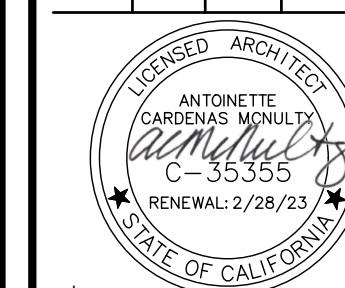


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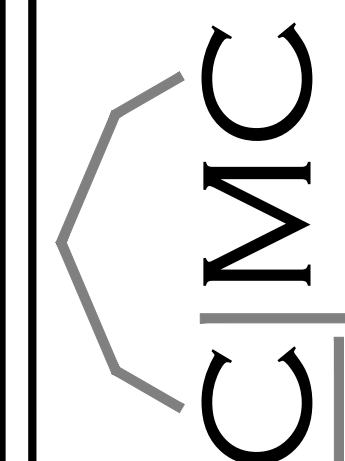


SEAL

08/22/2013

HEET NAME & PROJECT
ASH - 728 SF ADU
LARGE ACCESSORY DWELLING UNIT - (728 SQ FT TWO BEDROOM)

SHEET NAME & PROJECT
ASH - 7
LARGE AC
CITY OF RED BLUFF
555 WASHINGTON
RED BLUFF, CA 96080



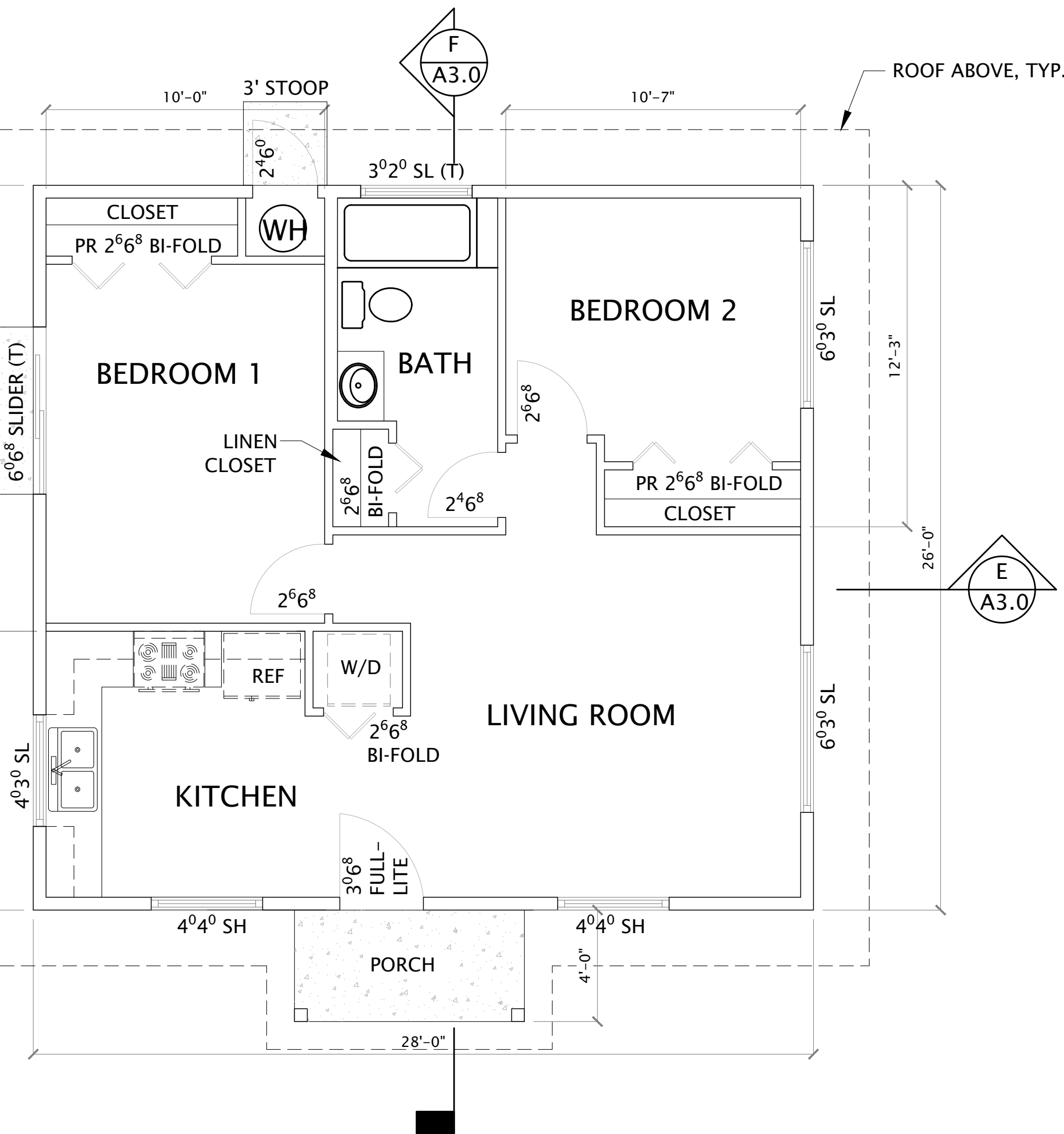
CMC ARCHITECTURE
332 PINE STREET
RED BLUFF, CA 96080
(530) 440-9256

SHEET

ADU7

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1 FLOOR PLAN— 728 SQ. FT.
SCALE: 1/4" = 1'-0"

PROJECT DESCRIPTION:

NEW ACCESSORY DWELLING UNIT USING STANDARD FRAME CONSTRUCTION.

SHEET INDEX:

ADU7	COVER SHEET
A2.1	PROPOSED FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS & SECTIONS
AE1	ELECTRICAL PLAN
AE2	CALIFORNIA GREEN BUILDING STANDARDS
S1	STRUCTURAL NOTES
S2	FOUNDATION/ROOF FRAMING PLAN
S3.1	STRUCTURAL DETAILS
S3.2	STRUCTURAL DETAILS

WALL LEGEND:

	2X6 BEARING WALL / 2x4 INTERIOR BEARING WALL
	2X4 NON BEARING WALL (2x6 @ PLUMBING)

GENERAL NOTES:

- EXTERIOR BEARING WALLS: 2x6 STUDS @16" O/C, U.O.N..
- FIRE BLOCK: WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER ARCHITECTURAL ELEMENTS, AT 10 FOOT HORIZONTAL INTERVALS PER CRC SECTION 717.1. FIRE BLOCK PIPES, DUCTS AND CHIMNEYS AT FLOORS AND CEILINGS PER CRC SECTION 708.2.1.
- PENETRATIONS OF WALL OR FLOOR-CEILING ASSEMBLIES REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION R302.2 O R302.3 SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION.
- DOORS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-3/4" BELOW THE TOP OF THRESHOLD. CRC SECTION R311.3.2.

BATHROOM NOTES:

- TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE GLASS MAT GYPSUM PANEL, FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

CODES & DESIGN CRITERIA:

CALIFORNIA BUILDING CODE.....	2019 EDITION
CALIFORNIA RESIDENTIAL CODE.....	2019 EDITION
CALIFORNIA PLUMBING CODE.....	2019 EDITION
CALIFORNIA MECHANICAL CODE.....	2019 EDITION
CALIFORNIA ELECTRICAL CODE.....	2019 EDITION
CALIFORNIA FIRE CODE.....	2019 EDITION
CALIFORNIA ENERGY CODE.....	2019 EDITION
CALIFORNIA GREEN CODE.....	2019 EDITION
WIND LOAD EXP B (3 SEC. GUST).....	110 MPH
ROOF LIVE LOAD.....	20 psf
FLOOR LIVE LOAD.....	NA
SEISMIC DESIGN CATEGORY.....	D
SOIL CLASS.....	D

GENERAL NOTES:

- ALL WORK SHALL CONFORM WITH THE CURRENT CALIFORNIA RESIDENTIAL BUILDING CODE, CALIFORNIA STATE ENERGY CODE AND ALL GOVERNING JURISDICTIONS' RULES, ORDINANCES, AND REGULATIONS.
- SEPARATE PERMITS MAY BE REQUIRED FOR GRADING, RIGHT-OF-WAY, CLEARING, PLUMBING, MECHANICAL, ELECTRICAL AND SPRINKLER SYSTEM.
- THE CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES AND CONSULTANTS, INCLUDING DESIGN-BUILD DOCUMENTS TO VERIFY SIZE, LOCATION, WEIGHT, POWER AND OTHER REQUIREMENTS PRIOR TO BIDDING AND AGAIN PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
- PROVIDE NEAT CUT WHERE UTILITIES PENETRATE RATED WALL AND FLOOR ASSEMBLIES, SEAL WITH FIRE-RATED, NON-COMBUSTIBLE MATERIAL. IMPERVIOUS TO THE PASSAGE OF SMOKE, CONFORMING TO CODE & BUILDING OFFICIAL REQUIREMENTS.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED BY THE GOVERNING JURISDICTIONS.
- NO BUILDING OR PORTION OF BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THAT BUILDING OR PORTION OF THE BUILDING.
- PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND PROTECT THEM FROM DAMAGE.
- ALL DEMOLISHED OR REMOVED MATERIALS SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR IN A LEGAL MANNER.
- SLOPE ALL WALKS, DRIVEWAYS AND PLAZAS AWAY FROM THE BUILDING.

- PROVIDE APPROVED FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE MARSHAL. VERIFY LOCATIONS INDICATED IN CONSTRUCTION DOCUMENTS WITH THE FIRE MARSHAL AND THE GENERAL CONTRACTOR PRIOR TO FRAMING.

- ALL DIMENSION INDICATED ARE TO FACE OF STUD, FACE OF STOREFRONT MULLION, OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
- DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS.
- VERIFY ALL DIMENSIONS, DATUMS AND LEVEL PRIOR TO CONSTRUCTION.
- DO NOT MODIFY THE WORK SHOWN EXCEPT WITH WRITTEN INSTRUCTIONS FROM THE ARCHITECT OR ENGINEER.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT/ENGINEER AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT/ENGINEER. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT OR ENGINEER.

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SHEET NAME & PROJECT

FLOOR PLAN – ASH
LARGE ACCESSORY DWELLING UNIT – (728 SQ FT TWO BEDROOM)

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CALIFORNIA CHAPTER 7A REQUIREMENTS

ADU BUILT ON NORTH PART OF CITY OF RED BLUFF BEYOND HWY 32 IS SUBJECT TO WUI REQUIREMENTS:
* REFER TO WILDLAND-URBAN INTERFACE (WUI) FIRE AREA AND NEEDS TO MEET THE REQUIREMENTS OF CRC SECTION R337.
LIST OF APPROVED MATERIALS FOR WILDLAND FIRE REQUIREMENTS IS LOCATED AT THE OSFM WEBSITE: <http://osfm.fire.ca.gov/licensinglistings.html#searchcotes.php>
* EXTERIOR DOORS AND DOOR BETWEEN GARAGE & DWELLING SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT, LISTED UNDER SFM 12-7A-1, A 20 MIN. LISTED ASSEMBLY OR SOLID CORE 1 3/4" WITH INTERIOR FIELD PANEL THICKNESS NOT LESS THAN 1 1/4".
* ROOFING: CLASS A ROOFING REQUIRED
* GUTTERS: IF GUTTERS ARE INSTALLED, GUTTER COVERS SHALL ALSO BE INSTALLED PER CRC R337.5.4.
* EXTERIOR FINISH: STUCCO OR SIDING TO BE APPROVED NON-COMBUSTIBLE (HARDIE PANEL OR EQUAL). NON-APPROVED SIDING MAY BE USED WITH 5/8" EXTERIOR GYPSUM BOARD UNDERLAYMENT PER CRC 337.7.3.
* EAVE SOFFIT: SIMILAR TO EXTERIOR SIDING
* EAVE & SOFFIT VENTS: ASTM LISTED VENTS, E2886; CAL-FIRE LISTING NO. 8165-2192-0100 MANUFACTURER - Vulcan Technologies OR EQUIVALENT PRODUCTS
* Model VSC2120 OR VSC2120FF OR VAC2120SMC Continuous Soffit Vent (NFVA = 96 PER 10')

GLAZING NOTES:

- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES TO COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS, PER CRC SECTION R337.8.2.1:
a. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING, OR
b. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
c. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
d. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- GLAZING ADJACENT TO STAIRS AND RAMP TO BE SAFETY GLAZED. CRC 2019 SECTION R308.4.6
- IF GLAZING ADJACENT TO BOTTOM OF STAIR LANDING ARE EXPOSED, SAFETY GLAZING TO BE PROVIDED PER CRC 2019, SECTION R308.4.7.
- GLAZING ADJACENT TO WET SURFACES TO BE SAFETY GLAZED PER CRC 2019, SECTION R308.4.5.
- WINDOW/DOOR WITH (T) INDICATES SAFETY GLAZING OR TEMPERED GLASS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE IN A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGES OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SERVICE AND MEETS EITHER OF THE FOLLOWING CONDITIONS:
a. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLAN OF THE DOOR IN A CLOSED POSITION.
b. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF THE AN IN-SWING DOOR GLAZING MEETING EITHER OF THESE CONDITIONS MUST BE SAFETY GLAZED, PER CRC 2019, SECTION R308.4.2
c. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION. CRC R308.4.1.
- EMERGENCY EGRESS WINDOWS: MINIMUM NET CLEAR OPENING FOR GRADE-FLOOR OPENINGS SHALL BE 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR) PER CRC 1026.2 MINIMUM NET OPENING SHALL BE 24" CLEAR HEIGHT AND 20" CLEAR WIDTH, NET DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. BOTTOM OF THE CLEAR OPENING SHALL BE NO NO GREATER THAN 44" MEASURED FROM THE FLOOR PER CRC R310.2.

ROOF ATTIC SPACE VENT CALCULATION

R806.1-3 REQUIREMENTS:

VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:

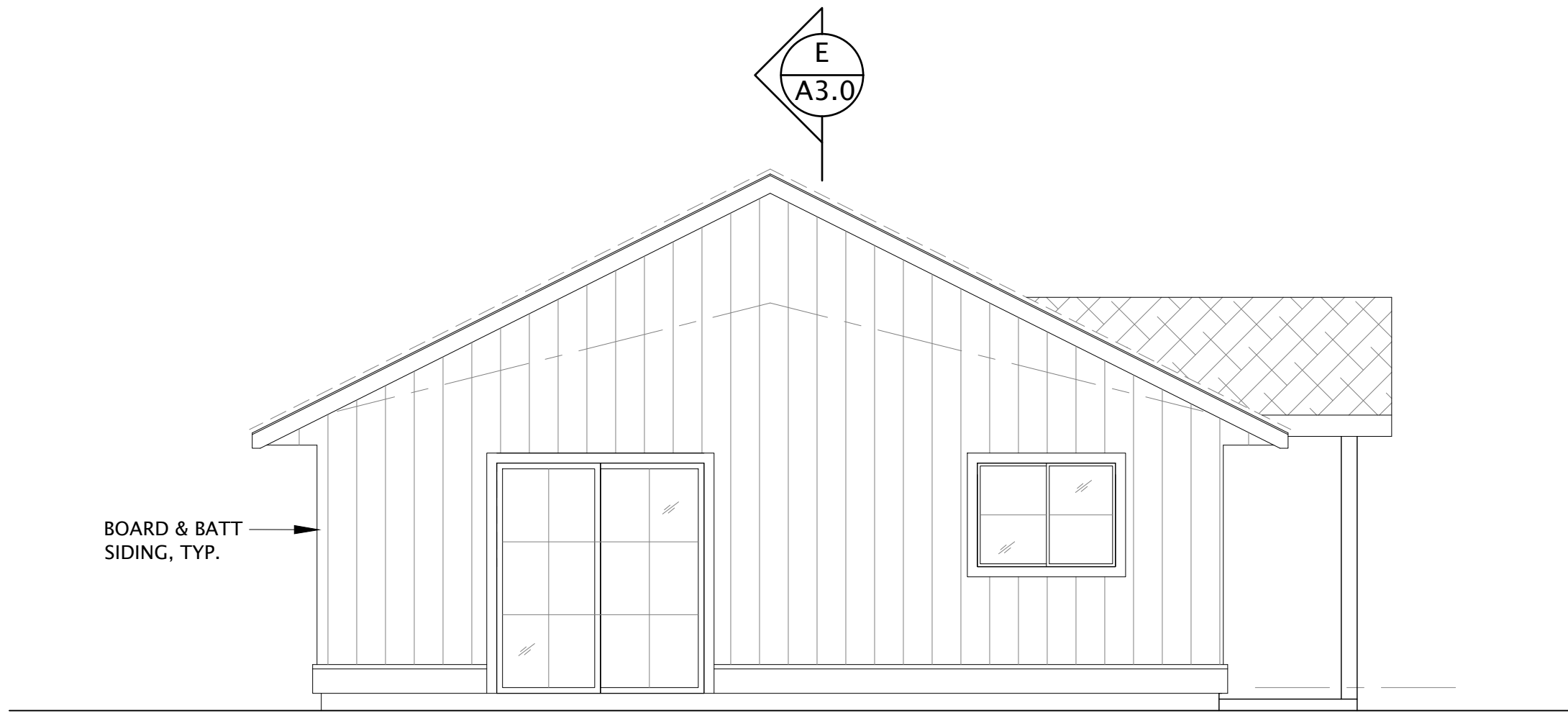
- THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/4".
- THE MATERIALS USED SHALL BE CORROSION RESISTANT.

XR806.2 MINIMUM VENT AREA
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

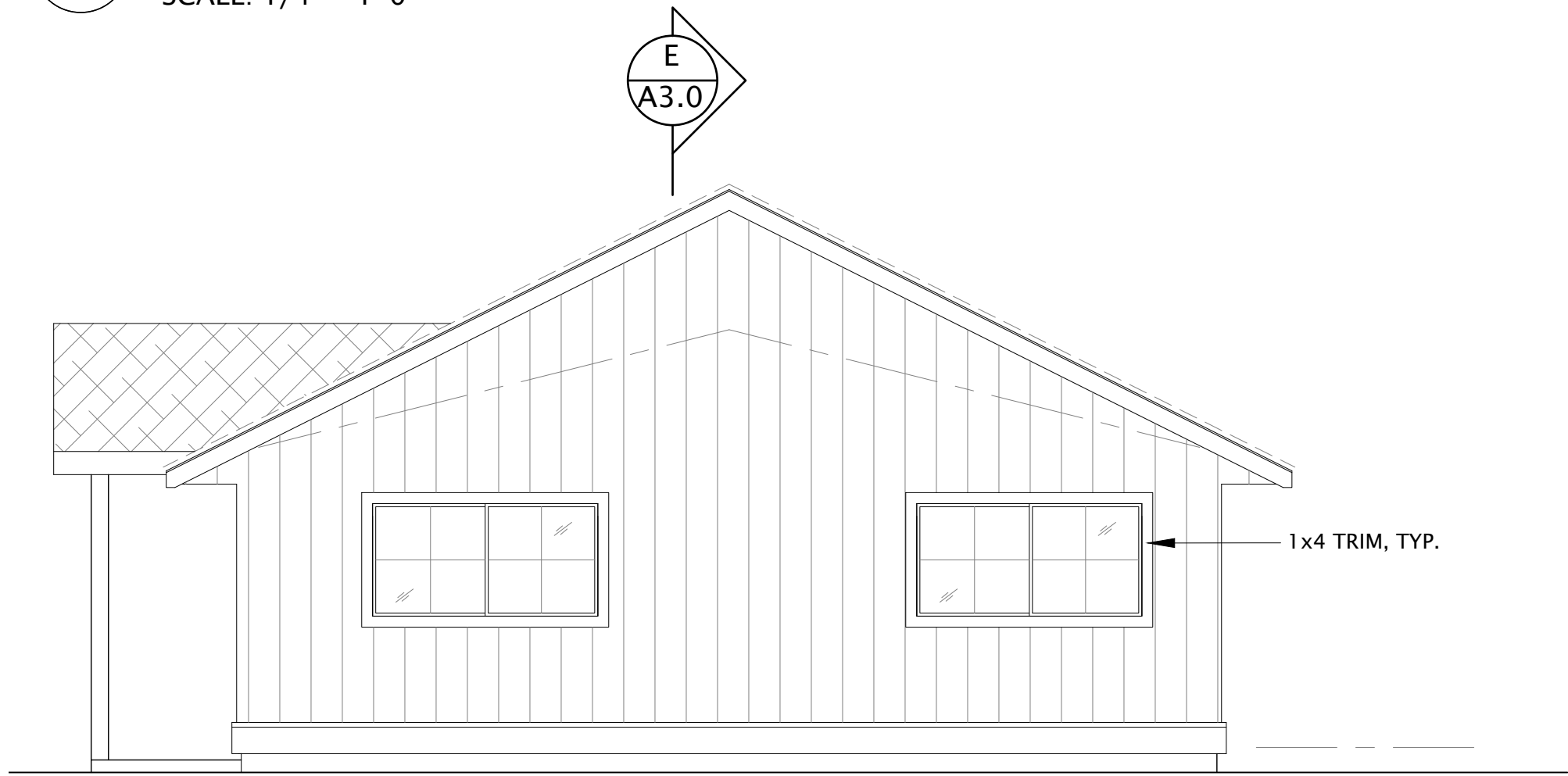
- IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
- NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 mm) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 mm) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

- * ROOF ATTIC SPACE AREA 761 SQ. FT. x 1/150 = 5.1 SQ. FT. OF FREE VENT AREA REQUIRED.
- * ROOF ATTIC SPACE (SEE CALIFORNIA CHAPTER 7A REQUIREMENTS IF APPLICABLE)
RIDGE VENT: 22' LONG x 2" x 0.8 = 2.9 SQ. FT.
EAVE VENTS: 3 EA. SIDE, 6 TOTAL x 3.5 x 22 x 0.8 = 2.5 SQ. FT.

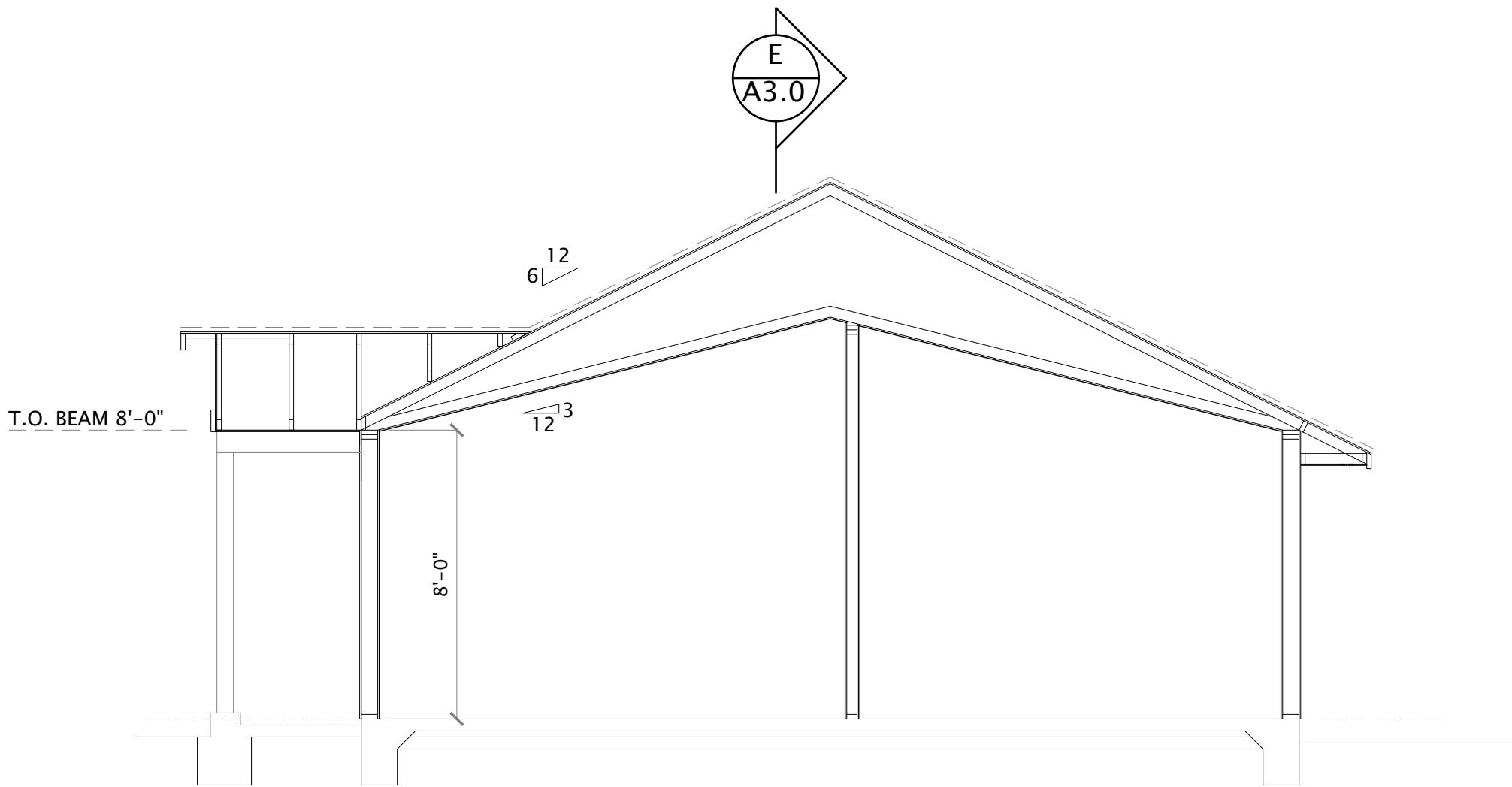
ADJUST NUMBER OF VENTS CONSIDERING SPECS OF VENT USED TO MEET THE MINIMUM REQUIRED VENTILATION.



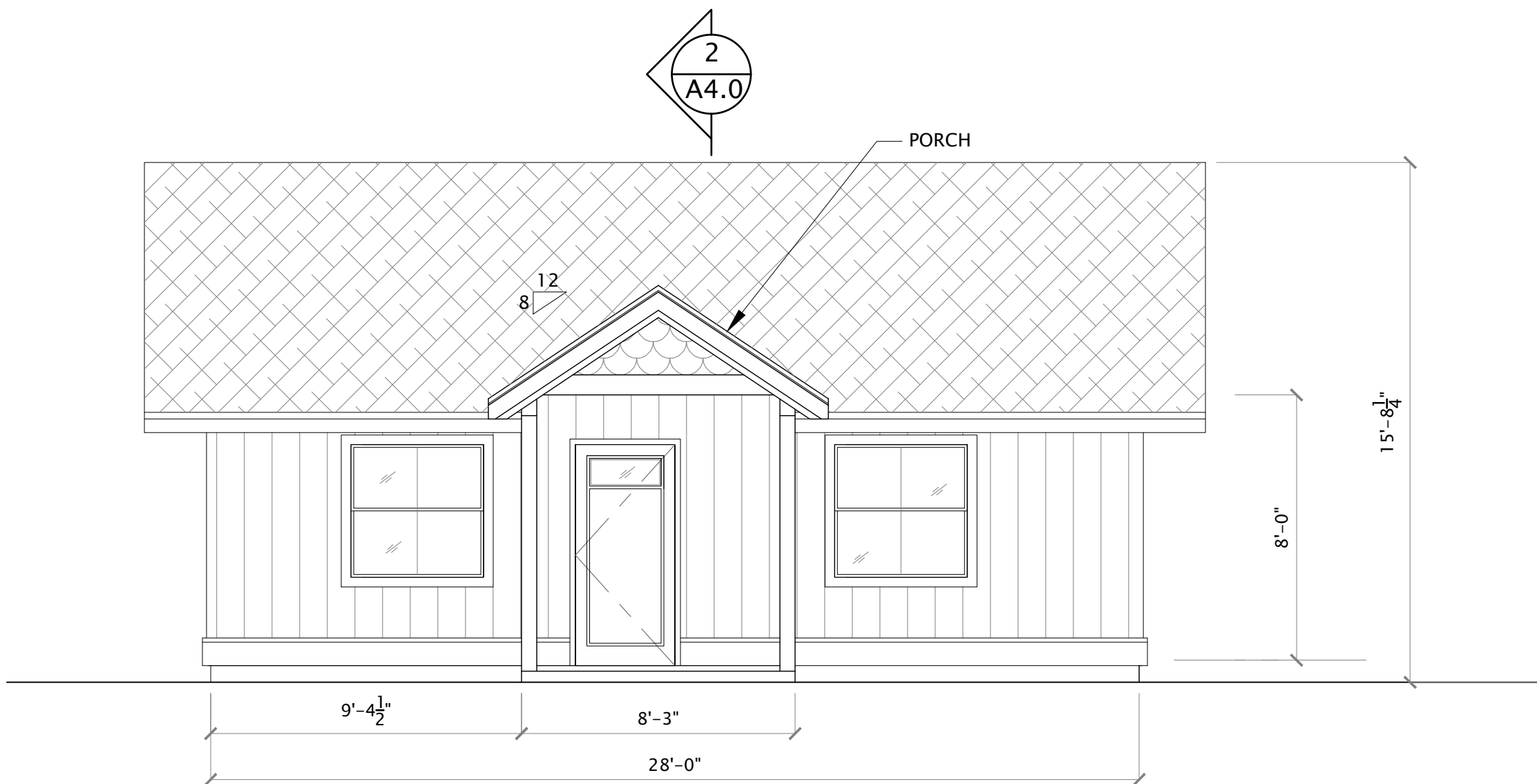
B LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



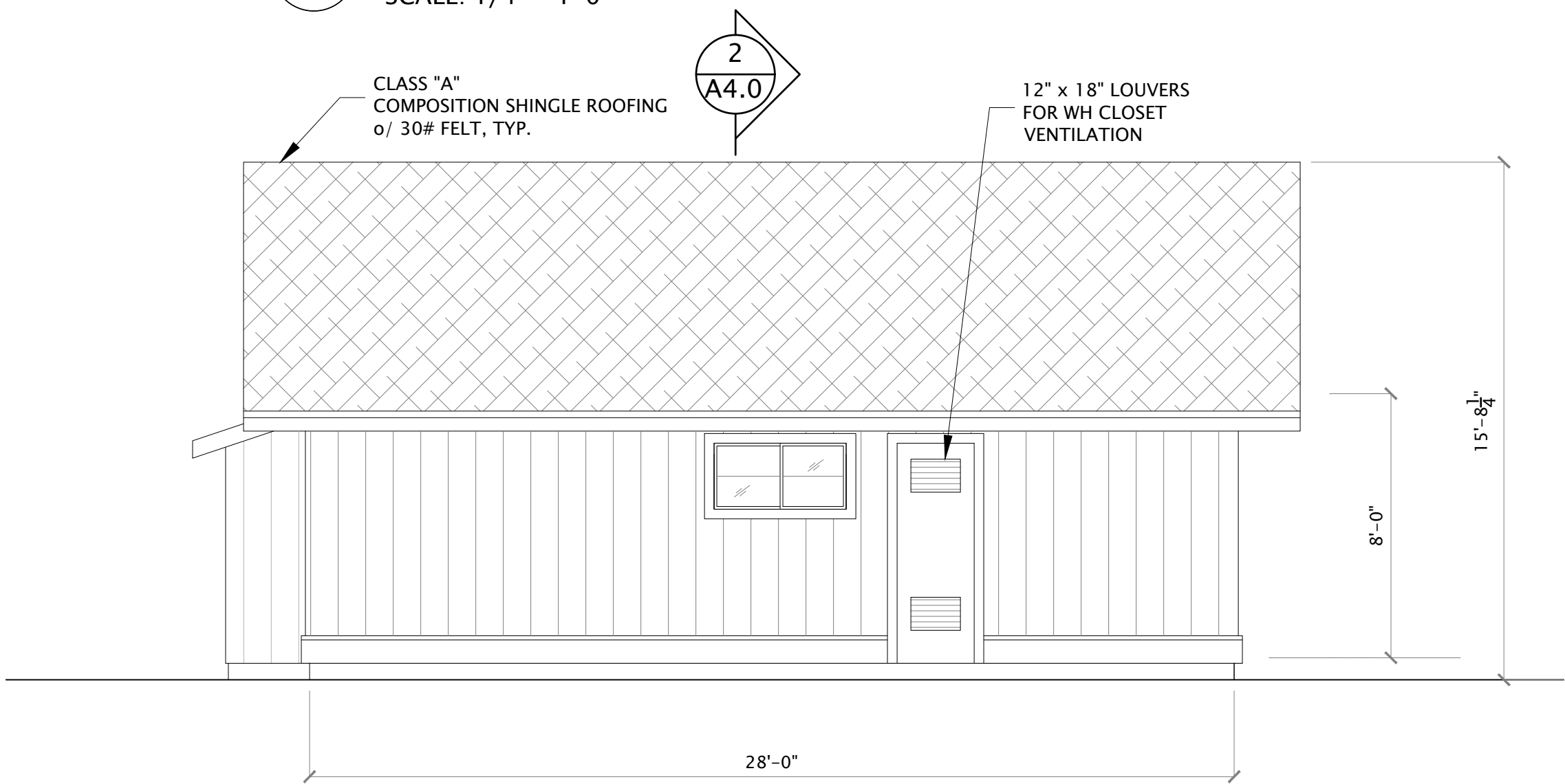
D RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



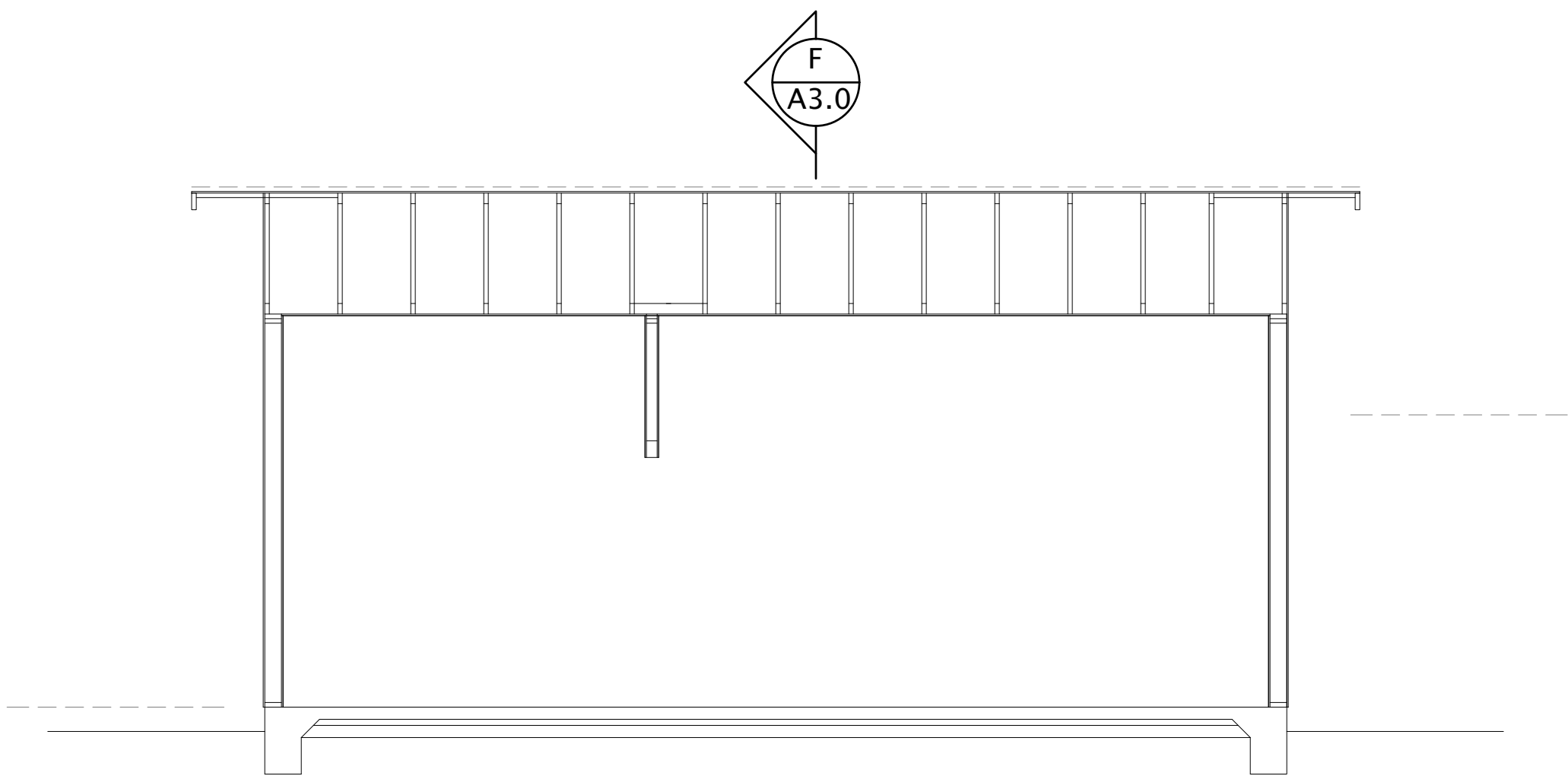
F SECTION
SCALE: 1/4" = 1'-0"



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



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



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

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DATE	08/22/2022	JOB NUMBER		CADD FILE
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08/22/2022				

SHEET NAME & PROJECT
EXTERIOR ELEVATIONS & SECTIONS - ASH
LARGE ACCESSORY DWELLING UNIT - (728 SQ FT TWO BEDROOM)
CITY OF RED BLUFF
555 WASHINGTON
RED BLUFF, CA 96080
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1. ALL RECEPTACLES SHALL BE CONNECTED TO THE CIRCUIT INDICATED USING $\frac{1}{2}$ " MC CABLE C-2 #12, 1# 12C INSULATED U.N.O. CIRCUITS TO BE CONCEALED IN WALLS OR RAN OVERHEAD.
LOCATION AND SPACING OF RECEPTACLE OUTLETS SHALL BE PER CEC SECTION 210-52

2. MAINTAIN MIN. 30" WIDE x 36" DEEP x 78" HIGH CLEAR SPACE IN FRONT OF ALL ELECTRICAL DISCONNECTS AND PANELS PER CEC 2019.
3. PANEL SHALL BE RATED AS SHOWN AND PROVIDED W/ TIN-PLATED ALUMINUM BUS, THERMAL MAGNETIC CIRCUIT BREAKERS AS SHOWN, AND NEMA 1 ENCLOSURE U.N.O.

4. ALL APPLIANCES, FIXTURES AND EQUIPMENT TO BE INSTALLED AS PER CODE AND MANUFACTURE'S SPECIFICATIONS.

5. REQUIRED GROUND FAULT INTERRUPTER RECEPTACLE CIRCUITS PER CEC 210-8:
- A. EXTERIOR OF DWELLING - ONE FRONT, ONE BACK - MINIMUM
 - B. CRAWL SPACES

6. USE CEILING FAN BOXES LISTED PER CEC 422-18.

7. RECESSED CANS PER SECTION 6.10.1 MUST BE IC RATED & LABELED FOR AIRTIGHT CONSTRUCTION, SEALED WITH A GASKET OR CAULKING BETWEEN THE LUMINARIES HOUSING AND THE CEILING.

8. ALL HIGH EFFICIENCY FIXTURES ARE REQUIRED.

9. ALL LIGHTING CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

10. 3-WAY AND 4-WAY SWITCHES AND OTHER LIGHTING CONTROLLED BY MORE THAN ONE SWITCH WHERE A DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED SHALL MEET THE FOLLOWING CONDITIONS: NO CONTROLS SHALL BYPASS THE DIMMER OR VACANCY SENSOR FUNCTION AND THE DIMMER OR VACANCY SENSOR SHALL BE CERTIFIED TO MEET THE APPLICABLE REQUIREMENTS IN CEC SECTION 6.3.2.

11. OUTDOOR WEATHER PROOF GFI RECEPTACLES IN FRONT AND BACK OF RESIDENCE PER CEC 210-52 AND 410-57.

12. PROVIDE A LIGHT WITH SWITCH AT ALL EXITS PER CEC 210-70

13. ALL LIGHTING INSTALLATION TO COMPLY WITH CF-6R-LTG-01 INSTALLATION CERTIFICATE REQUIREMENTS. IT IS RECOMMENDED TO BE FILLED OUT AND PROVIDED TO BUILDING INSPECTOR AT FRAME INSPECTION.

14. IN ALL AREAS SPECIFIED IN CEC 210.52 ALL 125V 15 TO 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLE.

15. ALL BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN BEDROOM AND SIMILAR ROOMS/SPACES SHALL HAVE A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI). CEC 210.12

1. ALL HOSE BIBBS SHALL BE PROTECTED BY LISTED NON-REMOVABLE HOSE BIBB TYPE VACUUM BREAKER OR A LISTED ATMOSPHERIC VACUUM BREAKER INSTALLED AT LEAST SIX INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF-DRAINING FROST-PROOF HOSE BIBB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED. CPC 603.4.

2. ALL WATER PIPES SHALL BE INSTALLED IN THE EXTERIOR WALL SHALL BE LOCATED ON THE CONDITIONED SIDE OF THE WALL ADJACENT TO THE INTERIOR FINISH.

3. SHOWER AND TUB / SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. LIMIT WATER TEMPERATURE TO 120 AT SHOWER AND TUB PER CPC SECTION 420.0.

4. OPTION TO ADD ON DEMAND HOT WATER HEATER - 140,000 BTU/HR INPUT, 91 RECOVERY EFFICIENCY OR EQUAL, OR HEAT PUMP TANKED WH
5. NA.

6. PLUMBING FIXTURES SHALL BE WATER-CONSERVATIVE PLUMBING FIXTURE PER CALIFORNIA GREEN CODE SECTION 4.303 & PLUMBING CODE CPC 407.2, 408.2 & 411.2

* WATER CLOSETS- 1.28 GAL. PER FLUSH
* LAVATORY FAUCET- MAX. 1.2 GPM @ 60 PSI & MIN. 0.8 GPM @ 20 PSI
* SHOWER HEAD- 1.8 GMP @ 80 PSI
SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
* KITCHEN SINK FAUCET- 1.8 GAL. PER MIN. @ 60 PSI









7. TANKLESS WATER HEATER MUST HAVE ISOLATION VALVES W/ HOSE BIBS OR OTHER FITTINGS ON BOTH COLD AND HOT WATER LINES TO ALLOW FOR FLUSHING OF THE WATER HEATER WHEN THE VALVES ARE DOSED
- a. A 120-VOLT, 20-AMP RECEPTACLE OUTLET THAT IS WITHIN 3 FEET OF THE WATER HEATER AND IS ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTION. THE OUTLET SHALL BE CONNECTED TO A 120/240-VOLT 3 CONDUCTOR AND 10 AWG COPPER BRANCH CIRCUIT;
- b. THE FIRST OF THE 3 CONDUCTORS SHALL BE LABELED AS A "SPARE" AND BE ELECTRICALLY ISOLATED.
- c. THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT SHALL BE ADJACENT TO A RESERVED CIRCUIT BREAKER SPACE LABELED AS "FUTURE 240V USE."


100 AMP SUB-PANEL ADU:

LIGHTING: 3 VA/SQFT X 795 SQFT => 2385 VA
 2 X 1500 VA FOR SMALL APPLIANCE CIRCUITS => 3000 VA
 1500 VA FOR DISHWASHER => 1500 VA
 1000 VA FOR GARBAGE DISPOSAL => 1000 VA
 5000 VA FOR DRYER OR W/D COMBO => 5000 VA
 1500 VA FOR LAUNDRY => 1500 VA
 SUB TOTAL: 14385 VA
 FIRST 10000 VA @ 100% = 10000 VA
 REMAINDER (CALCULATED AT 10385) @ 40% = 4154 VA
 2 TON DUCTLESS HEAT PUMP + 3 FAN UNITS = 3500 VA
 TOTAL DEMAND = 17654 VA
 TOTAL AMPERAGE ON A 240 VOLT SYSTEM = 74 AMPS

- * smoke and carbon monoxide alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. [CRC R314.4 & R315.5]
- * smoke alarms and carbon monoxide alarms shall receive their primary power from the building wiring and shall be equipped with a battery backup. [CRC R314.6 & R315.6]

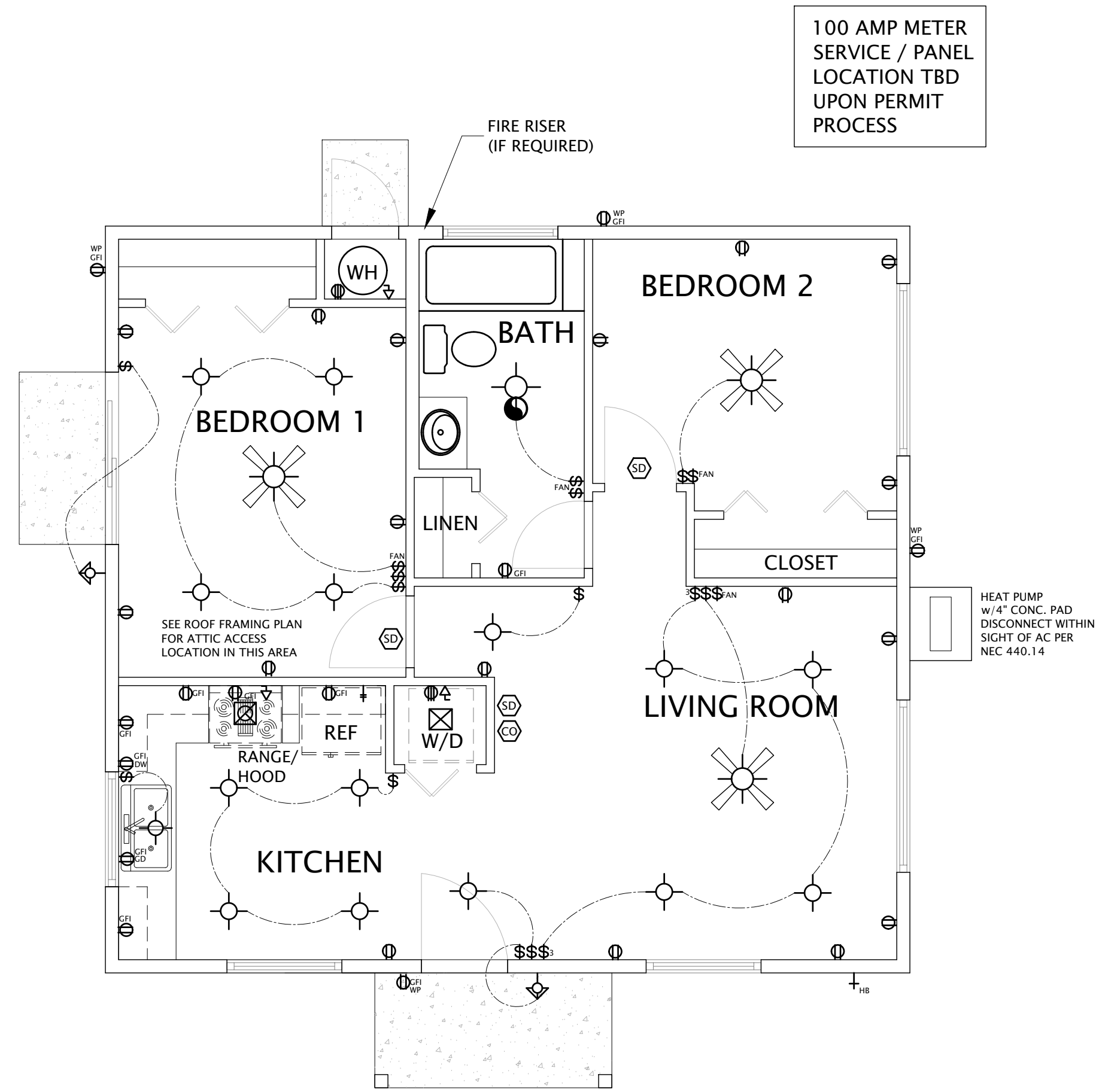
- | | |
|-----------------|----------------------------------|
| \$ | SINGLE POLE SWITCH |
| \$ ₃ | DUAL SWITCHED SINGLE POLE SWITCH |
| SD | SMOKE DETECTOR 115V |
| CO | CARBON MONOXIDE DETECTOR 115V |
| ☒ | 100 SQ. IN. MAKEUP AIR |
| ⚡ | GAS SHUT OFF VALVE |
| ⊕ _H | HOSE BIB |
| ↓ | OPTIONAL ICE WATER STUB OUT |

-  DISCONNECT BOX
 MOTION SENSOR CLOSET LIGHT
 115v DUPLEX $\pm 15^\circ$ TO BOTTOM OR ABOVE COUNTERTOP
 115v GROUND FAULT INDICATED DUPLEX OUTLET (GFI CIRCUIT @ KITCHEN)
 220v OUTLET
 EXTERIOR WALL MOUNT LIGHT W/ PHOTO CELL
 CEILING MOUNT OR RECESSED LIGHT
 SCONCE LIGHT

- 
 LIGHT / EXHAUST FAN (CONTROLLED BY A HUMIDISTAT AND BE
 ENERGY STAR RATED AT TUB & SHOWER LOCATION, 80 CFM -
 705F OR 110 CFM - 1005F, 3 SONES OR LESS NOISE, 4" DUCT
 TO OUTSIDE, NUTONE ULTRA SILENT 110 OR EQUAL) W/ BROAD
 DEHUMIDISTAT WALL CONTROL
 "CONT" NOTATION, SEE BELOW

- EXHAUST FAN – SEE LIGHT / EXHAUST FAN NOTE, OR
ONE CONTINUOUS WHOLE HOUSE VENTILATION NOTED AS
"CONT", THE SWITCH OPERATING THE FAN BE LABELED TO STATE
"FAN SHOULD BE ON WHENEVER THE HOME IS OCCUPIED". THE
FAN SHALL BE 37 CFM (MIN.), 1 SONE OR LESS W/ 4" DUCT TO
OUTSIDE

-
- 3 SPEED FAN W/ LIGHT. LIGHT MUST BE EITHER PIN-BASED & ELECTRONIC BALLAST COMPACT FLUORESCENT OR CONTROLLED BY A DIMMER SWITCH MEETING THE REQ. OF TITLE 24 SECT. 150(K) ALL CL.G. FIXTURE BOXES TO BE METAL & ADEQUATELY SUPPORTED FAN AND LIGHT/FAN COMBO SHALL BE SEPARATELY SWITCHED



* ALL KITCHEN OUTLETS & DW
OUTLET W/ GFI SHALL BE GFCI
PROTECTED CIRCUITS
* DISHWASHER AND GARBAGE
DISPOSAL SHALL HAVE SEPARATE
CIRCUIT BREAKERS

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

PROJECT NAME & PROJECT
ELECTRICAL PLAN – ASH
LARGE ACCESSORY DWELLING UNIT – (728 SQ FT TWO BEDROOM)

PROJECT NAME & PROJECT
ELECTRIC
LARGE ACC

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CONSTRUCTION NOTES

UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE DRAWINGS, THE FOLLOWING NOTES SHALL APPLY THROUGHOUT THIS CONSTRUCTION. ALL WORK SHALL BE IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE CALIFORNIA BUILDING CODES AND ANY STATE LAW OR LOCAL ORDINANCES PERTAINING TO THE WORK BEING PERFORMED. THE CONTRACTOR SHALL VERIFY THESE REQUIREMENTS PRIOR TO BEGINNING ANY WORK.

INTERPRETATION OF DRAWINGS

- 1. REFER TO ARCHITECTURAL DRAWINGS TO COORDINATE WITH STRUCTURAL DRAWINGS.
- 2. COMPARISON OF ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL BE MADE BY THE GENERAL CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION, AND ALL DIMENSIONS SHALL BE CHECKED BY THE SAME BEFORE STARTING WORK.
- 3. ANY DISCREPANCY BETWEEN ABOVE MENTIONED DRAWINGS SHALL BE REFERRED TO THE ENGINEER FOR FURTHER CLARIFICATION BEFORE STARTING CONSTRUCTION.
- 4. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES OR SPECIFICATION, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.

FOUNDATIONS

- 1. ALLOWABLE SOIL PRESSURE IS 1500 psf FOR DEAD PLUS LIVE LOADS W/ ALLOWABLE INCREASES FOR SEISMIC OR WIND AND AS PER CHAPTER 18 C.R.C.
- 2. BOTTOM OF ALL FOOTINGS, EXCEPT THICKENED SLABS, SHALL EXTEND TO ELEVATIONS MARKED ON FOUNDATION PLAN OR DETAILS, BUT IN NO CASE LESS THAN 12" BELOW EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER.

CONCRETE

- 1. PERFORMANCE STANDARD SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS PER LOCAL, STATE, OR FHA, WHICHEVER IS MORE RESTRICTIVE.
- 2. VERIFY LOCATION AND REQUIREMENTS FOR UNDERGROUND WORK AND WORK EMBEDDED IN SLABS, INCLUDING UTILITY SERVICE, SANITARY SEWER, DRAINAGE, AND IRRIGATION PRIOR TO START OF WORK. SPECIAL COORDINATION WITH UTILITY COMPANIES WILL BE REQUIRED TO COORDINATE GAS, ELECTRIC, CABLE, AND WATER SERVICE LINES.
- 3. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED OR COMPACTED SOIL.
- 4. ALL CONCRETE REINFORCEMENT IS TO BE INTERMEDIATE GRADE, DEFORMED BARS, TO COMPLY WITH ASTM DESIGNATION A-615 AND SHALL BE 40KSI MINIMUM, U.N.O.
- 5. AT HORIZONTAL AND VERTICAL SPLICES, THE REINFORCING BARS SHALL LAP 36 DIAMETERS MINIMUM FOR #5 OR LARGER BARS, AND 1'-6" FOR #3 AND #4 BARS.
- 6. ALL REINFORCING SHALL HAVE A MINIMUM CLEAR COVERAGE AS FOLLOWS:
 - 3" IN FOOTINGS WHERE POURED AGAINST EXCAVATION.
 - 2" IN FOOTINGS WHERE FORMED BOTH SIDES AND WALLS BELOW GRADE.
 - 1" IN WALLS ABOVE GRADE.
 - 1" IN SLABS.
 - 1 – 1/2" IN BEAMS.
- 7. SLABS ON GRADE SHALL BE 4" THICK AND SHALL BE REINFORCED WITH 6X6 W1.4 X W1.4 WIRE MESH AT CENTER OF SLAB. U.N.O.
- 8. AT THE END OF 28 DAYS, CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2500 psi FOR SLABS ON GROUND, AND 2500 psi FOR FOOTINGS AND GRADE BEAMS AND STRUCTURAL WALLS.
- 9. SLABS SHALL BE PLACED ON 2" SAND BED AND A WATERPROOF MEMBRANE SHALL BE PLACED DIRECTLY UNDER THE SAND BED, U.N.O.
- 10. PROVIDE 4 MIL POLYETHYLENE SHEET MOISTURE BARRIER MINIMUM BELOW SLAB AT LIVING AREAS. LAP POINTS 12" MINIMUM. (IF APPLICABLE)
- 11. NOT USED
- 12. CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND HEAVILY ROUGHENED SO AS TO EXPOSE COARSE AGGREGATE.
- 13. ALL ANCHOR BOLTS TO BE 1/2" DIAMETER X 10" LONG UNLESS NOTED AND SHALL HAVE 3 x 3 x .229" SQUARE WASHERS WHERE HEAD OR BOLT BEARS ON WOOD.
- 14. ALL FRAMING HARDWARE SHALL BE "SIMPSON" OR EQUAL.
- 15. MAXIMUM SLUMP FOR ALL CONCRETE SHALL BE 4".
- 16. APPLY APPROVED CURING COMPOUND ON FINISHED CONCRETE SURFACES, OR MAINTAIN MOISTENED CONDITION FOR (5) FIVE DAYS AFTER PLACEMENT.
- 17. VERIFY LOCATIONS FOR ANCHOR BOLTS AT ENDS OF EACH SECTION OF WOOD SILLS OR PLATES BEFORE PLACING CONCRETE. PROVIDE ANCHOR BOLTS OR SIMPSON MAS WITH 12" OF THE END OF EXTERIOR AND BEARING WALLS.

CONCRETE BLOCKS

- 1. ALL CELLS IN PIERS, THREE CELLS AT CORNERS OF WALLS, AND CELLS AT EACH SIDE OF OPENINGS SHALL BE FILLED WITH GROUT AND REINFORCED. ALL CELLS SHALL BE GROUTED SOLID WHEN CALLED OUT ON PLANS.
- 2. VERTICAL CELLS CONTAINING REINFORCING BARS, ANCHORS, BOLTS, DOWELS OR STRAPS SHALL BE FILLED WITH GROUT.
- 3. 8" WALLS SHALL BE REINFORCED WITH #4 VERTICAL BARS @ 24" O.C. MAXIMUM. U.N.O. PROVIDE THREE REINFORCED VERTICAL CELLS AT CORNERS WITH #4 VERTICAL. U.N.O.
- 4. BOND BEAMS WITH 2- #4 HORIZONTAL BARS SHALL OCCUR AT 4'0" O.C. MAXIMUM, AND AT TOP OF WALLS, U.N.O.
- 5. WINDOW AND DOOR OPENINGS SHALL BE REINFORCED WITH 2- #4 REBAR. 4- #4 TOTAL IMMEDIATELY OVER OPENINGS, BARS TO EXTEND 2'-0" MINIMUM EACH SIDE OF OPENING, U.N.O.
- 6. ALL HORIZONTAL WALL STEEL SHALL BE SPLICED WITH 40 BAR DIAMETER MINIMUM LAP AT CORNERS AND INTERSECTIONS. ALL DOWELS EXTENDING OUT OF FOOTINGS SHALL HAVE A 40 BAR DIAMETER LAP.
- 7. VERTICAL LIFTS FOR EACH POUR SHALL NOT EXCEED 4'-6" WITHOUT CLEAN-OUT OPENINGS.
- 8. ALL CELLS IN RETAINING WALLS OR UNDER GRADE SHALL BE FILLED SOLID WITH GROUT.
- 9. MINIMUM MASONRY DESIGN STRENGTH:
 - A. MINIMUM MASONRY UNIT STRENGTH, Fm =1500 psi MIN.
 - B. MORTAR TYPE & STRENGTH, Fc =1800 psi MIN.
 - C. GROUT STRENGTH, Fc =2000 psi MIN.

STRUCTURAL STEEL

- 1. THE STEEL CONTRACTOR SHALL PROVIDE, WHERE NECESSARY, TEMPORARY BRACING DURING ERECTION OF STRUCTURAL STEEL.
- 2. SEE CARPENTRY SECTION FOR BOLTS, PLATES, ANGLES ETC., TO PROVIDE FOR WOOD TO STEEL CONNECTIONS.
- 3. CONNECTIONS NOT SHOWN SHALL CONFORM TO AISC STANDARDS.
- 4. STEEL CONTRACTOR IS TO CHECK IN THE FIELD THE ELEVATIONS OF LEVELING PLATES, ANCHOR BOLTS, ETC., PRIOR TO COMPLETION OF FABRICATION AND MAKE ANY NECESSARY ADJUSTMENTS OF BASE PLATES IN THE SHOP.
- 5. FIELD BURNING TO ENLARGE BOLT HOLES AND WELDING OF BOLTS TO BASE PLATES SHALL NOT BE ALLOWED.
- 6. TUBE STEEL MEMBERS SHALL BE 46 KSI GRADE B, A500 MINIMUM, ALL OTHER STEEL PLATES, SADDLES GUSSETS, ETC. SHALL BE 36 KSI STEEL.
- 7. ALL WELDING SHALL BE PERFORMED W/ E70XX ELECTRODES.
- 8. ALL STRUCTURAL BOLTS SHALL BE ASTM A307, U.N.O.

CARPENTRY

- 1. ALL WOOD FRAMING AND NAILING SHALL CONFORM TO "CONVENTIONAL CONSTRUCTION PROVISION", SEC. 2308, CALIFORNIA BUILDING CODE, CURRENT EDITION AND ANY AMENDMENTS APPROVED BY THE GOVERNING AGENCY.
- 2. VERIFY ALL PLAN DIMENSIONS AND ROUGH OPENING REQUIREMENTS PRIOR TO START OF FRAMING.
- 3. VERIFY SPACE REQUIRED FOR PLENUMS AND DUCTS WITH HEATING CONTRACTOR BEFORE START OF WORK.
- 4. VERIFY SPACE REQUIRED AND COMPLIANCE WITH CODE REQUIREMENTS FOR PIPING AND DRILLING THROUGH STRUCTURAL WOOD MEMBERS BEFORE START OF WORK.
- 5. BEAMS, GIRDERS, POSTS, AND MULLIONS SHALL BE #1 DOUGLAS FIR OR BETTER, U.N.O.
- 6. STUDS, PLATES AND CRIPPLES (STRUCTURAL), #2 DOUGLAS FIR OR BETTER. JACKS AND BLOCKING, UTILITY OR BETTER.
- 7. STUDS IN WALLS SHALL BE SPACED NOT MORE THAN 16" O.C. ALL TRUSSES SHALL BEAR DIRECTLY ON TOP OF STUDS, OR ON DBL. TOP PLATE W/ SOLID 2X BLOCKING BELOW AND BETWEEN STUDS. CORNERS AND INTERSECTIONS OF STUD WALLS SHALL BE FRAMED AS SHOWN OR SOLID.
- 8. AT THE CORNERS AND/OR INTERSECTIONS OF STUD WALLS WHICH HAVE PLYWOOD SHEATHING, THE SHEATHING FROM BOTH WALLS SHALL BE NAILED TO THE SAME STUDS OR POST WITH PERIMETER NAILING. WHERE SUCH CONNECTION IS NOT POSSIBLE, STUDS RECEIVING PLYWOOD SHEATHING FROM EACH WALL SHALL BE NAILED TOGETHER WITH 16d @ 6" O.C.
- 9. WHERE STUD WALLS ABUT MASONRY OR CONCRETE WALLS, END STUD SHALL BE A 2X PRESSURE TREATED MEMBER BOLTED TO MASONRY OR CONCRETE WITH 1/2" X 8" BOLTS @ 2'-8" O.C. AND 6" FROM TOP AND BOTTOM, U.N.O.
- 10. PROVIDE SOLID BLOCKING OR CROSSBRIDGING @ 8'-0" O.C. MAXIMUM BETWEEN JOISTS OR RAFTERS.
- 11. WOOD GIRDERS, BEAMS, JOISTS, AND RAFTERS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN ONE - FIFTH OF THE BEAM DEPTH FROM THE TOP, LOCATED NOT FARTHER FROM THE BEAM END THAN 3 TIMES THE BEAM DEPTH.
- 12. NAILERS REQUIRED FOR FINISH MATERIAL OR FIREPROOFING OF STEEL SHALL BE BOLTED TO STEEL AS SPECIFIED. COUNTERSINK BOLTS WHERE THEY INTERFERE WITH FINISH, U.N.O.
- 13. BOLTS BEARING ON WOOD SHALL HAVE STANDARD CAST IRON OR MALLEABLE IRON WASHERS. BOLTS HOLES SHALL BE DRILLED TO THE NET DIAMETER OF BOLTS.
- 14. WHERE PLYWOOD SHEATHING IS USED ON ROOF OR ON FLOOR, SHEETS SHALL BE LAID PERPENDICULAR TO DIRECTION OF JOISTS OR RAFTERS. PLYWOOD SHEETS SHALL BE STAGGERED.
- 15. EDGES OF PLYWOOD SHEETS NOT NAILED TO STUDS, JOISTS OR SOLID BLOCKING SHALL BE BLOCKED AND NAILED TO 2X4 FLAT BLOCKING WITH PERIMETER NAILING. (EXCEPTION FOR ROOF AND FLOOR DIAPHRAGMS, U.N.O.)
- 16. BRACING - ALL EXTERIOR WALL AND MAIN CROSS STUD PARTITIONS SHALL BE EFFECTIVELY AND THOROUGHLY BRACED AT EACH END, OR AS NEAR THERETO AS POSSIBLE AND AT LEAST EVERY 25 FT. OF LENGTH BY ACCEPTABLE ALTERNATE METHODS. SECTION 2308, CRC CURRENT EDITION.
- 17. STUD HEIGHT: UNLESS SUPPORTED Laterally THE MAXIMUM HEIGHT OF STUDS SHALL BE AS FOLLOWS FOR NON-BEARING WALLS ONLY:

SIZE	HEIGHT (MAX.)
2X3	10'-0"
2X4	14'-0"
2X6	20'-0"
3X4	14'-0"
- 18. WALL FRAMING: EXTERIOR AND INTERIOR BEARING WALLS OF BUILDING NOT OVER TWO STORIES IN HEIGHT SHALL BE 2X4 STUDS. FOR THREE STORY BUILDINGS, THE FIRST FLOOR SHALL BE 3X4 OR 2X6 STUDS. UNDERPINNING UNDER TWO STORY BUILDINGS OVER 6'-0" IN LENGTH SHALL BE 3X4 OR 2X6. U.N.O.

DESIGN STRESSES & PROPERTIES FOR GLUE LAMINATED LUMBER

ALL GLUELAM BEAMS SHALL MEET THE FOLLOWING CRITERIA:
F_b = 2400 PSI F_v = 165 PSI E = 1.8 x 10⁶ PSI

DESIGN STRESSES & PROPERTIES FOR MANUFACTURED LUMBER

		G		SHEAR MODULUS OF ELASTICITY (psi)	E MODULUS OF ELASTICITY (psi)	Fb FLEXURAL STRESS (psi)	FcL Ft TENSION STRESS (psi)	COMPRESSION PERPENDICULAR TO GRAIN (psi)	FcII COMPRESSION PARALLEL TO GRAIN (psi)	Fv COMPRESSION SHEAR PARALLEL TO GRAIN (psi)	SG EQUIVALENT SPECIFIC GRAVITY (psi)
TYPE	GRADE	ORIENTATION									
TIMBERSTRAND LSL	1.7E	BEAM	106,250		1.7 x 10 ⁶	2,600	1,825	880	2,380	400	.50
MICROLAM LVL	1.9E	BEAM	118,750		1.9 x 10 ⁶	2,600	1,555	750	2,510	285	.50
PARALLAM PSL	2.0E	BEAM	125,000		2.0 x 10 ⁶	2,900	2,025	750	2,900	290	.50

NAILING SCHEDULE, TO COMPLY WITH 2019 CBC/CRC

- 1. NAILING FOR FRAMING SHALL BE WITH BOX NAILS, NUMBER AND SIZE AS FOLLOWS, EXCEPT AS NOTED OTHERWISE ON PLANS. NAILING TO PRESSURE TREATED LUMBER SHALL BE WITH HOT-DIPPED GALVANIZED OR STAINLESS STEEL NAILS.
- 2. NAILS SHALL NOT BE DRIVEN CLOSER TOGETHER THAN 1/2 THEIR LENGTH, NOR CLOSER TO THE EDGE OF MEMBER THAN 1/4 THEIR LENGTH, EXCEPT FOR SHEATHING. PENETRATION SHALL BE 1/2 THE LENGTH OF NAIL MINIMUM.
- 3. NAILING NOT NOTED BELOW OR ON PLANS AND DETAILS SHALL BE A MINIMUM OF TWO NAILS AT EACH CONTACT, 8d FOR 1" MATERIAL AND 16d FOR 2" MATERIAL.

- 4. WHERE POSSIBLE, NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOE NAILING.
- 5. HOLES SHALL BE PRE-DRILLED FOR NAILS WHICH TEND TO SPLIT WOOD.
- 6. REQUIRED NAILING AS FOLLOWS:

JOISTS OR RAFTERS TO SIDES OF STUDS
8" JOISTS OR LESS3-16d
FOR EACH ADDITIONAL 4" IN DEPTH.....1-16d

JOISTS OR RAFTERS AT ALL BEARINGS
TOE NAILS EACH SIDE.....2-16d

STUDS TO BEARING
TOE NAILS EACH SIDE.....2-8d

BLOCKING BETWEEN JOISTS OR RAFTERS
TO JOIST OR RAFTER - TOE NAILS EACH END.....2-8d
TO JOIST OR RAFTER BEARINGS - TOE NAILS EACH SIDE 2-8d

CROSS BRIDGING BETWEEN JOISTS OR RAFTERS
TOE NAILS EACH END.....2-8d

BLOCKING BETWEEN STUDS
EACH END.....2-8d TOE NAILS OR 2-16d END NAILS

TRUSSES OR RAFTERS TO PLATE
TOE NAIL ONE SIDE..... 2-16d
OTHER SIDE (BACKNAIL) 1-16d

DOUBLE TOP PLATES
LOWER PLATE TO TOP OF STUD 2-16d
UPPER PLATE TO LOWER PLATE16d @ 12" STAGGERED
UPPER PLATE TO LOWER PLATE AT INTERSECTION 3-16d
UPPER PLATE TO LOWER PLATE @ 4'-0" MIN. LAP16d @ 6" O.C.

MULTIPLE STUDS..... 16d @ 12"

MULTIPLE POSTS 1/2" DIAMETER BOLTS @ 2'-8" O.C.

MULTIPLE JOIST
10" OR LESS IN DEPTH.....16d @ 12" STAGGERED
MORE THAN 10" DEEP1/2" BOLTS @ 24" STAGGERED

NAILING OF PLYWOOD (UNLESS OTHERWISE SPECIFIED)

LOCATION	THICKNESS	EDGE NAIL	FIELD NAIL
* ROOF	1/2"	8d @ 6" O.C.	8d @ 12" O.C.
* FLOORS	5/8"	10d @ 6" O.C.	10d OR 8d RING SHANK @ 10" O.C.
* WALLS	3/8" 1/2"	8d @ 6" O.C. 8d @ 6" O.C.	8d @ 12" O.C. 8d @ 12" O.C.

* NAILING FOR ALL SHEAR WALLS, ROOFS AND FLOORS SHALL BE COMMON NAILS PER C.B.C. TABLES

PLYWOOD GRADES

FLOORS	CDX - T&G APA SPAN RATED 32/16. FACE GRAIN PERPENDICULAR TO JOIST.
ROOF	CDX - APA APPROVED PLYCLIPS AT UNSUPPORTED EDGES OVER 24" APA SPAN RATED 24/0.

SHEAR PANELS CDX APA, FACE GRAIN UP FULL HEIGHT. NO HORIZONTAL JOINTS.

NAILING OF GYPSUM WALLBOARD

LOCATION	THICKNESS	EDGE NAIL	FIELD NAIL
WALLS	1/2" 5/8"	5d COOLER @ 7" O.C. 6d COOLER @ 7" O.C.	5d COOLER @ 7" O.C. 6d COOLER @ 7" O.C.
CEILINGS	1/2" 5/8"	5d COOLER @ 6" O.C. 6d COOLER @ 6" O.C.	5d COOLER @ 6" O.C. 6d COOLER @ 6" O.C.

3/8" MINIMUM EDGE DISTANCE

GYPSUM WALLBOARD WALLS, SPECIFIED FOR USE AS SHEAR WALLS, SHEETS SHALL BE INSTALLED VERTICALLY WITH ALL EDGES BLOCKED.

GYPSUM WALLBOARD FOR THE RATED ASSEMBLIES SHALL BE INSTALLED AS PER THE ASSEMBLY REQUIREMENTS.

DESIGN CRITERIA:

WIND LOAD EXP B (3 SEC. GUST)..... 110 MPH
FLOOR LIVE LOAD / ROOF LIVE LOAD... NA / 20 psf
SEISMIC DESIGN CATEGORY..... D
SOIL CLASS..... D

REVISIONS

DATE
08/22/2022

JOB NUMBER

ADD FILE

SEAL

08/22/2022

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ANTONETTE
KOROSAS, MARCH 2017
C-35355
RENEWAL: 2/28/23
STATE OF CALIFORNIA

08/22/2022

SHEET NAME & PROJECT

STRUCTURAL NOTES
LARGE ACCESSORY DWELLING UNIT – (728 SQ FT TWO BEDROOM)

CITY OF RED BLUFF
555 WASHINGTON
RED BLUFF, CA 96080
APN:

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332 FINE STREET, SUITE 1
RED BLUFF, CA 96080
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CMC
ARCHITECTURE | CMCARK.COM

SHEET

S1

PERMIT SET

WALL LEGEND:

* BEARING WALL @ FOOTING

2x6 STUDS @ 16"oc (U.O.N.) BEARING WALL

2x4 / 2x6 NON-BEARING WALL, SEE NON-BEARING TOP OF WALL DETAILS ON S3.2

HEADER 6x8, TYP.
U.O.N.

BRACE WALL SCHEDULE:

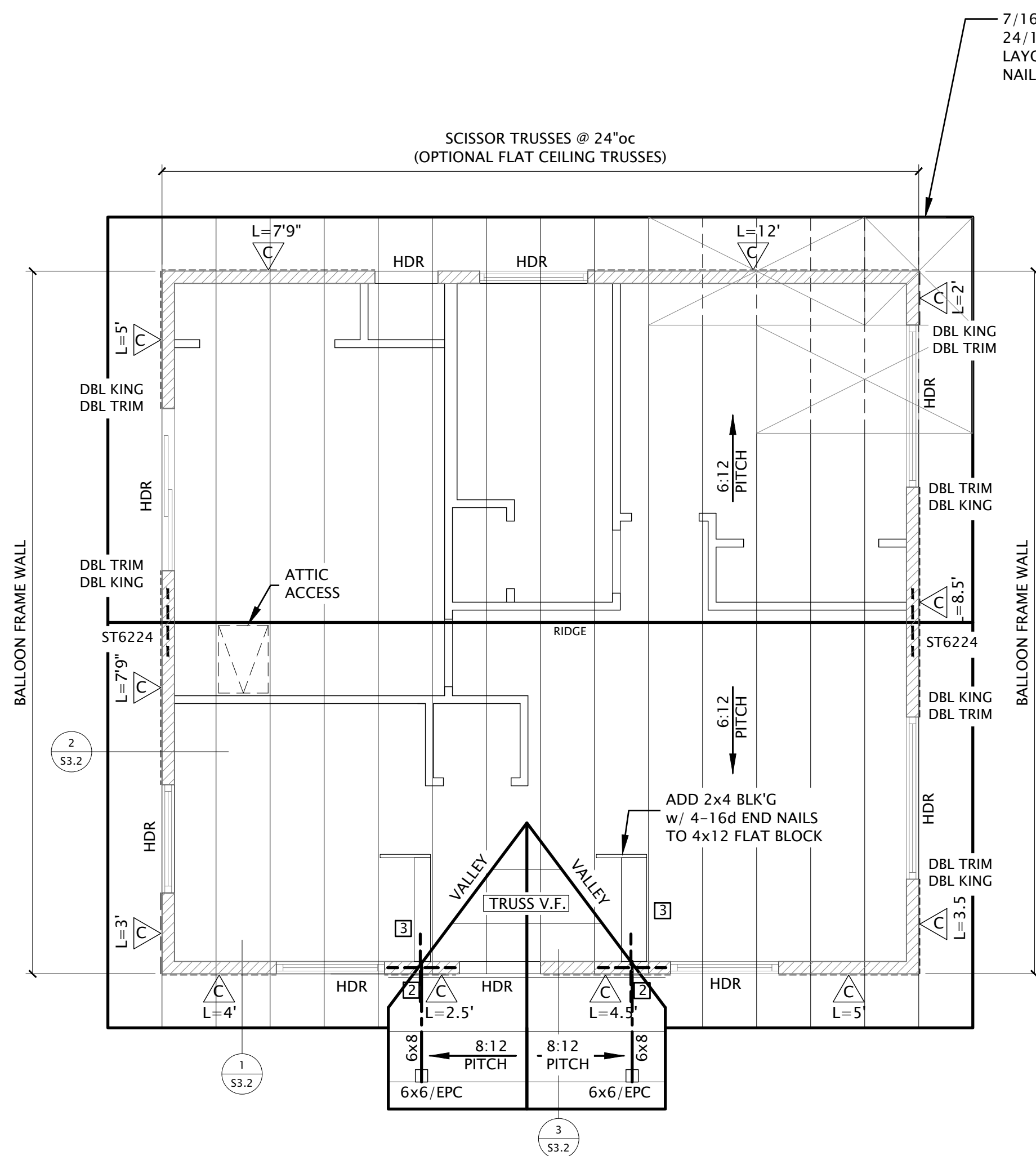
OPTIONAL APPLICATION (REQUIRED WHERE INDICATED)
APPLY STRUCTURAL SHEATHING TO ENTIRE EXTERIOR SURFACE OF BUILDING
(WILL BE UNDERLAYMENT FOR LAP SIDING EXTERIOR FINISH)
3/8" CDX (OR OSB, SEE BELOW), 8d @ 6"oc EDGES, 12"oc FIELD

P CONVENTIONAL FRAMING SATISFACTORY THIS APPLICATION
BRACED WALL PANEL PER CRC R602.1.0
SHEATHING AS INDICATED ABOVE @ MINIMUM LENGTH SHOWN

C CONVENTIONAL FRAMING SATISFACTORY THIS APPLICATION
BRACED WALL PANEL PER CRC R602.1.0
SAME AS "P" > CONTINUOUSLY TO ENTIRE WALL <

..Use common or galvanized box nails (8d Common = 0.131" x 2 1/2")
..Always use 16" min. (U.O.N.) wide pieces of sheathing on shearwalls
..Nail heads shall not penetrate sheathing
..Edge nail sheathing @ shearwall boundary (plate, post or stud) & at holdown posts
[2x full depth blk'ng REQUIRED @ horiz. sheathing joints U.O.N.]
..Okay to use 1/2" sh't'ng w/ same nailing where 3/8" sh't'ng specified
..OSB may be used instead of CDX plywood & must be labeled as "APA rated sheathing".
3/8" CDX ==> 3/8" or 7/16" OSB 1/2" CDX ==> 15/32" OSB

EDGE NAIL SHEATHING TO HOLDOWN POST OR STUD

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

FRAMING NOTES:

* EXTERIOR FRAMING:
- 2x DF#2 STUDS @ 16"oc /// (2) 2x TOP PLATE /// 6x8 (MIN) HDR U.N.O.
- STANDARD TOP PLATE SPLICES ==> LAP 48" w/ 12-16d >> EACH SIDE << OF UPPER SPLICE
- ALL 4x LUMBER TO BE DF #2 (U.N.O.) /// ALL 6x LUMBER TO BE DF #1

* INSTALL ALL HARDWARE WITH CONNECTORS PER MANUFACTURER'S SPECIFICATIONS, U.O.N. (HARDWARE USES COMMON NAILS, U.O.N.)

* ALL 16d NAILS @ LUMBER/LUMBER CONNECTIONS CAN BE SINKER NAILS, U.O.N.
ALL NAILS @ HARDWARE CONNECTIONS TO BE COMMON NAILS, U.O.N.
(SINKER NAILS ARE 0.148" x 3 1/4" OR USE 0.131" x 3" PER TABLE R602.3 (1))

1 NOT USED

2 STRAP ON DBL TOP PLATE ACROSS PORCH BEAM BREAK
USE MST60 (CUT) x 30" w/ 12-16d EACH END

3 * STEEL STRAP CONTINUITY TIE @ ROOF
TIE TOP PATIO BEAM TO BTM OF NEAREST TRUSS @ PRIMARY ROOF w/ 30" LONG STEEL STRAP. NAIL ROOF SHEATHING TO PRIMARY TRUSS w/ 8d @ 6"oc FOR A LENGTH OF 10". USE MST60 x 30" LONG (CUT) STRAP & INSTALL w/ 12-16d EACH END.
- IF STEEL STRAP CAN BE NAILED DIRECTLY TO PRIMARY TRUSS:
NAIL 2x4 x 48" LONG SCAB TO BTM CHORD OF PRIMARY TRUSS w/ 12-16d (WELL SPACE)
(STEEL STRAP IS THEN NAILED ONE-HALF TO BTM CHORD & ONE-HALF TO SCAB)
- IF STEEL STRAP IS OFFSET FROM POSITION OF PRIMARY TRUSS:
NAIL 4x12 x 48" LONG BLOCK TO BTM CHORD OF CLOSEST TRUSS w/ 12-16d (WELL SPACE)
ORIENT BLOCK SO THAT 1 1/4" IS HORIZONTAL // NAIL THROUGH BTM CHORD OF TRUSS (A 4x4 OR 4x6 OR 4x8 OR 4x10 BLOCK COULD ALSO BE USED IF APPLICABLE)
STEEL STRAP IS THEN NAILED TO 4x BLOCK
STEEL STRAP TO BE NAILED IN A FASHION THAT THERE IS NEVER MORE THAN A 4" SPACE BETWEEN ANY NAILS @ ANY PLACE ON THE STRAP.

FOUNDATION NOTES:

* ASSUMED SOIL ALLOWABLE BEARING USE 1500 PSF
CONTRACTOR AND/OR OWNER IS SOLELY RESPONSIBLE FOR VERIFYING THAT THE SOIL CONDITIONS @ THE BUILDING SITE ARE OF ADEQUATE INTEGRITY TO SUPPORT THE STRUCTURE. AT MINIMUM, VERIFY BEARING ON NATIVE SOIL OR ENGINEERED FILL. IF NECESSARY, CONSULT A GEOTECHNICAL ENGINEER.
* CONTRACTOR AND/OR OWNER IS SOLELY RESPONSIBLE FOR PROVIDING PROPER DRAINAGE AROUND THE STRUCTURE (2% AWAY, MIN., OR AS REQ'D). THIS INCLUDES PROPERLY GRADING THE SITE AND IMPLEMENTING ANY DRAINAGE SYSTEMS OR EROSION CONTROL MEASURES AT OR NEAR THE STRUCTURE TO PREVENT ANY KIND OF WATER DAMAGE TO THE STRUCTURE.

* IF THE STRUCTURE IS BUILT >>> ON OR NEAR <<< GROUND SLOPING MORE THAN 1:4, THEN ALERT THE DESIGNER FOR POSSIBLE COMPLIANCE ISSUES w/ CRC R403.1.7. STRUCTURE MUST BE SET BACK @ LEAST 15' FROM THE TOP OR BOTTOM CREST OF ANY SLOPES ON THE SITE (CONTACT DESIGNER FOR ACCEPTABLE ALTERNATIVES).

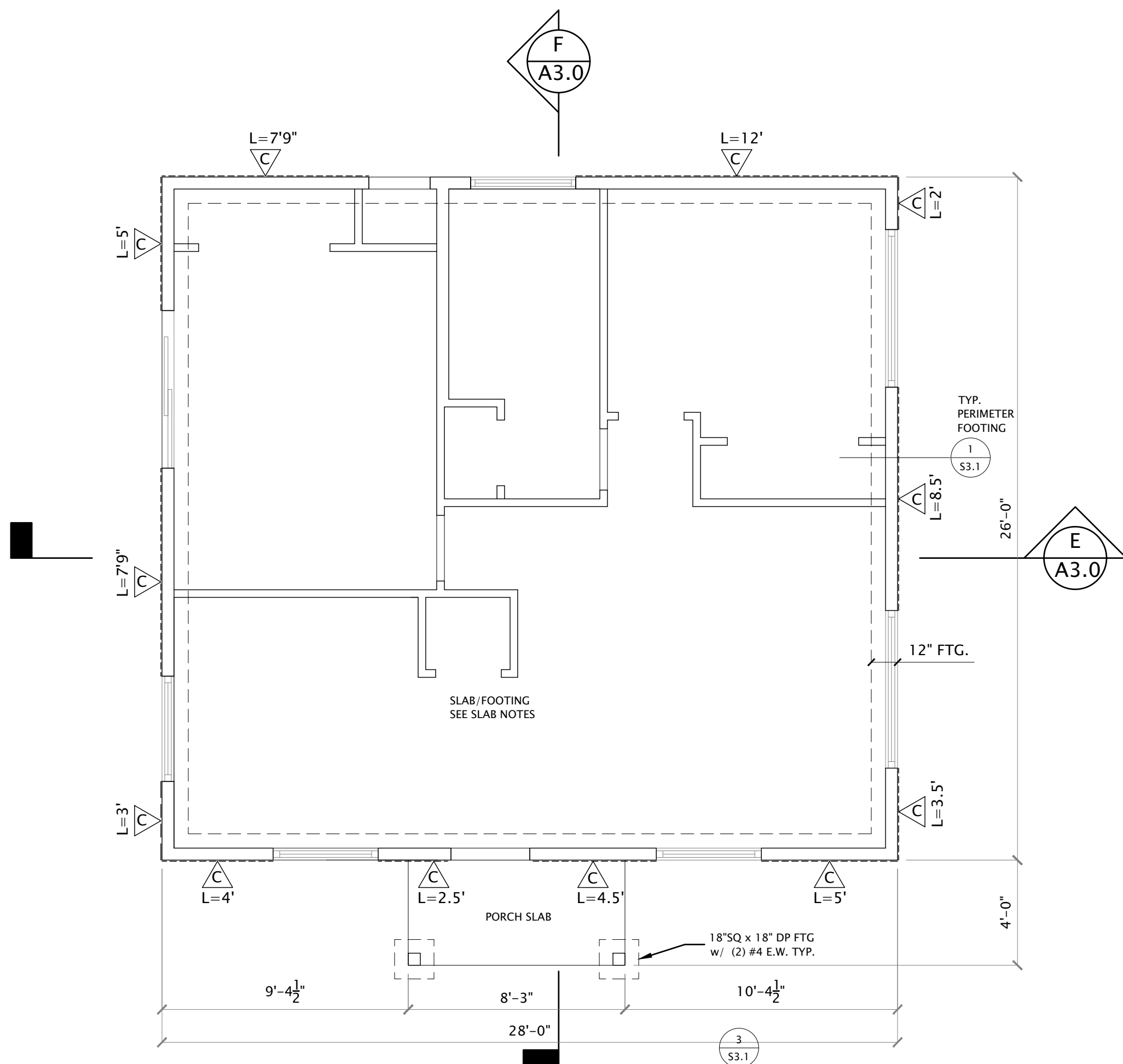
* ALL CONCRETE FOR FOOTINGS TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI (5 SACK CEMENT PER CUBIC YARD ==>> SUGGESTED MINIMUM) 3000 PSI @ PATIO >> SUGGEST (NOT REQ'D) << CONCRETE SHOULD BE VIBRATED TO ELIMINATE VOIDS AND PROMOTE BONDING w/ STEEL
* ALL FOOTING STEEL TO BE GRADE 40 MIN.
* CONNECTORS @ P.T. SILL TO BE IN COMPLIANCE w/ CRC R402.1.1/ CBC 2304.9.5

HOT-DIP GALV. OR STAINLESS STEEL NAILS /// HOT-DIP GALV. OR ZINC COATED ANCHOR BOLTS

* ANCHOR BOLTS TO BE 1/2" BOLTS @ 72"oc (MAX.) w/ 7" MIN. EMBED. (CRC R403.1.6/ CBC 2308.6)
- ALL CAST IN PLACE BOLTS TO HAVE EMBEDDED HEAD OR 1" BEND INTO CONCRETE
- ALL BOLTS REQUIRE 3" x 3" x 1/4" PLATE WASHERS (CRC R403.1.6.1/ CBC 2308.12.)
- SLOT IN PLATE WASHER (1 3/4" MAX. LENGTH) OKAY IF STANDARD CUT WASHER ALSO USED

SLAB NOTES:

SLAB @ DWELLING:
3 1/2" (MIN) CONCRETE SLAB (CRC R506.1)
USING 4" MIN. IS >SUGGESTED<
STEEL AT MID-DEPTH (#3 @ 24"oc E.W. OR 6x6 - W4.0 x W4.0)
O/ OPTIONAL/SUGGESTED 2" (HOLD) SAND
O/ 15 MIL VAPOR BARRIER
O/ 4" (MIN) FREE-DRAINING GRAVEL BASE (1/4" TO 1")

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

FOUNDATION/ROOF FRAMING PLAN - ASH
LARGE ACCESSORY DWELLING UNIT - (728 SQ FT TWO BEDROOM)

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RED BLUFF, CA 96080
(530) 440-9260

SHEET

S2

PERMIT SET

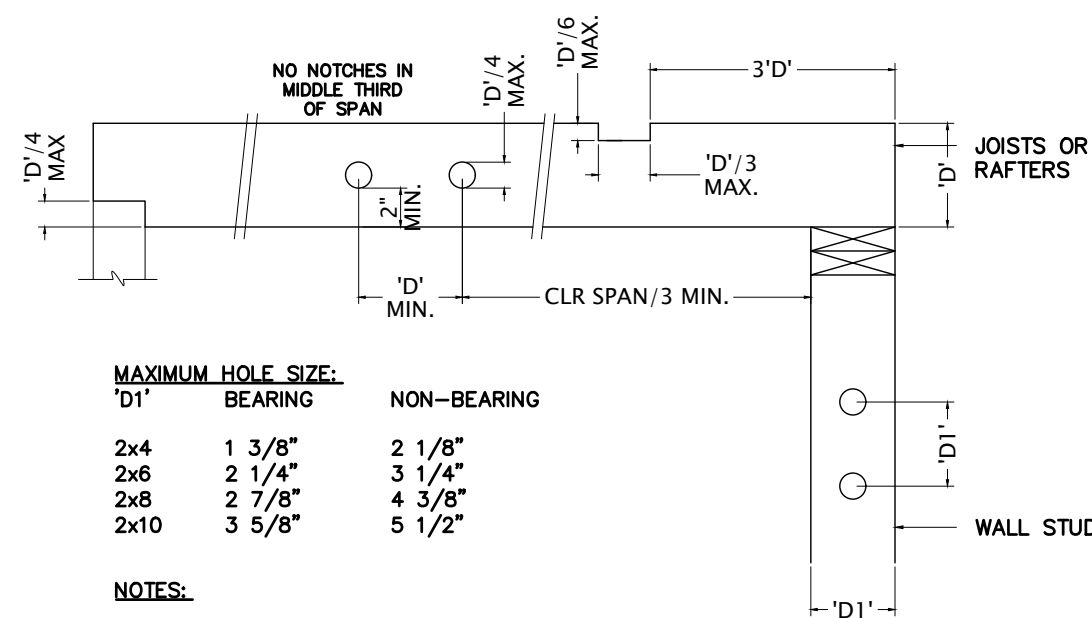
SHEET NAME & PROJECT

DATE 08/22/2022
JOB NUMBER
CADD FILE
SEAL
08/22/2022

ANTONETTE
C-35355
RENEWAL: 2/28/23
STATE OF CALIFORNIA

REVISIONS

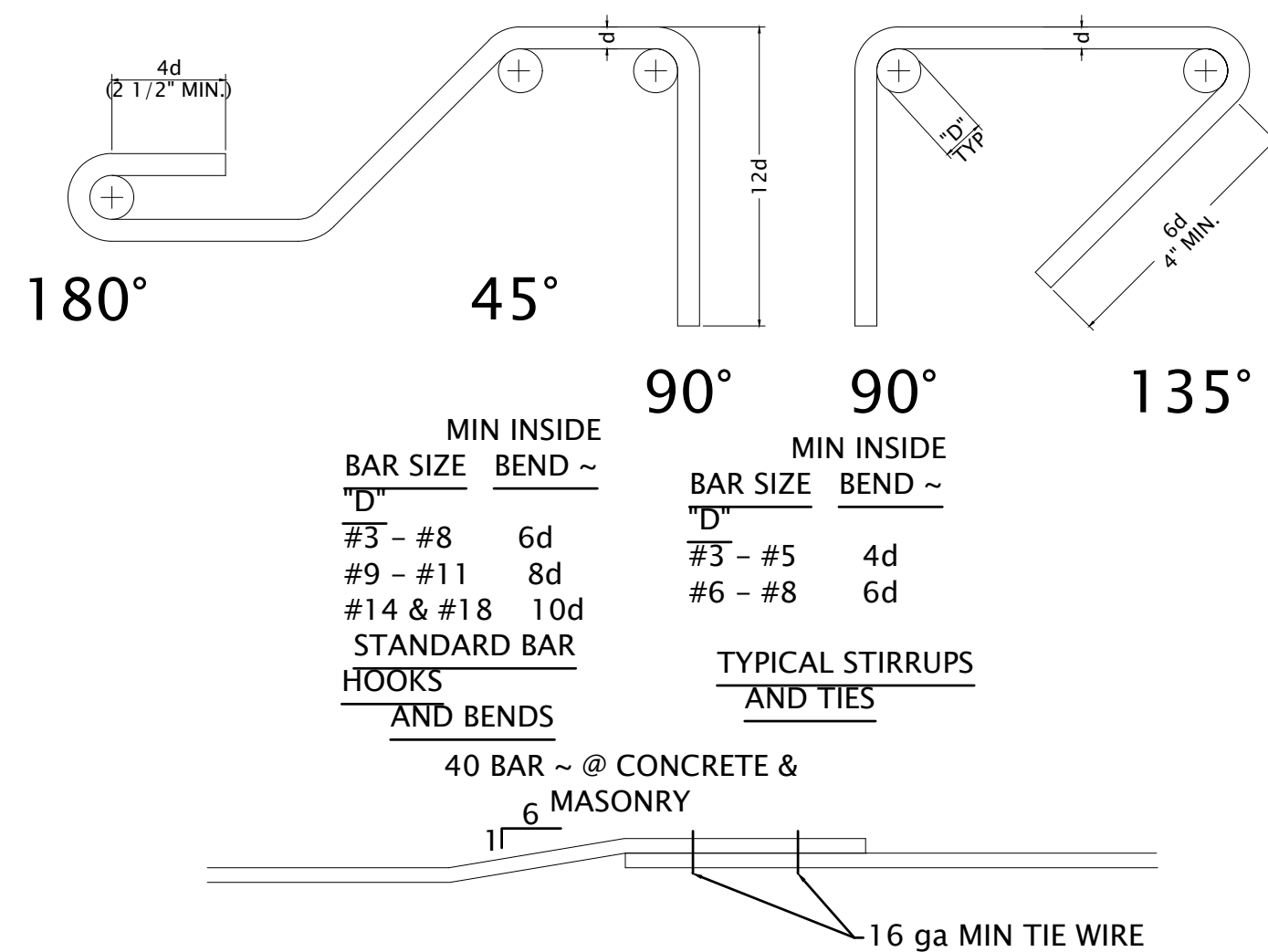
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- MAXIMUM HOLE SIZE:**
- | JOIST | BEARING | NON-BEARING |
|-------|---------|-------------|
| 2x4 | 1 3/8" | 2 1/8" |
| 2x6 | 2 1/4" | 3 1/4" |
| 2x8 | 2 7/8" | 4 3/8" |
| 2x10 | 3 5/8" | 5 1/2" |
- NOTES:**
1. PREDRILL CORNERS OF NOTCHES SO AS NOT TO OVER CUT.
 2. NOTCHES ON THE ENDS OF JOISTS AND HEADERS SHALL NOT EXCEED 1/4 OF THE JOIST DEPTH.
 3. NOTCHES IN THE BOTTOM OF JOISTS ALLOWED ONLY WHERE SPECIFICALLY SHOWN ON THE DRAWINGS.
 4. NOTCHES IN THE TOP OF JOISTS SHALL NOT EXCEED 1/16 OF THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN.
 5. HOLES BORED IN THE JOIST SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM AND SHALL NOT HAVE A DIAMETER LARGER THAN 1/4 OF THE DEPTH OF THE JOIST.

HOLES & NOTCH

NO SCALE

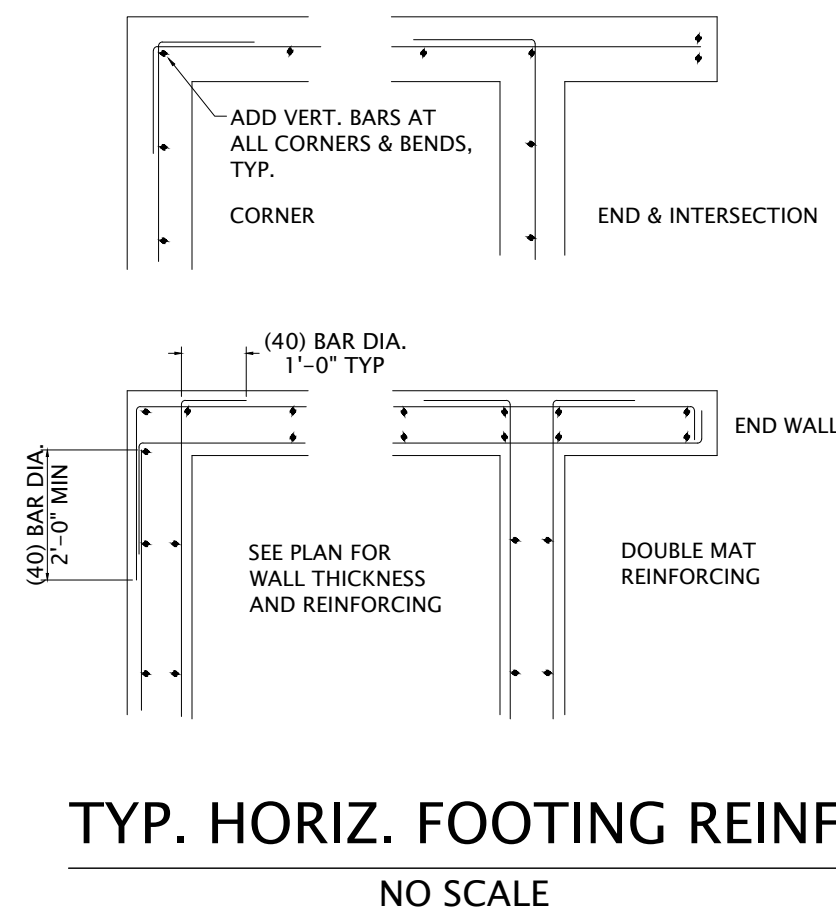


TYP. RE-BAR HOOKS & BENDS

NO SCALE

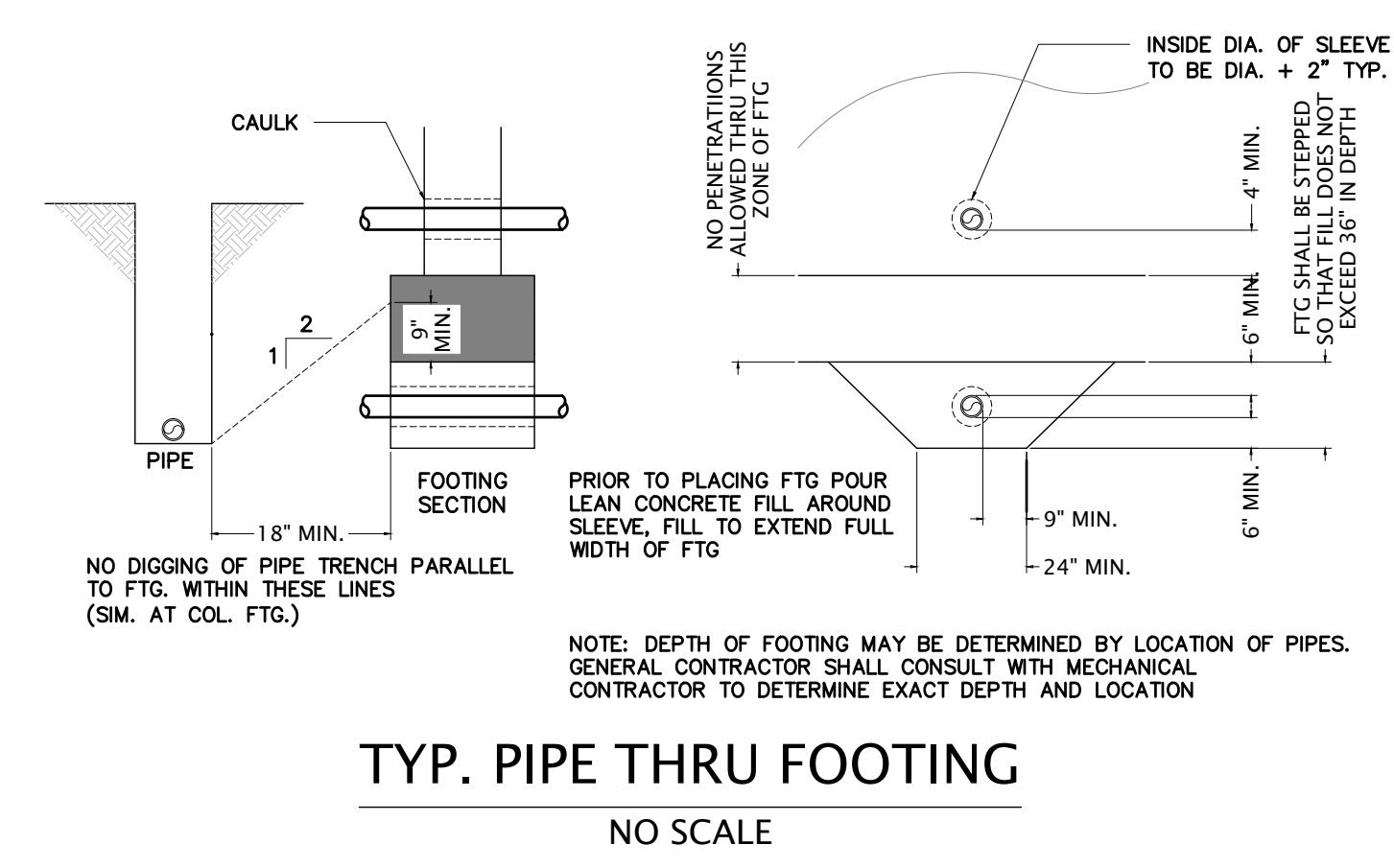
NOTE:
VERIFY ALL REBAR IN FOOTINGS
WITH THE FOUNDATION PLAN

NOTE:
ALL SILL PLATES FOR SHEAR WALLS IN CONTACT
WITH CONCRETE SHALL BE DOUGLAS FIR
PRESSURE TREATED LUMBER.



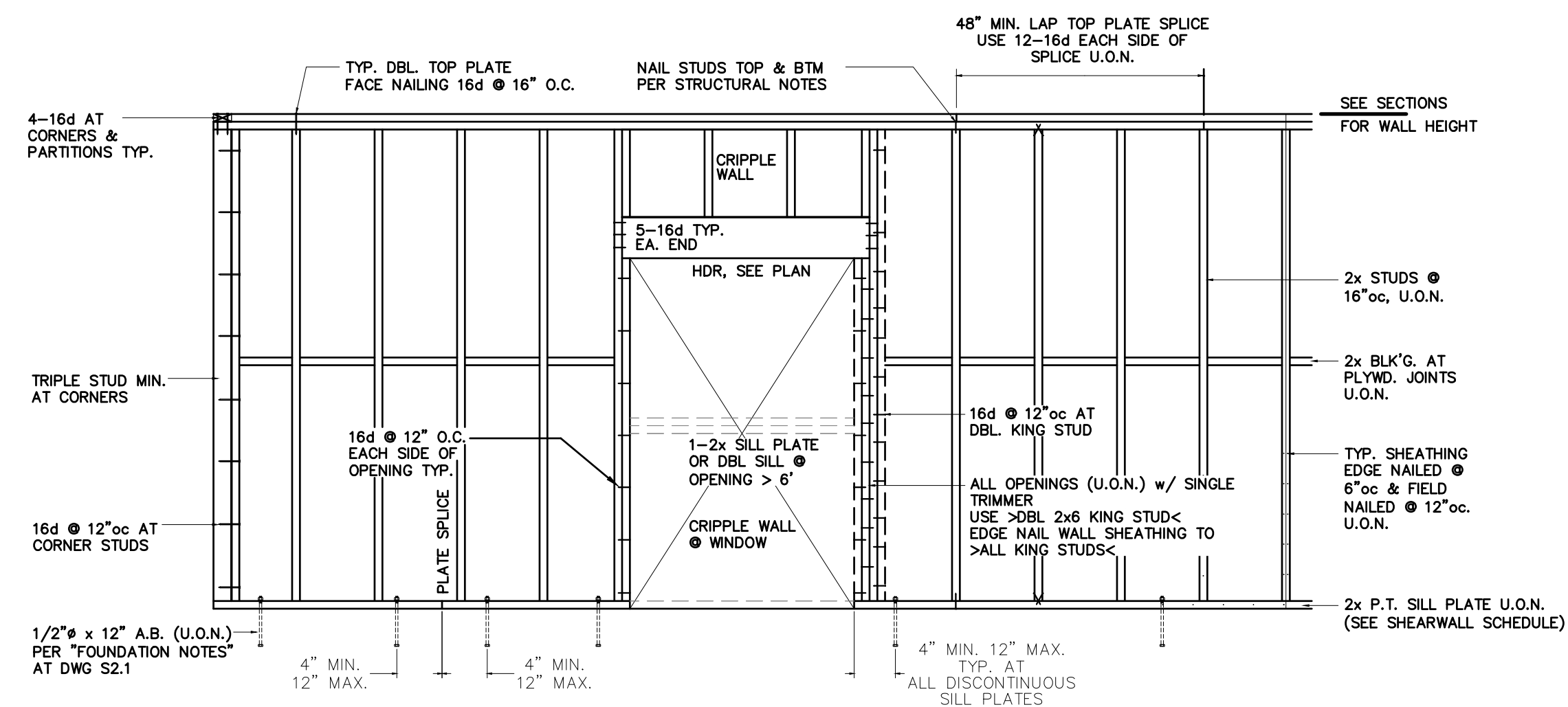
TYP. HORIZ. FOOTING REINF.

NO SCALE



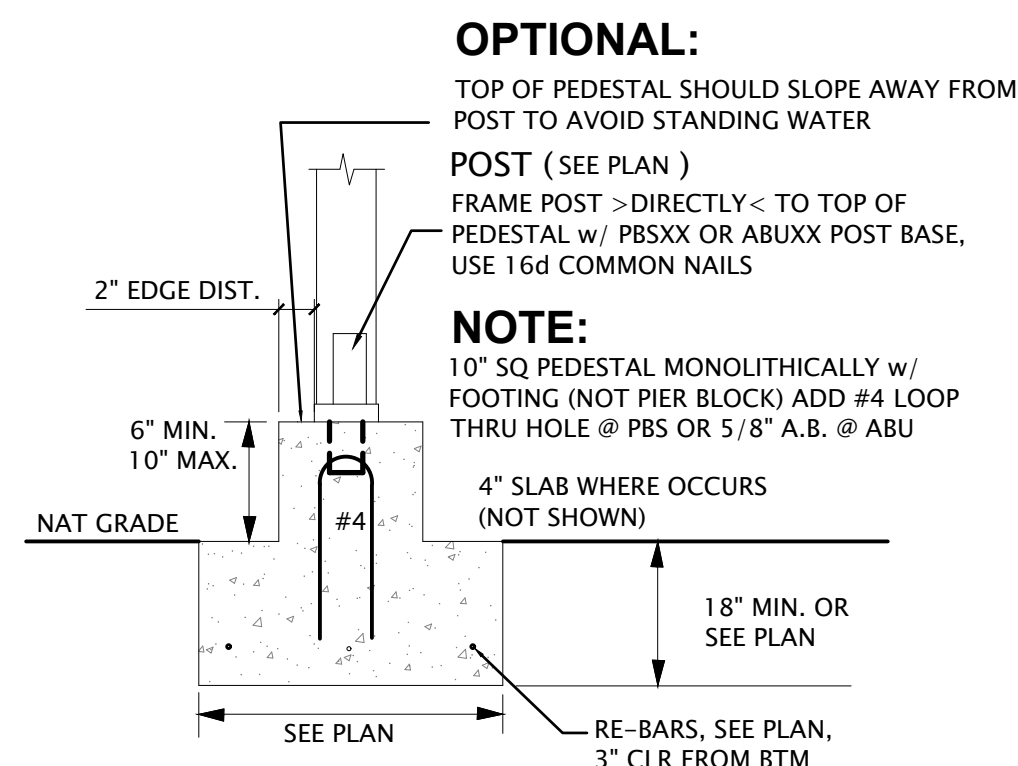
TYP. PIPE THRU FOOTING

NO SCALE



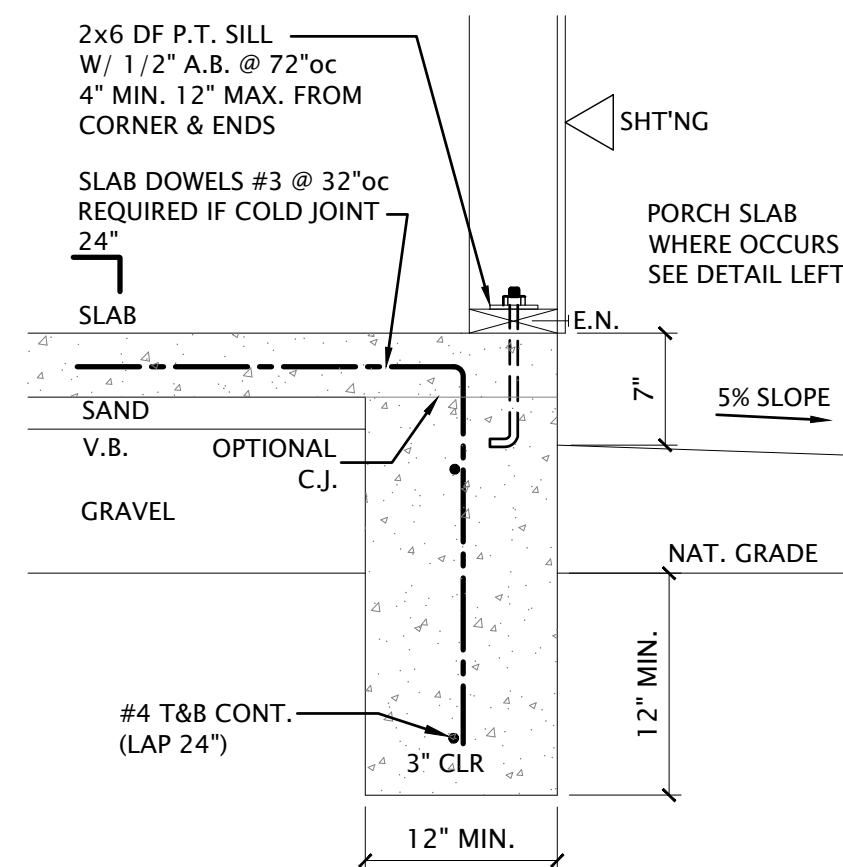
TYP. BEARING WALL DETAILS

NO SCALE



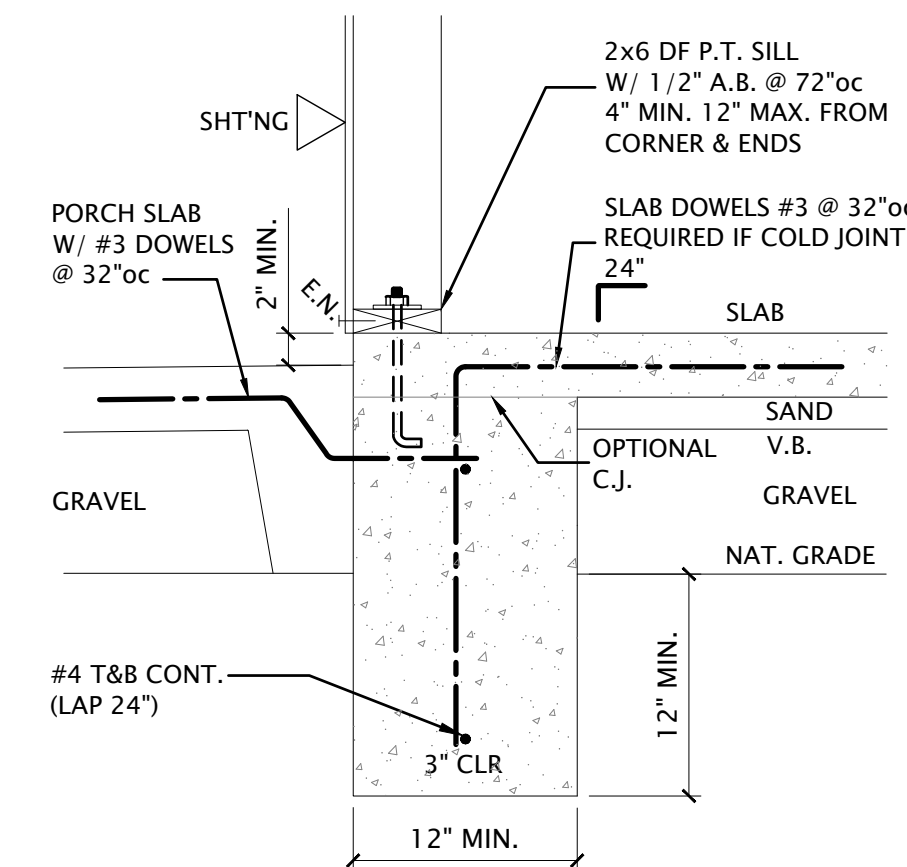
3 PORCH PIER FOOTING

SCALE: 1"=1'-0"



2 PERIMETER FOOTING

SCALE: 1"=1'-0"



1 FOOTING

SCALE: 1"=1'-0"

STRUCTURAL DETAILS - ASH LARGE ACCESSORY DWELLING UNIT - (728 SQ FT TWO BEDROOM)

PERMIT SET