DOOR BELL BUTTON/GARAGE DOOR OPENER BUTTON	Ⓢ DUPLEX OUTLET GROUND FAULT INTERRUPTER
Ⓢ ELECTRICAL SWITCH-DIMMER	Ⓢ TELEPHONE LOCATION	Ⓢ DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
Ⓢ ELECTRICAL SWITCH-FAN	Ⓢ CABLE TELEVISION LOCATION	Ⓢ DUPLEX OUTLET GFCI-HALF-HOT
Ⓢ ASTRONOMICAL TIME SWITCH	Ⓢ ELECTRICAL JUNCTION BOX	Ⓢ DUPLEX OUTLET MICROWAVE
Ⓢ EXHAUST FAN		Ⓢ DUPLEX OUTLET DISH WASHER
Ⓢ EXHAUST FAN/LIGHT COMBINATION		Ⓢ COLD WATER STUB OUT
Ⓢ PENDANT LIGHT		Ⓢ HOT WATER STUB OUT
Ⓢ SURFACE MOUNTED HIGH-EFFICACY LIGHT	Ⓢ CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	Ⓢ WATER HOSE BIBB
Ⓢ WALL MOUNTED LIGHT		Ⓢ WATER HOSE BIBB WITH SHUT OFF VALVE
Ⓢ WALL MOUNTED HIGH-EFFICACY LIGHT		Ⓢ ICE MACHINE STUB OUT
Ⓢ RECESSED DOWNLIGHT		Ⓢ GAS STUB OUT
Ⓢ RECESSED HIGH-EFFICACY DOWNLIGHT		Ⓢ SURFACE MOUNTED HIGH-EFFICACY LIGHT
Ⓢ RECESSED DOWNLIGHT-VAPOR PROOF		Ⓢ UNDER CABINET HIGH-EFFICACY LIGHT
		Ⓢ 22"X30" MIN. CEILING ACCESS PANEL
		Ⓢ FAN COIL, PROVIDE DEDICATED 120V OUTLET
Ⓢ ELECTRICAL WIRING		

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)	5"	5"
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

	OPTION A	OPTION B
PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-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 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)
Q_{tot} = 0.03A_{floor} + 7.5(N_{br} + 1) .03(477 sf) + 7.5 (0+1) = 14.31 CFM < 50 CFM

1 BED - MINIMUM CUBIC FEET PER MINUTE (CFM) (Equation 150.0-B)
Q_{tot} = 0.03A_{floor} + 7.5(N_{br} + 1) .03(477 sf) + 7.5 (1+1) = 29.31 CFM < 50 CFM

EFFECTIVE ANNUAL AVERAGE INFILTRATION RATE
PER SECTION 150.0(O)(C)(ii)

a. (Equation 150.0-C)	Q ₅₀ = V _{du} (x) 2 ACH ₅₀ / 60minutes
a. (Equation 150.0-D)	Q ₅₀ = V _{du} (x) Verified ACH ₅₀ / 60minutes
b. (Equation 150.0-E)	Q _{tot} = 0.052 (x) Q ₅₀ x wsl x

[Hr]^{1/2} = [ASHRAE 62.2.4.1.2.1]

REQUIRED MECHANICAL VENTILATION RATE
AND REQUIRED MECHANICAL VENTILATION RATE PER 150.0(O)(C)(iii)
[ASHRAE 62.2.4.1.2]
(Equation 150.0-F) Q_{fan} = Q_{tot} (-) φ (Q_{inf} (x) A_{ext})

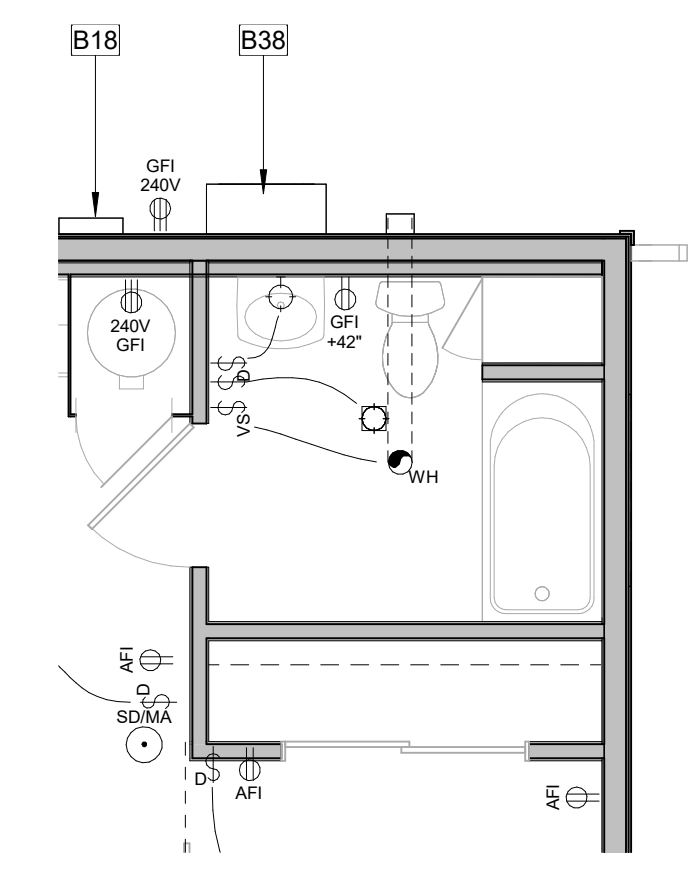
MONO COUNTY ADU
 PROTOTYPES
 MONO COUNTY
 MECHANICAL & ELECTRICAL
 PLANS

PUBLIC SET

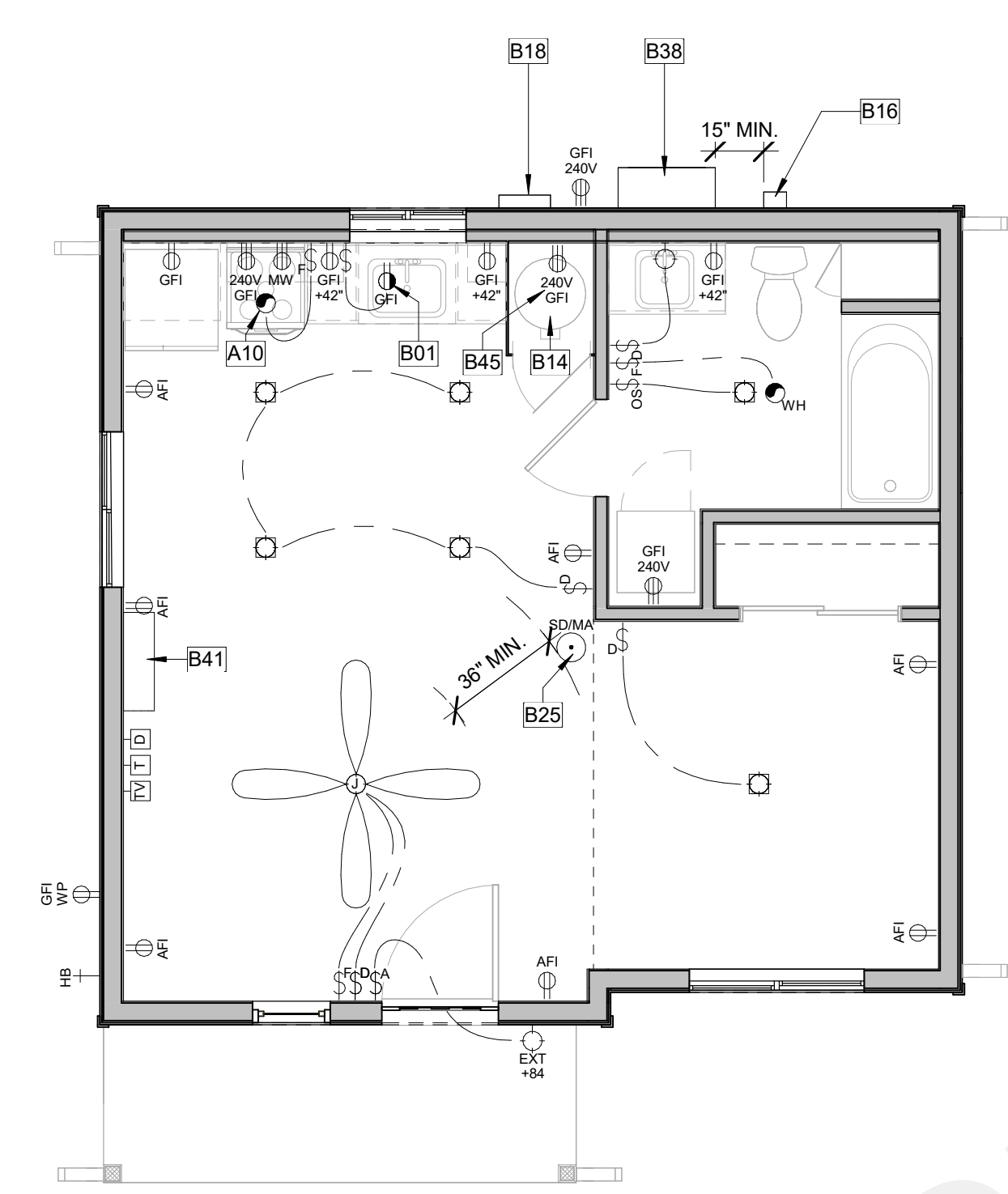
DATE
01/10/2024

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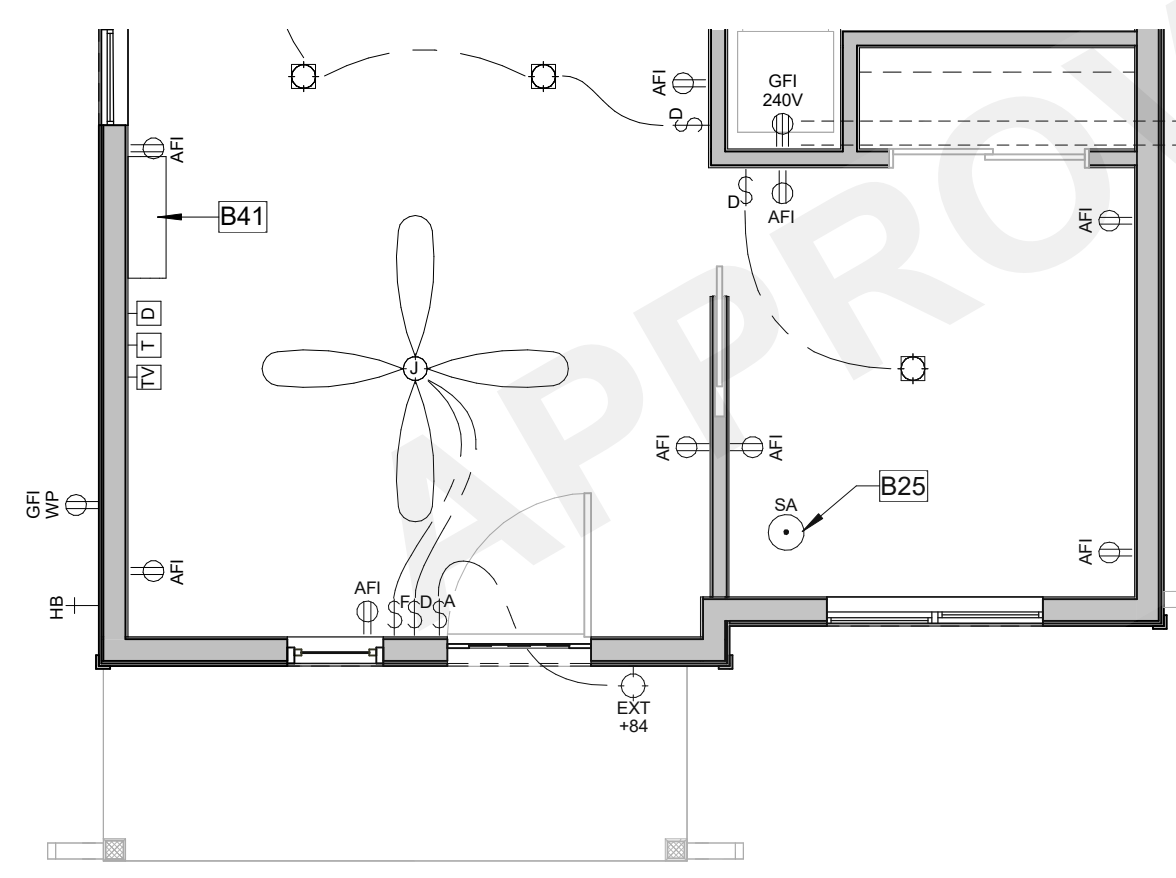
A1-111



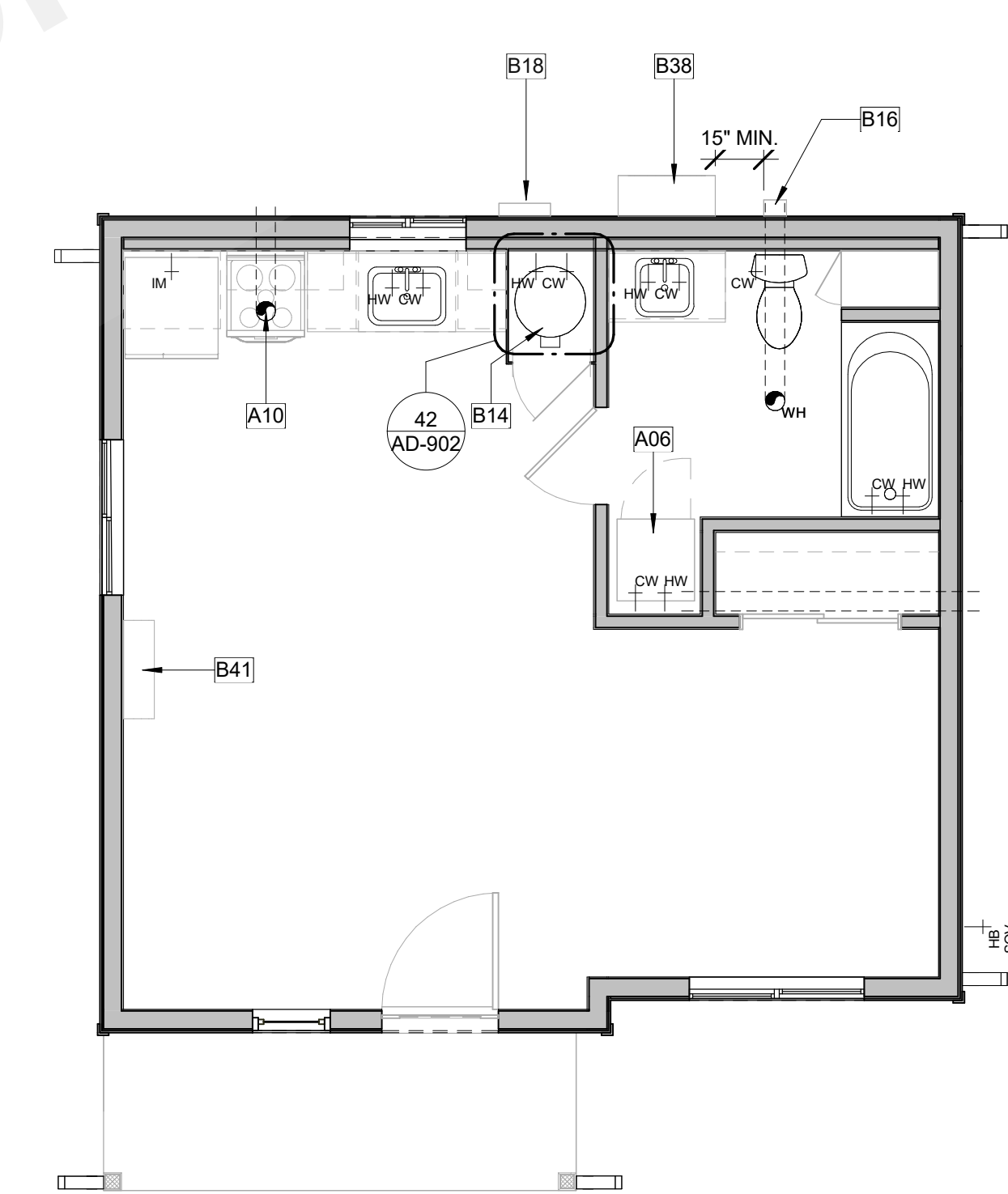
4 OPT. ADAPTABLE BATH - ELECTRICAL
A1-201 | A1-111 | SCALE: 1/4" = 1'-0"



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



3 OPT. WALL & DOOR - ELECTRICAL
A1-201 | A1-111 | SCALE: 1/4" = 1'-0"



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

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ROOF VENTING CALCULATIONS

UPPER VENTS: O'HAGIN FIRE & ICE STANDARD 1/4" MESH
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

LOWER VENTS: O'HAGIN FIRE & ICE STANDARD 1/4" MESH
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

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

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

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC - PLAN 1	502 SF	1.67 SF	0.84 SF	0.84 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC - PLAN 1				
LOWER				
O'HAGIN SHINGLE ROOF VENT (LOWER)	2	2' - 8"	0.50 SF	1.00 SF
UPPER				
O'HAGIN SHINGLE ROOF VENT (UPPER)	2	2' - 8"	0.50 SF	1.00 SF
				2.00 SF

KEYNOTES

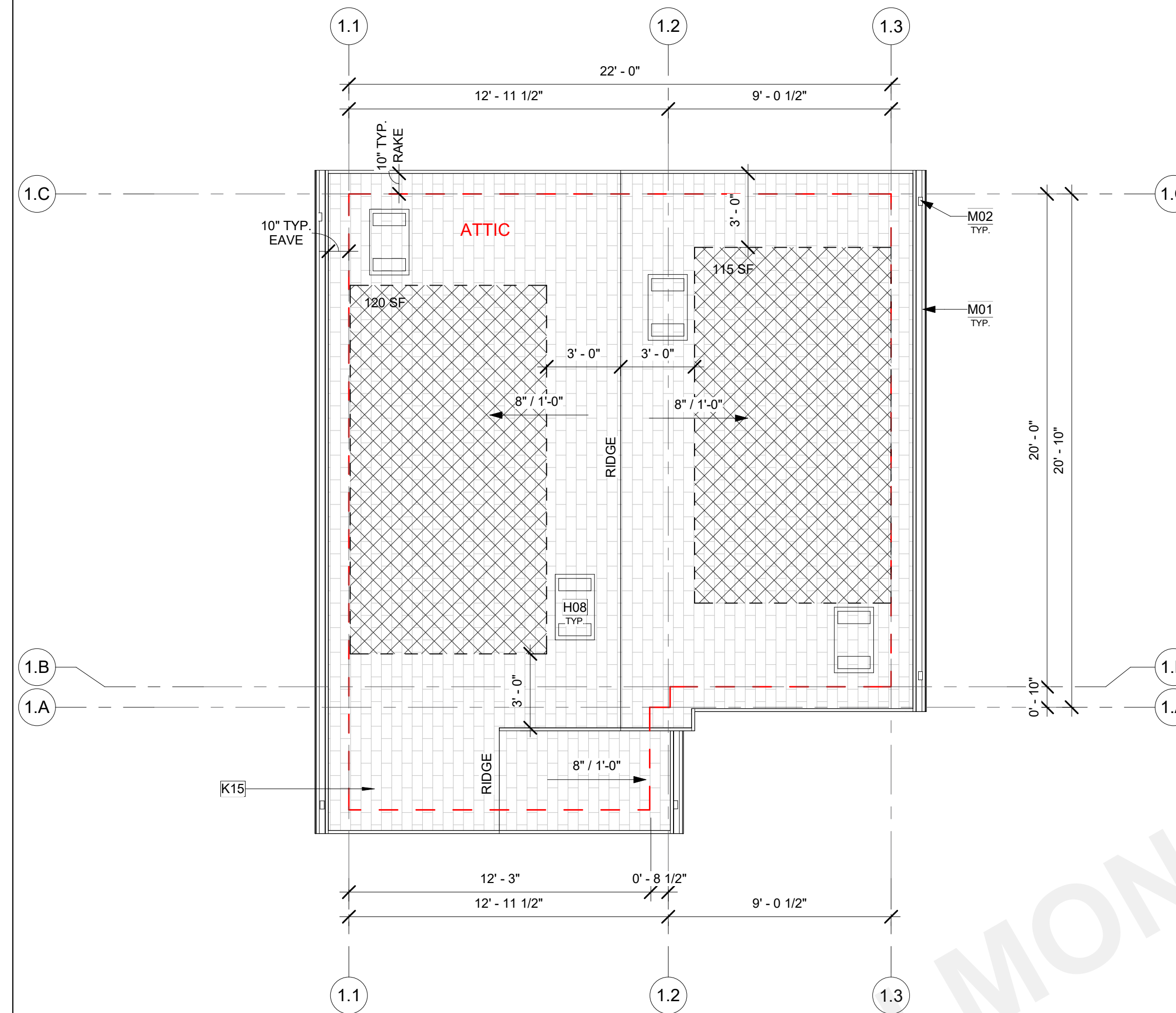
- F03 22" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CENC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENC 150.0 (a)1.
- K15 ASPHALT COMPOSITE ROOF SHINGLES. CLASS A FIRE RATING

ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- REFER TO MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT LOCATIONS AND TYPES.
- REFER TO ELECTRICAL PLANS FOR POWER DISTRIBUTION TO ROOF MOUNTED EQUIPMENT.
- REFER TO PLUMBING PLANS ROOF VENT PENETRATIONS.
- REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATIONS.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- OVERHANGS DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE
- ROOF COVERINGS AND UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH (2022 CBC 1907.1), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
- WHERE PROVIDED, VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH (2022 CBC SECTION 1202). EXTERIOR OPENINGS INTO THE ATTIC SPACE SHALL BE COVERED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL. THE OPENINGS SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/4" PER (2022 CBC 1202.2.2)
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS
- FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

LEGEND

- 10'-0" HEIGHT OF TOP OF ROOFING SURFACE
- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR. (REFER TO EXTERIOR ELEVATIONS FOR COLORS AND MATERIALS.)
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- SOLAR ZONE, REFER TO SOLAR READY NOTES ON SHEET G-101.



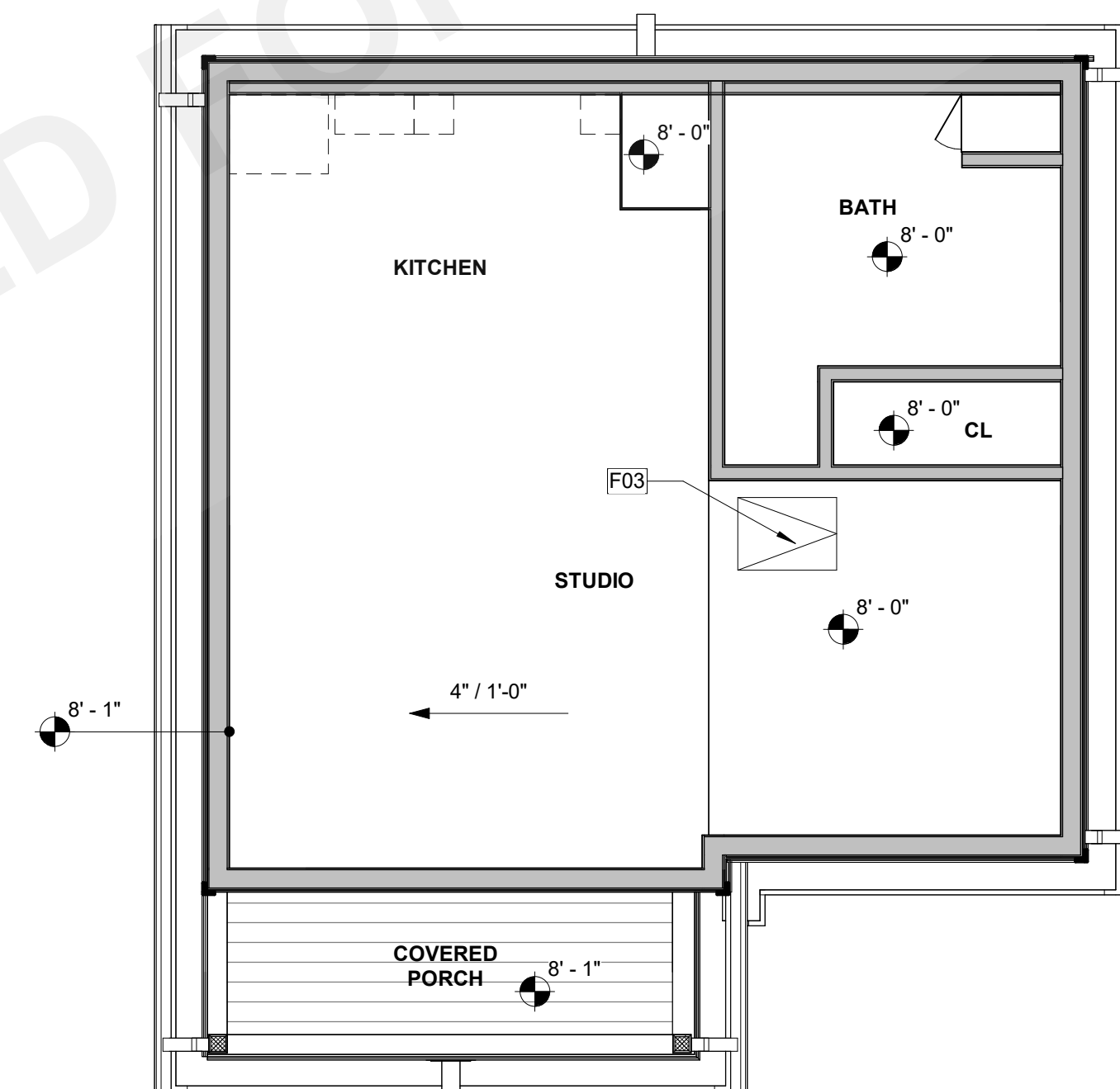
1 ROOF PLAN 1 - RURAL MOUNTAIN
A1-121 1/4" = 1'-0"

RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 AND G-102 FOR ADDITIONAL REQUIREMENTS.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- 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, UNO.
- CONTRACTOR TO VERIFY DEPTH OF SOFFITS AND HOLD TIGHT TO PLUMBING, SPRINKLERS, ELECTRICAL AND MECHANICAL DUCTS

LEGEND

- 10'-0" HEIGHT OF CEILING SURFACE (REFER TO PLANS FOR ACTUAL HEIGHT)
- 2" / 12" CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- INTERIOR CEILING FINISH. REFER TO FINISH SCHEDULE.
- EXTERIOR 7/8" 3-COAT CEMENT PLASTER CEILING. 1HR FIRE-RESISTANCE PER CBC TABLE 721.1(1) ITEM 1-4.1
- EXTERIOR FIBER CEMENT BOARD CEILING. HARRIE SOFFIT PANELS - BEADED PORCH PANEL OR EQ.



2 GROUND FLOOR RCP 1 - RURAL MOUNTAIN
A1-201A1-121 1/4" = 1'-0"

MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
ROOF PLAN & RCP - RURAL
MOUNTAIN

DATE
01/10/2024

SHEET
A1-121

PUBLIC SET



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ROOF VENTING CALCULATIONS

UPPER VENTS: 14" X 12" VULCAN GABLE VENT
58.0 SQ. IN. OF AIR MOVEMENT PER VENT = 58 SQ. IN. / 144 = 0.40 SF

LOWER VENTS: (3) 3" ROUND MESH FACE FIRE VULCAN VENTS IN EAVE BLOCKING
12 SQ. IN. / 144 = 0.08 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.40 SF)
"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.08 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 1	196 SF	0.65 SF	0.33 SF	0.33 SF
ATTIC 2 - PLAN 1	47 SF	0.16 SF	0.08 SF	0.08 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
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ATTIC 1 - PLAN 1				
LOWER				
(3) 3" HOLES (LOWER)	6	2' - 0"	0.08 SF	0.48 SF
UPPER				
14x12 VULCAN GABLE VENT (UPPER)	1	1' - 2"	0.40 SF	0.40 SF
				0.88 SF

ATTIC 2 - PLAN 1				
LOWER				
(3) 3" HOLES (LOWER)	4	2' - 0"	0.08 SF	0.32 SF
				0.32 SF

KEYNOTES

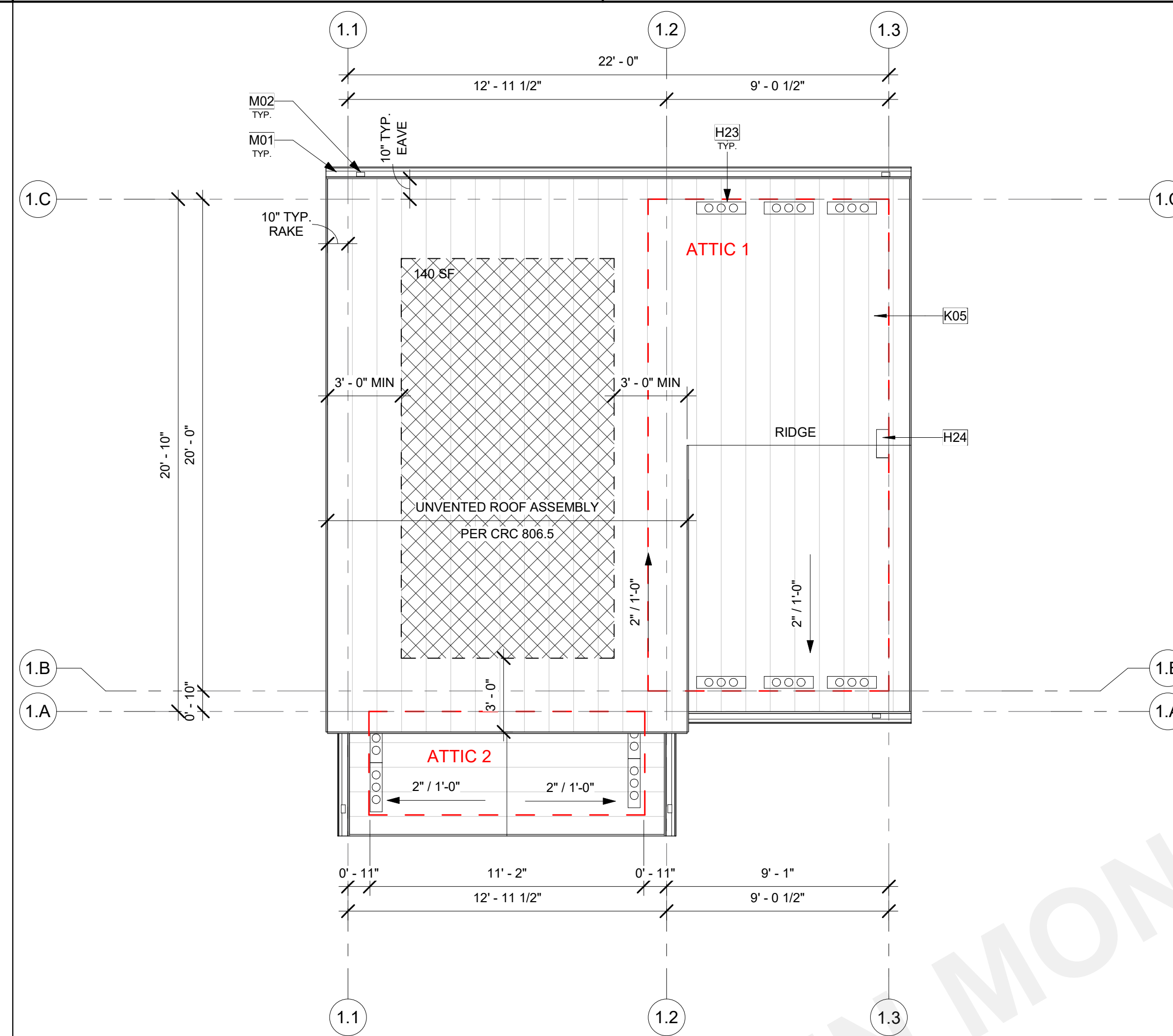
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ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- REFER TO MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT LOCATIONS AND TYPES.
- REFER TO ELECTRICAL PLANS FOR POWER DISTRIBUTION TO ROOF MOUNTED EQUIPMENT.
- REFER TO PLUMBING PLANS ROOF VENT PENETRATIONS.
- REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
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LEGEND

- 10'-0" HEIGHT OF TOP OF ROOFING SURFACE
- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR. (REFER TO EXTERIOR ELEVATIONS FOR COLORS AND MATERIALS.)
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- SOLAR ZONE, REFER TO SOLAR READY NOTES ON SHEET G-101.



1 ROOF PLAN 1 - HIGH DESERT

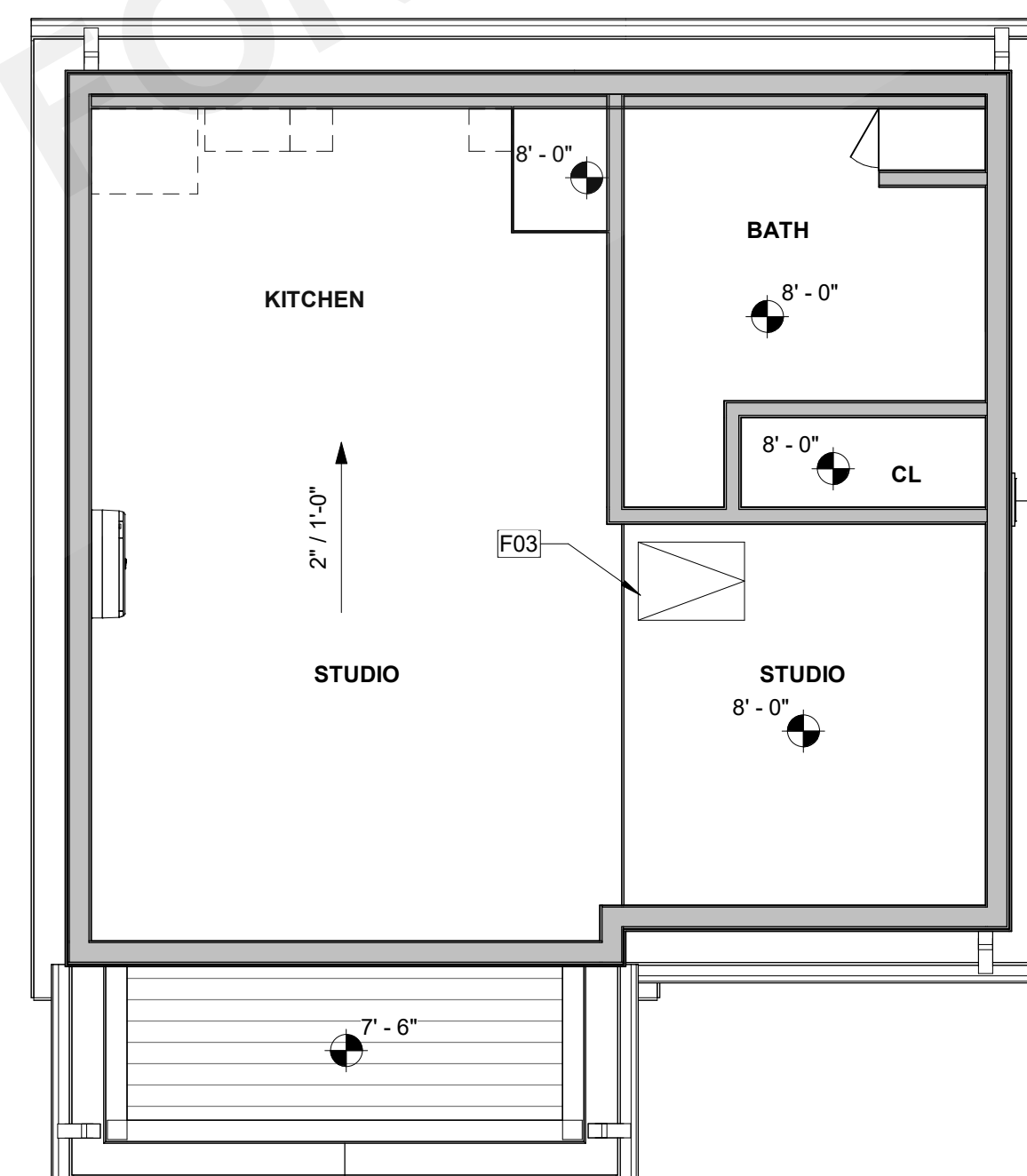
A1-122 1/4" = 1'-0"

RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 AND G-102 FOR ADDITIONAL REQUIREMENTS.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- 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, UNO.
- CONTRACTOR TO VERIFY DEPTH OF SOFFITS AND HOLD TIGHT TO PLUMBING, SPRINKLERS, ELECTRICAL AND MECHANICAL DUCTS

LEGEND

- 10'-0" HEIGHT OF CEILING SURFACE (REFER TO PLANS FOR ACTUAL HEIGHT)
- 2" / 12" CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- INTERIOR CEILING FINISH, REFER TO FINISH SCHEDULE.
- EXTERIOR 7/8" 3-COAT CEMENT PLASTER CEILING. 1HR FIRE-RESISTANCE PER CBC TABLE 721.1(1) ITEM 1-4-1
- EXTERIOR FIBER CEMENT BOARD CEILING. HARRIE SOFFIT PANELS - BEADED PORCH PANEL OR EQ.



2 GROUND FLOOR RCP 1 - HIGH DESERT

A1-201A1-122 1/4" = 1'-0"

MONO COUNTY ADU PROTOTYPES
MONO COUNTY

ROOF PLAN & RCP - HIGH DESERT

DATE
01/10/2024

SHEET

A1-122

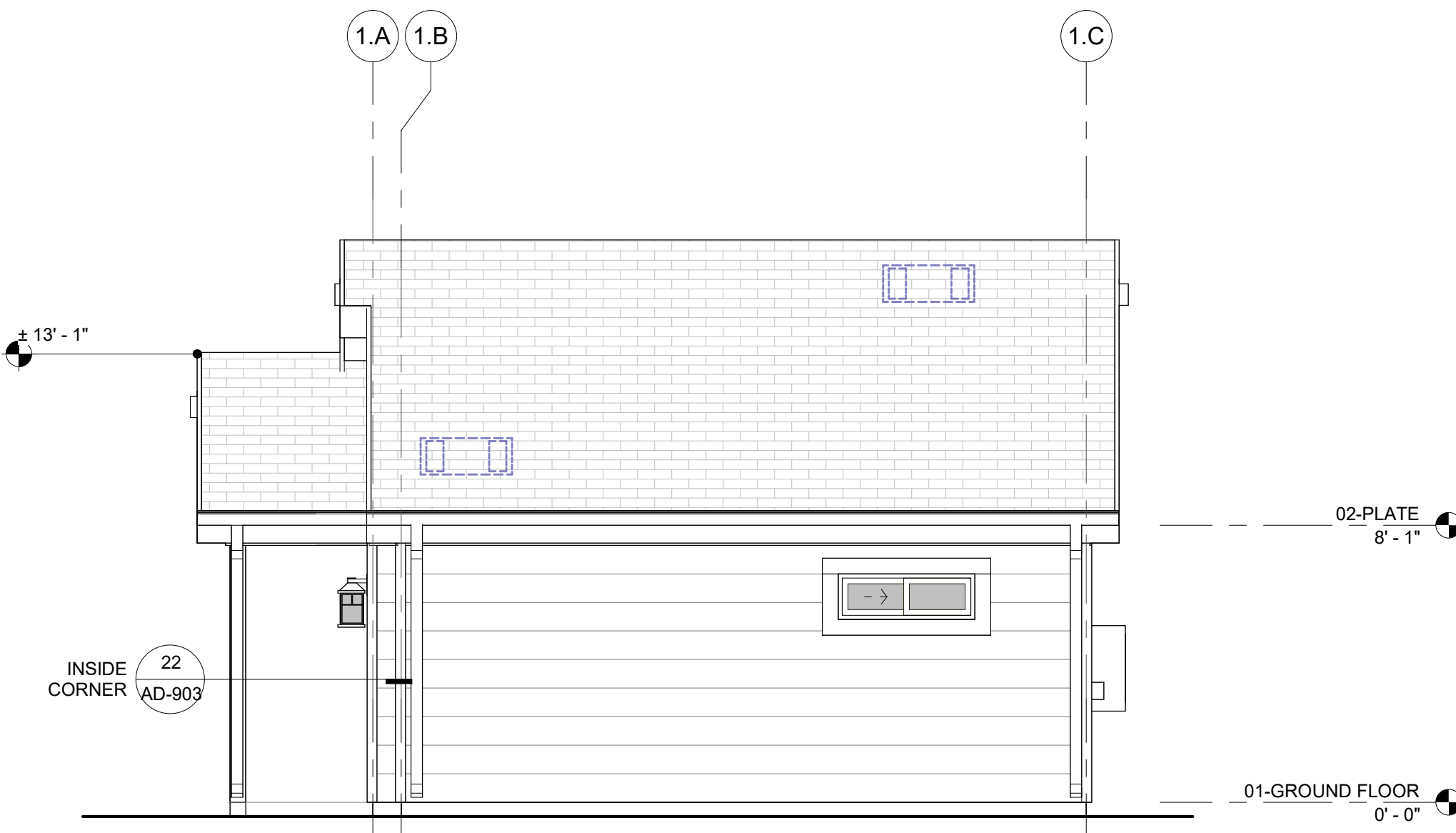
PUBLIC SET



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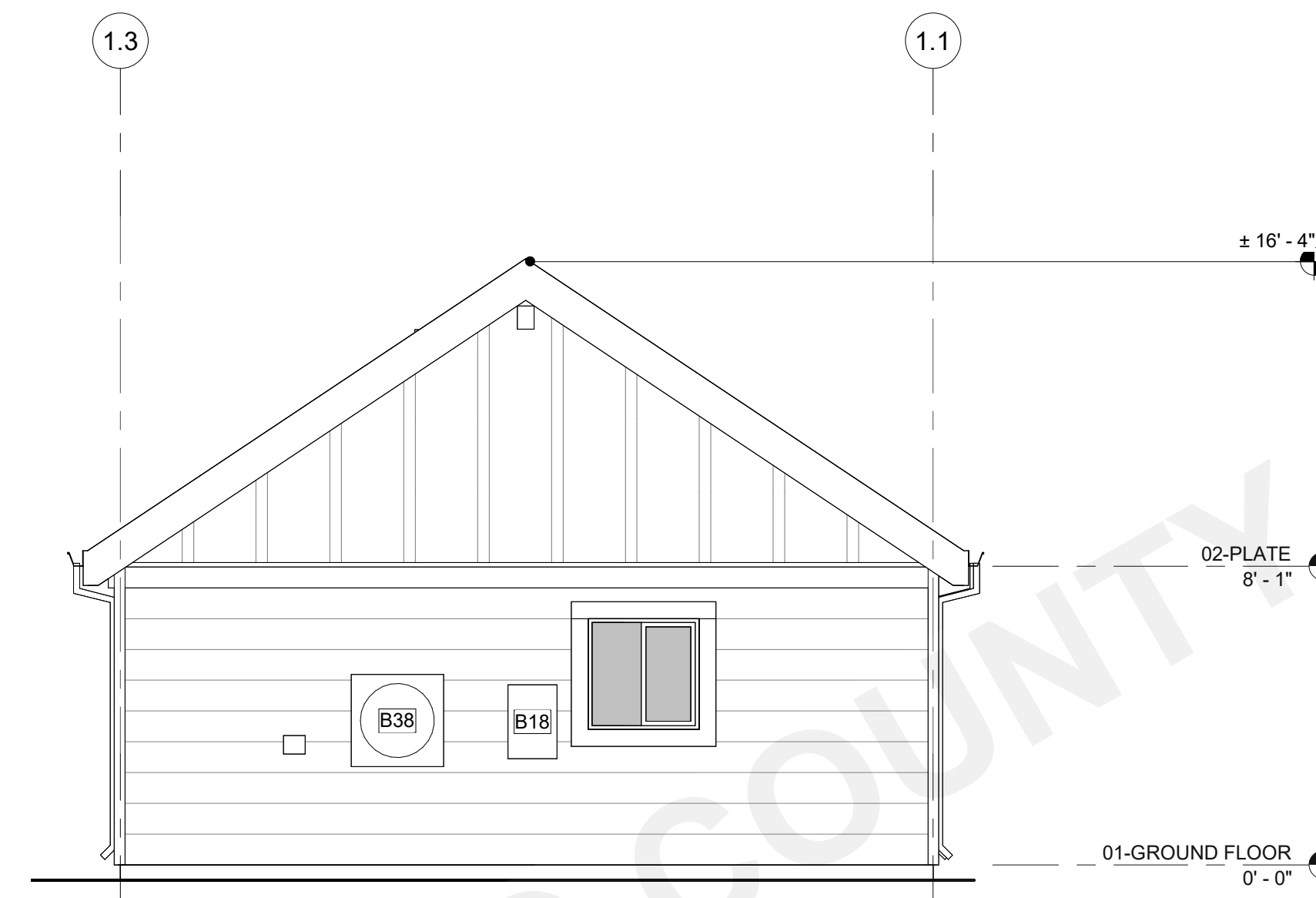
ELEVATION GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA PER DETAILS.
5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
6. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING.
8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH ADJACENT FINISH.
9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.



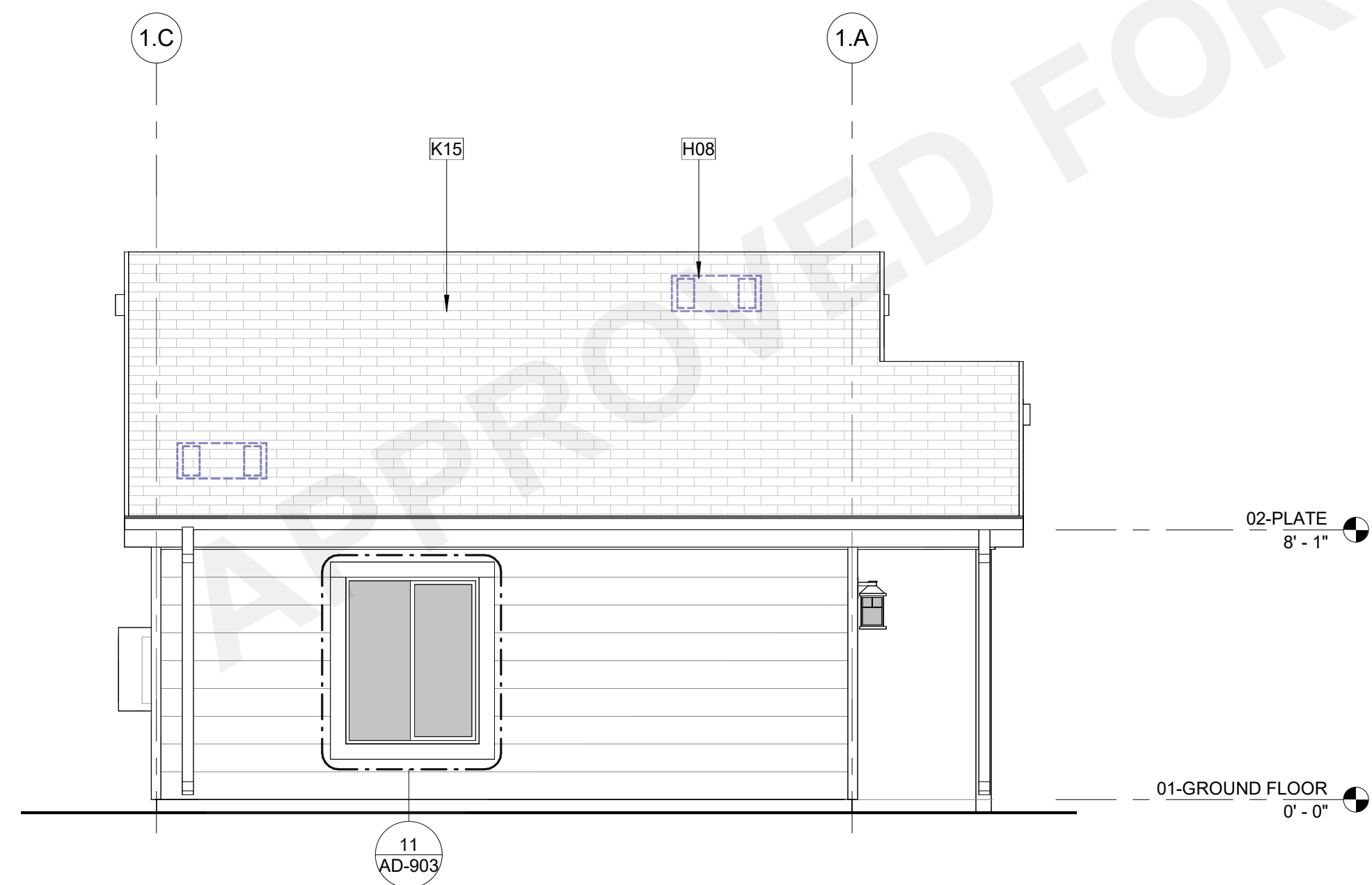
1 PLAN 1 - RURAL MOUNTAIN - RIGHT

A1-101/A1-201 1/4" = 1'-0"



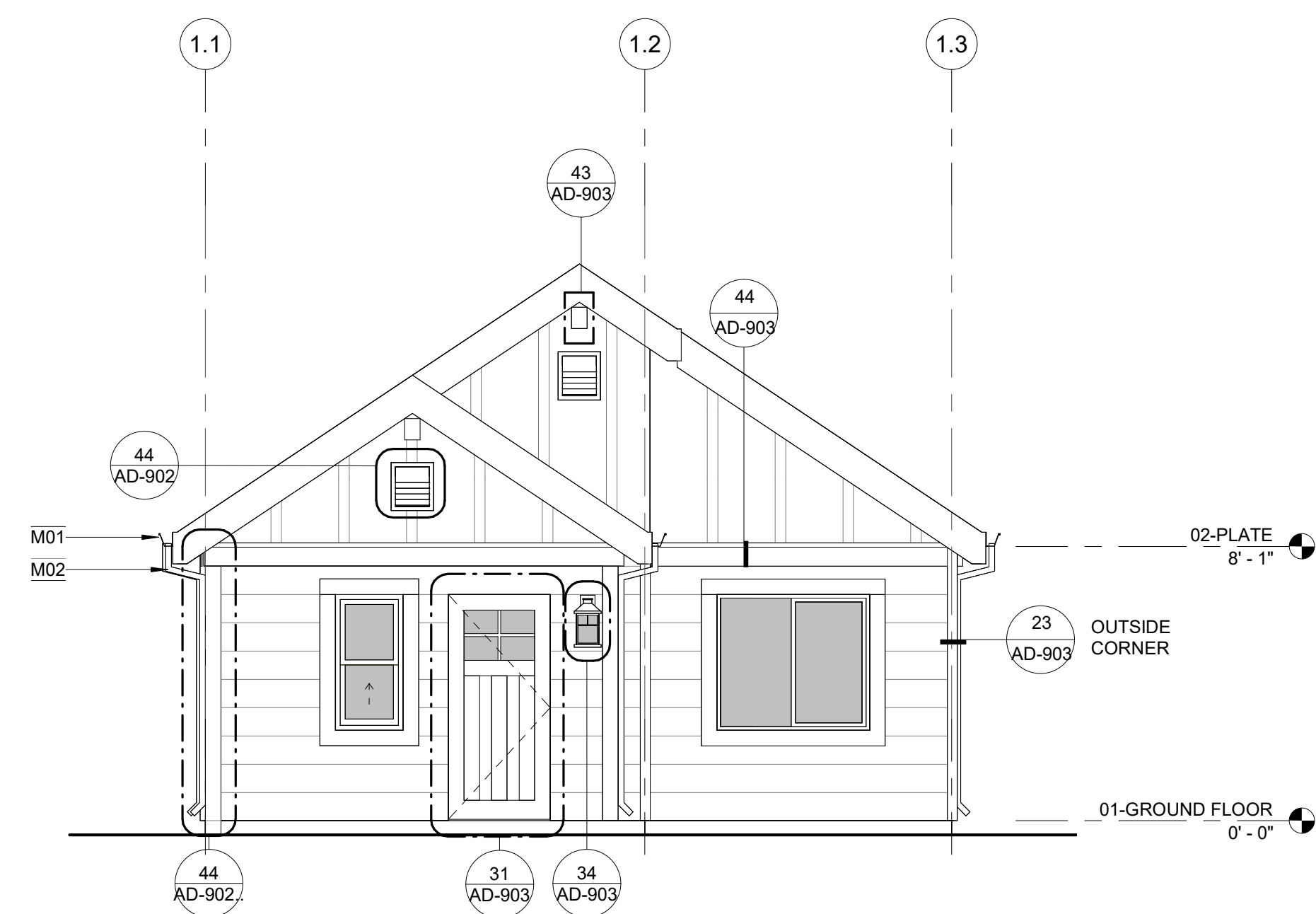
2 PLAN 1 - RURAL MOUNTAIN - REAR

A1-101/A1-201 1/4" = 1'-0"



3 PLAN 1 - RURAL MOUNTAIN - LEFT

A1-101/A1-201 1/4" = 1'-0"



4 PLAN 1 - RURAL MOUNTAIN - FRONT

A1-101/A1-201 1/4" = 1'-0"

KEYNOTES

- B18 EXTERIOR RATED ELECTRIC SUB PANEL 80 AMP 120/240 VOLT. CONTRACTOR TO VERIFY MAIN PANEL.
- B38 WALL-MOUNTED MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K15 ASPHALT COMPOSITE ROOF SHINGLES. CLASS A FIRE RATING
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM

LEGEND

NOTE: COLOR TO MATCH PRIMARY RESIDENCE COLOR SCHEME.

STYLE - RURAL MOUNTAIN	STYLE - HIGH DESERT
FIBER CEMENT HORIZONTAL SIDING (COLOR AND WIDTH TO MATCH PRIMARY RESIDENCE)	CORRUGATED METAL - VERTICAL
BOARD AND BATTEN SIDING (COLOR TO MATCH PRIMARY RESIDENCE)	HORIZONTAL SIDING
CORRUGATED METAL - VERTICAL	

MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
EXTERIOR ELEVATIONS - RURAL
MOUNTAIN

DATE
01/10/2024

SHEET
A1-201

PUBLIC SET



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ELEVATION GENERAL NOTES

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3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA PER DETAILS.
5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
6. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING.
8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH ADJACENT FINISH.
9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

- B18 EXTERIOR RATED ELECTRIC SUB PANEL 80 AMP 120/240 VOLT. CONTRACTOR TO VERIFY MAIN PANEL.
- B38 WALL-MOUNTED MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- K05 CORRUGATED METAL ROOF. CLASS A FIRE RATING.
- K09 FIBER CEMENT HORIZONTAL SIDING, IN COMPLIANCE WITH 2022 CRC R337.
- K14 CORRUGATED METAL FINISH.

LEGEND

NOTE: COLOR TO MATCH PRIMARY RESIDENCE COLOR SCHEME.

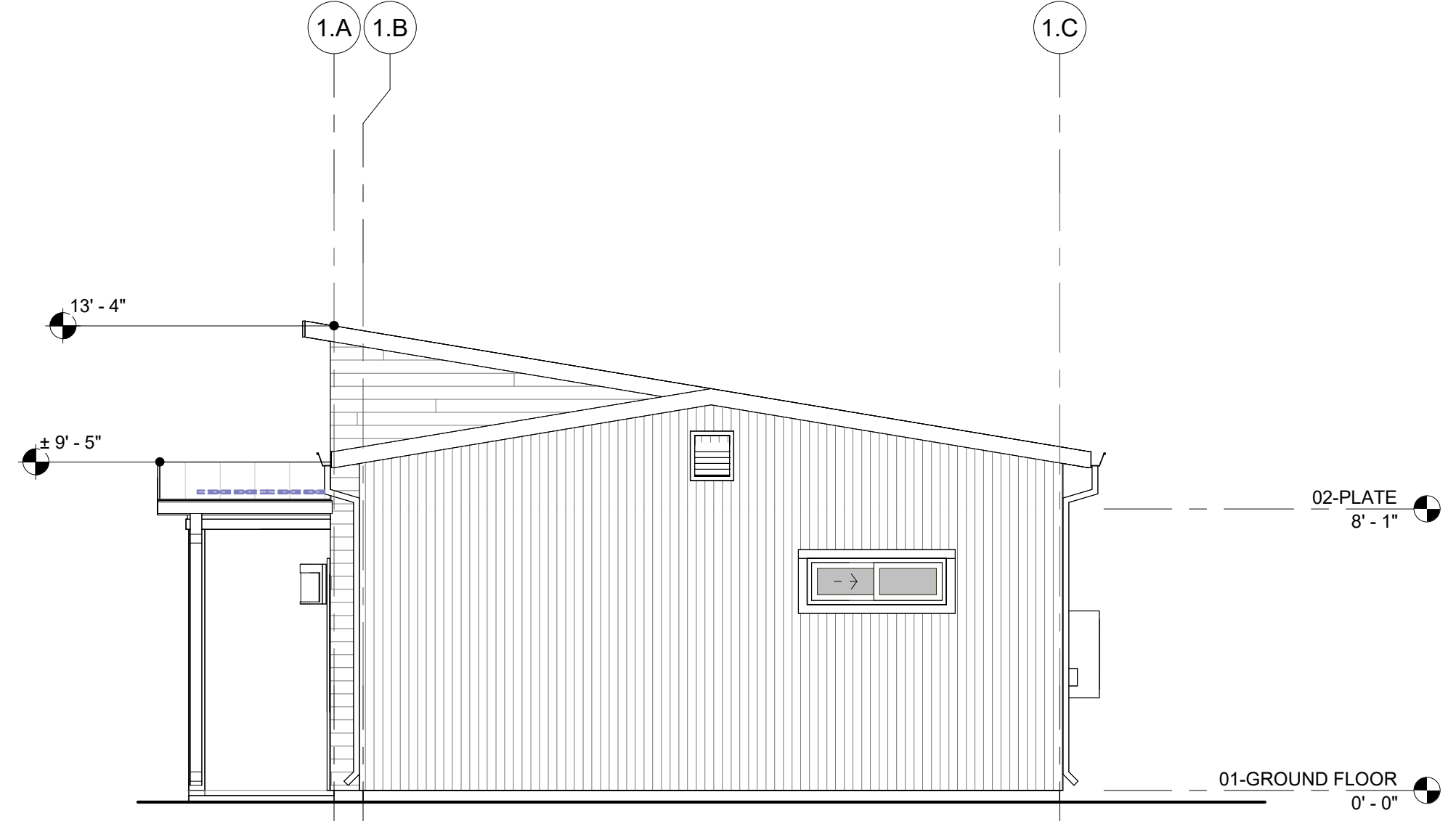
STYLE - RURAL MOUNTAIN	STYLE - HIGH DESERT
FIBER CEMENT HORIZONTAL SIDING (COLOR AND WIDTH TO MATCH PRIMARY RESIDENCE)	CORRUGATED METAL - VERTICAL
BOARD AND BATTEN SIDING (COLOR TO MATCH PRIMARY RESIDENCE)	HORIZONTAL SIDING
CORRUGATED METAL - VERTICAL	

MONO COUNTY ADU PROTOTYPES
 MONO COUNTY
 EXTERIOR ELEVATIONS - HIGH DESERT

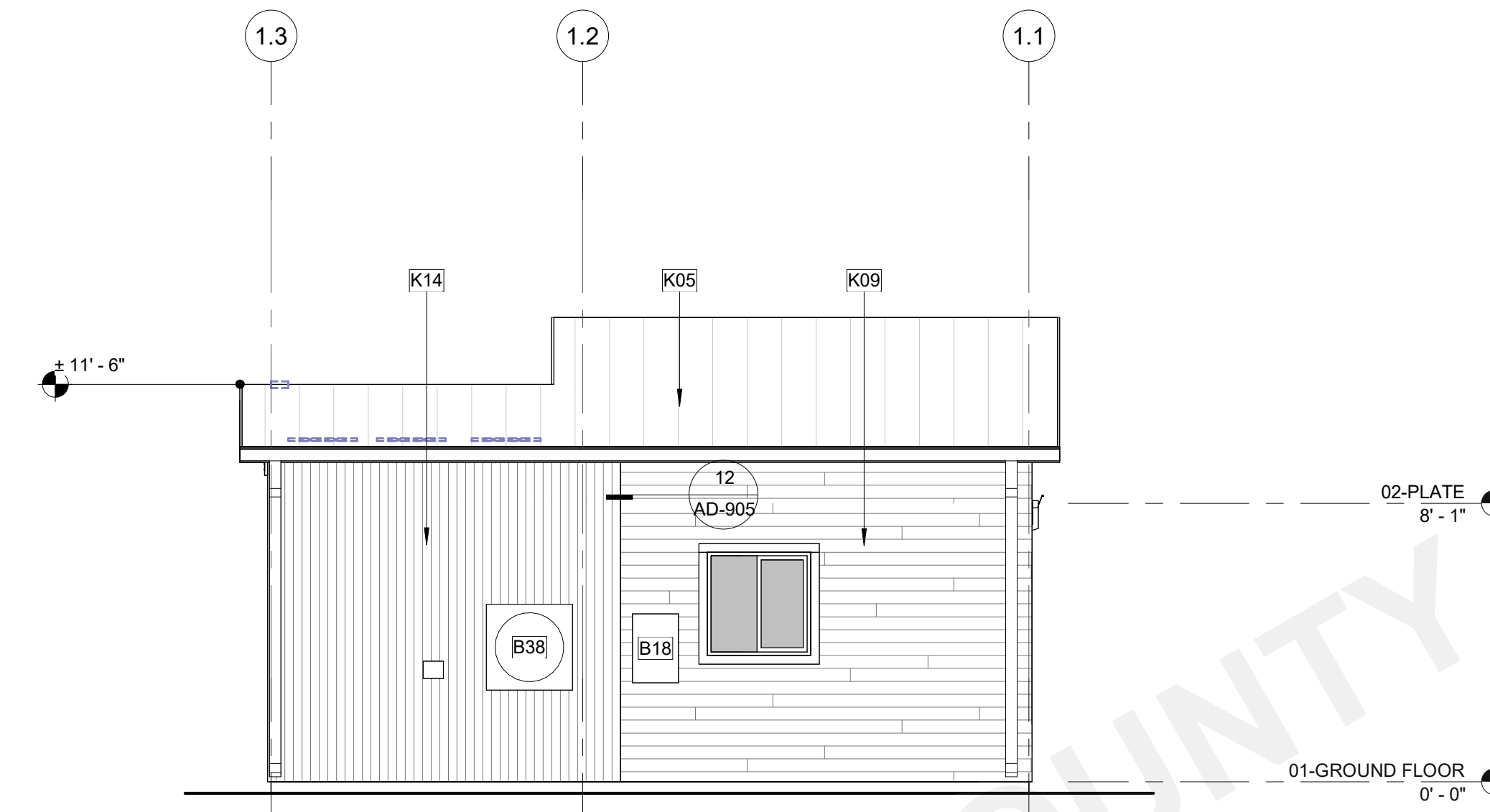
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SHEET
A1-202

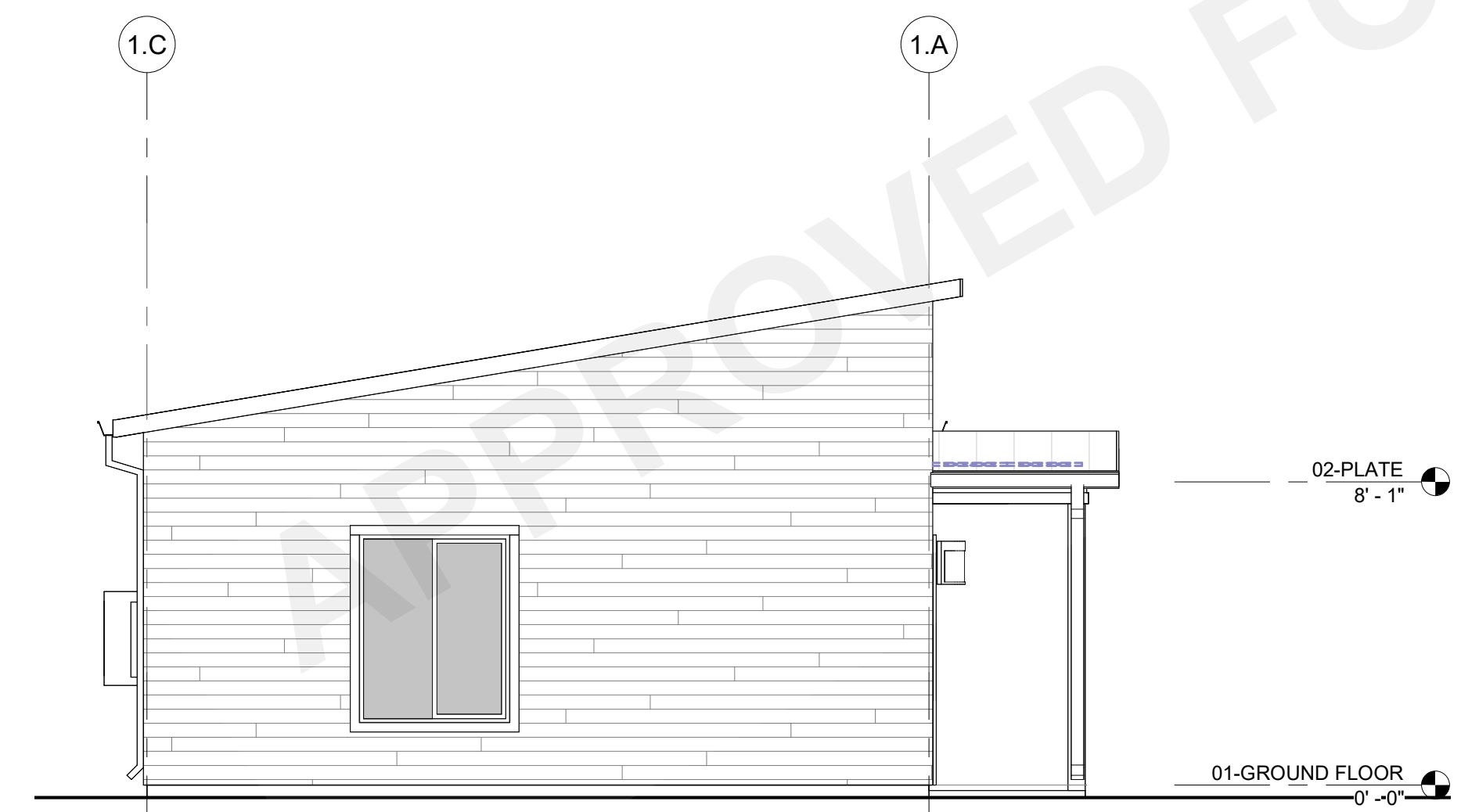
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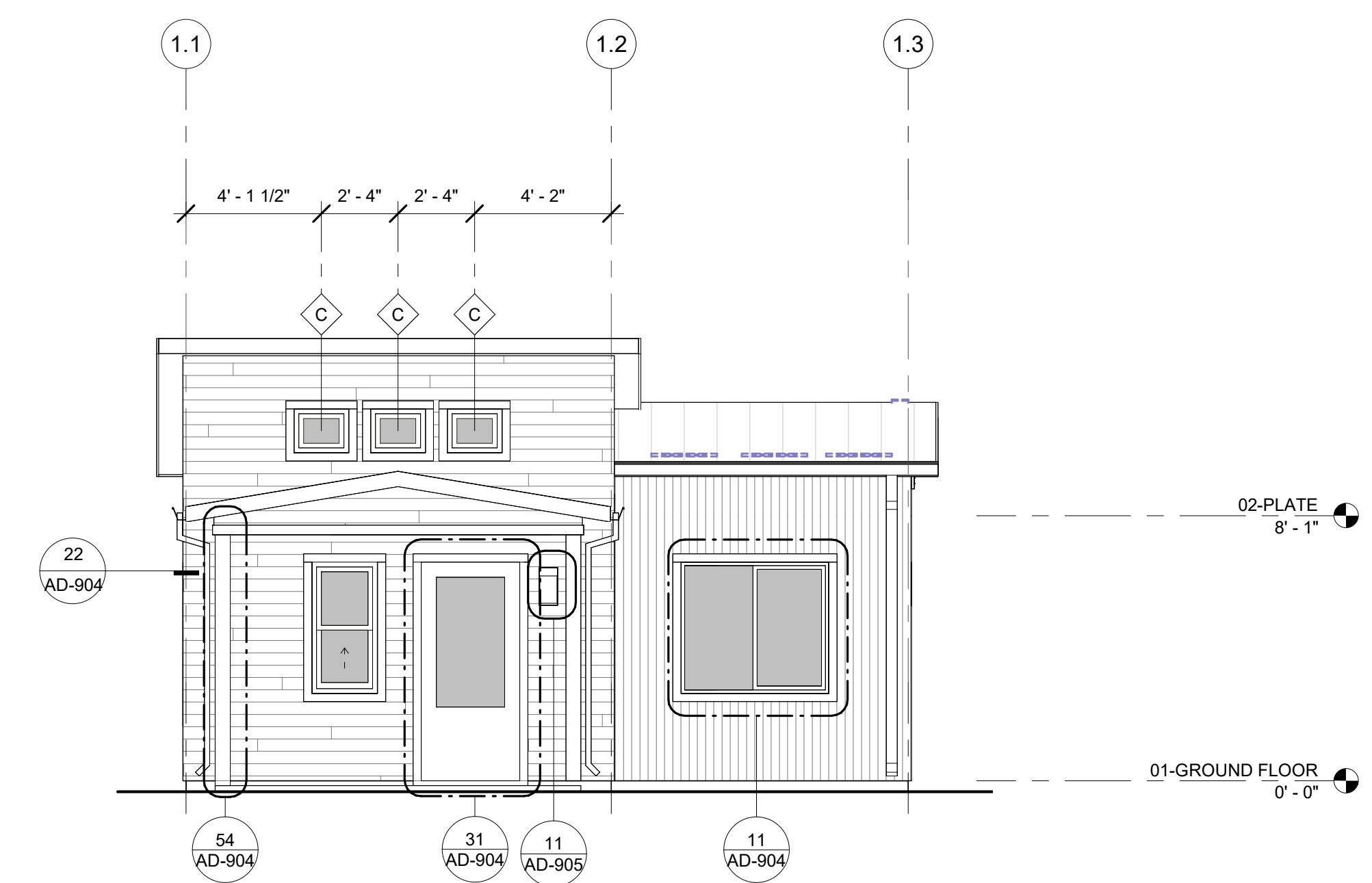
1 PLAN 1 - HIGH DESERT - RIGHT
 A1-101 | A1-202 SCALE: 1/4" = 1'-0"



2 PLAN 1 - HIGH DESERT - REAR
 A1-101 | A1-202 SCALE: 1/4" = 1'-0"



3 PLAN 1 - HIGH DESERT - LEFT
 A1-101 | A1-202 SCALE: 1/4" = 1'-0"



4 PLAN 1 - HIGH DESERT - FRONT
 A1-101 | A1-202 SCALE: 1/4" = 1'-0"

1/25/2024 4:14:30 PM Autodesk Docs://25240-04_Mono County ADUs - Code Updates/2340-01_Mono County ADUs_2022 Code Update.rvt



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SECTIONS GENERAL NOTES

- THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
- WALL ASSEMBLIES TO BE PER FLOOR PLAN.
- DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
- INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
- FIREBLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2022 **CRC SECTION R302.11**:
 - SECTION R302.11 -**
 - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH **SECTION R302.7**.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
 - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE **SECTION R1003.19**.
 - FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
 - SECTION R302.11.1 -** FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
 - TWO-INCH NOMINAL LUMBER
 - TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 - THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
 - THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
 - ONE-HALF-INCH GYPSUM BOARD
 - ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
 - BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL, INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
 - CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
- PER 2022 **CRC SECTION R317** SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

KEYNOTES

- G14 4" CONCRETE SLAB ON GRADE. REFER TO STRUCTURAL PLANS
- G28 RAISED FLOOR FOUNDATION. REFER TO STRUCTURAL
- K15 ASPHALT COMPOSITE ROOF SHINGLES. CLASS A FIRE RATING
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN.)
- S02 HORIZONTAL FLOOR INSULATION. REFER TO TITLE 24 (R-19 MIN.)
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- T20 FOUNDATION VENTS @ STEM WALL TO BE LOCATED AS APPROPRIATE ON SITE PER CONTRACTOR. REFER TO FOUNDATION CALCS ON BUILDING SECTIONS FOR NUMBER OF VENTS REQUIRED. REFER TO G-101 FOR ADDITIONAL VENTILATION REQUIREMENTS
- T21 CRAWL SPACE ACCESS PANEL. MINIMUM 18" X 24" PER CBC 1209.1. LOCATION DETERMINED ON SITE PER CONTRACTOR.
- U02 WOOD TRUSS. REFER TO STRUCTURAL.

FOUNDATION VENTING CALCS

NOTE:
PER 2022 **CBC 1202.4**, THE SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING EXCEPT SPACES OCCUPIED BY BASEMENTS OR CELLARS SHALL BE PROVIDED WITH VENTILATION. REFER TO UNDER-FLOOR VENTING NOTES ON SHEET G-101 FOR ADDITIONAL INFORMATION.

UNDER-FLOOR CALCULATION FORMULA
 $NFA \text{ OF AIR MOVEMENT PER VENT} = 62 \text{ SQ. IN. / } 144 \text{ IN.}^2 \text{ FT} = 0.430 \text{ SF}$
 $"VENTS PROVIDED" = (451/150) / 0.430 \text{ SF}$

VENT PRODUCT INFO

VENT MANUFACTURER: VULCAN VENTS
 PRODUCT: 8" X 14" FLANGE FRONT OR APPROVED EQUAL
WWW.VULCANVENTS.COM

VENTING-FOUNDATION - CALCULATION - PLAN 1			
UNDER-FLOOR AREA (SF)	REQUIRED FOUNDATION VENTING @ 1/150	FOUNDATION VENTS REQUIRED	FOUNDATION VENTS PROPOSED
451 SF	3.005324	7	7

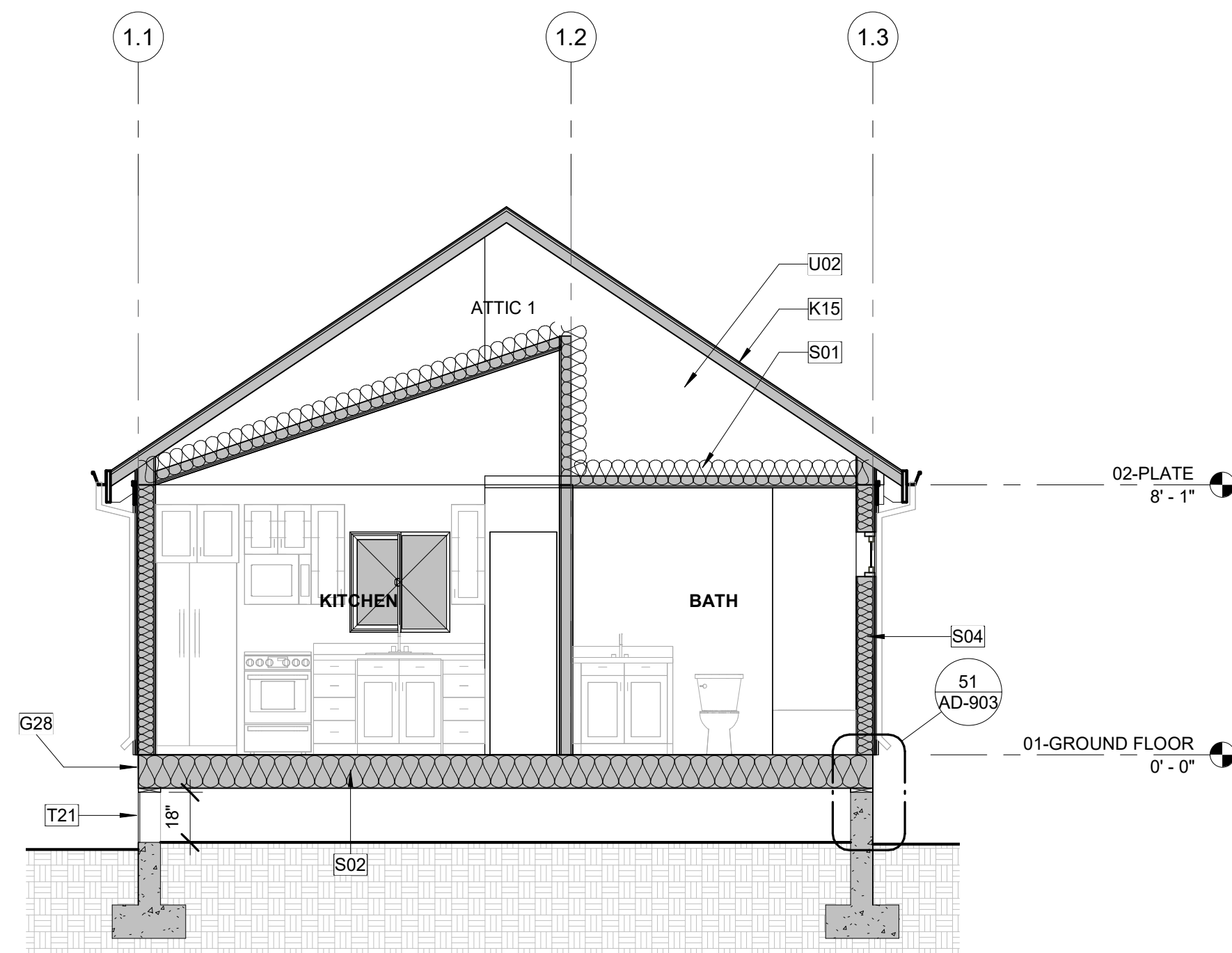
VENTING-PORCH - CALCULATION - PLAN 1				
LOCATION	BALCONY AREA (SF)	REQUIRED BALCONY VENTING @ 1/150	VENT LENGTH REQUIRED (FT)	VENT LENGTH PROPOSED
ENTRY	56 SF	0.37134	1	1

MONO COUNTY ADU
 PROTOTYPES
 MONO COUNTY
 BUILDING SECTIONS - RURAL
 MOUNTAIN

DATE
01/10/2024

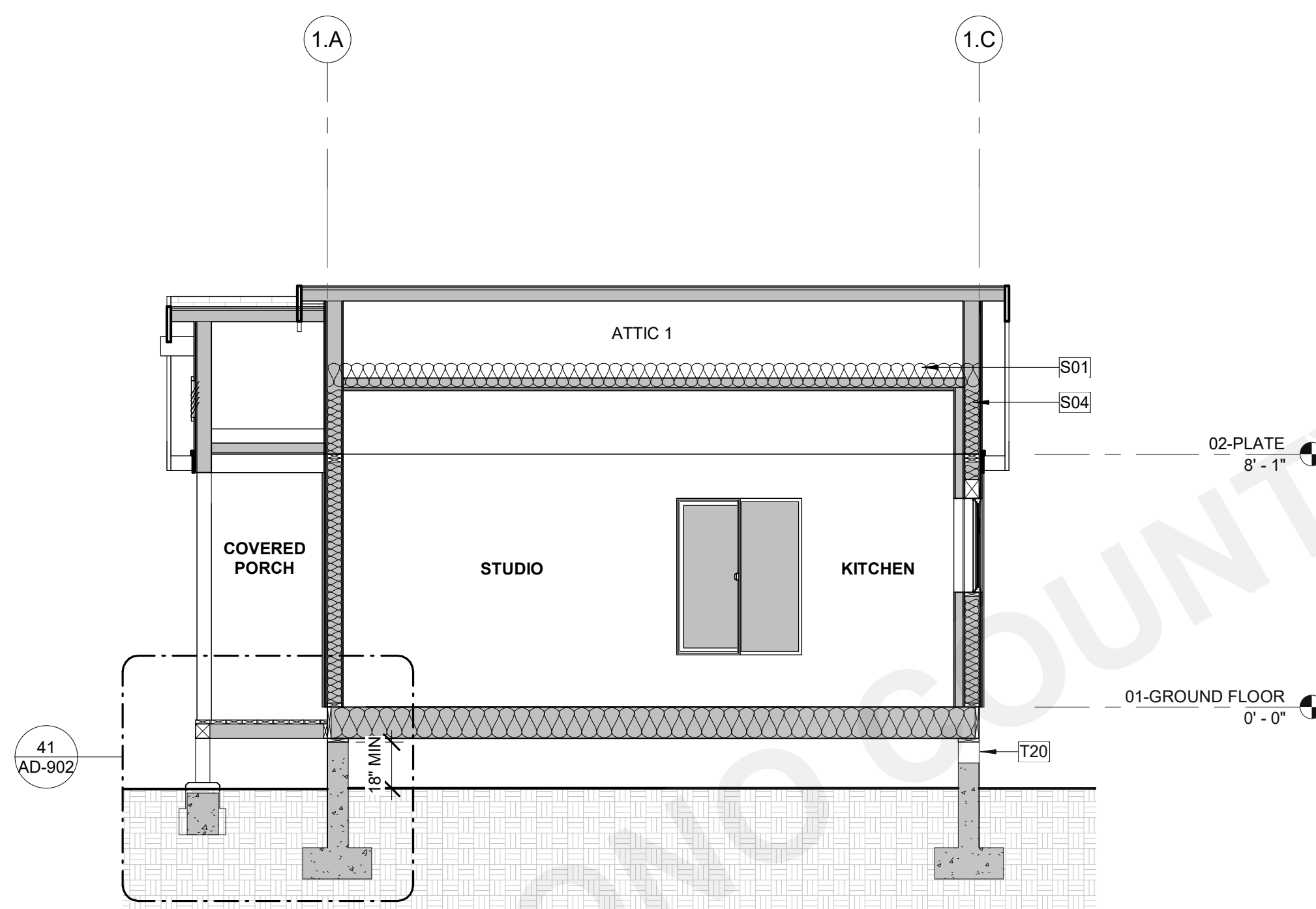
SHEET
A1-301

PUBLIC SET



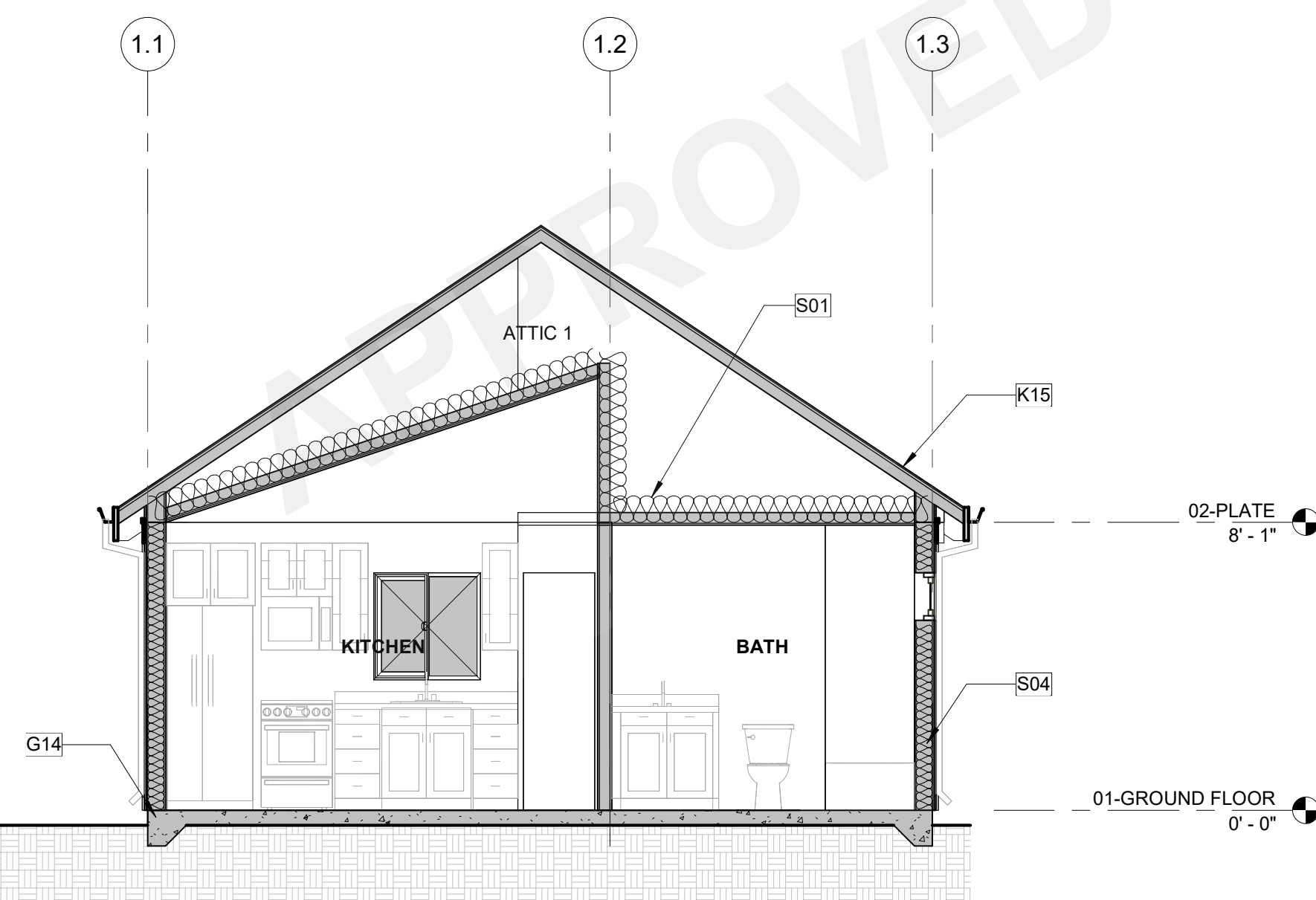
3 PLAN 1 - RM - SECTION 1 - RAISED FOUNDATION

A1-101 | A1-301 | SCALE: 1/4" = 1'-0"



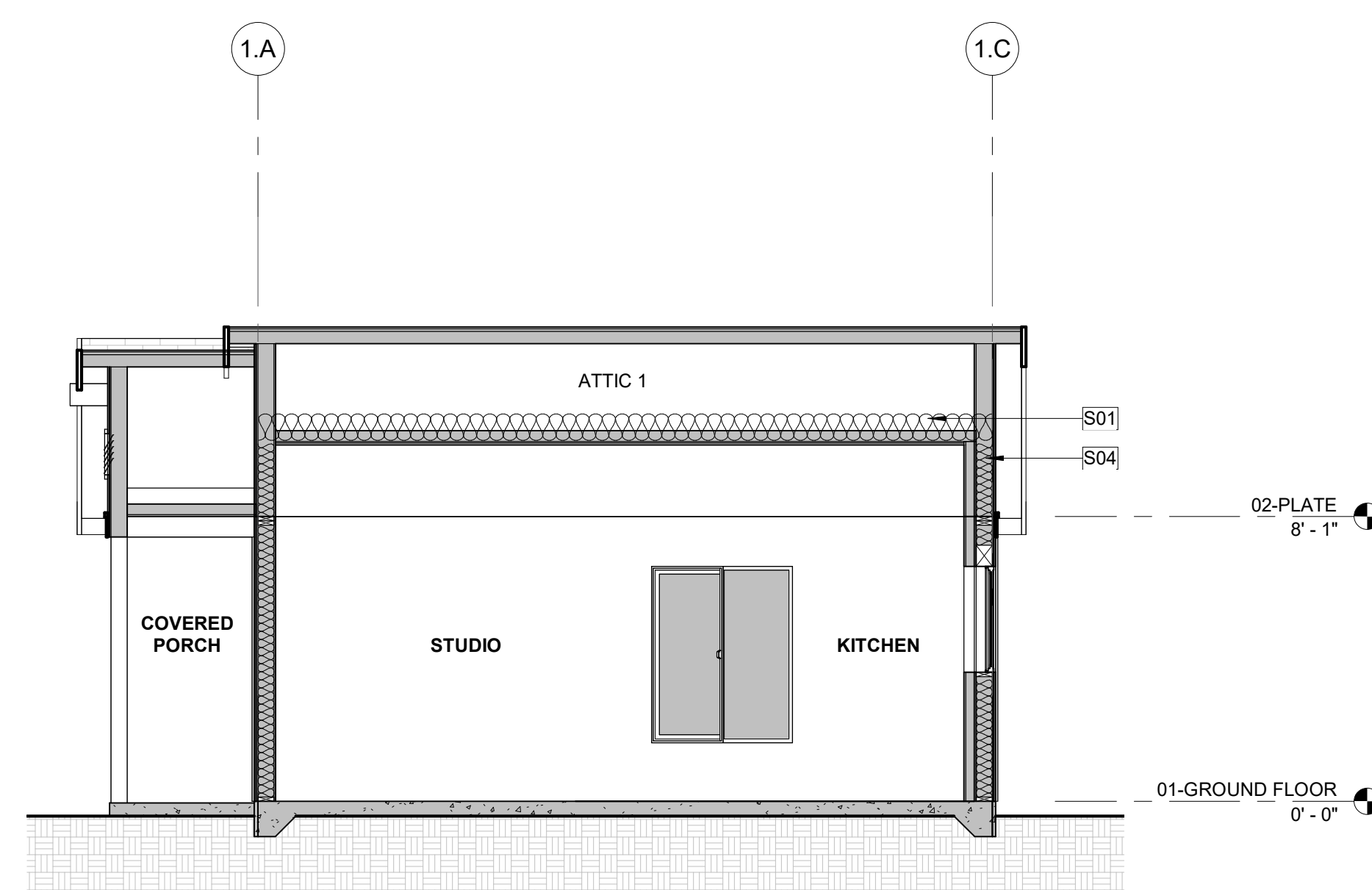
4 PLAN 1 - RM - SECTION 2 - RAISED FOUNDATION

A1-101 | A1-301 | SCALE: 1/4" = 1'-0"



1 PLAN 1 - RM - SECTION 1 - SLAB-ON-GRADE

A1-301 | SCALE: 1/4" = 1'-0"



2 PLAN 1 - RM - SECTION 1 - SLAB-ON-GRADE

A1-301 | SCALE: 1/4" = 1'-0"



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 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
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 - ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
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KEYNOTES

- G14 4" CONCRETE SLAB ON GRADE. REFER TO STRUCTURAL PLANS
- G28 RAISED FLOOR FOUNDATION. REFER TO STRUCTURAL.
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN.).
- S02 HORIZONTAL FLOOR INSULATION. REFER TO TITLE 24 (R-19 MIN.).
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.).
- S06 ROOF INSULATION, UNVENTED ROOF PER CRC 806.5. REFER TO 411AD-904 FOR DETAIL.
- T20 FOUNDATION VENTS @ STEM WALL TO BE LOCATED AS APPROPRIATE ON SITE PER CONTRACTOR. REFER TO FOUNDATION CALCS ON BUILDING SECTIONS FOR NUMBER OF VENTS REQUIRED. REFER TO G-101 FOR ADDITIONAL VENTILATION REQUIREMENTS.
- T21 CRAWL SPACE ACCESS PANEL, MINIMUM 18" X 24" PER CBC 1209.1. LOCATION DETERMINED ON SITE PER CONTRACTOR.
- U11 WOOD BEAM / HEADER. REFER TO STRUCTURAL.
- U13 ROOF RAFTERS. REFER TO STRUCTURAL.

FOUNDATION VENTING CALCS

NOTE: PER 2022 CBC 1202.4, THE SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING EXCEPT SPACES OCCUPIED BY BASEMENTS OR CELLARS SHALL BE PROVIDED WITH VENTILATION. REFER TO UNDER-FLOOR VENTING NOTES ON SHEET G-101 FOR ADDITIONAL INFORMATION.

UNDER-FLOOR CALCULATION FORMULA
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 $"VENTS PROVIDED" = (451/150) / 0.430 \text{ SF}$

VENT PRODUCT INFO

VENT MANUFACTURER: VULCAN VENTS
 PRODUCT: 8" X 14" FLANGE FRONT OR APPROVED EQUAL
WWW.VULCANVENTS.COM

VENTING-FOUNDATION - CALCULATION - PLAN 1			
UNDER-FLOOR AREA (SF)	REQUIRED FOUNDATION VENTING @ 1/150	FOUNDATION VENTS REQUIRED	FOUNDATION VENTS PROPOSED
451 SF	3.005324	7	7

VENTING-PORCH- CALCULATION - PLAN 1				
LOCATION	BALCONY AREA (SF)	REQUIRED BALCONY VENTING @ 1/150	VENT LENGTH REQUIRED (FT)	VENT LENGTH PROPOSED
ENTRY	56 SF	0.37134	1	1

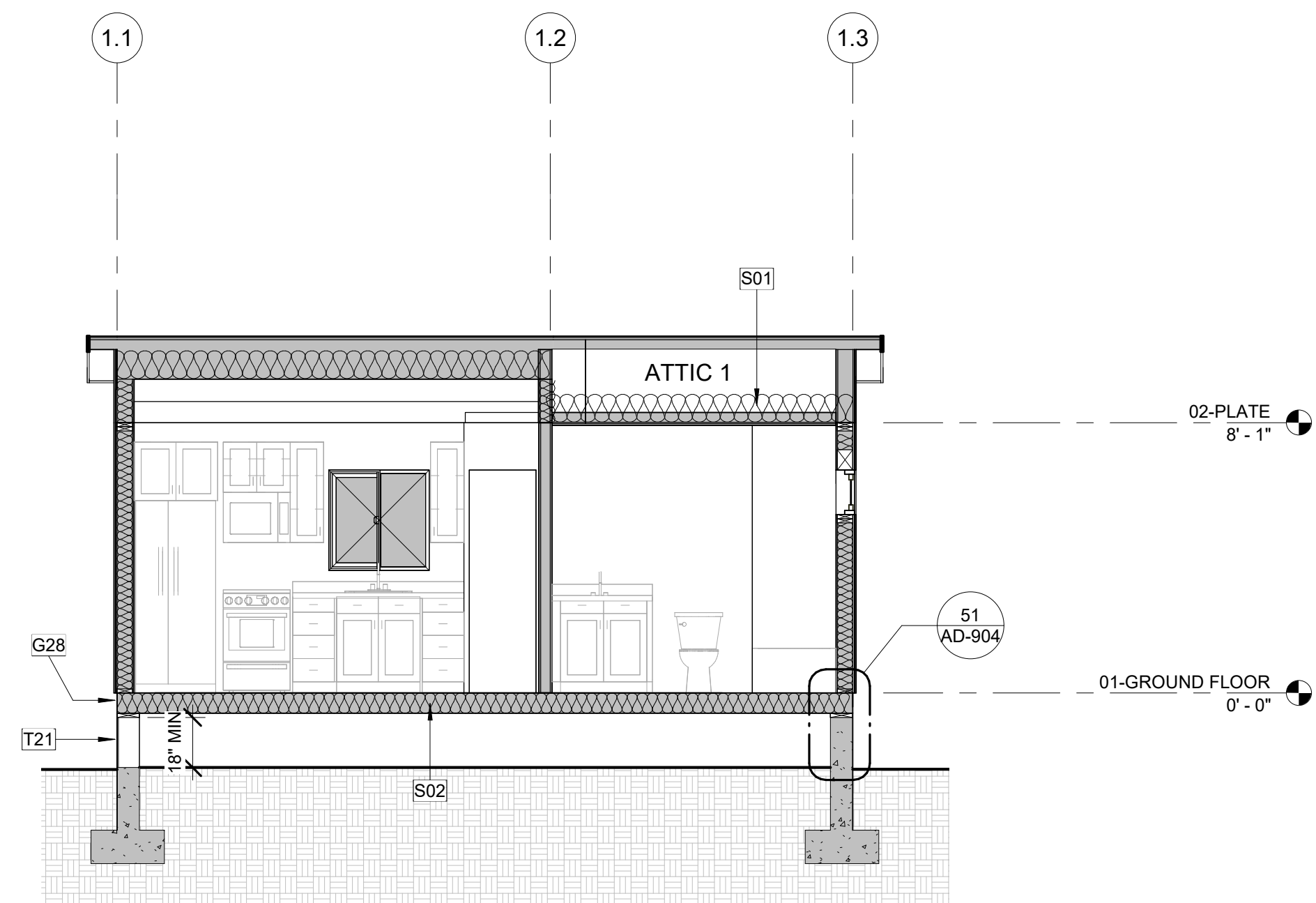
MONO COUNTY ADU
 PROTOTYPES
 MONO COUNTY
 BUILDING SECTIONS - HIGH
 DESERT

DATE
01/10/2024

SHEET

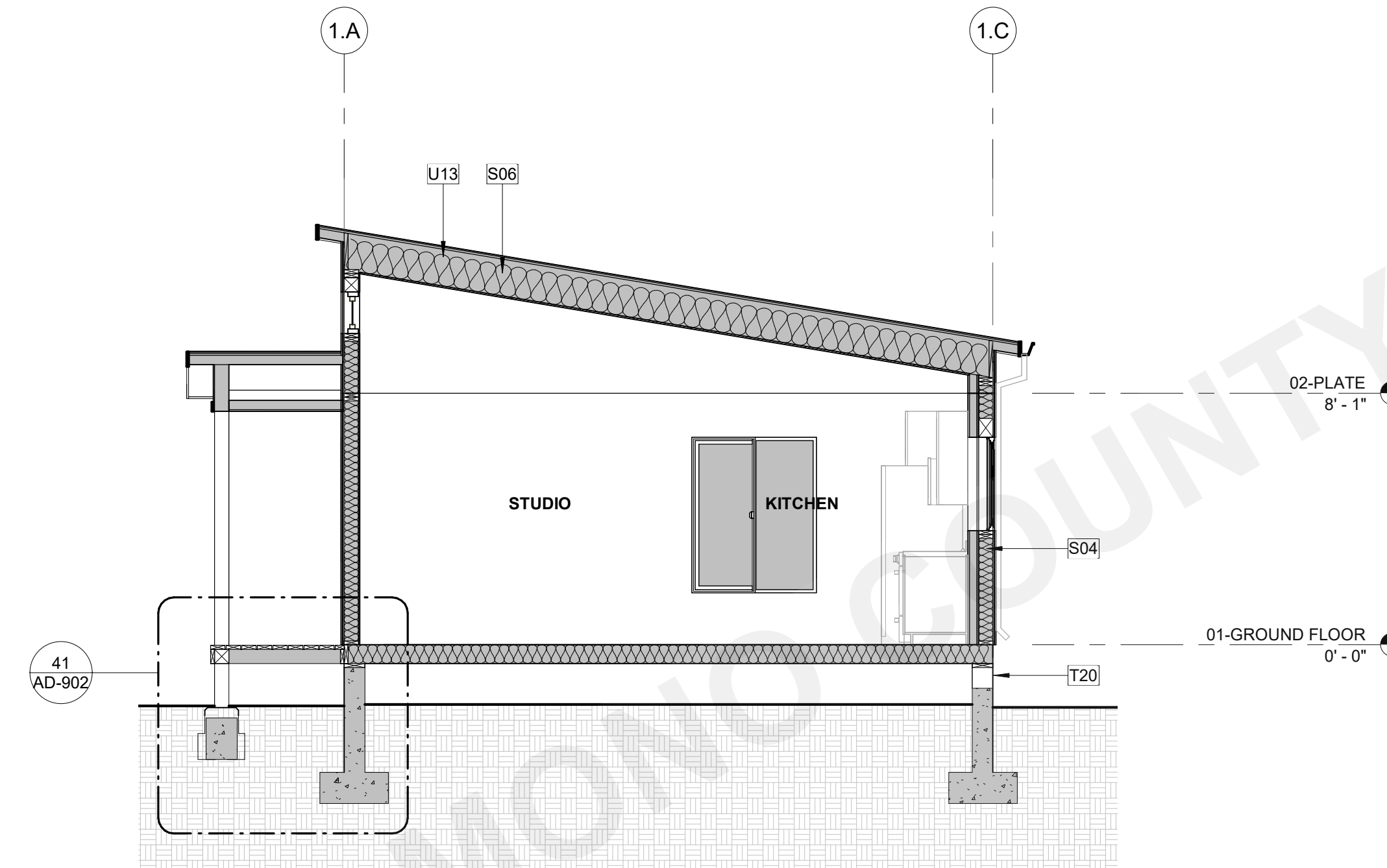
A1-302

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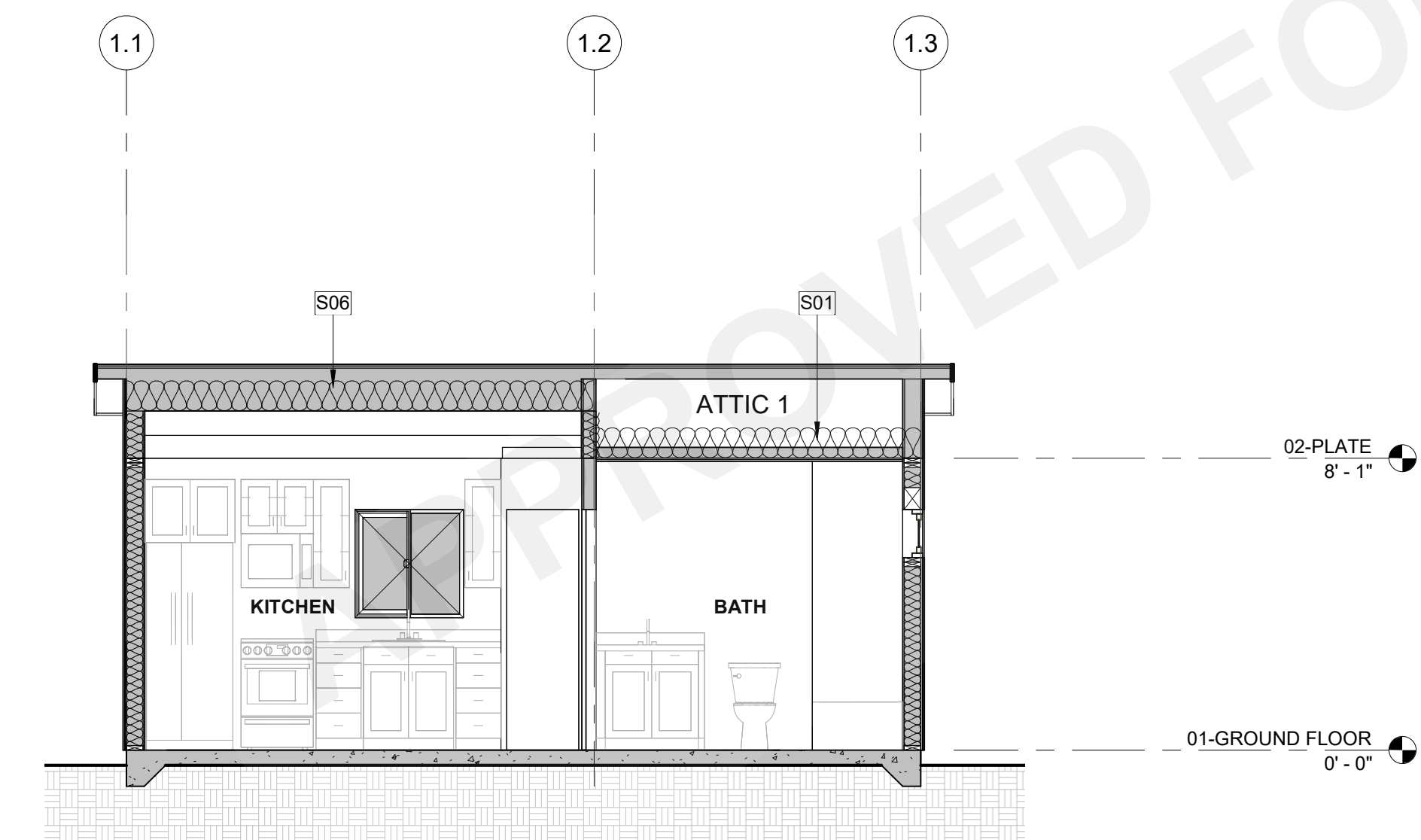
3 PLAN 1 - HD - SECTION 1 - RAISED FOUNDATION

A1-302 SCALE: 1/4" = 1'-0"



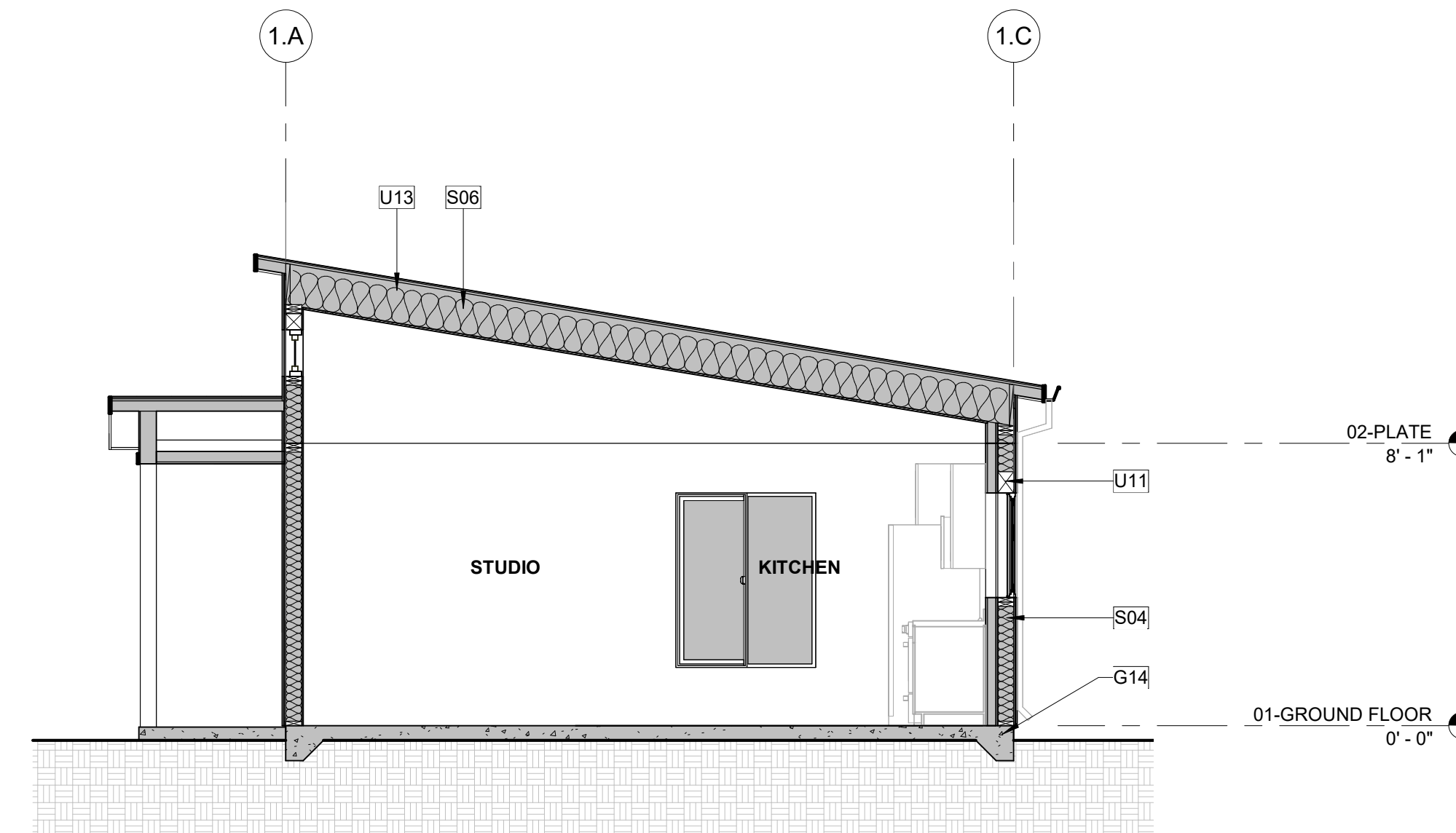
4 PLAN 1 - HD - SECTION 2 - RAISED FOUNDATION

A1-302 SCALE: 1/4" = 1'-0"



1 PLAN 1 - HD - SECTION 1 - SLAB-ON-GRADE

A1-101 | A1-302 SCALE: 1/4" = 1'-0"



2 PLAN 1 - HD - SECTION 2 - SLAB-ON-GRADE

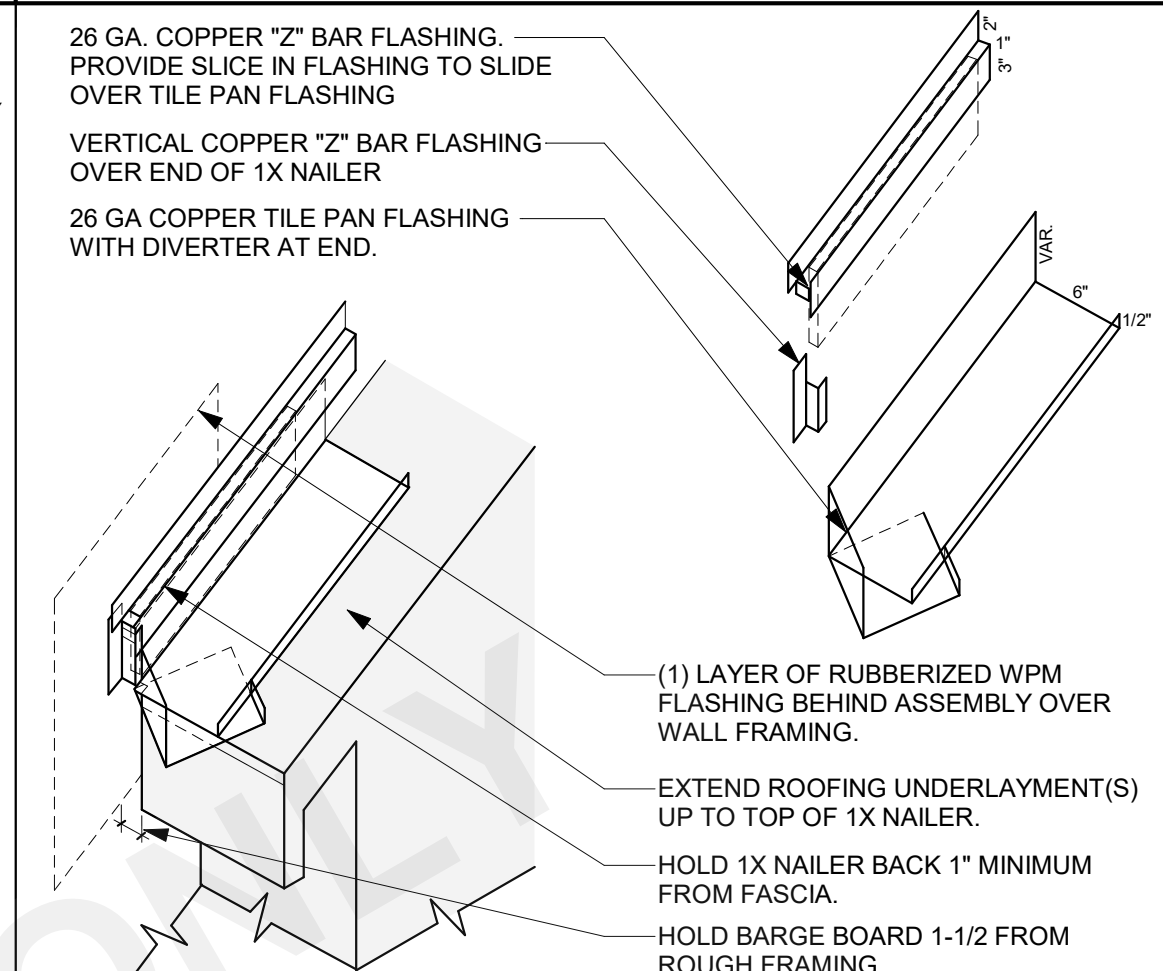
A1-101 | A1-302 SCALE: 1/4" = 1'-0"



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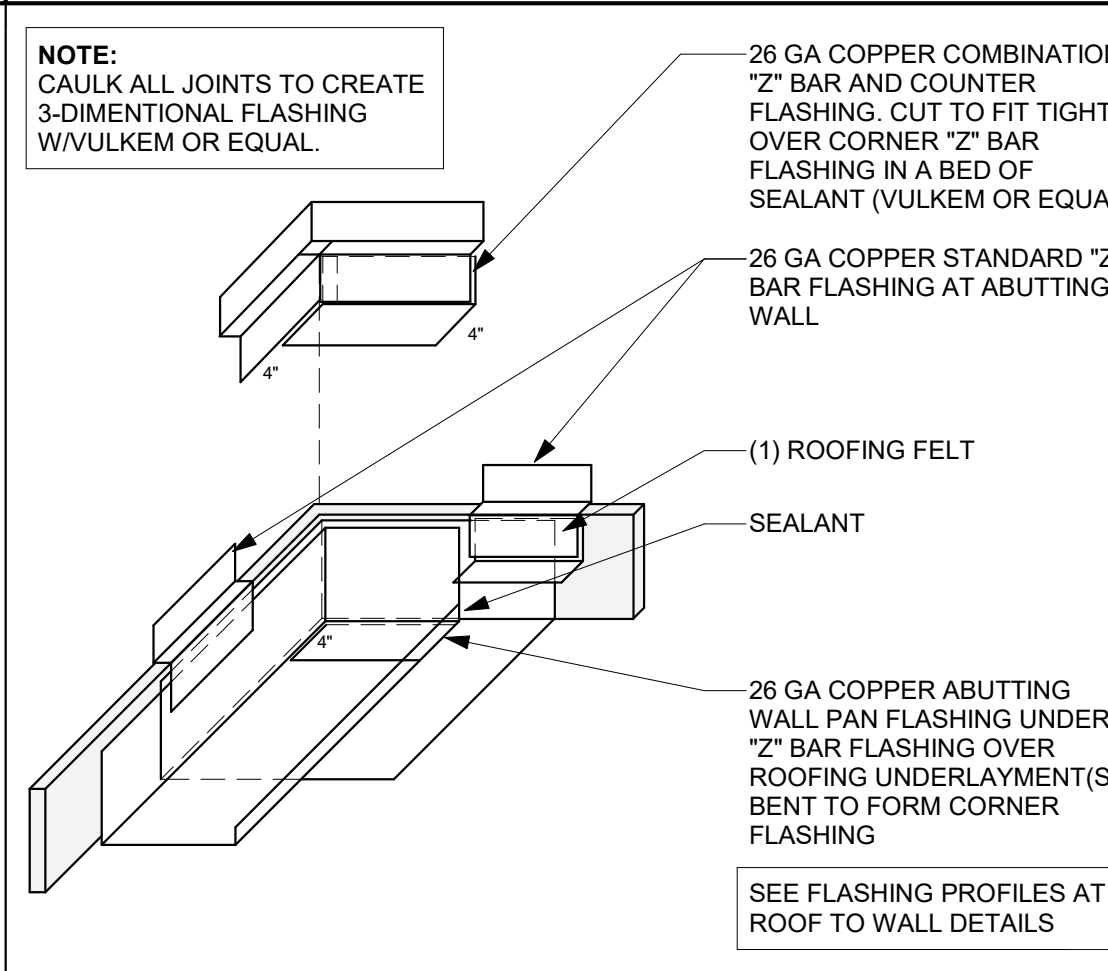
MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
ARCHITECTURAL DETAILS -
COMMON

DATE
01/10/2024
SHEET
AD-901



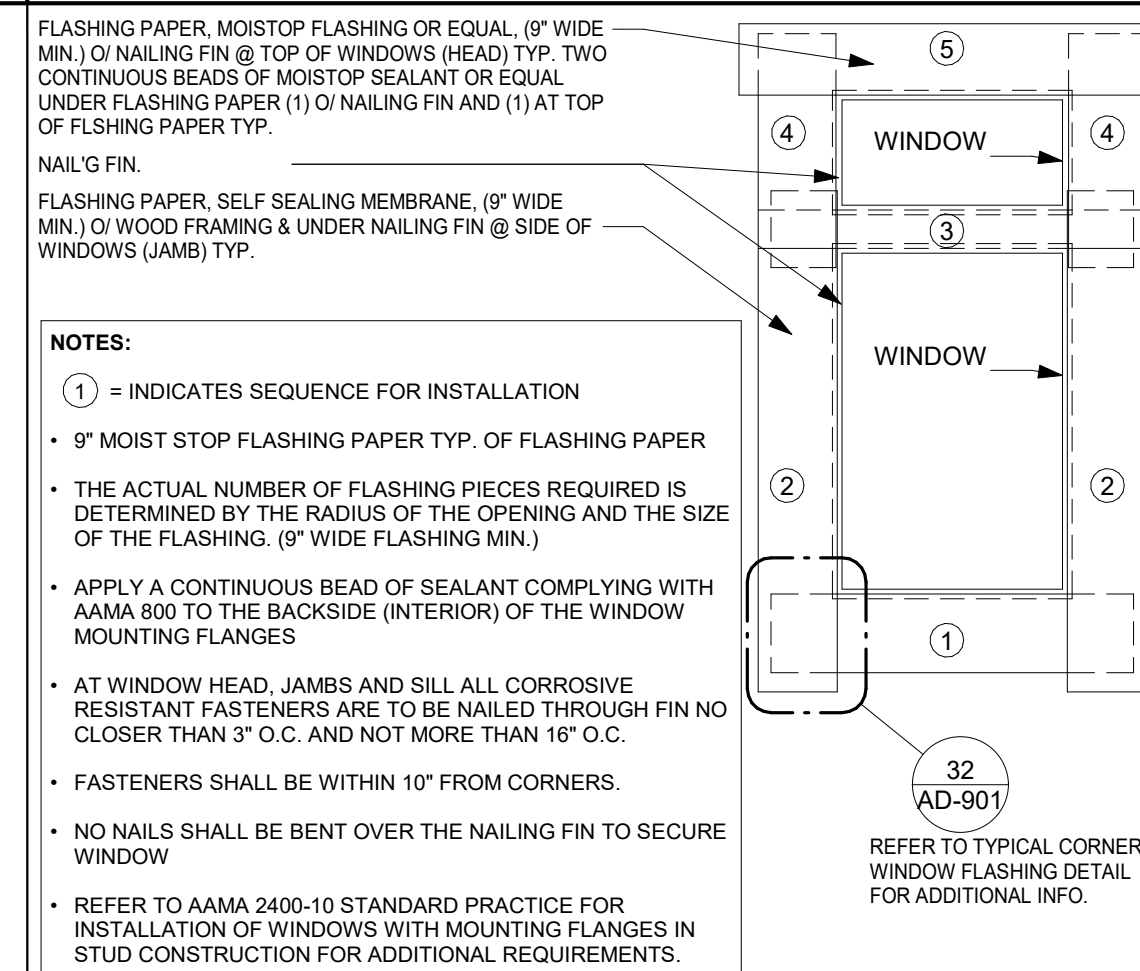
11 ROOF TO WALL TYP. FLASHING 1

SCALE: 6" = 1'-0"



21 ROOF TO WALL TYP. FLASHING 5

SCALE: 3" = 1'-0"



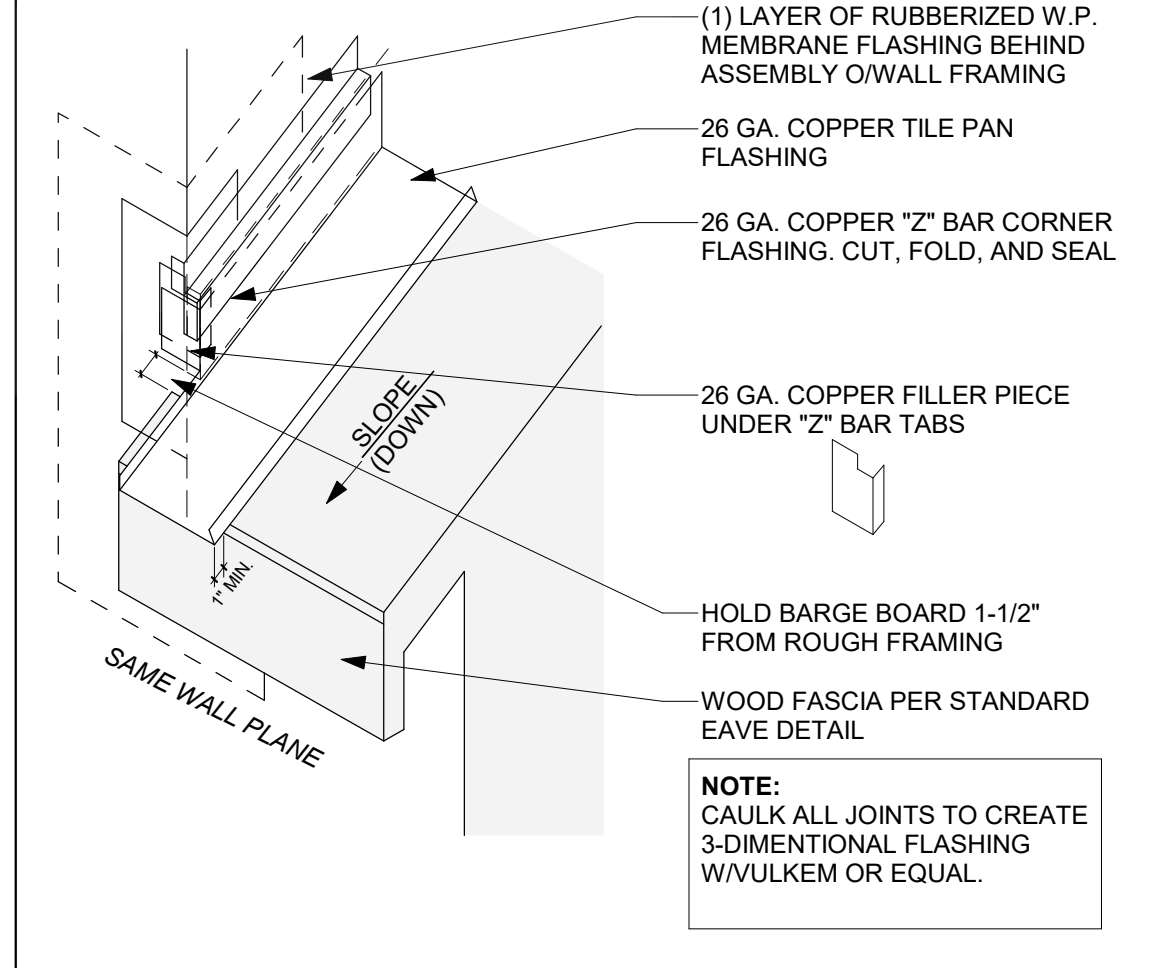
31 FLASHING - WINDOW TYP.

SCALE: 12" = 1'-0"



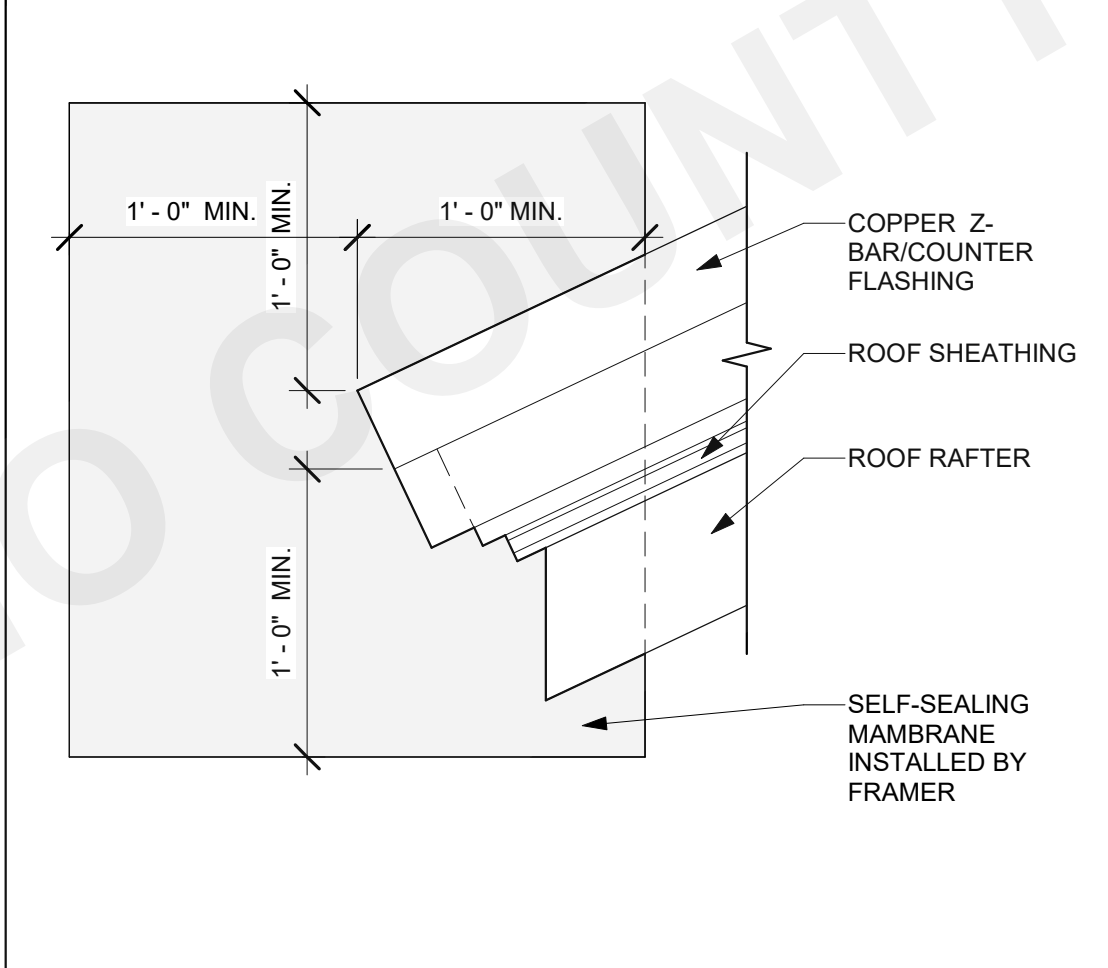
42 FLASHING - G.I. VENT

SCALE: 1" = 1'-0"



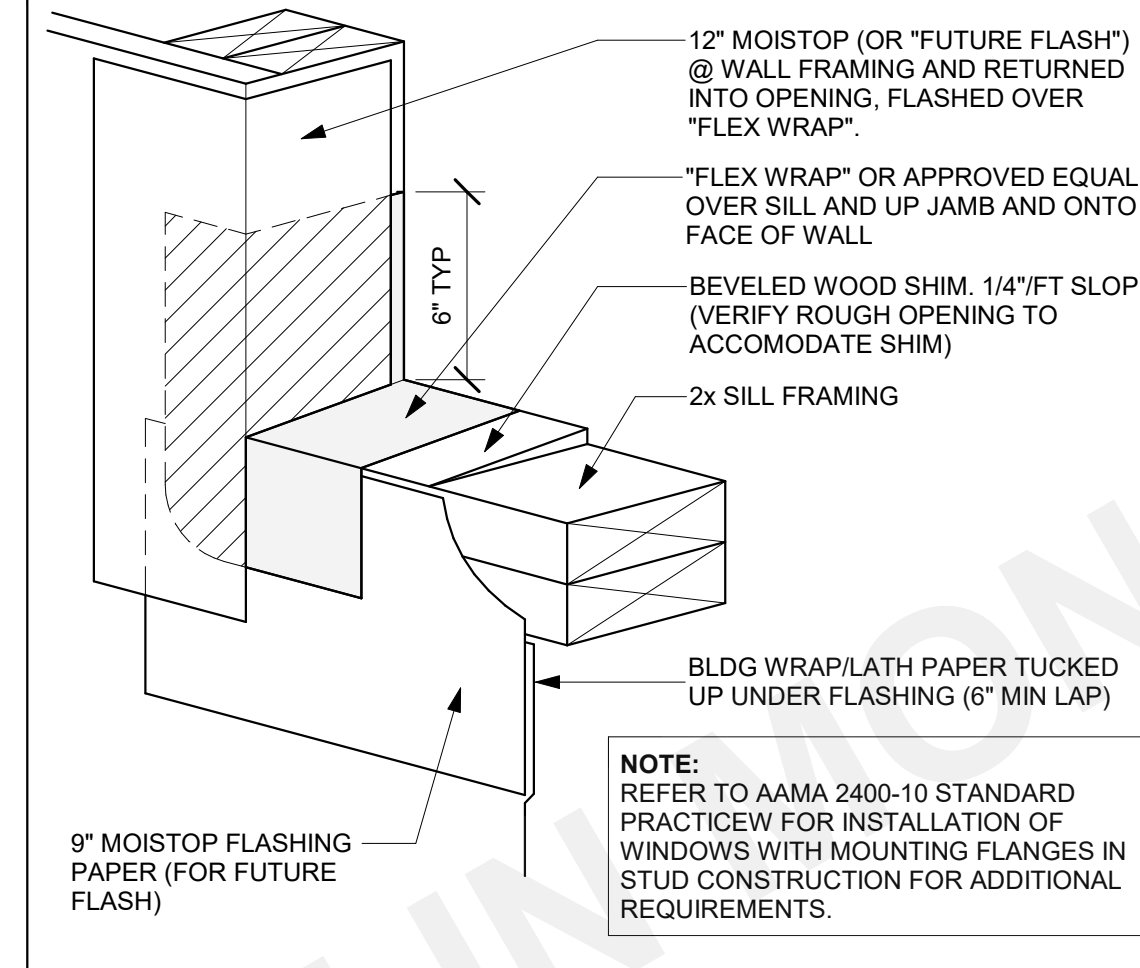
12 ROOF TO WALL TYP. FLASHING 2

SCALE: 3" = 1'-0"



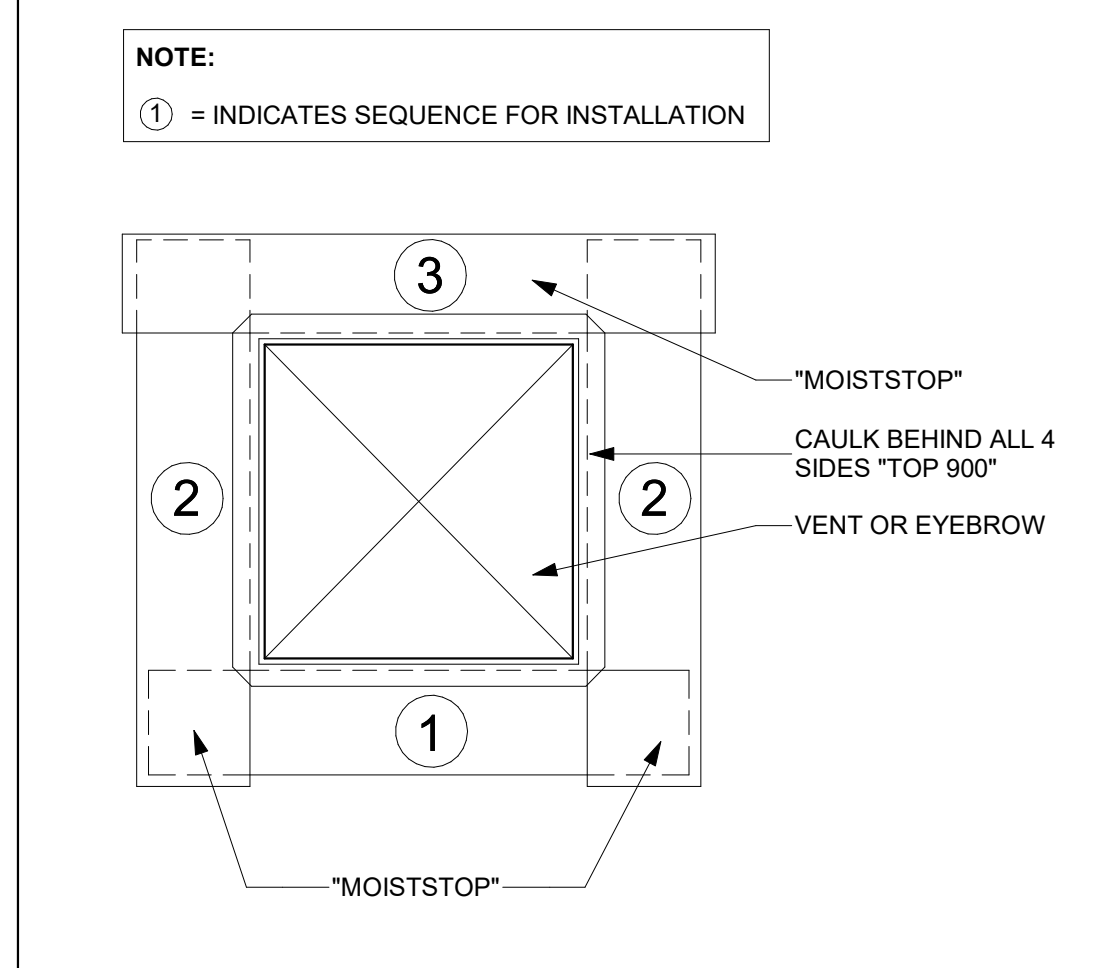
22 FLASHING - FASCIA TO WALL TYP.

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



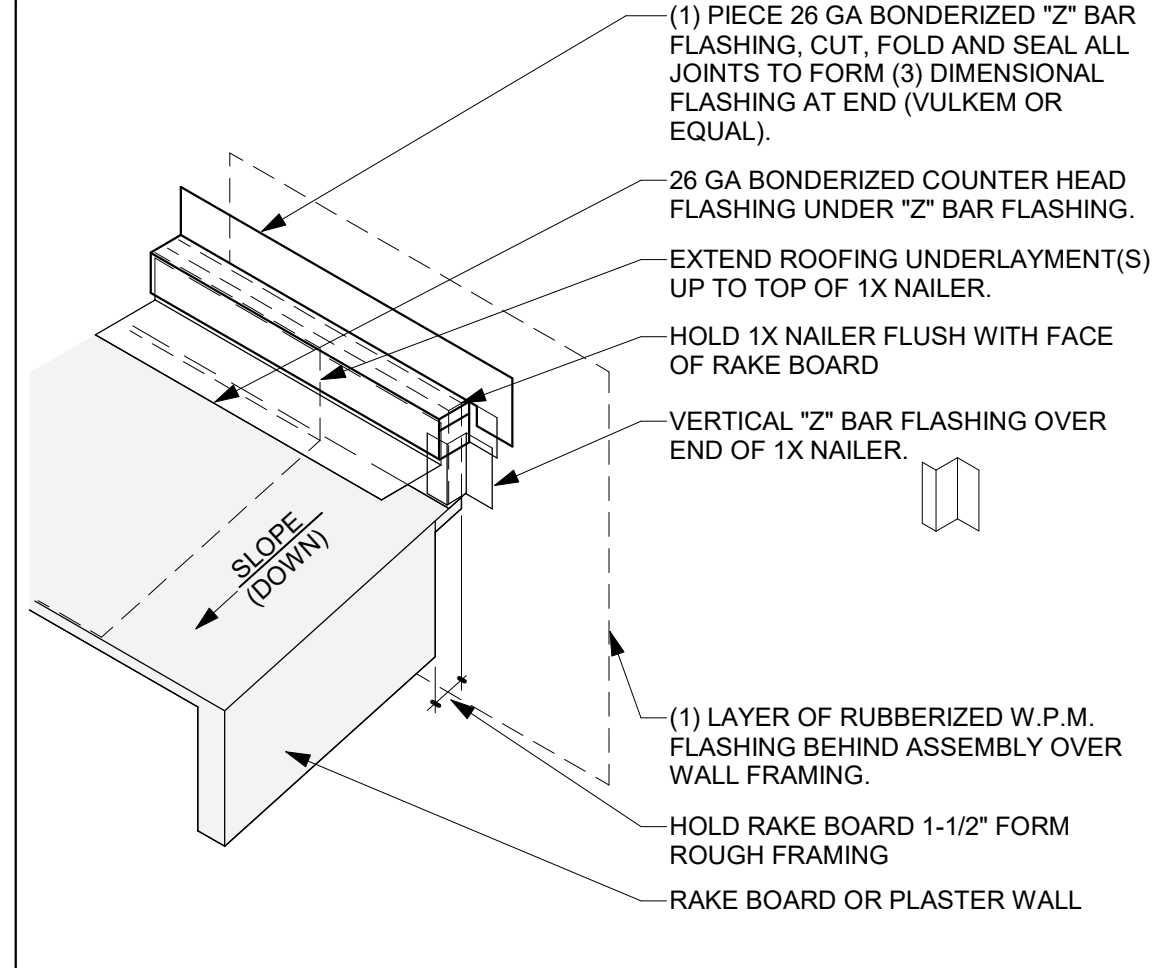
32 FLASHING - WINDOW CORNER TYP.

SCALE: 12" = 1'-0"



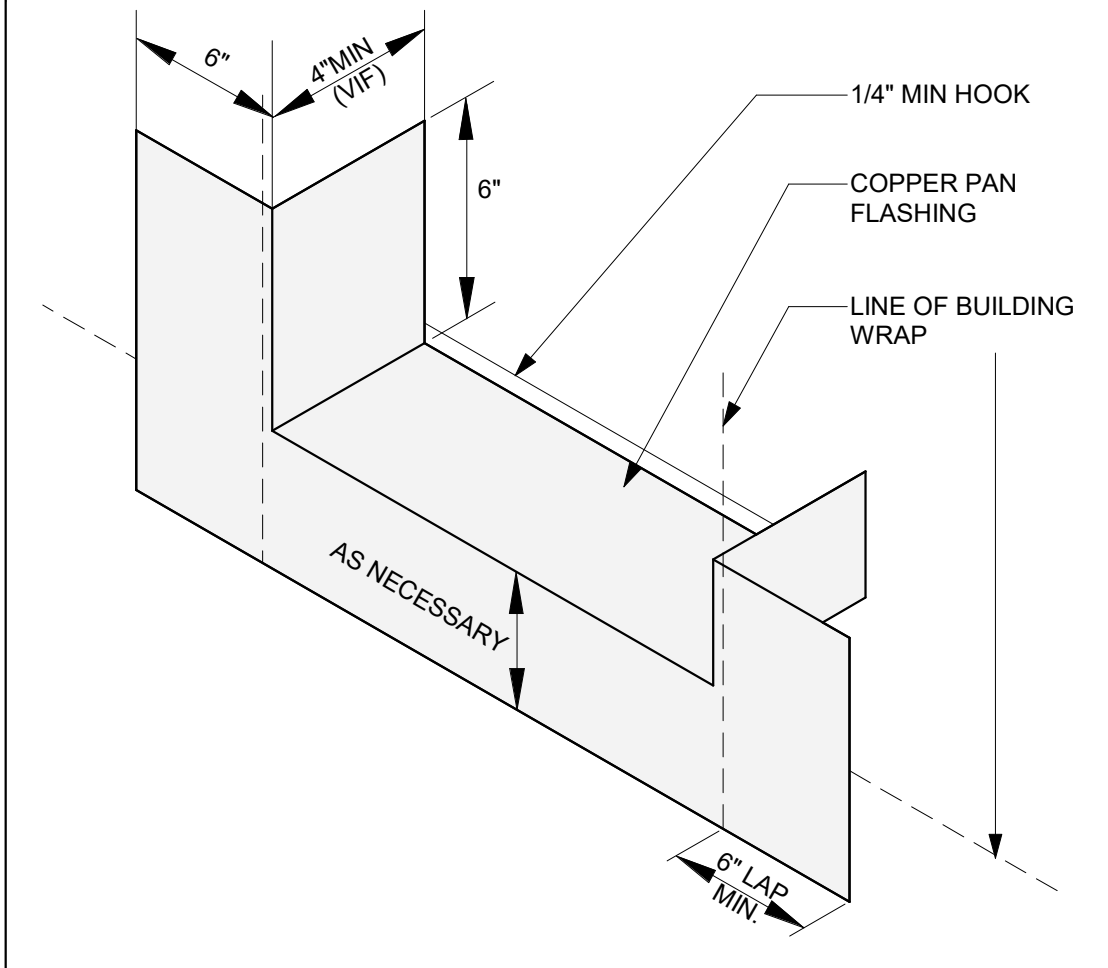
44 FLASHING - G.I. VENT

SCALE: 1" = 1'-0"



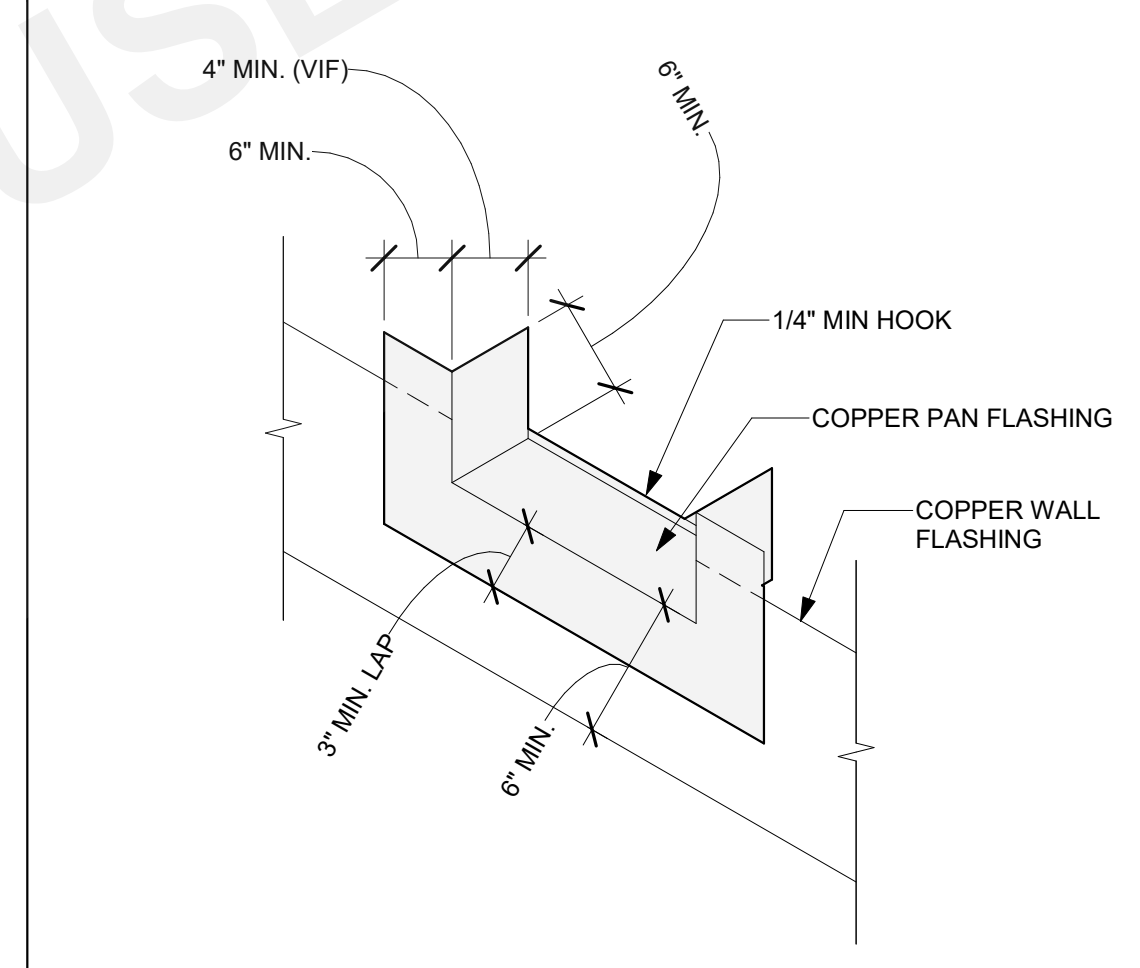
13 ROOF TO WALL TYP. FLASHING 3

SCALE: 3" = 1'-0"



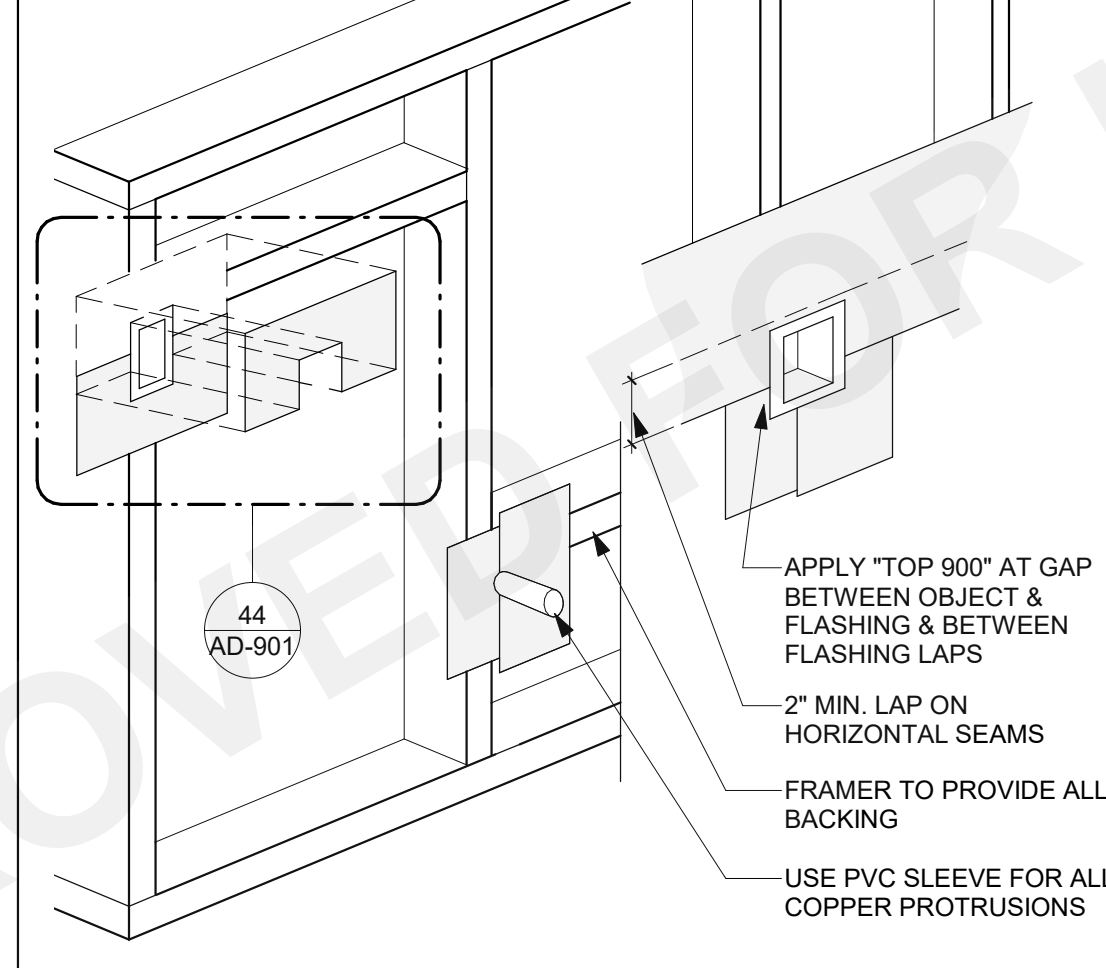
23 FLASHING PAN @ DOOR THRESHOLD

SCALE: 3" = 1'-0"



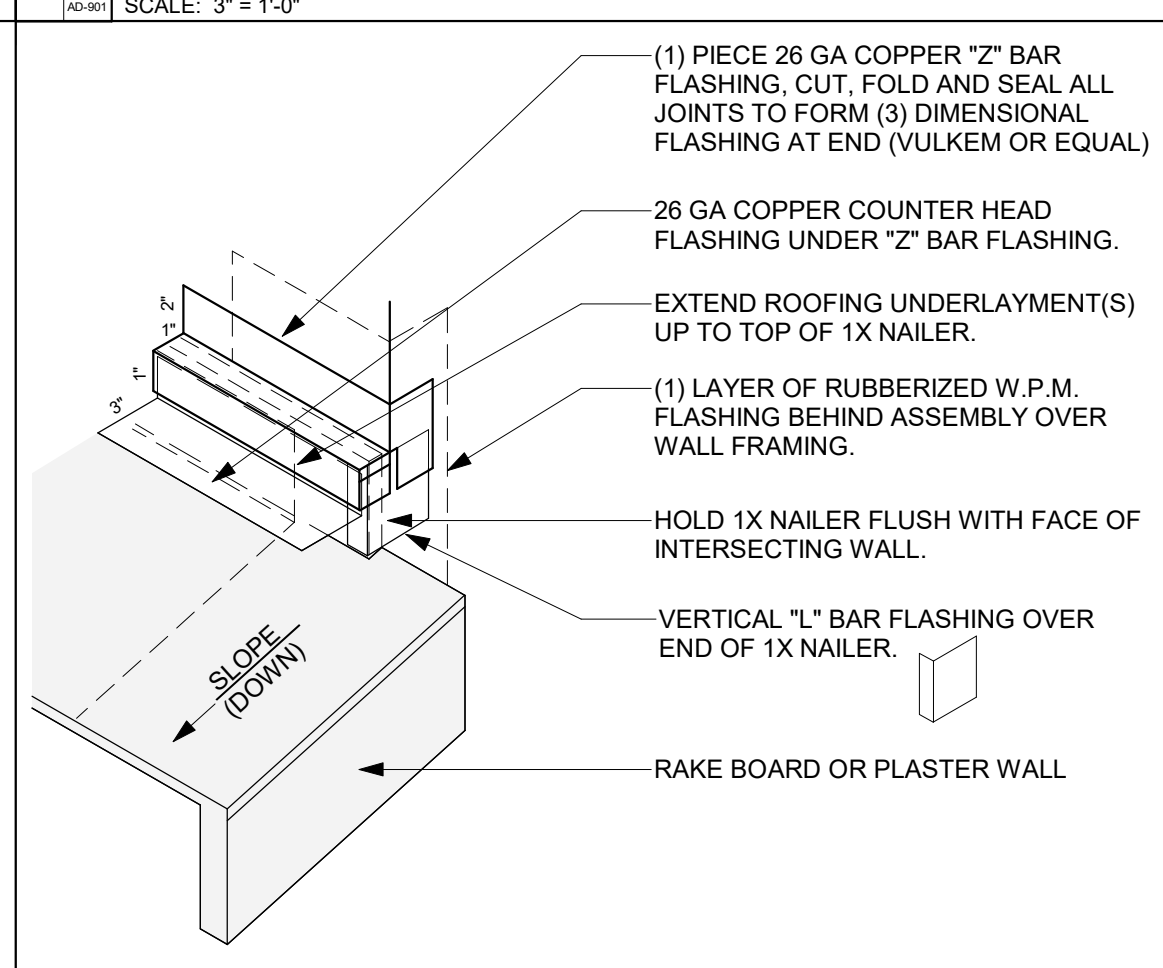
33 FLASHING - DOOR AT GRADE

NTS



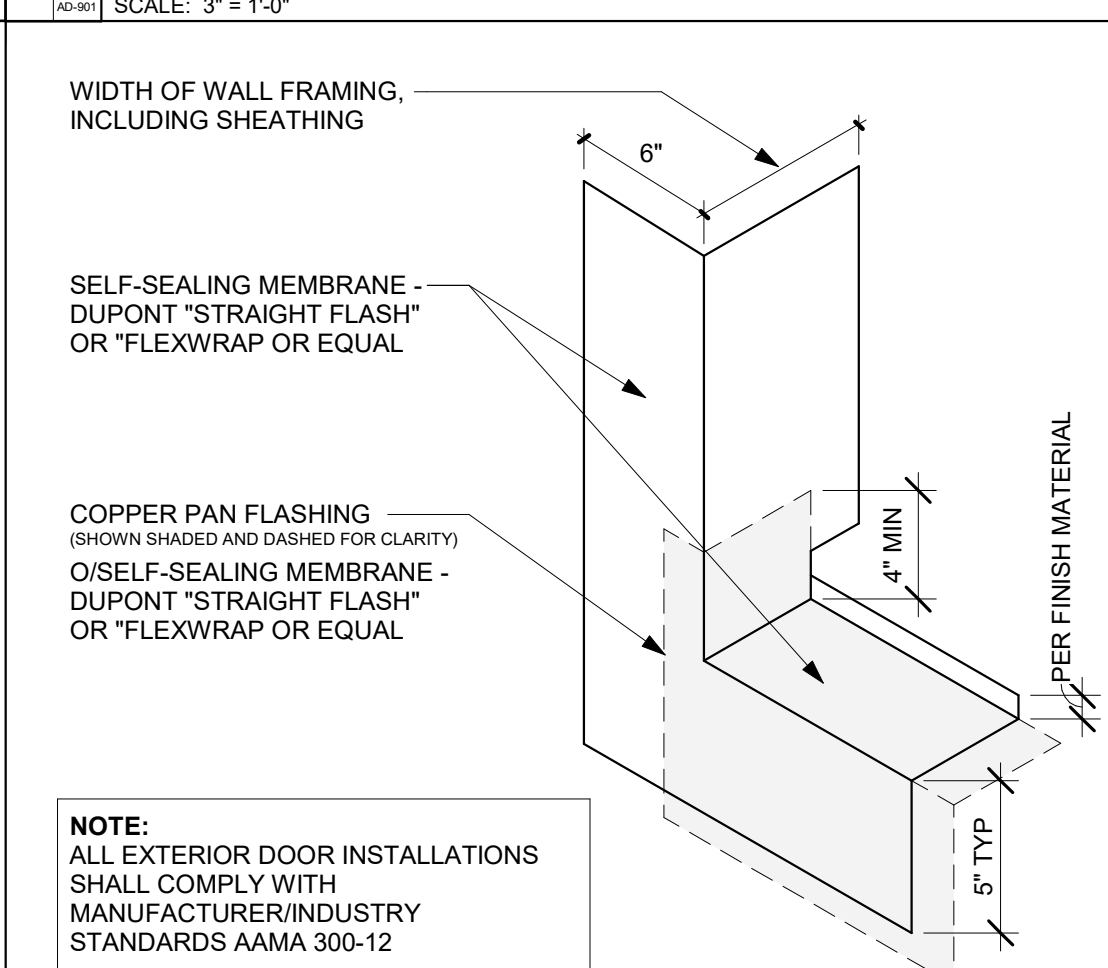
43 FLASHING - PROTRUSIONS

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



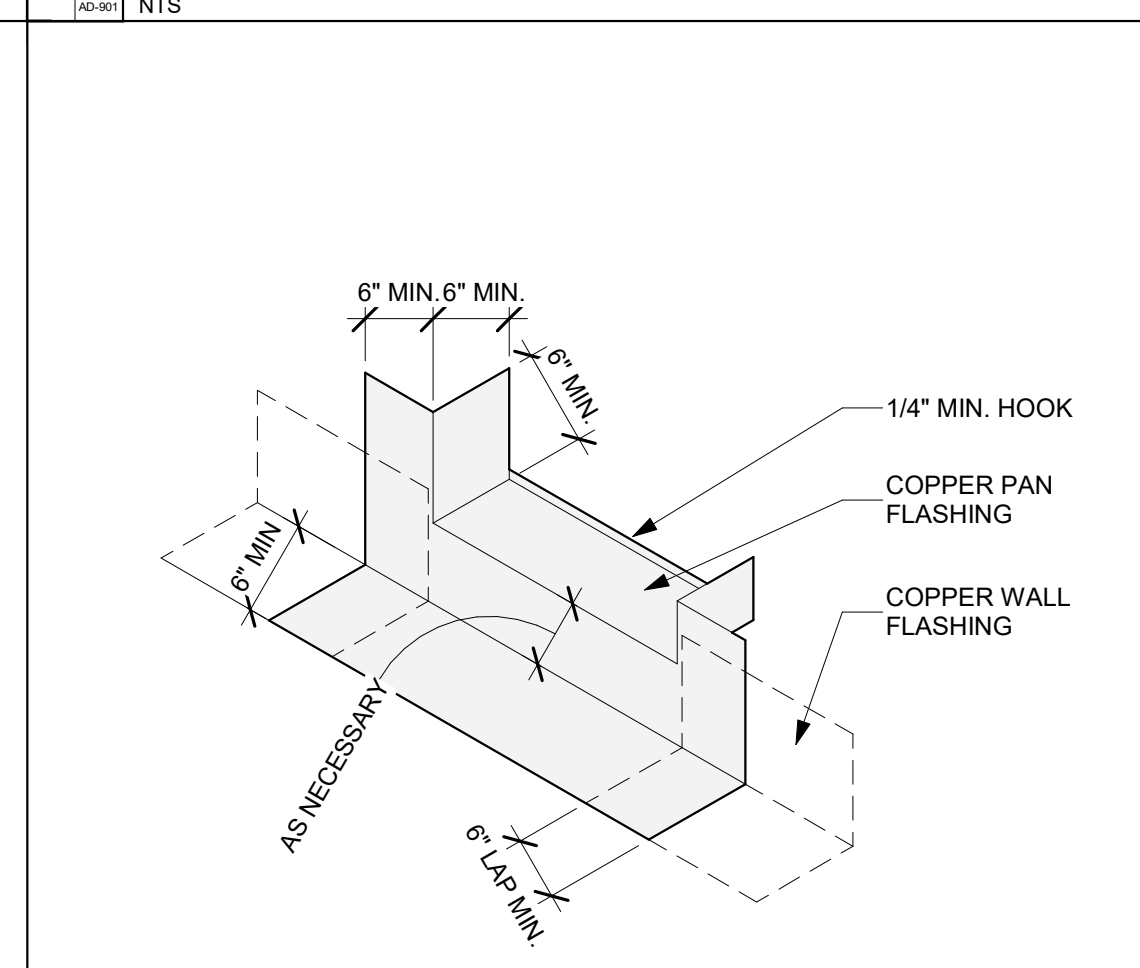
14 ROOF TO WALL TYP. FLASHING 4

SCALE: 3" = 1'-0"



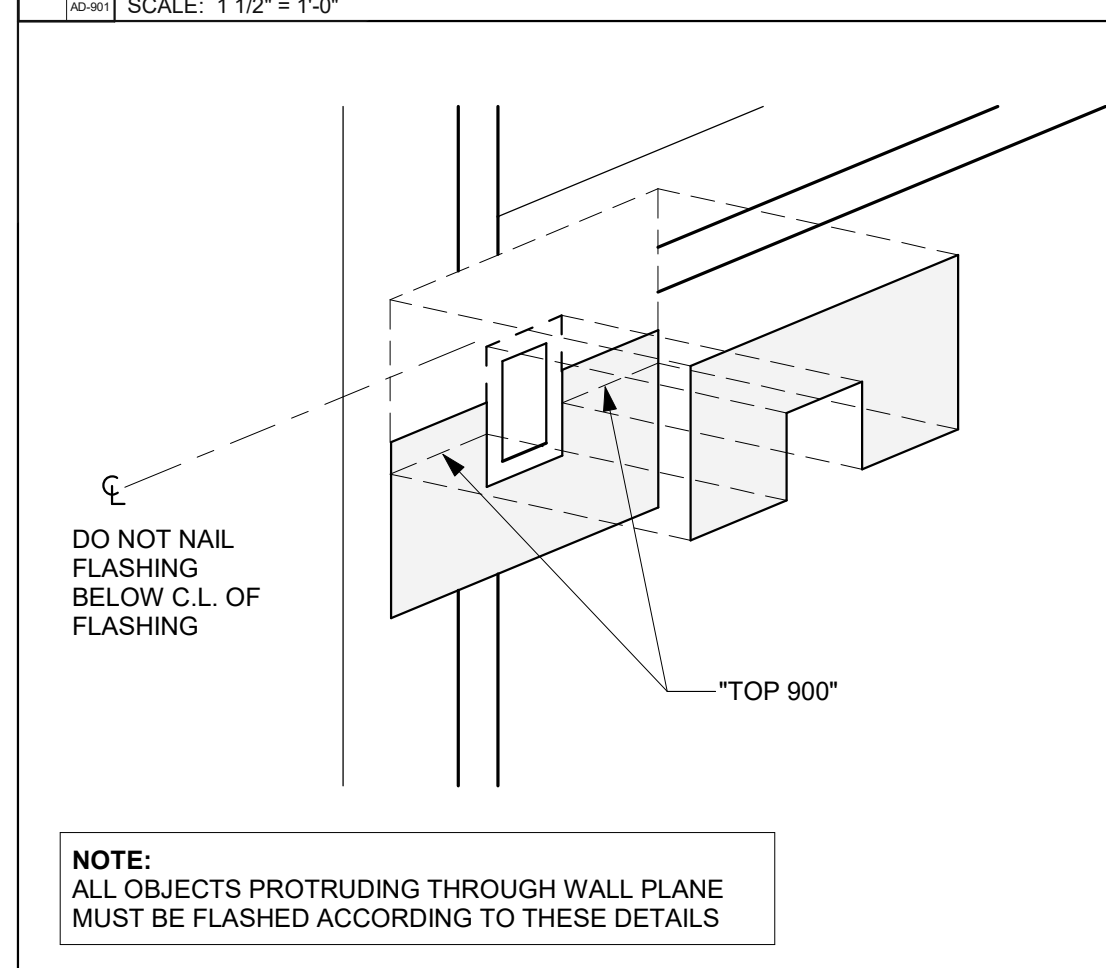
24 FLASHING - JAMB TO SILL TYP.

SCALE: 3" = 1'-0"



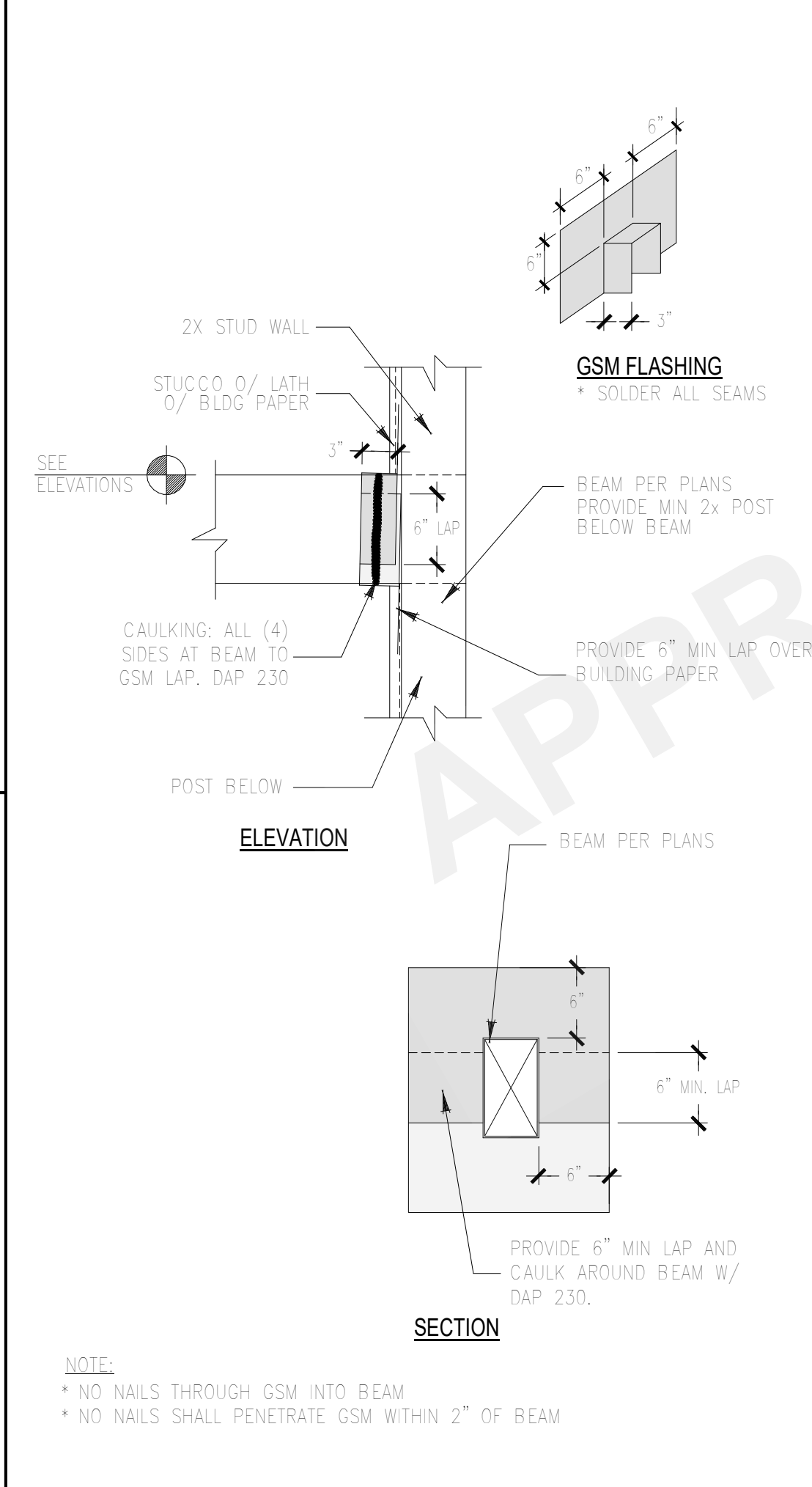
34 FLASHING - DOOR AT W.P. DECK

NTS



44 FLASHING - DETAILED PROTRUSION

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

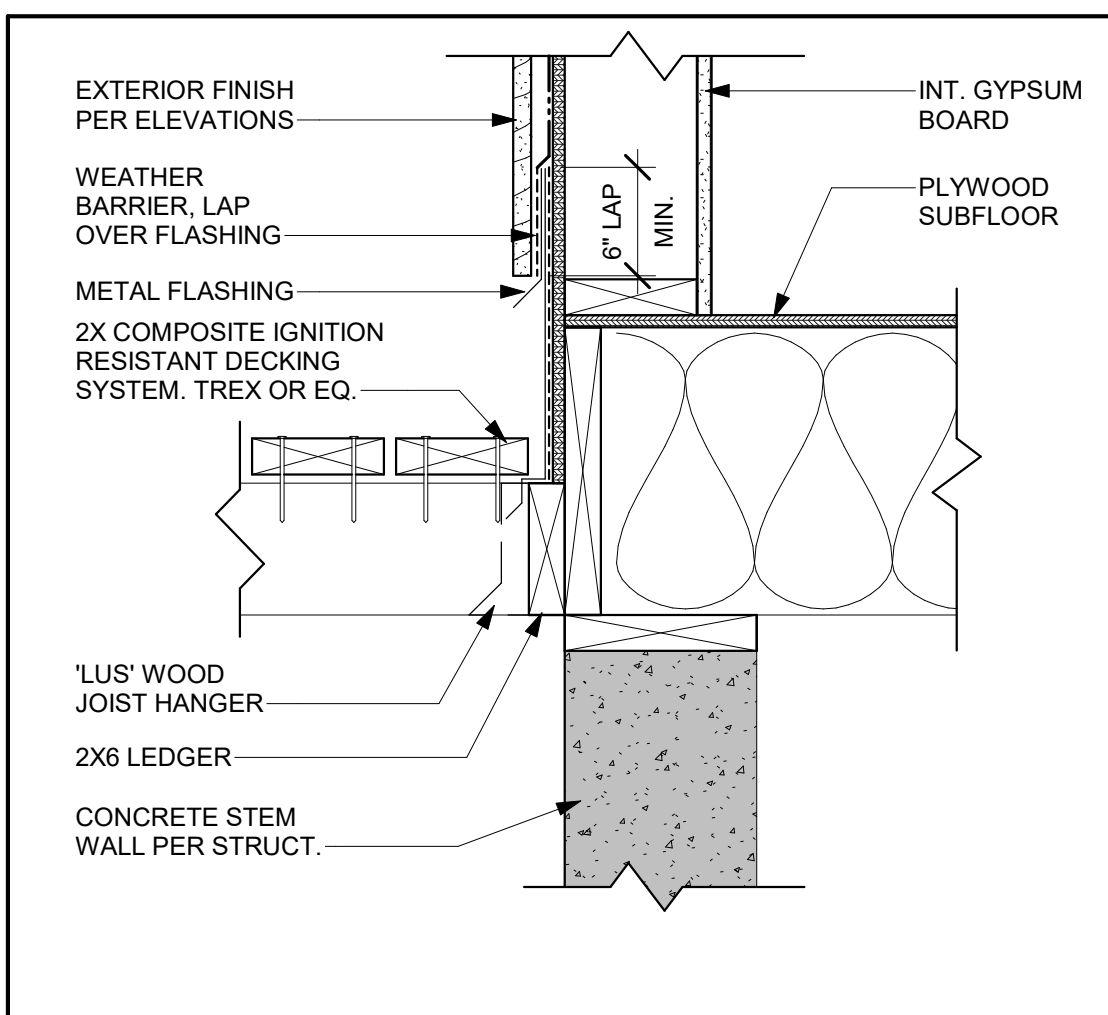


54 BEAM TO WALL FLASHING

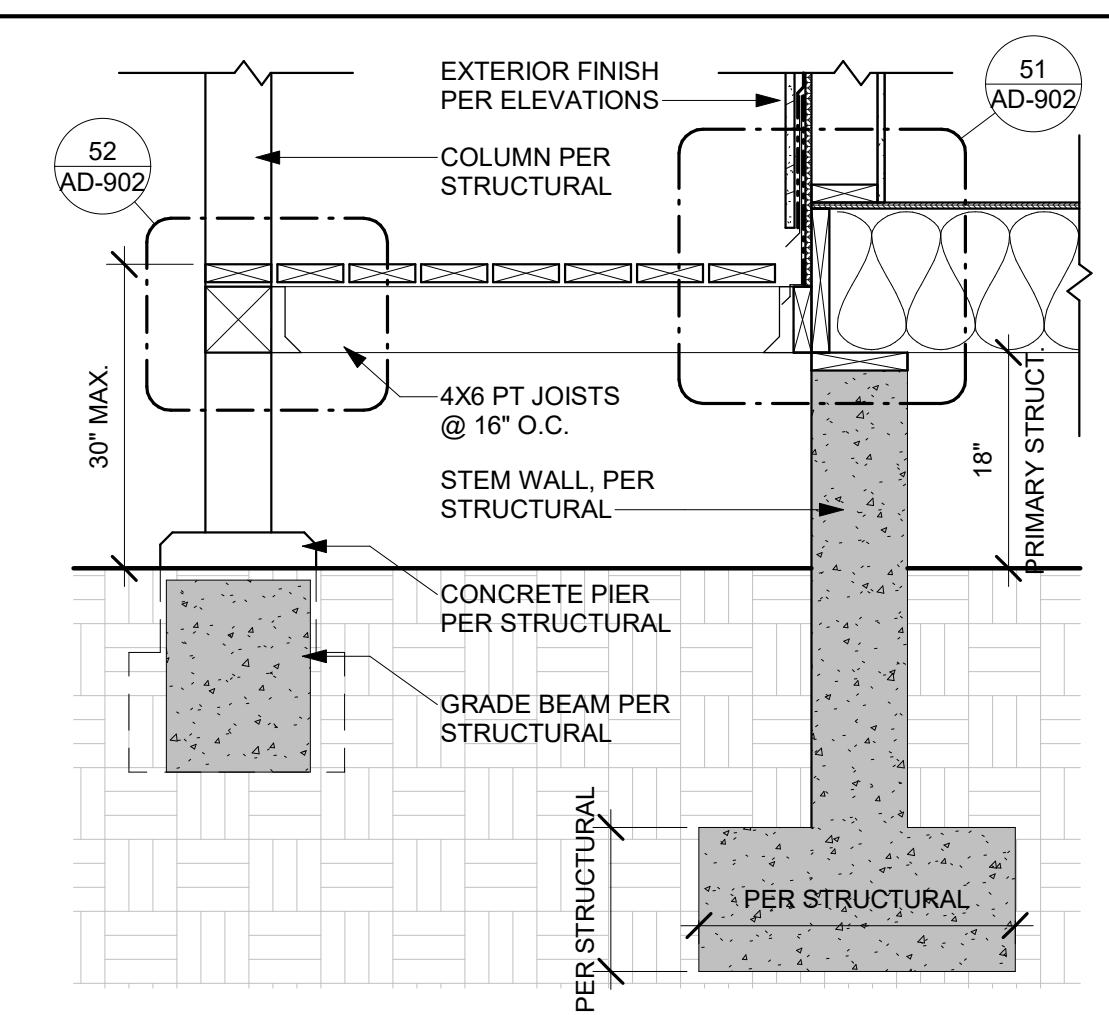
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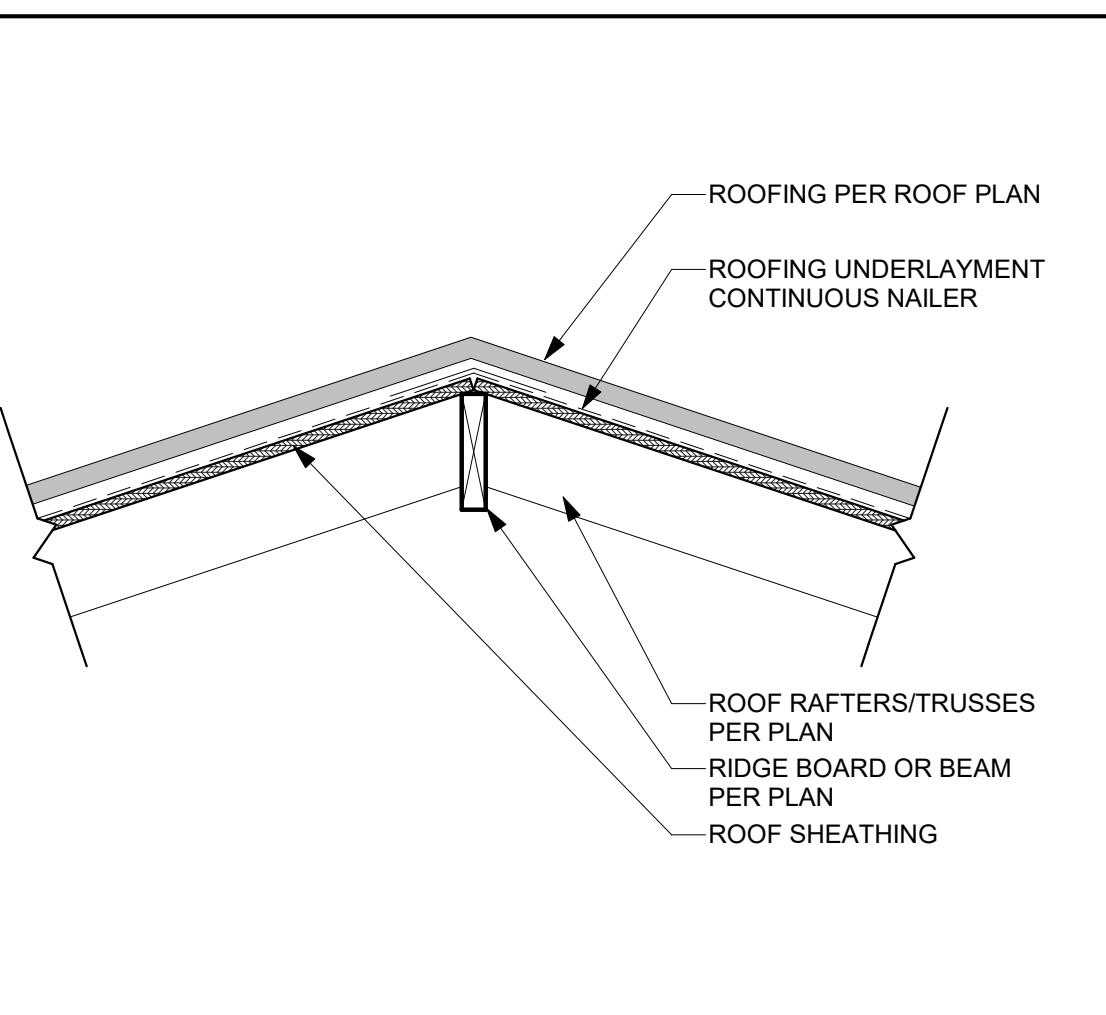
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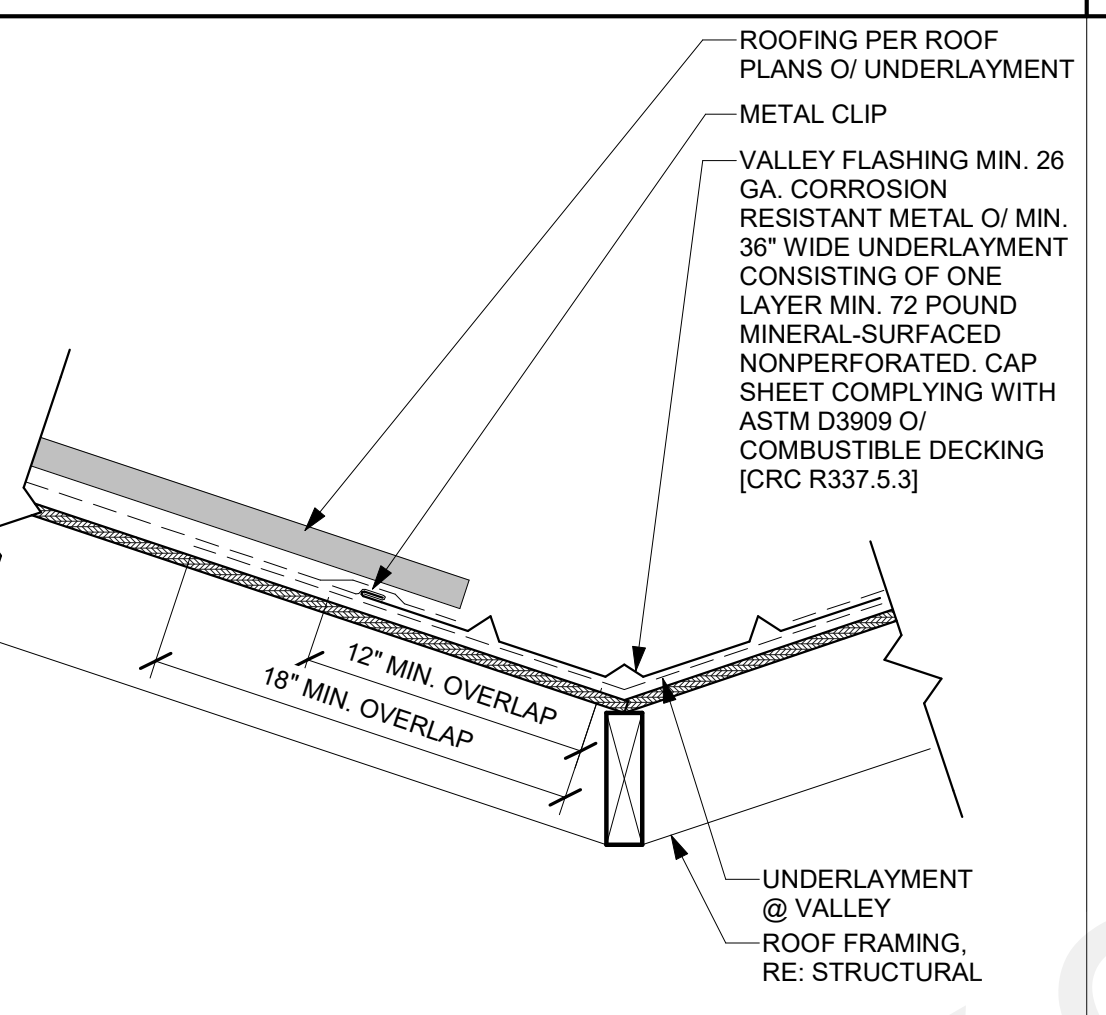
51 DECKING TO EXT. WALL
SCALE: 1 1/2" = 1'-0"



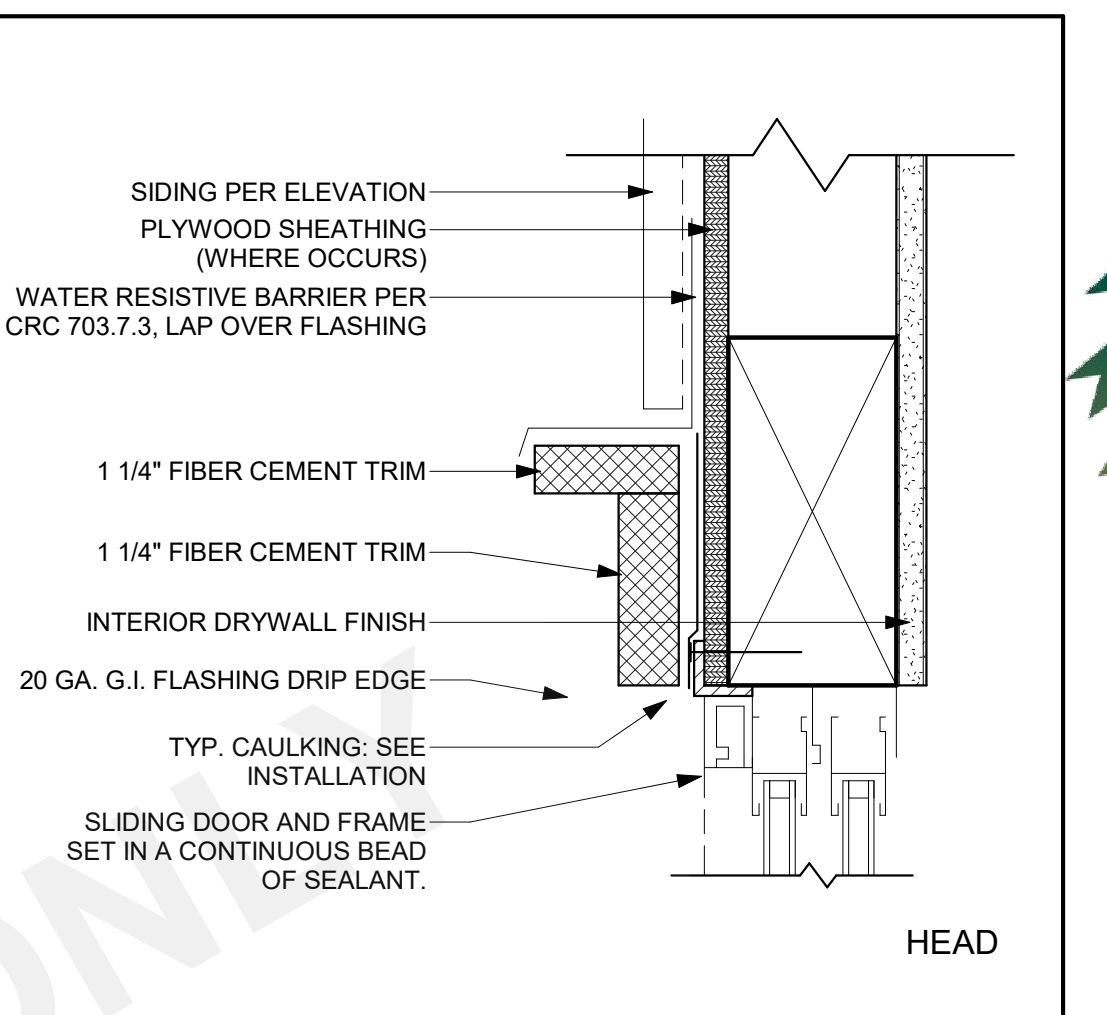
41 RAISED PORCH DETAIL
SCALE: 3/4" = 1'-0"



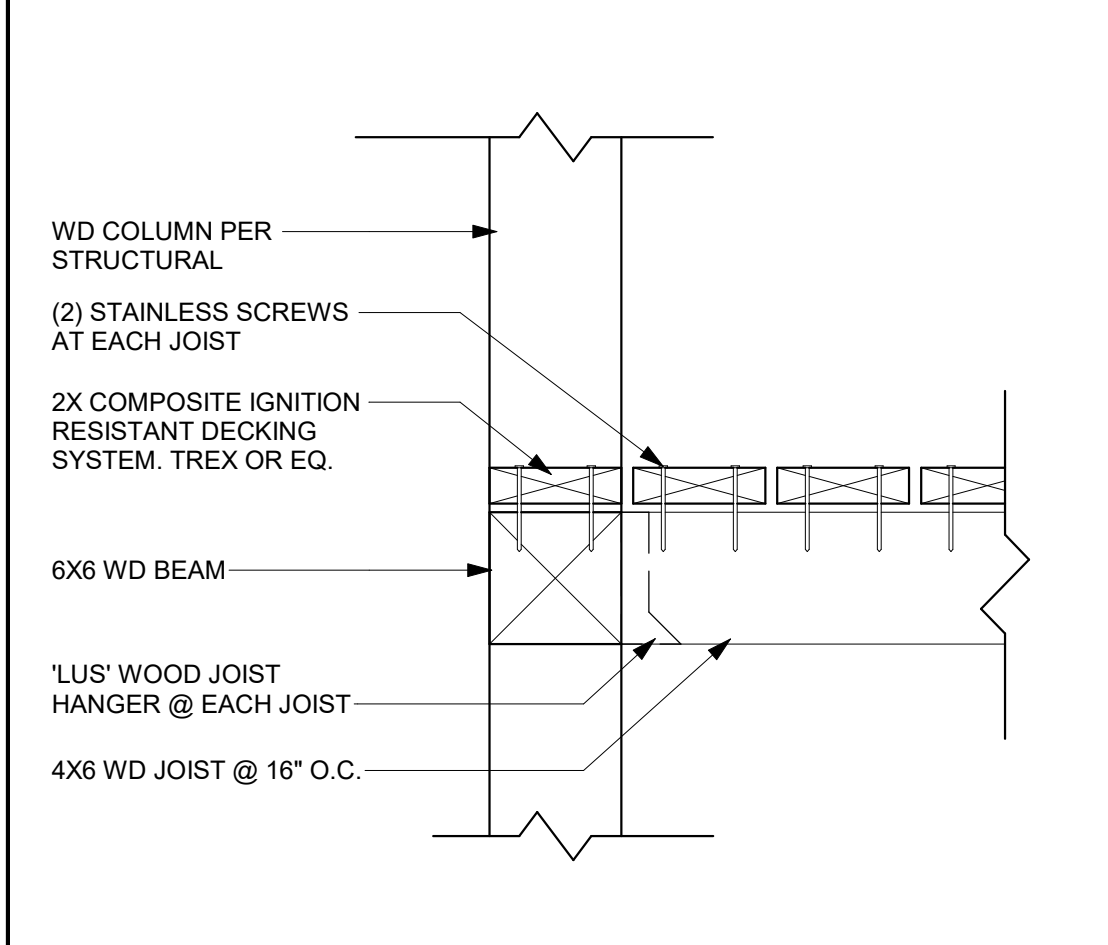
31 ROOF - HIP/RIDGE
SCALE: 1" = 1'-0"



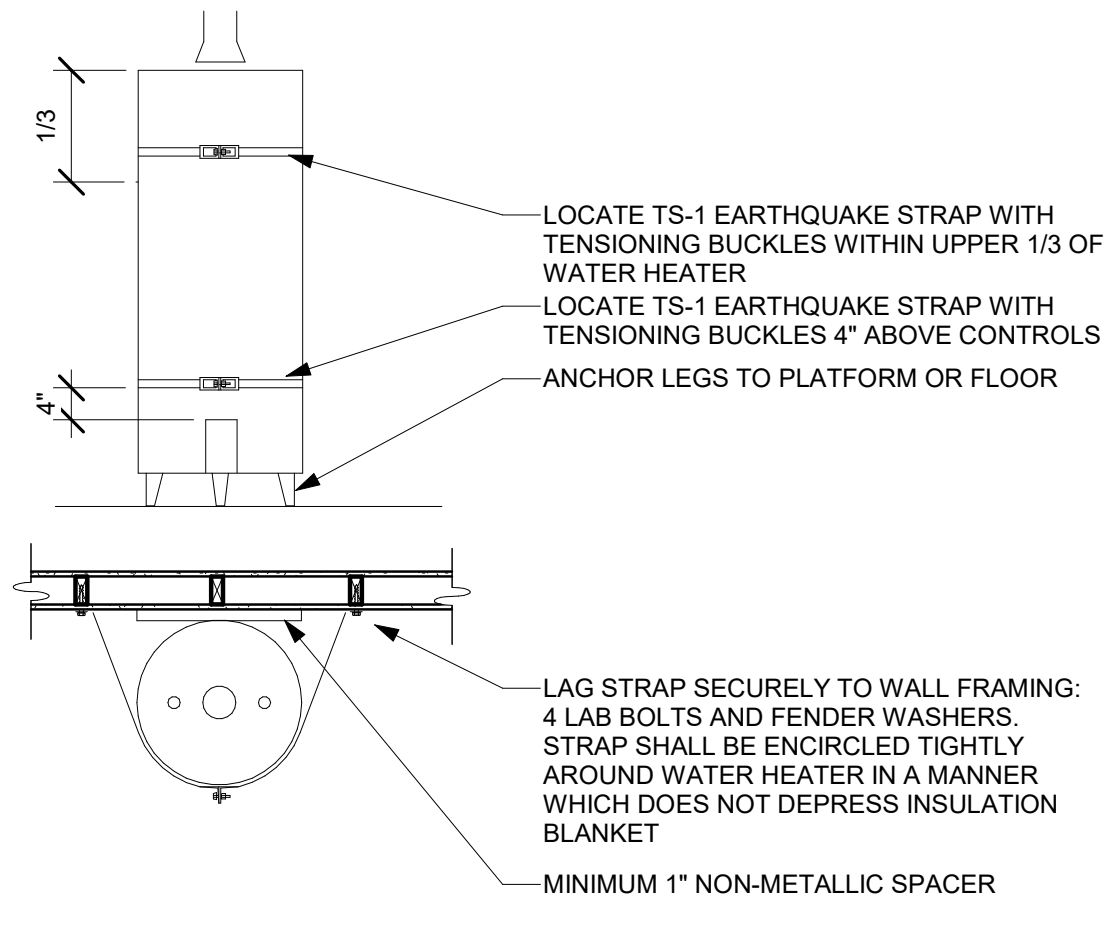
21 ROOF - VALLEY
SCALE: 1 1/2" = 1'-0"



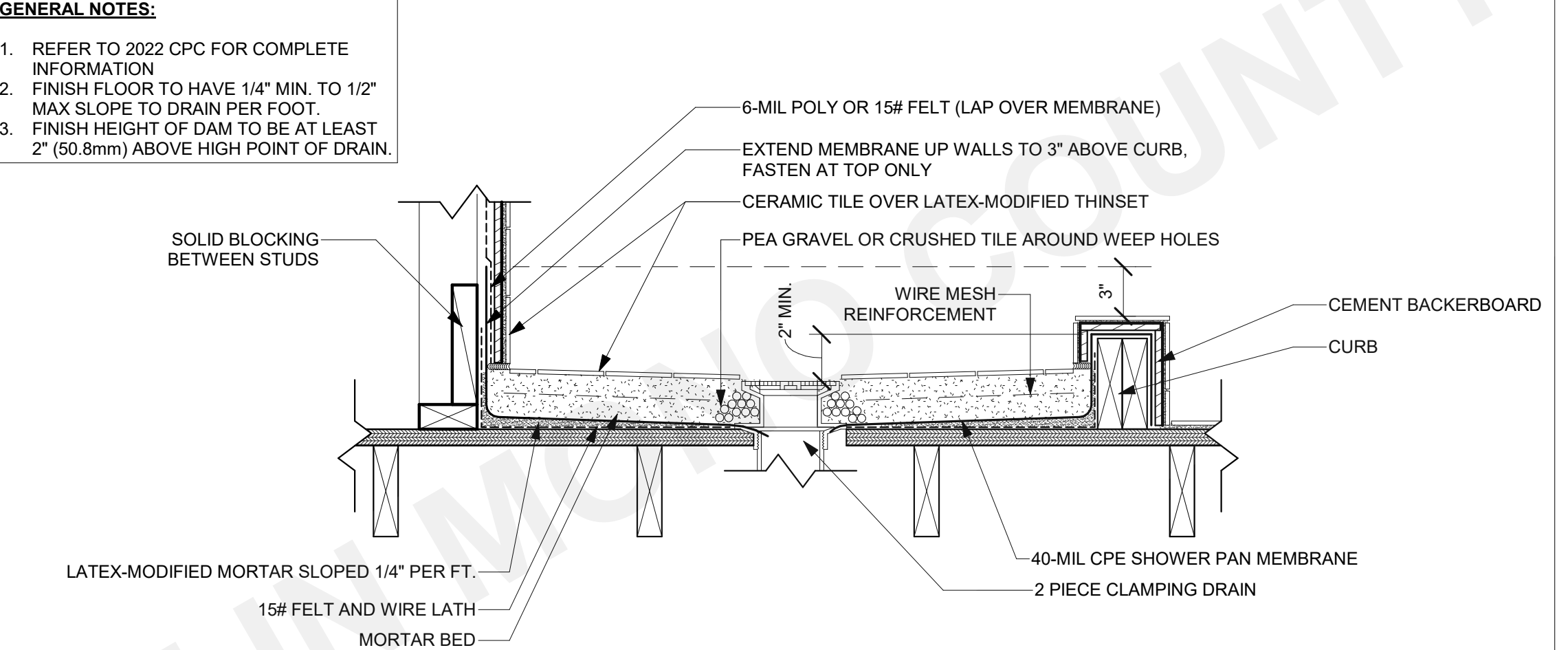
11 DOOR-SLIDING GLASS
SCALE: 3" = 1'-0"



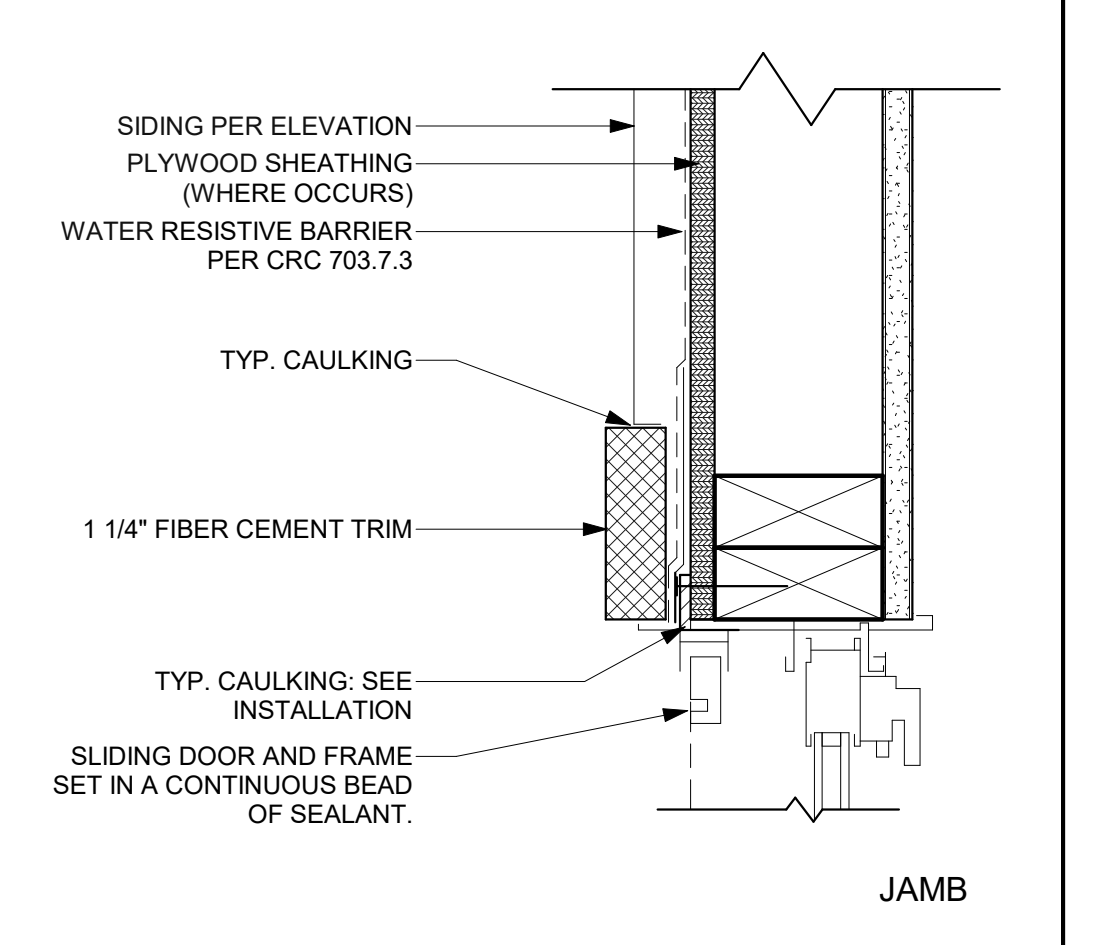
52 PORCH DECK EDGE
SCALE: 1 1/2" = 1'-0"



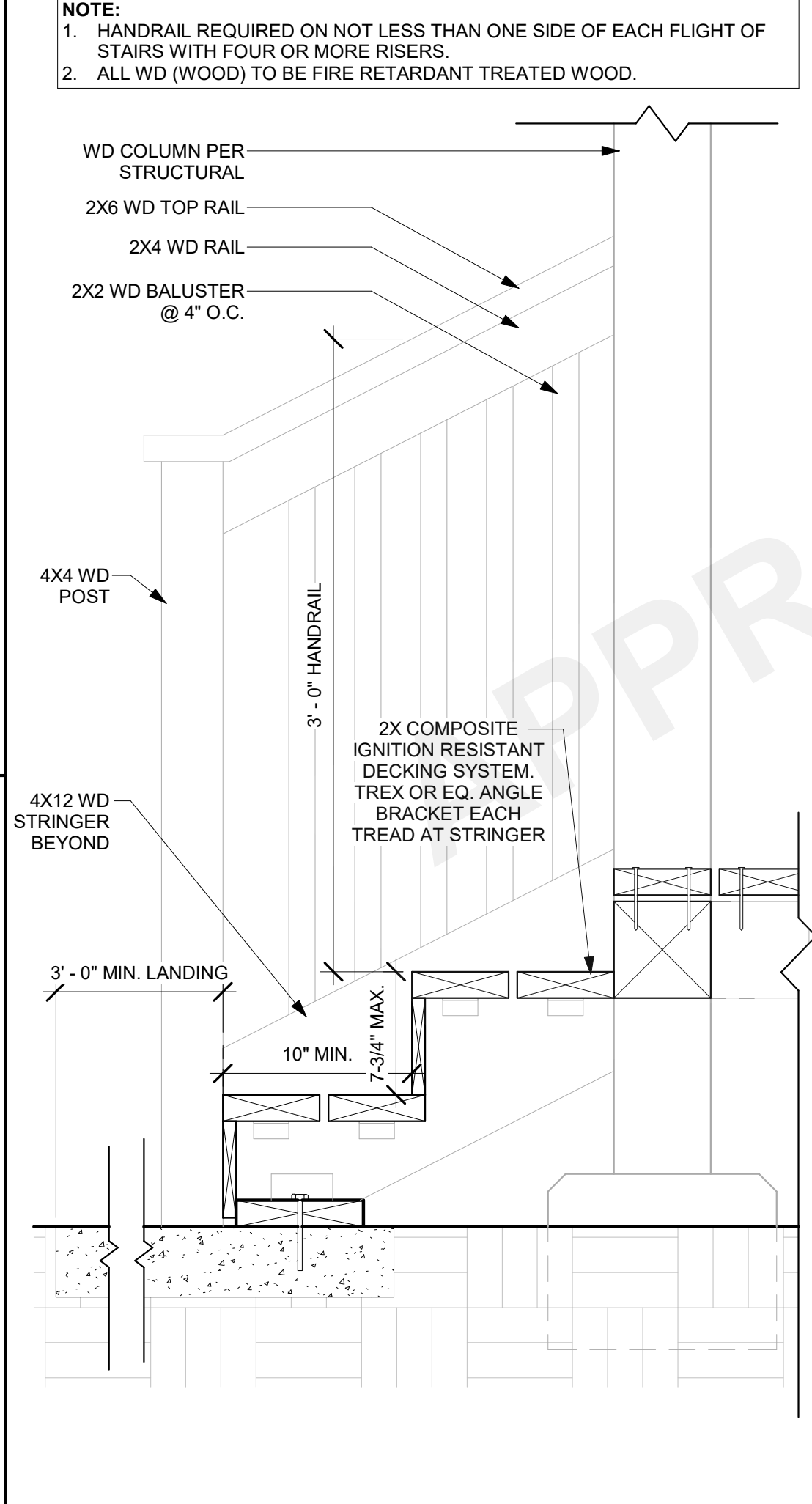
42 WATER HEATER MOUNTING
SCALE: 1 1/2" = 1'-0"



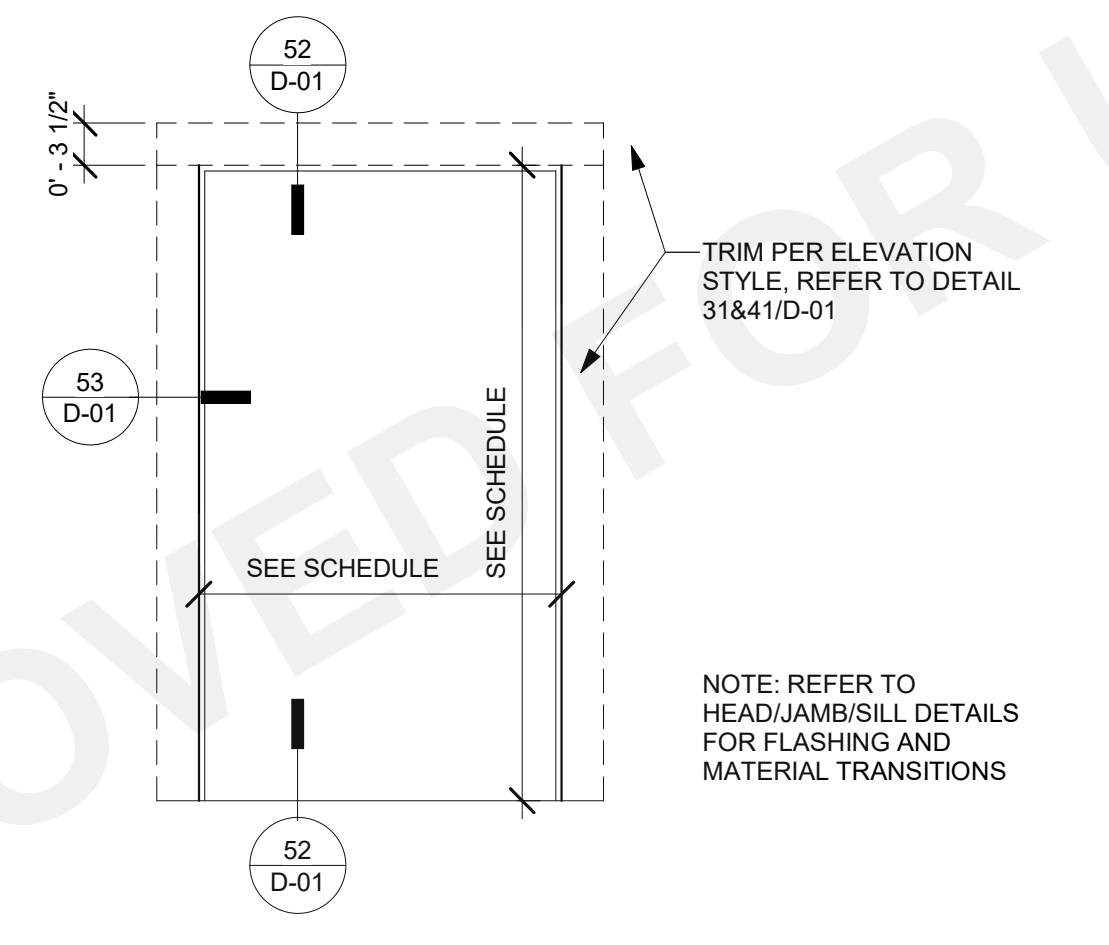
32 SHOWER - SECTION
SCALE: 1 1/2" = 1'-0"



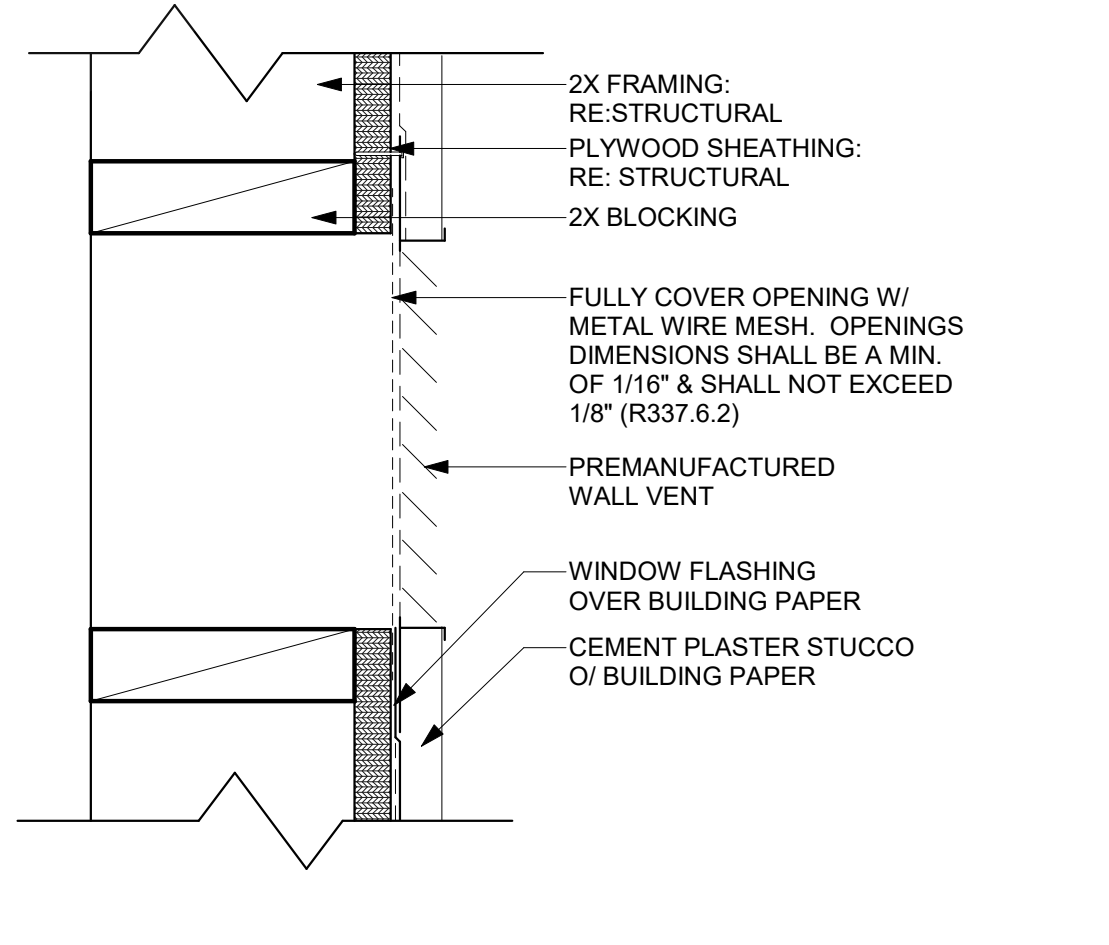
12 DOOR-SLIDING GLASS
SCALE: 3" = 1'-0"



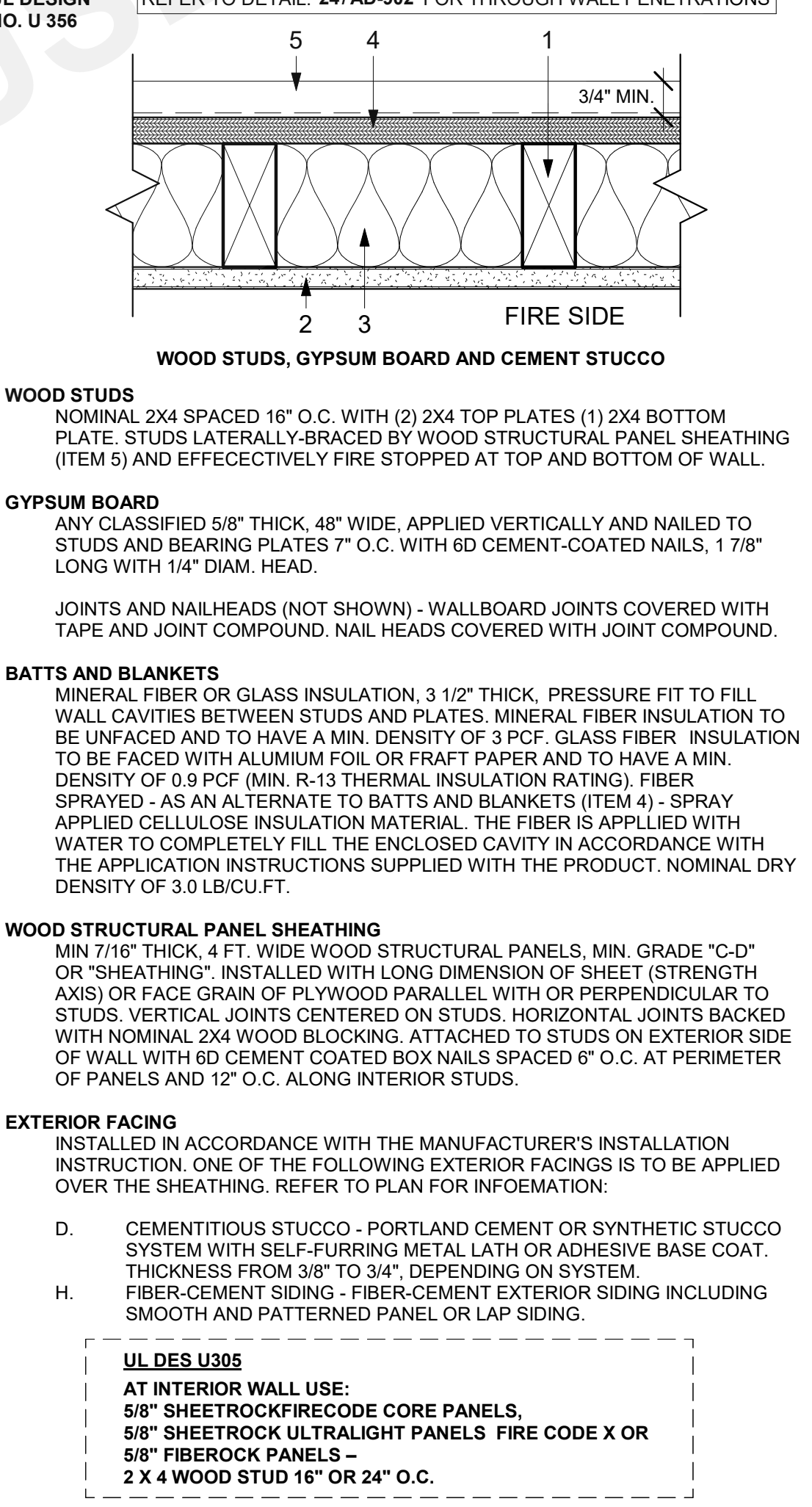
54 PORCH STAIRS
SCALE: 1 1/2" = 1'-0"



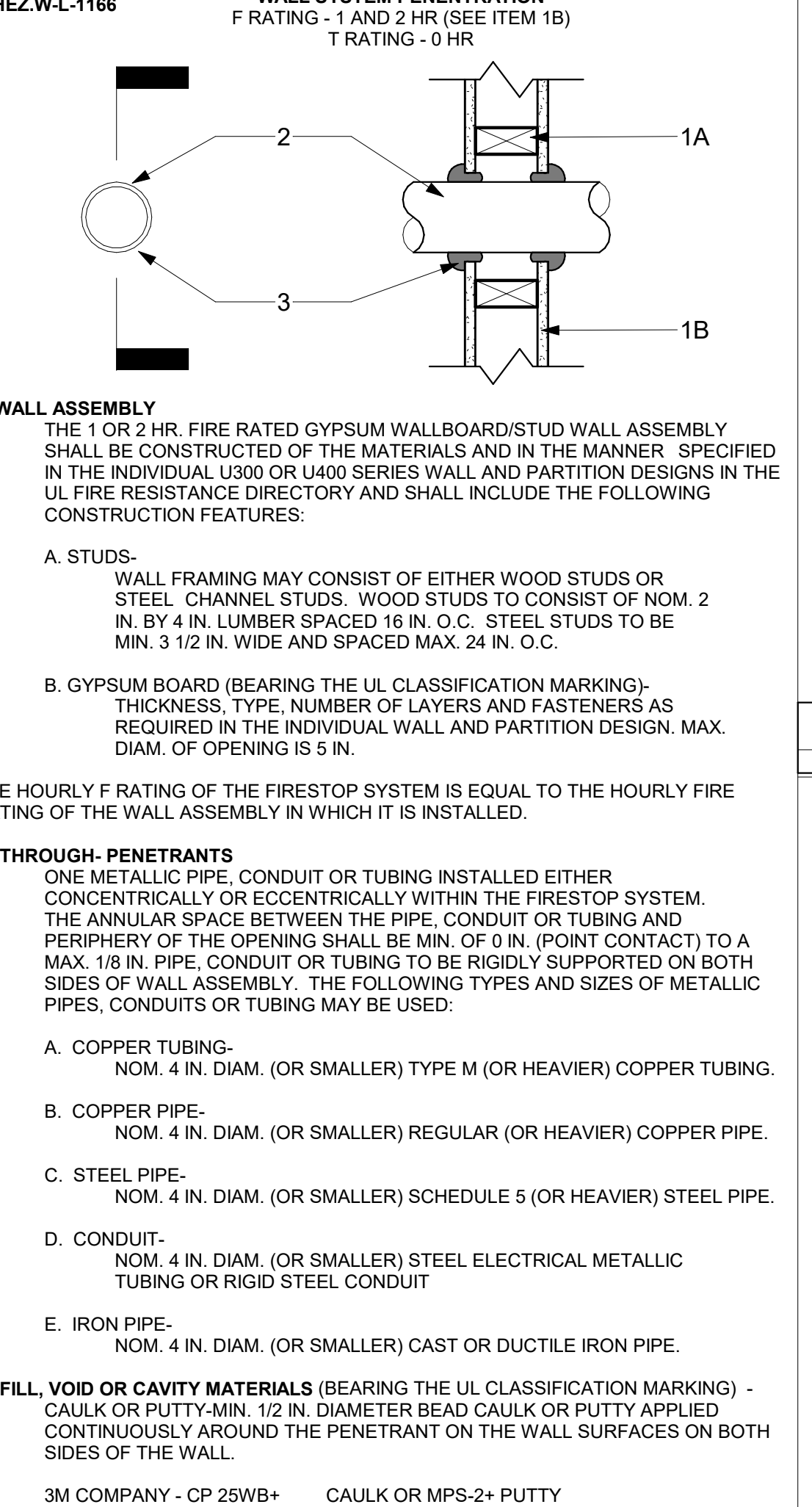
10 DOOR TRIM - SLIDING GLASS
SCALE: 3/4" = 1'-0"



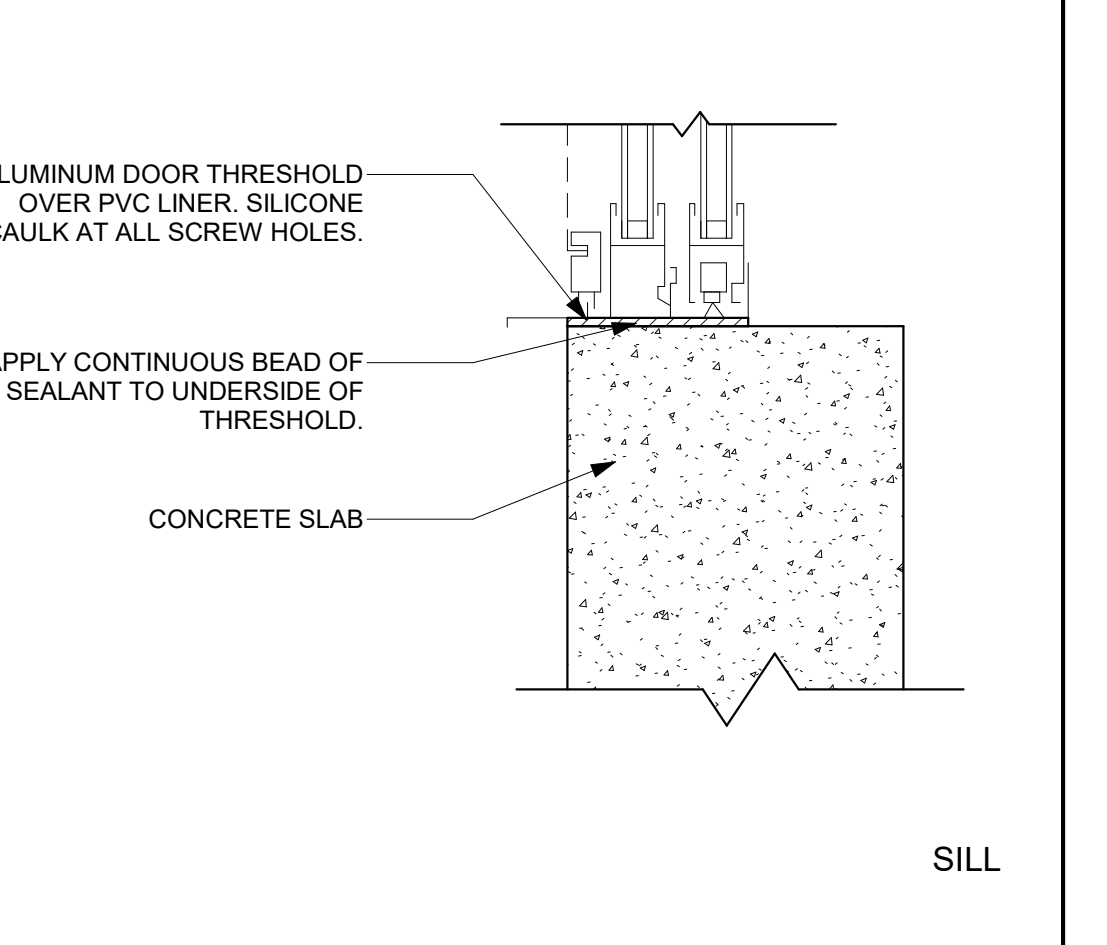
44 WALL VENT
SCALE: 3" = 1'-0"



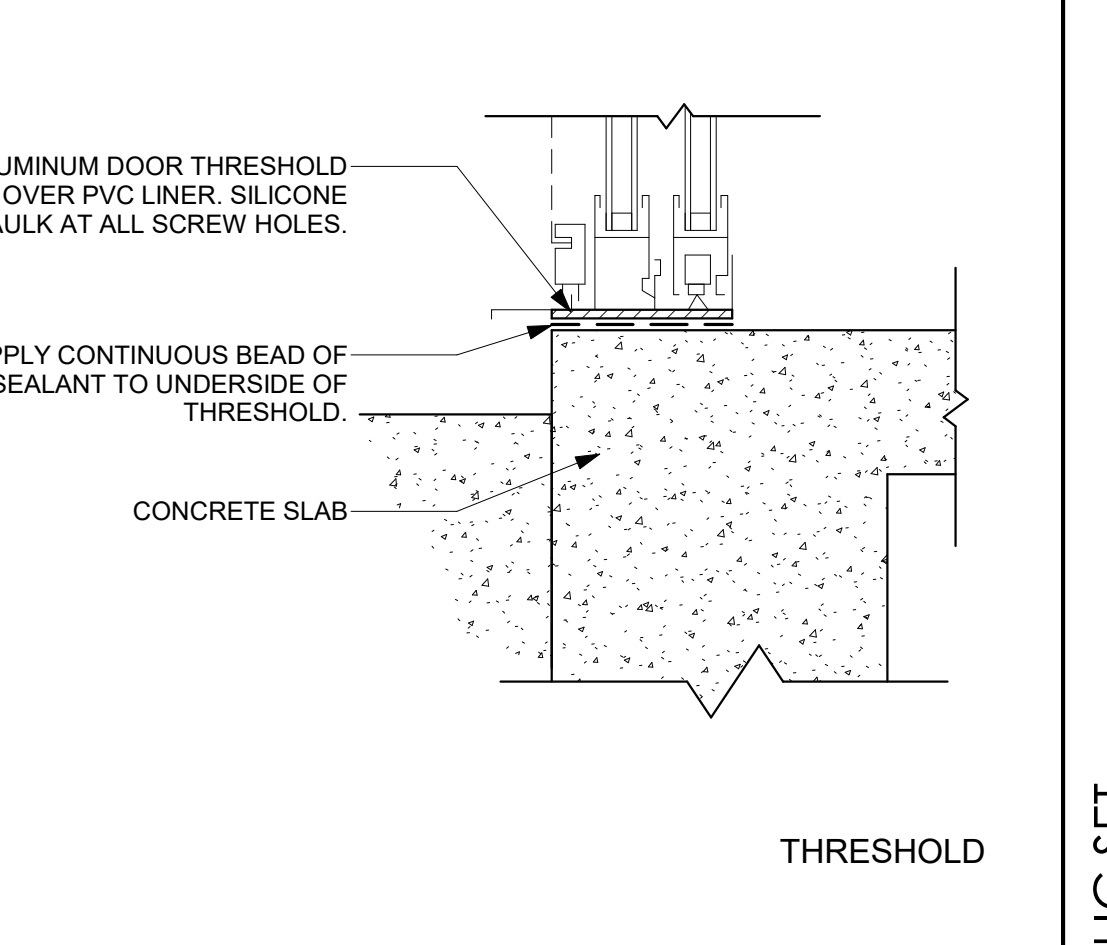
34 1-HR EXT. RATED WALL ASSEMBLY
SCALE: 3" = 1'-0"



24 THROUGH PENETRATION @ WALL 1
SCALE: 1 1/2" = 1'-0"



13 DOOR-SLIDING GLASS
SCALE: 3" = 1'-0"



14 DOOR-SLIDING GLASS - THRESHOLD
SCALE: 3" = 1'-0"

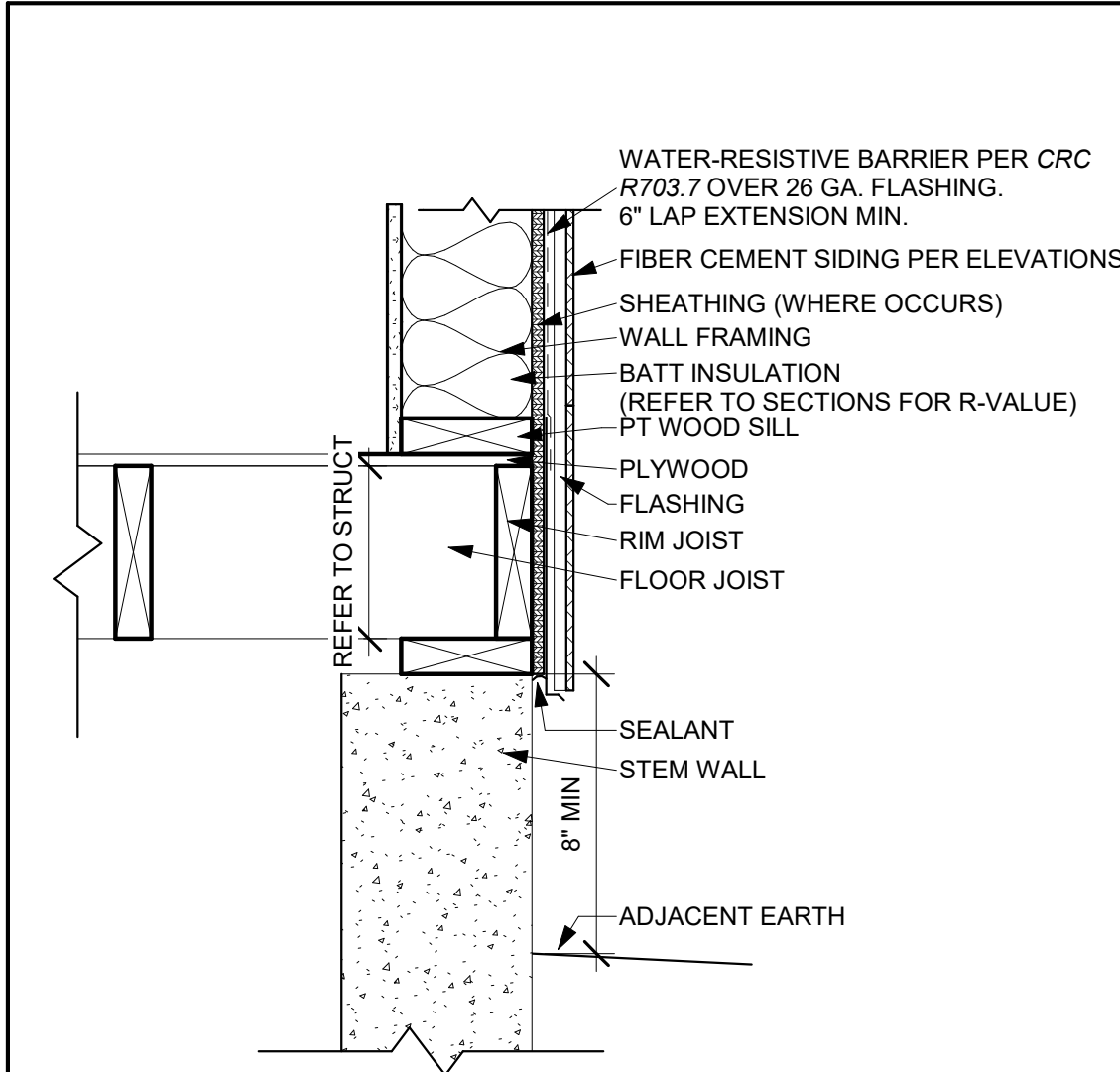
MONO COUNTY ADU PROTOTYPES
MONO COUNTY
ARCHITECTURAL DETAILS - COMMON

DATE
01/10/2024
SHEET
AD-902



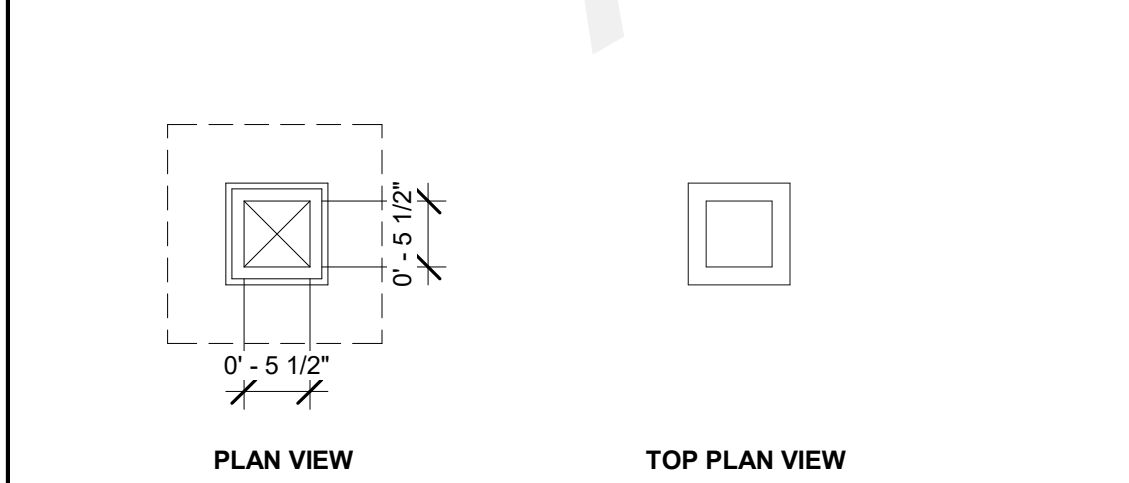
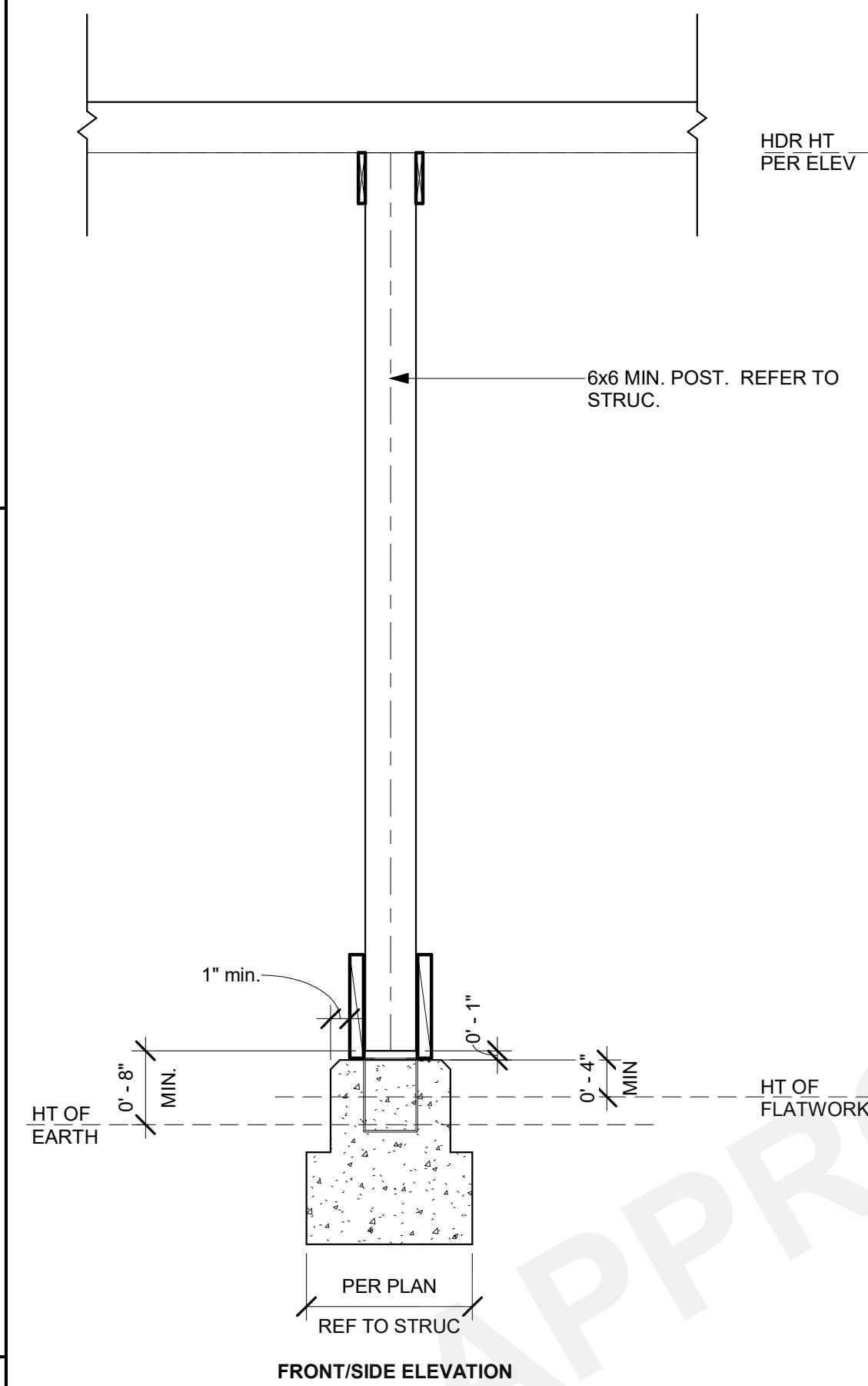
THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED 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.

MONO COUNTY ADU PROTOTYPES
 MONO COUNTY
ARCHITECTURAL DETAILS - RURAL MOUNTAIN



51 TYP. RAISED FOUNDATION

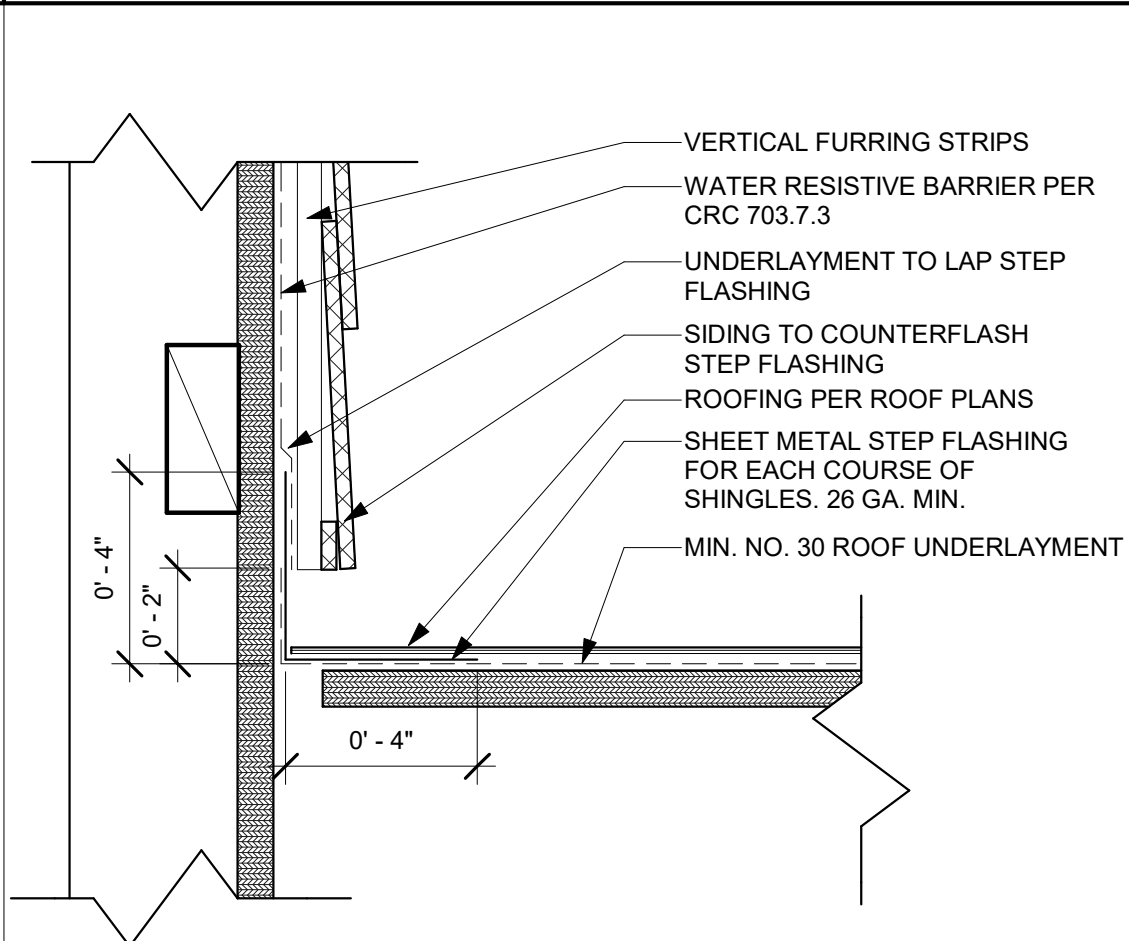
SCALE: 1 1/2" = 1'-0"



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

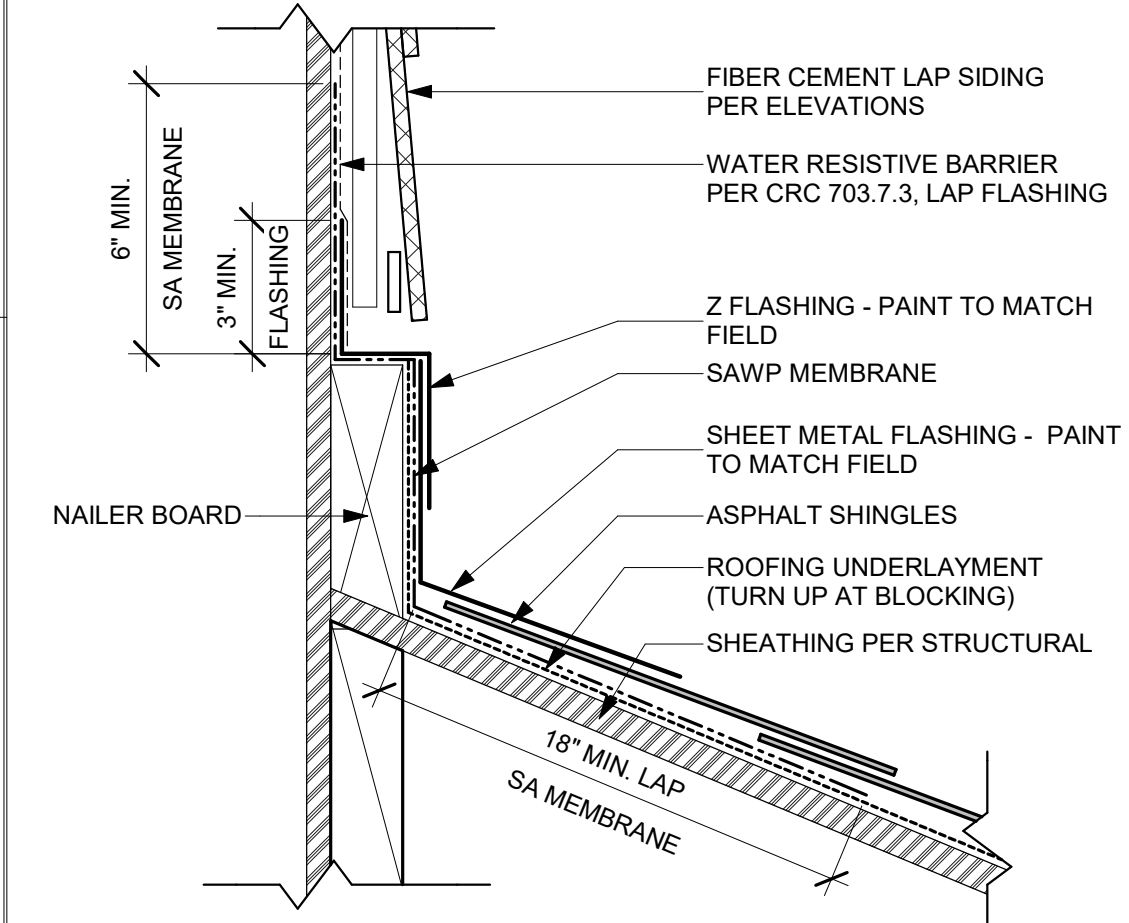
54 POST-RURAL MOUNTAIN

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



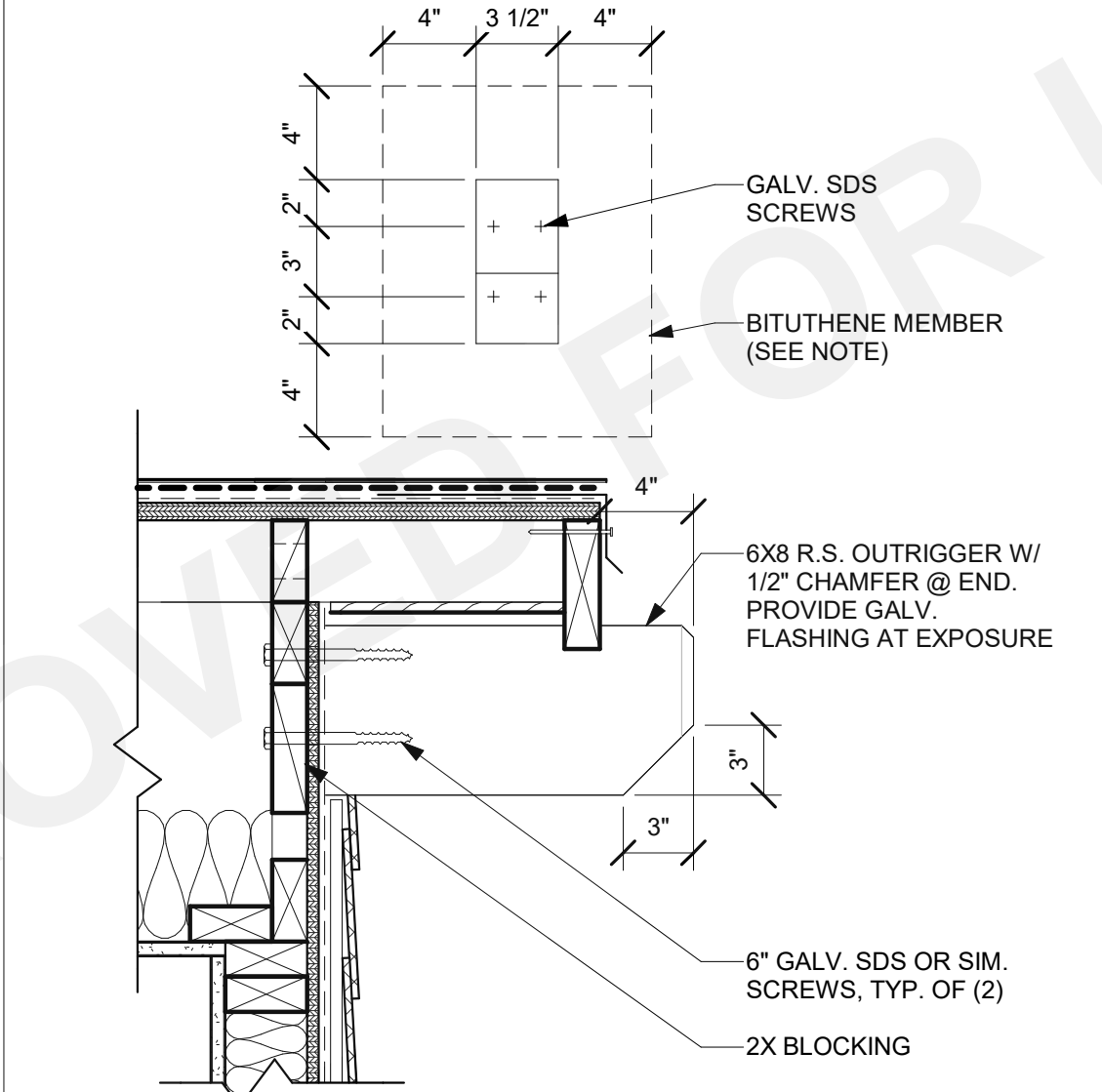
41 SIDEWALL - SUBURBAN RANCH

SCALE: 3" = 1'-0"



42 HEADWALL - CRAFTSMAN

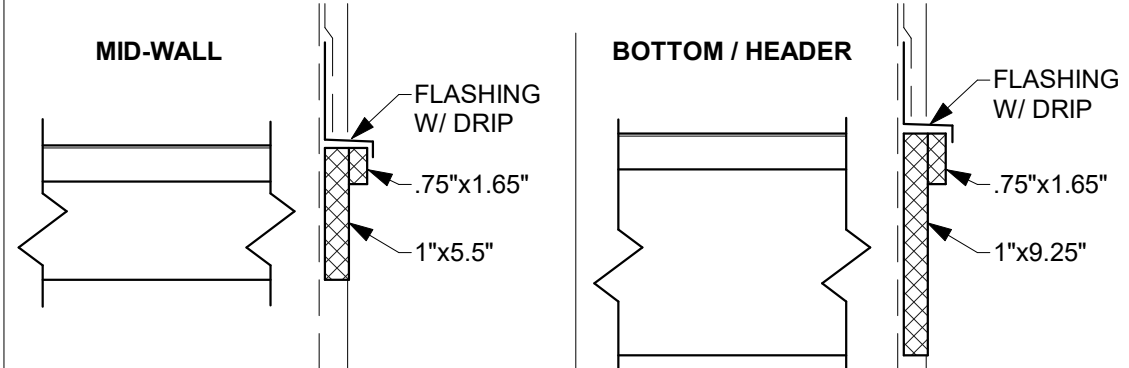
SCALE: 3" = 1'-0"



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

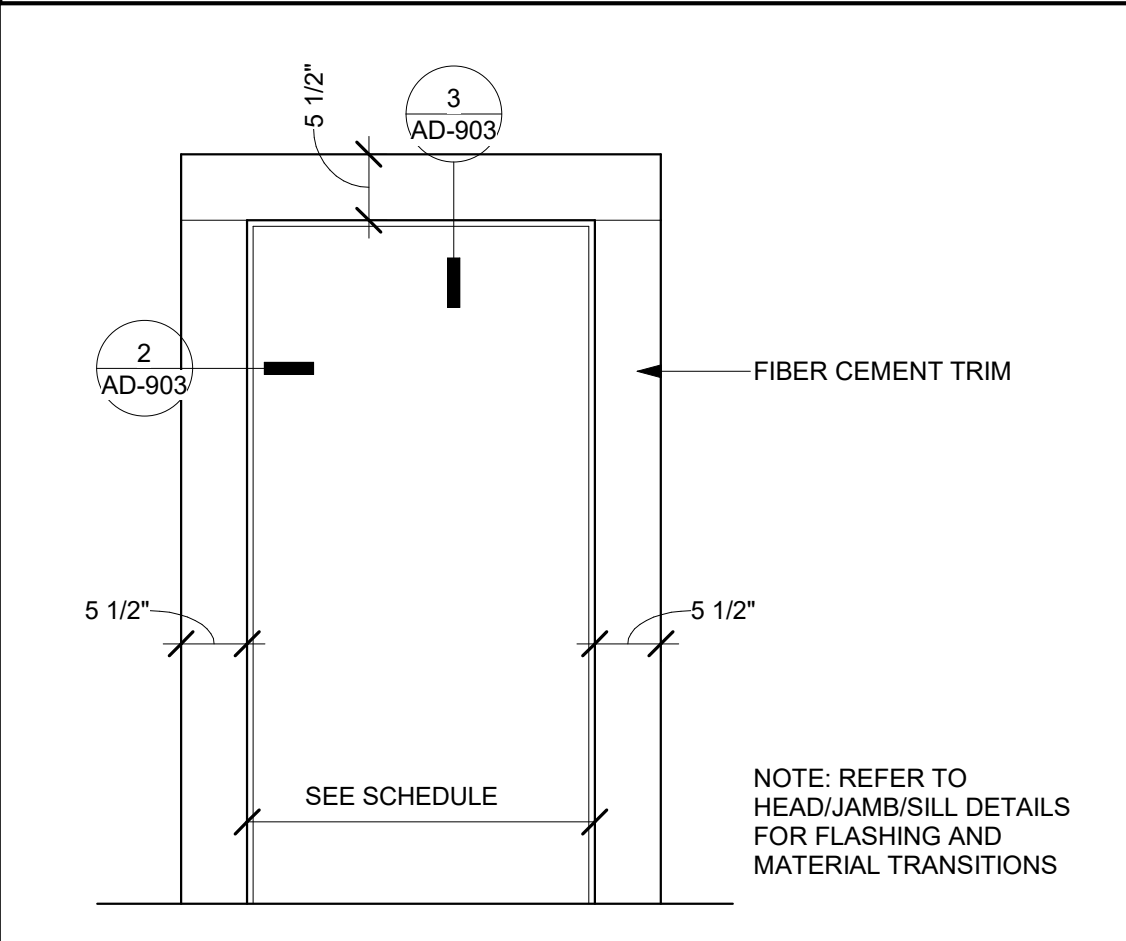
43 OUTRIGGER

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



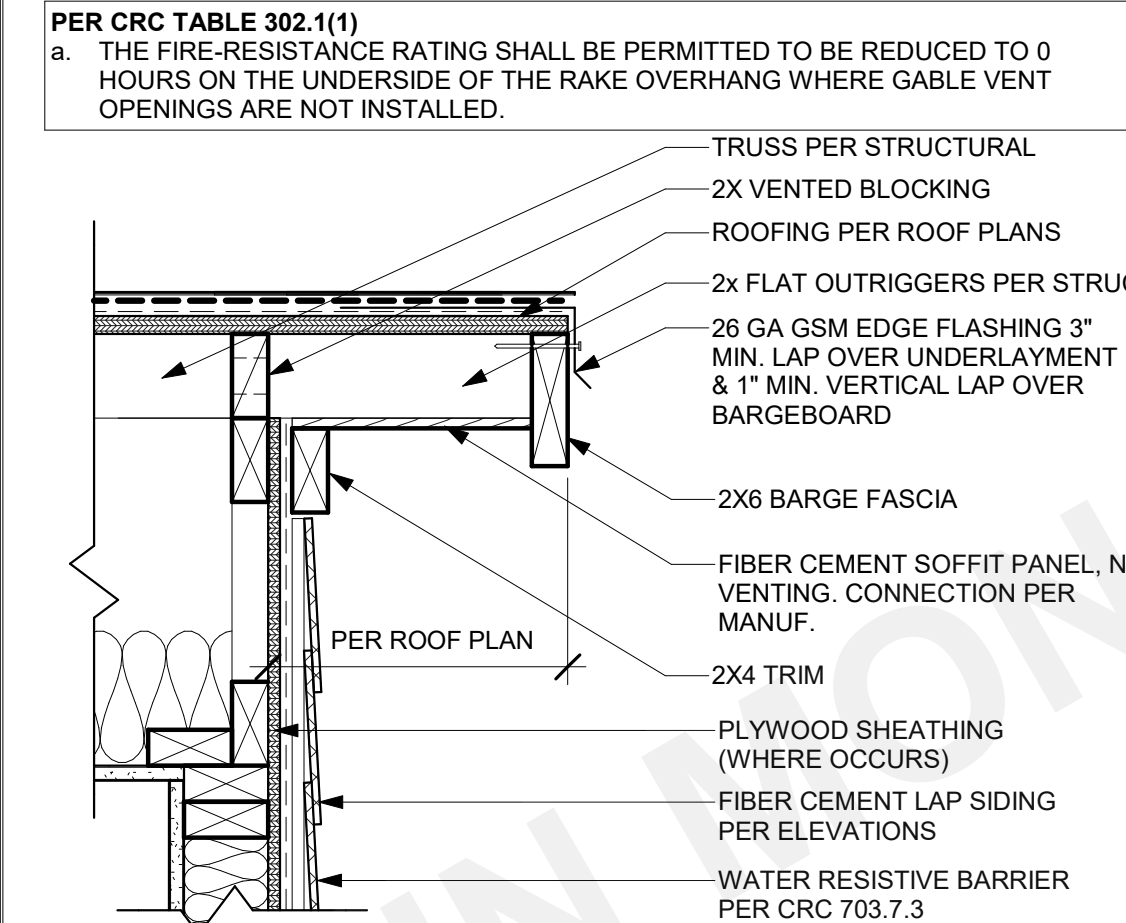
44 TRIM PROFILE - RURAL MOUNTAIN

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



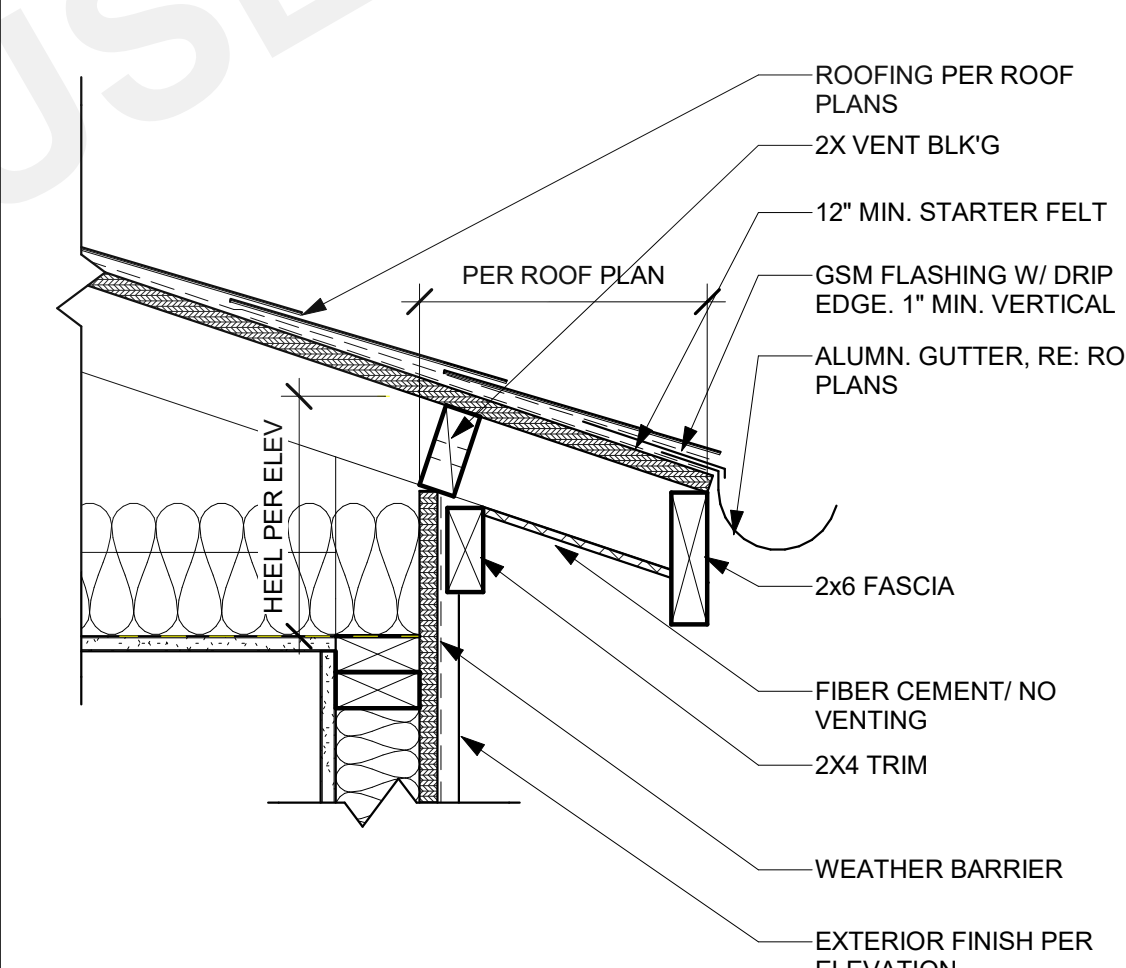
31 DOOR TRIM - RURAL MOUNTAIN

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



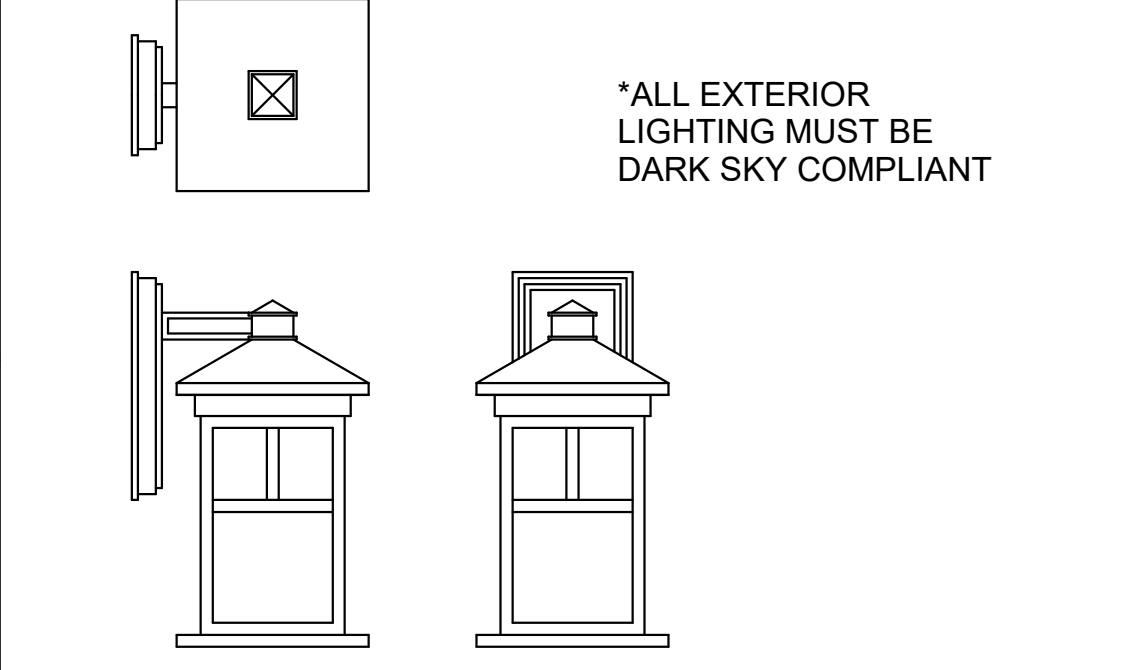
32 RAKE - RURAL MOUNTAIN

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



33 EAVE - RURAL MOUNTAIN

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



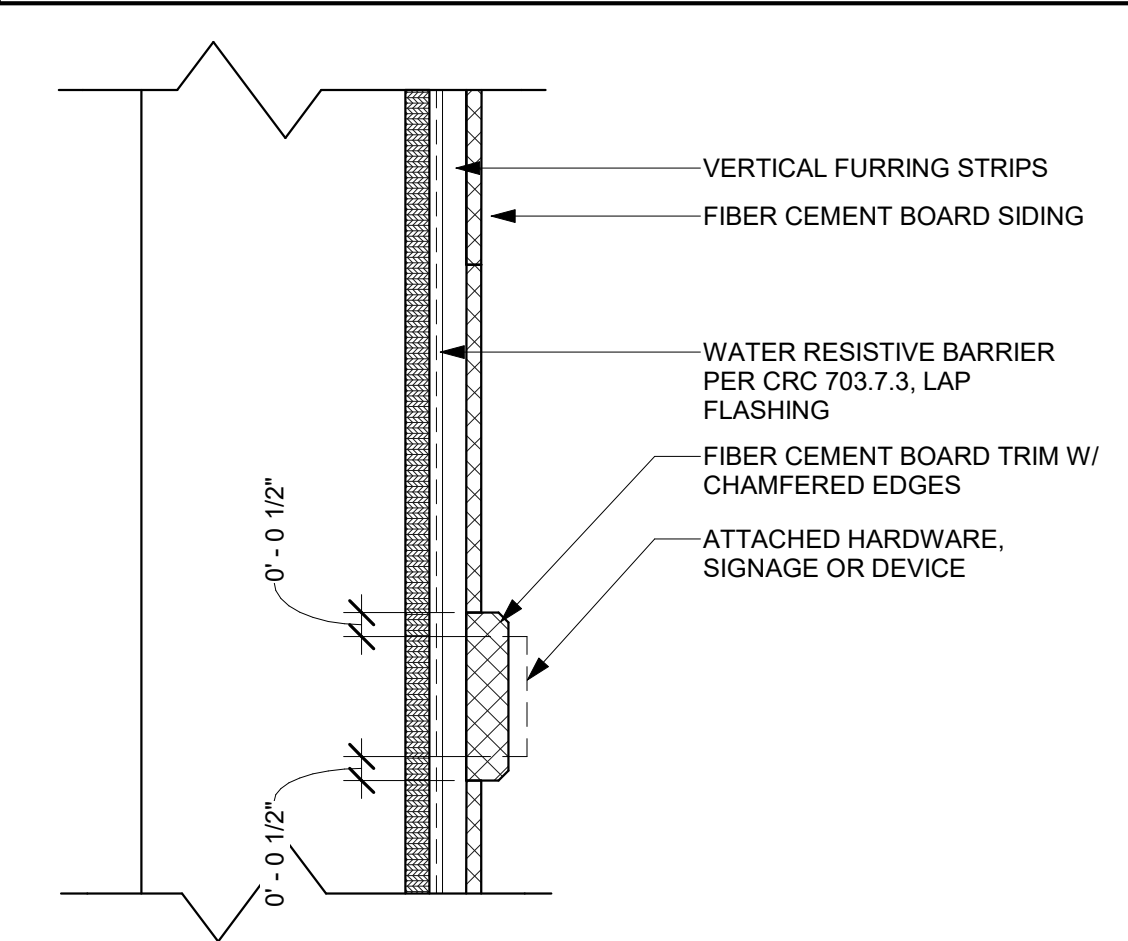
***ALL EXTERIOR LIGHTING MUST BE DARK SKY COMPLIANT**

FORTE LIGHTING - BLACK FINISH WITH HONEY GLASS PANELS

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

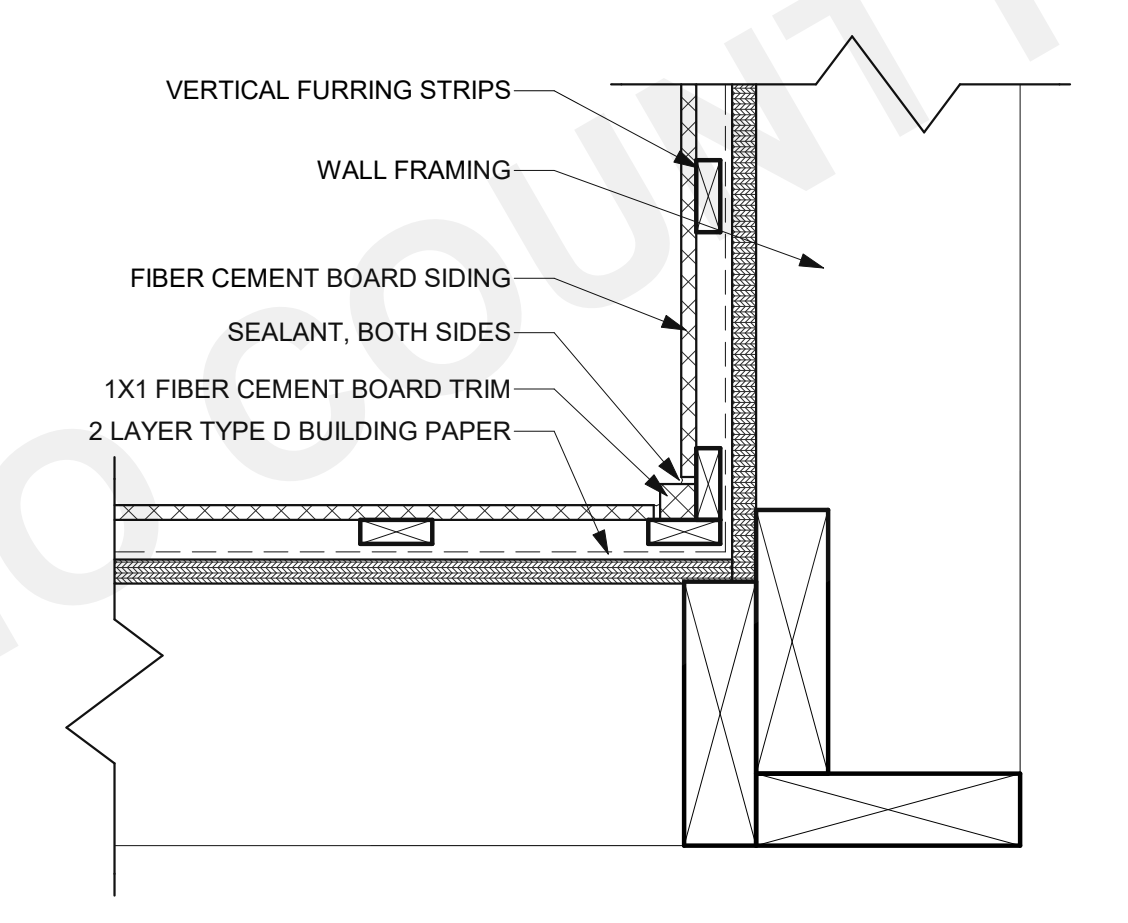
34 TYP. RURAL MNTN LIGHT FIXTURE

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



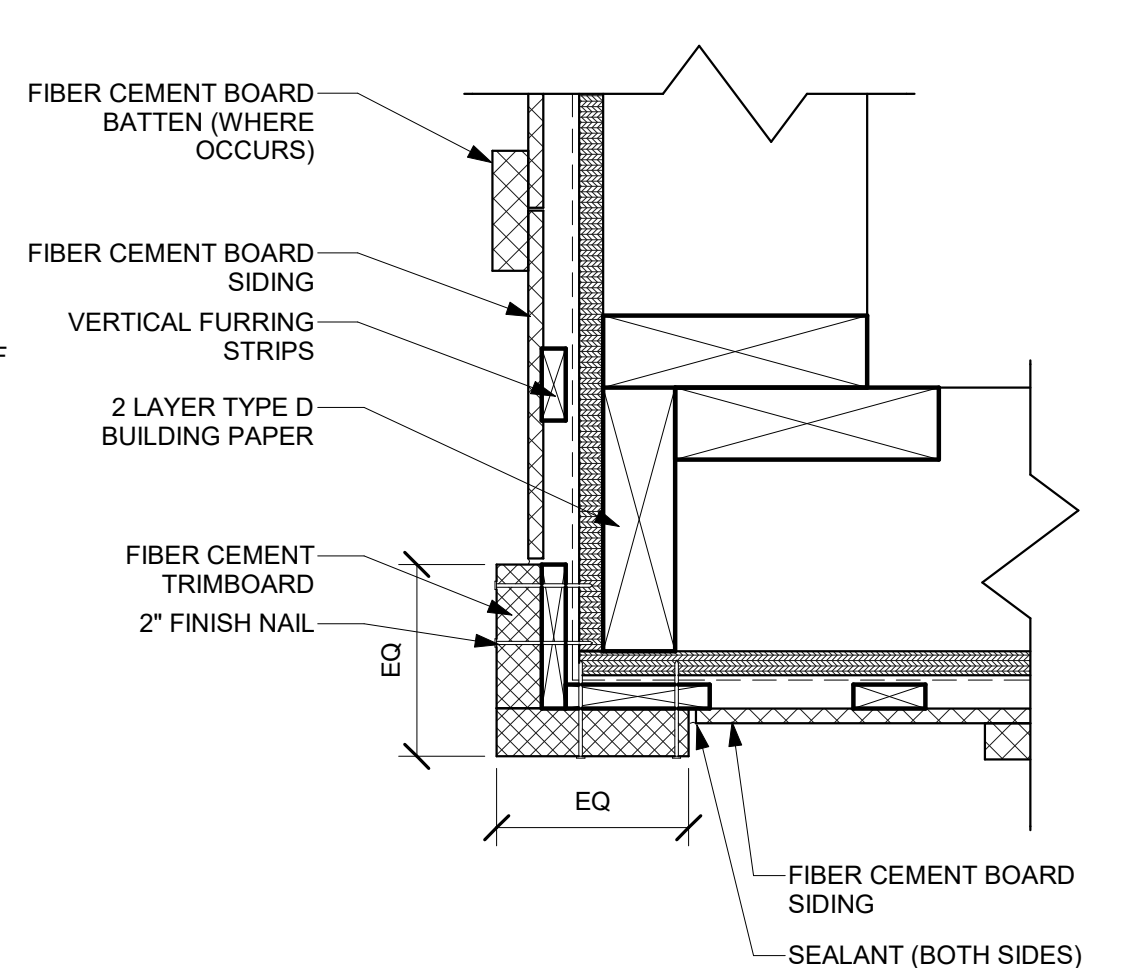
21 FIBER CEMENT MOUNTING PAD

SCALE: 3" = 1'-0"



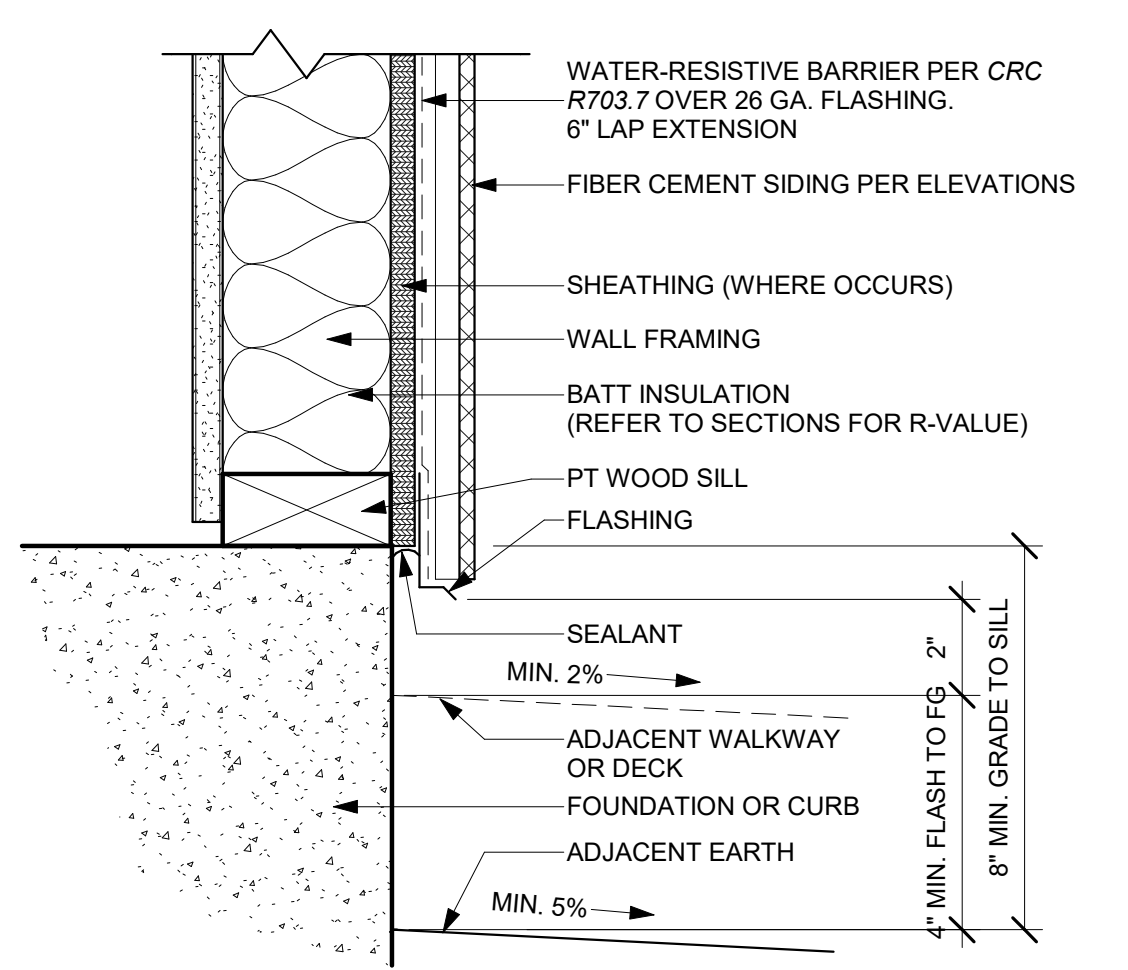
22 FIBER CEMENT-INSIDE CORNER TRIM

SCALE: 3" = 1'-0"



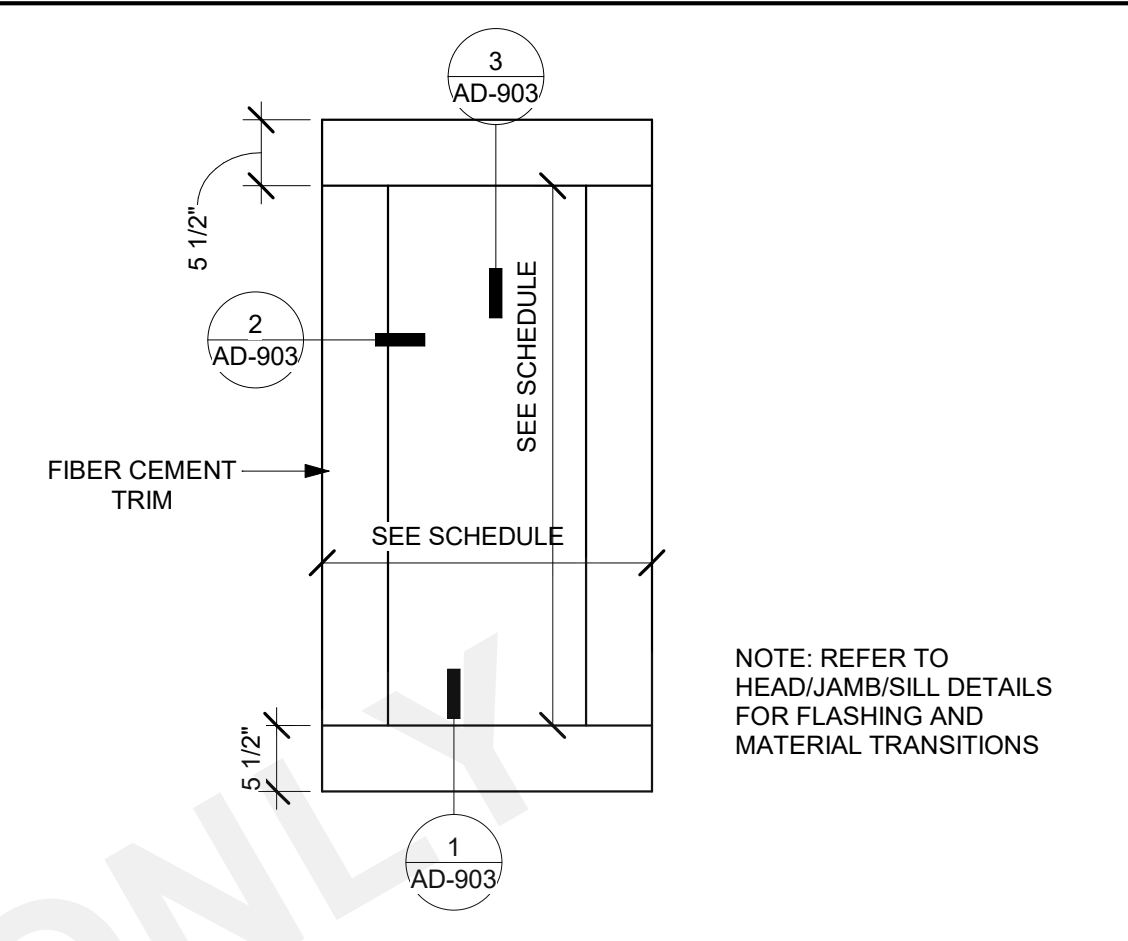
23 FIBER CEMENT-OUTSIDE CORNER

SCALE: 3" = 1'-0"



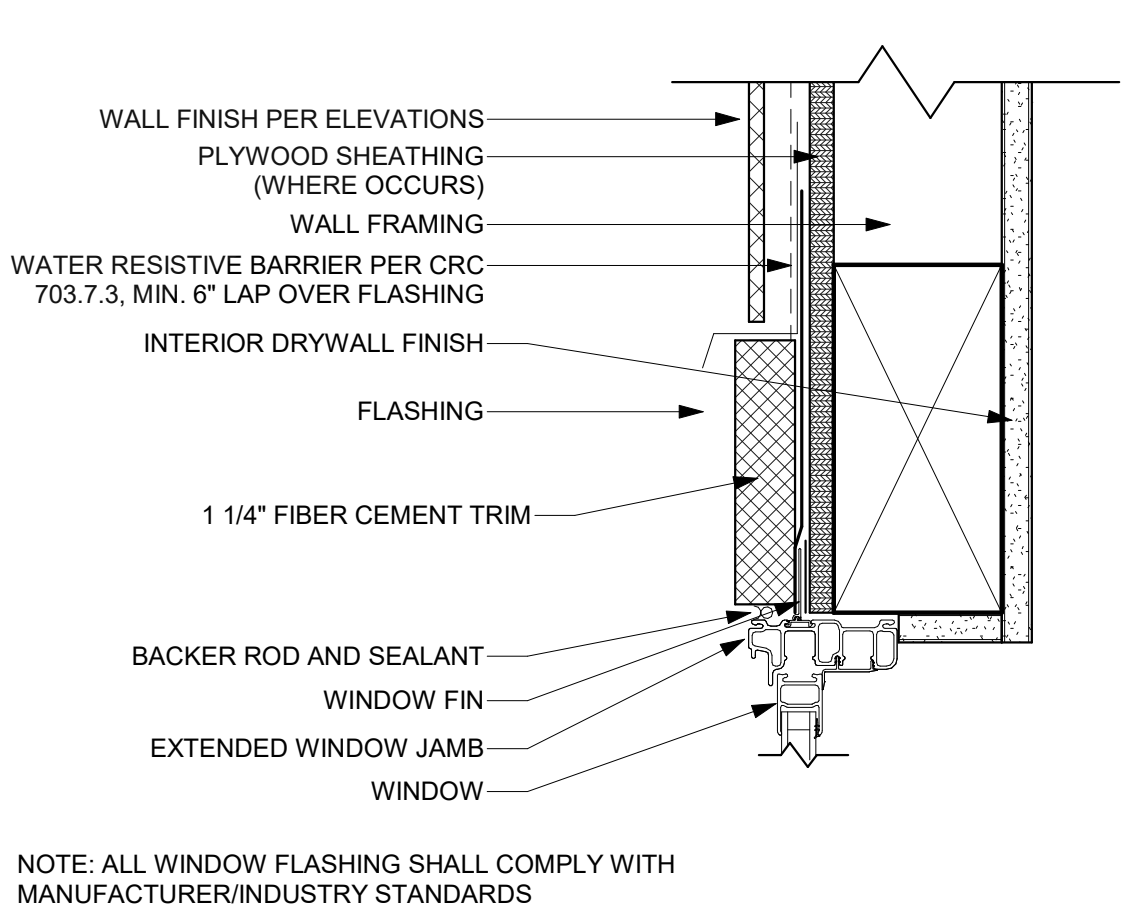
24 TYP. FOUNDATION-HIGH DESERT

SCALE: 3" = 1'-0"



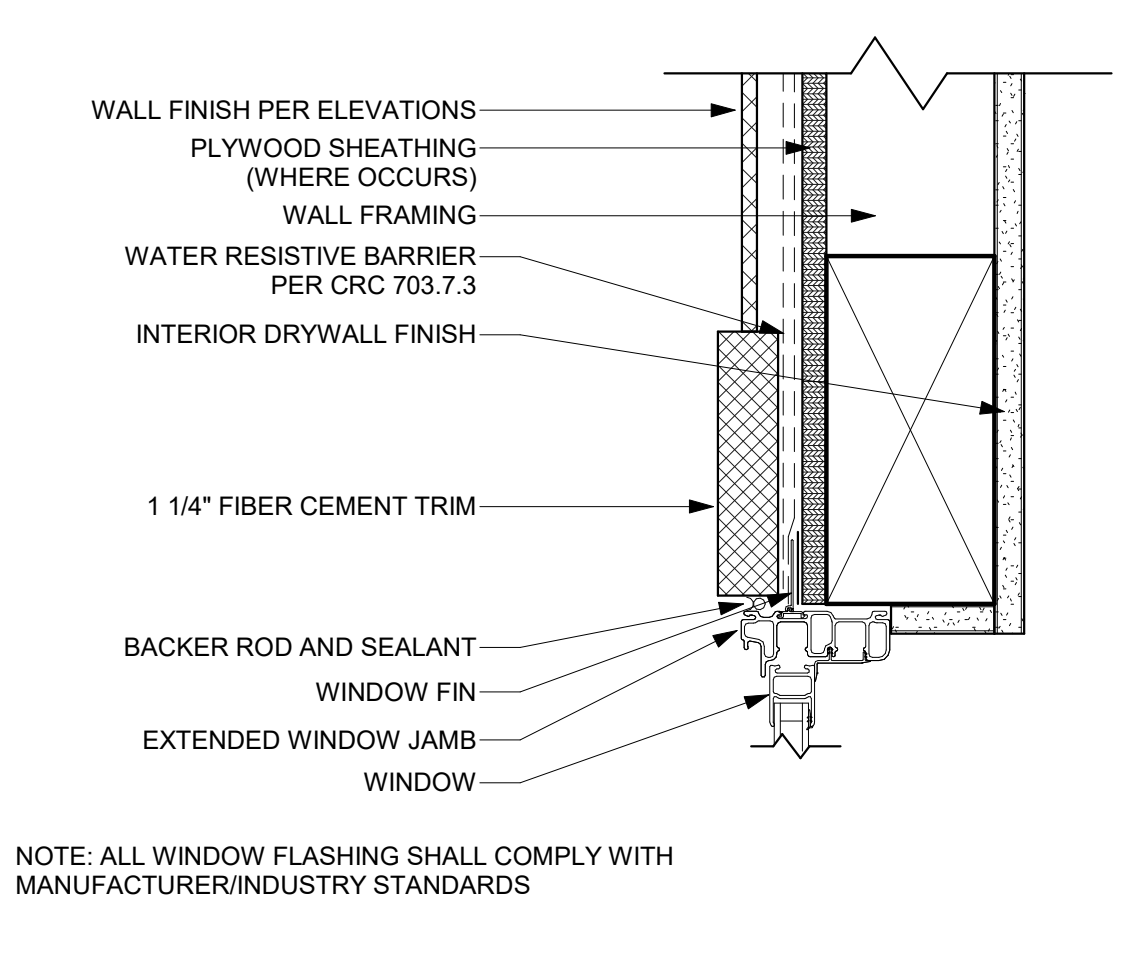
11 WINDOW TRIM - RURAL MOUNTAIN

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



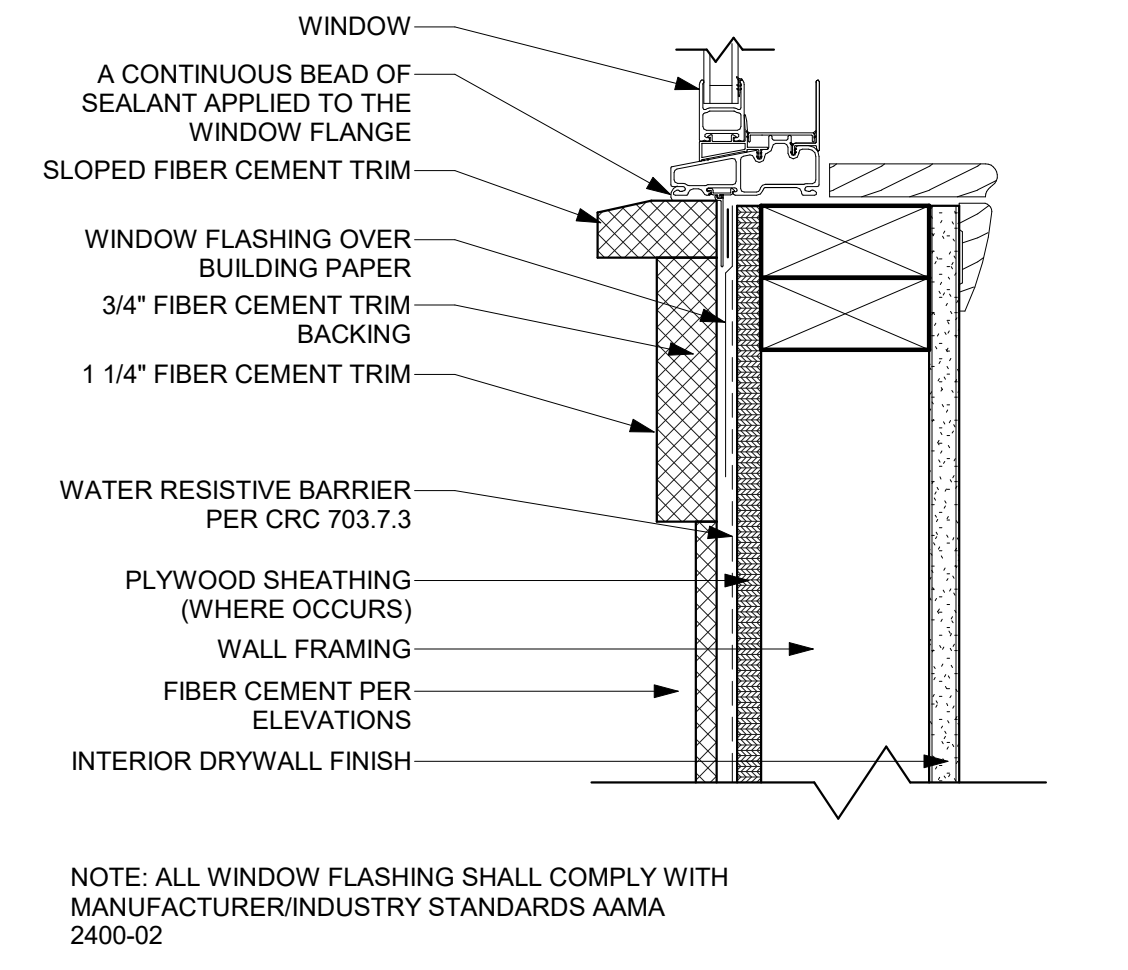
12 TYP. WINDOW HEAD-FIBER CEMENT

SCALE: 3" = 1'-0"



13 TYP. WINDOW JAMB-FIBER CEMENT

SCALE: 3" = 1'-0"



14 TYP. WINDOW SILL-FIBER CEMENT

SCALE: 3" = 1'-0"

PUBLIC SET

DATE
01/10/2024

SHEET

AD-903



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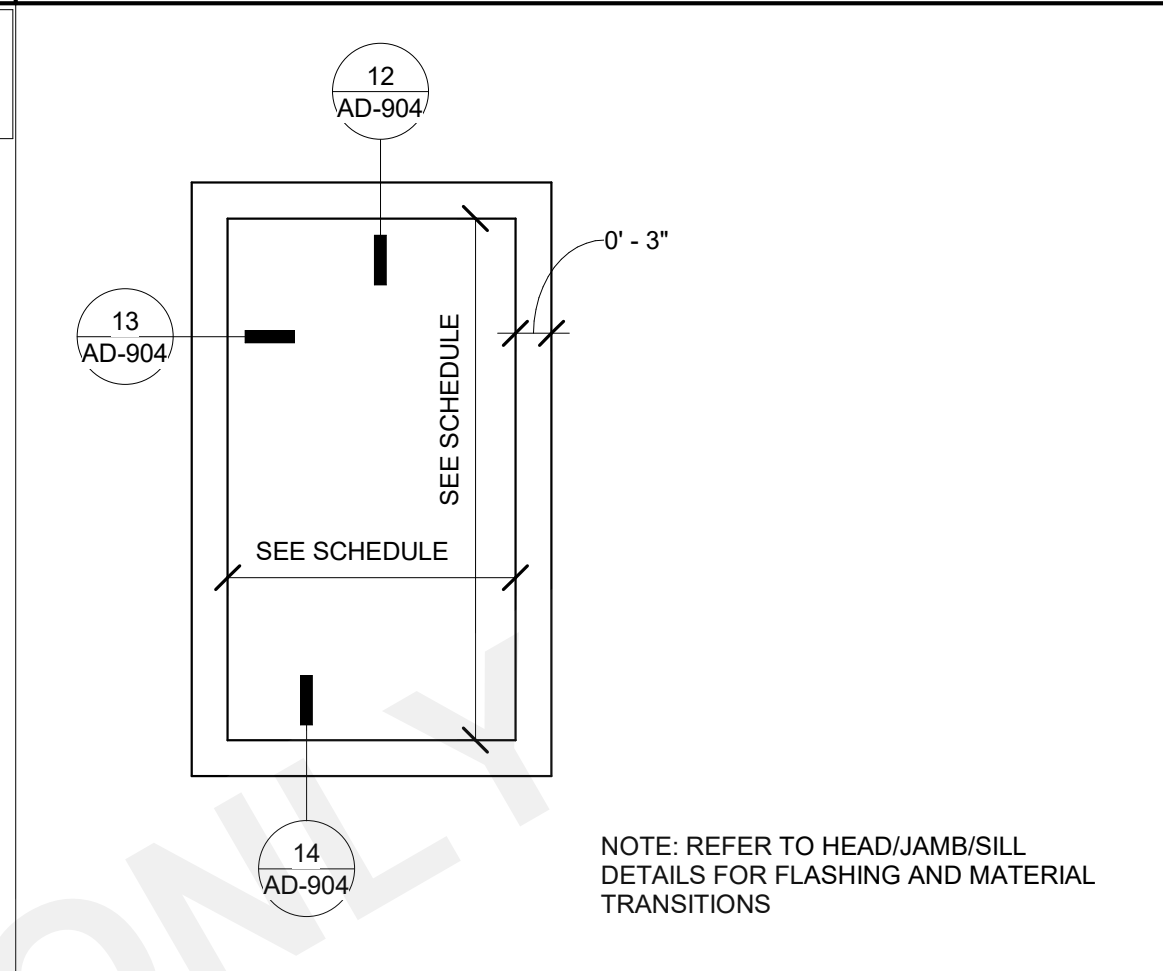
MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
ARCHITECTURAL DETAILS - HIGH
DESERT

PUBLIC SET

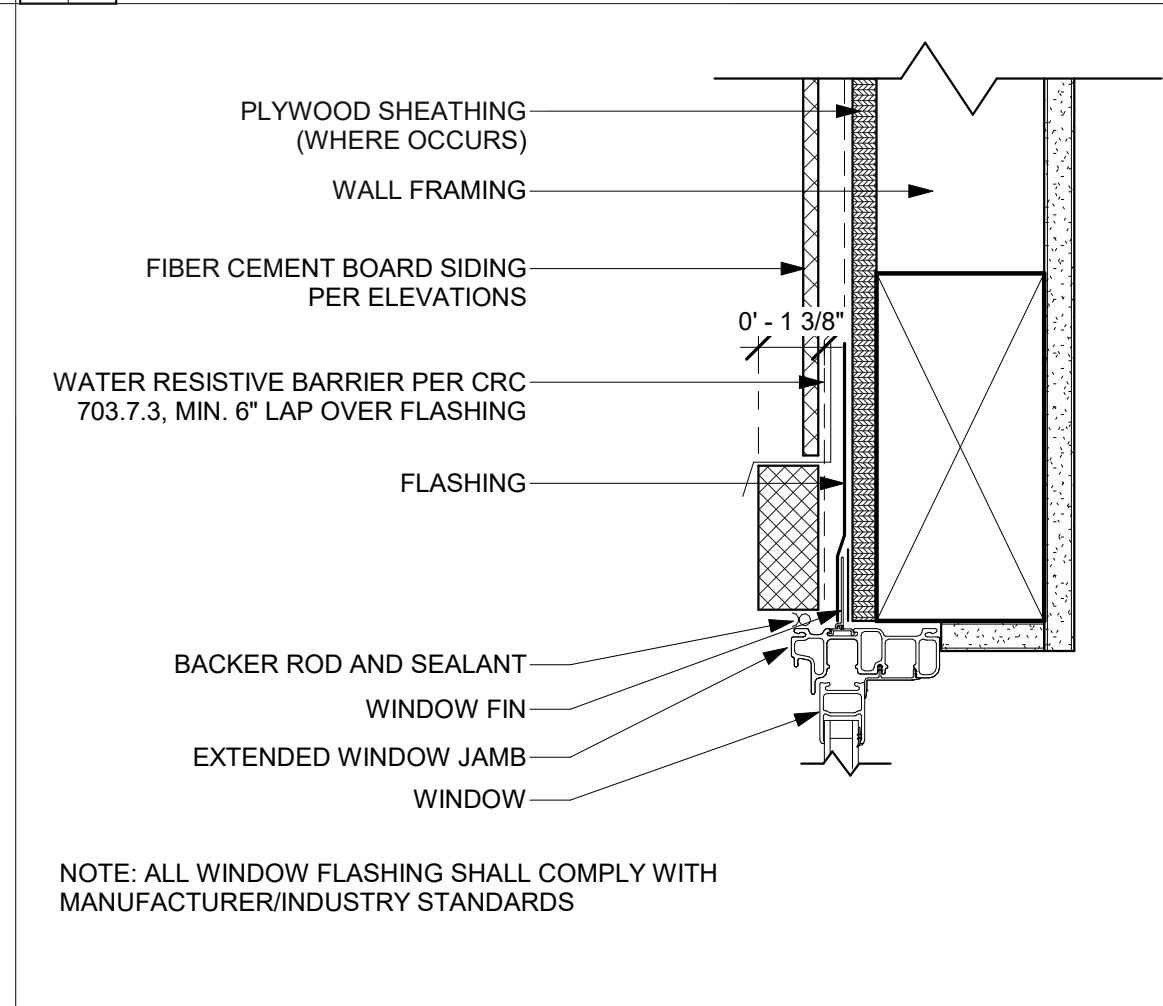
DATE
01/10/2024

SHEET

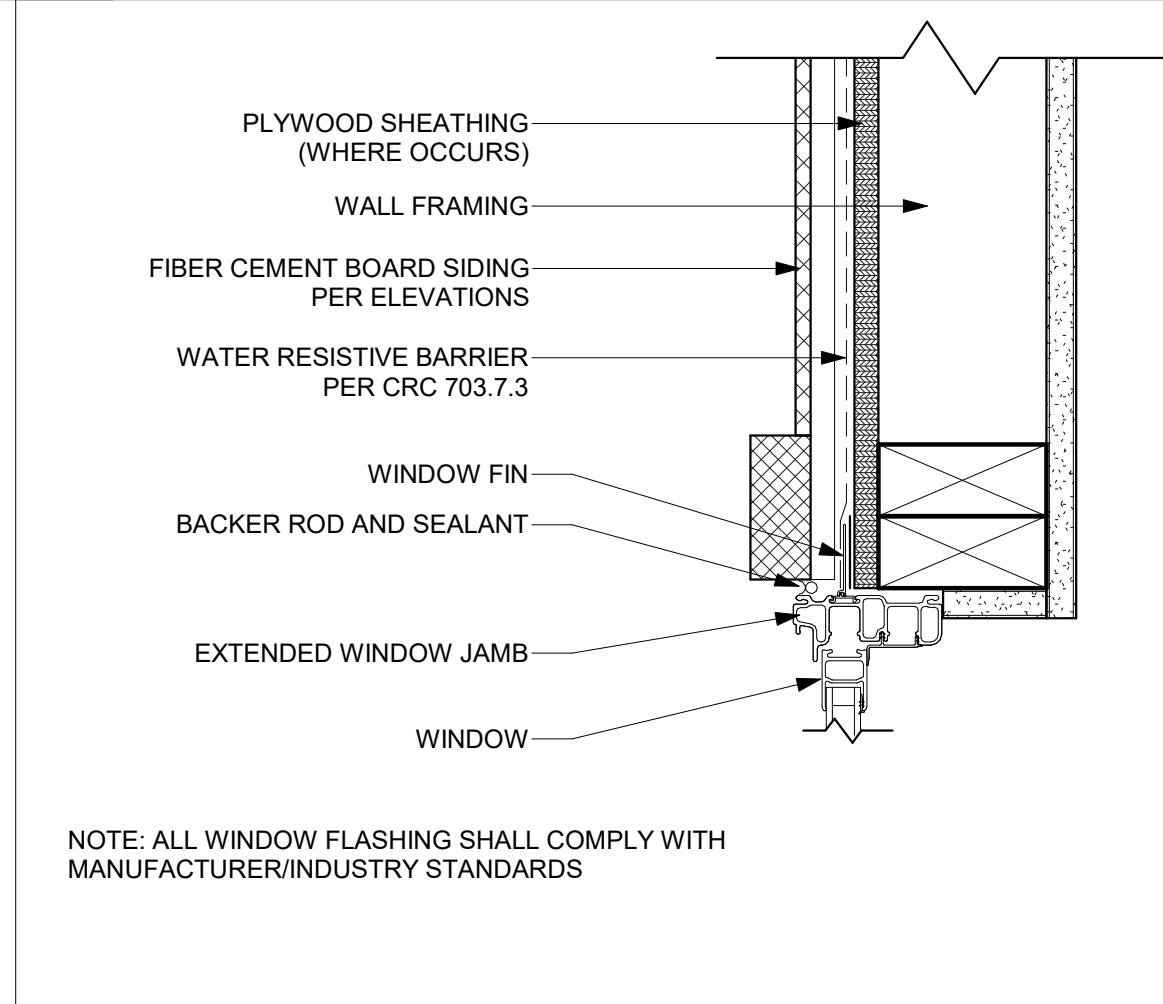
AD-904



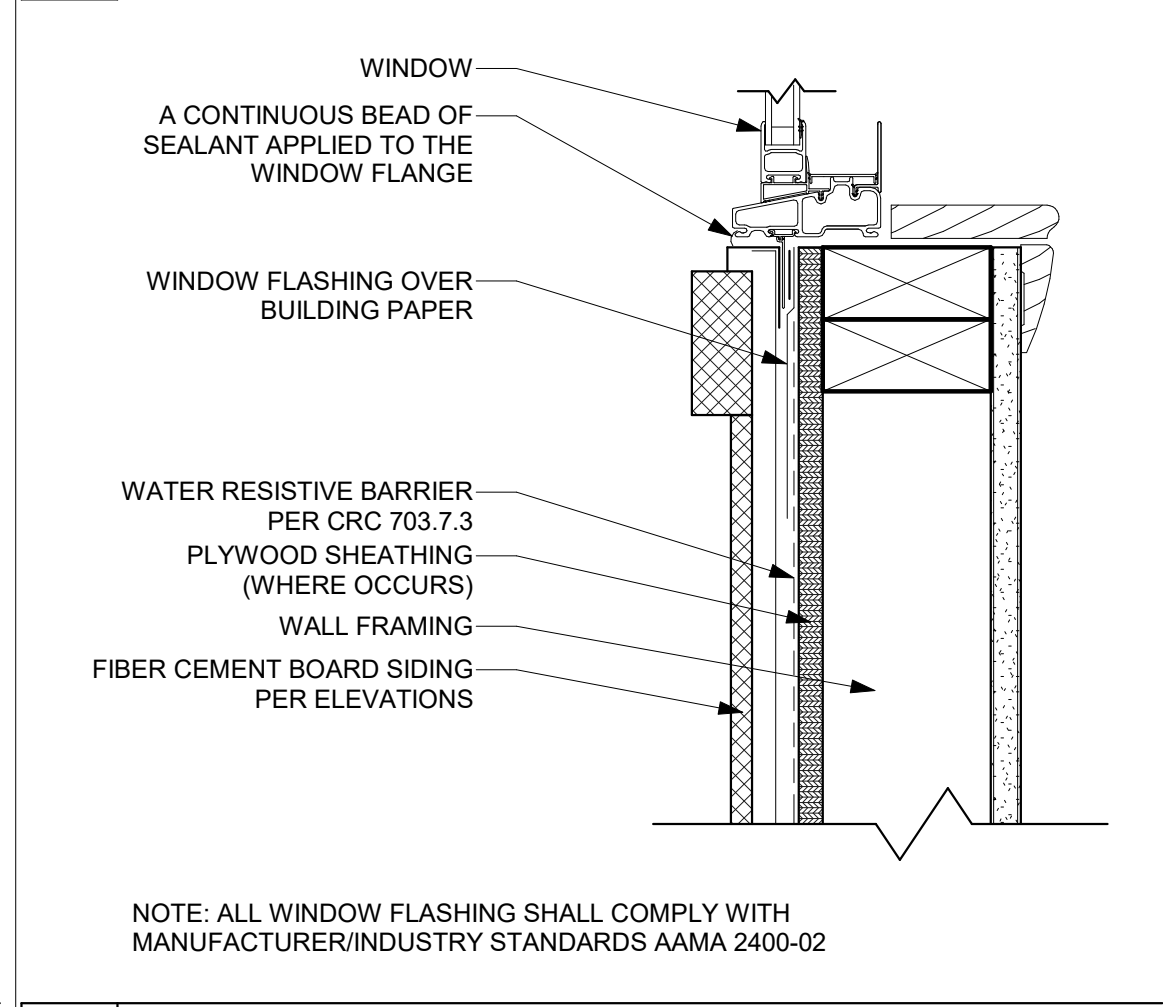
11 WINDOW TRIM - HIGH DESERT
SCALE: 3/4" = 1'-0"



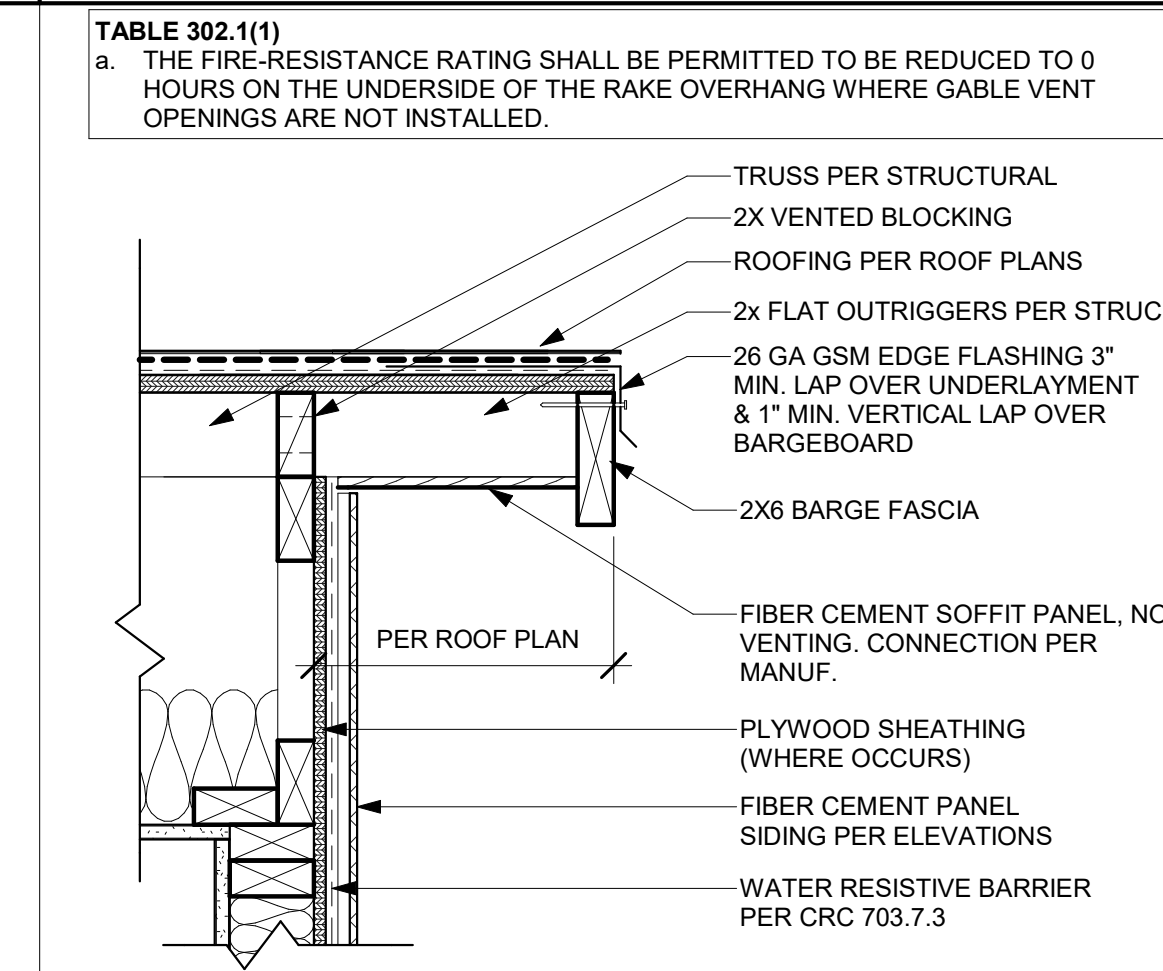
12 TYP. WINDOW HEAD-HIGH DESERT
SCALE: 3" = 1'-0"



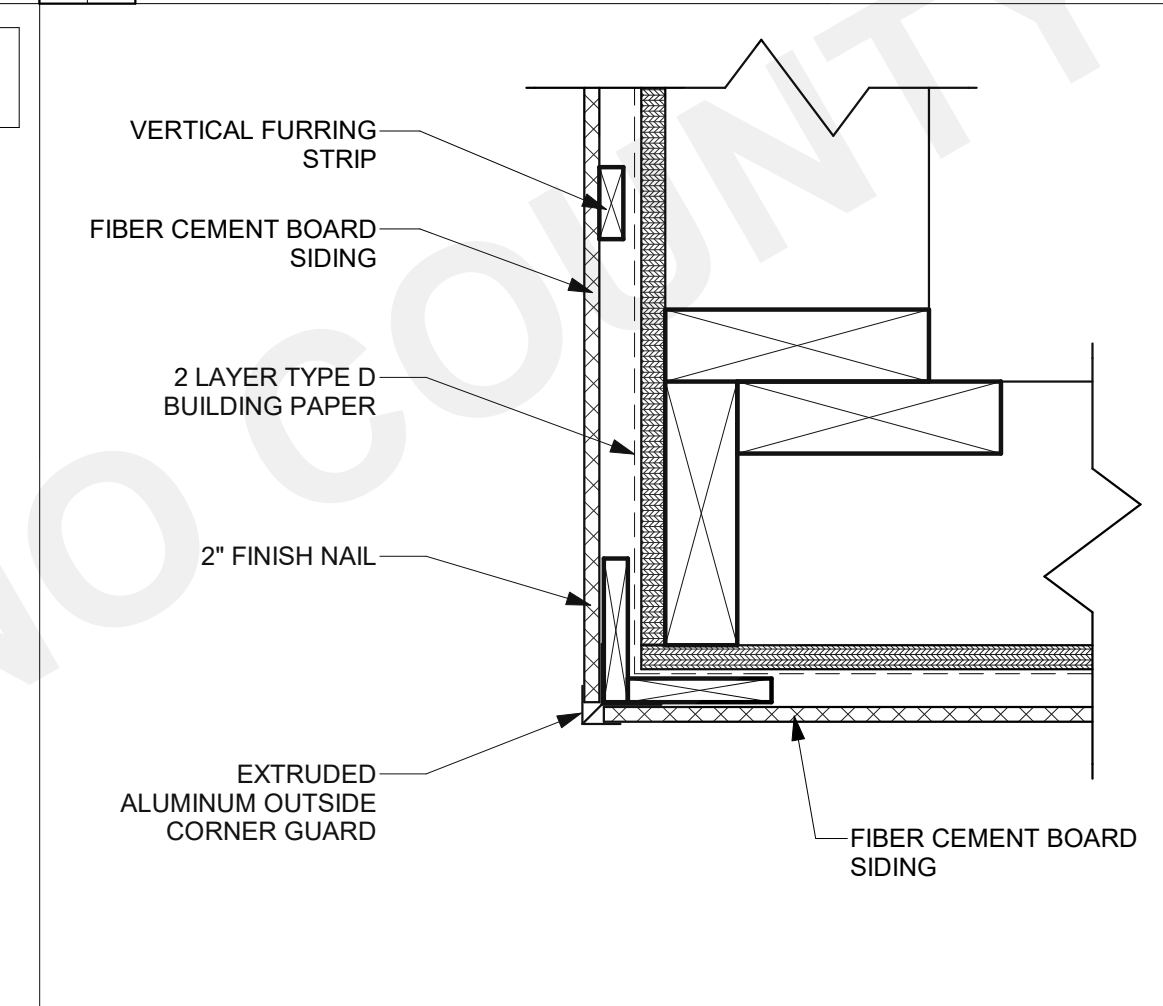
13 TYP. WINDOW JAMB-HIGH DESERT
SCALE: 3" = 1'-0"



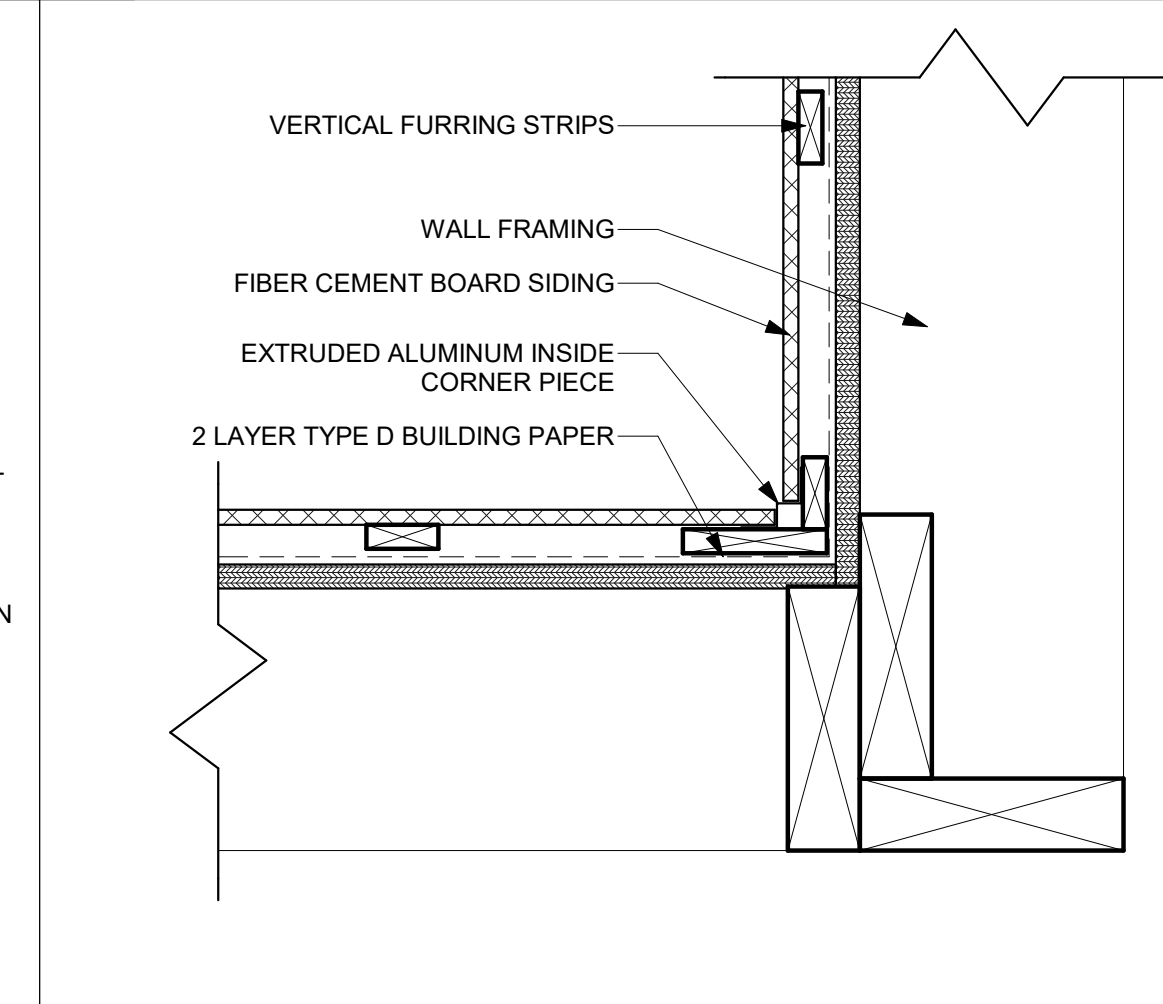
14 TYP. WINDOW SILL-HIGH DESERT
SCALE: 3" = 1'-0"



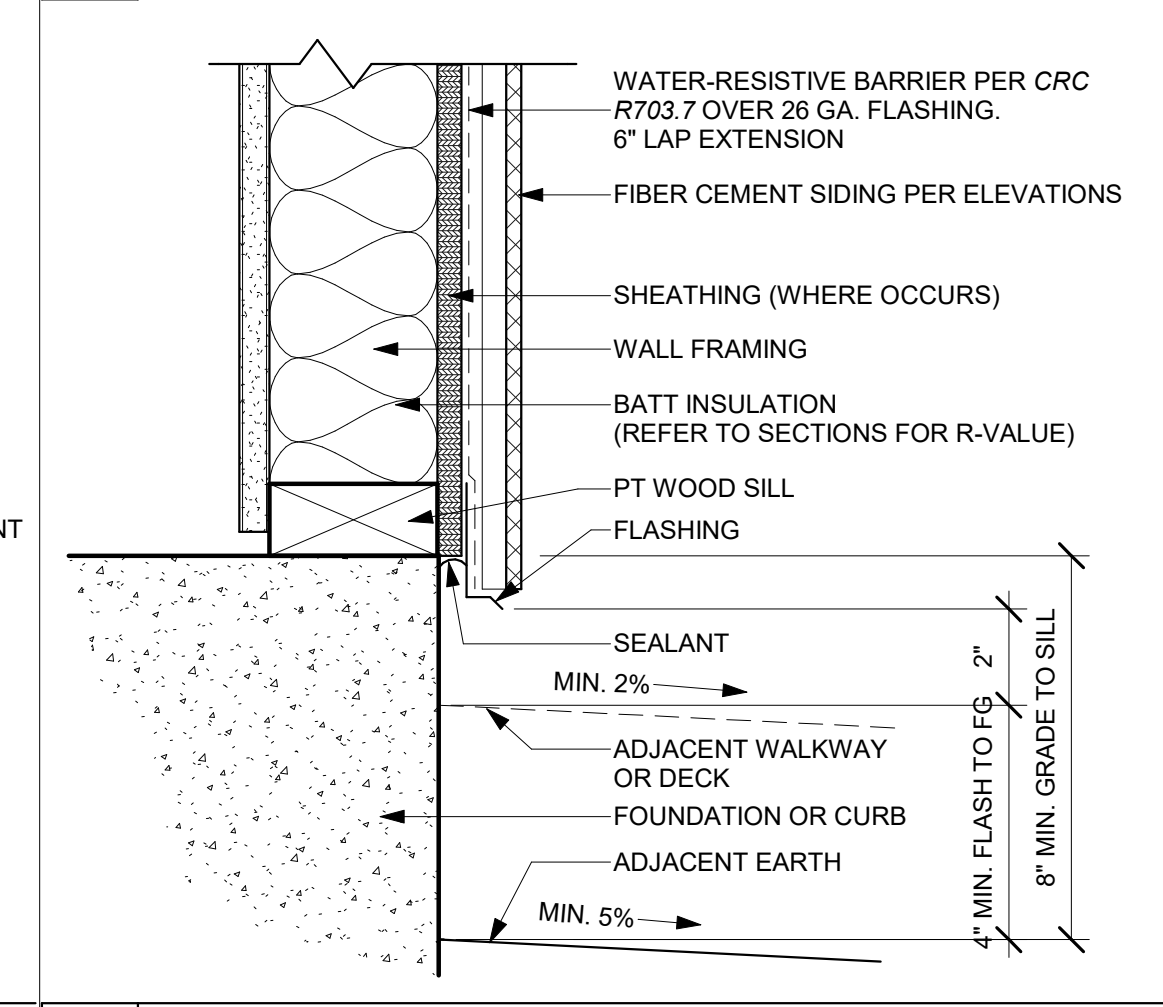
21 RAKE - HIGH DESERT
SCALE: 1 1/2" = 1'-0"



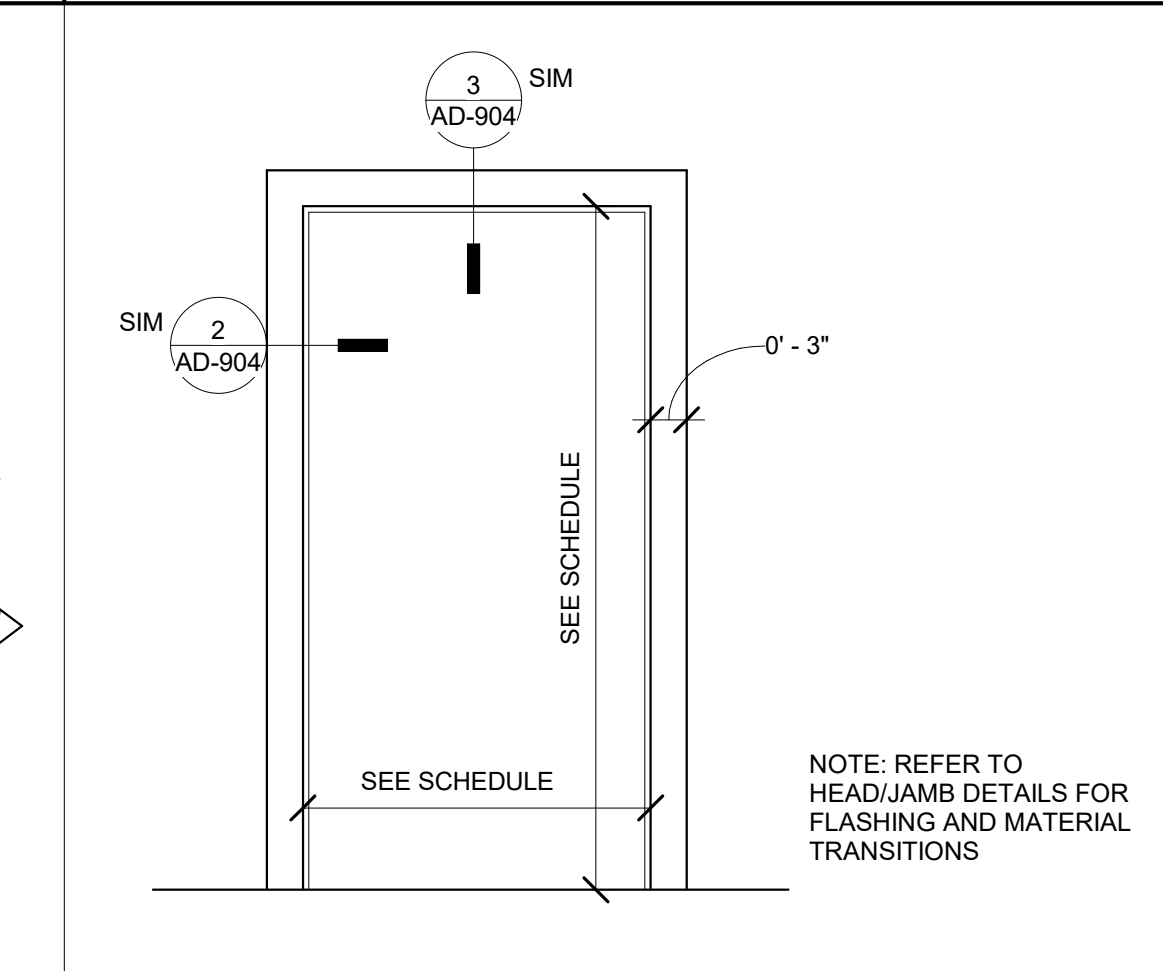
22 TYP. OUTSIDE CORNER-HIGH DESERT
SCALE: 3" = 1'-0"



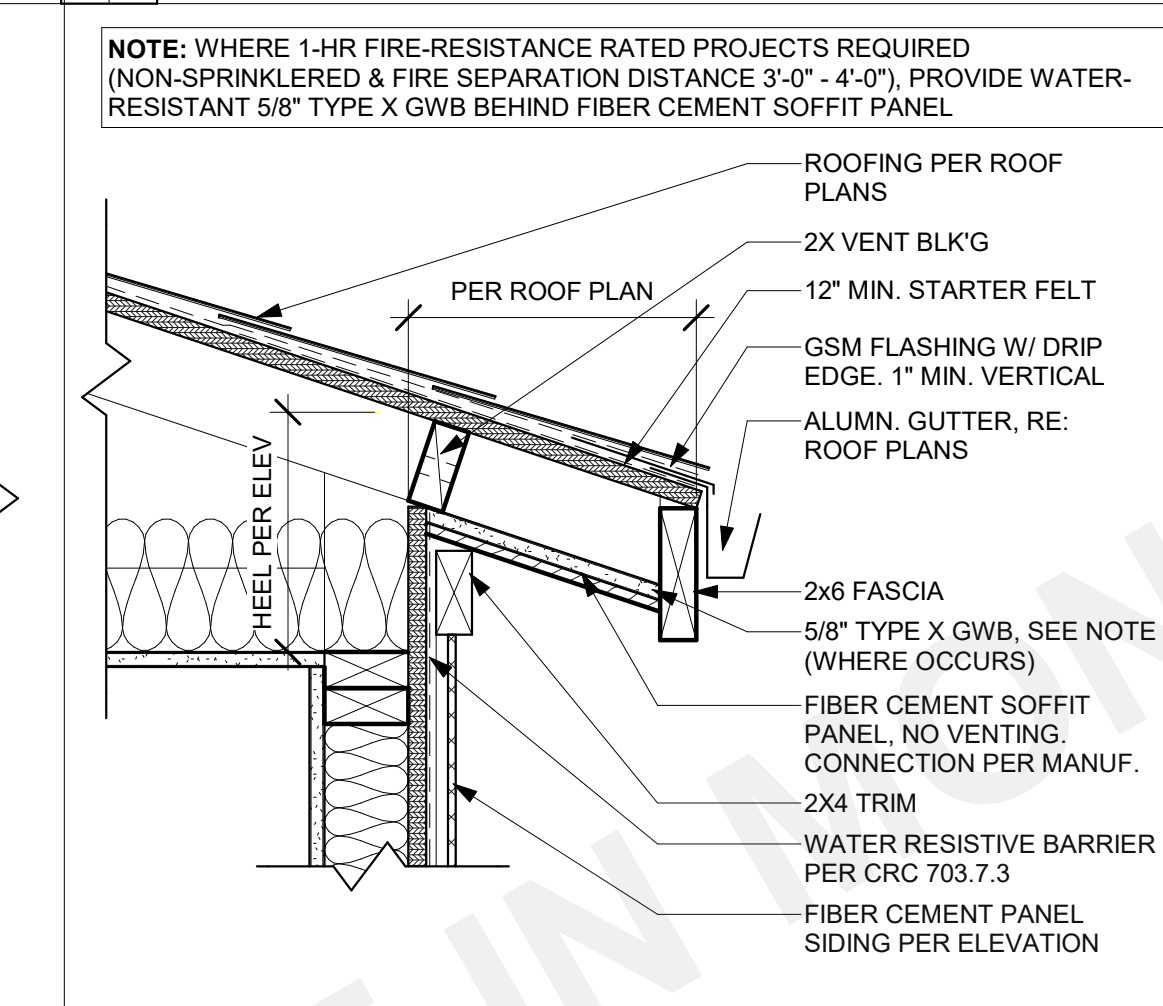
23 TYP. INSIDE CORNER-HIGH DESERT
SCALE: 3" = 1'-0"



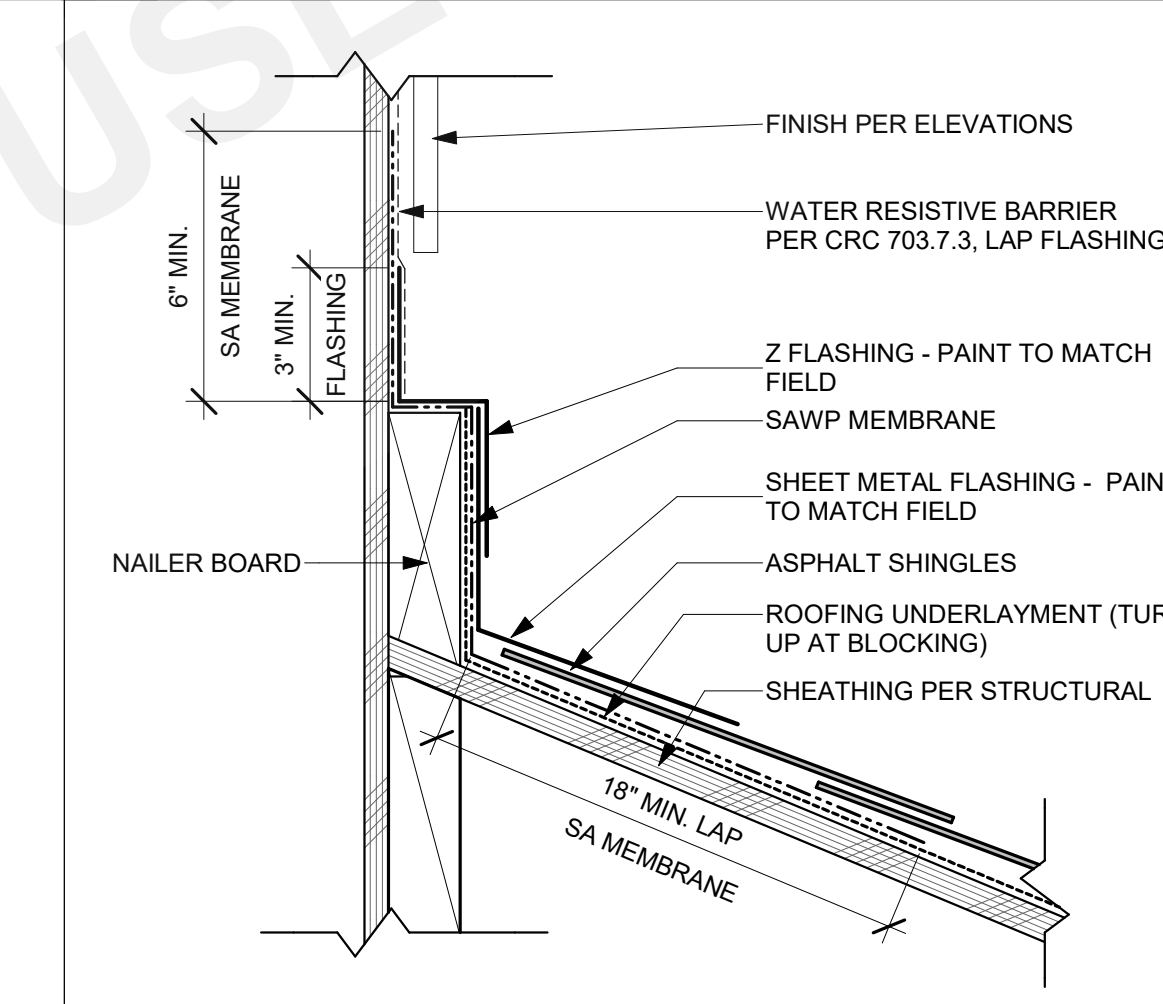
24 TYP. FOUNDATION-HIGH DESERT
SCALE: 3" = 1'-0"



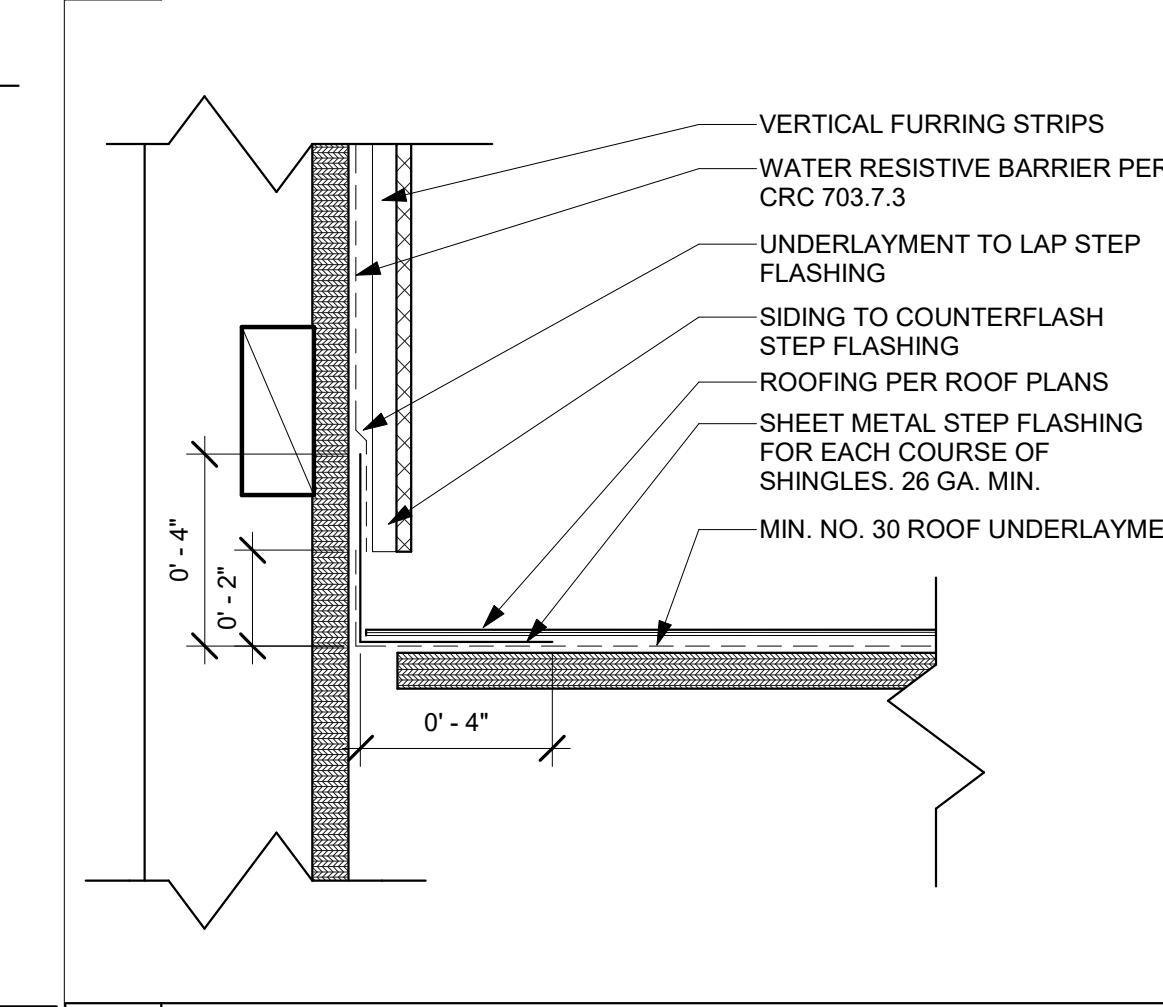
31 DOOR TRIM - HIGH DESERT
SCALE: 3/4" = 1'-0"



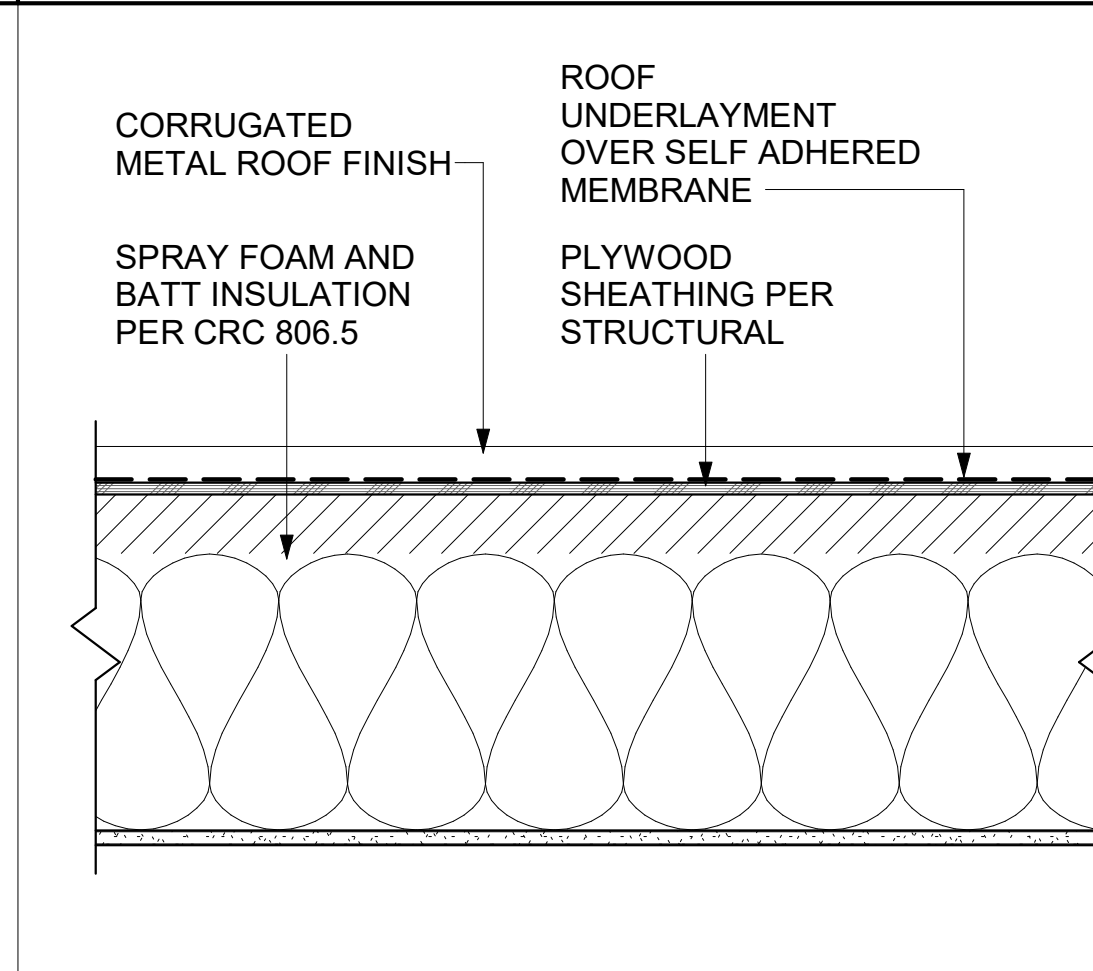
32 EAVE - HIGH DESERT
SCALE: 1 1/2" = 1'-0"



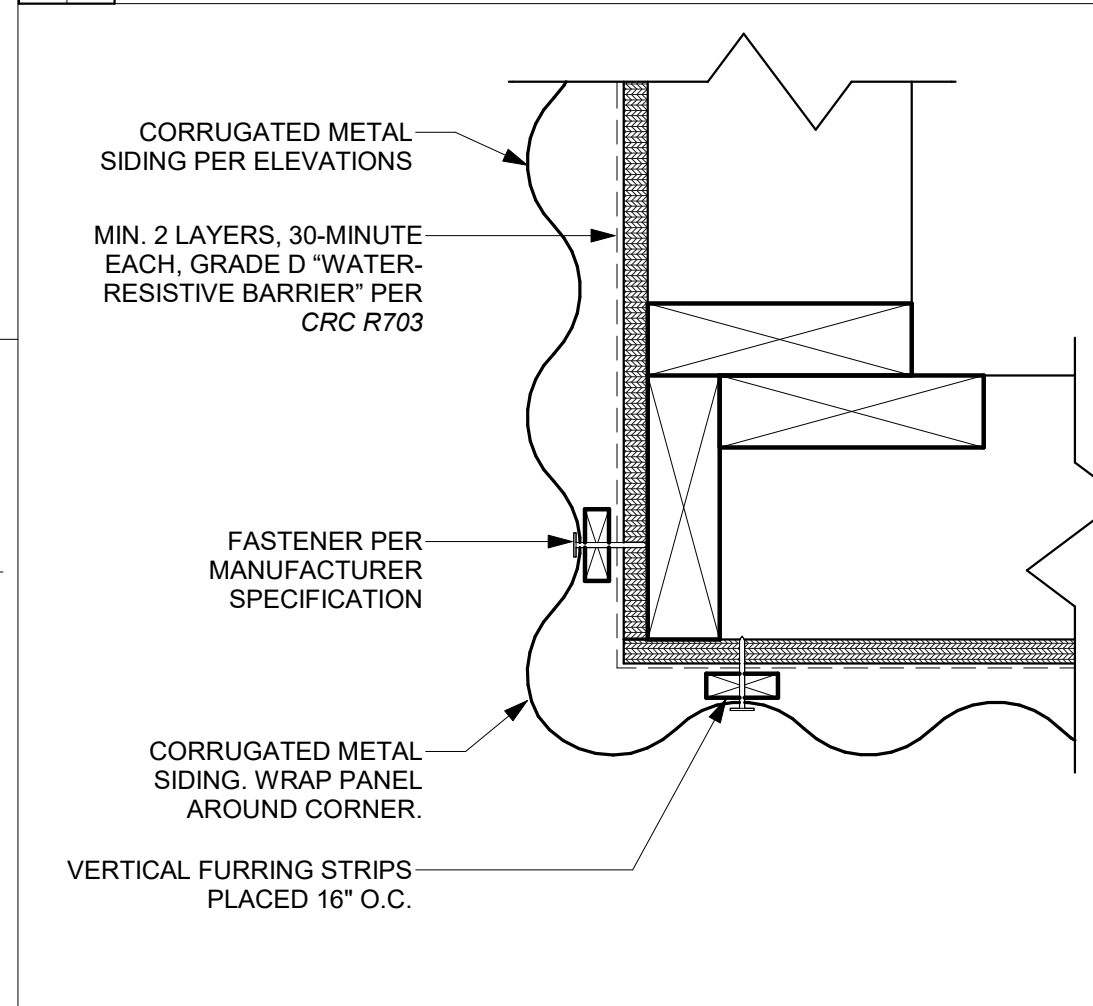
33 HEADWALL - HIGH DESERT
SCALE: 3" = 1'-0"



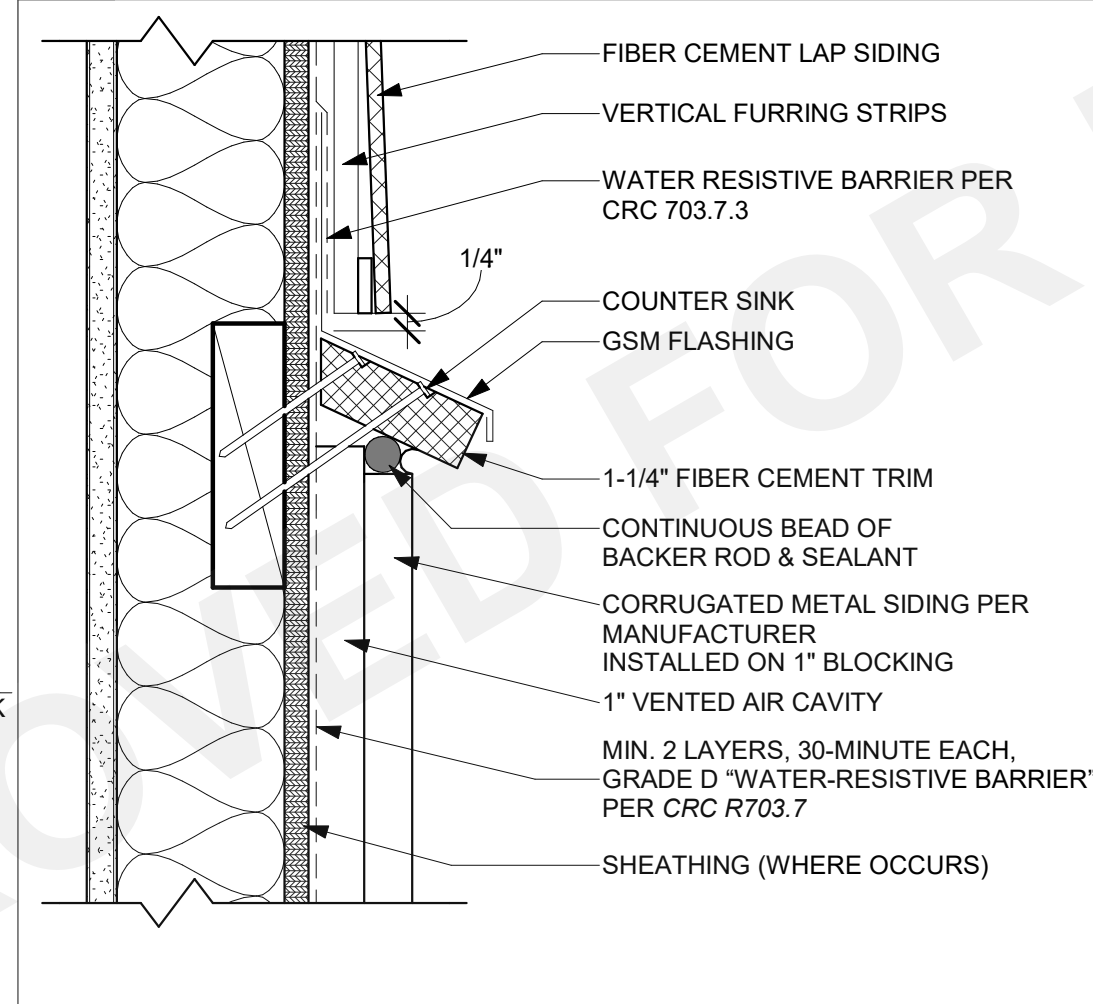
34 SIDEWALL - HIGH DESERT
SCALE: 3" = 1'-0"



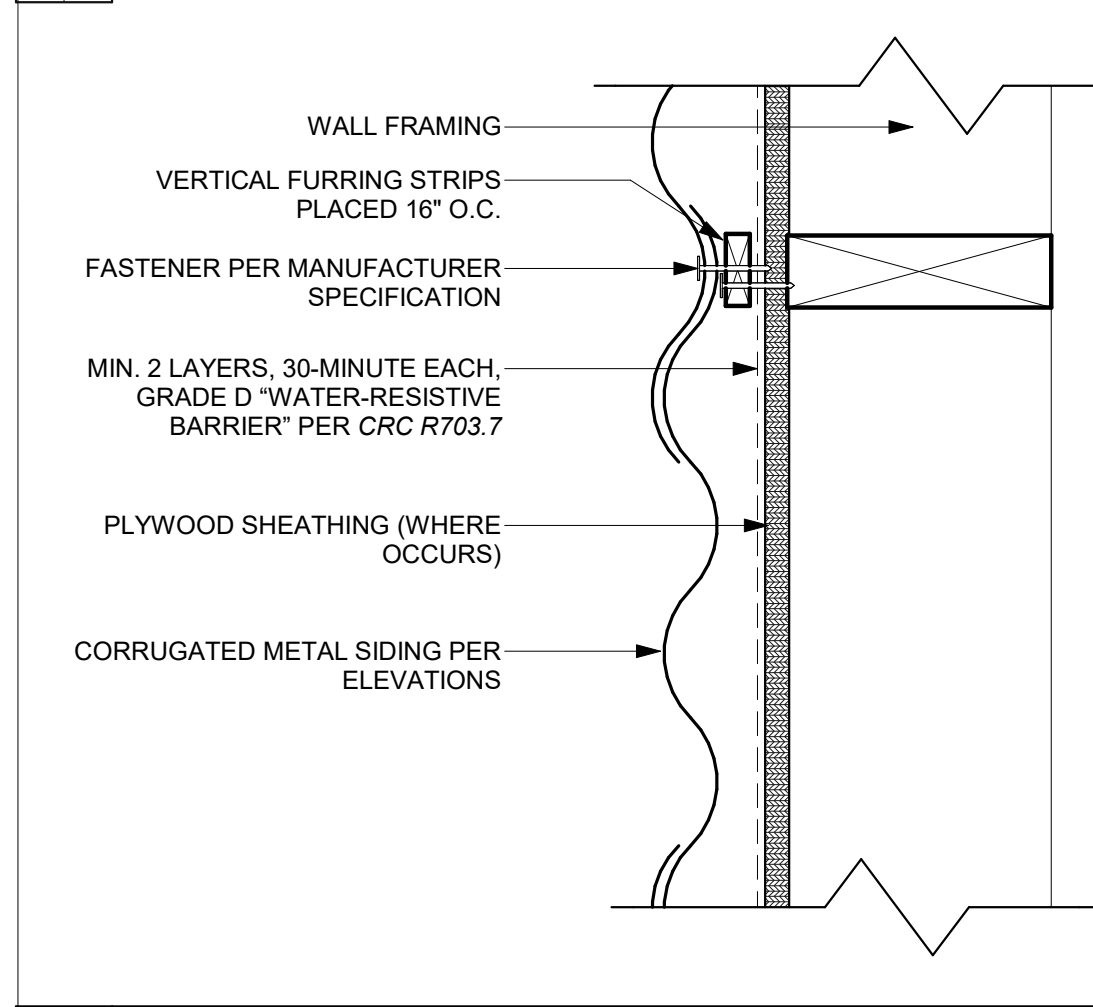
41 RAFTER ASSEMBLY - HIGH DESERT
SCALE: 1 1/2" = 1'-0"



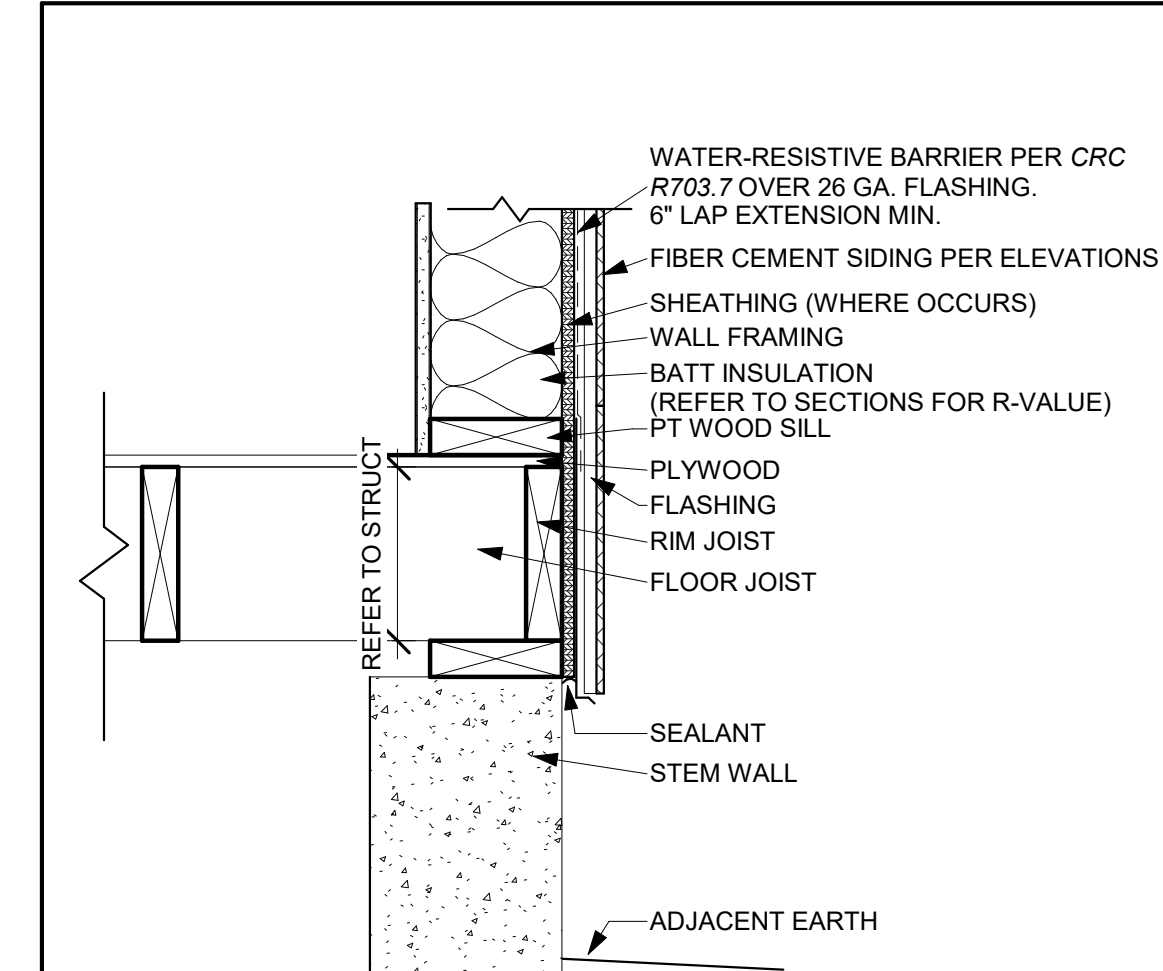
42 TYP. OUTSIDE CORNER-HIGH DESERT
SCALE: 3" = 1'-0"



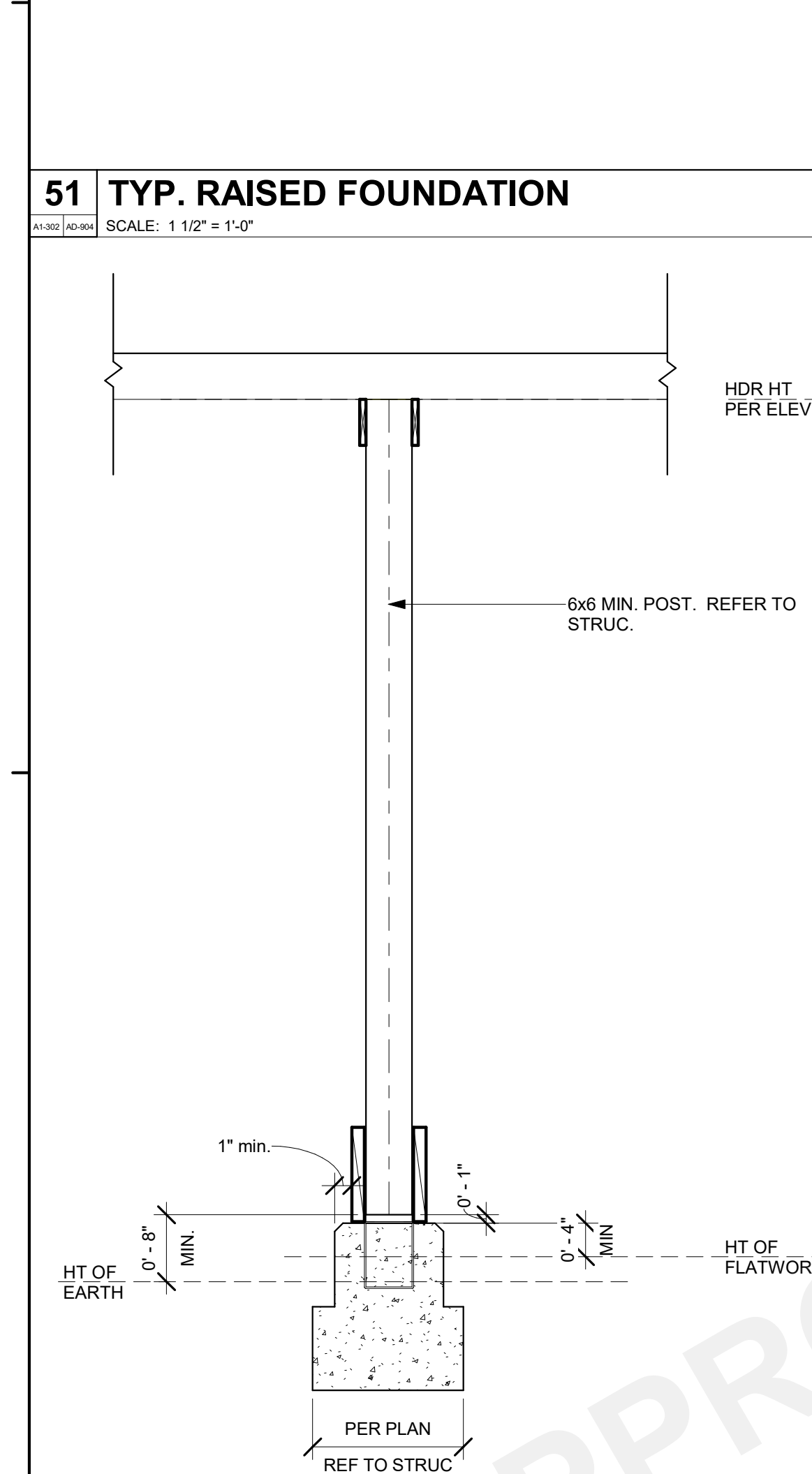
43 CORRUGATED METAL WAINSCOT
SCALE: 3" = 1'-0"



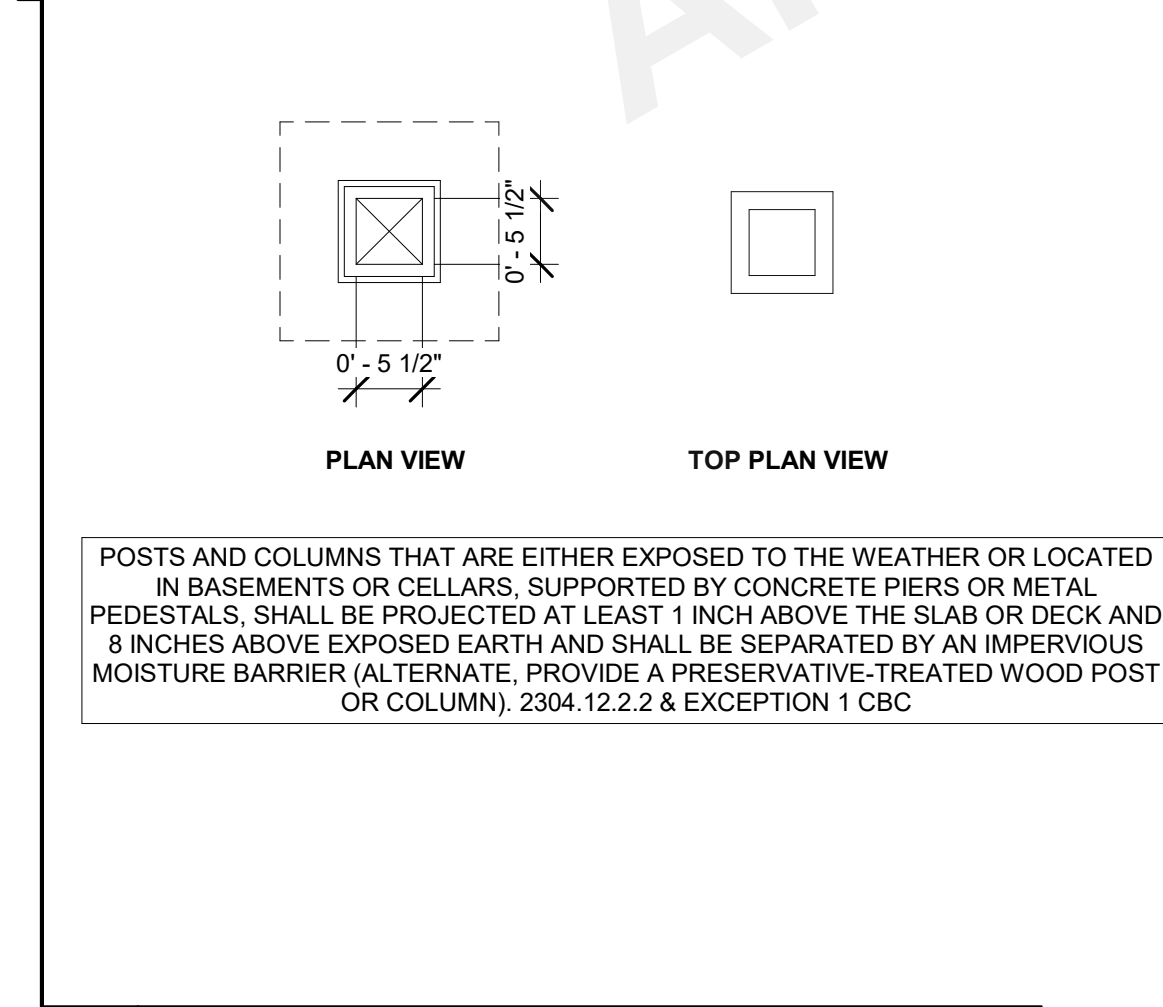
44 CORRUGATED METAL WALL EXT.
SCALE: 3" = 1'-0"



51 TYP. RAISED FOUNDATION
SCALE: 1 1/2" = 1'-0"



54 POST-HIGH DESERT
SCALE: 3/4" = 1'-0"

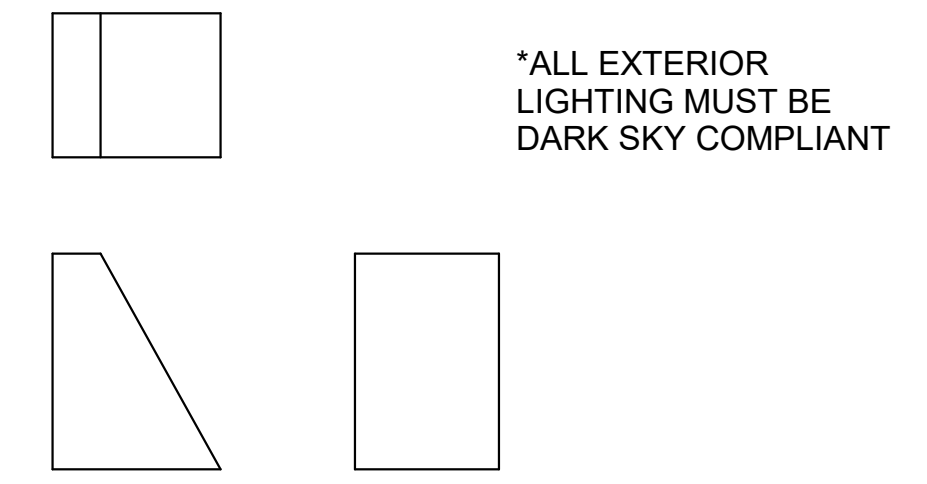


55 TYP. FOUNDATION-HIGH DESERT
SCALE: 3" = 1'-0"

1/25/2024 4:14:35 PM Autodesk Docs://2540-04_Mono County ADUs - Code Updates/2340-01_Mono County ADUs_2022 Code Update.rvt



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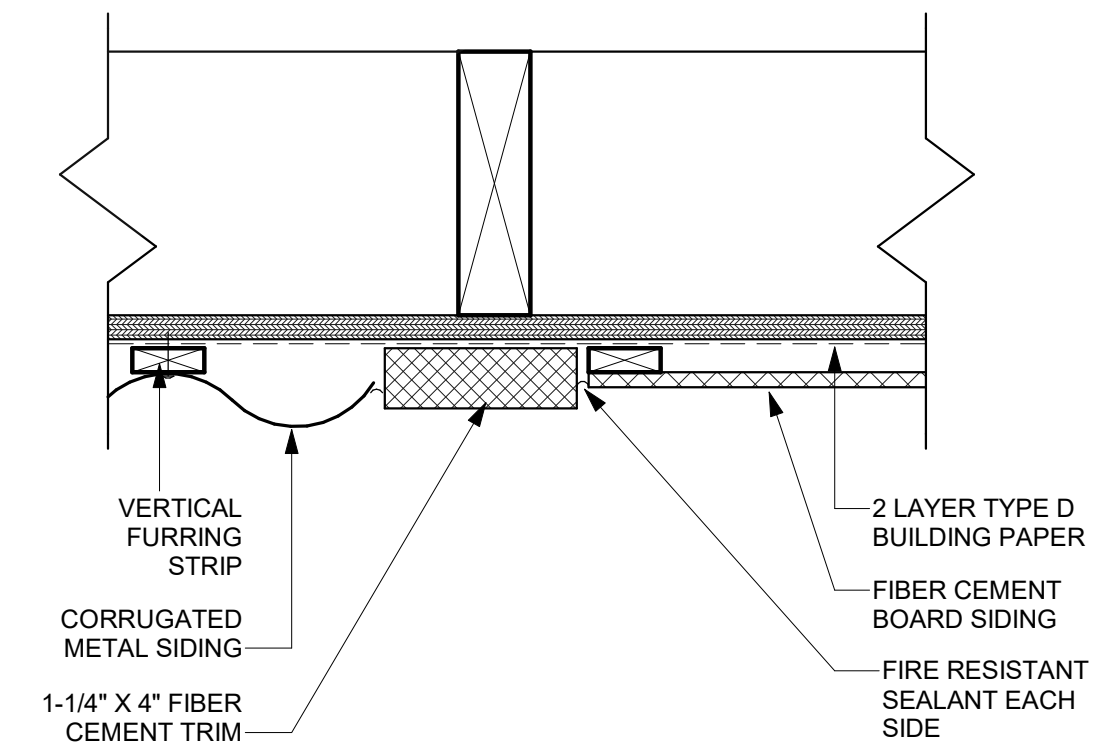
*ALL EXTERIOR LIGHTING MUST BE DARK SKY COMPLIANT

LINGMAN LIGHTING - WALL MOUNT
DIMMABLE BLACK LED WALL SCONCE
(ULEW-30001-8W-T3-W30-01-120/277V)

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

11 LIGHT FIXTURE - HIGH DESERT

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



12 WALL - CORRUGATED TO FIBER CEMENT TRANSITION

SCALE: 3" = 1'-0"

MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
ARCHITECTURAL DETAILS - HIGH
DESERT

DATE
01/10/2024

SHEET

AD-905

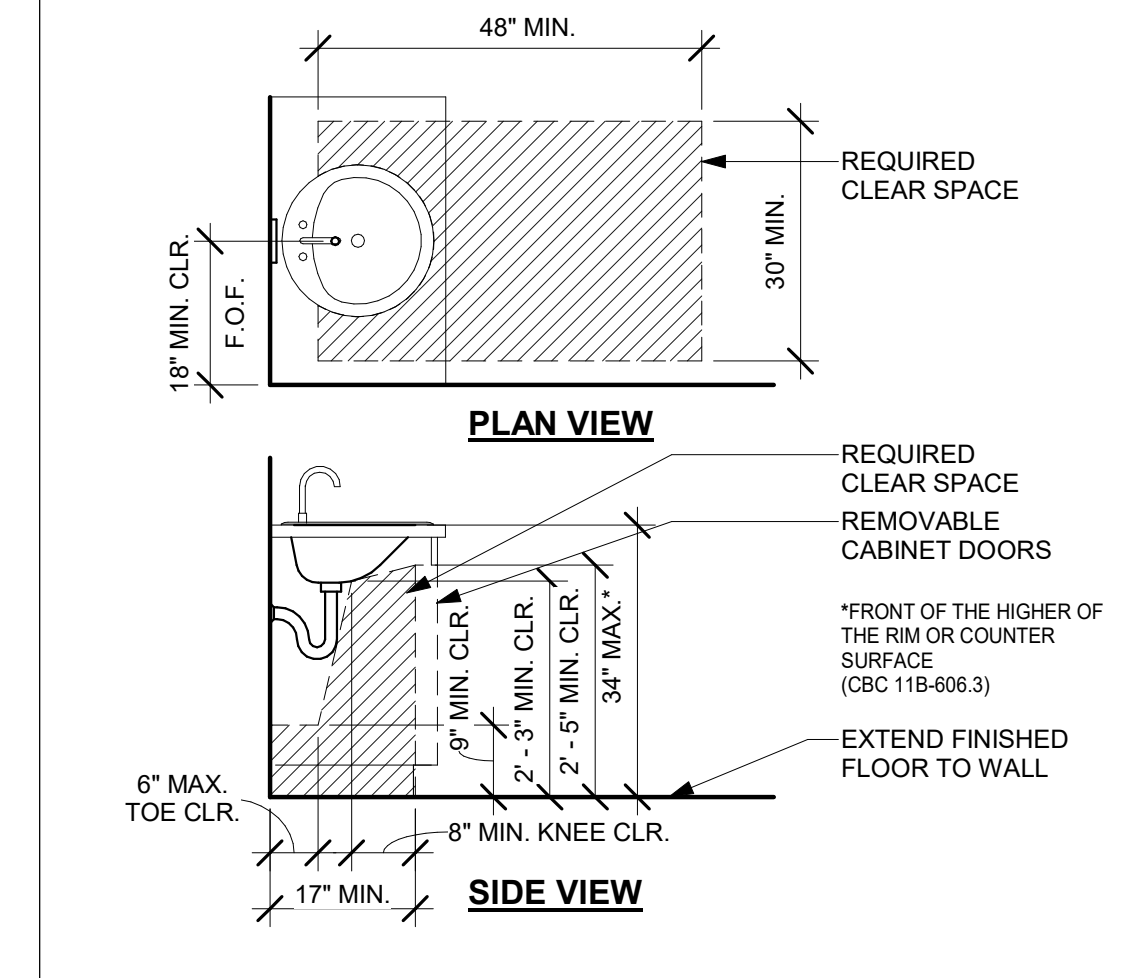
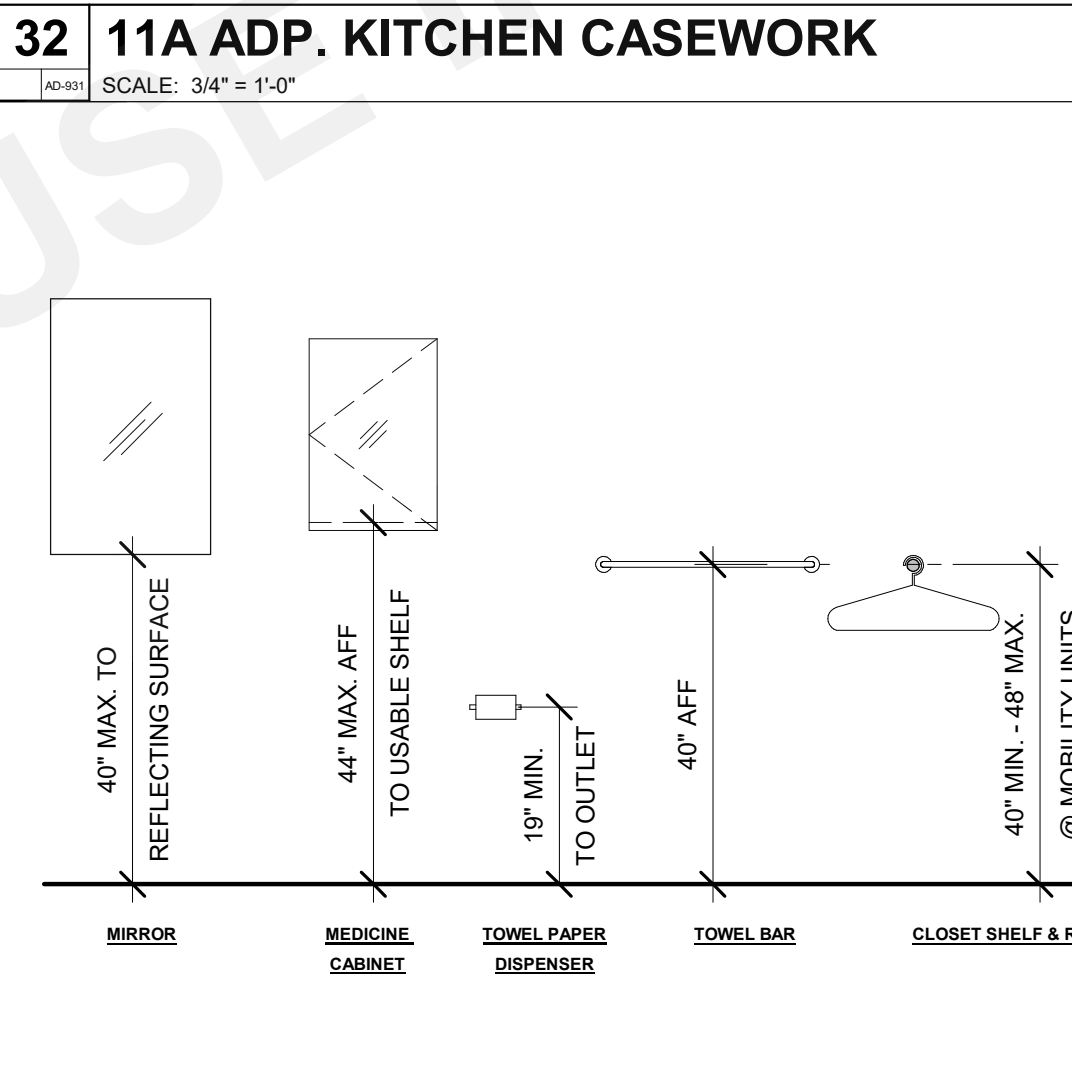
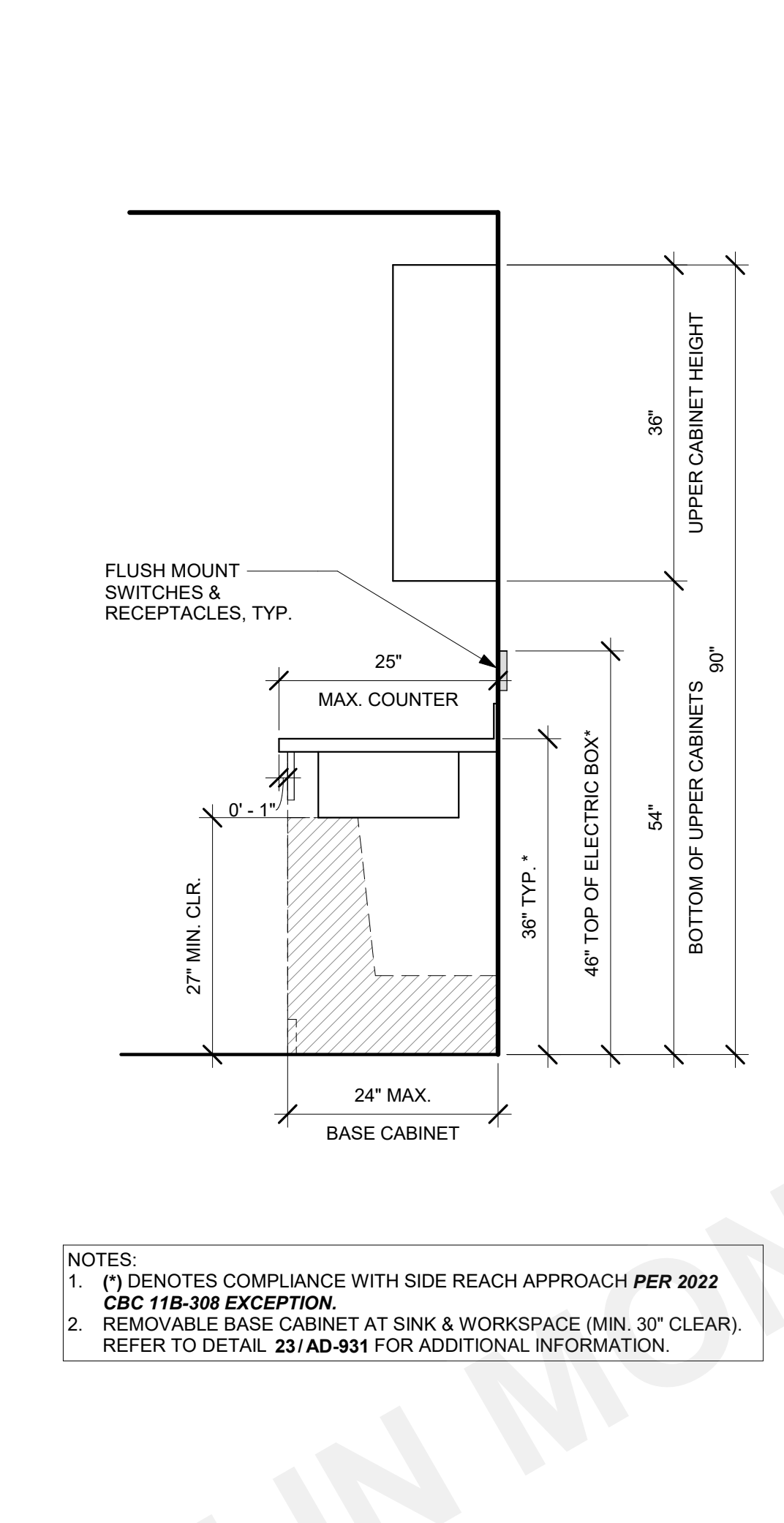
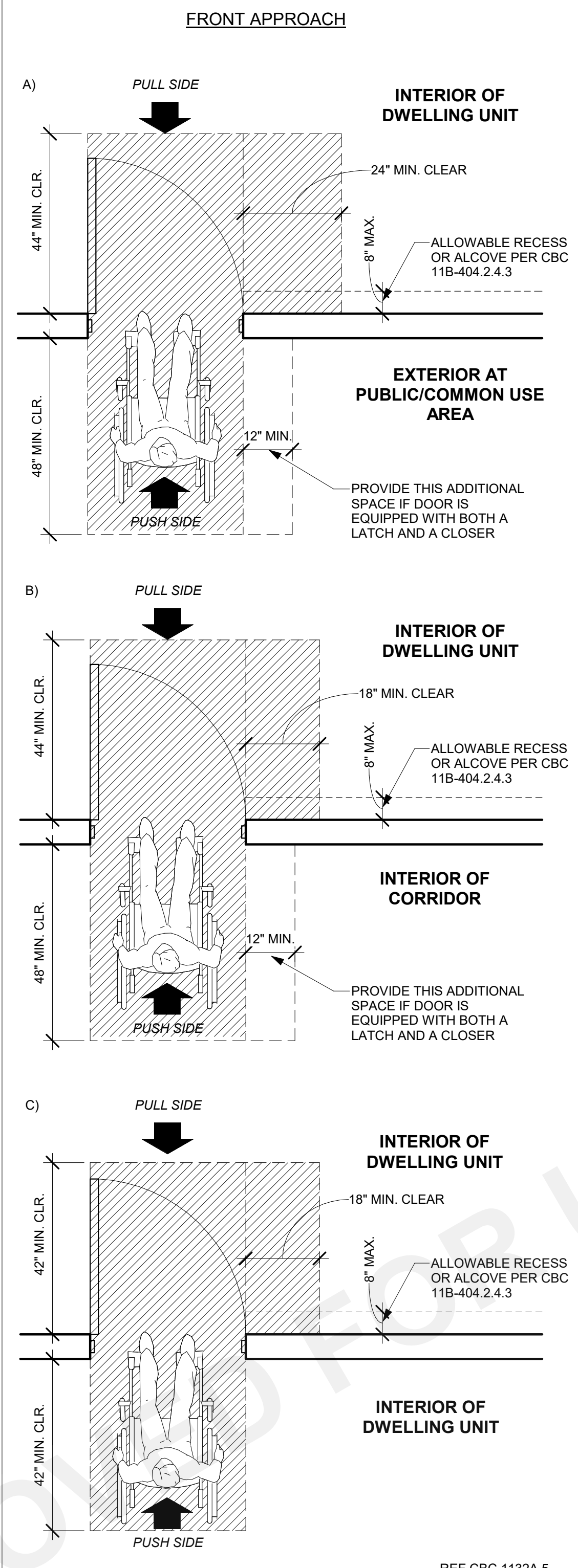
PUBLIC SET

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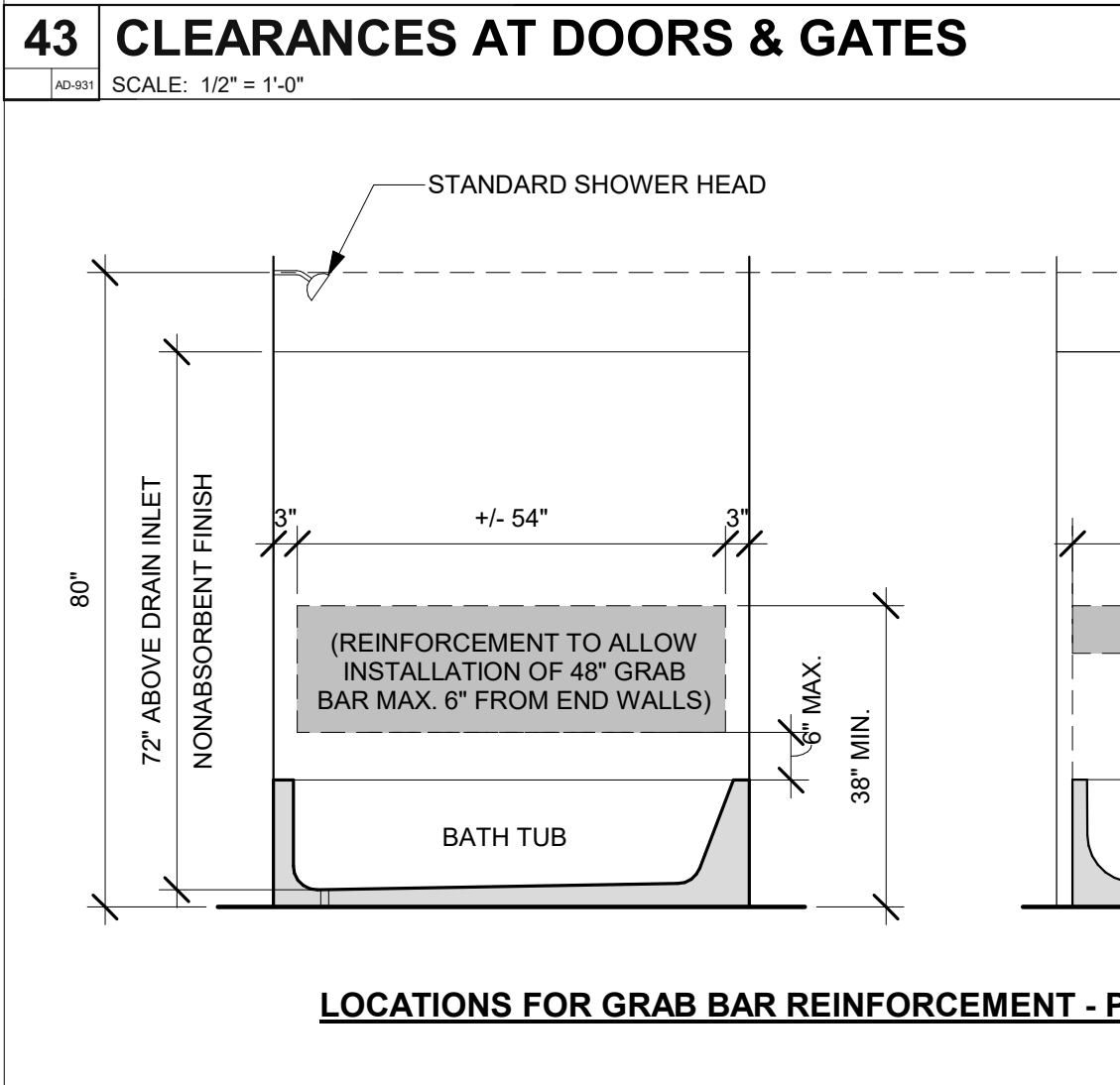
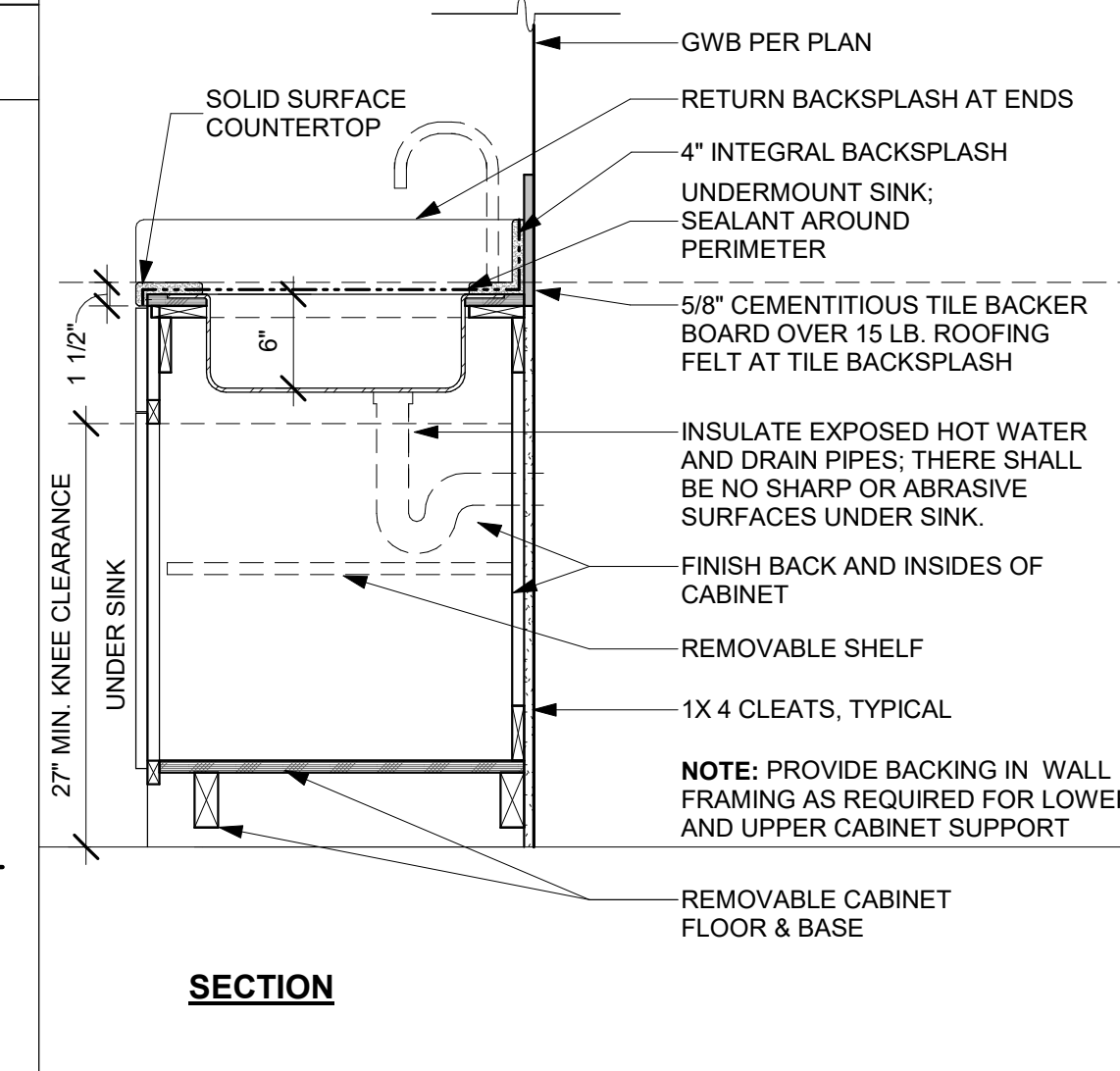
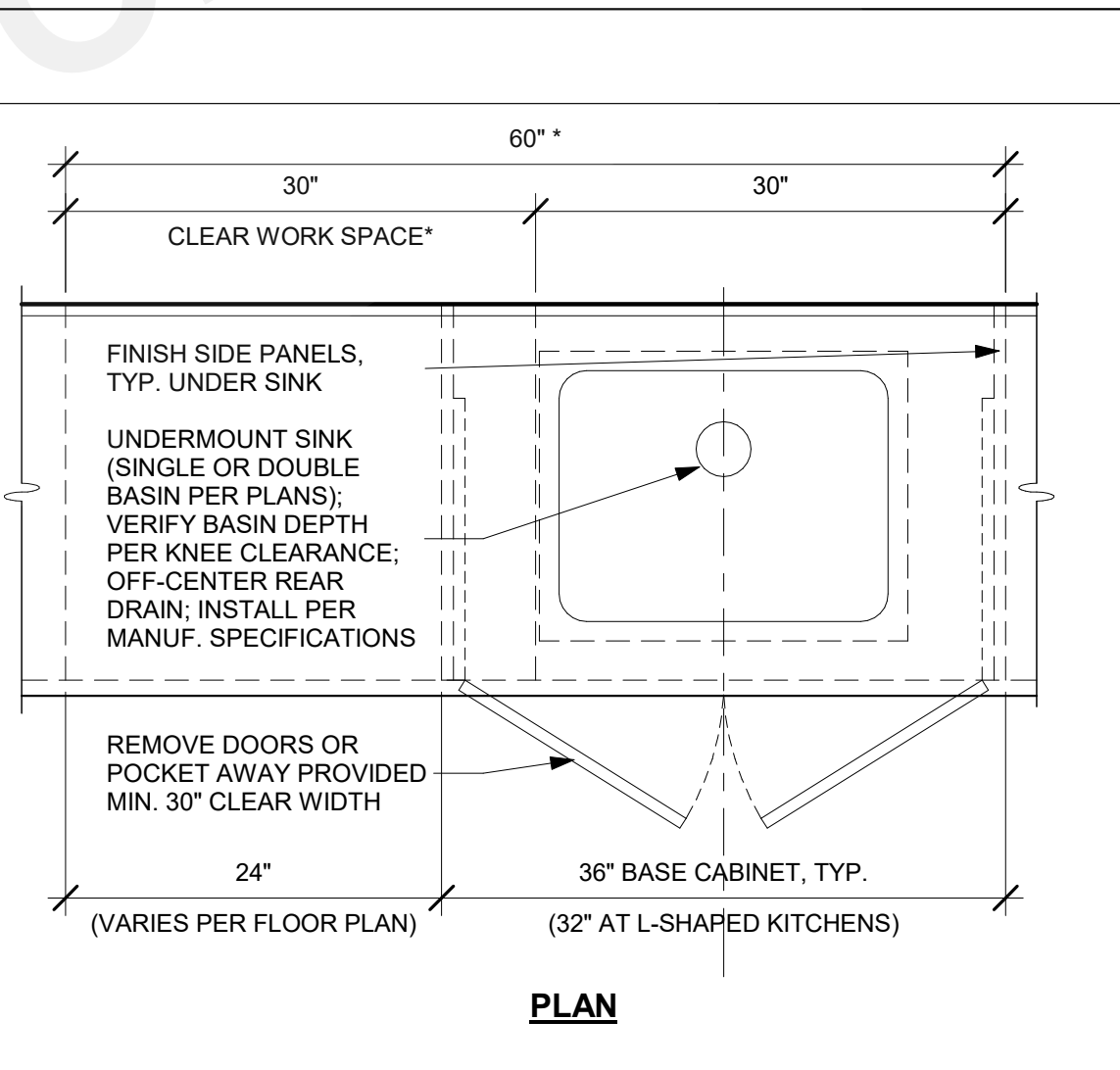
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MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
ADAPTABILITY DETAILS

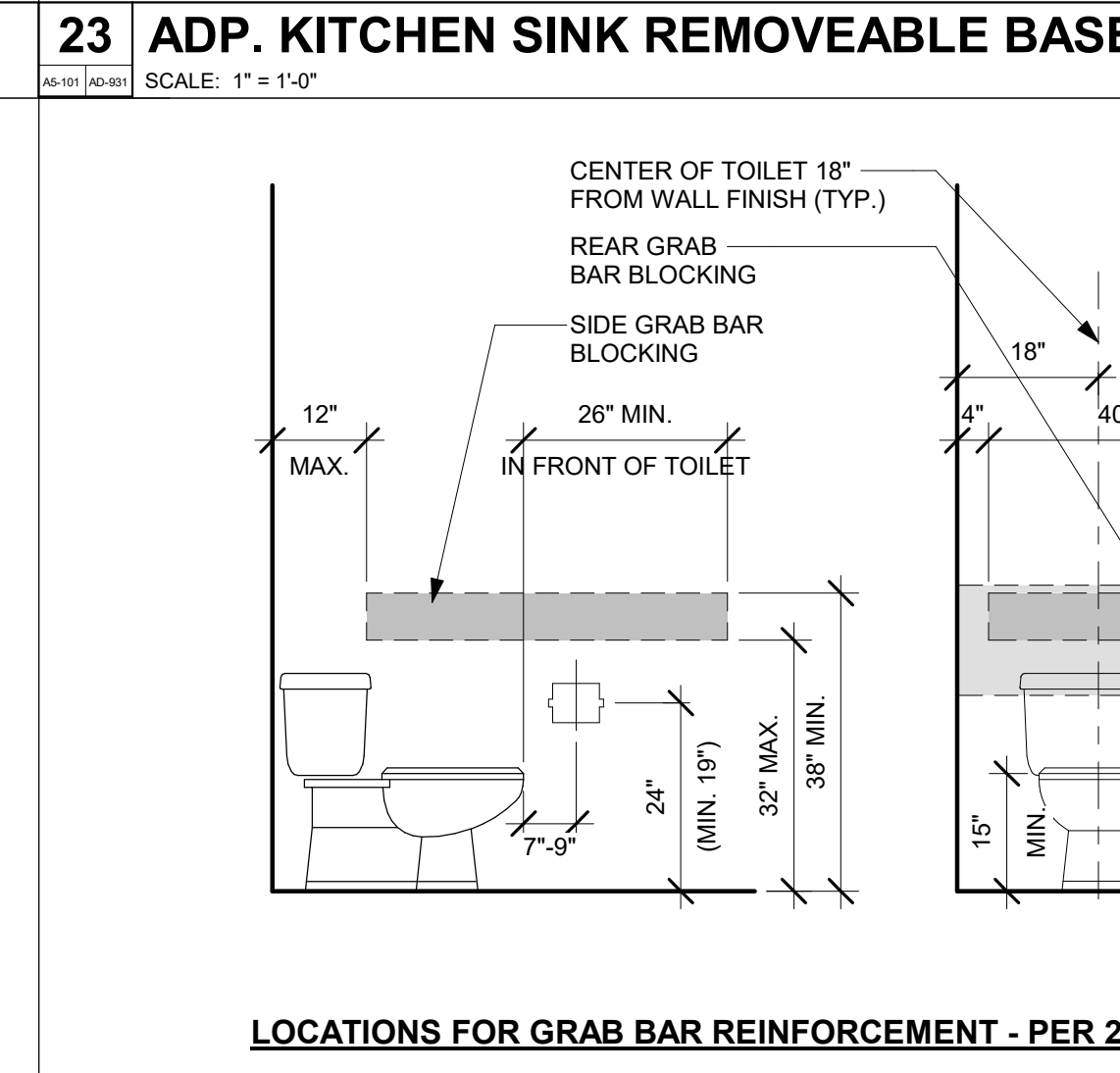


- NOTES:**
- ADAPTABLE UNITS - PROVIDE REMOVABLE DOORS AT SINK CABINET THAT DON'T REQUIRE SPECIALIZED KNOWLEDGE OR THE USE OF SPECIALIZED TOOLS.
 - THE FINISHED FLOOR SHOULD EXTEND TO THE WALL.
 - HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
 - SINK SHALL BE 6 1/2" DEEP MAX.
 - THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE & TOE CLEARANCES.
 - OPERABLE PARTS OF SOAP OR OTHER DISPENSERS LOCATED ON THE BACK WALL OF THE LAVATORY ARE WITHIN REACH RANGE 40" MAXIMUM AFF AND 17"-19" MAXIMUM DEEP DEPENDENT UPON TOE CLEARANCE BELOW PER CBC.
 - FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
 - THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE (22.2N). LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
 - WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.
- REF. 2019 1134A.6

- 21 11A ADP. BATHROOM SINK**
 SCALE: 1/2" = 1'-0"
- *KITCHEN ACCESSIBILITY NOTES**
- THE SINK AND WORK SURFACE MAY BE A SINGLE INTEGRAL UNIT A MINIMUM OF 60 INCHES IN LENGTH, OR BE SEPARATE (30") COMPONENTS.
 - IF SOLID SURFACE COUNTERTOPS ARE NOT PROVIDED, REPOSITIONABLE OR (2) 15" BREADBOARDS SHALL BE PROVIDED IN MIN. 5% OF UNITS.
 - BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOEBOARD AND SHELVING, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A WHEELCHAIR. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL.
 - WITH BASE REMOVED, KNEE SPACE UNDER KITCHEN SINK SHALL BE AT LEAST 27 INCHES HIGH, 30 INCHES WIDE AND 19 INCHES DEEP.
 - FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
 - THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE (22.2N). LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.



- 44 11A ADP. TUB COMPLIANCE**
 SCALE: 1/2" = 1'-0"
- NOTES:**
- ALL DIMENSIONS FOR THIS DETAIL ARE FROM FACE OF FINISHED SURFACE.
 - WALLS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT FINISH TO A HEIGHT MIN. 72" ABOVE THE DRAIN INLET. (2022 CBC 1210.2.1)
 - BUILT-IN TUBS W/ SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL.
 - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS MAX.
 - ALL TUB/SOWER ENCLOSURES: PROVIDE FACTORY INSTALLED BACKING FOR GRAB BAR REINFORCEMENT



- 33 11A ADP. DWELLING UNIT TOILET**
 SCALE: 1/2" = 1'-0"
- NOTE (SHORT SIDE WALL CONDITIONS):**
 WHERE SIDE WALL DOES NOT PROVIDE SUFFICIENT LENGTH FOR INSTALLATION OF SIDE GRAB BAR BLOCKING AS SHOWN, ADDITIONAL GRAB BAR BLOCKING SHALL BE PROVIDED AT REAR WALL TO ALLOW FOR INSTALLATION OF FOLDAWAY GRAB BAR.

44 11A ADP. TUB COMPLIANCE
 SCALE: 1/2" = 1'-0"

33 11A ADP. DWELLING UNIT TOILET
 SCALE: 1/2" = 1'-0"

23 ADP. KITCHEN SINK REMOVEABLE BASE CABINET
 SCALE: 1" = 1'-0"

23 ADP. KITCHEN SINK REMOVEABLE BASE CABINET
 SCALE: 1" = 1'-0"

PUBLIC SET

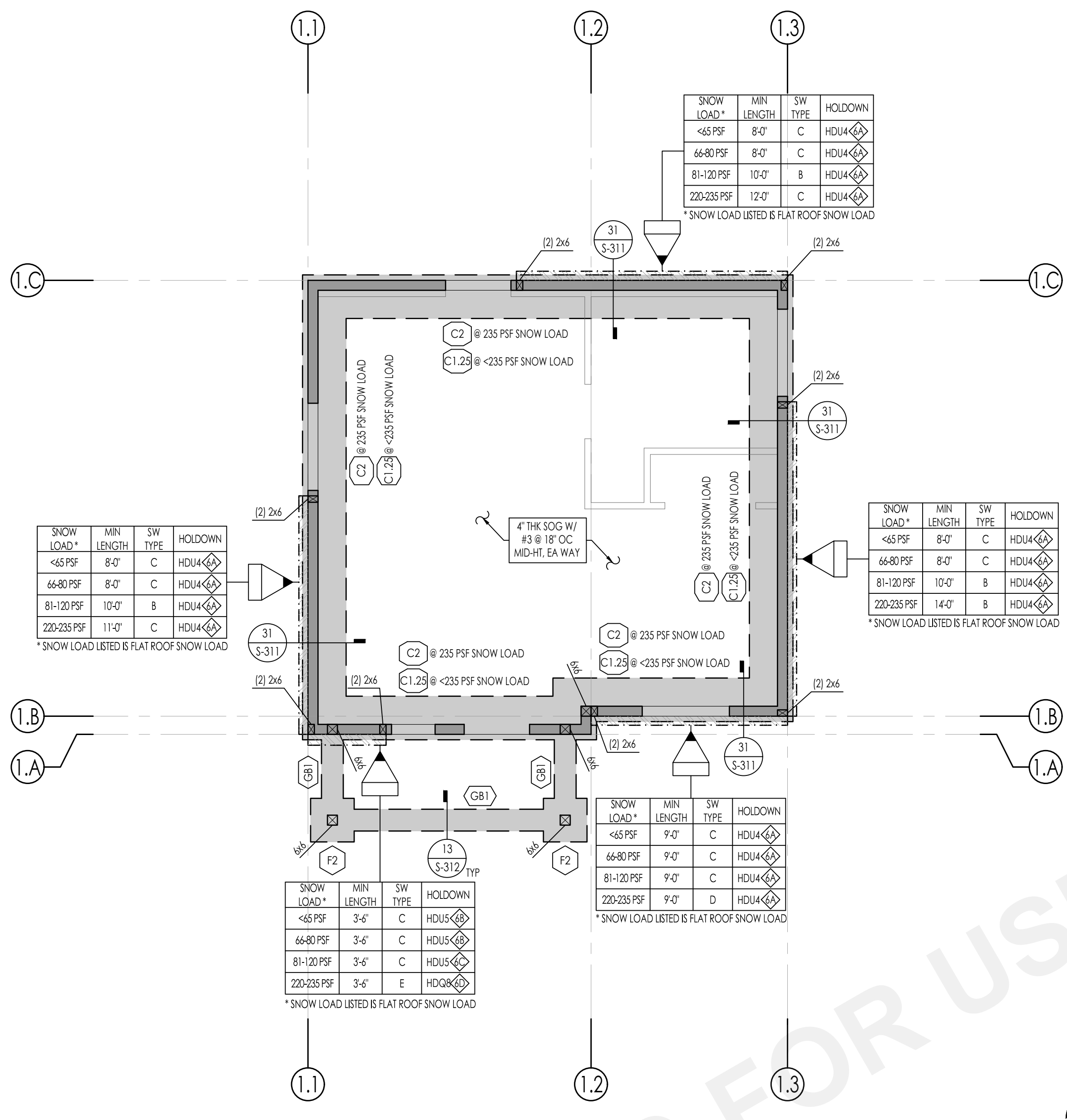
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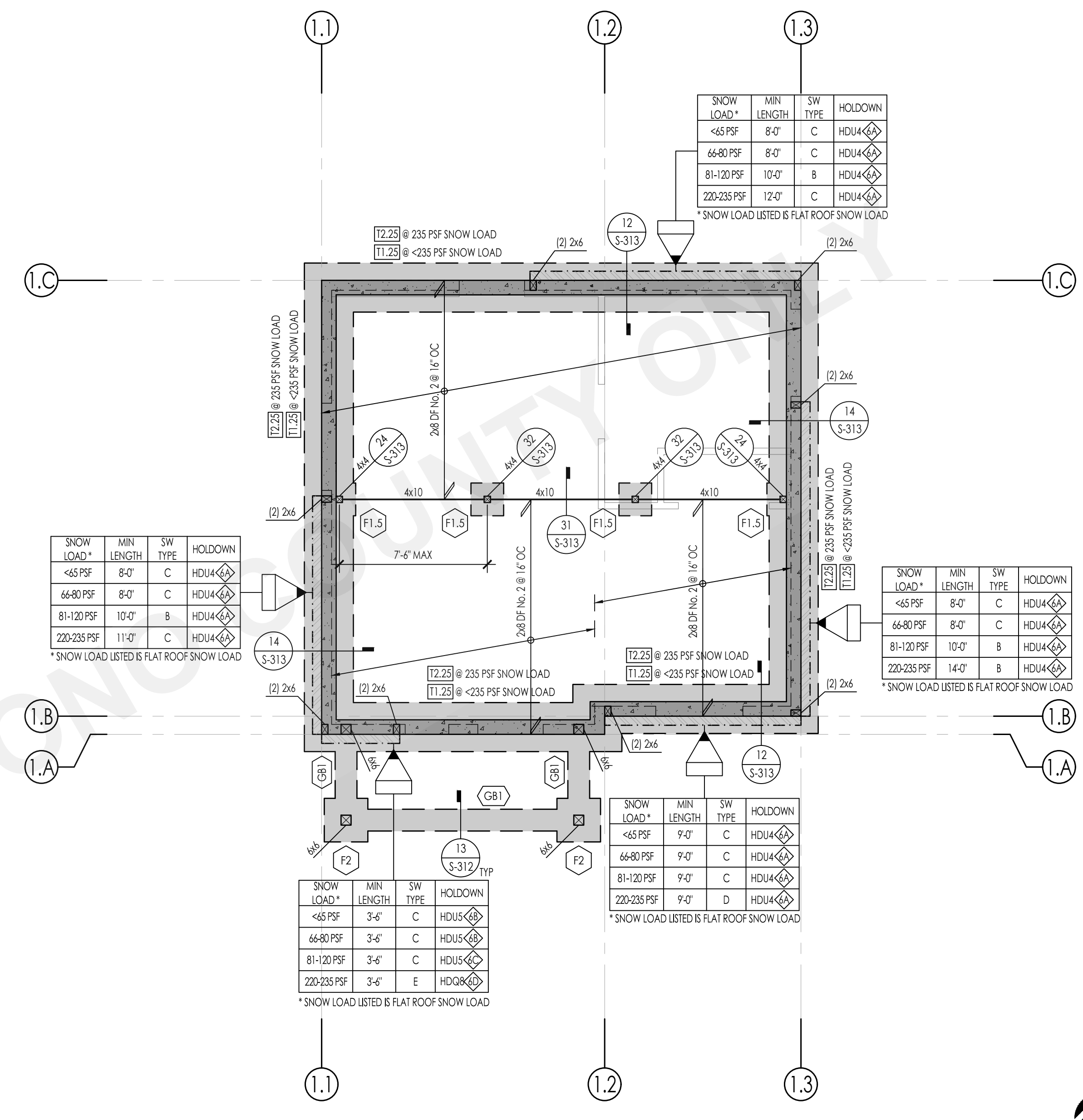


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MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
FOUNDATION PLANS



1 FOUNDATION PLAN - SLAB ON GRADE OPTION
SCALE: 1/4" = 1'-0"



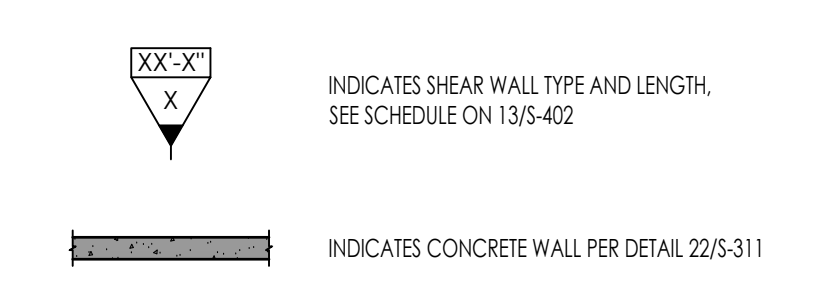
2 FOUNDATION PLAN - RAISED FLOOR OPTION
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES

- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-404
- SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION + 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- ALL DIMENSIONS SHOWN ARE FROM FACE OF CONCRETE/MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN. ALL COLUMNS ARE CENTERED IN STUD WALLS, UNO.
- FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR ANY EMBEDDED ITEMS AND ALL EXTERIOR CONCRETE PAVE
- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
- SEE ARCHITECTURAL PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
- FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301.
- ALL POSTS IN 4" WALLS SHALL BE 4x4, UNLESS NOTED OTHERWISE. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.
- PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS. REFER TO 34/S-402 FOR PLATE WASHER REQUIREMENTS AT SHEAR WALLS.
- ALL HOLDDOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING.
- ALL BOLT HOLES IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY.
- THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.
- BOTTOM OF FOOTINGS SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
 - 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO.
 - 18" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO.
 NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR BOLT HOLDDOWN EMBED DEPTHS, OR FROST DEPTHS AS INDICATED BY THE BUILDING OFFICIAL.
- DIAPHRAGM TYPE: ALL FLOOR DIAPHRAGMS SHALL BE TYPE D, UNO. REFER TO 12/S-403.
- OWNER MAY SELECT EITHER SLAB ON GRADE FOUNDATION OR THE RAISED FLOOR FOUNDATION, TO SUIT THE SPECIFIC SITE.
- WHERE RAISED FLOOR FOUNDATION IS SELECTED, OWNER HAS THE OPTION TO USE CRIPPLE STUD WALLS IN LIEU OF THE SPECIFIED CONCRETE STEM WALLS BELOW THE FLOOR FRAMING. CRIPPLE STUDS ARE TO MATCH TYPICAL WALL FRAMING, AND TO BE SHEATHED TO MATCH SHEARWALLS ABOVE. HOLDDOWNS SPECIFIED SHALL BE INSTALLED ACROSS THE FLOOR FRAMING PER DETAIL 12/S-405 AND THEN INTO THE CONCRETE STEM WALL PER DETAILS 22/S-311 AND 24/S-311.
- REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF UNDERFLOOR ACCESS HOLE.
- REFER TO ARCHITECTURAL DRAWINGS FOR UNDERFLOOR HEIGHT ALLOWANCE.
- ALL SNOW LOADS LISTED ARE THE FLAT ROOF SNOW LOAD. TO FIND THE FLAT ROOF SNOW LOAD, FOLLOW THIS EQUATION: FLAT ROOF SNOW = 0.77 x GROUND SNOW LOAD.
- LOCATION OF CRAWL SPACE ACCESS IS SPECIFIC TO SITE. REFER TO DETAIL 33/S-313 FOR OPENING AT CONC WALL FOOTING.

SYMBOL LEGEND



SCHEDULES

HOLDDOWN SCHEDULE			
SPECIFICS HOLDOWN/STRAP DETAIL	INDICATES HOLDOWN/STRAP TYPE	DETAIL	
C1.25	INDICATES SIMPSON SSTB HOLDDOWN TO: CONC FOUNDATION; CONC STEM WALL:	12/S-311 22/S-311	
F1.5	INDICATES SIMPSON SB HOLDDOWN TO: CONC FOUNDATION; CONC STEM WALL:	14/S-311 24/S-311	

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.25	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	31/S-311
C2	2'-0"	SEE NOTE 16	(3) #5 T&B	#3 @ 12" OC, BOT	31/S-311

GRADE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	13/S-312

T-FOOTING SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
T1.25	1'-3"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	13/S-312
T2	2'-0"	1'-0"	SEE NOTE 16	(3) #4 @ TOP (3) #4 @ BOT	#3 @ 24" OC	13/S-312

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL
F1.5	1'-6"	1'-6"	1'-6"	SEE NOTE 16	(2) #5, EW	(2) #5, EW	11/S-312
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5, EW	11/S-312

NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AS HOLDDOWN EMBED DEPTHS

DATE
NOVEMBER 20, 2023

SHEET

S1-201

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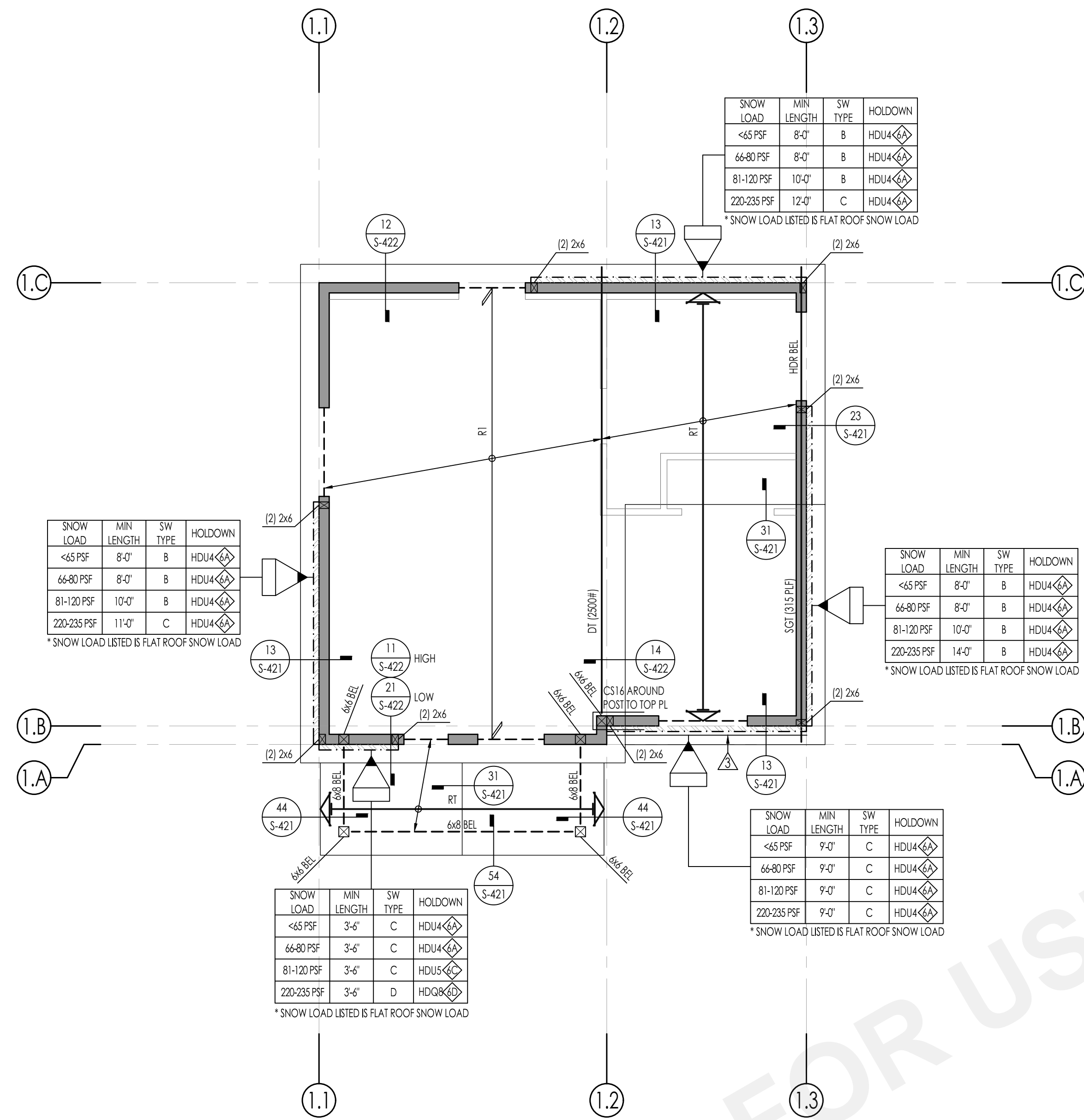
MONO COUNTY ADU
PROTOTYPES
MONO COUNTY

ROOF FRAMING PLANS

DATE
NOVEMBER 20, 2023

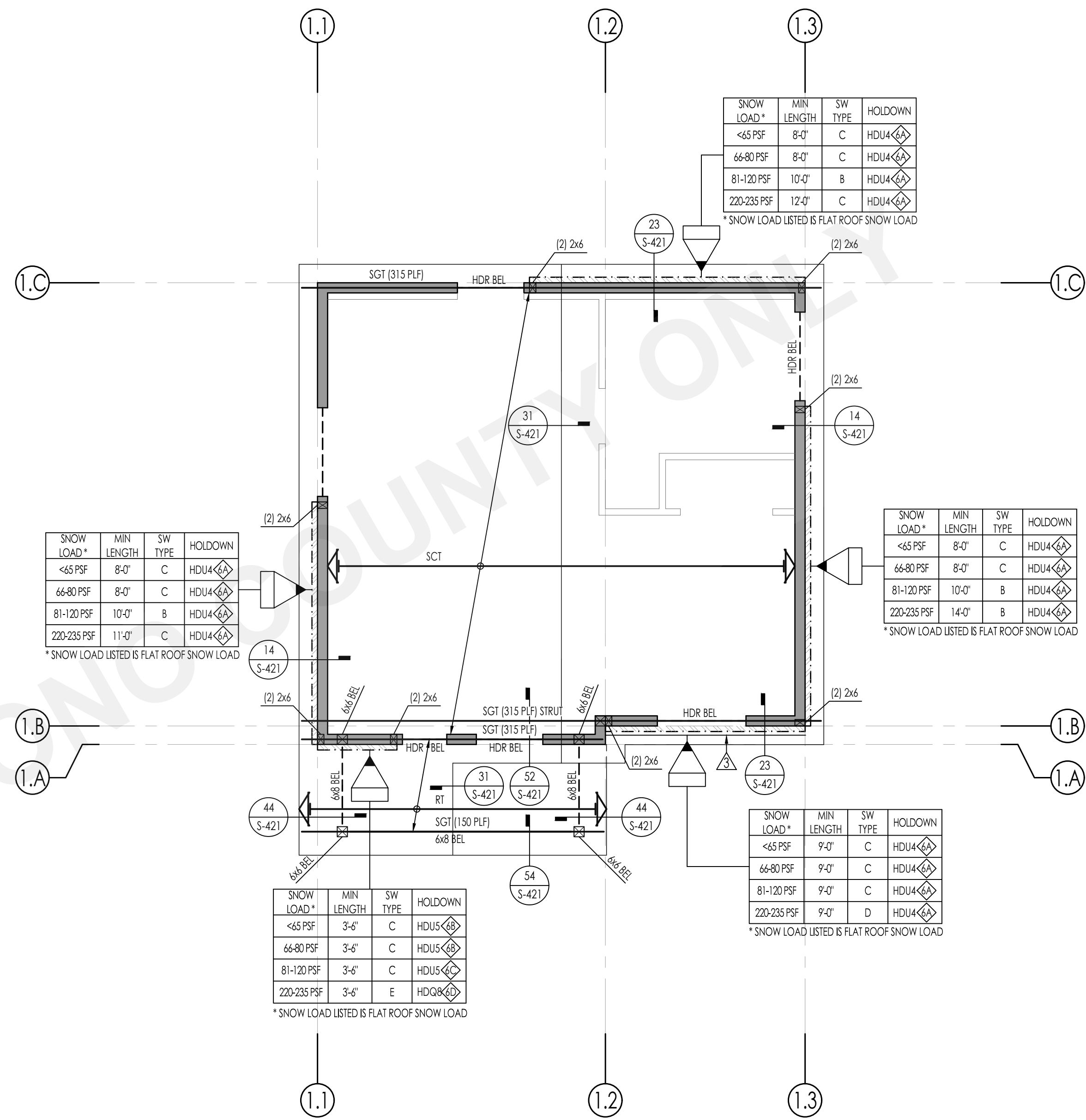
SHEET

S1-202



1 ROOF FRAMING PLAN - HIGH DESERT OPTION

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



2 ROOF FRAMING PLAN - RURAL MOUNTAIN OPTION

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

ROOF FRAMING PLAN NOTES

- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING. ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION:
 - GRID DIMENSIONS AND HORIZONTAL CONTROL
 - ALL DIMENSIONS, ELEVATIONS, FINISH SURFACE, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC.
 - LOCATION AND EXTENT OF EXTERIOR WALL ASSEMBLIES AND OPENINGS
 - ALL NON STRUCTURAL WALLS
- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-404
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
- SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF PIPES, DUCTS AND OTHER ROOF PENETRATIONS. FOR ROOF PENETRATIONS NOT SHOWN ON ROOF FRAMING PLAN, SEE DETAIL 23/S-403 FOR TYPICAL OPENINGS, UNO.
- ALL POSTS IN 4" WALLS SHALL BE 4x4, UNLESS NOTED OTHERWISE. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.

TYPICAL WALL FRAMING SHALL BE:

 - 2x6 @ 16" OC @ ALL EXTERIOR WALLS, UNO
 - 2x6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO
 - 2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO
- ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
- DIAPHRAGM TYPES:
 - < 65 PSF SNOW LOAD, ROOF DIAPHRAGM, TYPE A
 - 66-80 PSF SNOW LOAD, ROOF DIAPHRAGM, TYPE A
 - 81-120 PSF SNOW LOAD, ROOF DIAPHRAGM, TYPE B
 - 220-235 PSF SNOW LOAD, ROOF DIAPHRAGM, TYPE C
 REFER TO 12/-403
- ALL LINES AND/OR MEMBERS INDICATED AS "STRUT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STGR.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
- ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.
- TRUSSES ARE TO BE DESIGNED FOR THE PROPER SITE SPECIFIC SNOW LOAD. TRUSS DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. FOR OTHER TRUSSES DESIGN CRITERIA REFER TO SHEET S-103 PRE-FABRICATED WOOD TRUSSES 1.B.G.
- TRUSSES SHALL INCLUDE PROPER ICE DAMM LOADING AT EAVES, SLIDING SNOW AND SNOW DRIFTS PER ASCE 7-16 WHERE APPLICABLE BASED ON THE ROOF CONFIGURATION.
- WHERE THE OWNER WOULD LIKE TO SUBSTITUTE TRUSSES IN PLACE OF SPECIFIED RAFTERS THAT IS STRUCTURALLY ACCEPTABLE, THESE TRUSSES SHALL BE INCLUDED IN THE SUBMITTAL TO THE BUILDING DEPARTMENT.
- ALL LUMBER EXPOSED TO THE ELEMENTS SHALL BE SELECT STRUCTURAL GRADE.
- SHEARWALL CONSTRUCTION, HOLDOWNS, RAFTERS AND HEADERS SHALL BE SELECTED FROM THE TABLES BASED ON THE SNOW LOADING FOR THE SPECIFIC SITE.
- SHEARWALL LENGTHS LISTED IN THE TABLES ABOVE ARE CONSIDERED THE MINIMUMS. THE SHEARWALL CAN BE PLACED ANYWHERE ALONG THE BUILDING LINE AS LONG AS IT IS NOT INTERRUPTED BY A DOORWAY OR WINDOW.
- ALL SNOW LOADS LISTED ARE THE FLAT ROOF SNOW LOAD. TO FIND THE FLAT ROOF SNOW LOAD, FOLLOW THIS EQUATION: FLAT ROOF SNOW = 0.77 x GROUND SNOW LOAD.



NORTH

SYMBOL LEGEND

- XX-X' INDICATES SHEAR WALL TYPE AND LENGTH. SEE SCHEDULE ON 13/S-402
- INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402
- INDICATES HEADER @ OPENING. REFER TO 32/S-401 FOR HEADER SIZE, UNO ON PLANS
- INDICATES TOP PLATE SPICE NAILING PER 33/S-403 NOTE THAT NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPICE, UNO
- INDICATES CONT BLK & STRAP PER 24/S-405 @ ROOF, UNO
- INDICATES STRAP PER 34/S-405, UNO
- DSC# INDICATES DRAG TRUSS CONNECTOR PER 31/S-405, UNO

SCHEDULES

HOLDOWN SCHEDULE			
SPECIFIES HOLDOWN/STRAP DETAIL	INDICATES HOLDOWN/STRAP TYPE	DETAIL	
6x	INDICATES SIMPSON S3TB HOLDOWN TO: CONC FOUNDATION: CONC STEM WALL:	12/S-311 22/S-311	
7x	INDICATES SIMPSON S8 HOLDOWN TO: CONC FOUNDATION: CONC STEM WALL:	14/S-311 24/S-311	

ROOF RAFTER SCHEDULE *			
MARK	SNOW LOAD*	SIZE	REMARKS
R1	<65 PSF	(2) 2x12 @ 16" OC	
R1	66-80 PSF	(2) 2x12 @ 12" OC	
R1	81-120 PSF	(2) 2x14 @ 12" OC	
R1	220-235 PSF	(2) 1 3/4" x 14" LVL @ 16" OC	

(*) - REFER TO NOTE 17 FOR SNOW LOAD DEFINITION

PREFABRICATED ROOF TRUSS

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

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

(*) - EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT A FACTORED LEVEL (0.7) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS, OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2



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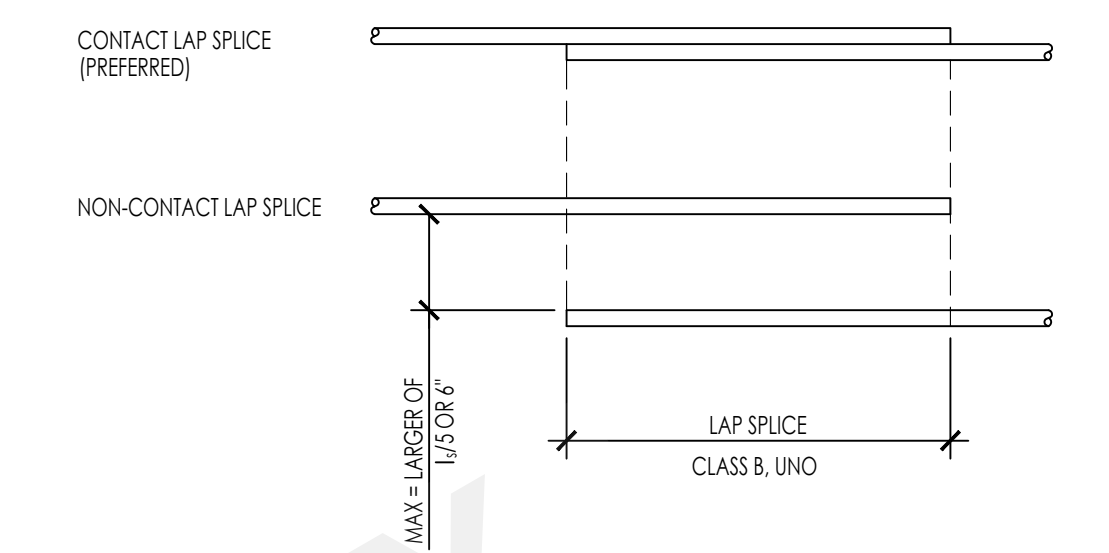
MONO COUNTY ADU PROTOTYPES
MONO COUNTY

TYPICAL CONCRETE DETAILS

DATE
NOVEMBER 20, 2023

SHEET

S-301



REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICE SCHEDULE

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

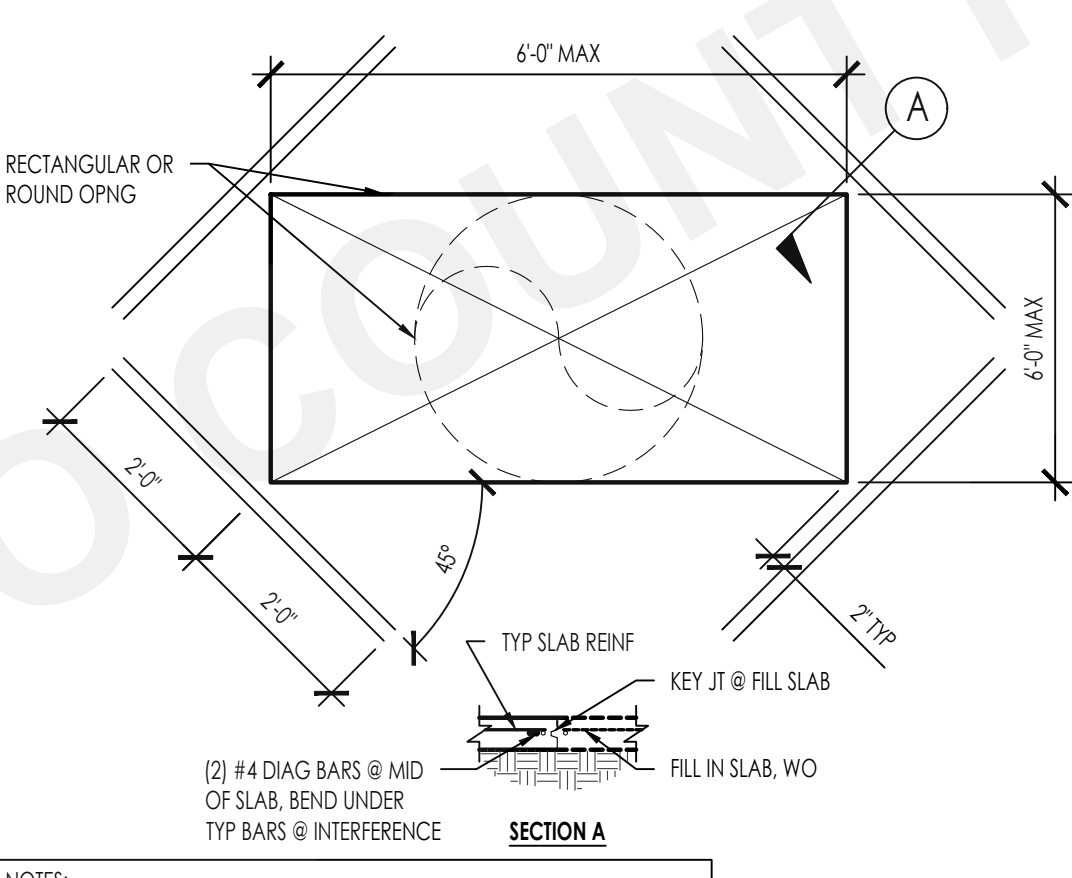
NOTES:

- VALUES ABOVE ARE FOR REINFORCEMENT WITH THE FOLLOWING PARAMETERS:
 - GRADE 60 REINFORCEMENT
 - NORMAL WEIGHT CONCRETE
 - FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3
 - NON-EPOXY COATED REINFORCEMENT
 - HORIZONTAL BARS WITHOUT 12" OF CONCRETE BELOW (BOTTOM BARS), AND VERTICAL BARS
 - FOR TOP BARS WITH 12" OR MORE OF CONCRETE BELOW THE BAR MULTIPLY THE VALUES ABOVE BY 1.3
 - CLEAR SPACING NOT LESS THAN d_b , CLEAR COVER NOT LESS THAN d_b , AND STIRRUPS THROUGH l_d NOT LESS THAN MIN OR
 - CLEAR SPACING NOT LESS THAN $2d_b$, AND CLEAR COVER NOT LESS THAN d_b
 - FOR OTHER SPACING AND COVER CONDITIONS MULTIPLY THE VALUES ABOVE BY 1.5
 - REINFORCEMENT NOT IN SHEAR WALLS
 - FOR REINFORCEMENT IN SHEAR WALLS MULTIPLY THE VALUES ABOVE BY 1.25
- THE MULTIPLIERS LISTED IN NOTE 1 ABOVE ARE CUMULATIVE INCREASES IN DEVELOPMENT/LAP SPICE LENGTH.
- ALL LAP SPICES REFERENCED IN THE PLANS SHALL BE CLASS B UNLESS NOTED OTHERWISE.
- WHEN REINFORCING BARS OF TWO SIZES ARE LAP-SPLICED IN TENSION, USE THE LARGER OF THE TENSION CLASS B, LAP SPICE LENGTH l_s OF THE SMALLER BAR, AND THE CLASS A, TENSION DEVELOPMENT LENGTH l_d OF THE LARGER BAR.

BAR SIZE	D
#3	1 1/2"
#4	2"
#5	2 1/2"

* PROVIDE 10dL EXTENSIONS IN LIEU OF 4dL AT ALL FRAME COLUMNS, GIRDERS, SHEAR WALLS AND SHEAR WALL BOUNDARY MEMBERS

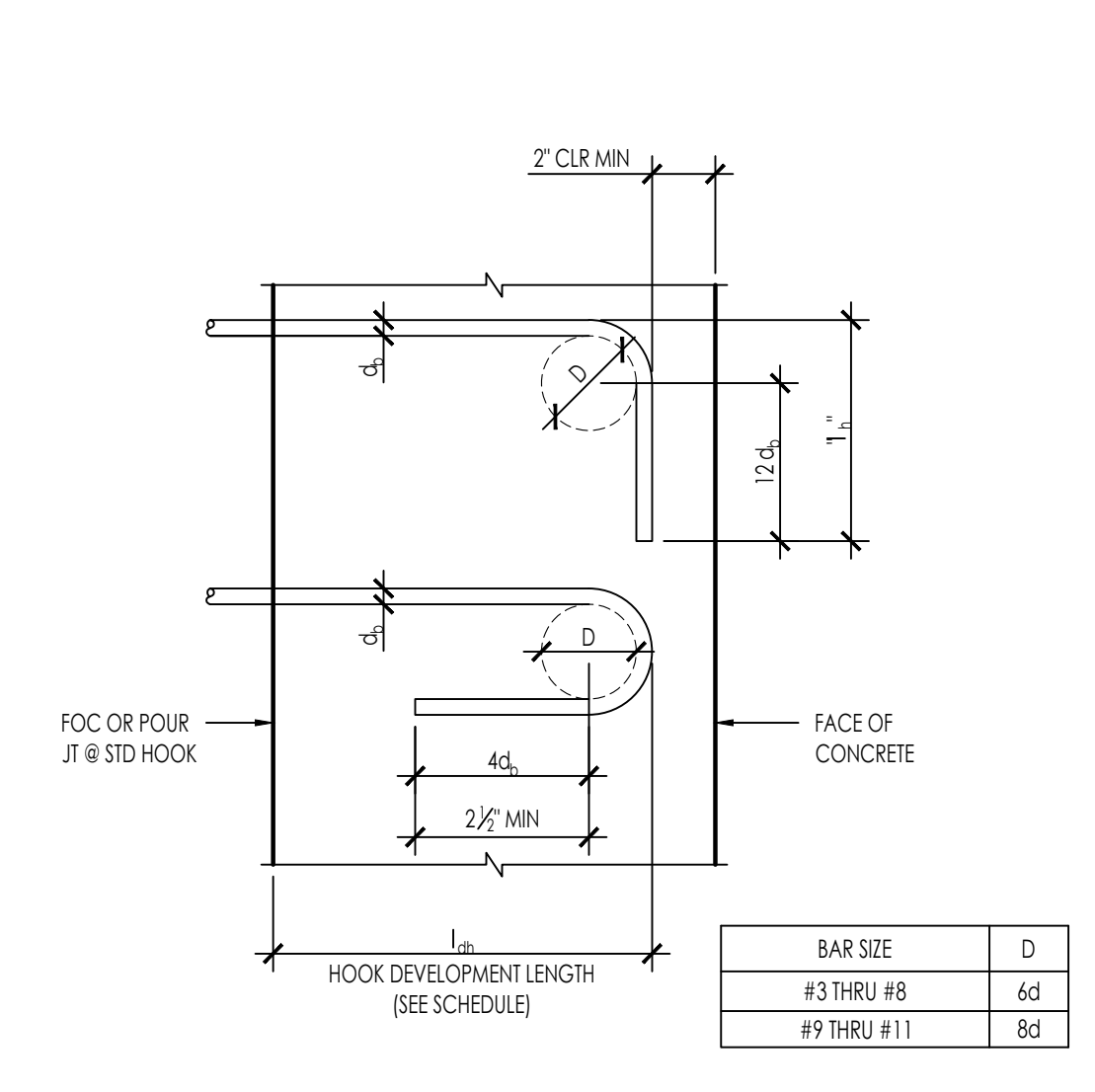
REIN TIES AND STIRRUPS



NOTES:

- ELIMINATE BARS IF OPENING IS LESS THAN 2'-0" IN BOTH DIMENSIONS.
- REFER TO DETAIL S31- FOR SLAB ON GRADE SUBGRADE SUPPORT

REIN DEVELOPMENT LENGTH AND SPLICES



STANDARD HOOK DEVELOPMENT LENGTH l_{dh}

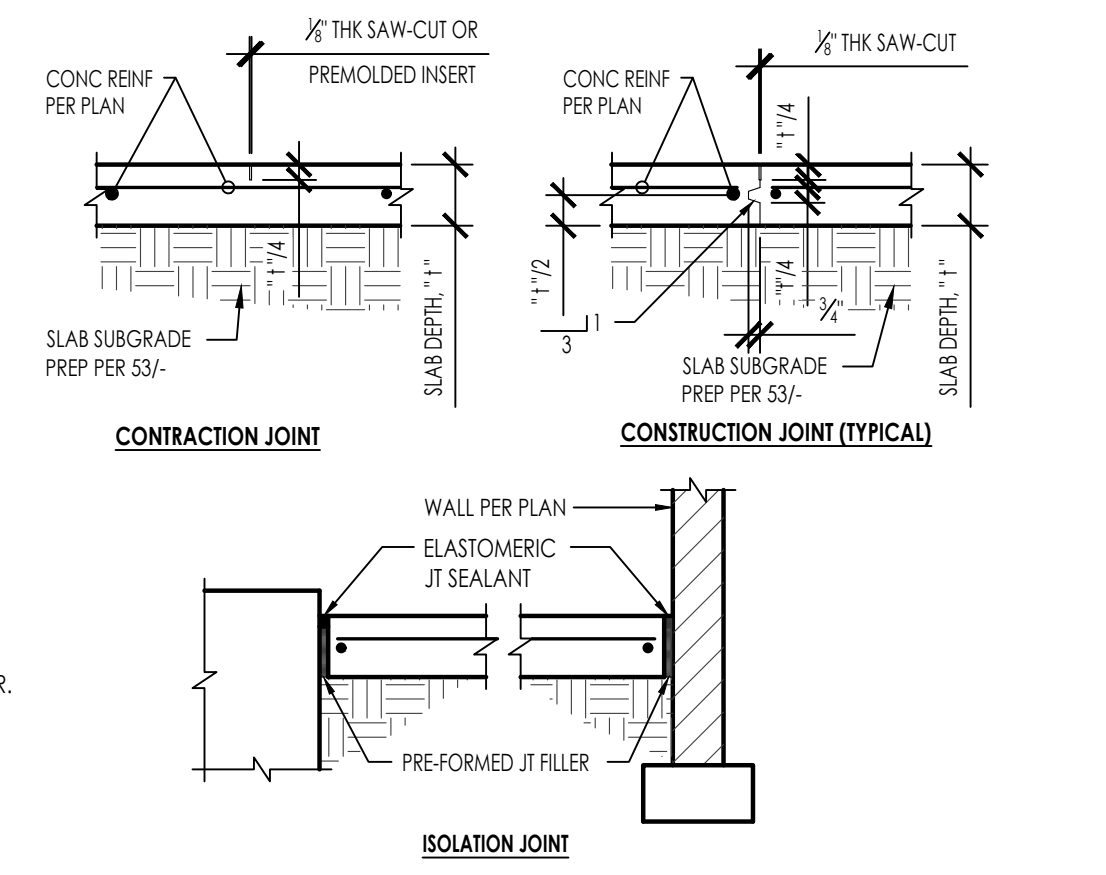
BAR SIZE	D	l_{dh}	NORMAL WEIGHT		
			2,500	3,000	4,000
#3	2 1/4"	6"	0'-9"	0'-9"	0'-8"
#4	3"	8"	1'-0"	0'-11"	0'-10"
#5	3 3/4"	10"	1'-3"	1'-2"	1'-0"
#6	4 1/2"	12"	1'-6"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-9"	1'-8"	1'-5"
#8	6"	1'-4"	2'-0"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-3"	2'-1"	1'-10"
#10	10 3/4"	1'-10"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

NOTE:

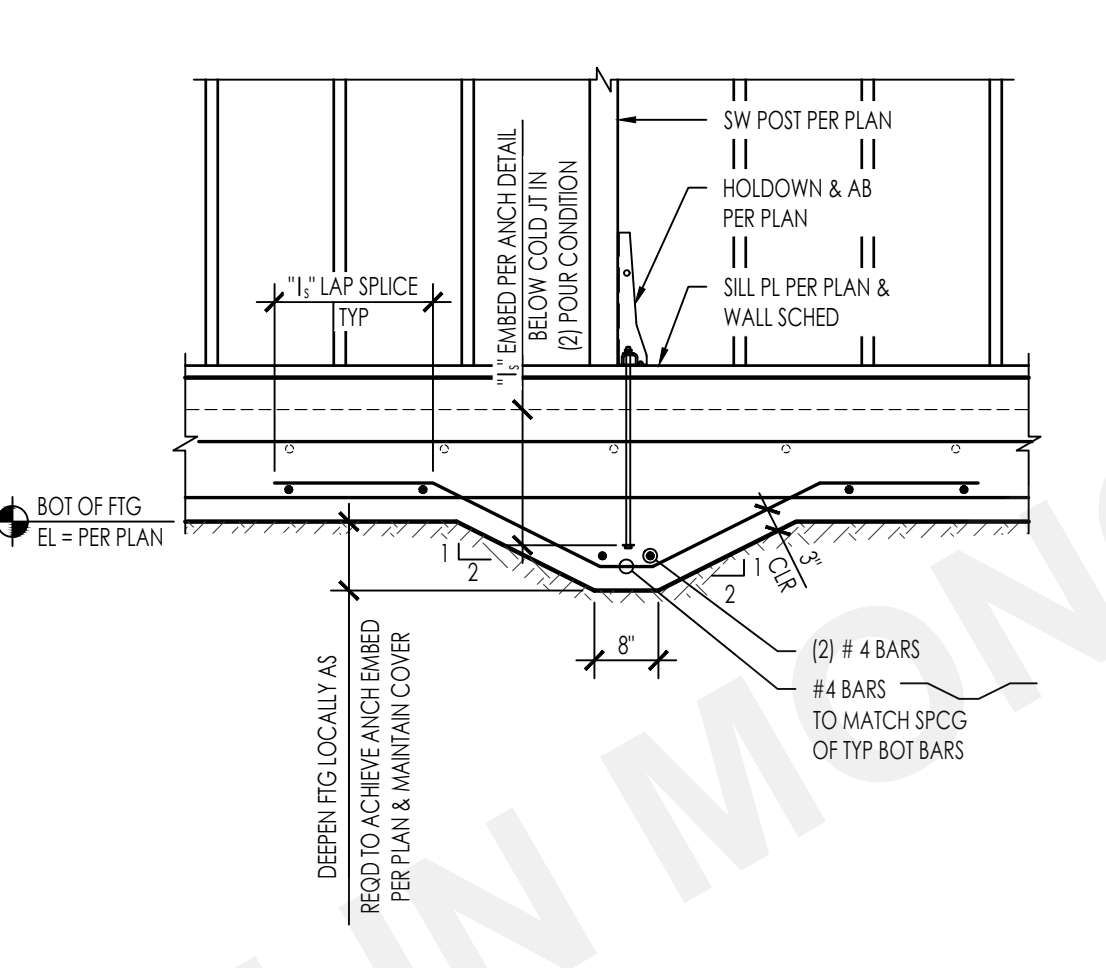
- ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE WITH A MINIMUM 2" END COVER AND WITH EMBEDMENT NOT LESS THAN SHOWN ON THE SCHEDULE UNLESS NOTED OTHERWISE ON PLANS.
- MINIMUM SIDE COVER = 2d_b
- FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.

CONC REIN @ INTERSECTION

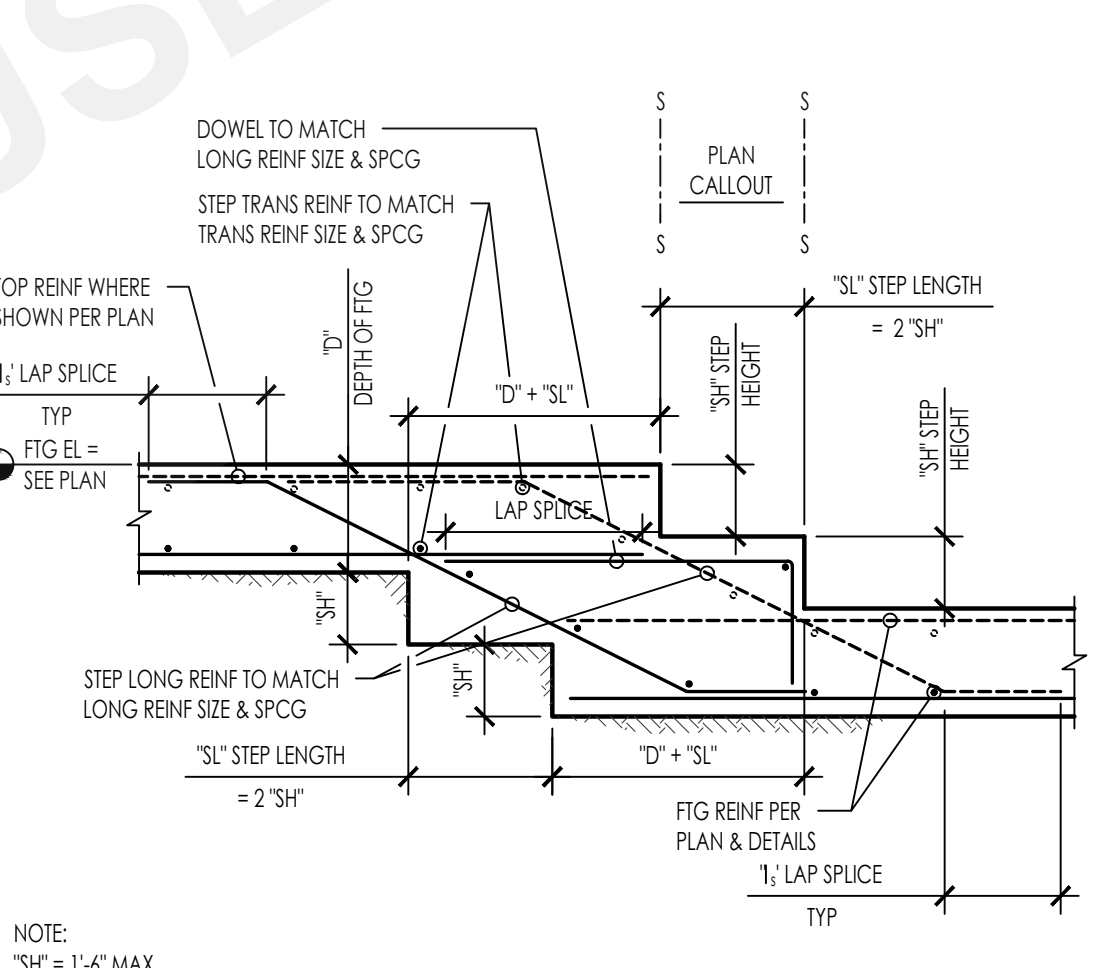
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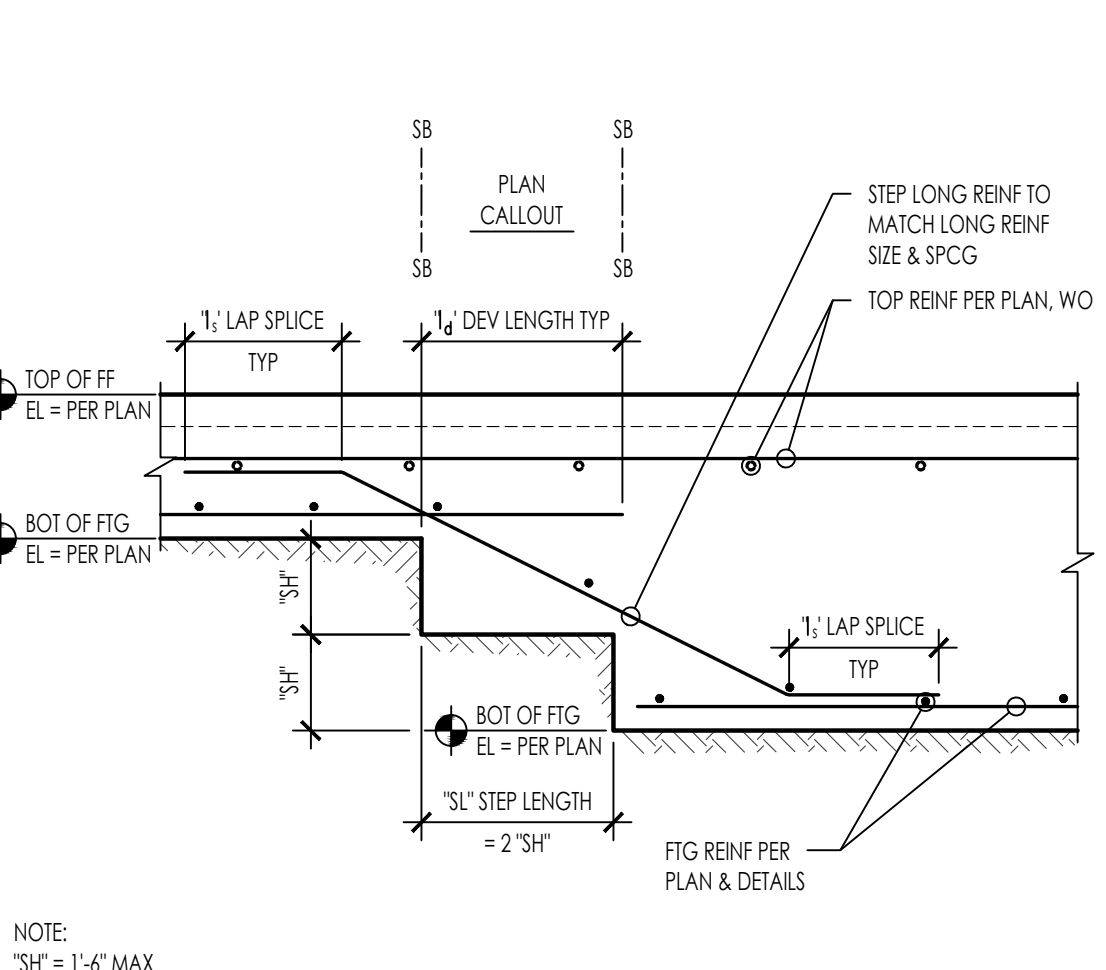
ISOLATION JOINT



DEEPEMED FTG @ ANCHOR BOLT

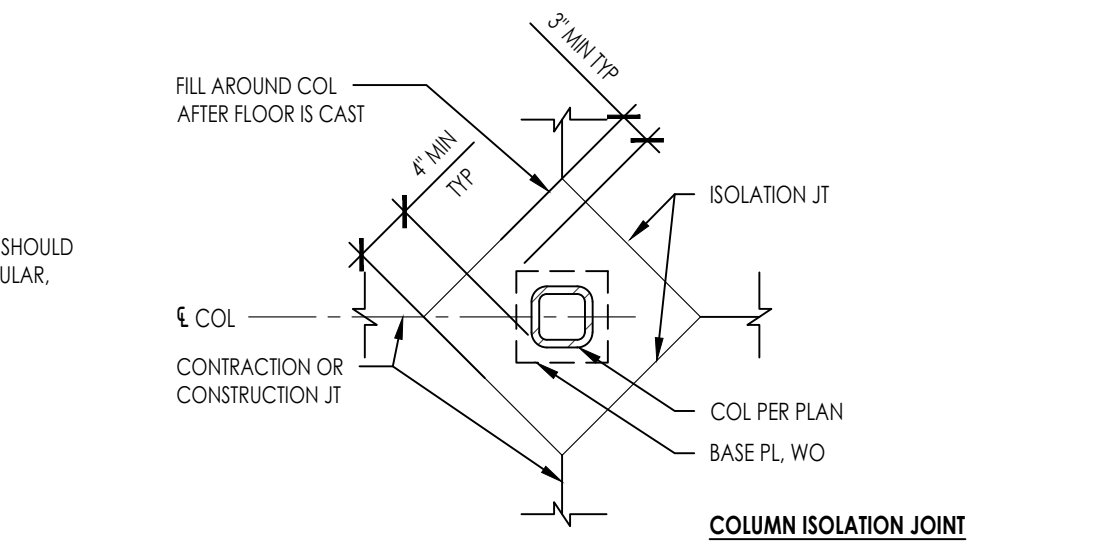


STEP FOOTING



STEPPED FOOTING (BOTTOM ONLY)

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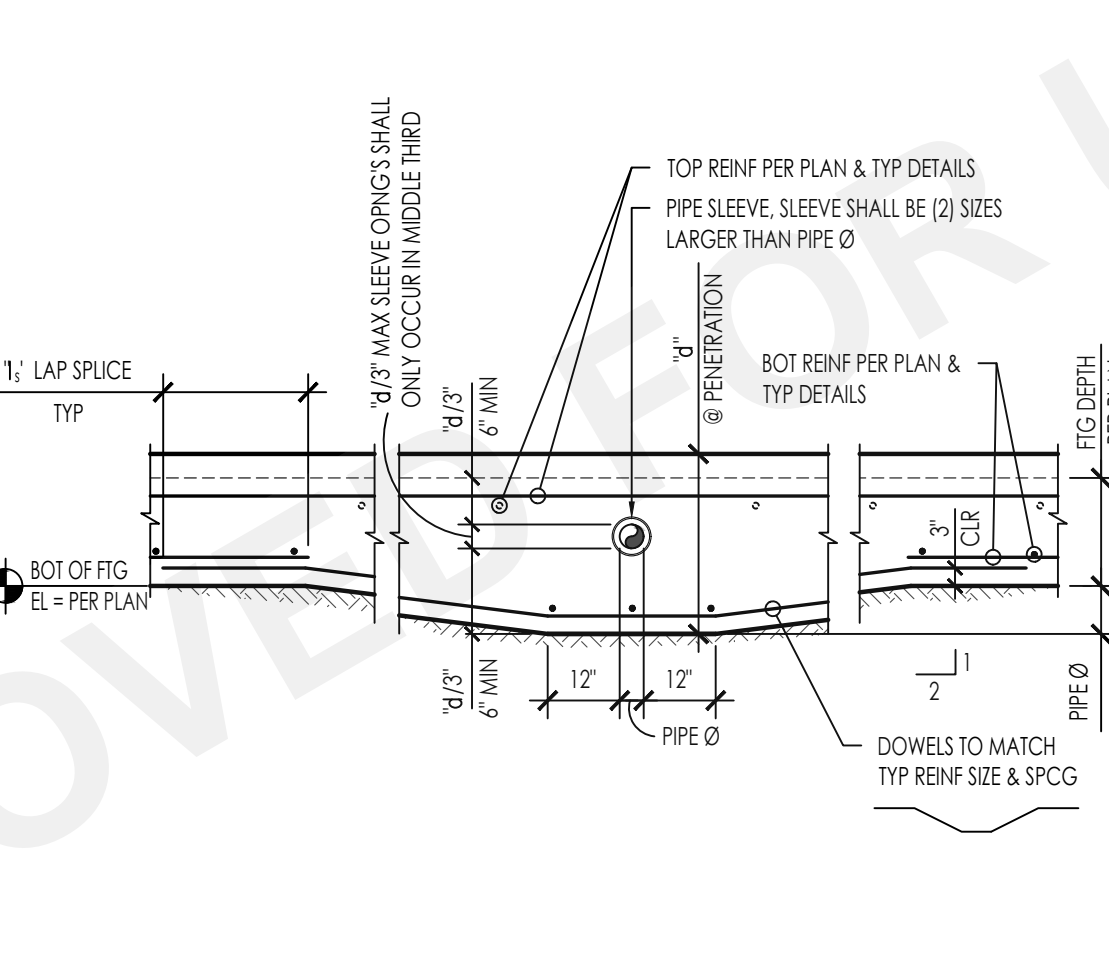
NOTES:

- IF SAW CUT CONTRACTION OR CONTROL JOINT IS USED, SAW-CUT WITHIN 24 HOURS. EARLY ENTRY SAWS MAY BE USED WITHIN 1-4 HOURS OF POUR, AND CONVENTIONAL SAWS 4-12 HOURS OF POUR DEPENDING ON WEATHER.
- FILL CONTRACTION JOINT WITH AN ELASTOMERIC JOINT COMPOUND RATED FOR ITS USE. FOR INDUSTRIAL FLOORS SUBJECT TO HARD WHEELED TRAFFIC, USE SEALANTS RATED FOR SUCH APPLICATIONS BY THE MANUFACTURER.
- DOWELS IN INDUSTRIAL FLOOR APPLICATIONS SHOULD BE SMOOTH ALIGNED, AND SUPPORTED SO THEY WILL REMAIN PARALLEL IN BOTH HORIZONTAL AND VERTICAL PLANES DURING PLACING AND FINISHING.
- IN STEEL AND/OR CONC. BUILDINGS DO NOT POUR DIAMOND UNTIL STRUCTURAL STEEL AND CONCRETE ABOVE HAS BEEN INSTALLED.

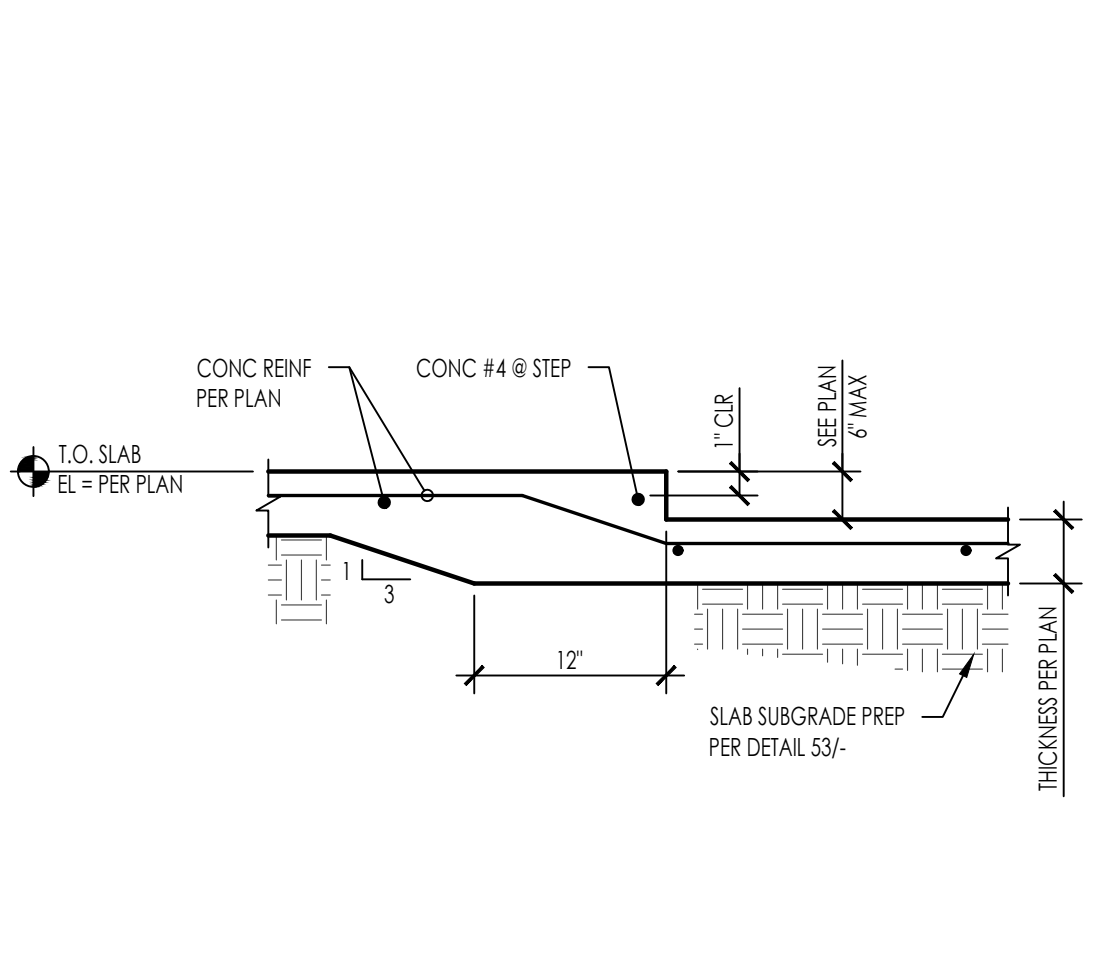
SLAB ON GRADE JOINTS



SLAB ON GRADE EDGE AND SUBGRADE PREP

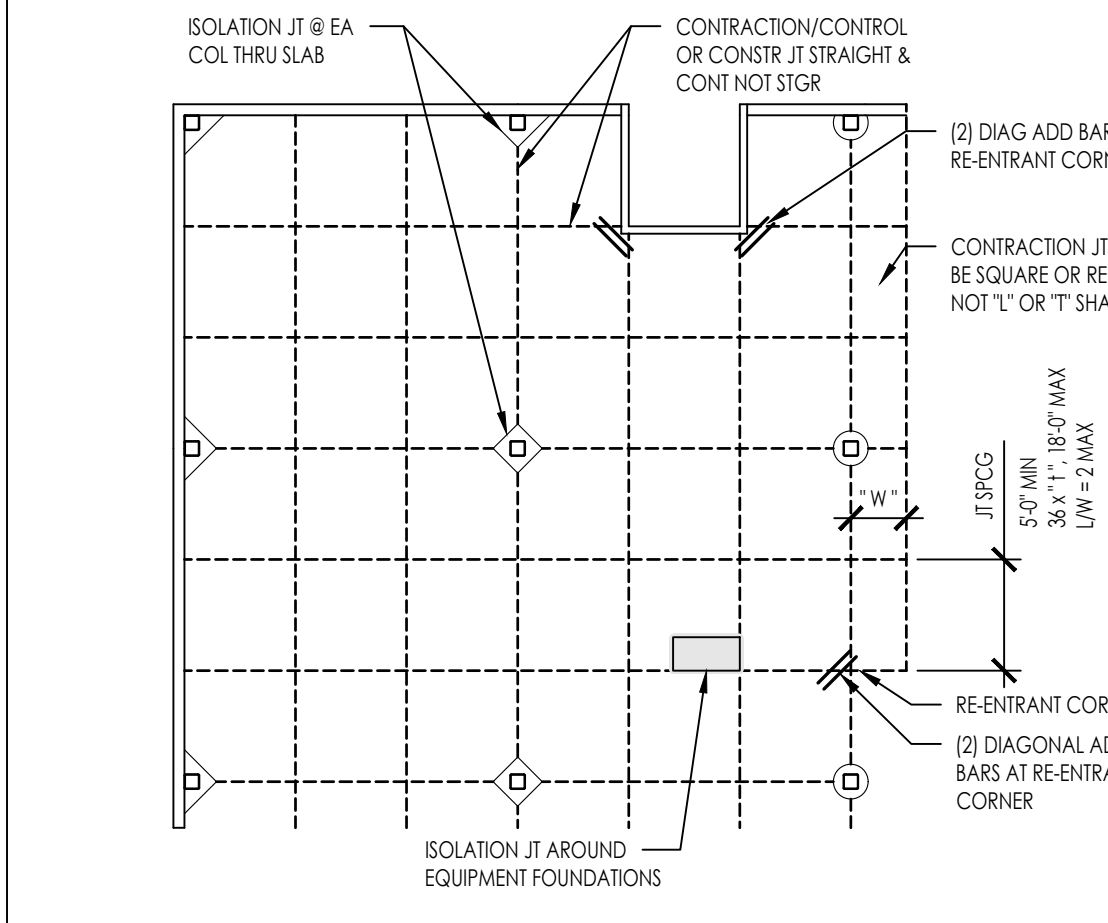


SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN)

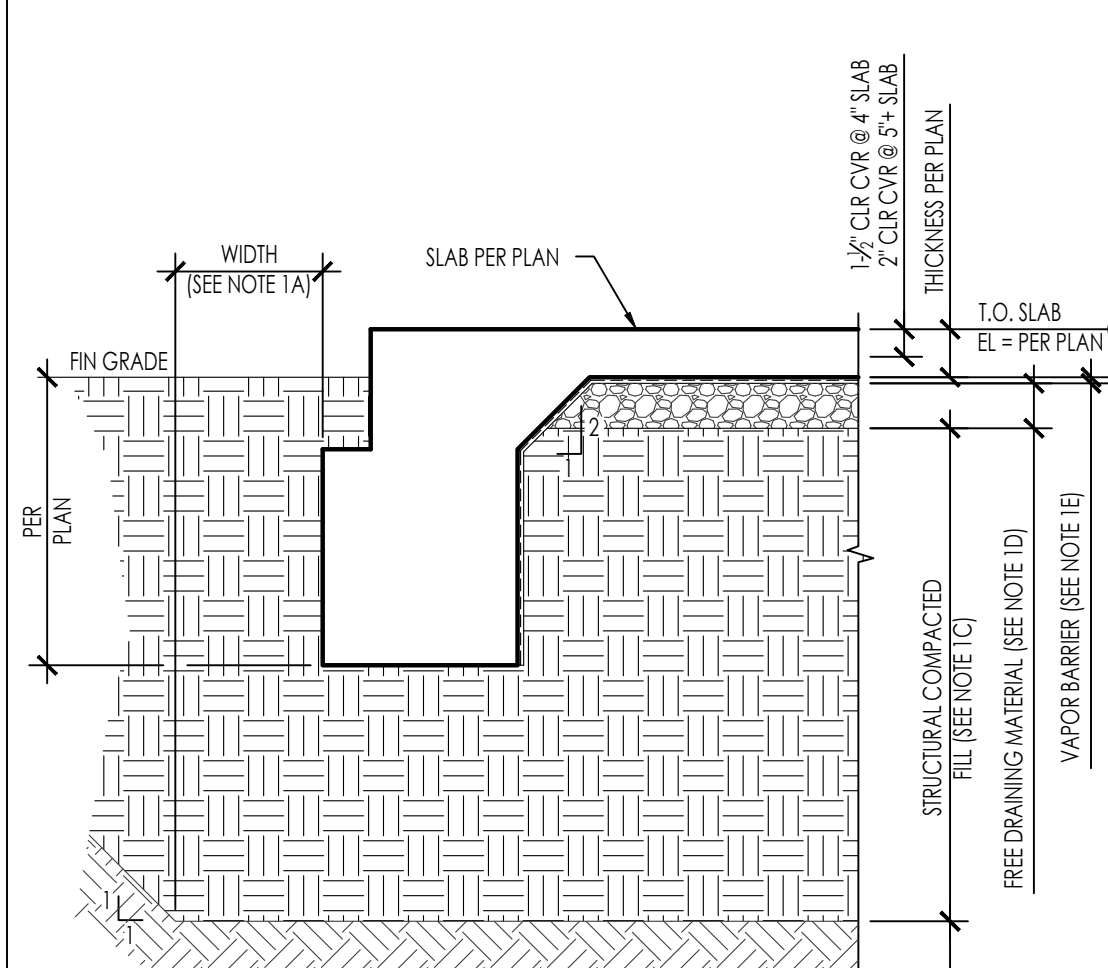


SLAB ON GRADE DEPRESSION

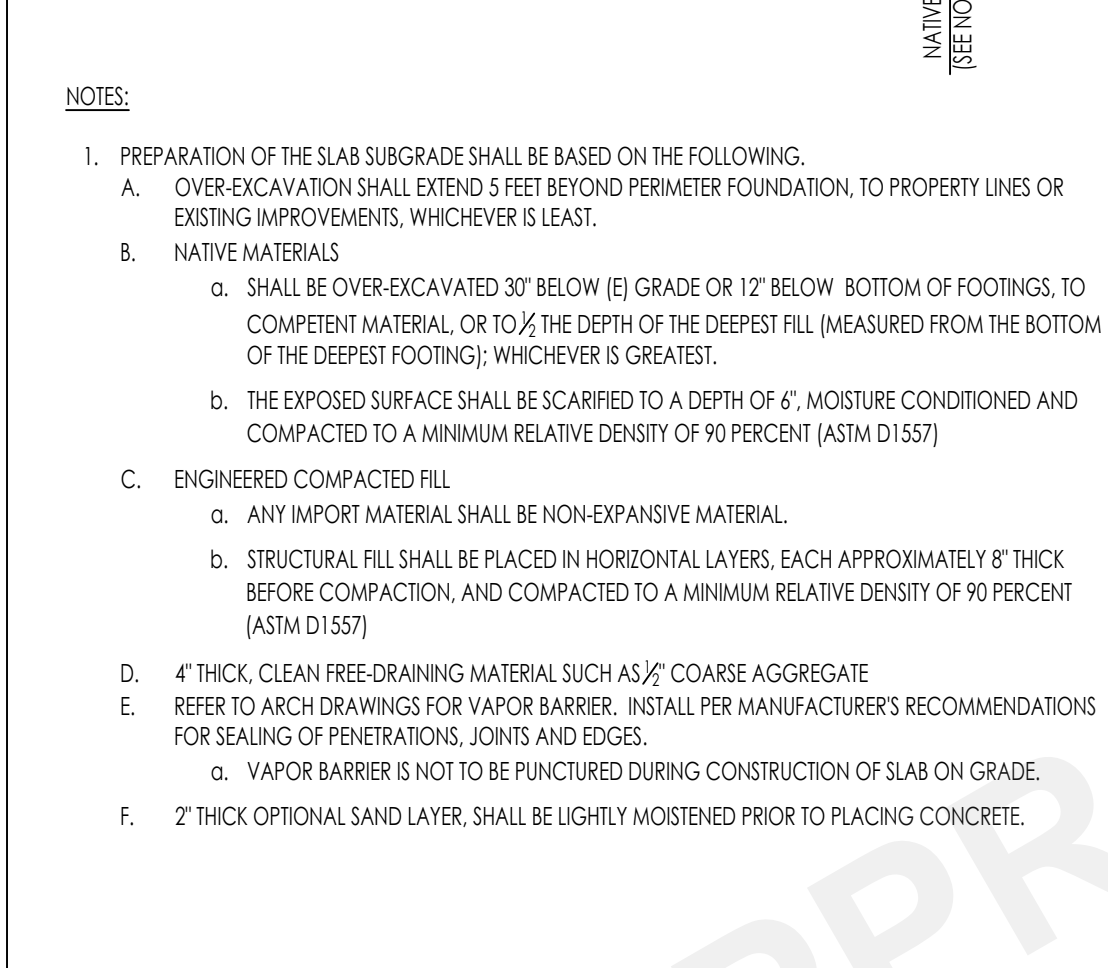
234601-C101-1301-44



SLAB ON GRADE JOINTS



SLAB ON GRADE EDGE AND SUBGRADE PREP



SLAB ON GRADE EDGE AND SUBGRADE PREP



SLAB ON GRADE DEPRESSION

234601-C101-1301-44

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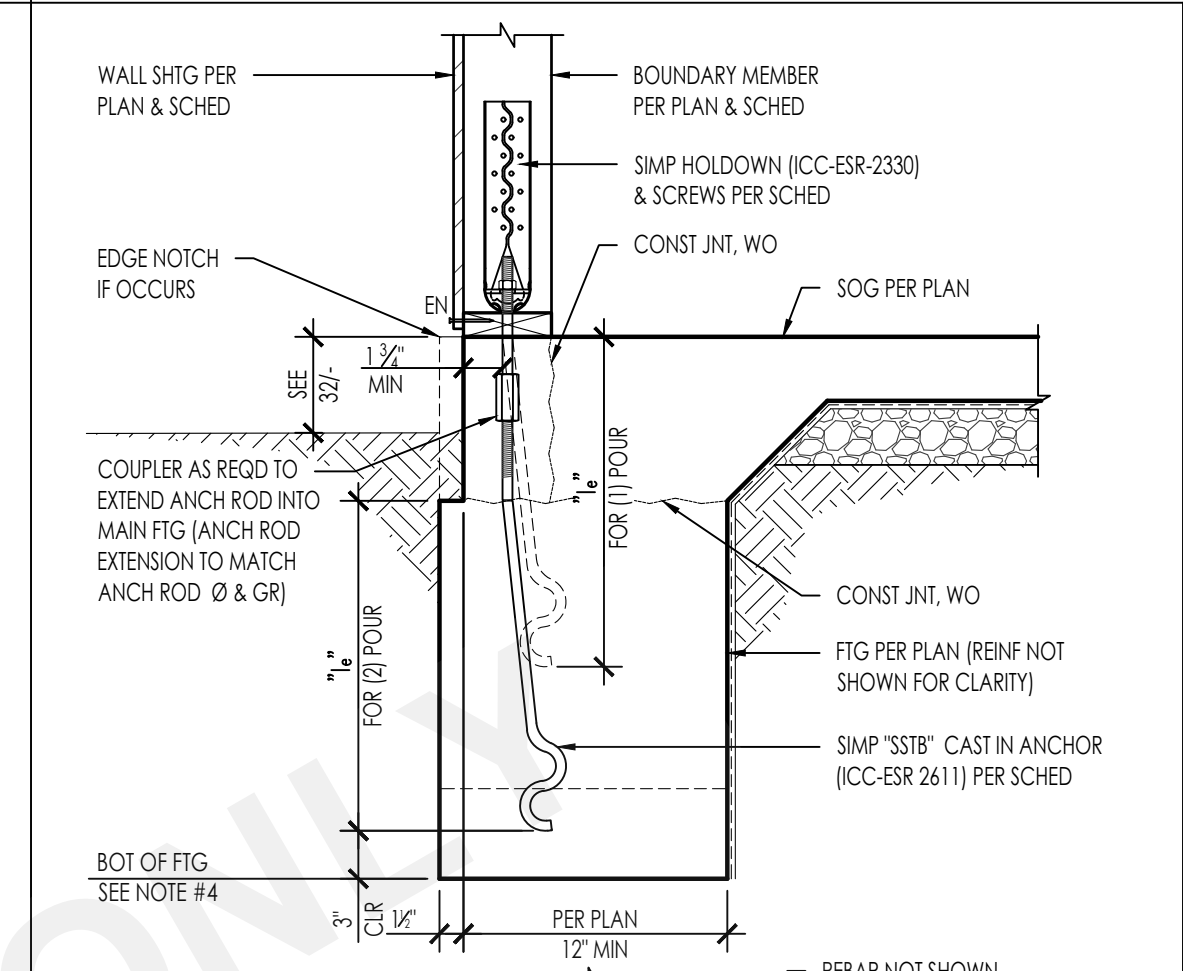


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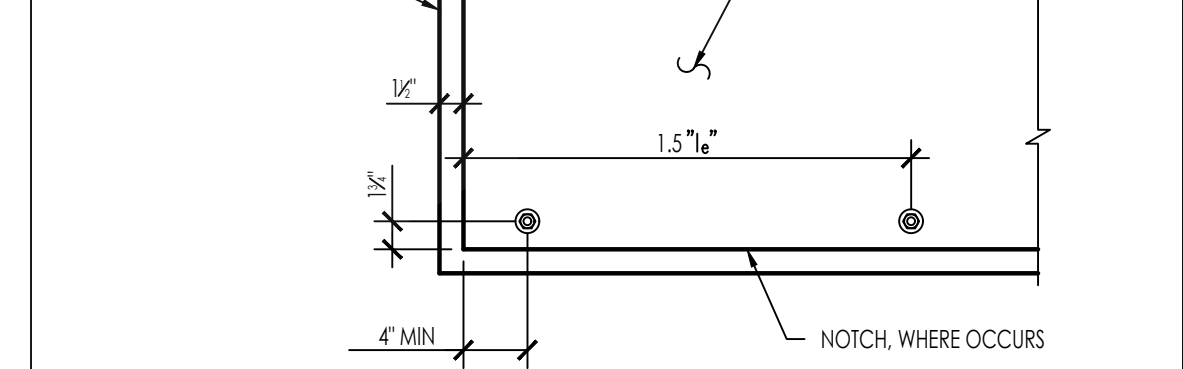
MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
CONCRETE DETAILS

DATE
NOVEMBER 20, 2023
SHEET

S-311

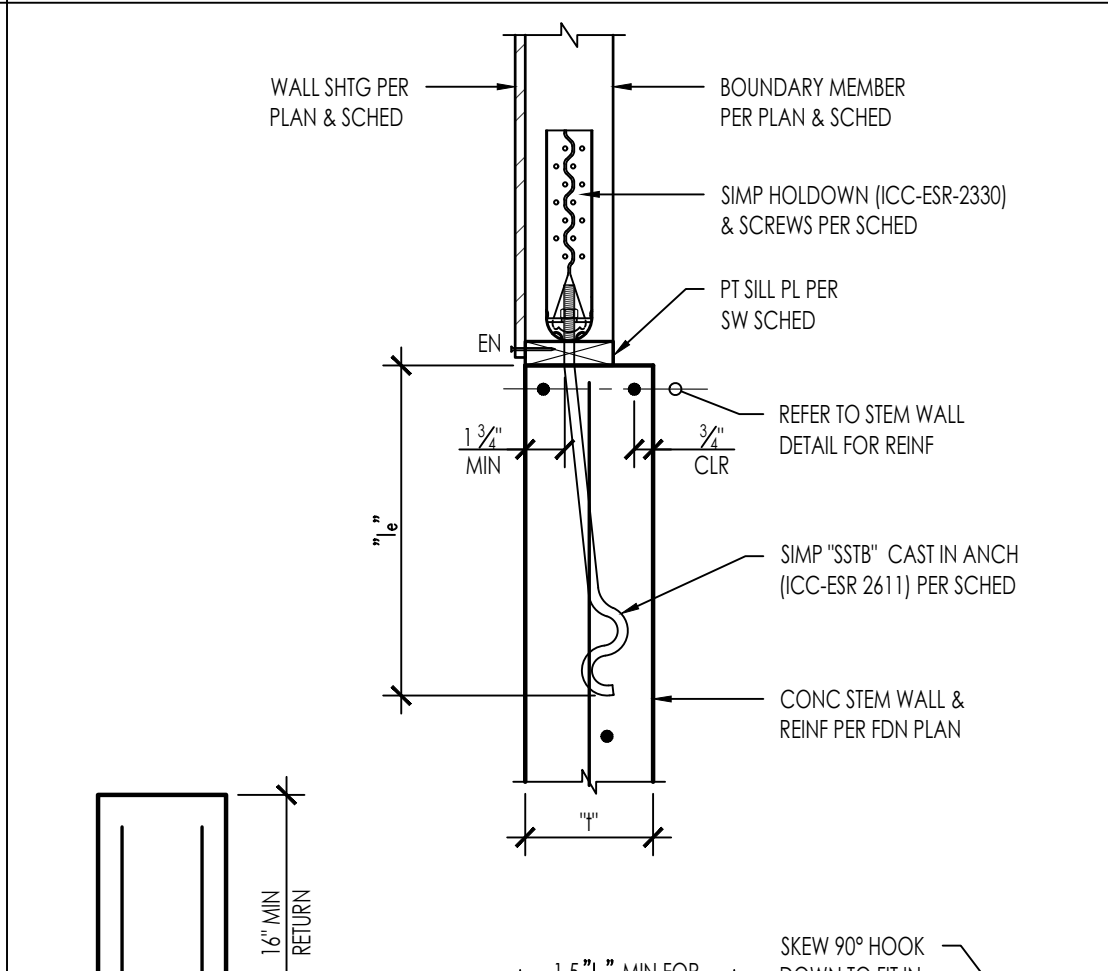


SB ANCHOR & HOLDDOWN @ FOUNDATION

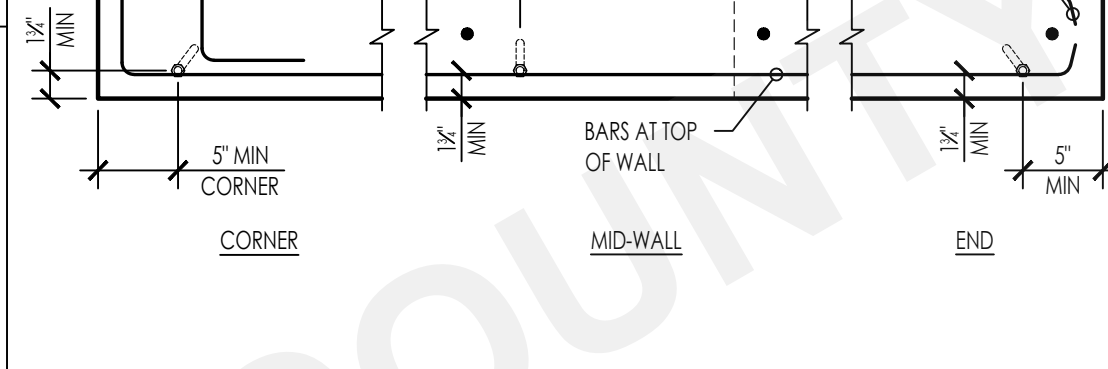


TYPE	HOLDOWN	ANCHOR	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	MIN EMBED 1/4" (IN)	ALLOWABLE LOADS (LBS)	
							CORNER	MIDWALL
6A	HDU4-SDS2.5	SS16	1/2	10-SDS 1/2" x 2 1/2"	3	12 3/4	3,780	3,780
6B	HDU4-SDS2.5	SS18	3/8	14-SDS 1/2" x 2 1/2"	3	16 1/2	4,785	4,785
6C	HDU4-SDS2.5	SS18	3/8	14-SDS 1/2" x 2 1/2"	3	20 3/8	5,645*	5,645*
6D	HDU8-SDS2.5	SS18	1/2	20-SDS 1/2" x 3"	4 1/2	24 1/4	9,230*	9,230*

1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS 3L_a
3. * = CAPACITY LIMITED BY HOLDDOWN
4. DEEPEN FOOTING AT HOLDDOWN ANCHOR AS REQ'D PER DETAIL 32/3-

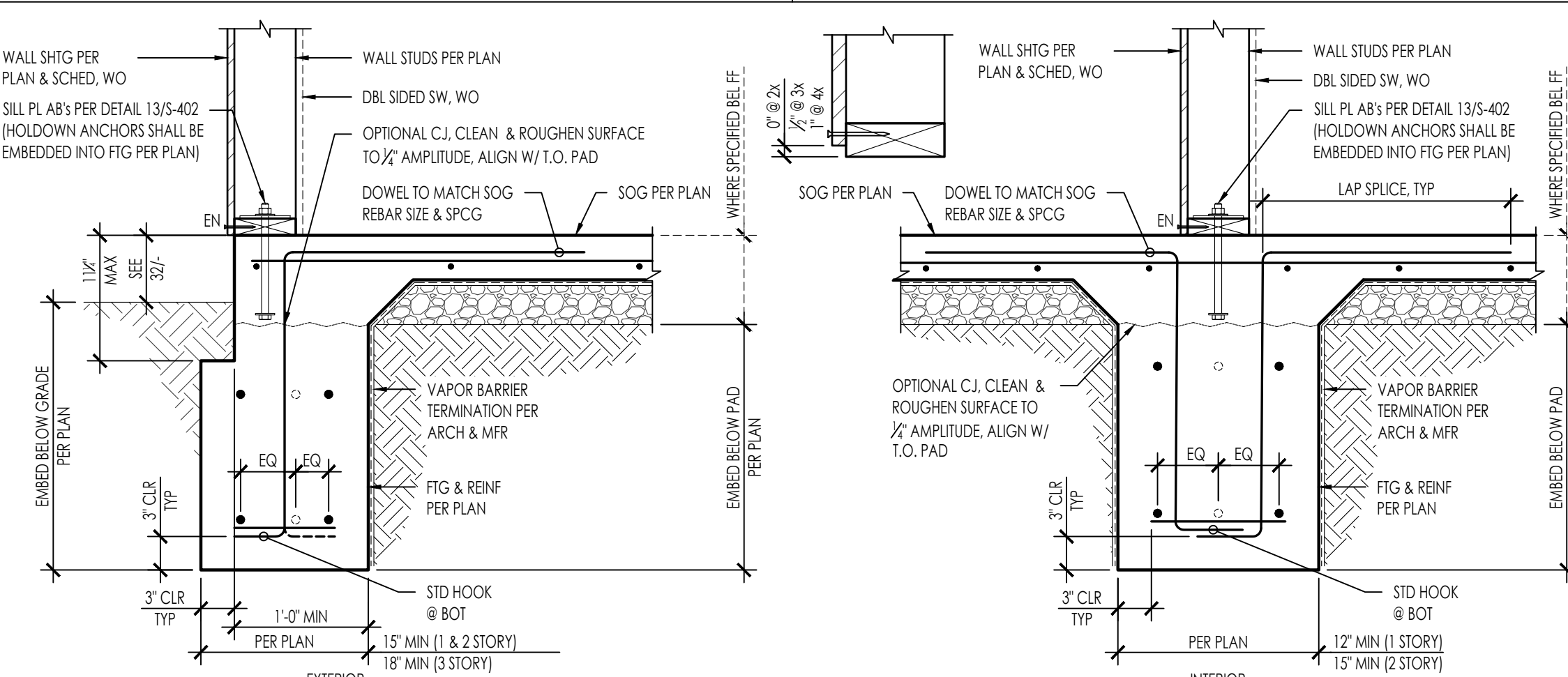


SB ANCHOR & HOLDDOWN @ STEM WALL

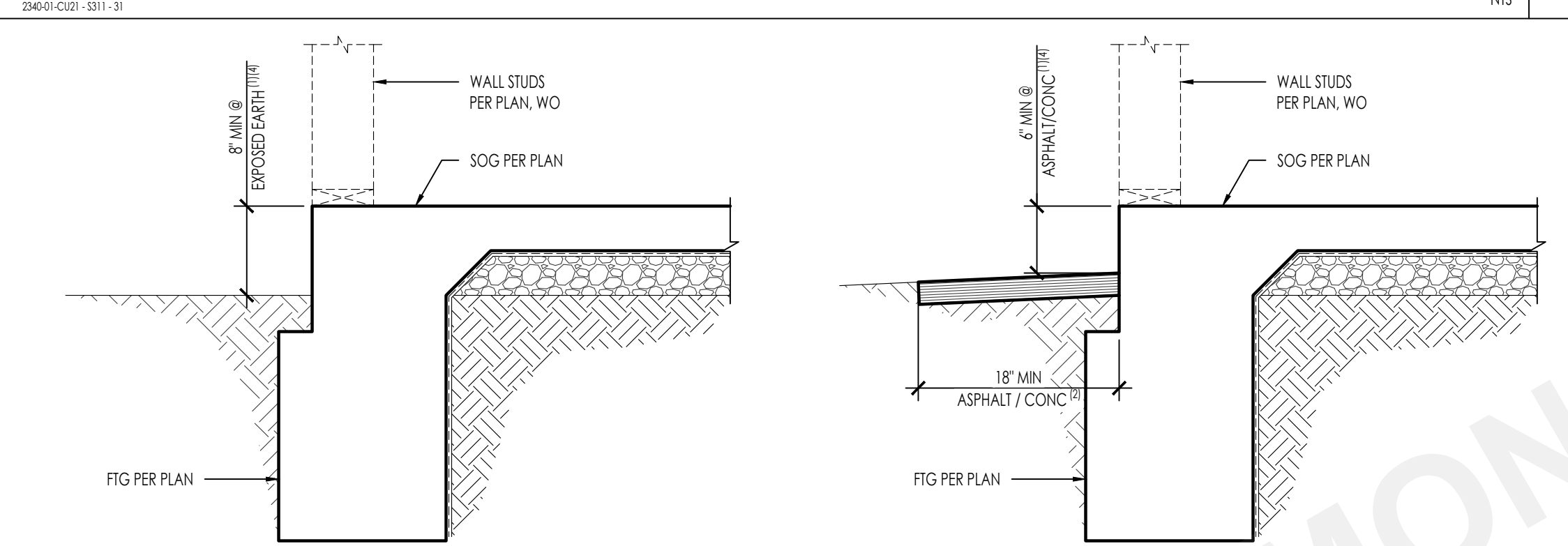


TYPE	HOLDOWN	ANCHOR	MIN STEM WALL WIDTH 1/4" (IN)	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	MIN EMBED 1/4" (IN)	ALLOWABLE LOADS (LBS)		
								CORNER	MIDWALL	END
6A	HDU2-SDS2.5	SS16	1 1/4	1/2	6-SDS 1/2" x 2 1/2"	3	12 3/4	2,550	2,550	2,550
6B	HDU4-SDS2.5	SS18	6	3/8	10-SDS 1/2" x 2 1/2"	3	16 1/2	2,960	3,145	2,960
6C	HDU4-SDS2.5	SS18	6	3/8	10-SDS 1/2" x 2 1/2"	3	20 3/8	3,325	3,740	3,325
6D	HDU8-SDS2.5	SS18	8	1/2	20-SDS 1/2" x 2 1/2"	4 1/2	24 1/4	7,315	7,870*	6,395

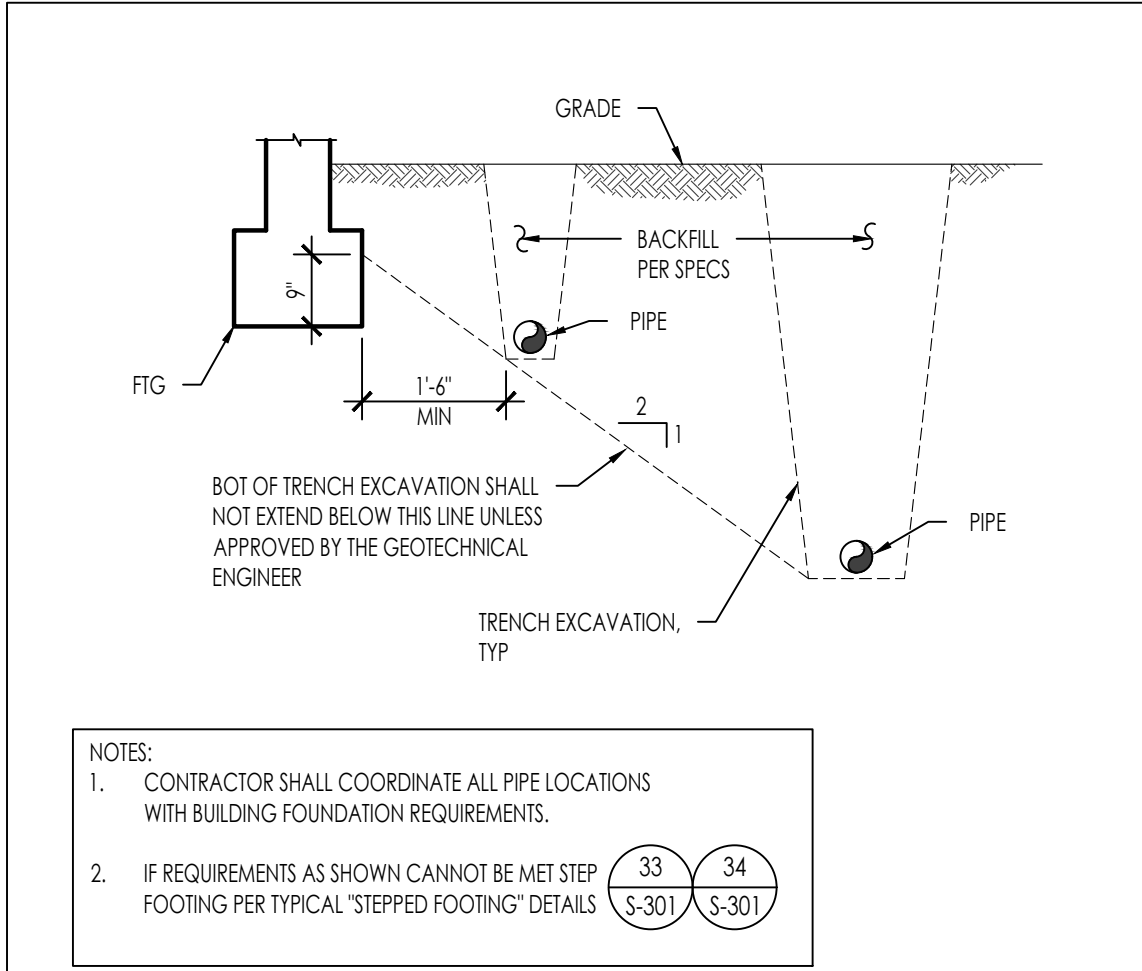
1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS 3L_a
3. * = CAPACITY LIMITED BY HOLDDOWN



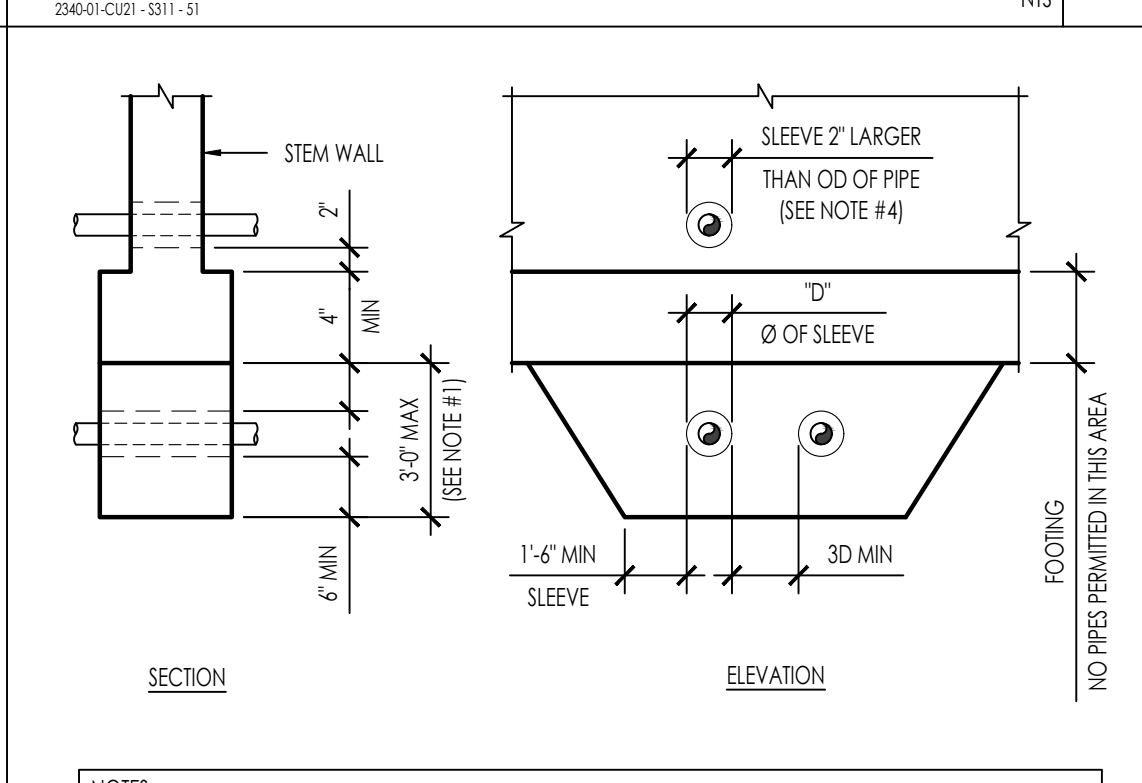
CONTINUOUS WALL FOOTING



NOTES:
1. MIN DISTANCE TO EXPOSED EARTH APPLIES TO BOTH TURNED DOWN AND STEM WALL FOOTINGS
2. CONCRETE OR IMPERVIOUS SURFACE WITH ADEQUATE DRAINAGE AWAY FROM FOUNDATION (2% MIN SLOPE)
3. FOR BALANCE OF FOOTING INFO NOT SHOWN, SEE DETAIL 31/-
4. WHERE MINIMUM DISTANCE TO EXTERIOR FINISHED GRADE OR SURFACE CANNOT BE ACHIEVED, PROVIDE CONCRETE CURB PER DETAIL 33/-

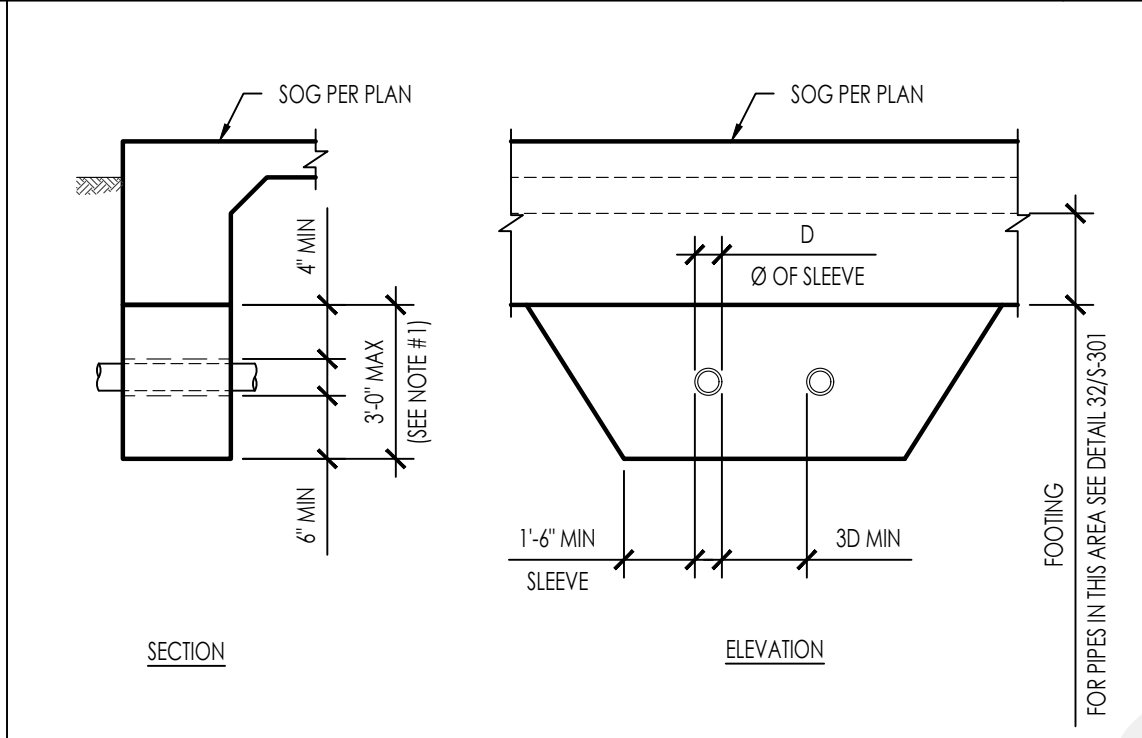


PIPES PARALLEL TO FOOTINGS



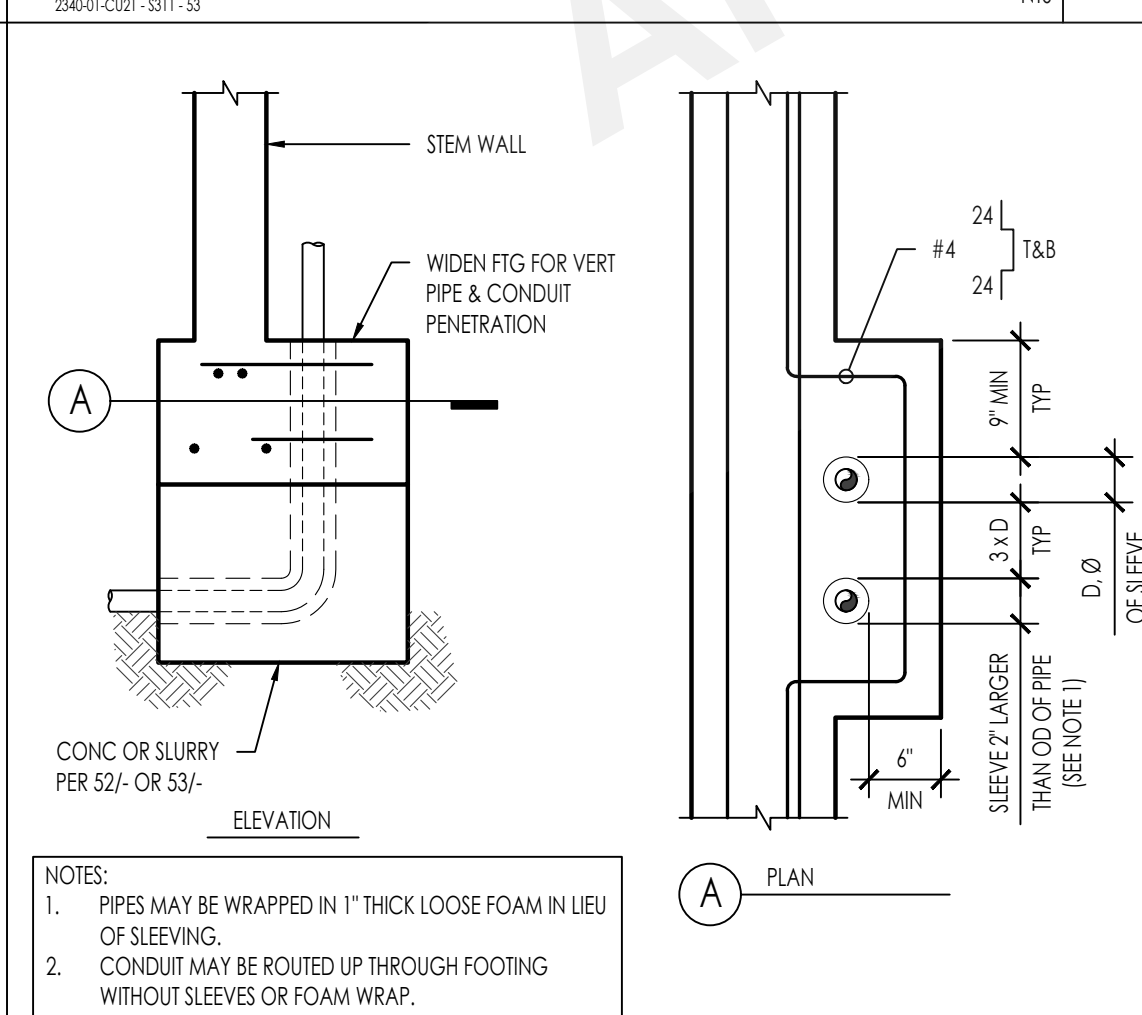
NOTES:
1. FOOTINGS SHALL BE STEPPED PER DETAIL 33/ & 34/S-301 SO THAT THIS DIMENSION DOES NOT EXCEED 3'-0".
2. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
3. TRENCH BELOW FOOTING SHALL BE FILLED WITH CONCRETE OR 3-SACK SLURRY BEFORE POURING FOOTING. CONCRETE FILL SHALL BE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH.
4. PIPES MAY BE WRAPPED IN 1" THICK LOOSE FOAM IN LIEU OF SLEEVING.
5. CONDUIT MAY BE RUN THRU STEM OR ENCASEMENT UNDER FOOTING WITHOUT SLEEVES OR FOAM WRAP.

PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL



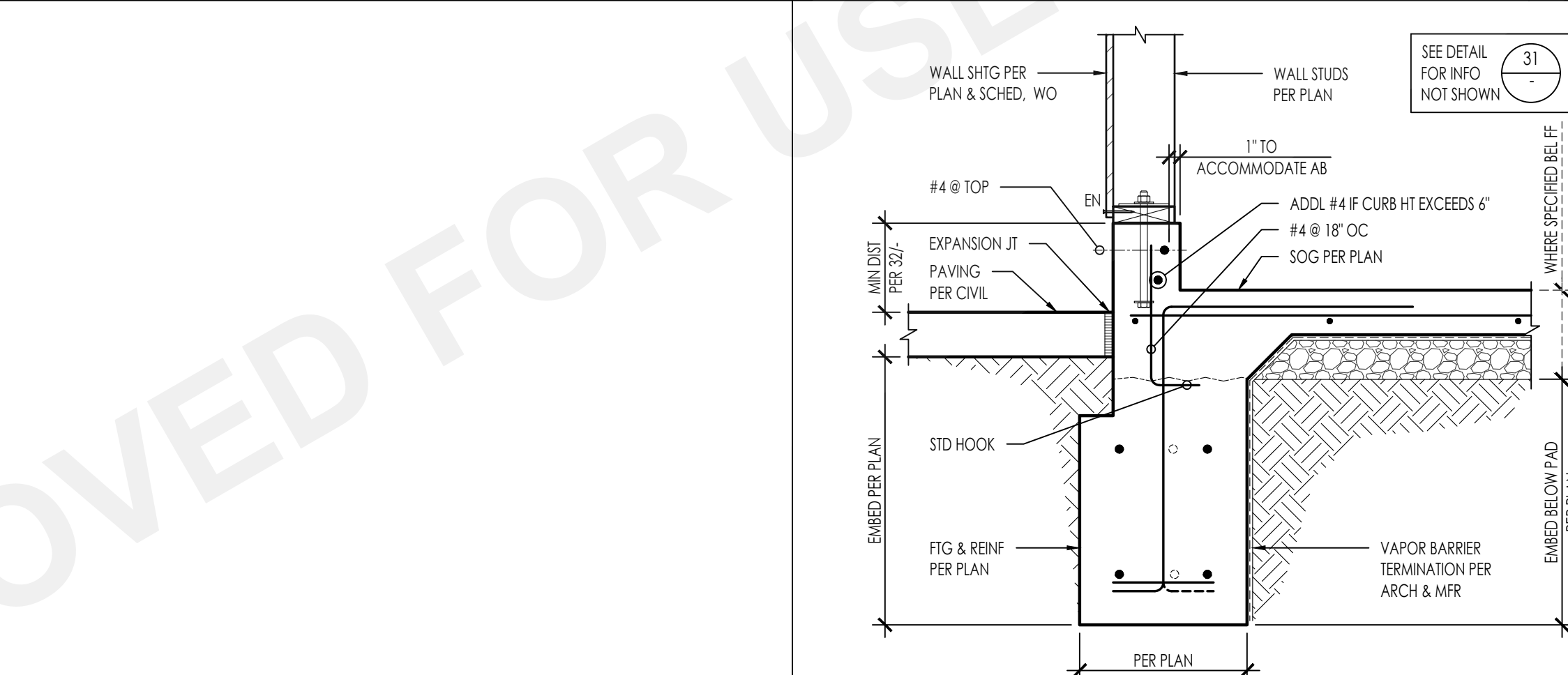
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PIPES PERPENDICULAR TO FOOTINGS

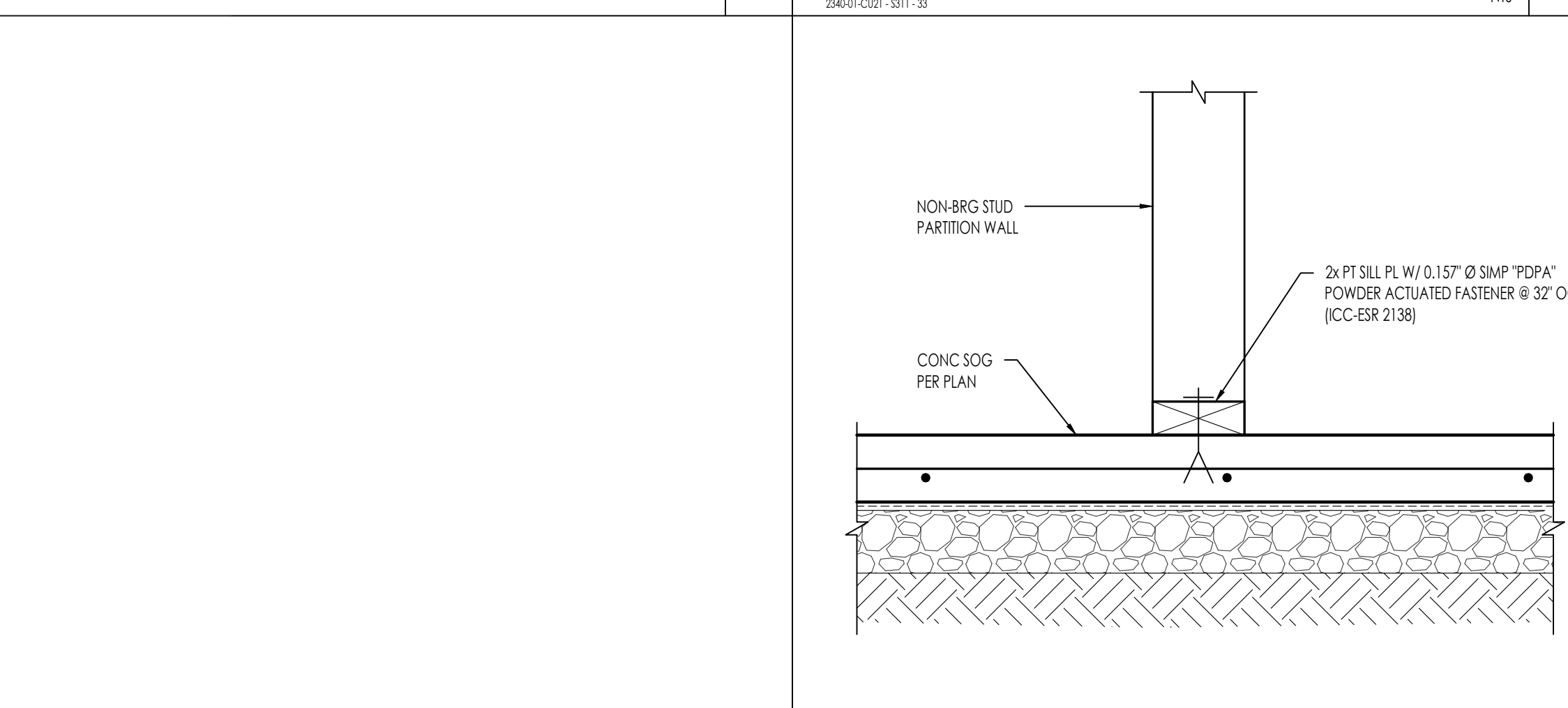


TYPICAL VERT PIPES OR COND THROUGH FOOTING

MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING

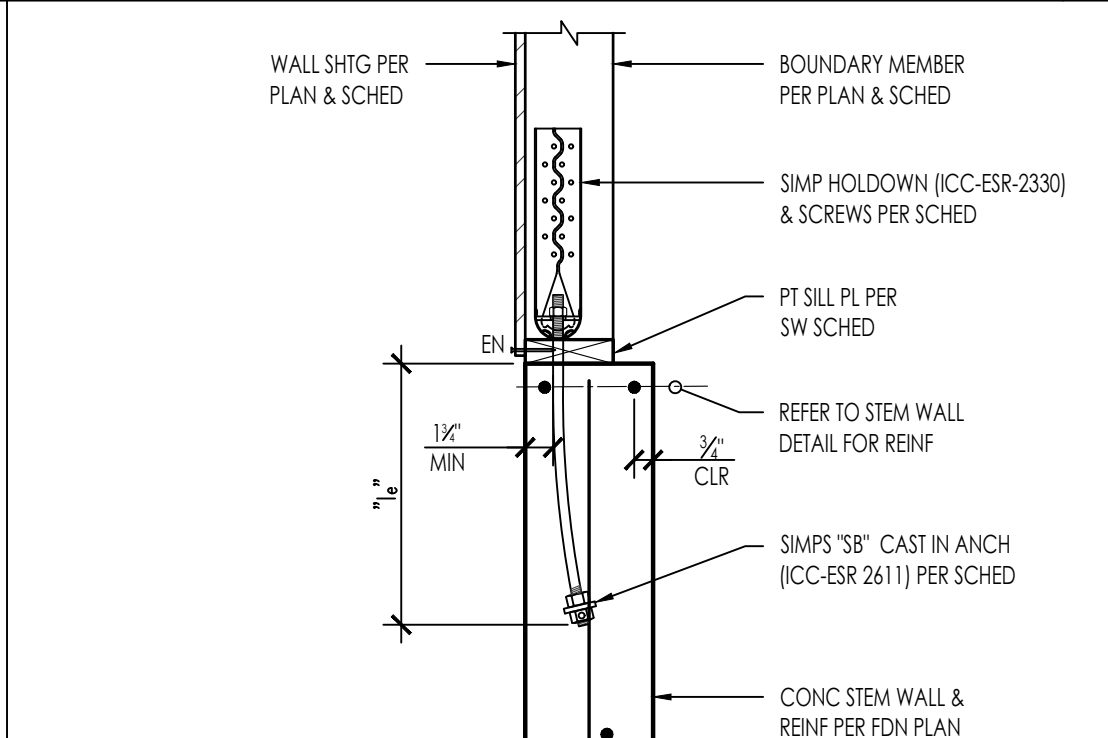


EXTERIOR CONTINUOUS WALL FTG W/ CURB



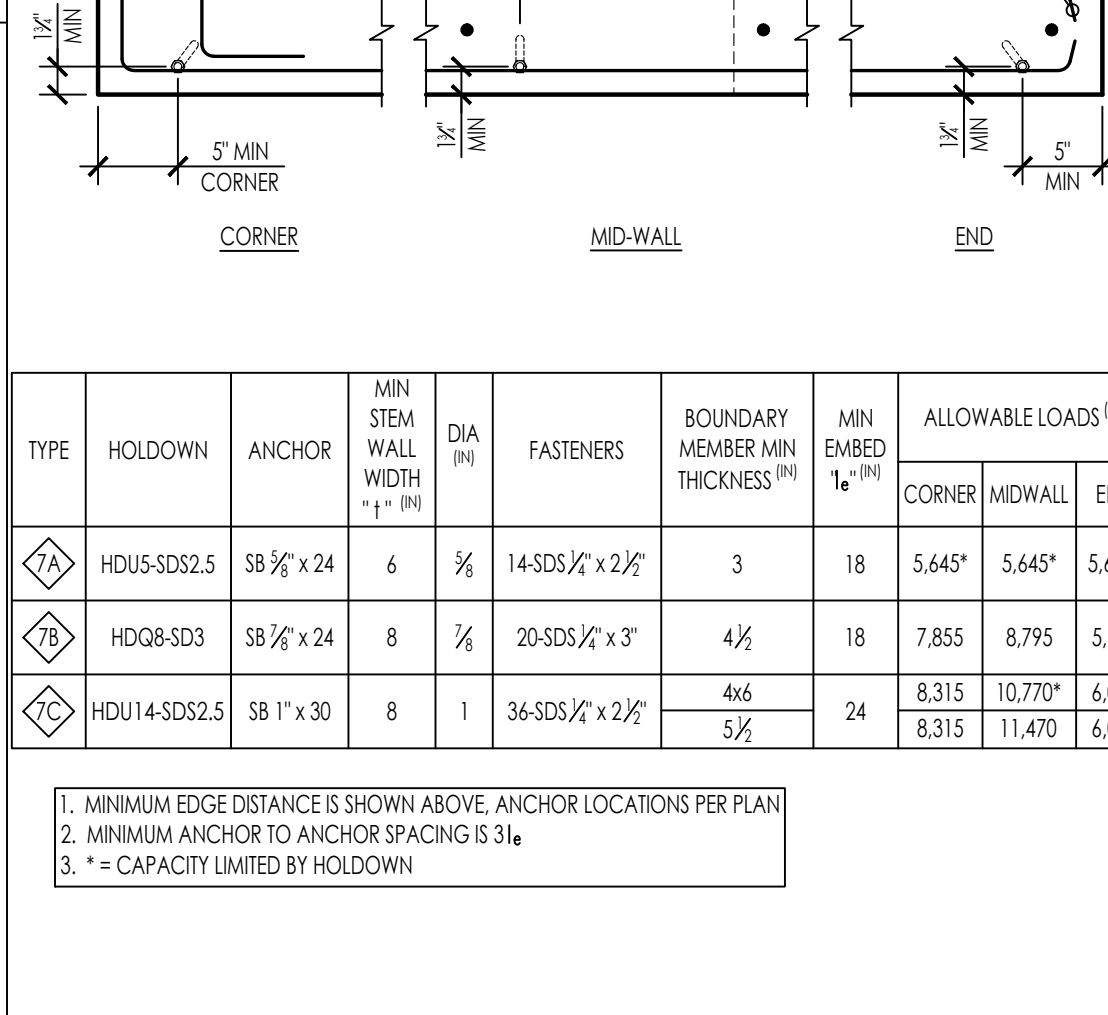
NON-BEARING WALL ANCHORAGE @ SOG

SB ANCHOR & HOLDDOWN @ STEM WALL



1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS 3L_a
3. * = CAPACITY LIMITED BY HOLDDOWN

SB ANCHOR & HOLDDOWN @ FOUNDATION



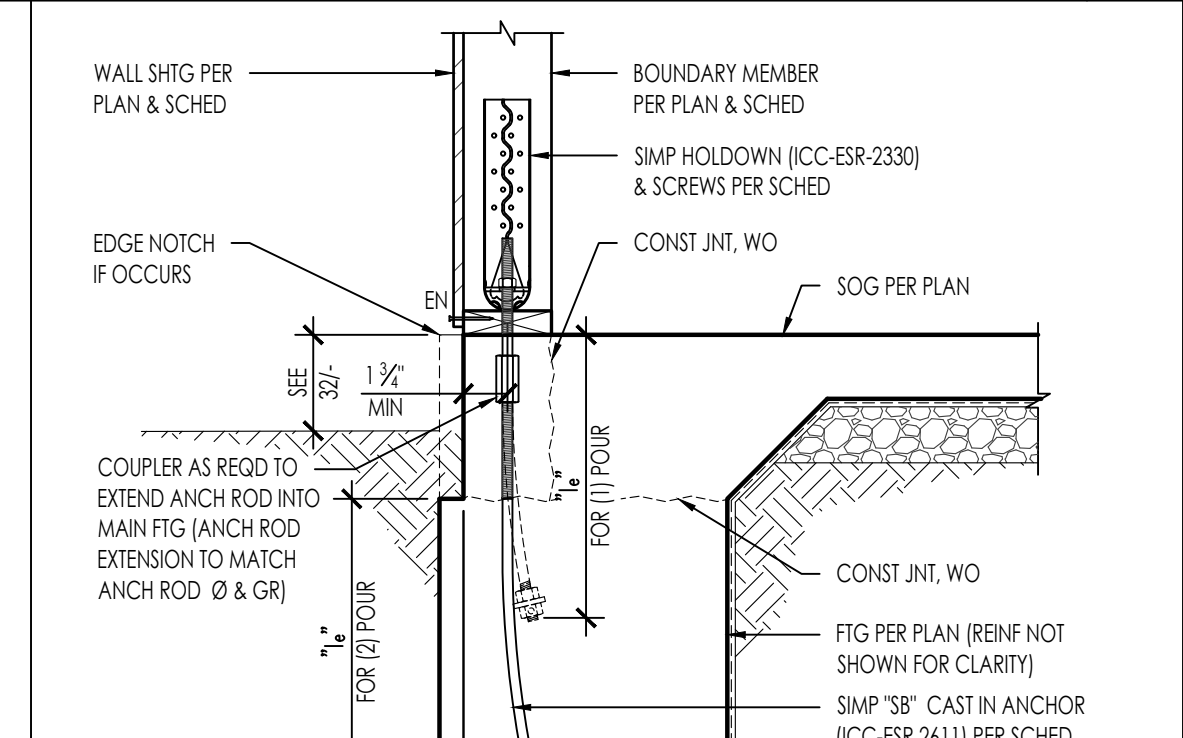
SB ANCHOR & HOLDDOWN @ FOUNDATION

TYPICAL VERT PIPES OR COND THROUGH FOOTING

NON-BEARING WALL ANCHORAGE @ SOG

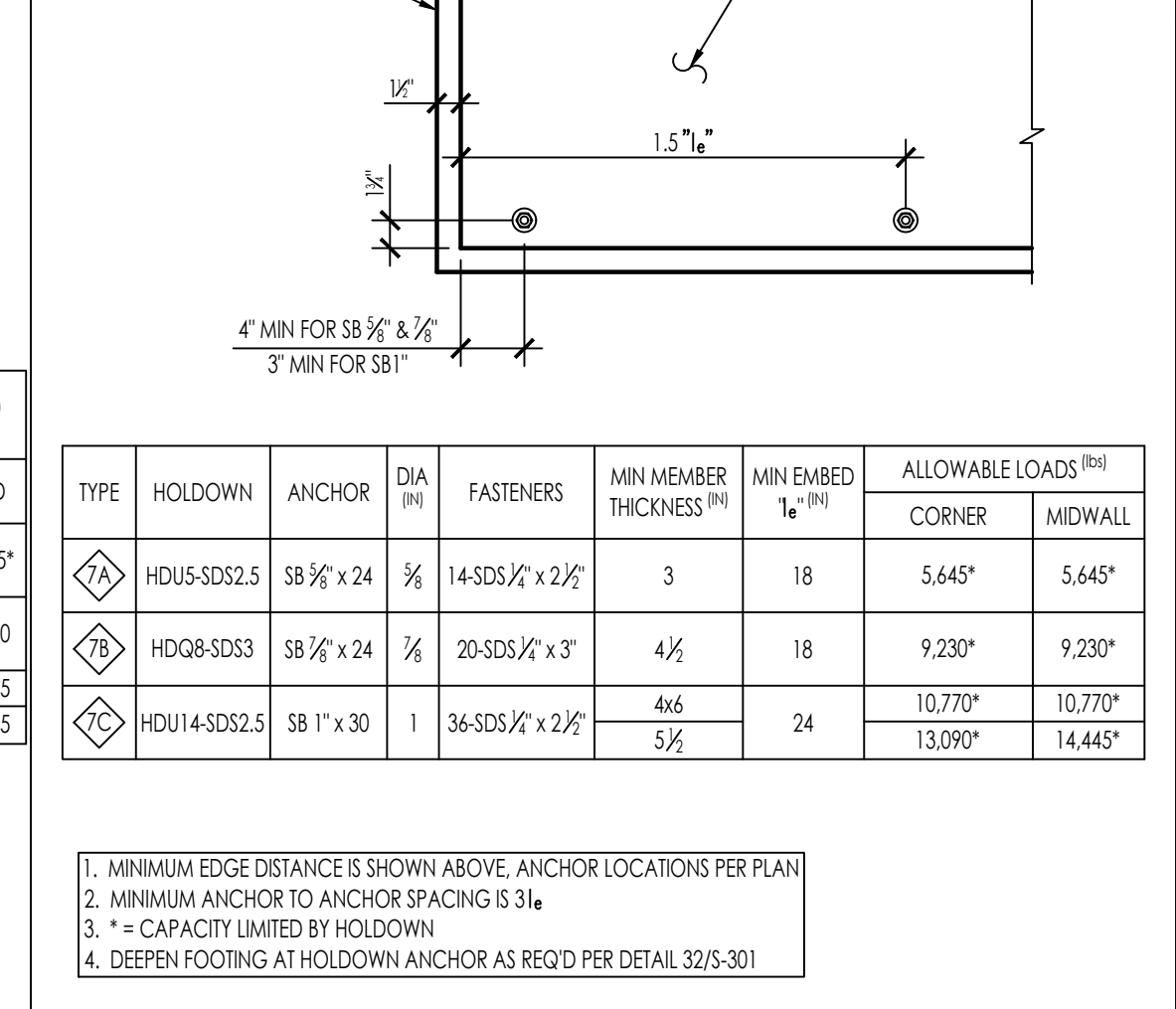
SB ANCHOR & HOLDDOWN @ STEM WALL

SB ANCHOR & HOLDDOWN @ FOUNDATION



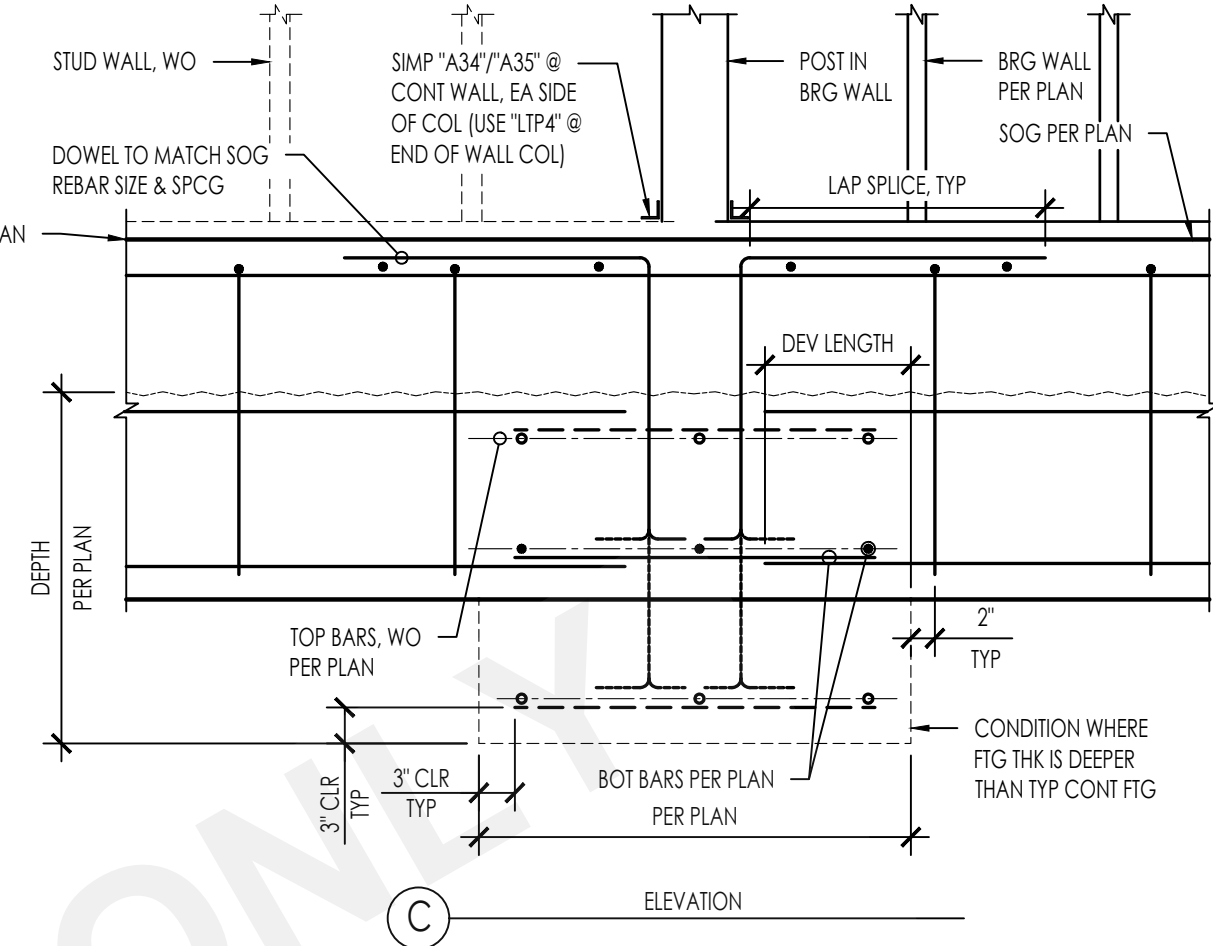
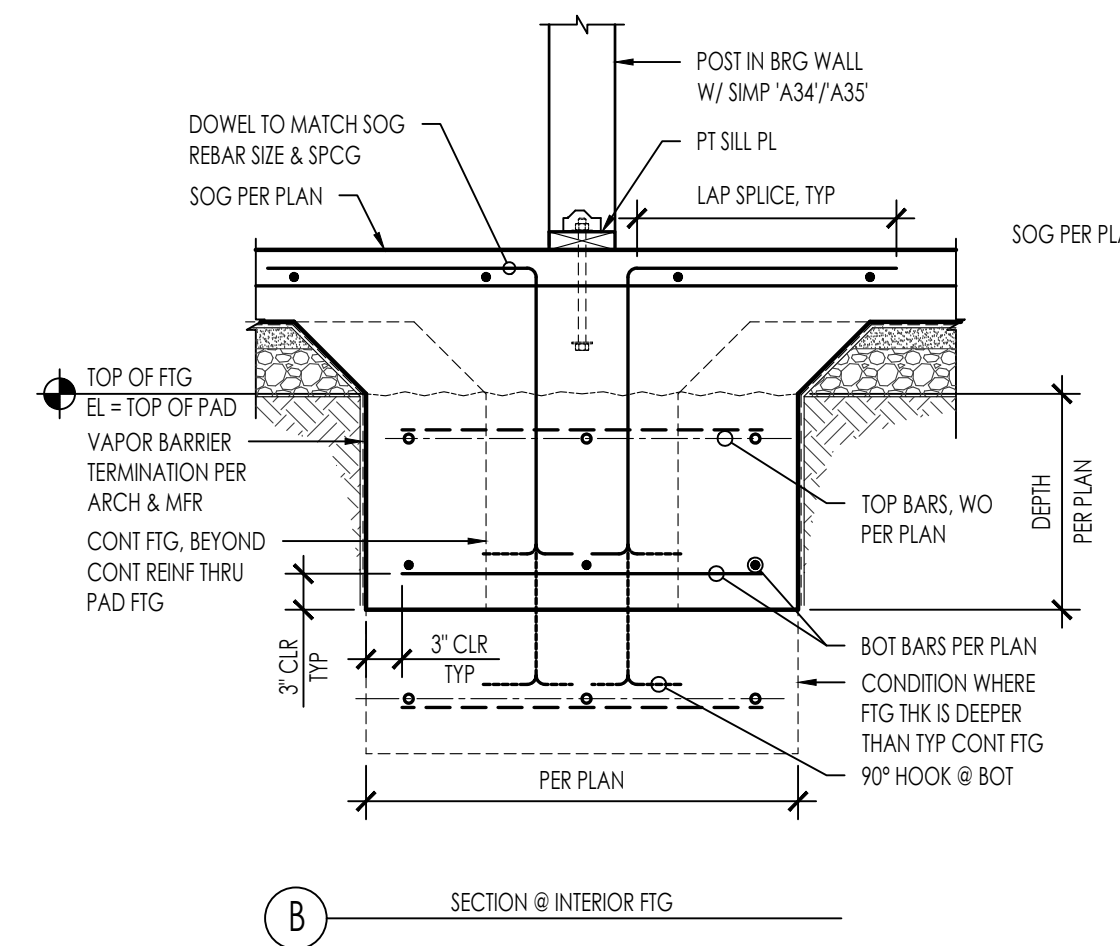
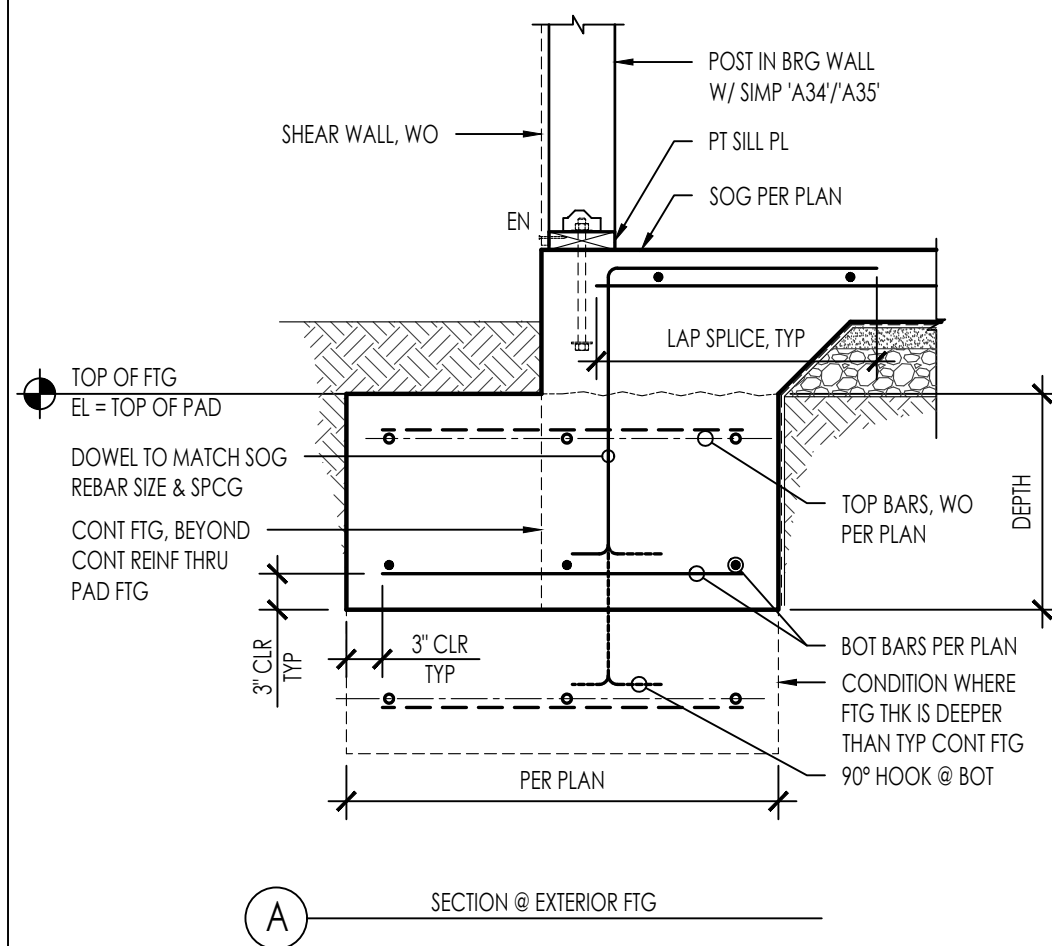
1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS 3L_a
3. * = CAPACITY LIMITED BY HOLDDOWN
4. DEEPEN FOOTING AT HOLDDOWN ANCHOR AS REQ'D PER DETAIL 32/3-301

SB ANCHOR & HOLDDOWN @ FOUNDATION



SB ANCHOR & HOLDDOWN @ FOUNDATION

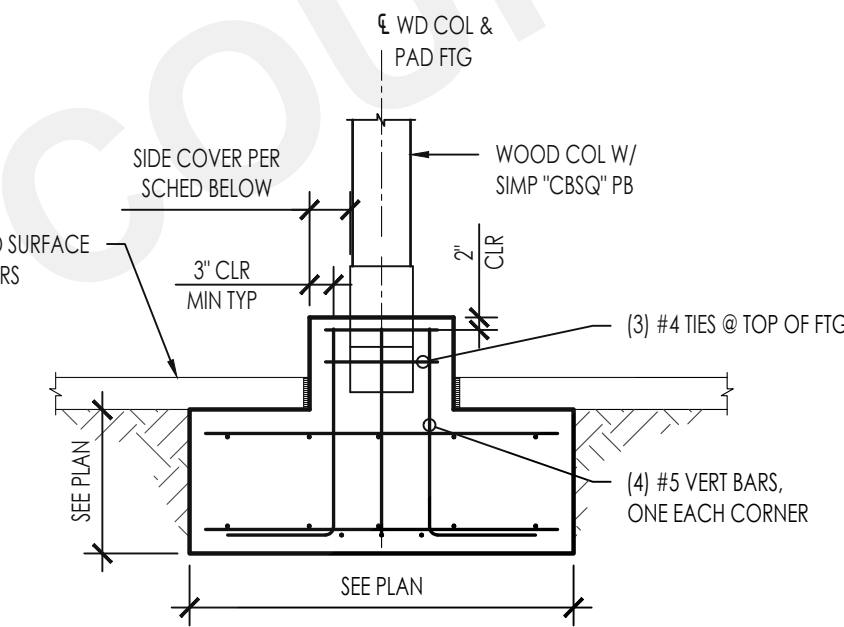
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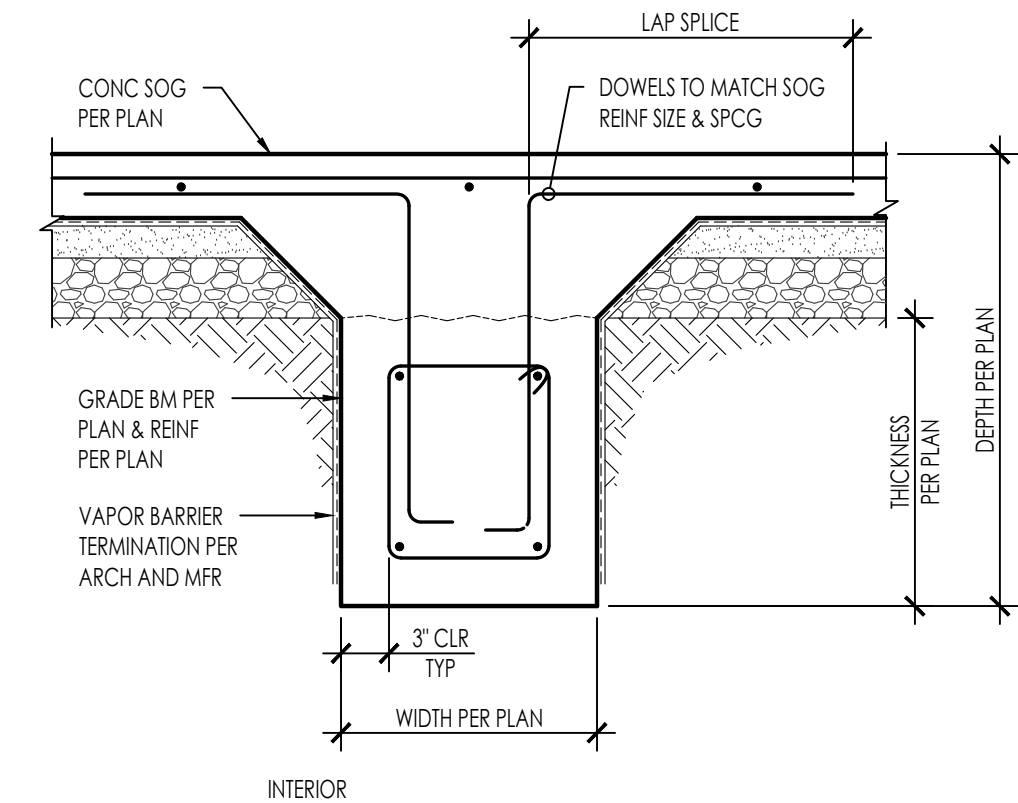
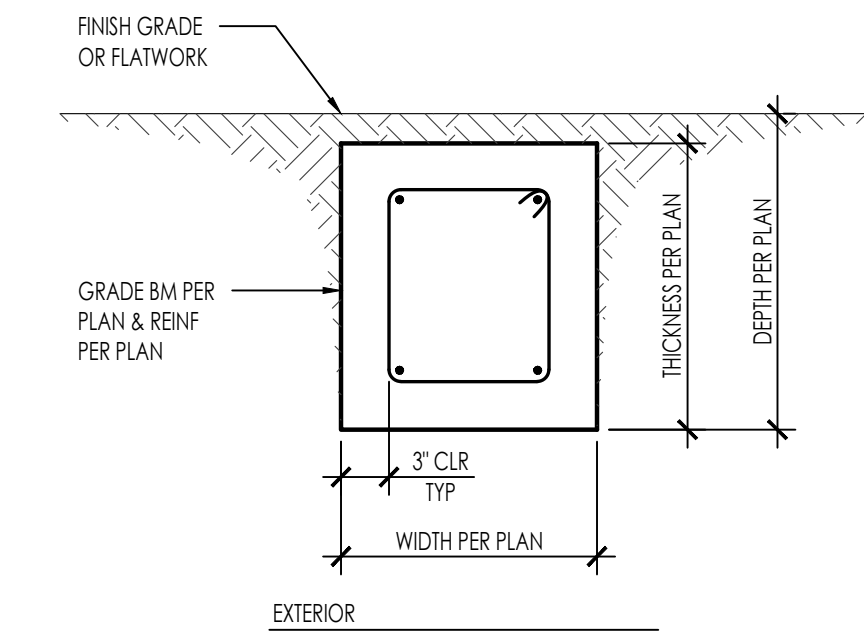
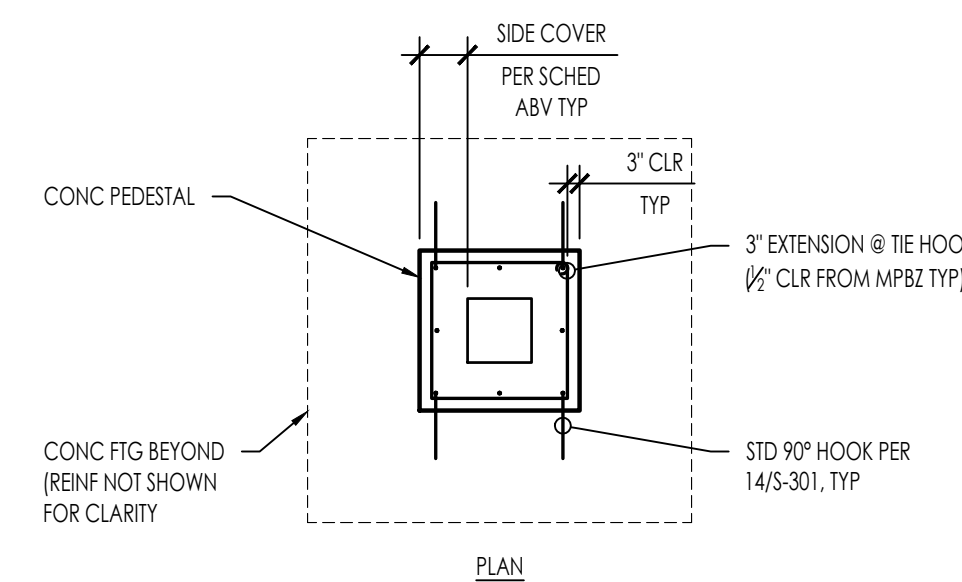
41 SPREAD FOOTING @ BEARING WALL POST
23401-C101 - S312 - 11

3/4" = 1'-0"

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



52

42

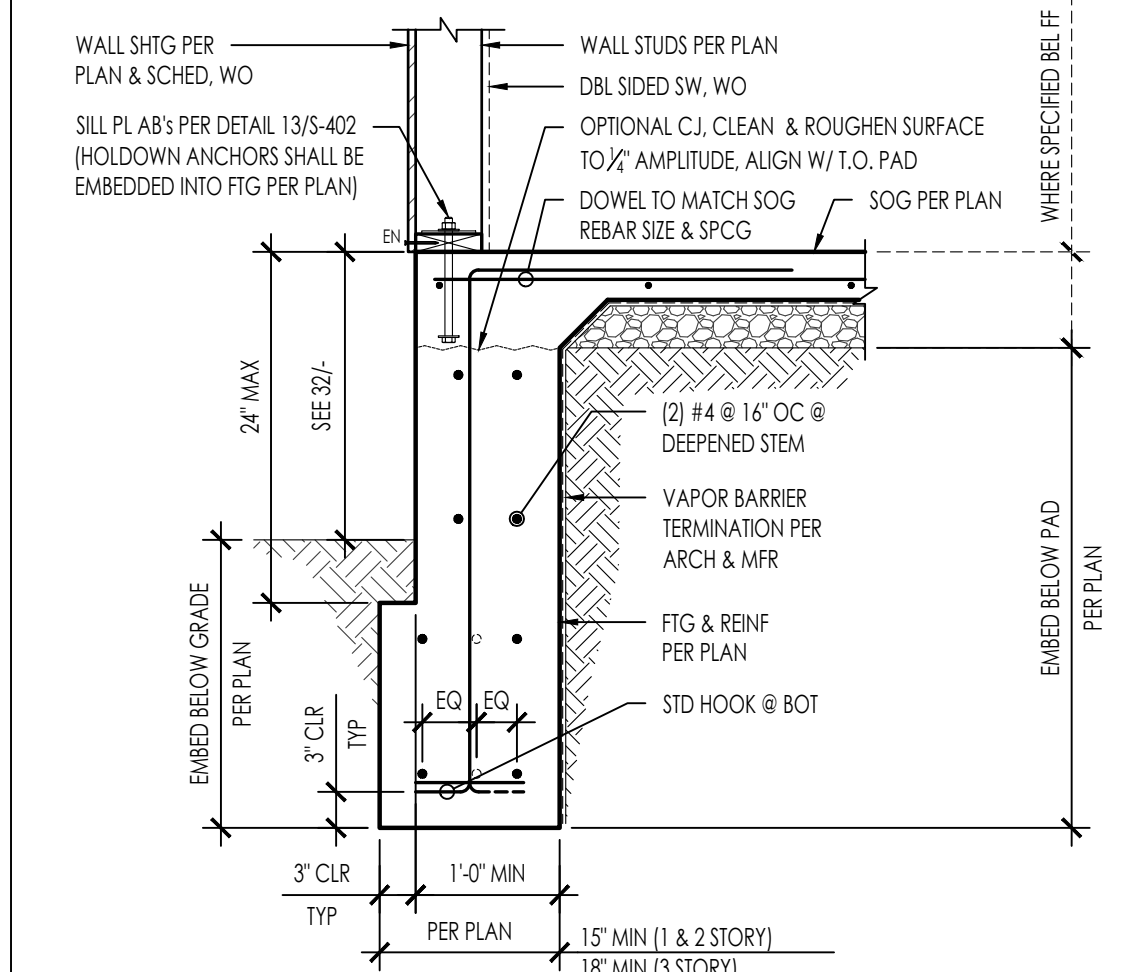
32

33 PORCH PAD FOOTING
23401-C101 - S312 - 24

1/2" = 1'-0"

23 GRADE BEAM
23401-C101 - S312 - 13

NTS



53

43

33

23

13

54

44

34

24

DEEPEND EXTERIOR FOOTING
23401-C101 - S312 - 14

3/4" = 1'-0"

14

MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
CONCRETE DETAILS

DATE
NOVEMBER 20, 2023
SHEET

S-312



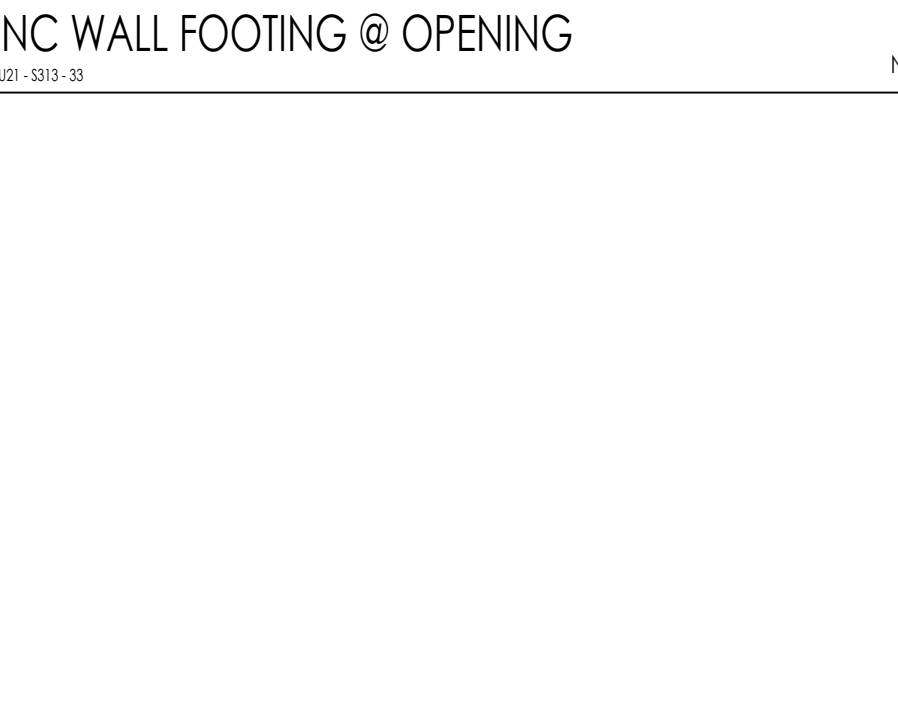
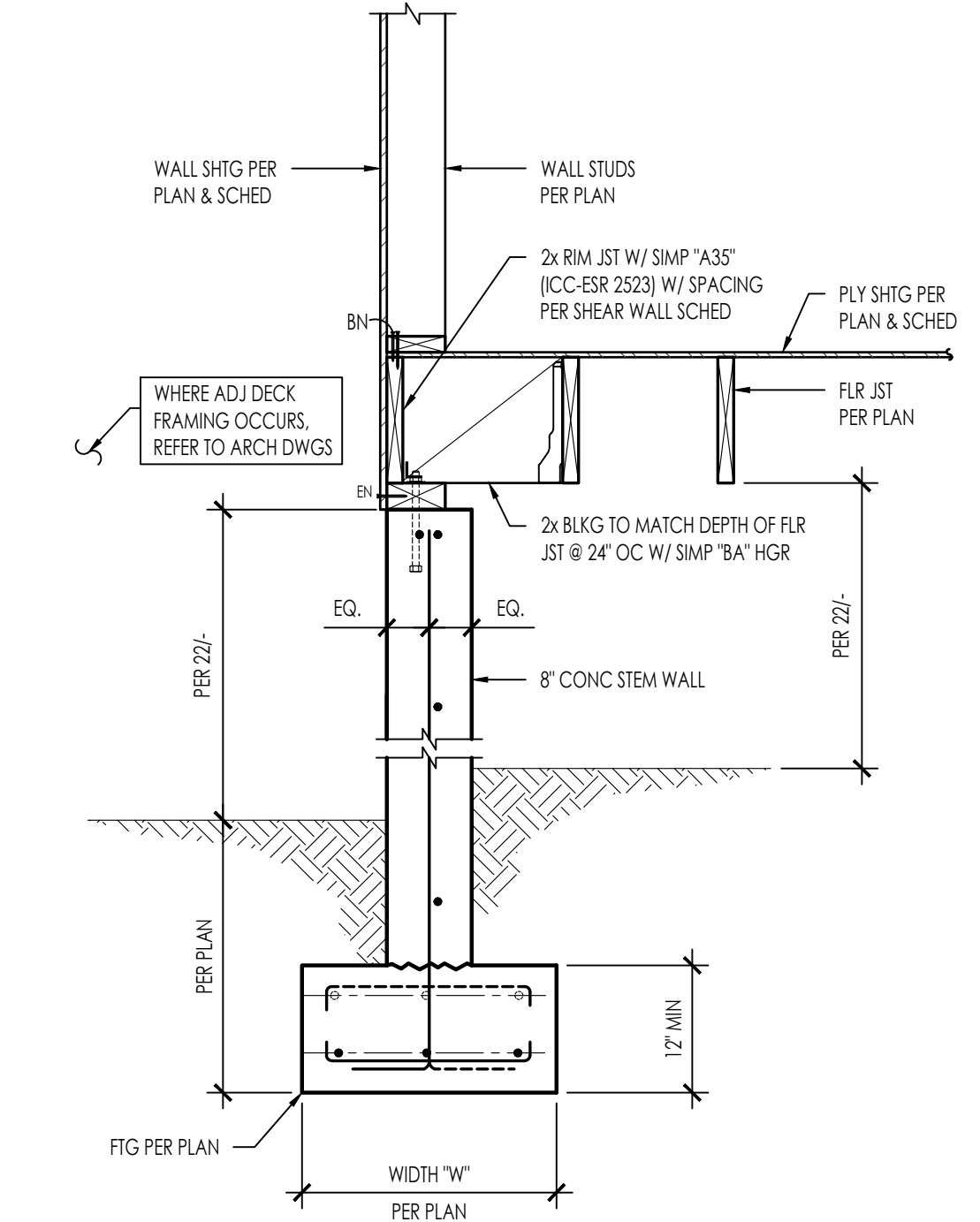
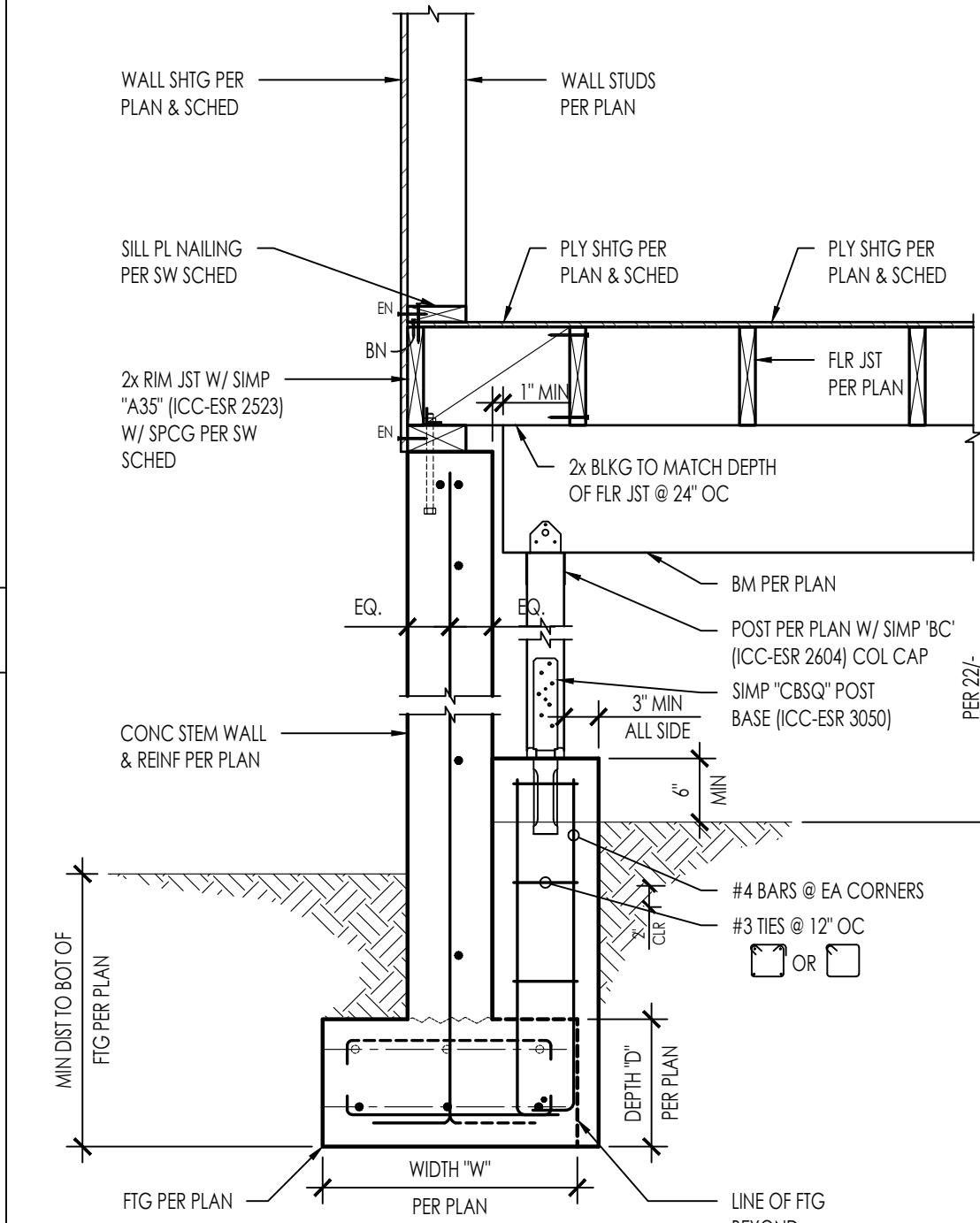
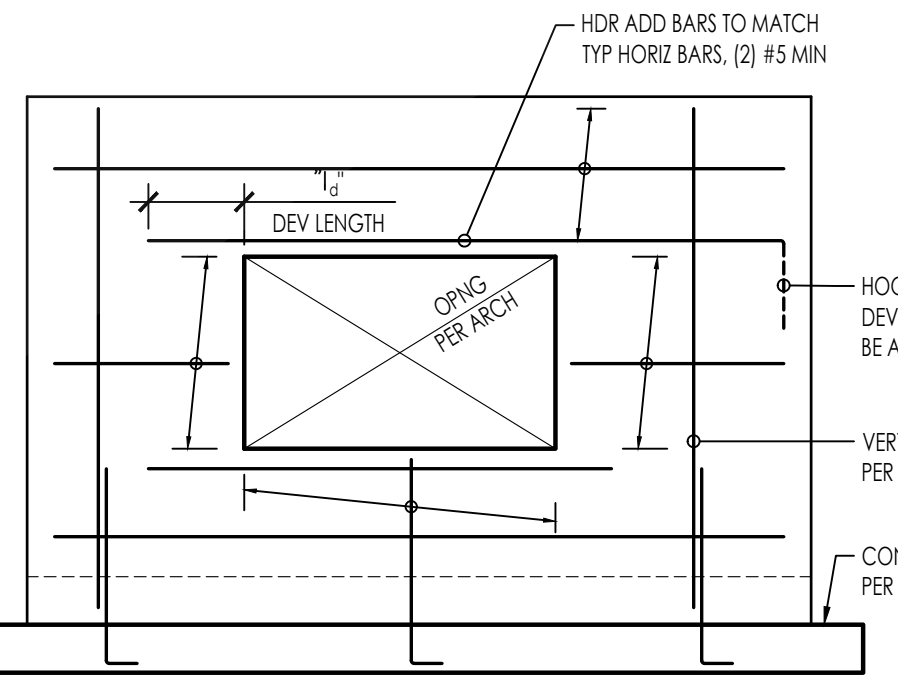
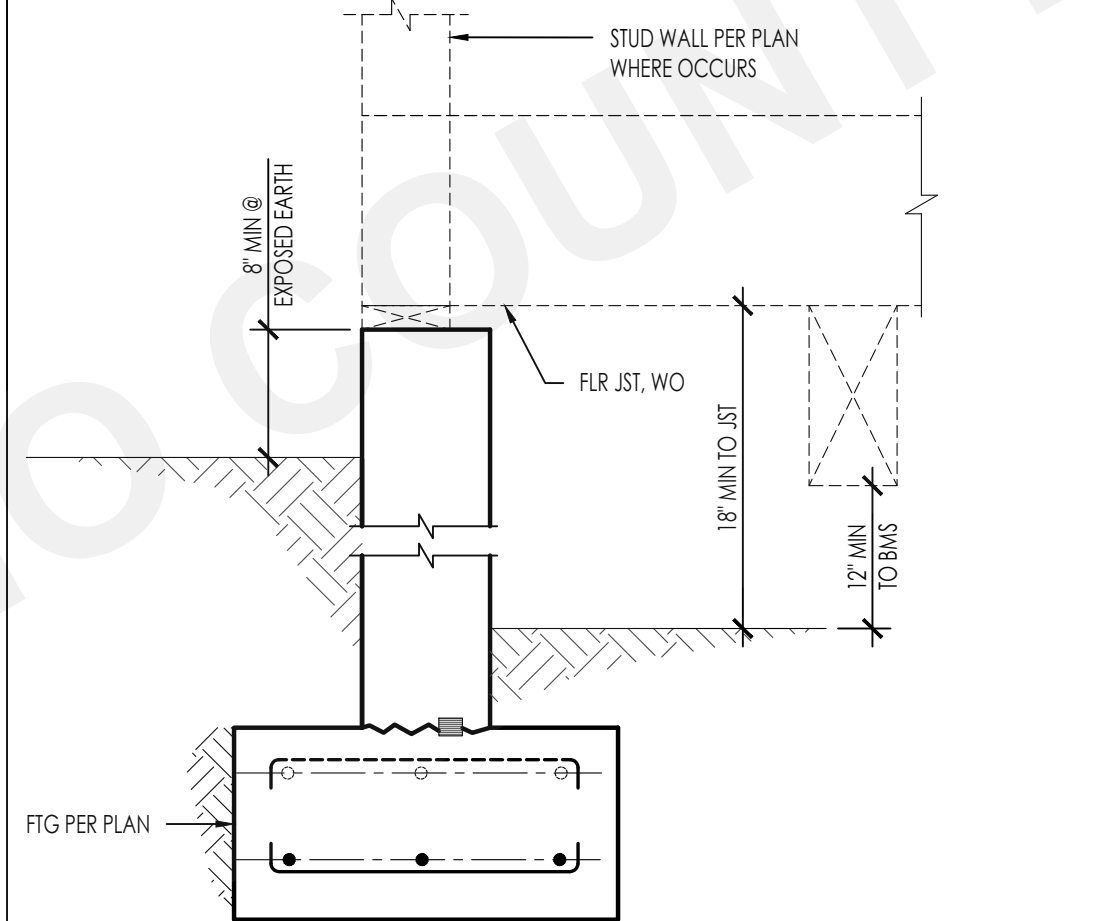
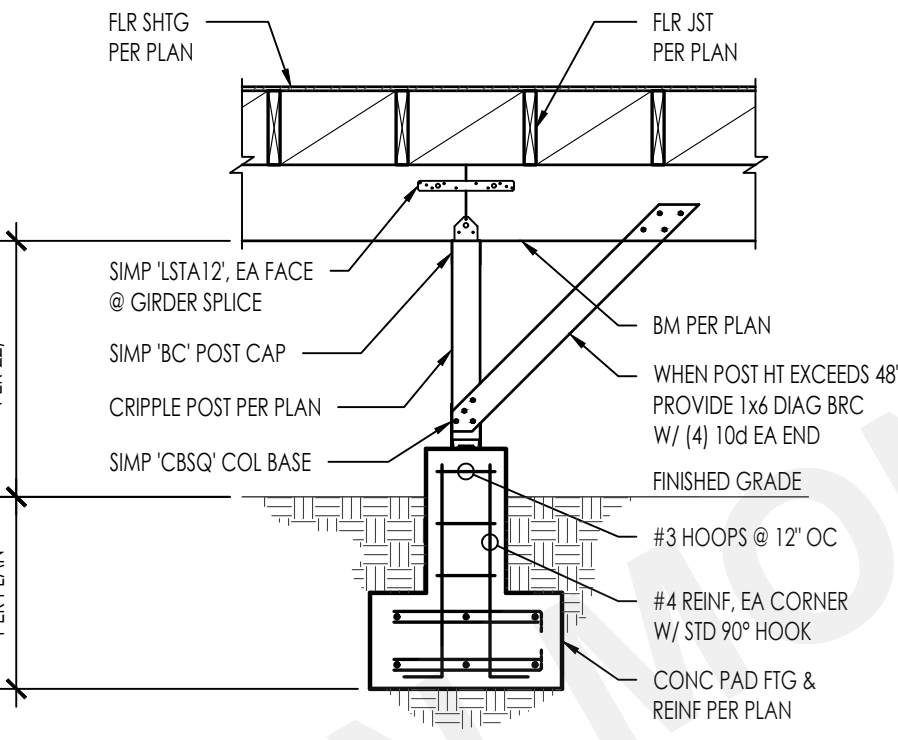
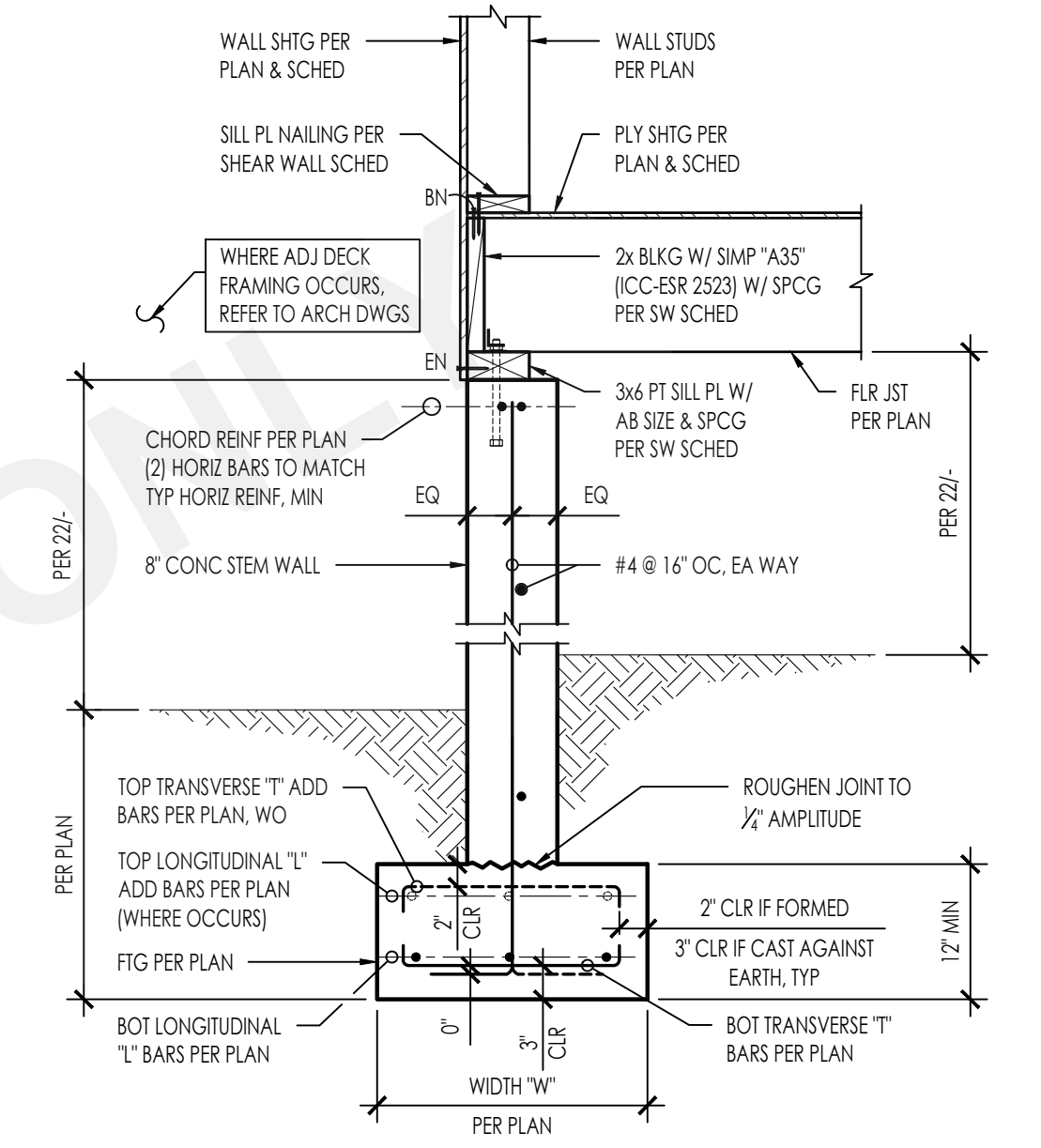
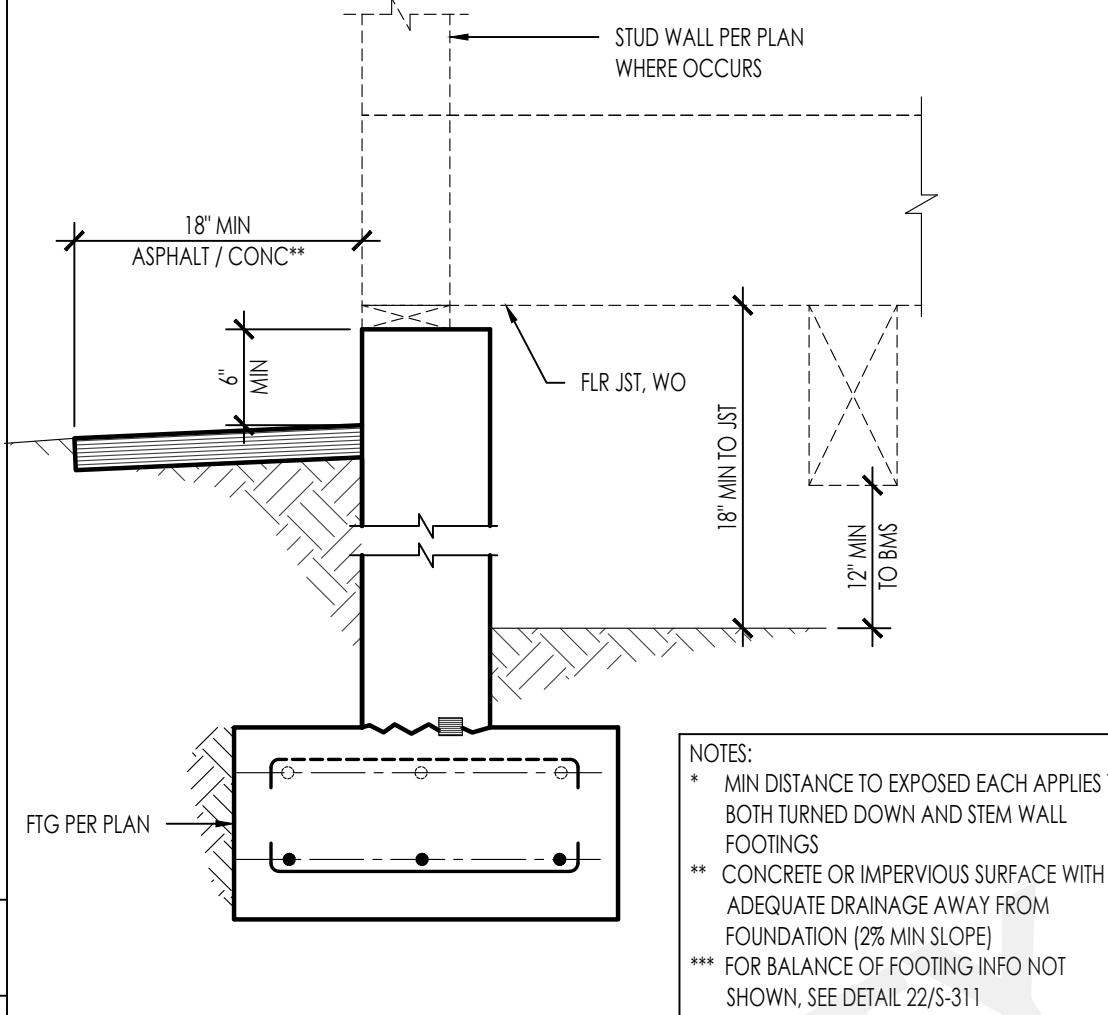
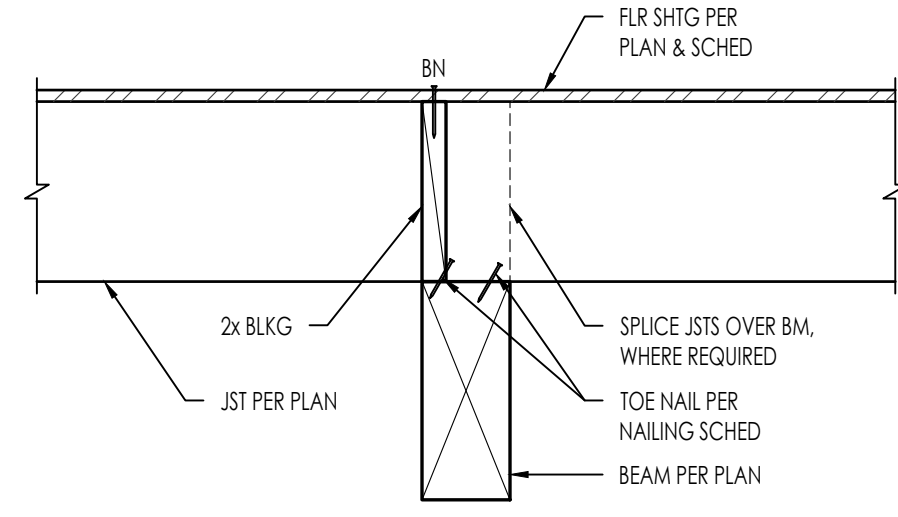
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MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
CONCRETE DETAILS

DATE
NOVEMBER 20, 2023
SHEET

S-313

	51		41	DROPPED BEAM @ PERP JOIST 234601-C121 - 5313 - 31 1" = 1'-0"	31				
	52		42	PIER FOOTING 234601-C121 - 5313 - 32 1/2" = 1'-0"	32	MIN DISTANCE FROM GRADE TO WOOD FRAMING 234601-C121 - 5313 - 22 1" = 1'-0"	22	CONC WALL FOUNDATION 234601-C121 - 5313 - 12 3/4" = 1'-0"	12
	53		43	CONC WALL FOOTING @ OPENING 234601-C121 - 5313 - 33 NTS	33				
	54		44	CONC WALL FOUNDATION 234601-C121 - 5313 - 24 3/4" = 1'-0"	34	CONC WALL FOUNDATION 234601-C121 - 5313 - 24 3/4" = 1'-0"	24	CONC WALL FOUNDATION 234601-C121 - 5313 - 14 3/4" = 1'-0"	14



SEE DETAIL FOR INFO NOT SHOWN 12

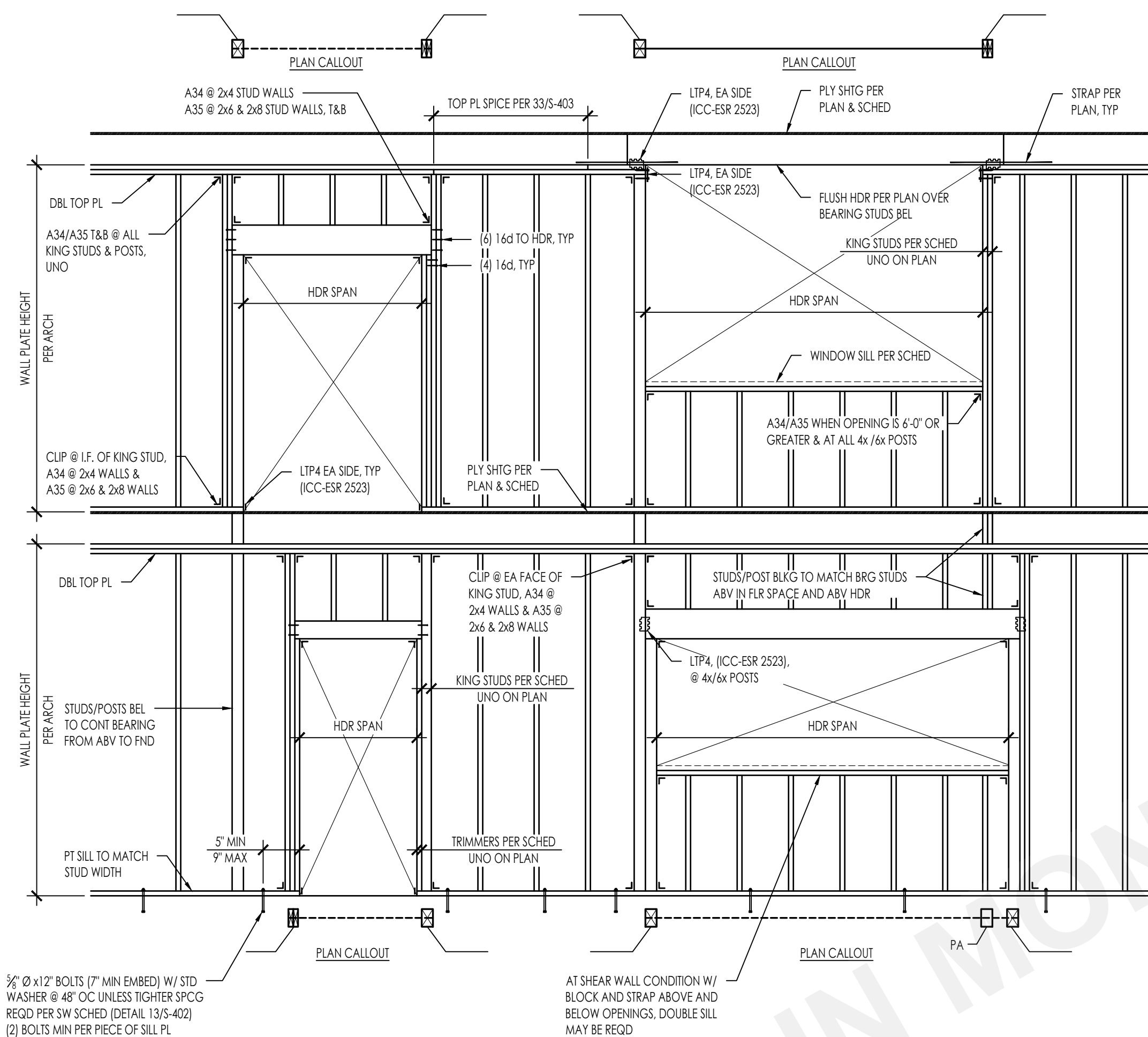
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BEARING/SHEAR WALL HEADER SCHEDULE

SHOW LOAD	6 INCH WALLS				
1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS
<65 PSF	UP TO 3'-0"	6x4	2x	2x6	2x6
	3'-0" - 4'-0"	6x6	2x	2x6	2x6
	4'-0" - 5'-6"	6x8	(2) 2x	2x6	(2) 2x6
1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS
66-80 PSF	UP TO 3'-0"	6x6	2x	2x6	2x6
	3'-0" - 4'-0"	6x8	2x	2x6	2x6
	4'-0" - 5'-6"	6x8	(2) 2x	(2) 2x6	(2) 2x6
1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS
81-120 PSF	UP TO 3'-0"	6x6	2x	2x6	2x6
	3'-0" - 4'-0"	6x10	2x	2x6	2x6
	4'-0" - 5'-6"	6x12	(2) 2x	(2) 2x6	(2) 2x6
1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS
220-235 PSF	UP TO 3'-0"	6x6	2x	(2) 2x6	2x6
	3'-0" - 4'-0"	6x10	2x	(2) 2x6	2x6
	4'-0" - 5'-6"	6x12	(2) 2x	4x6	(2) 2x6



NOTES:
 1. THIS DETAIL APPLIES AT ALL EXT WALLS AND INT LOAD BEARING WALLS AND ALSO APPLIES TO SHEAR WALL FRAMING.
 A. FOR SHEAR WALLS SEE 34/5-402 FOR ADD'L REQUIREMENTS.
 B. FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 43/
 2. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL SCHED/DETAILS
 3. PROVIDE A34 @ 4' WALLS & A35 @ 6' OR GREATER WALLS (ICC-ESR 2353)

FASTENING SCHEDULE
PER 2019 CBC 2304.10.1

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

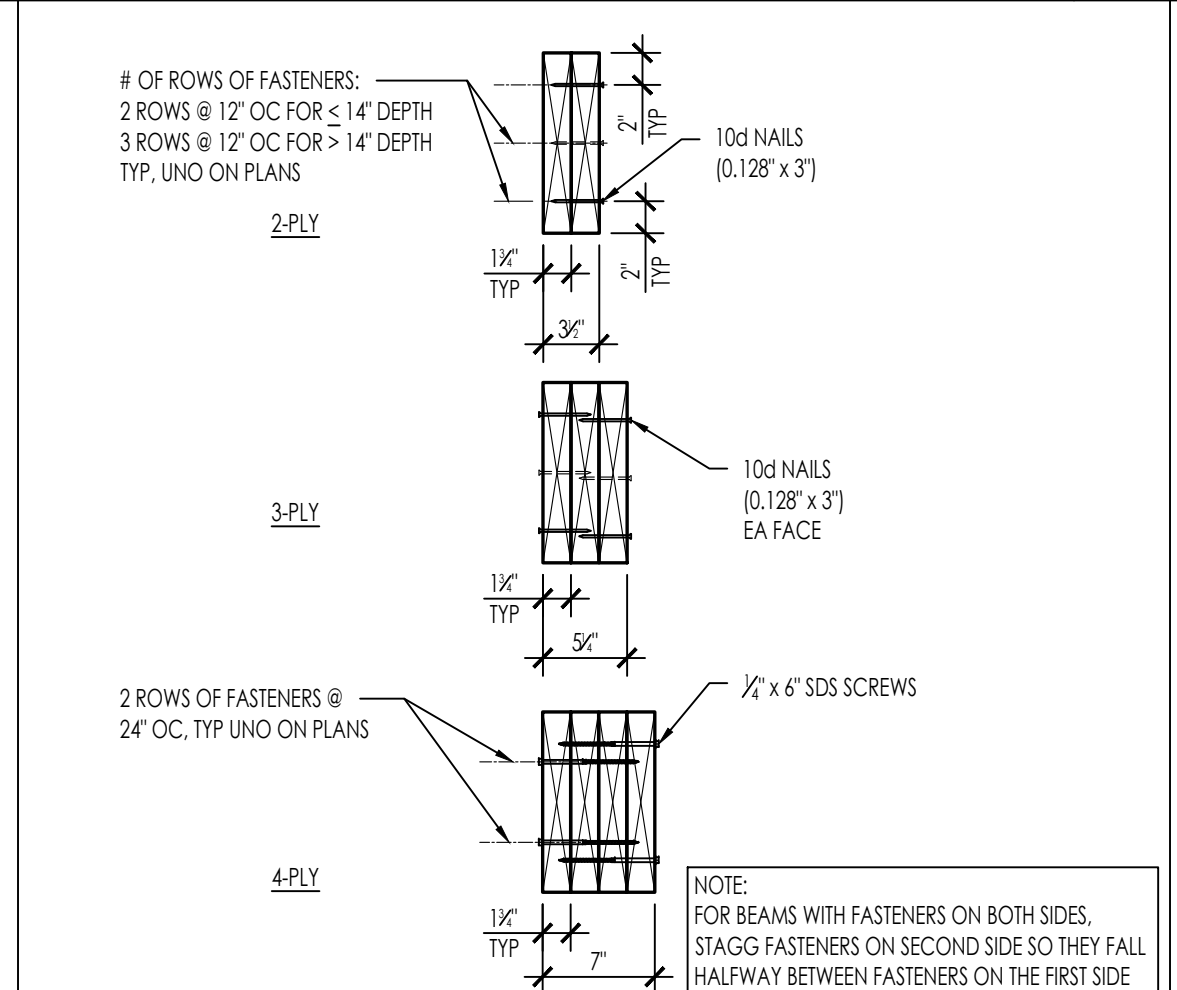
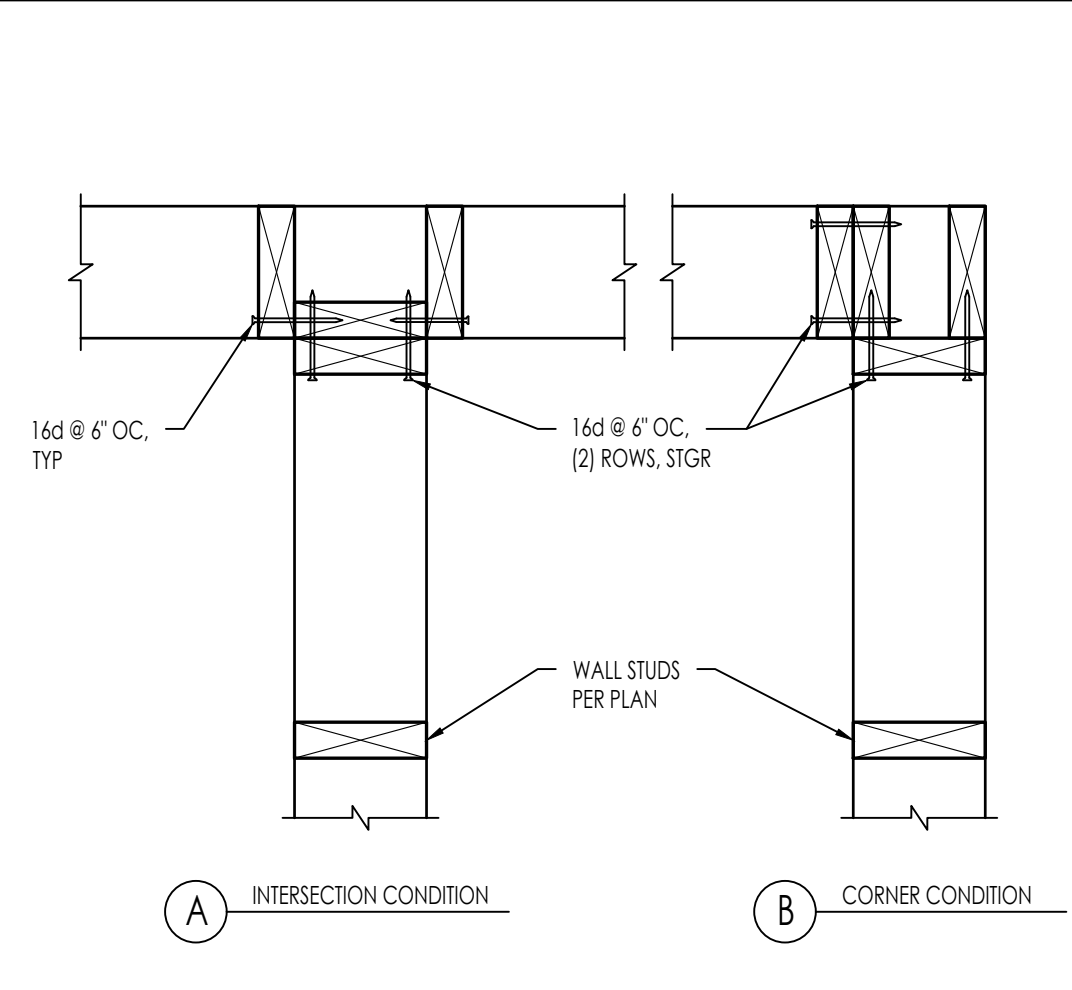
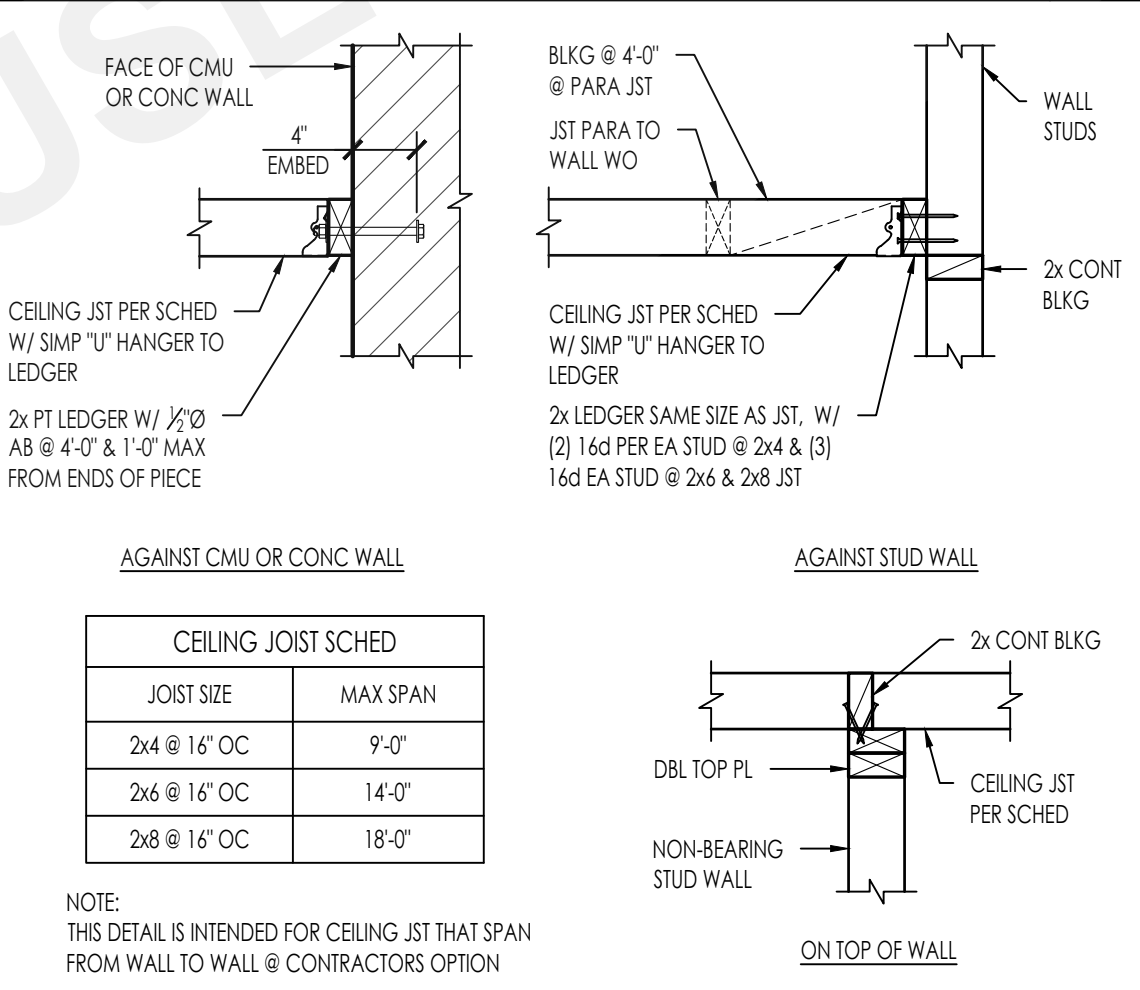
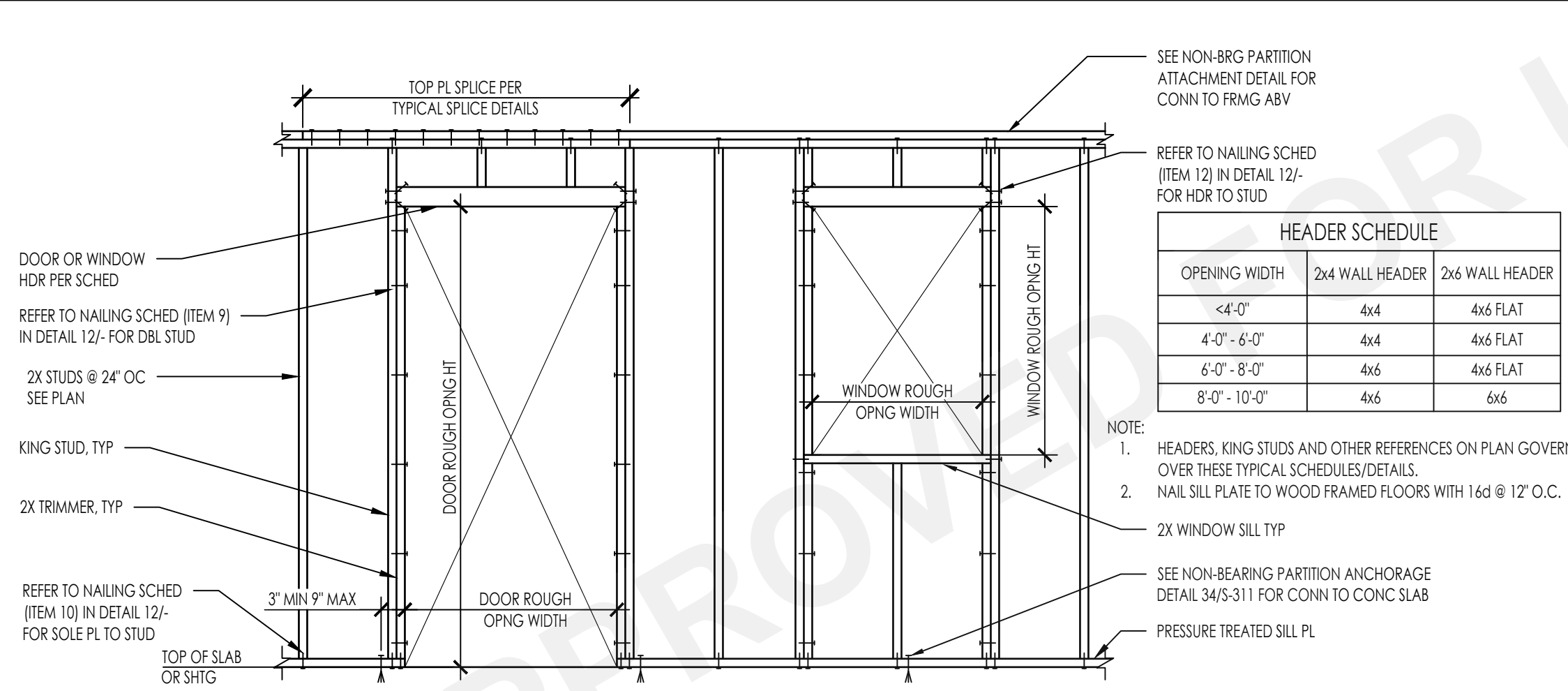
NOTES:
 a. THIS NAILING SCHEDULE SHALL ONLY BE USED IF CONDITION IS NOT OTHERWISE DETAILED OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED
 b. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE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

EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING

NTS 32

NAILING SCHEDULE

NTS 12



INTERIOR NON-BEARING PARTITION WALL FRAMING

NTS 43

CEILING JOIST SCHED & DETAILS

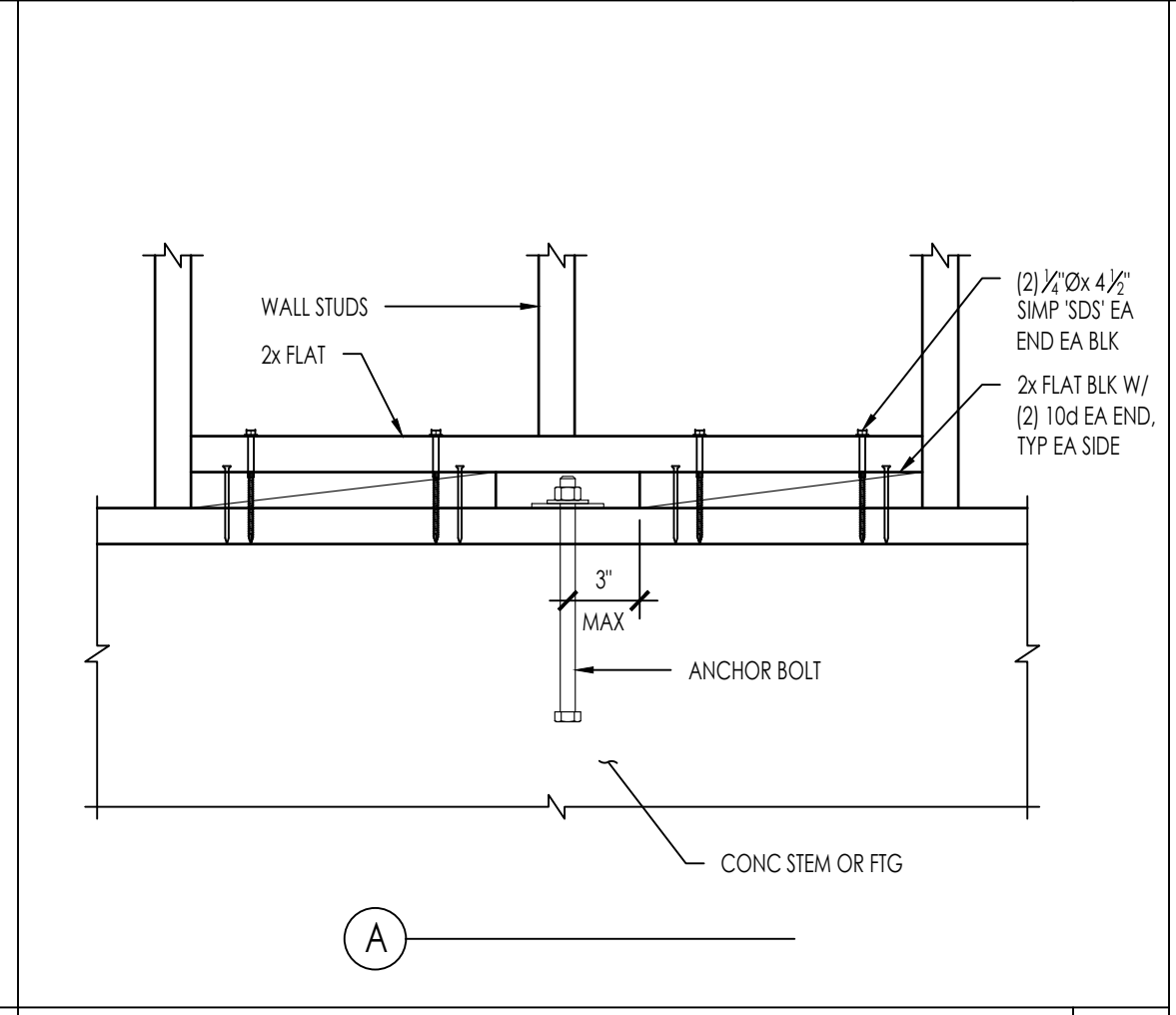
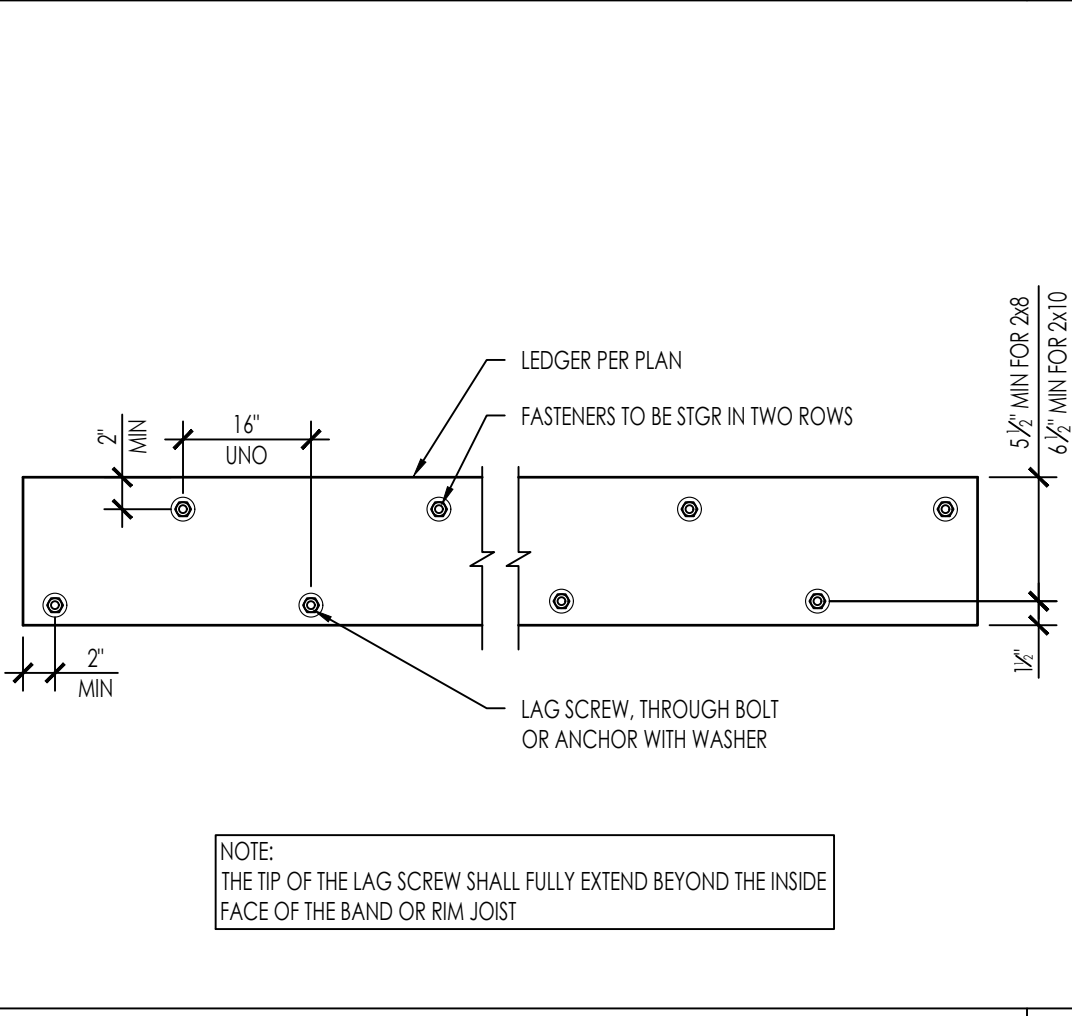
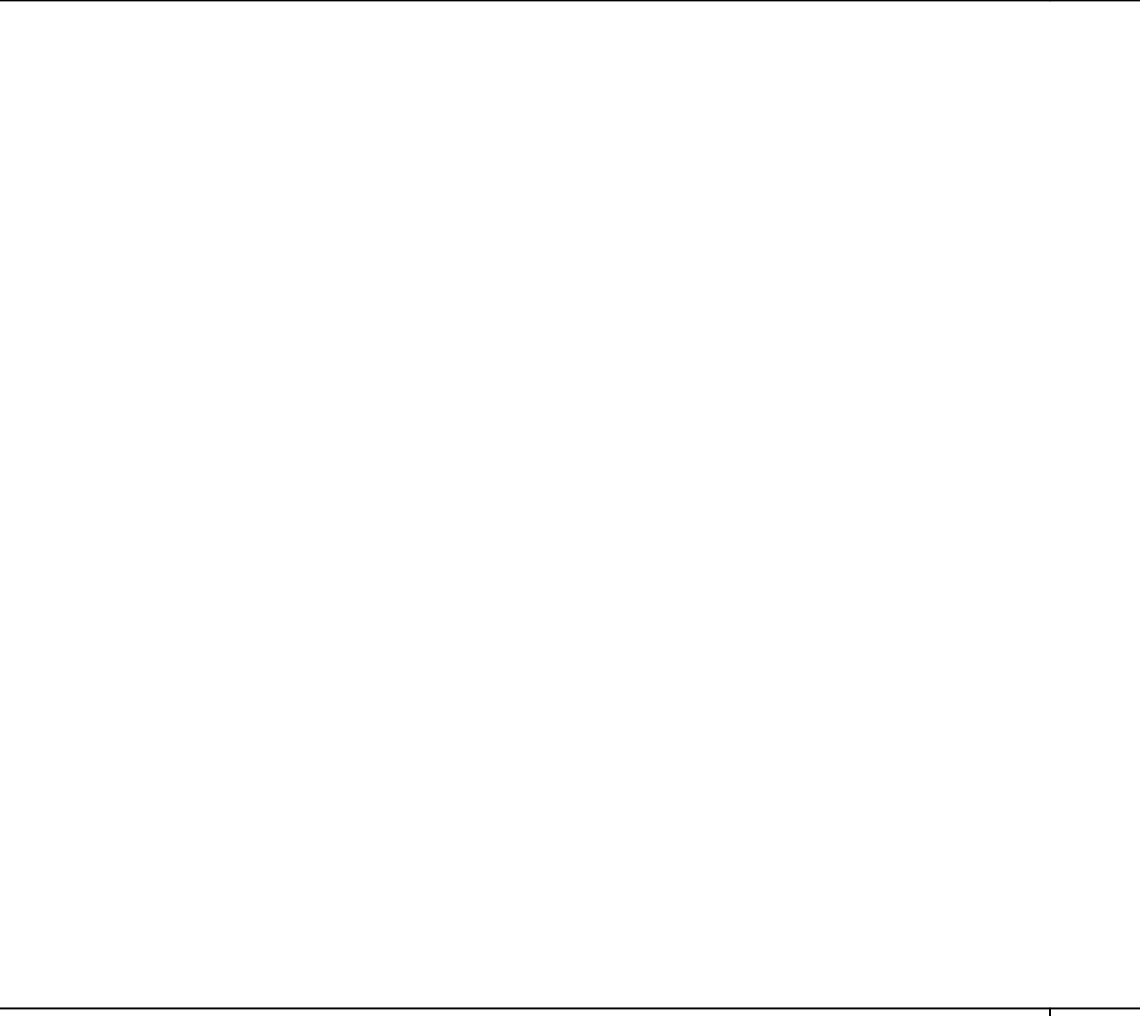
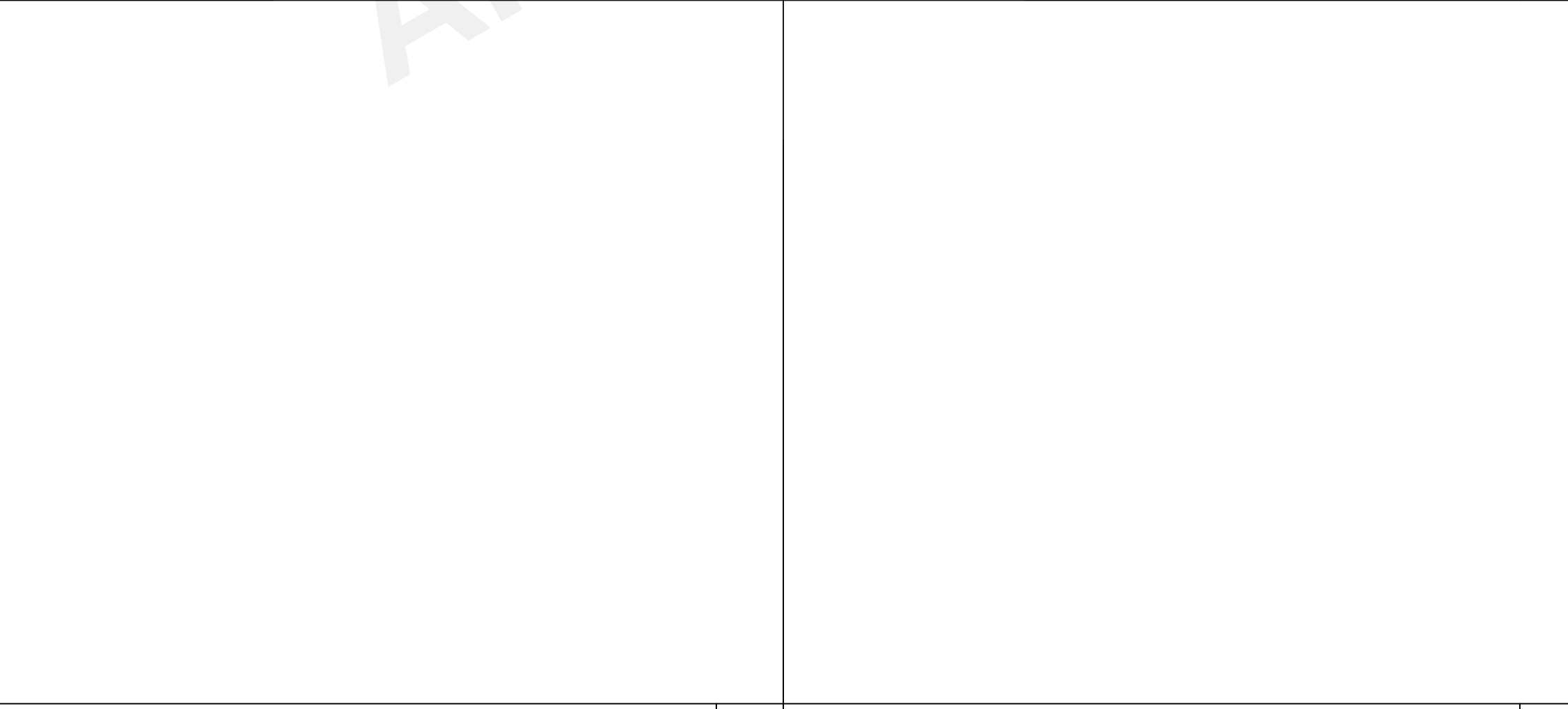
NTS 33

TYPICAL WOOD STUD INTERSECTIONS

NTS 23

MULTI-PLY MEMBER CONNECTION

NTS 13



MONO COUNTY ADU PROTOTYPES
MONO COUNTY
TYPICAL WOOD DETAILS

DATE
NOVEMBER 20, 2023
SHEET

S-401



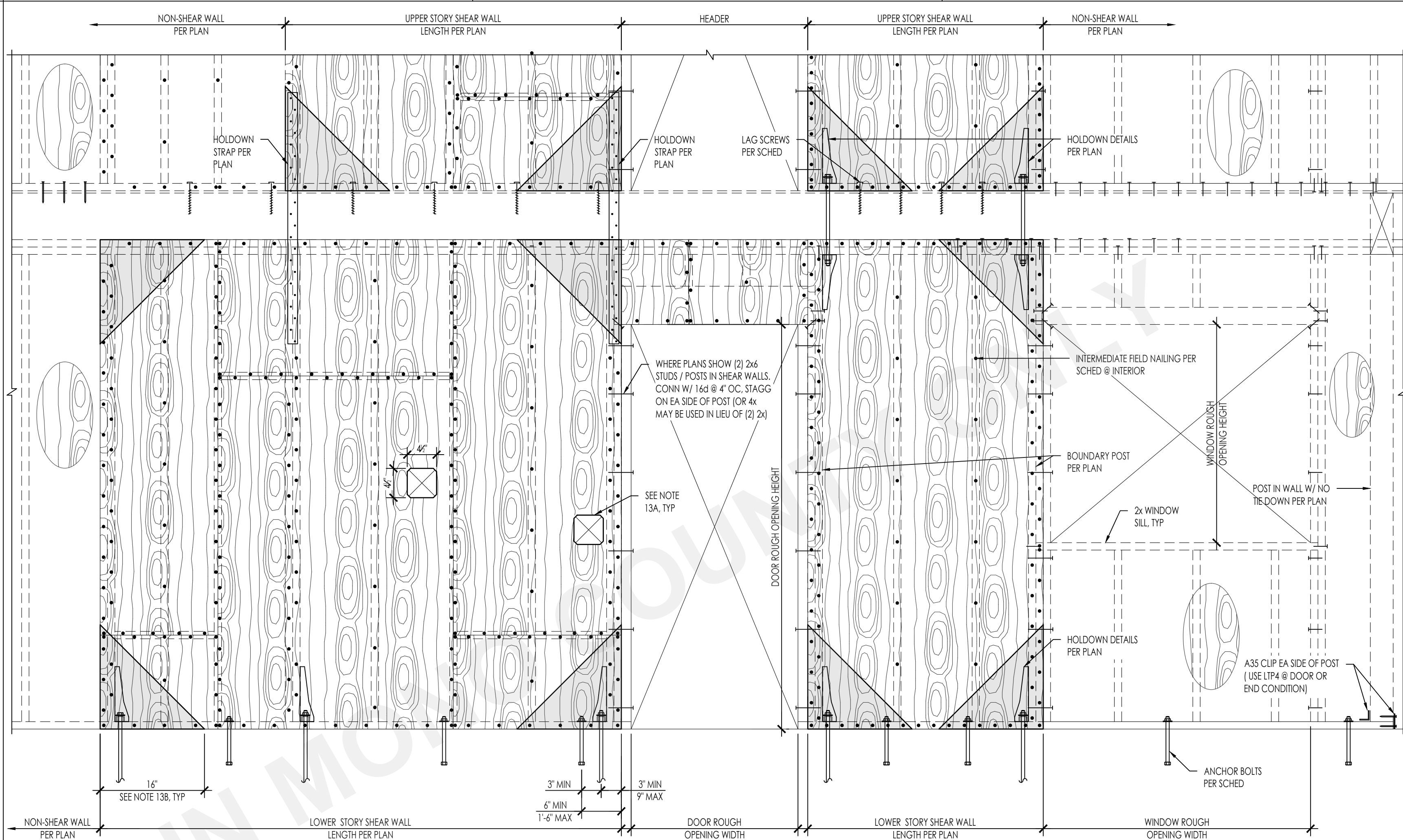
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MONO COUNTY ADU
PROTOTYPES
MONO COUNTY

TYPICAL WOOD DETAILS

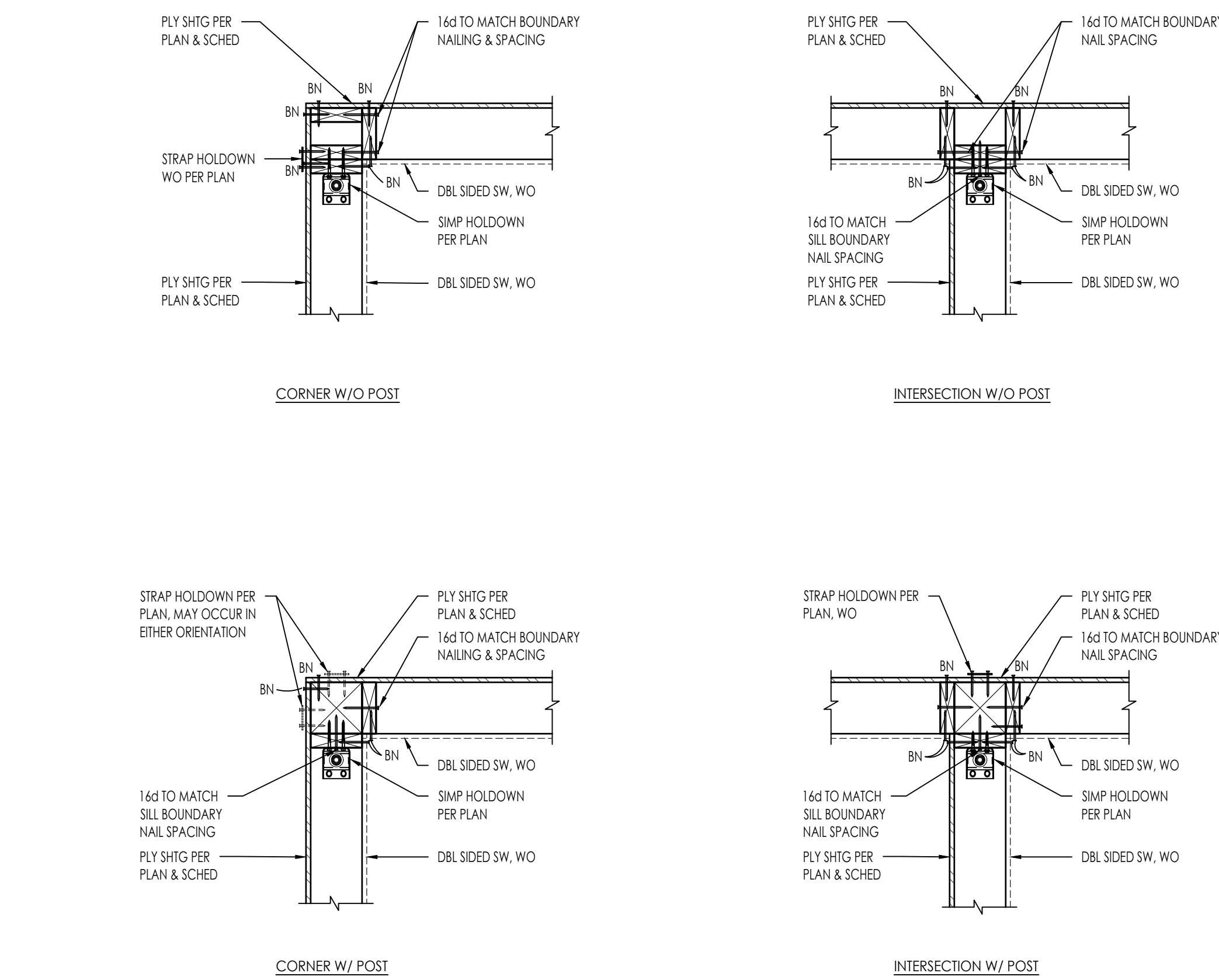
DATE
NOVEMBER 20, 2023
SHEET

S-402



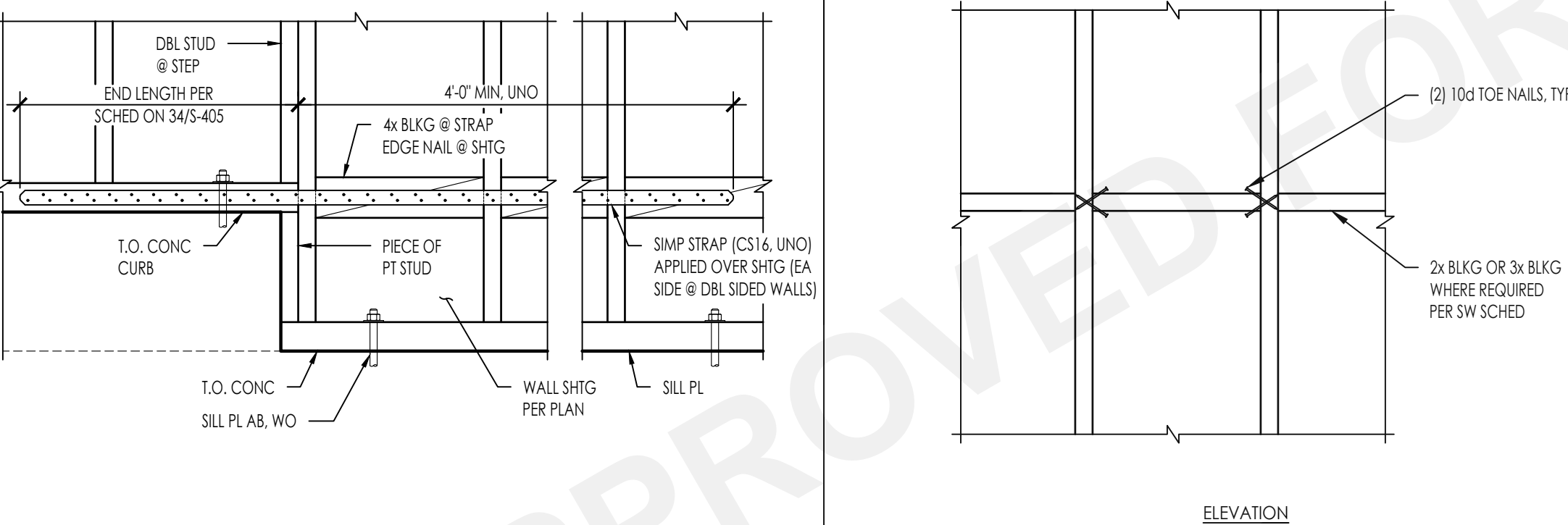
WALL SYMBOL	STRUCT SHEATHING	1,12	6	SHEAR WALL SHEATHING / NAILING SCHEDULE			7	10, 11	
				FRAMING SIZE	2,3,4	5			8
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 9" OC	8d @ 6" OC	8d @ 12" OC	16d @ 5" OC	12" OC	24" OC	5/8" DIA @ 48" OC
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 8" OC	10d @ 6" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	12" OC	16" OC	5/8" DIA @ 48" OC
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	8" OC	12" OC	5/8" DIA @ 32" OC
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 4" OC	10d @ 3" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	6" OC	8" OC	5/8" DIA @ 32" OC
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 3" OC	10d @ 2" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	4" OC	8" OC	5/8" DIA @ 24" OC
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	(2) @ 8" OC	6" OC	5/8" DIA @ 16" OC
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 4" OC	10d @ 3" OC	10d @ 8" OC	5/8" LAG SCREWS @ 8" OC	(2) @ 6" OC	A34 @ 4" OC	5/8" DIA @ 16" OC
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 3" OC	10d @ 2" OC	10d @ 6" OC	5/8" LAG SCREWS @ 6" OC	(2) @ 4" OC	1/14" @ 4" OC	5/8" DIA @ 8" OC

- NOTES:
- ALL PLYWOOD SHALL BE 5 PLY MINIMUM WITH A SPAN RATING OF 32/16 AND ALL PANEL EDGES SHALL BE BLOCKED. PROVIDE 1/8" GAP AT ALL PANEL JOINTS.
 - 8d NAIL DEFINED AS 0.131" DIAMETER SHANK x 2 1/2" LONG x 0.281" DIAMETER HEAD.
 - 10d NAIL DEFINED AS 0.148" DIAMETER SHANK x 3" LONG x 0.312" DIAMETER HEAD.
 - PROVIDE E.N. AT ALL END STUDS, STUDS/POSTS WITH HOLDOWNS OR TE DOWN STRAPS, SILL PLATES AND TOP PLATES.
 - WHERE 10d NAILS ARE 3 INCHES ON CENTER OR LESS, NAILS SHALL BE STAGGERED.
 - NAILS SHALL BE 1/2 INCH MINIMUM FROM PLYWOOD PANEL EDGE AND 3/8 INCH MINIMUM FROM CONNECTING MEMBER EDGE WHERE SHEAR EXCEEDS 300 PLF.
 - USE 3x FRAMING AT BOTTOM SILL PLATES, BLOCKING AND ALL STUDS AT ADJACENT PANEL EDGES WHERE SHEAR EXCEEDS 700 PLF. STRUCTURALLY ACCEPTABLE TO USE (2) 2x INSTEAD OF 3x FRAMING AT BOTTOM SILL PLATES.
 - WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.
 - LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.
 - SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.
 - REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS.
 - LENGTHEN ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.
 - ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD NOTED ABOVE PROVIDED IT IS RATED BY APA'S PERFORMANCE STANDARD RATING AND IS OF THE SAME NUMBER OF LAYERS AS PLYWOOD PLY INDICATED.
 - LIMITATIONS OF MECHANICAL PENETRATIONS IN SHEAR WALLS:
 - 4 1/2" MAX PENETRATION
 - NO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS, SQUARE PENETRATIONS SHALL RADIUS EDGES. DO NOT OVER CUT HOLE WITH SAW.
 - ASSUMES A 1 1/4" MIN LSL RIM BOARD, FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD.
 - WALL W/ DOUBLE SIDED PLYWOOD REQUIRE (2) RIM BOARDS.
 - SIMPSON 1/14" CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION. IF CLIP IS INSTALLED OVER THE SHEATHING, 0.131" x 2 1/2" NAILS SHALL BE USED.



SHEAR WALL INTERSECTION

NTS 42



STRAP AT STEP IN SHEAR WALL SILL PLATE

NTS 53

TYPICAL BLOCKING DETAIL

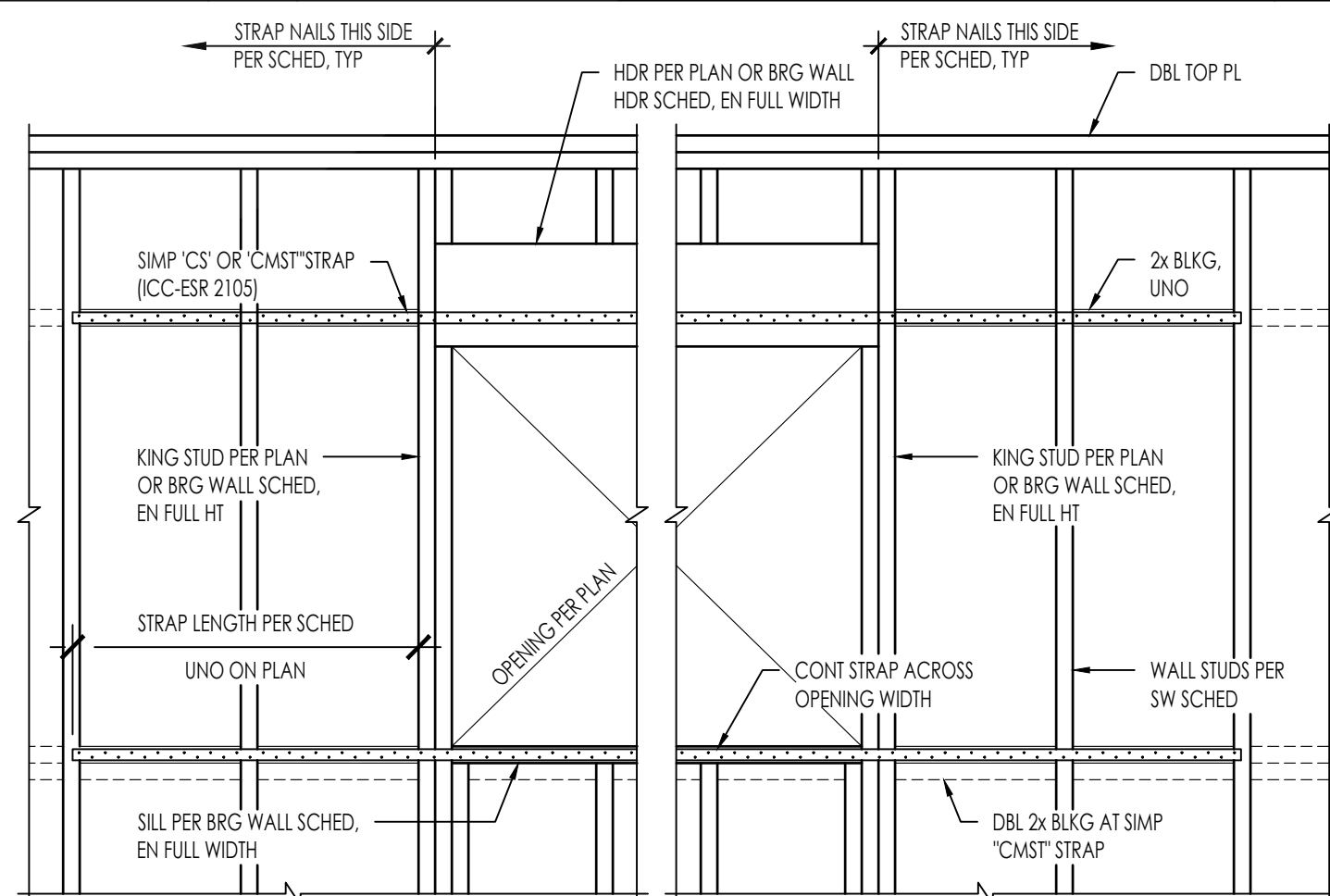
NTS 43

TYPICAL SHEAR WALL ELEVATION AND SCHEDULE

NTS 13

MARK	# OF BLKG	SIMPSON STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
▽	1	CS20	(12) 10d x 2 1/2"	32'	1,030
▽	1	CS16	(20) 10d x 2 1/2"		1,705
▽	1	CS14	(26) 10d x 2 1/2"	39'	2,490
▽	2	CMSTC16	(50) 10d x 3 1/2"		4,690
▽	2	CMST14	(66) 10d x 2 1/2"	39'	6,475
▽	2	CMST12	(86) 10d x 2 1/2"		9,215

- NOTES:
- 2 BAYS OR 32" MIN STRAP LENGTH
 - EDGE NAILING FROM PLYWOOD TO STUDS / FRAMING SHALL OCCUR ALL AROUND OPENINGS AT THIS CONDITION
 - SEE TYPICAL SHEAR WALL ELEVATION FOR BALANCE OF INFO NOT SHOWN



FORCE TRANSFER AROUND OPENINGS

NTS 44

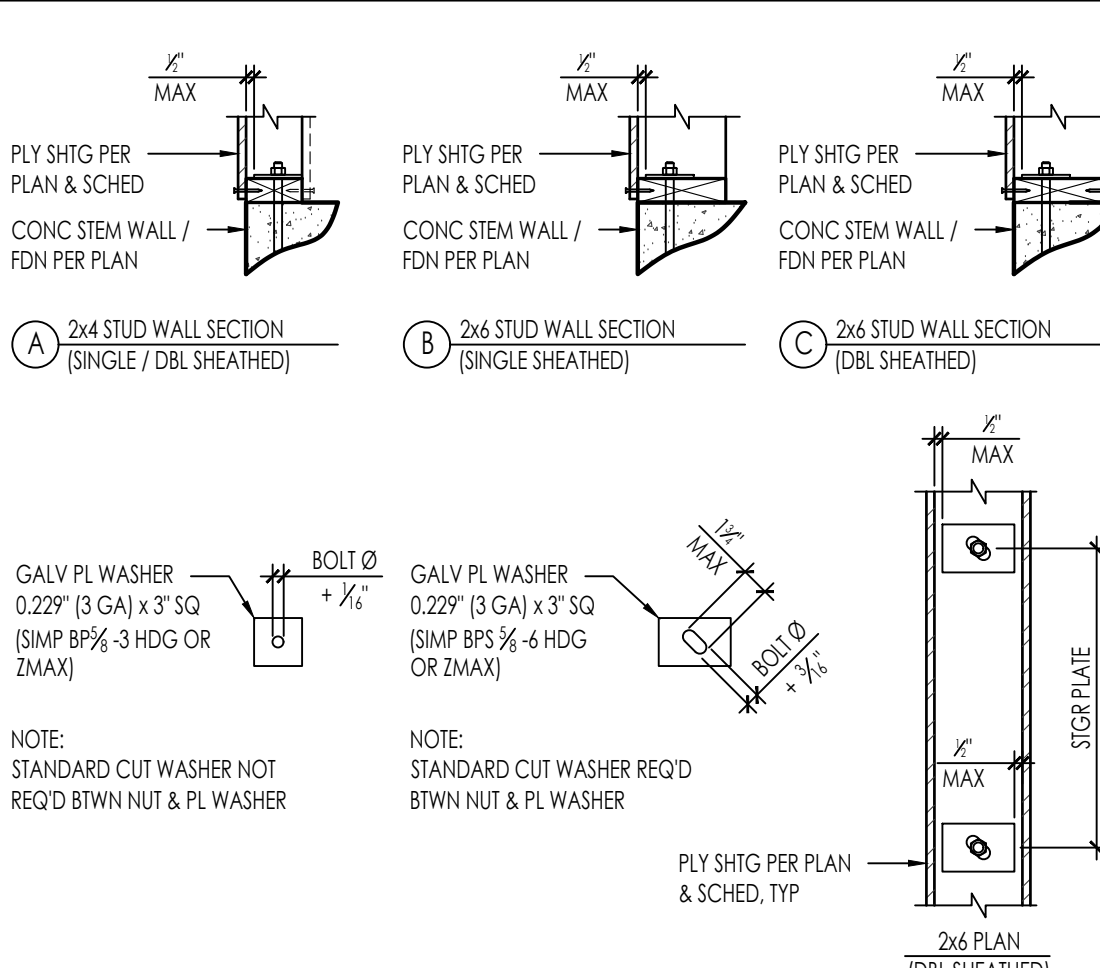
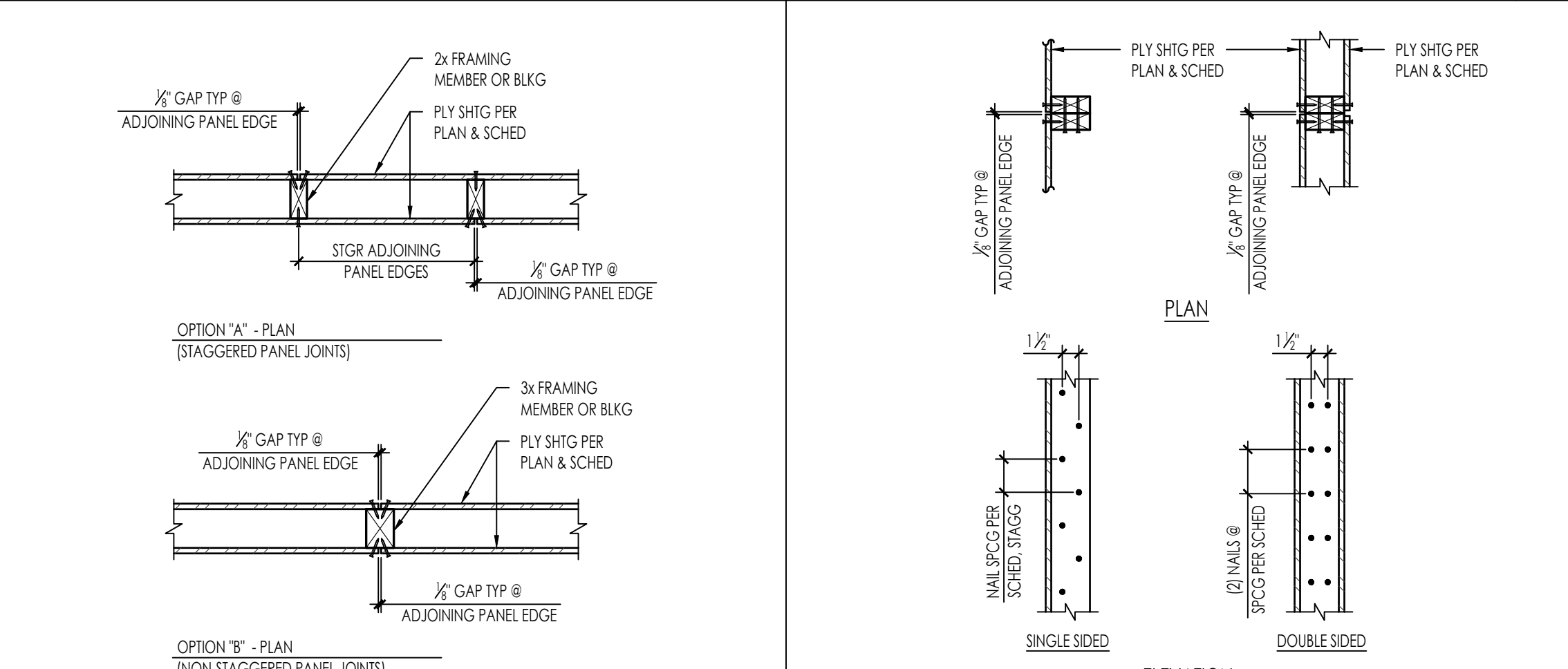


PLATE WASHER DETAIL

NTS 34



DOUBLE SIDED SHEAR WALL

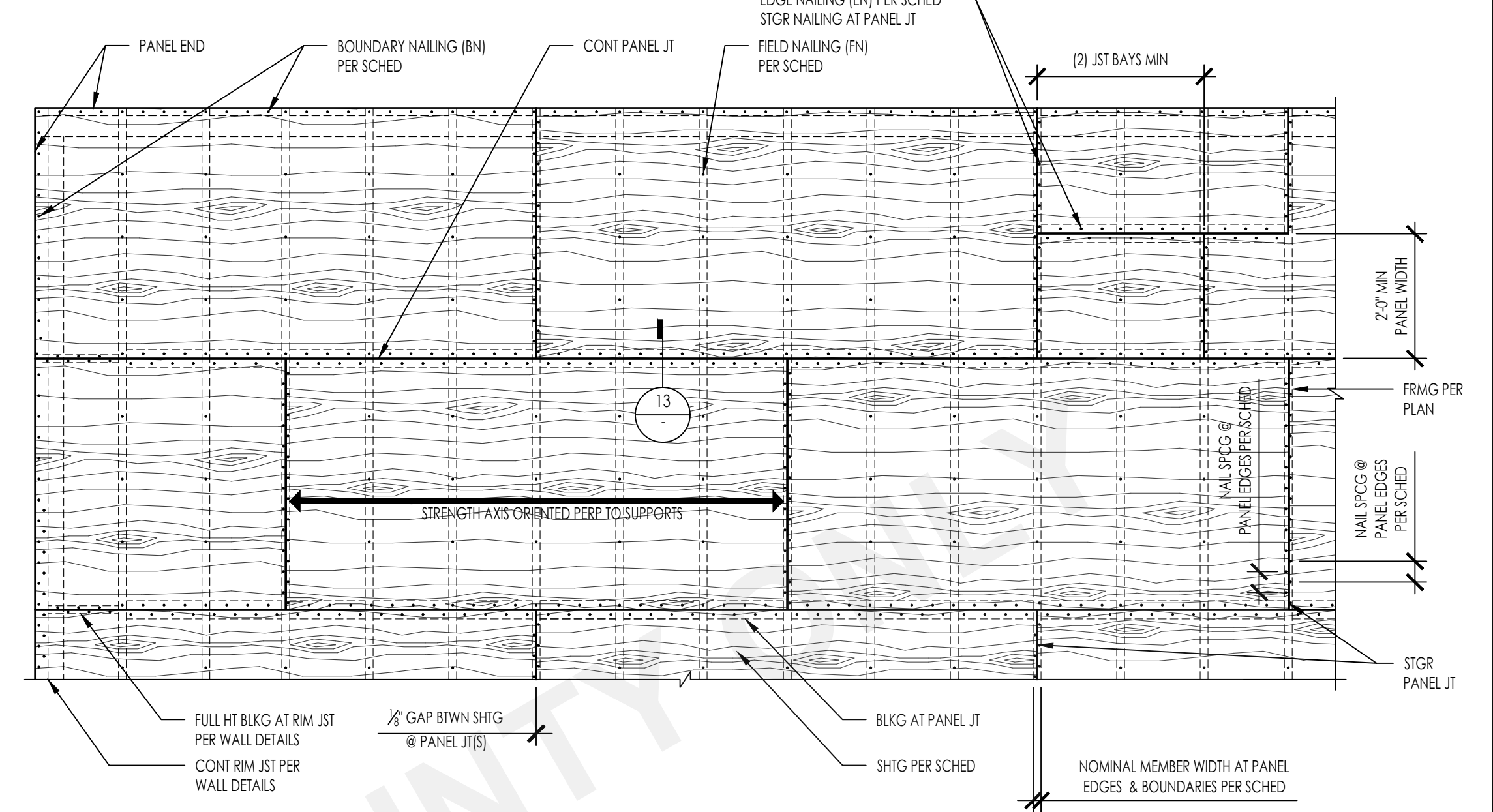
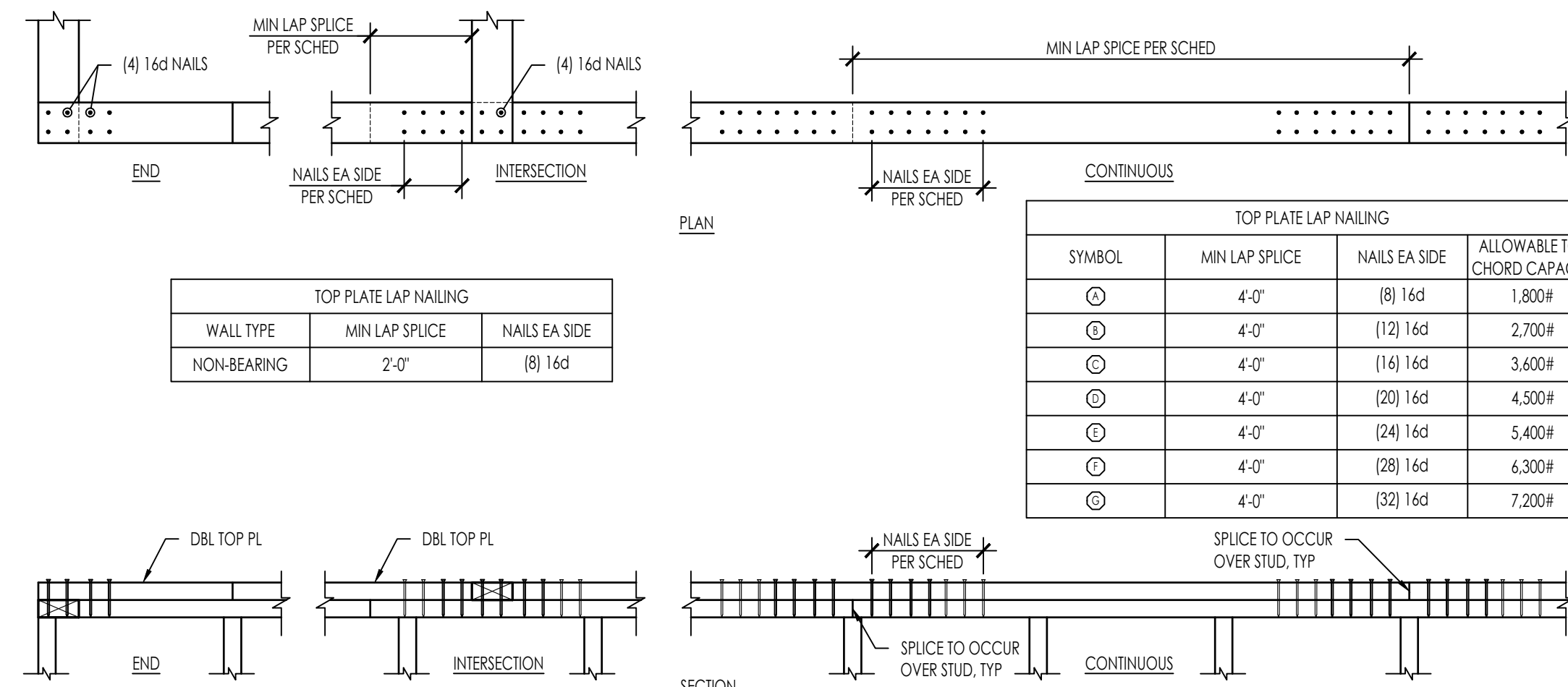
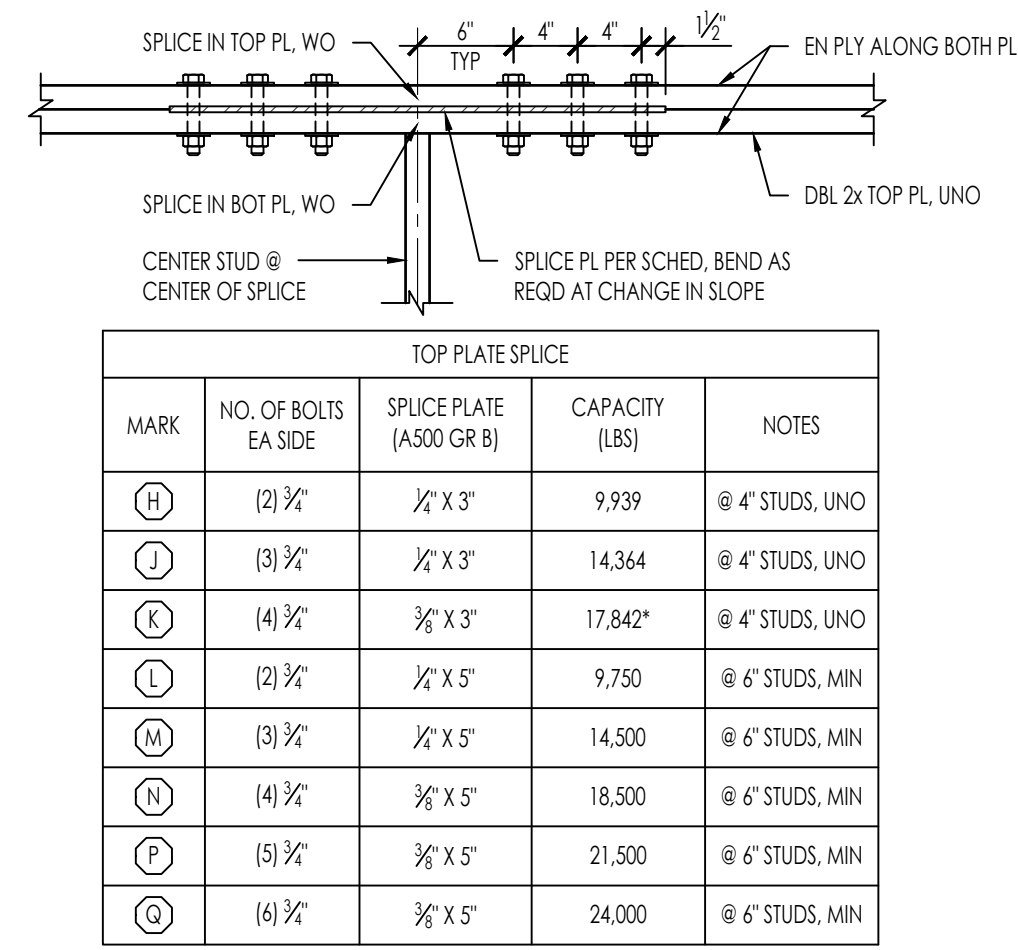
NTS 24

2x STUD NAILING @ ADJOINING PANEL EDGES

NTS 14



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NOTES:
 1. DIAPHRAGM SHALL BE GLUED TO FLOOR FRAMING PRIOR TO NAILING. REFER TO PROJECT GENERAL NOTES.
 2. MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 3/8" FROM SHEATHING EDGE AND 3/8" FROM LUMBER EDGE.
 3. NAILS SHALL BE DRIVEN TIGHT TO TOP OF PLYWOOD SURFACE AND SHALL NOT PENETRATE THE TOP OF PLYWOOD MORE THAN COMMONLY EXPECTED WITH HAMMER DRIVEN NAILS.
 4. WHERE H-CLIPS ARE SPECIFIED, THEY SHOULD BE INSTALLED AS FOLLOWS:
 A. ONE H-CLIP SHALL BE PLACED BETWEEN ABUTTING PANELS AT A LOCATION MIDWAY BETWEEN EACH PAIR OF TRUSSES, RAFTERS OR JOISTS. HOWEVER, (2) H-CLIPS ARE REQUIRED BETWEEN SUPPORTS WHEN SPACED 48 INCHES ON CENTER.
 B. USE THE SAME SIZE PANEL EDGE CLIP AS THE PANEL THICKNESS. H-CLIPS MUST FIT SNUGLY.
 C. ABUTTING WOOD STRUCTURAL PANELS BE FITTED AS CLOSELY AS CLIPS PERMIT. OCCASIONAL MISFIT OF ABUTTING SHEETS MAY BE TOLERATED PROVIDING THAT GAPS DO NOT EXCEED MAXIMUM OPENING OF 1/8".

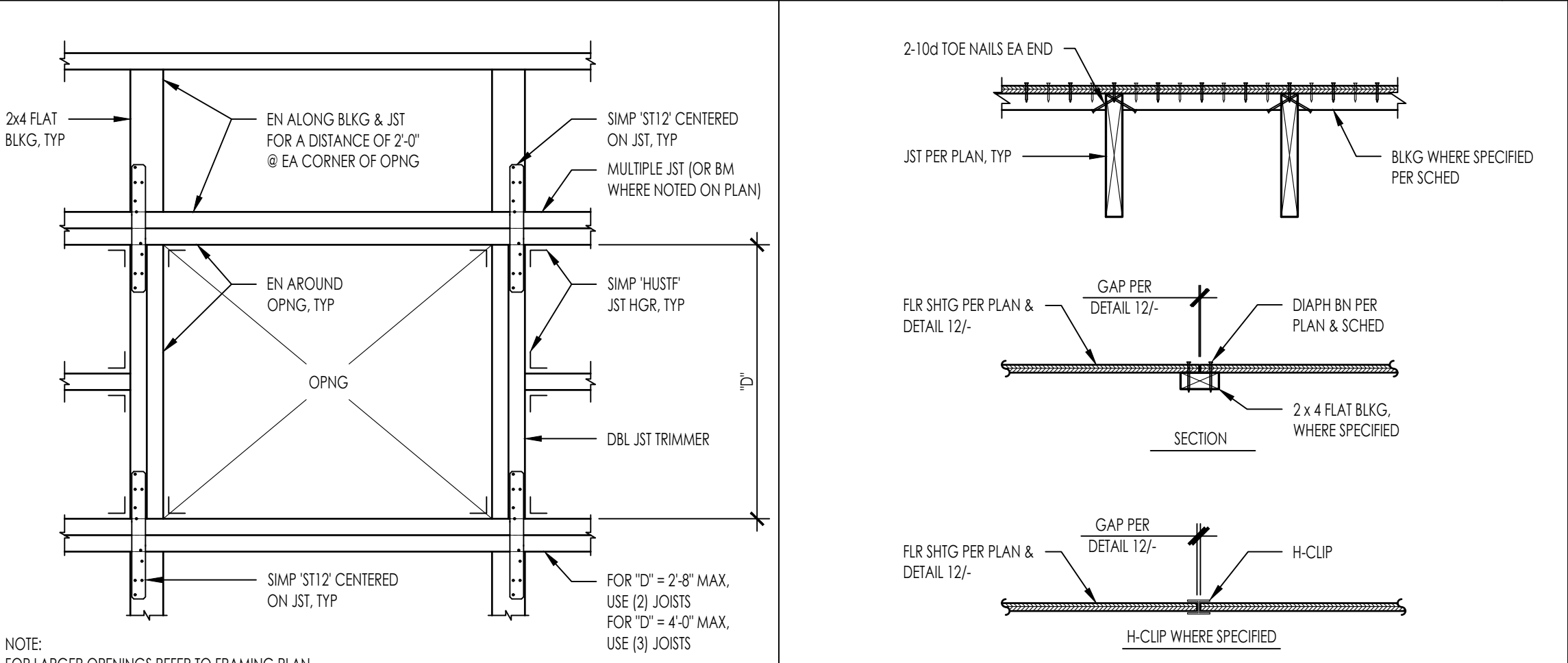
TOP PLATE SPLICE W/ STEEL TIE PLATE
234601-C121-1463-31

DBL TOP PLATE SPLICE NAILING
234601-C121-1463-31

PLYWOOD DIAPHRAGM SHEATHING
234601-C121-1463-12

52

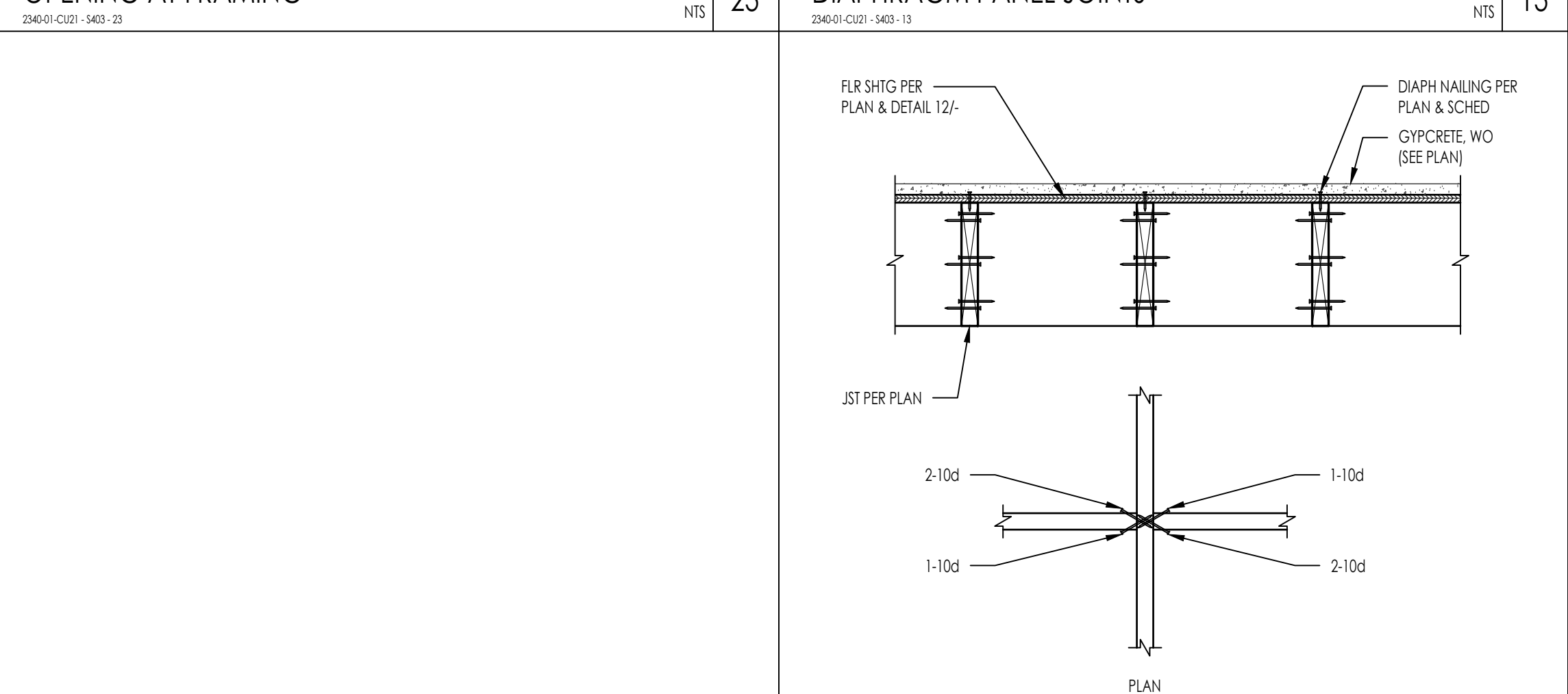
42



OPENING AT FRAMING
234601-C121-1463-23

53

43



TYP JOIST BLOCKING
234601-C121-1463-14

54

44

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MONO COUNTY ADU PROTOTYPES MONO COUNTY TYPICAL WOOD DETAILS

DATE
NOVEMBER 20, 2023
SHEET
S-403

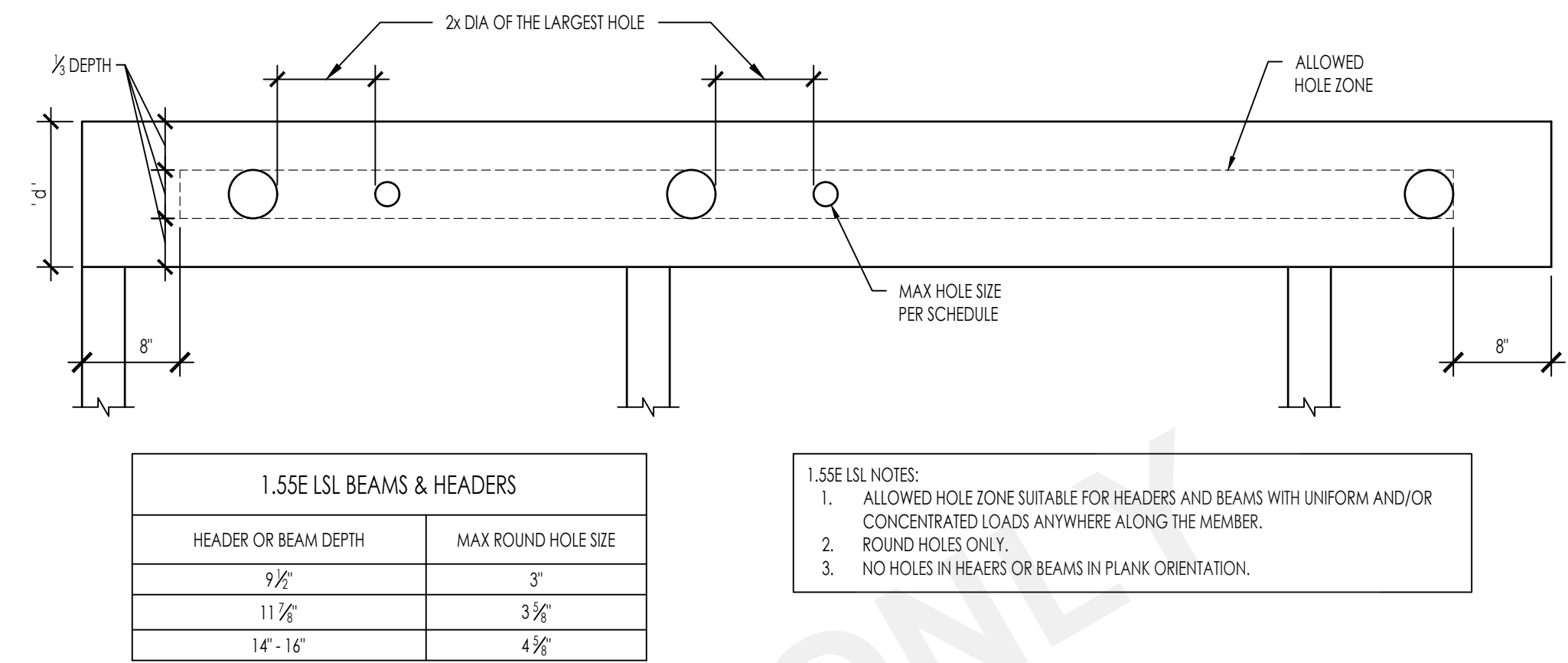


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MONO COUNTY ADU PROTOTYPES
MONO COUNTY
TYPICAL WOOD DETAILS

DATE
NOVEMBER 20, 2023
SHEET

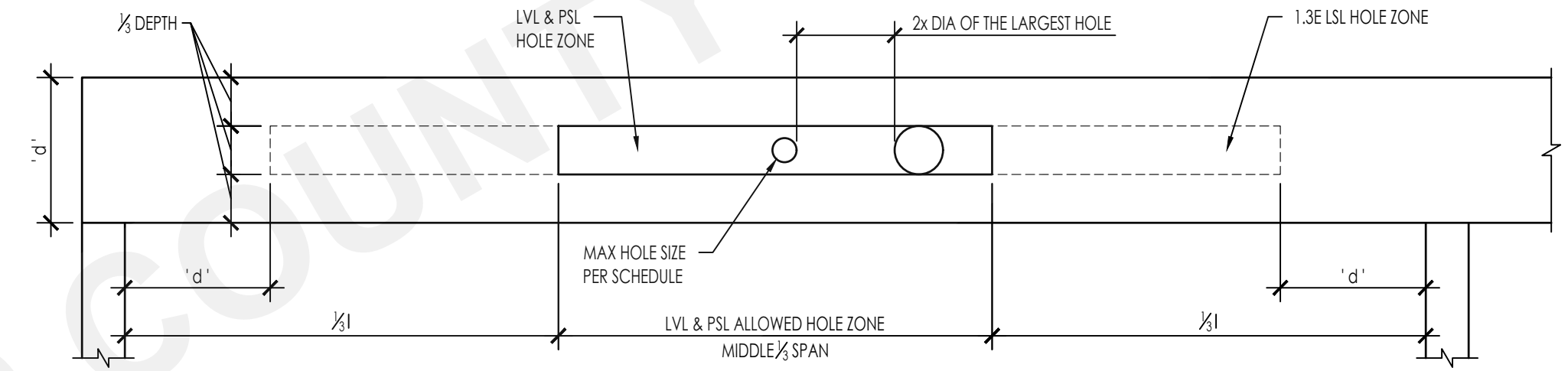
S-404



1.55E LSL BEAMS & HEADERS

HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
9 1/2"	3"
11 7/8"	3 3/4"
14" - 16"	4 3/8"

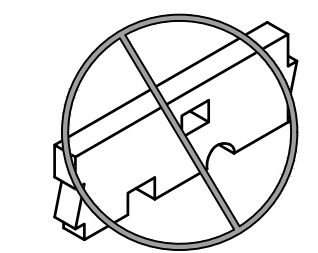
- 1.55E LSL NOTES:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS ANYWHERE ALONG THE MEMBER.
 - ROUND HOLES ONLY.
 - NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.



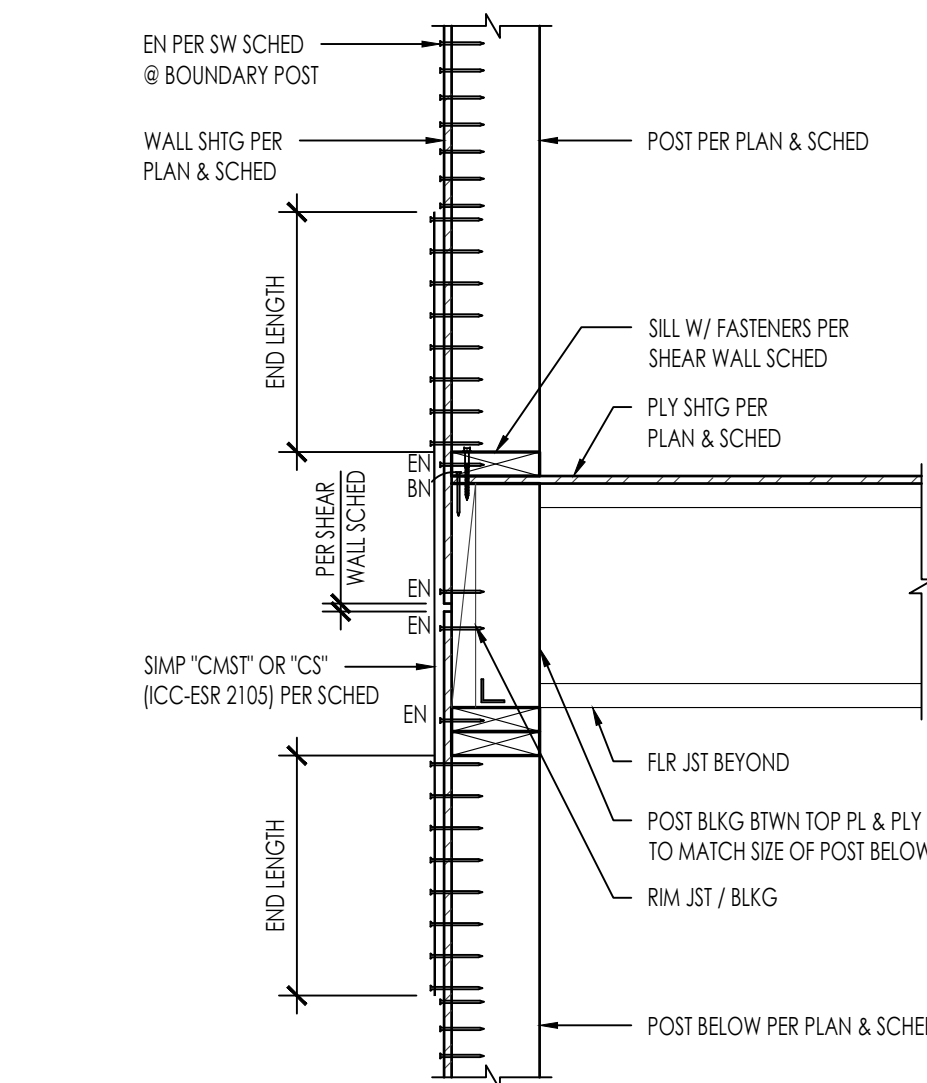
LVL, PSL & 1.3E LSL BEAMS & HEADERS

HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
4 3/8"	1"
5 1/2"	1 3/4"
7 1/4" - 20"	2"

- LVL/PSL/1.3E LSL:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY.
 - ROUND HOLES ONLY.
 - NO HOLES IN CANTILEVERS.
 - NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.



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



NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE

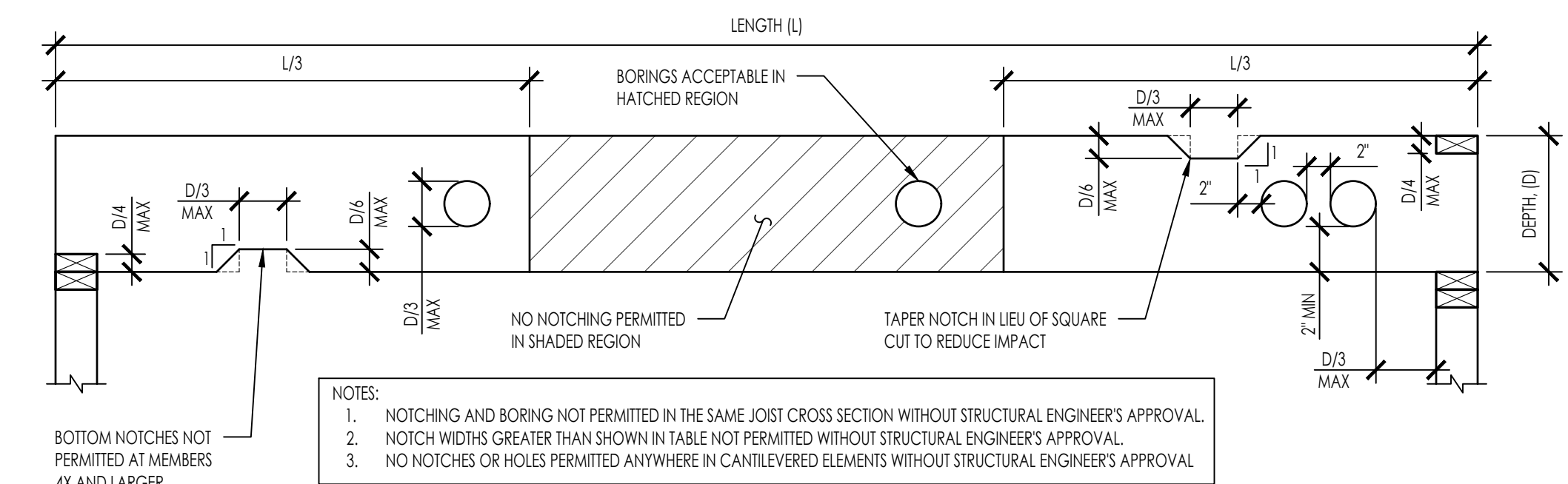
MARK	STRAP MODEL	FASTENERS	END LENGTH (IN)	ALLOWABLE TENSION LOADS (LB)
2A	CS16	22-10d	11	1,705
2B	CS14	30-10d	15	2,490
2C	CMSTC16	50-16d SINKER	20	4,585
2D	CMST14	56-10d 66-10d	26 30	6,490
2E	CMST12	74-16d 86-10d	33 39	9,215

STRAP ACROSS FLOOR

NTS 32

ALLOWABLE HOLES THRU ENGINEERED LUMBER HEADERS & BEAMS

NTS 12



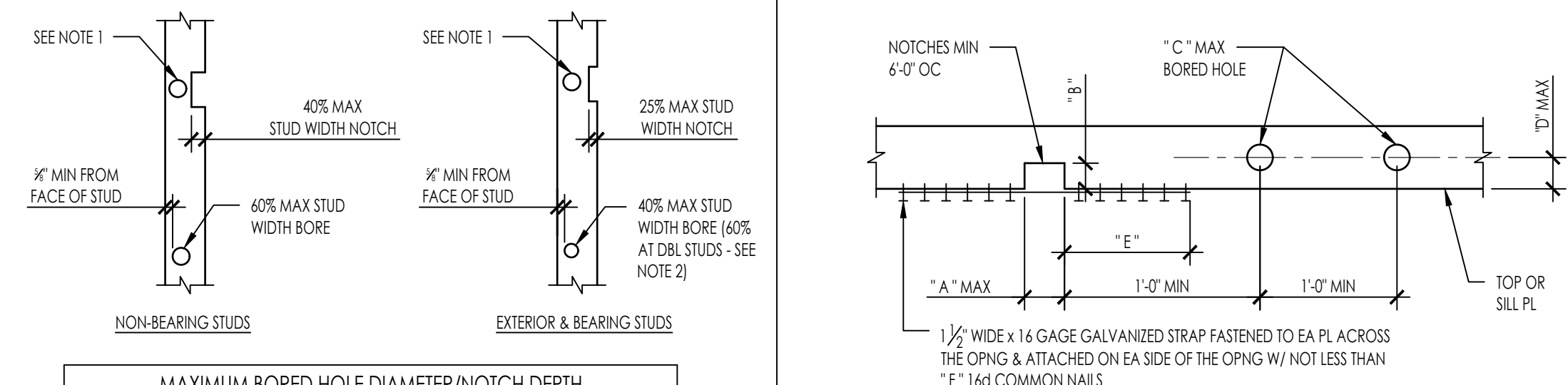
- NOTES:
- NOTCHING AND BORING NOT PERMITTED IN THE SAME JOIST CROSS SECTION WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
 - NOTCH WIDTHS GREATER THAN SHOWN IN TABLE NOT PERMITTED WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
 - NO NOTCHES OR HOLES PERMITTED ANYWHERE IN CANTILEVERED ELEMENTS WITHOUT STRUCTURAL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

NOTCH AND HOLE LIMITATIONS

JOIST SIZE	MAX HOLE	MAX NOTCH DEPTH	MAX END NOTCH	MAX NOTCH LENGTH
2X4	NONE	NONE	NONE	NONE
2X6	1 1/2"	1/2"	1 1/2"	1 1/2"
2X8	2 1/2"	1/2"	1 1/2"	2 1/2"
2X10	3"	1 1/2"	2 1/2"	3"
2X12	3 1/2"	1 1/2"	2 1/2"	3 1/2"

SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS

NTS 13



MAXIMUM BORED HOLE DIAMETER/NOTCH DEPTH

STUD SIZE (IN)	APPLICATION	MAX HOLE DIAMETER (IN)	MAX NOTCH DEPTH (IN)
2X4	NON-BEARING	2 1/8"	1 3/8"
	EXTERIOR/BEARING	1 3/8"	7/8"
2X6	NON-BEARING	3 1/4"	2 1/4"
	EXTERIOR/BEARING	2 3/8"	1 3/8"

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

TYP WALL NOTCH AND BORING LIMITATIONS

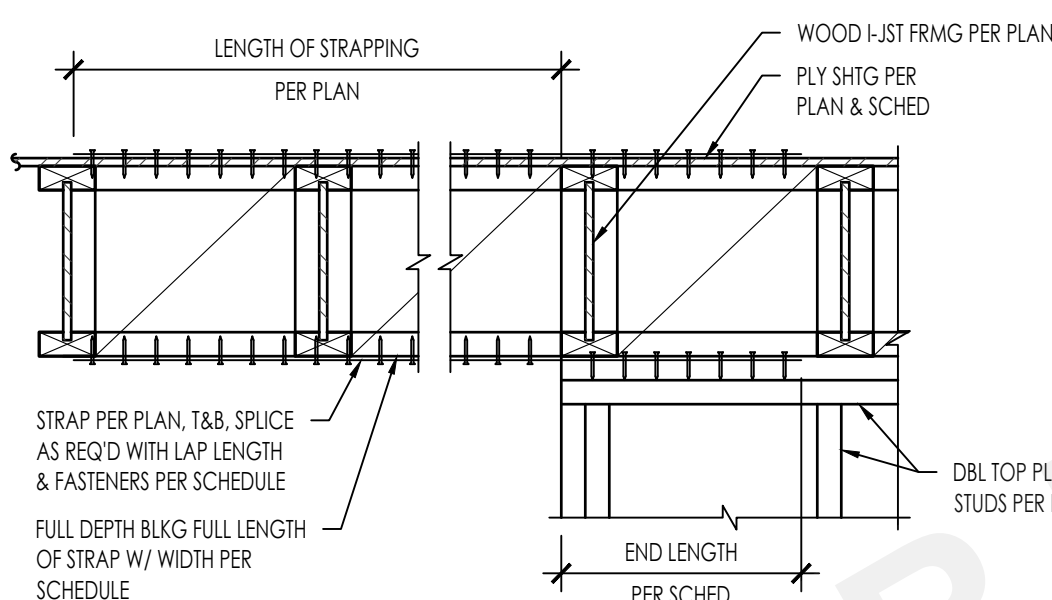
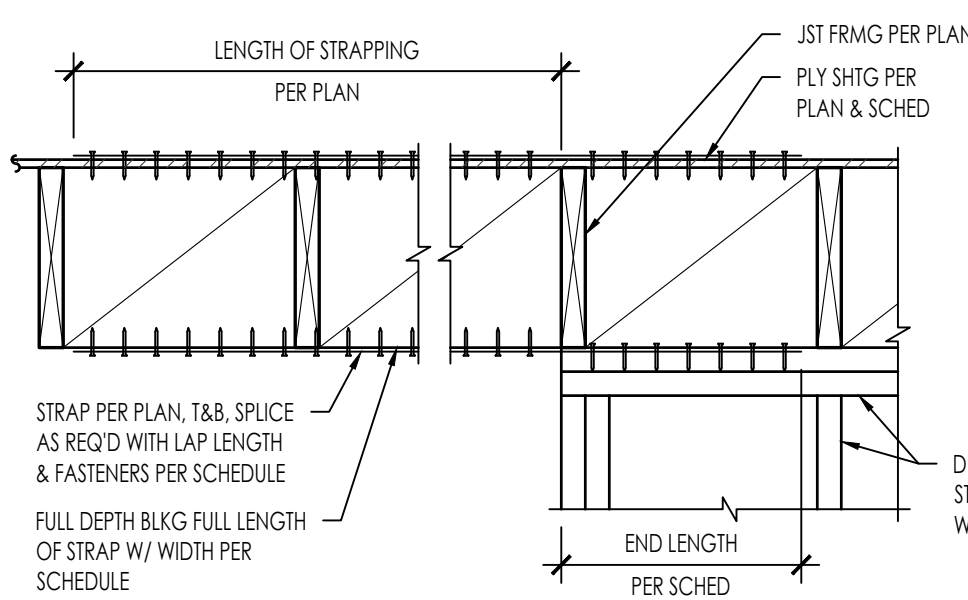
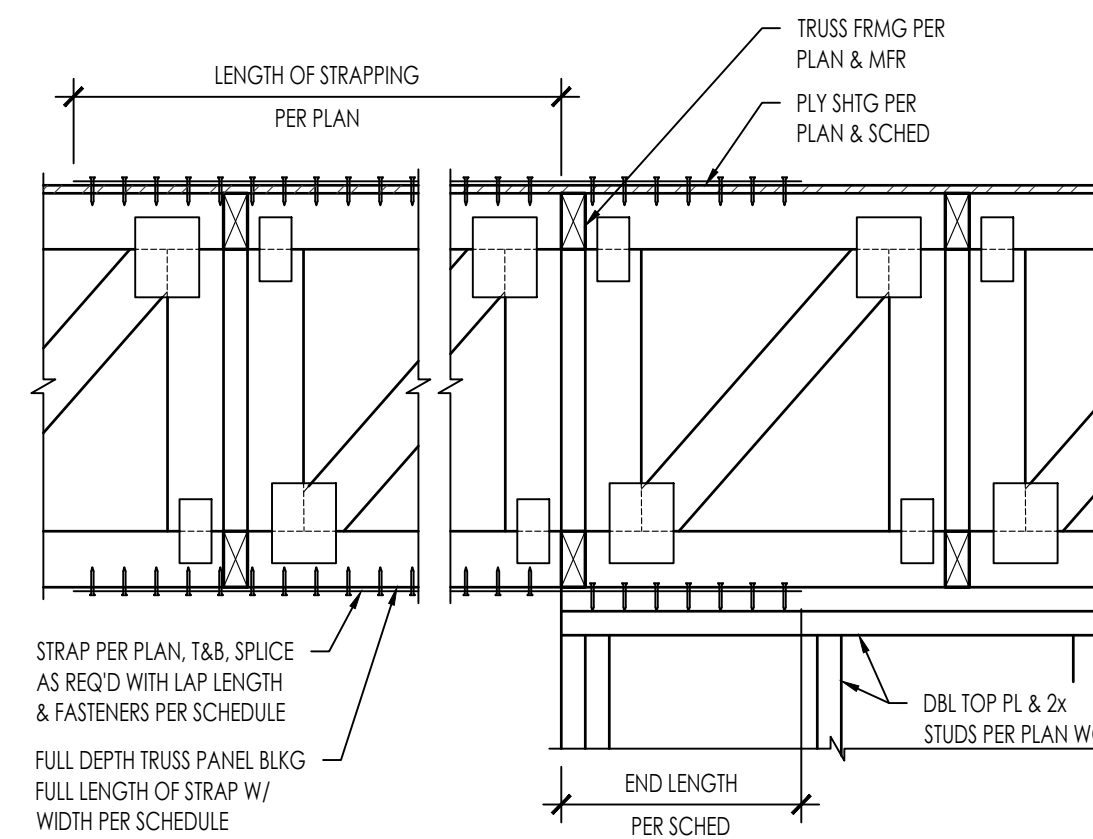
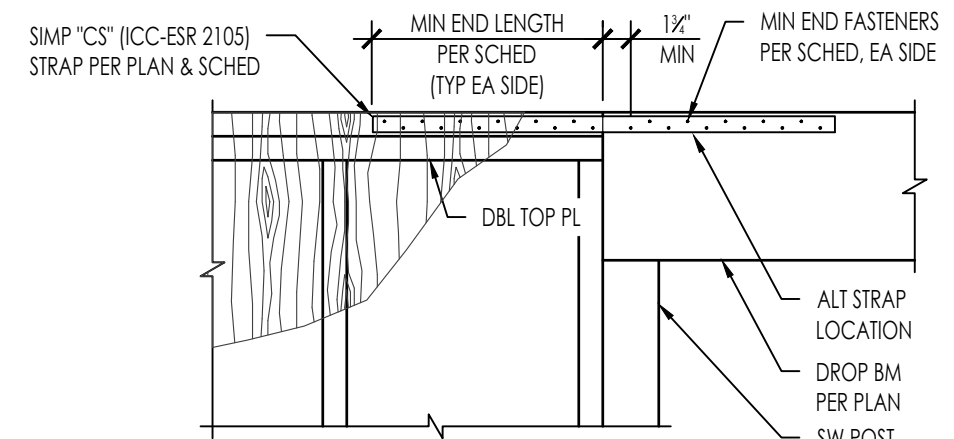
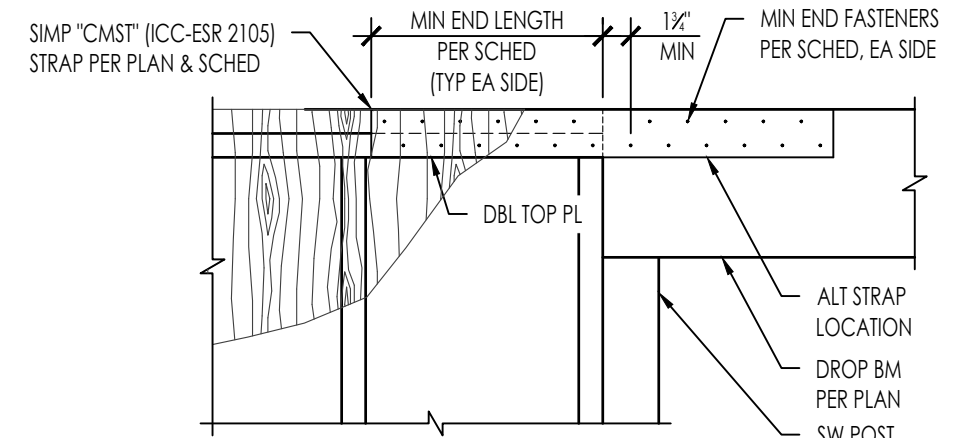
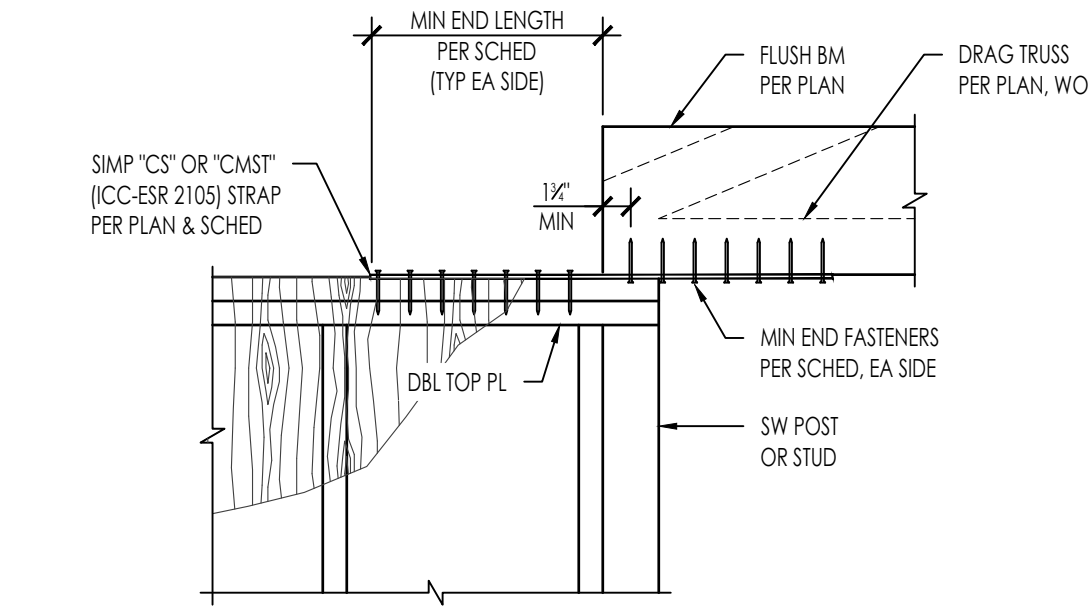
NTS 24

TOP PL AND SILL NOTCH AND BORING LIMITATIONS

NTS 14

NOTCH AND HOLE LIMITATIONS

TOP PL OR SILL PL	A	B	C	D	E	F
2X4	3/8"	1/2"	1/2"	1/2"	3/4"	6
2X6	1/2"	3/4"	3/4"	3/4"	5/8"	9
2X8	3/4"	3"	3/4"	3/4"	1 1/4"	12



STRAP MODEL	END FASTENERS	END LENGTH (IN)	FASTENERS PER SPLICE	SPLICE LENGTH (IN)	MIN BLKG WIDTH	ALLOWABLE TENSION LOADS (LB)
CS16	(20) 10d	11	(5) 10d	8	1/2"	1,705
	(22) 8d	13	(6) 8d	9		
CS14	(26) 10d	15	(6) 10d	9	1/2"	2,490
	(30) 8d	16	(7) 8d	10		
CMSTC16	(50) 16d	20	(11) 16d	10	3/8"	4,690
CMST14	(56) 16d	26	(13) 16d	14	3/8"	6,475
	(66) 10d	30	(15) 10d	15		
CMST12	(74) 16d	33	(18) 16d	18	3/8"	9,215
	(86) 10d	39	(22) 10d	21		

DRAG STRAP AT BEAM-TO-WALL

NTS 53

BLOCK & STRAP PERP TO FRMG

NTS 43

54

44

34

TYP WALL NOTCH AND BORING LIMITATIONS

NTS 24

TOP PL AND SILL NOTCH AND BORING LIMITATIONS

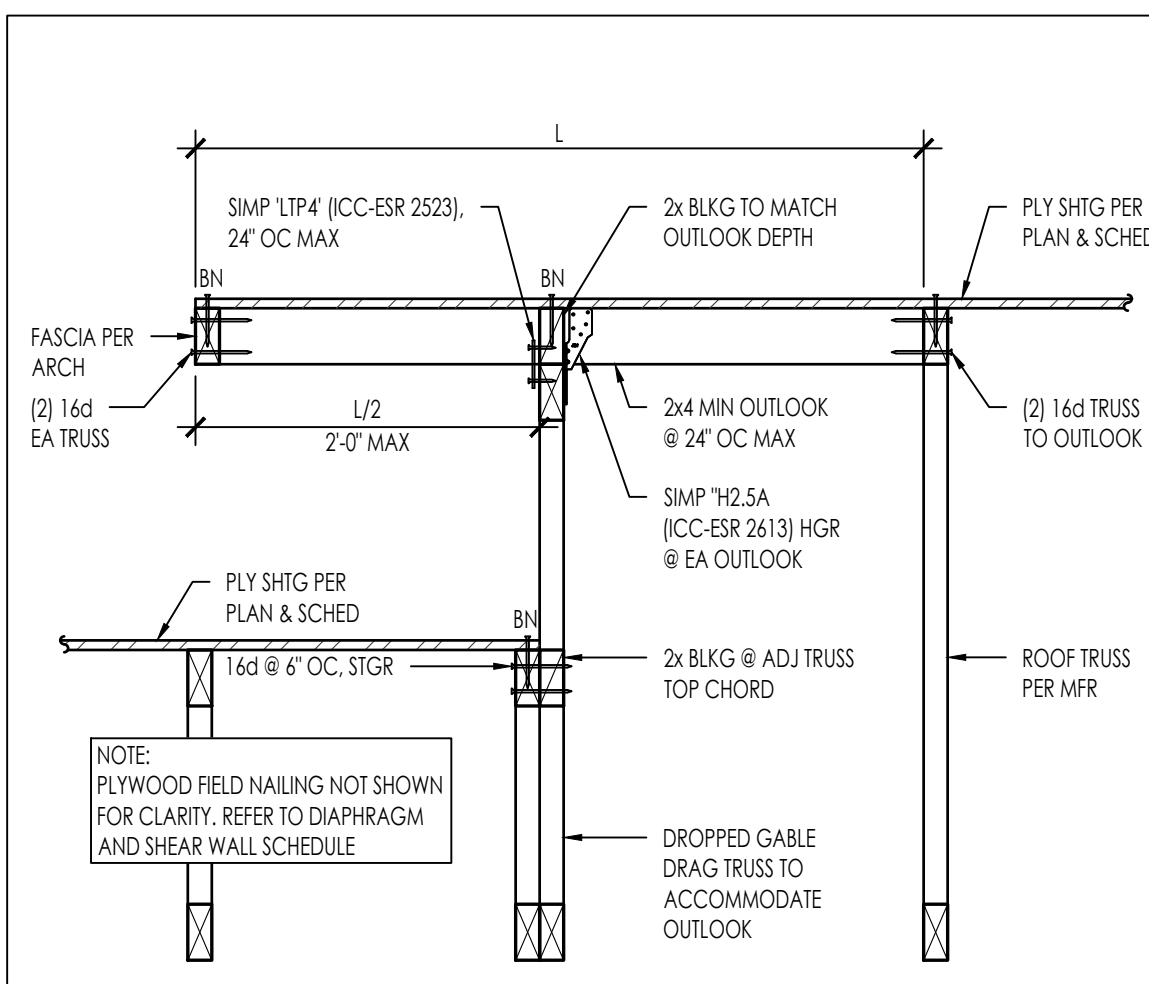
NTS 14



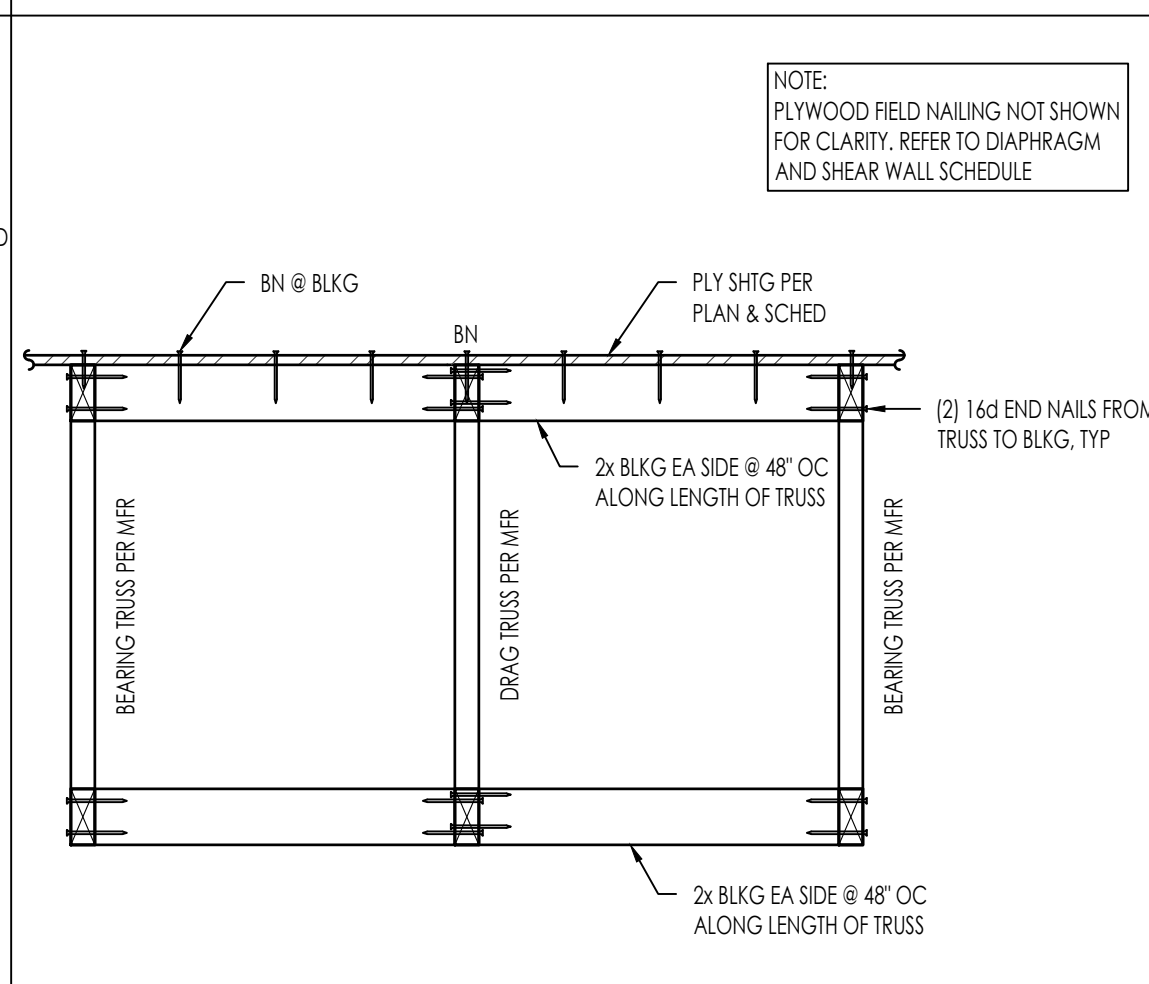
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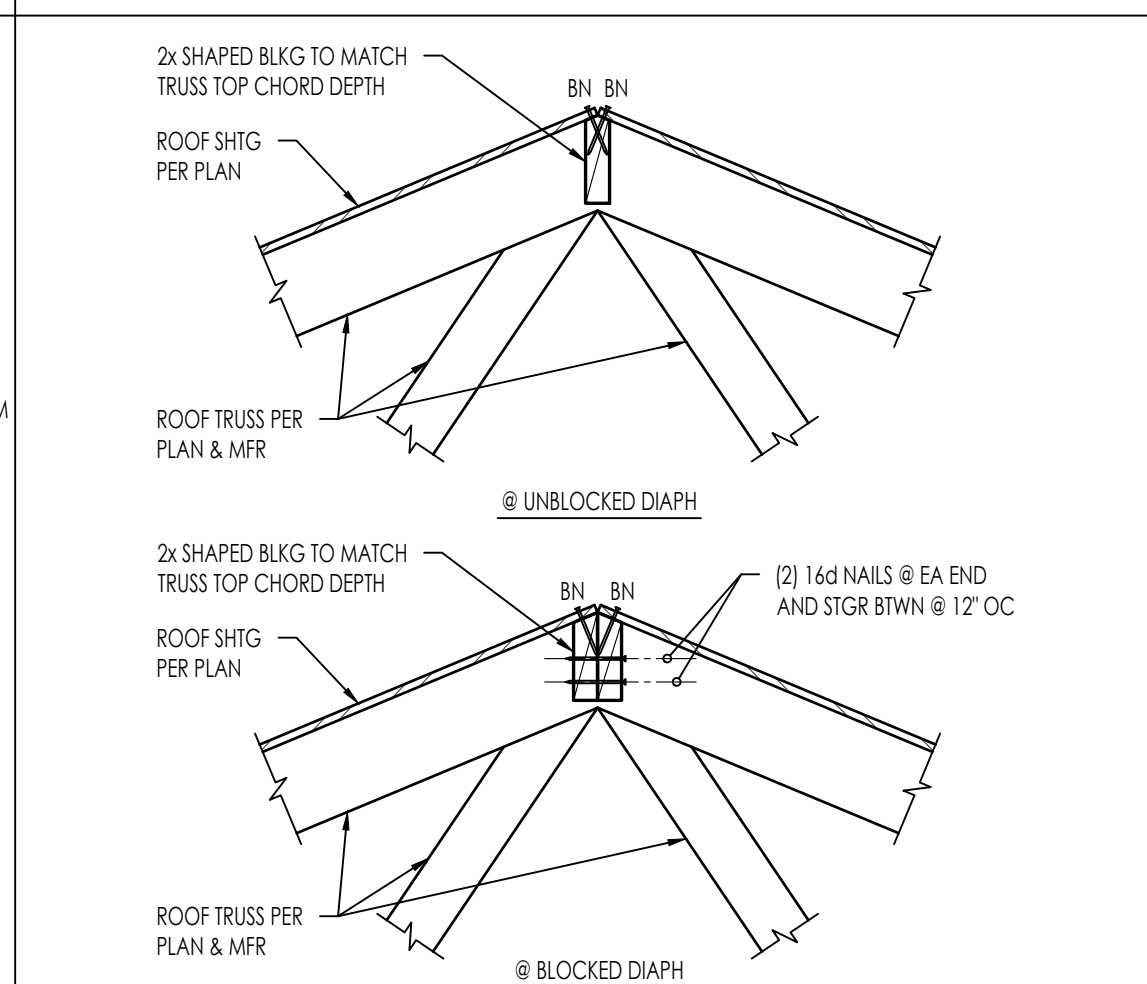
ROOF FRAMING DETAILS



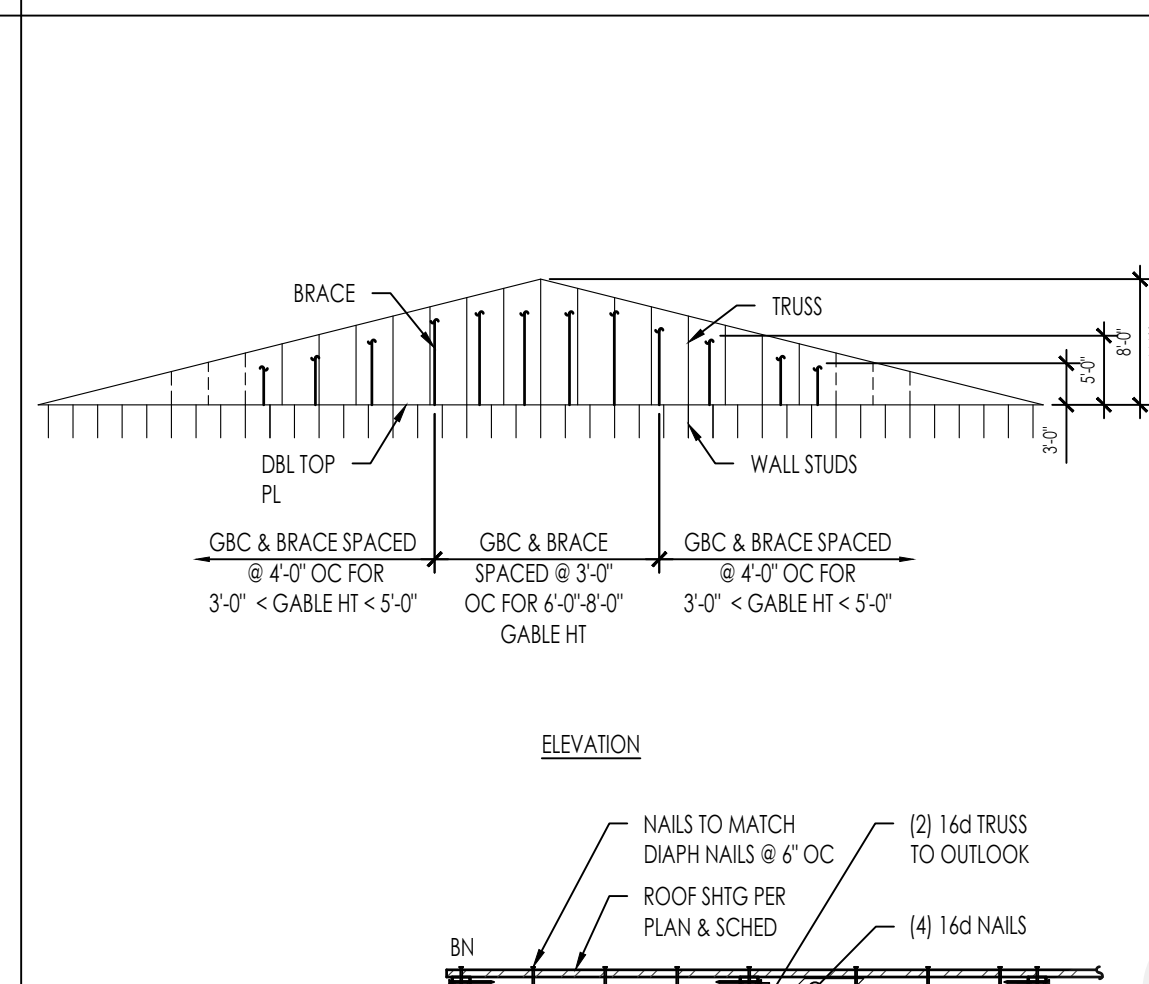
DIAPH TRANSITION W/ OVERHANG
2346-01-C121-5401-51 1" = 1'-0" 51



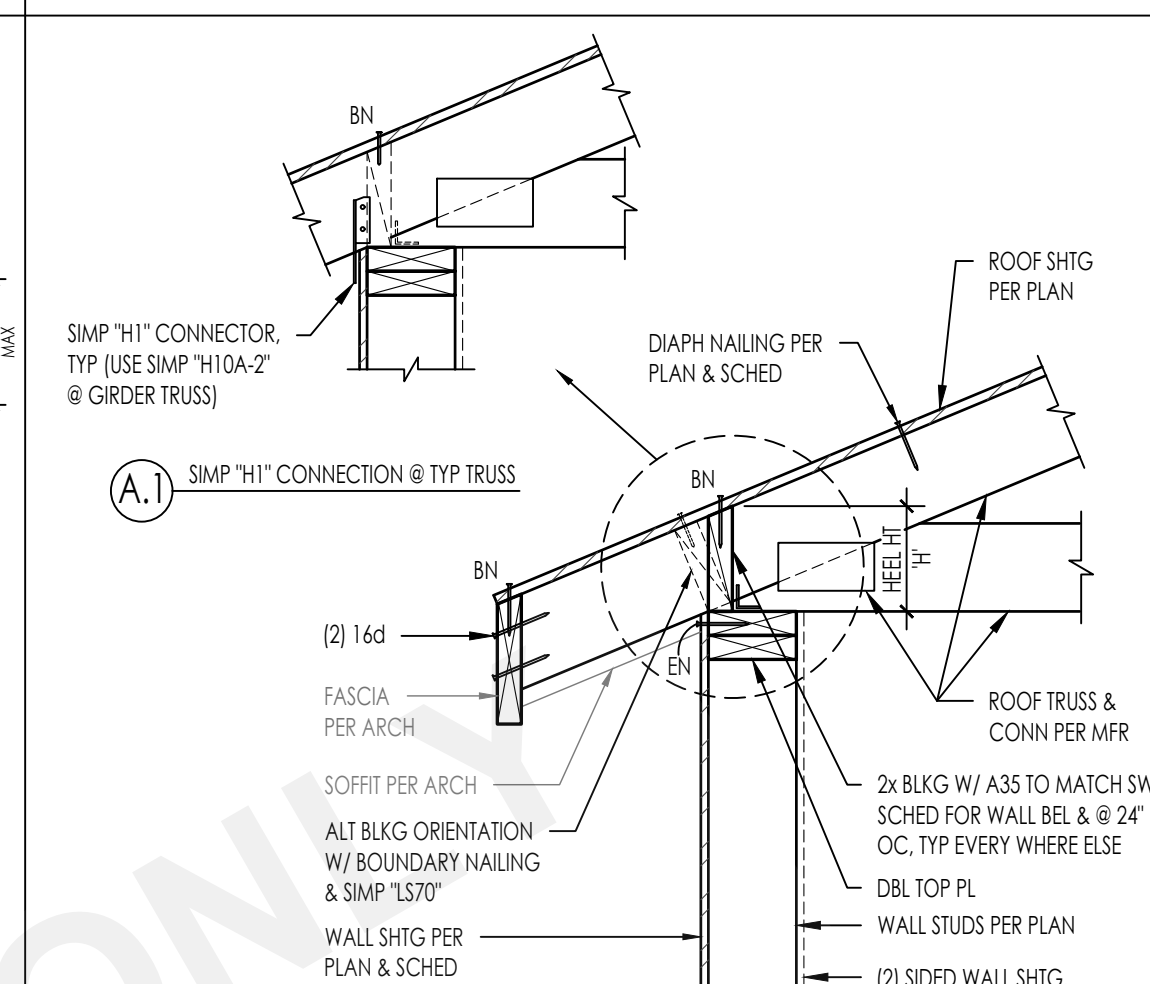
INTERIOR DRAG TRUSS
2346-01-C121-5401-41 1" = 1'-0" 41



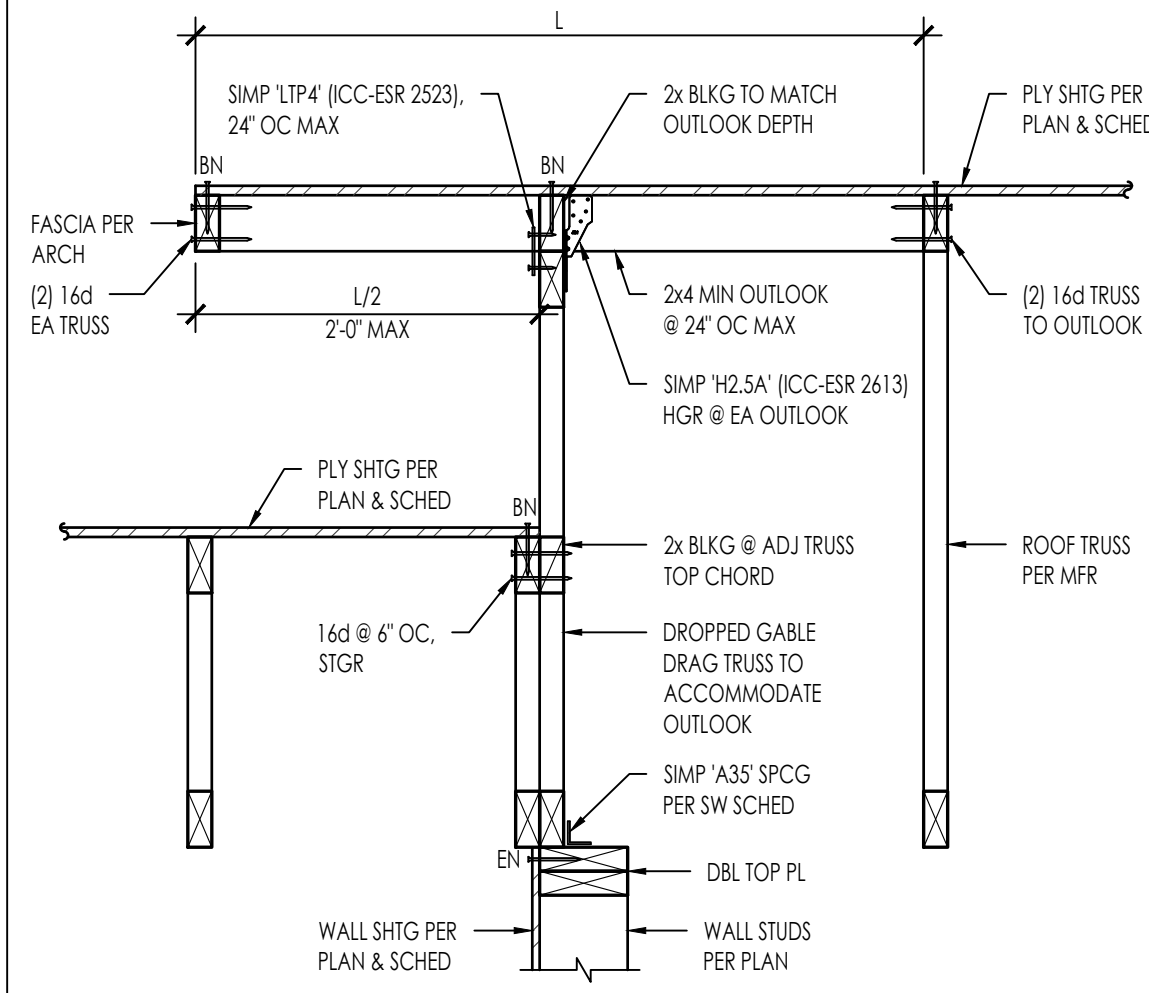
SHEATHING OVER ROOF RIDGE
2346-01-C121-5401-31 1" = 1'-0" 31



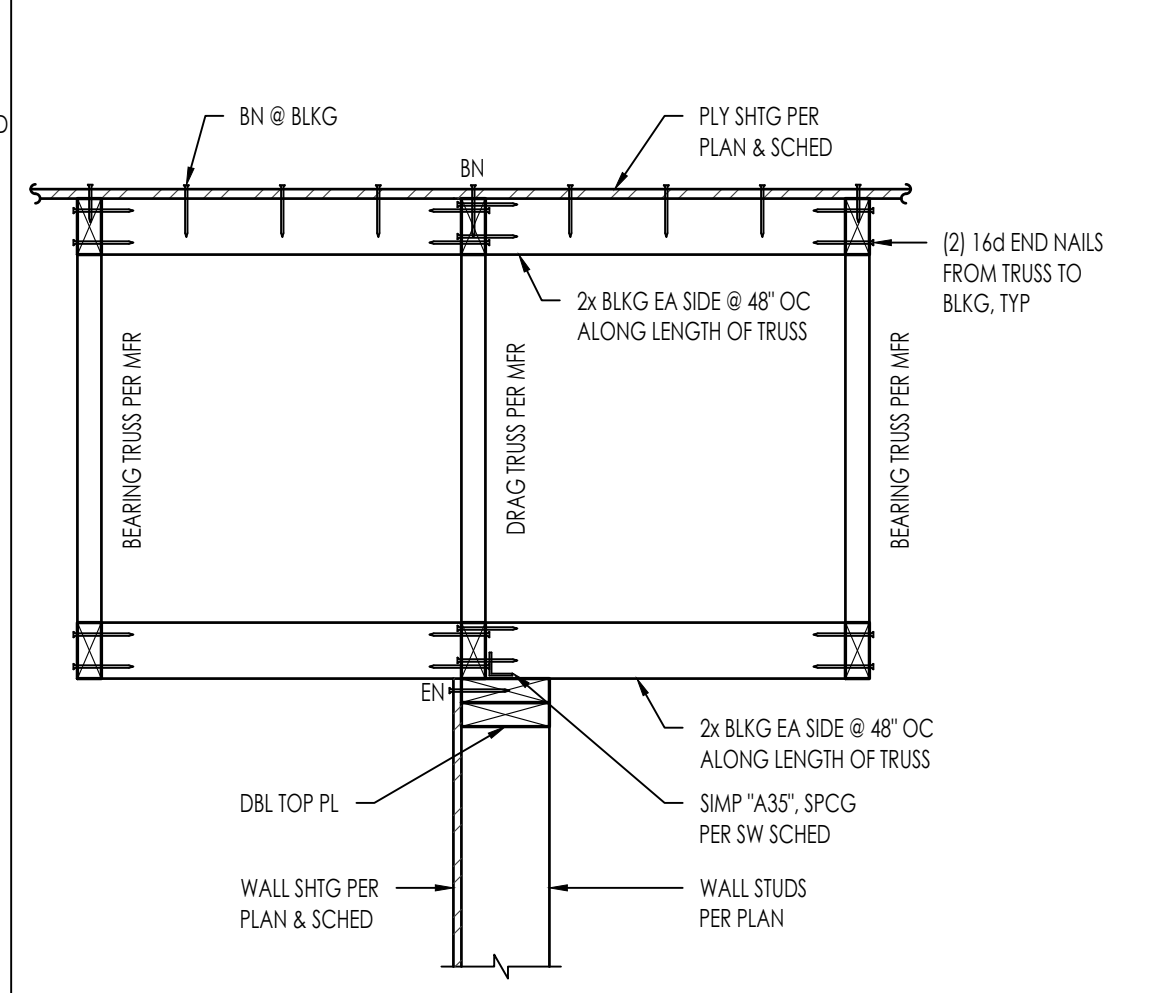
TRUSS TO GIRDER TRUSS
2346-01-C121-5401-32 1" = 1'-0" 32



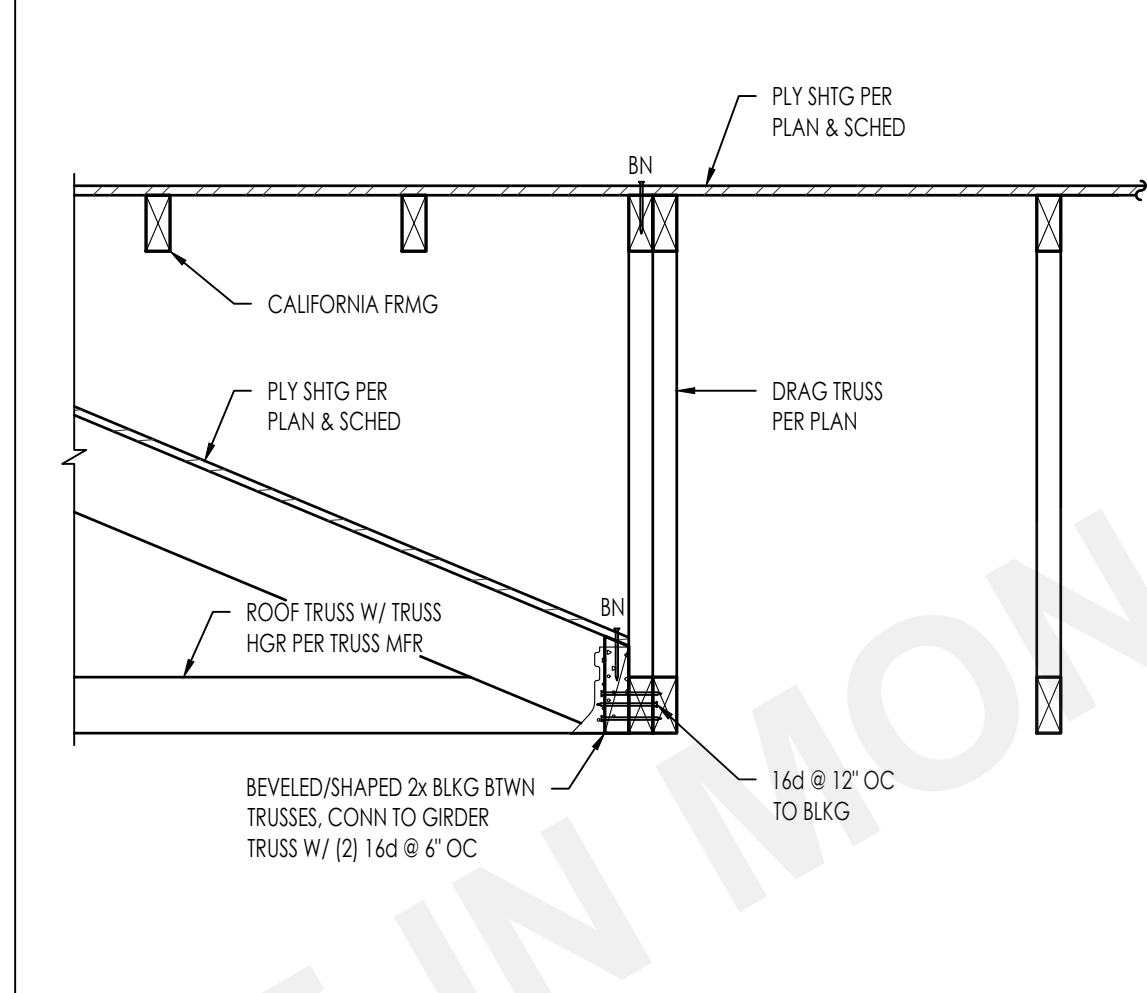
GABLE END TRUSS
2346-01-C121-5401-23 NTS 23



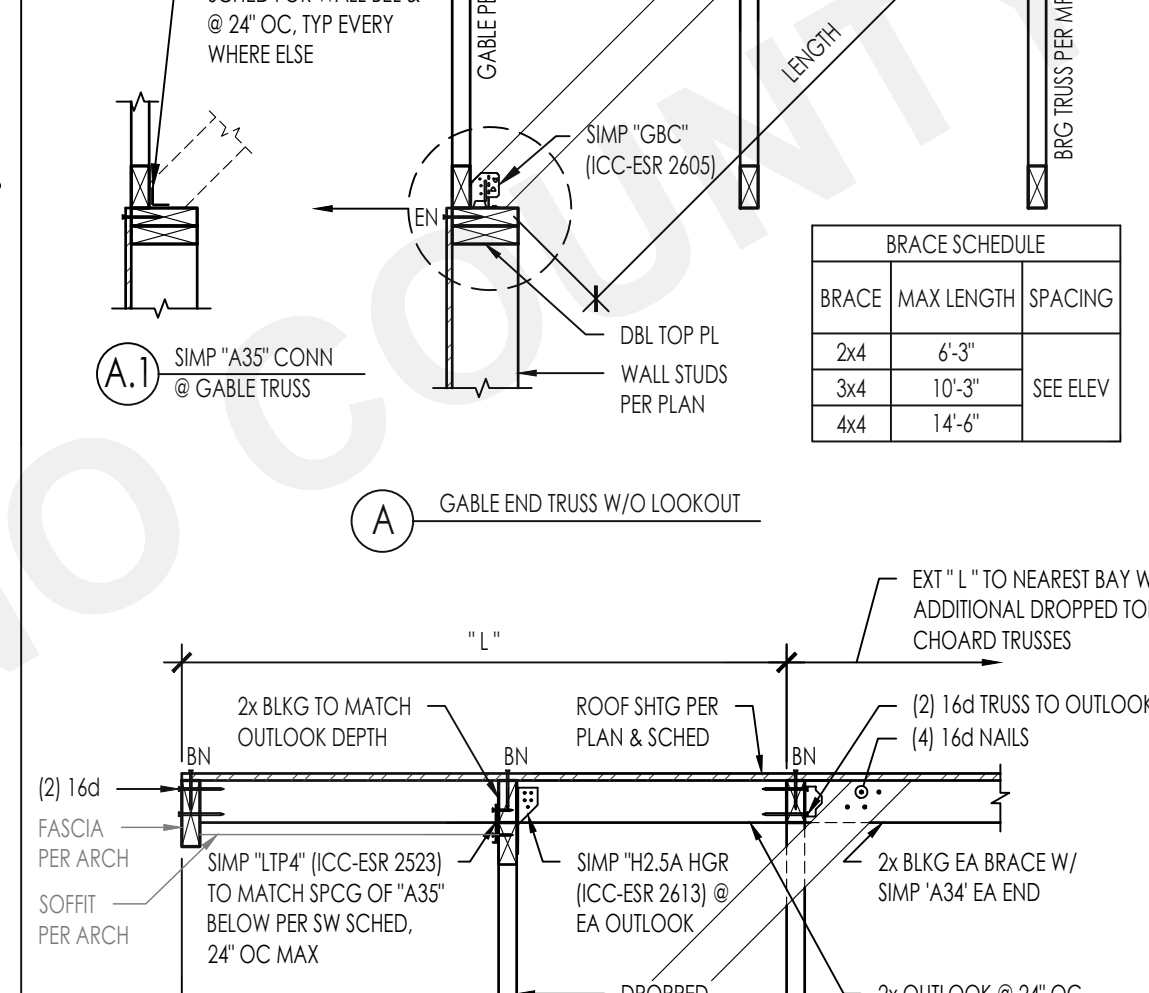
DIAPH TRANSITION W/ OVERHANG
2346-01-C121-5401-52 1" = 1'-0" 52



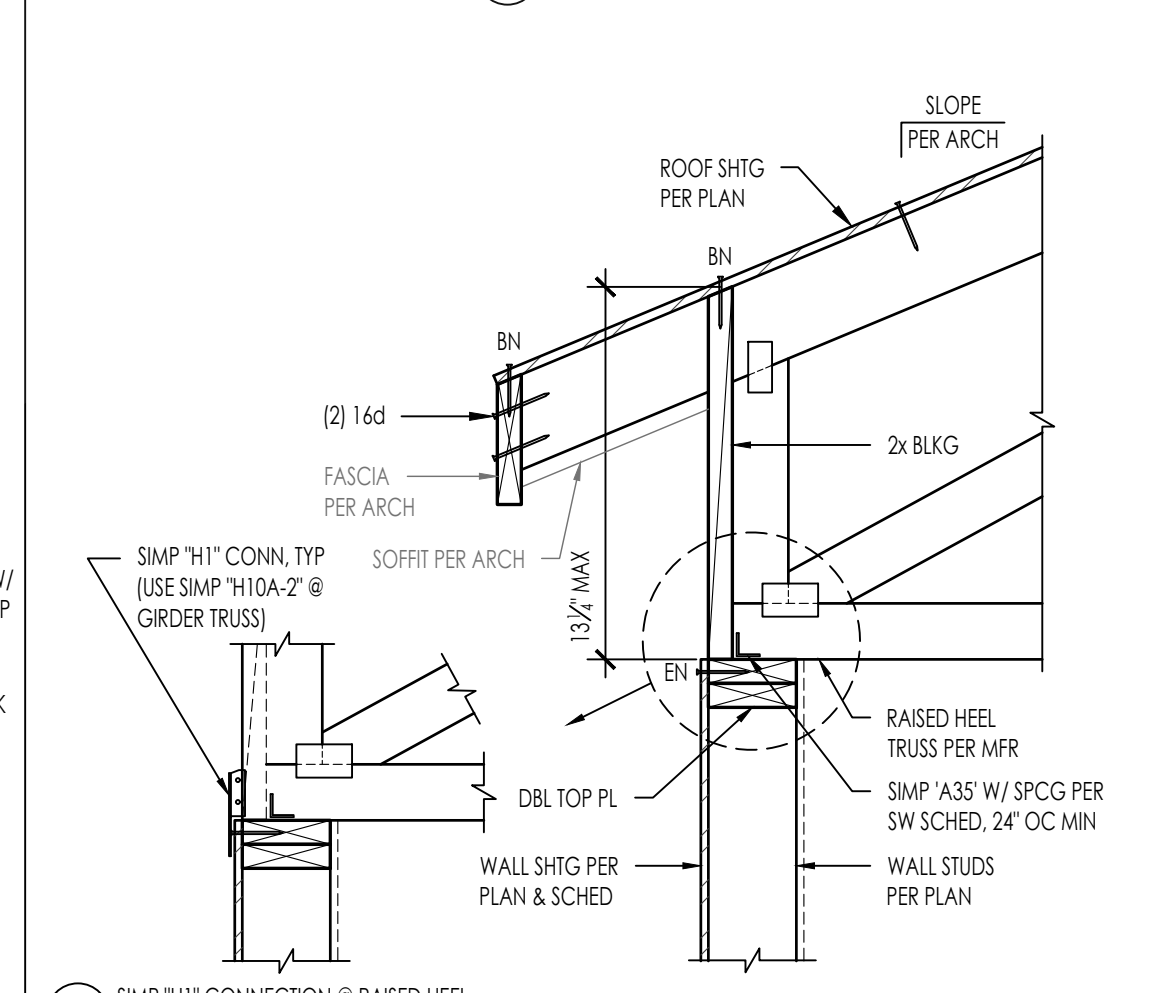
INTERIOR SHEAR WALL (ROOF TRUSS PARALLEL)
2346-01-C121-5401-42 1" = 1'-0" 42



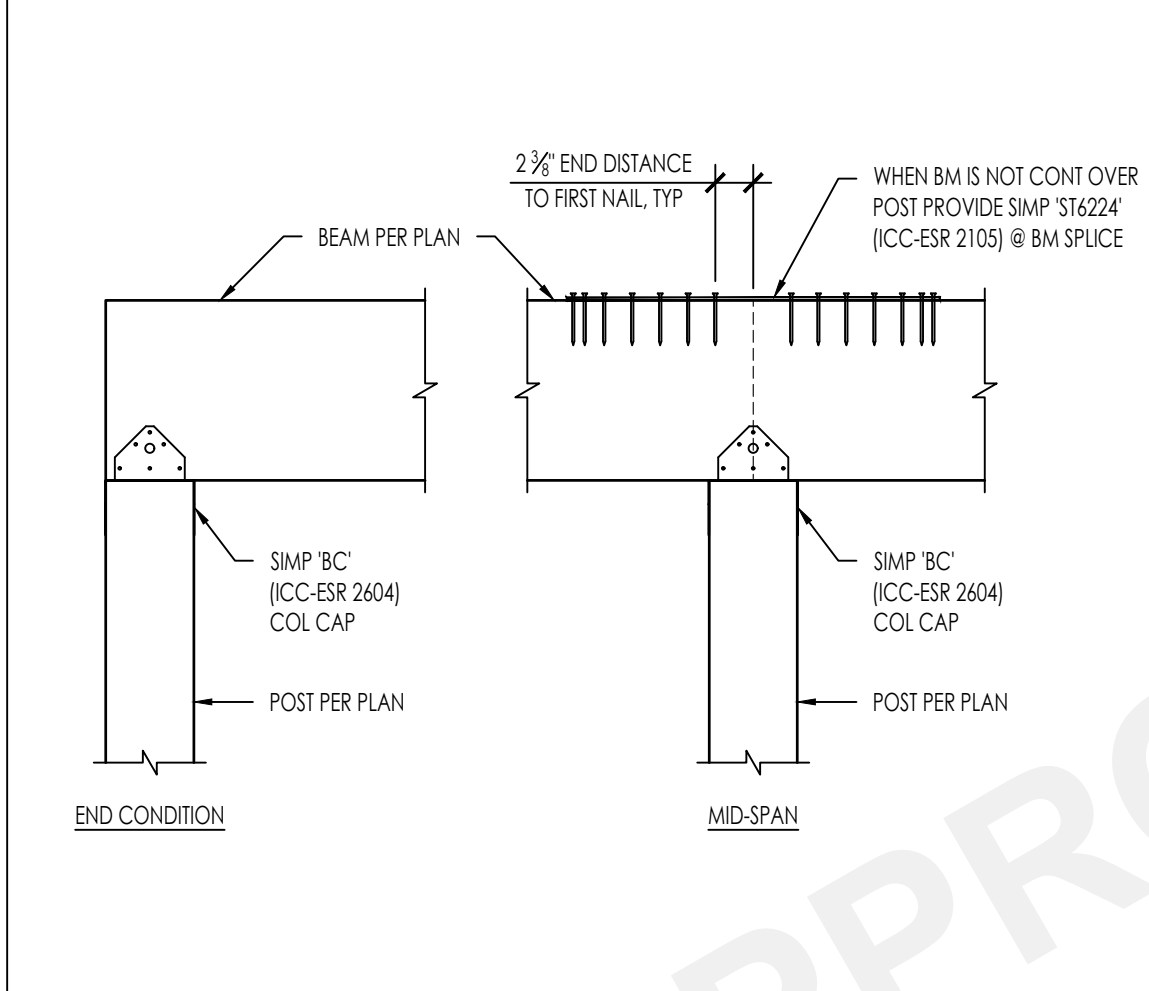
TRUSS TO GIRDER TRUSS W/ WALL BELOW
2346-01-C121-5401-33 1" = 1'-0" 33



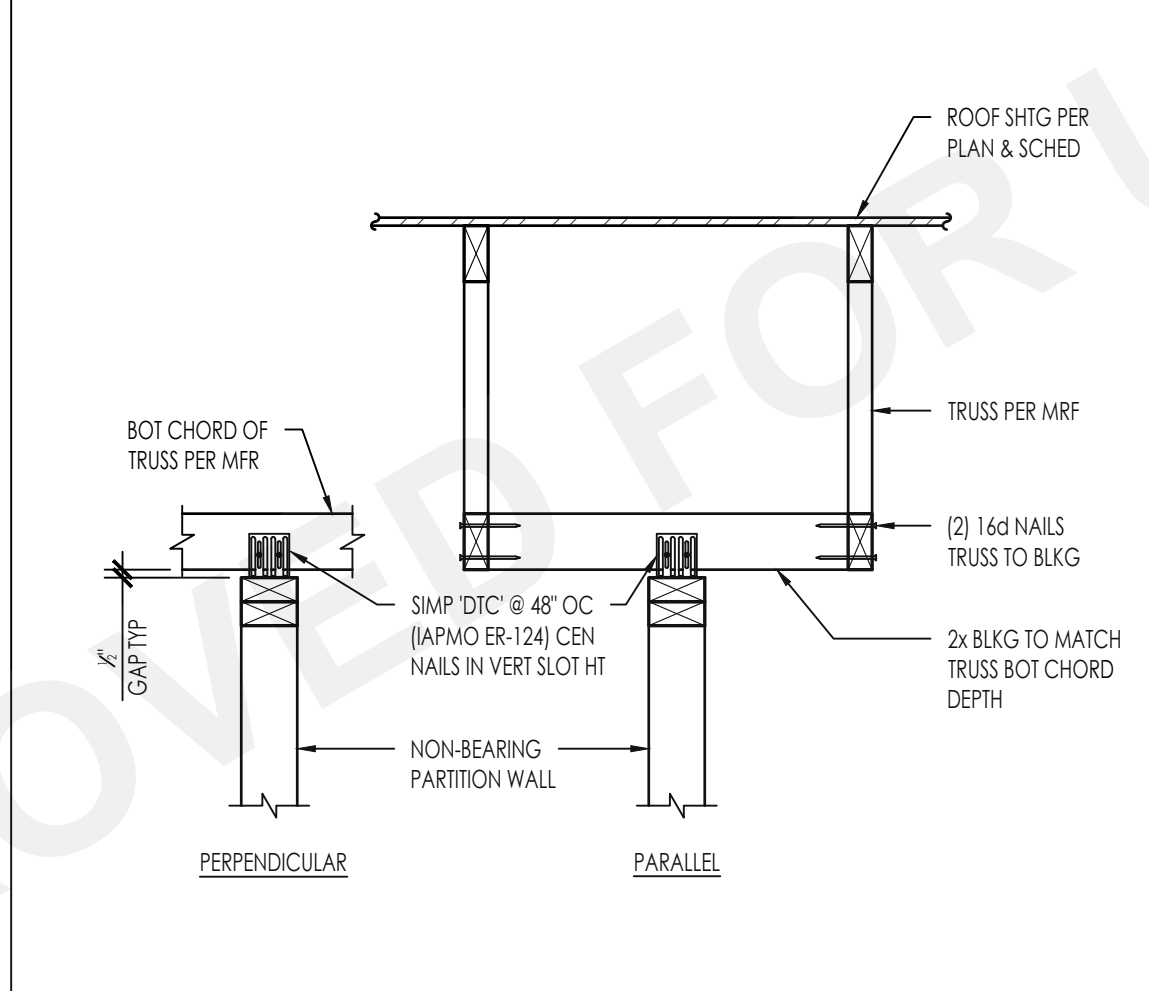
CALIFORNIA FRAMING SLEEPER
2346-01-C121-5401-34 NTS 34



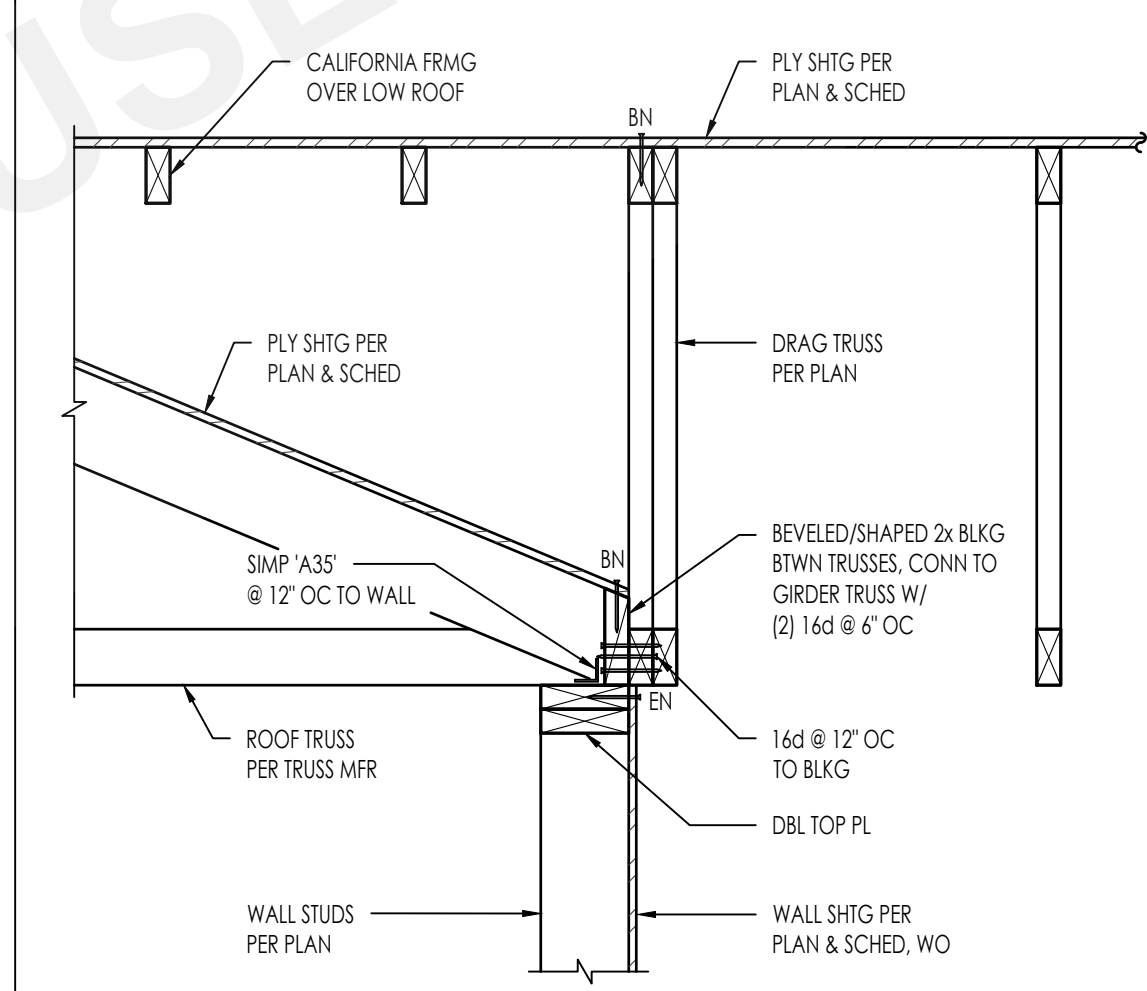
ROOF TRUSS PERP TO EXTERIOR WALL
2346-01-C121-5401-13 NTS 13



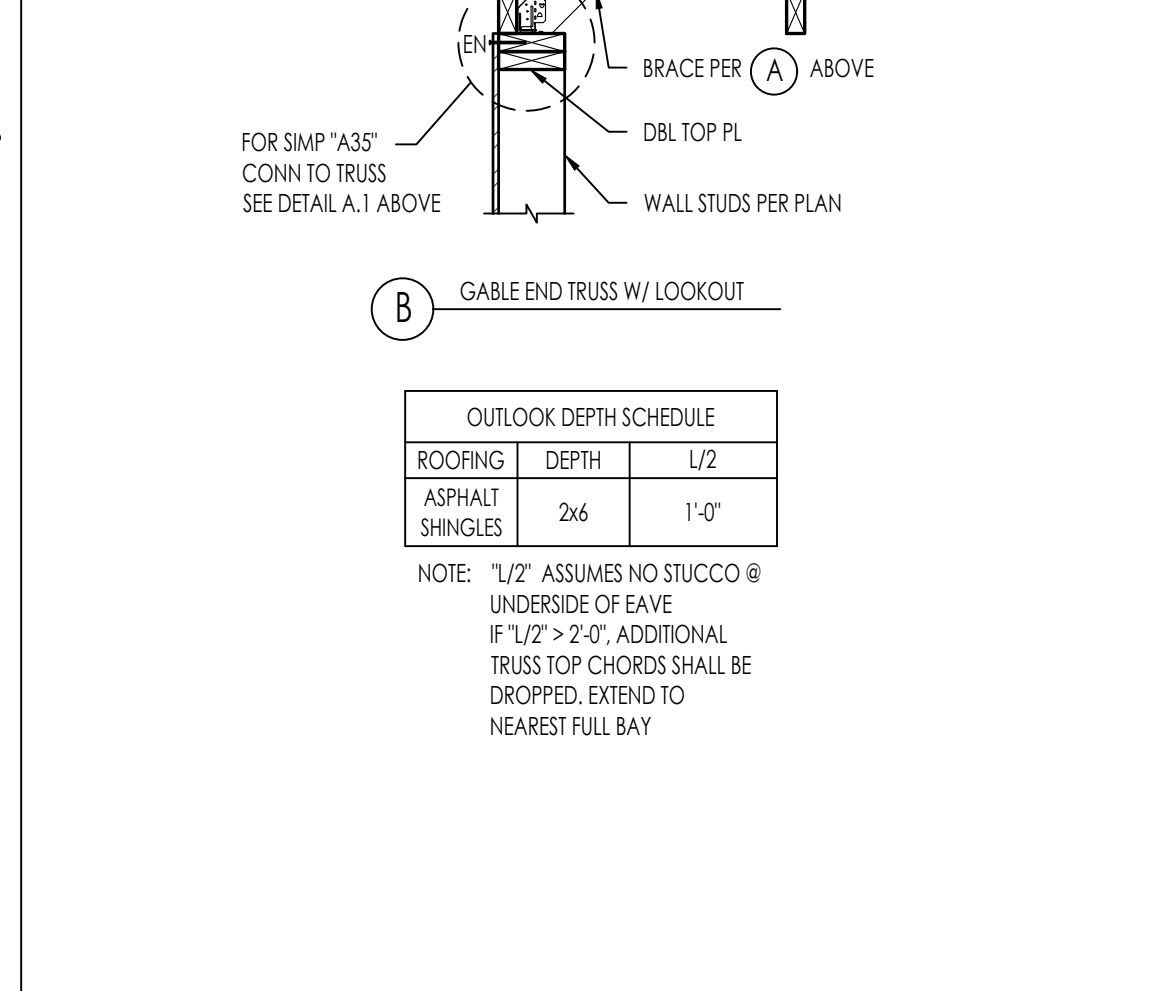
BEAM TO POST CONNECTION
2346-01-C121-5401-53 1" = 1'-0" 53



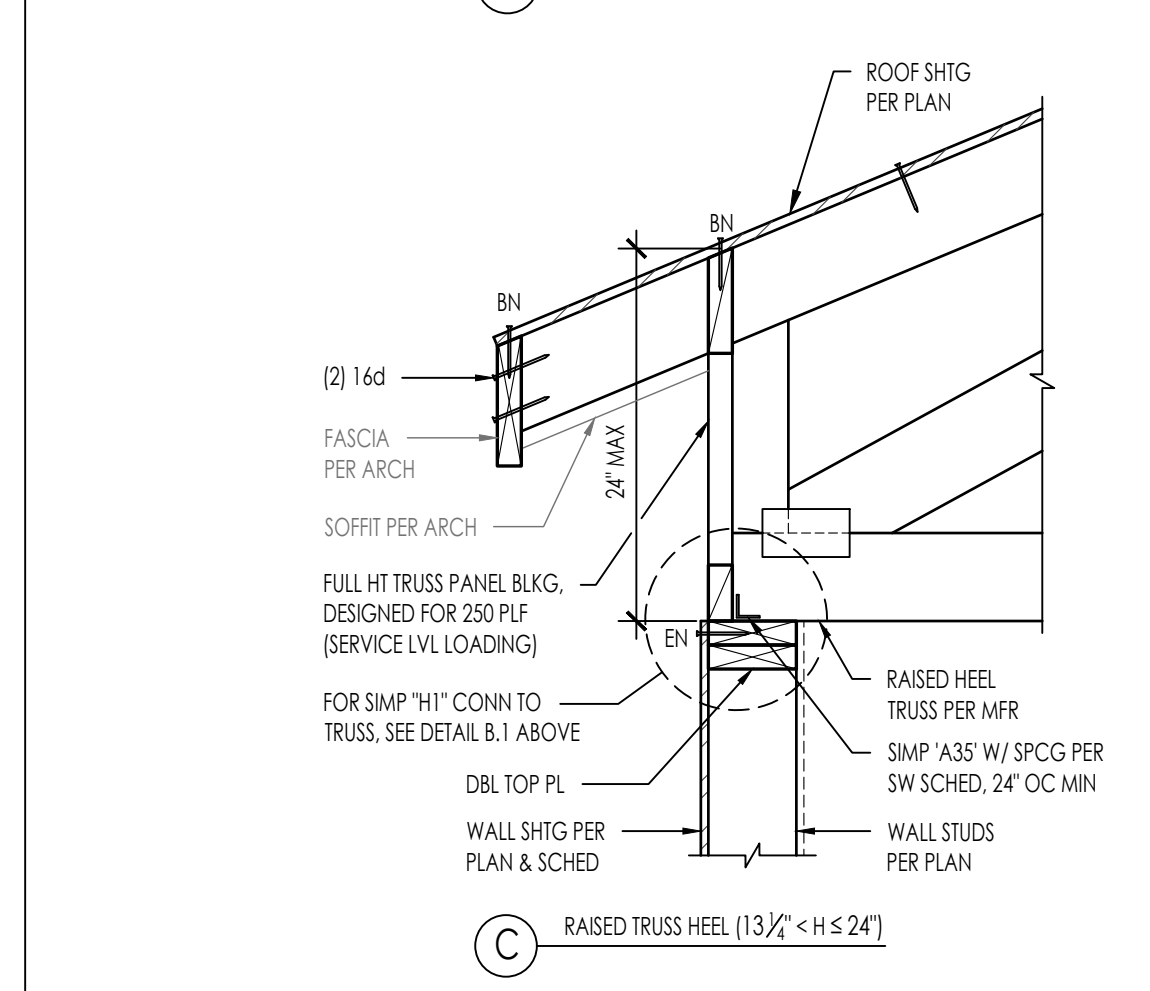
TRUSS OVER NON-BEARING PARTITION
2346-01-C121-5401-43 1" = 1'-0" 43



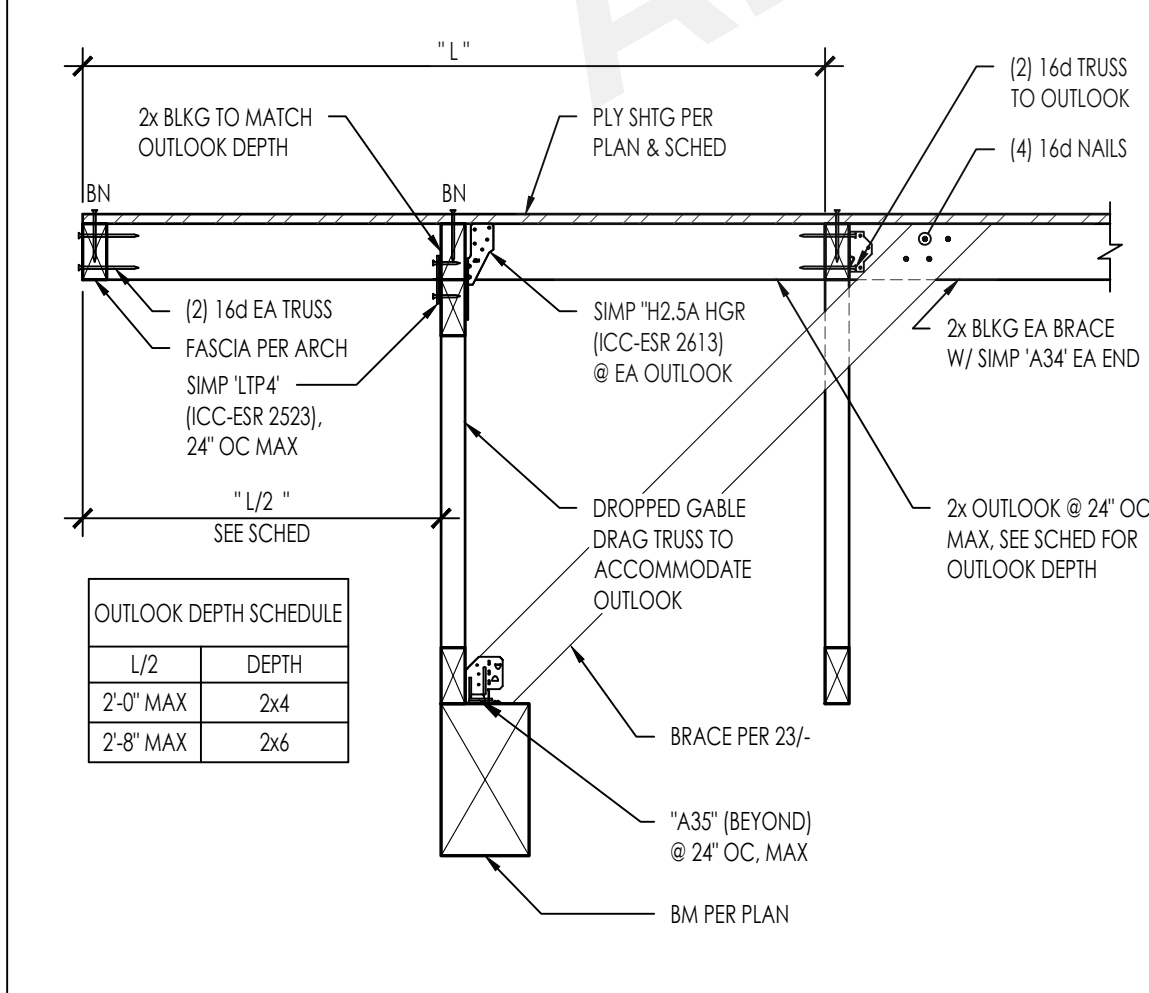
TRUSS INTERIOR BEARING WALL
2346-01-C121-5401-35 1" = 1'-0" 35



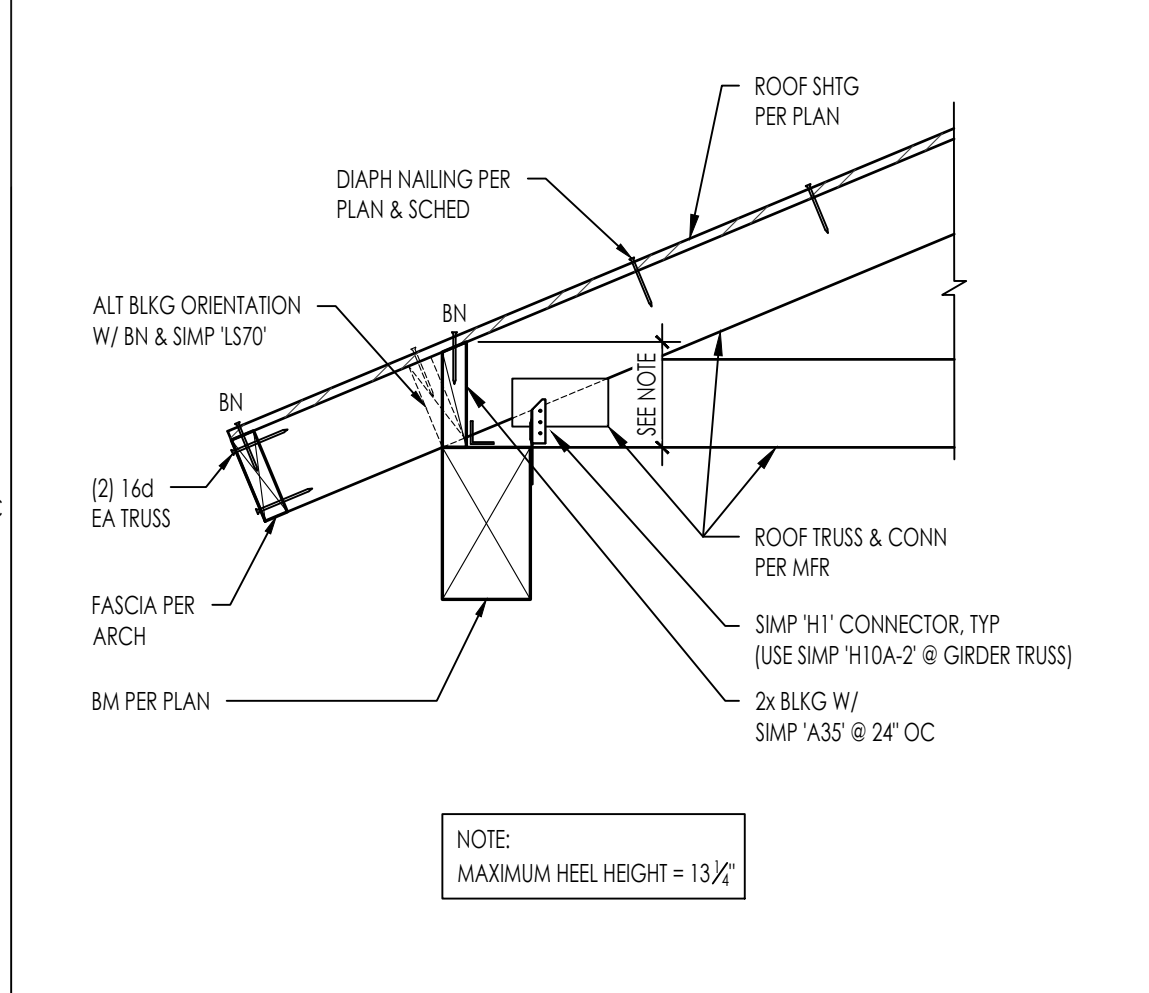
CALIFORNIA FRAMING SLEEPER
2346-01-C121-5401-24 NTS 24



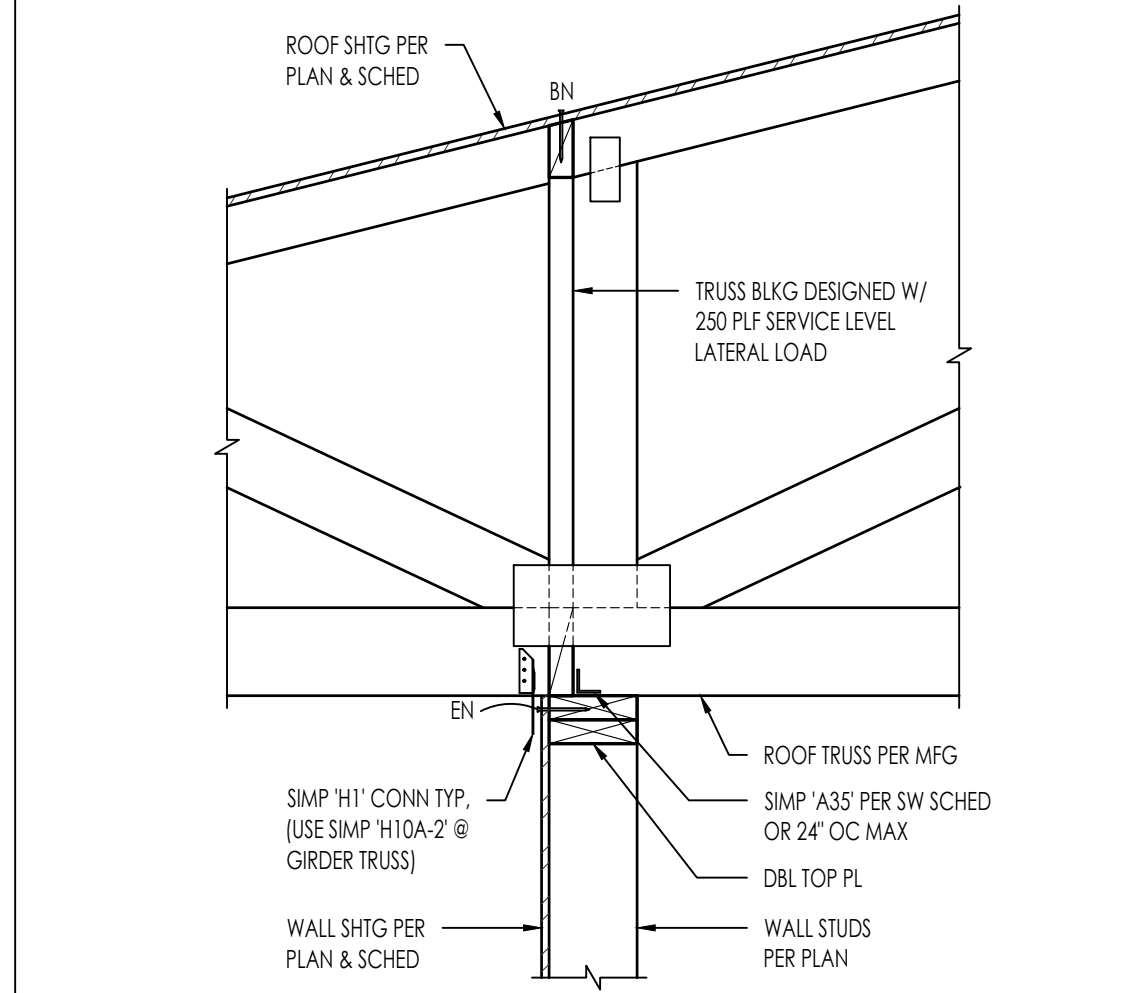
ROOF TRUSS PERP TO EXTERIOR WALL
2346-01-C121-5401-14 NTS 14



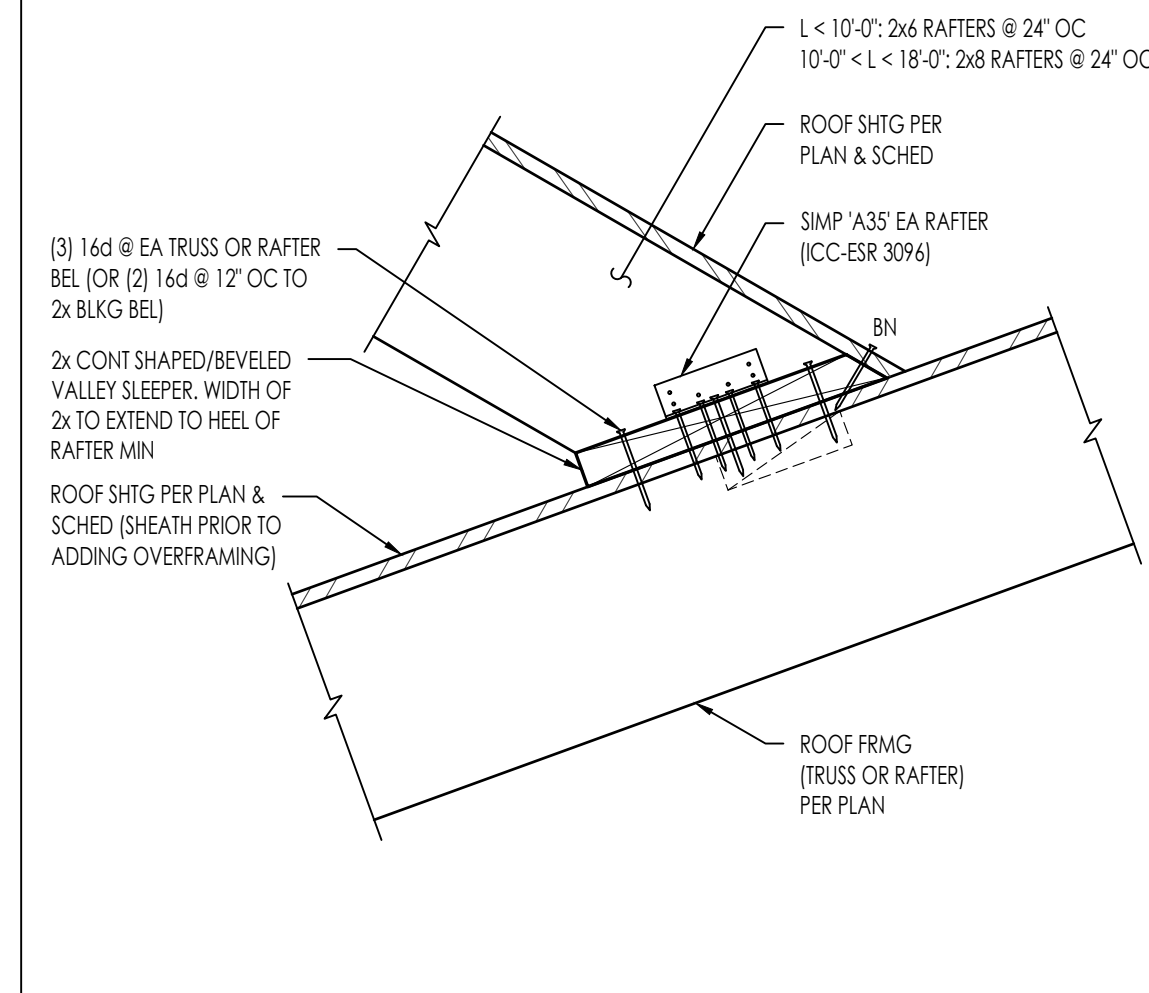
GABLE END TRUSS W/ LOOKOUT @ BEAM
2346-01-C121-5401-54 1" = 1'-0" 54



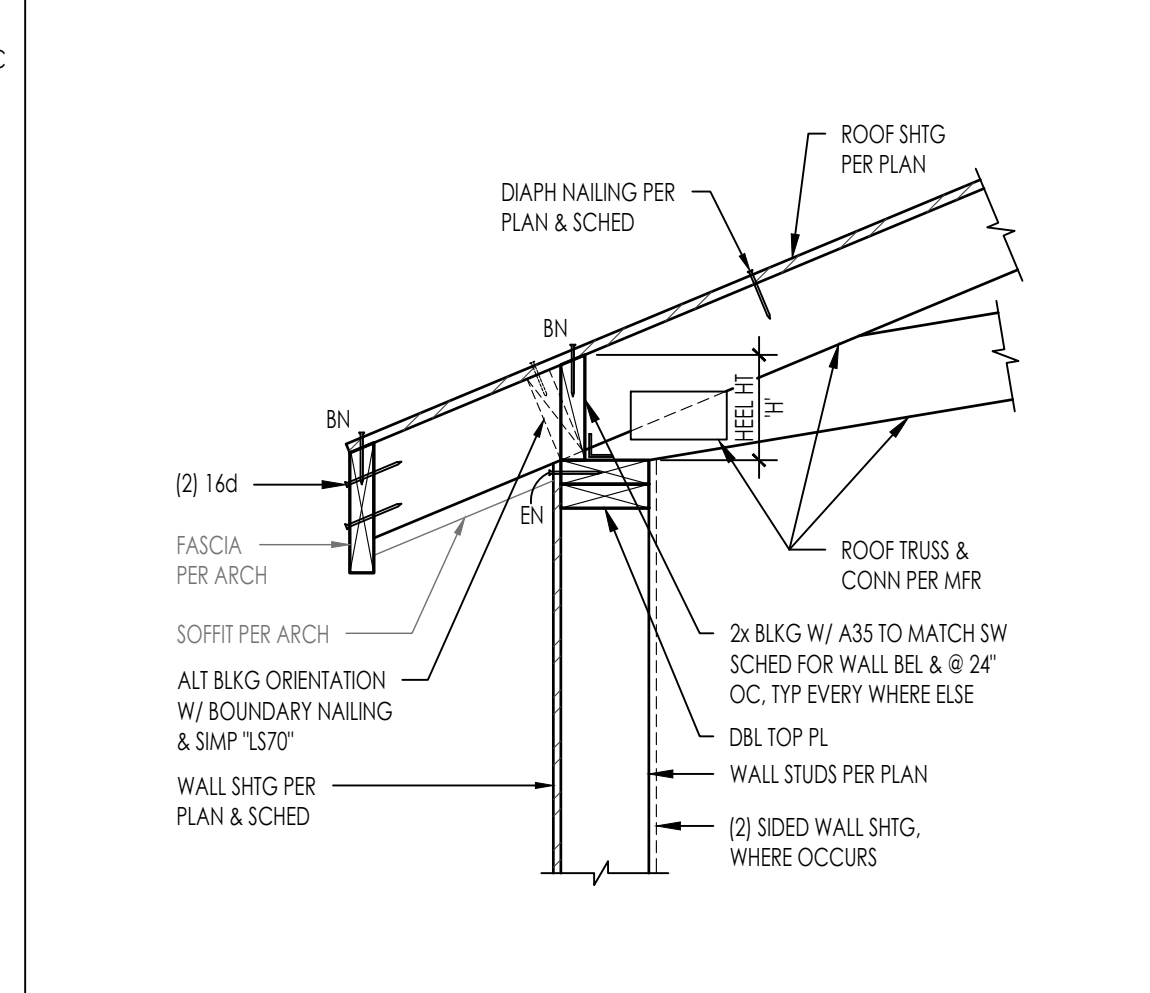
ROOF TRUSS PERP TO BEAM
2346-01-C121-5401-44 1" = 1'-0" 44



TRUSS OVER NON-BEARING PARTITION
2346-01-C121-5401-44 1" = 1'-0" 44



CALIFORNIA FRAMING SLEEPER
2346-01-C121-5401-25 NTS 25



ROOF TRUSS PERP TO EXTERIOR WALL
2346-01-C121-5401-14 NTS 14

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DATE
NOVEMBER 20, 2023
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THESE PLANS ARE PROVIDED BY MONO COUNTY 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.

51	41	ROOF RIDGE	1" = 1'-0"	31	TRUSS ROOF @ BALLOON FRAMING	1" = 1'-0"	21	RAFTER @ EXTERIOR SHEAR WALL	1" = 1'-0"	11
52	42	TOP NAILER @ RIDGE BEAM	1" = 1'-0"	32	RIDGE @ WALL BELOW	1" = 1'-0"	22	RAFTER @ EXTERIOR SHEAR WALL	1" = 1'-0"	12
53	43	ROOF RAFTER TO BEAM	1" = 1'-0"	33	ROOF RAFTER TO EXTERIOR WALL (PERP)	1" = 1'-0"	23	OUTLOOKER @ EXTERIOR SHEAR WALL	1" = 1'-0"	13
54	44	INTERIOR SHEAR WALL (JOIST PARALLEL)	1" = 1'-0"	34	ROOF TRANSITION DETAIL	1" = 1'-0"	24	CHANGE IN ROOF FRAMING	3/4" = 1'-0"	14

MONO COUNTY ADU
PROTOTYPES
MONO COUNTY

ROOF FRAMING DETAILS

DATE
NOVEMBER 20, 2023

SHEET

S-422

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