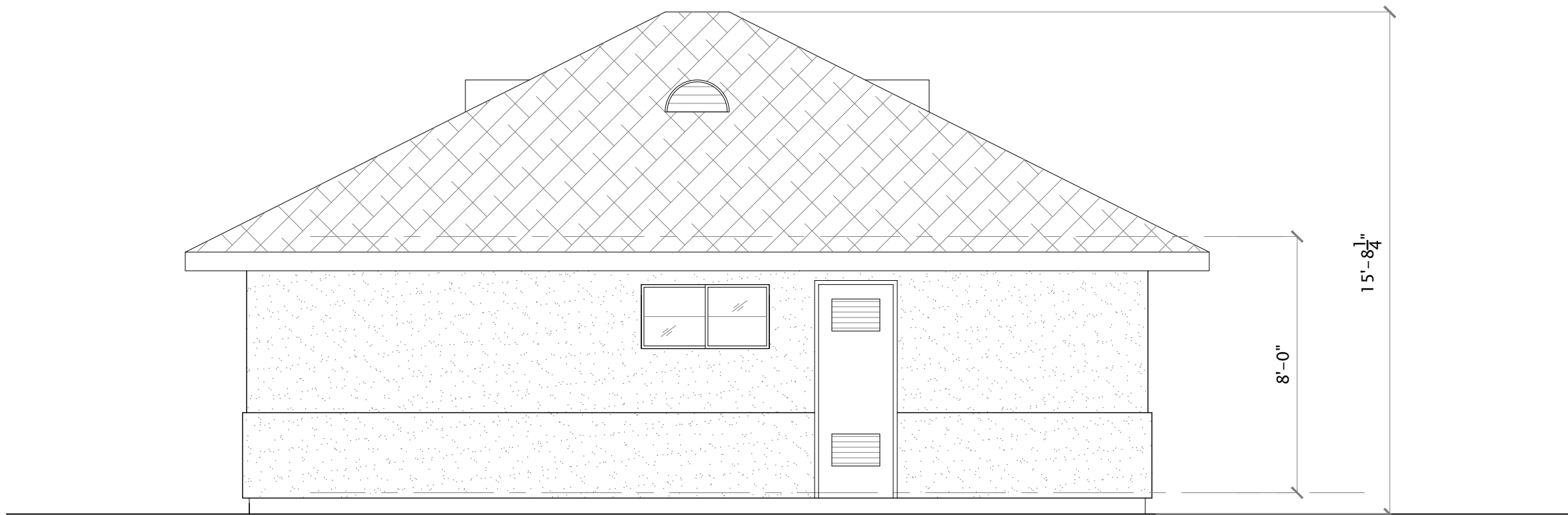


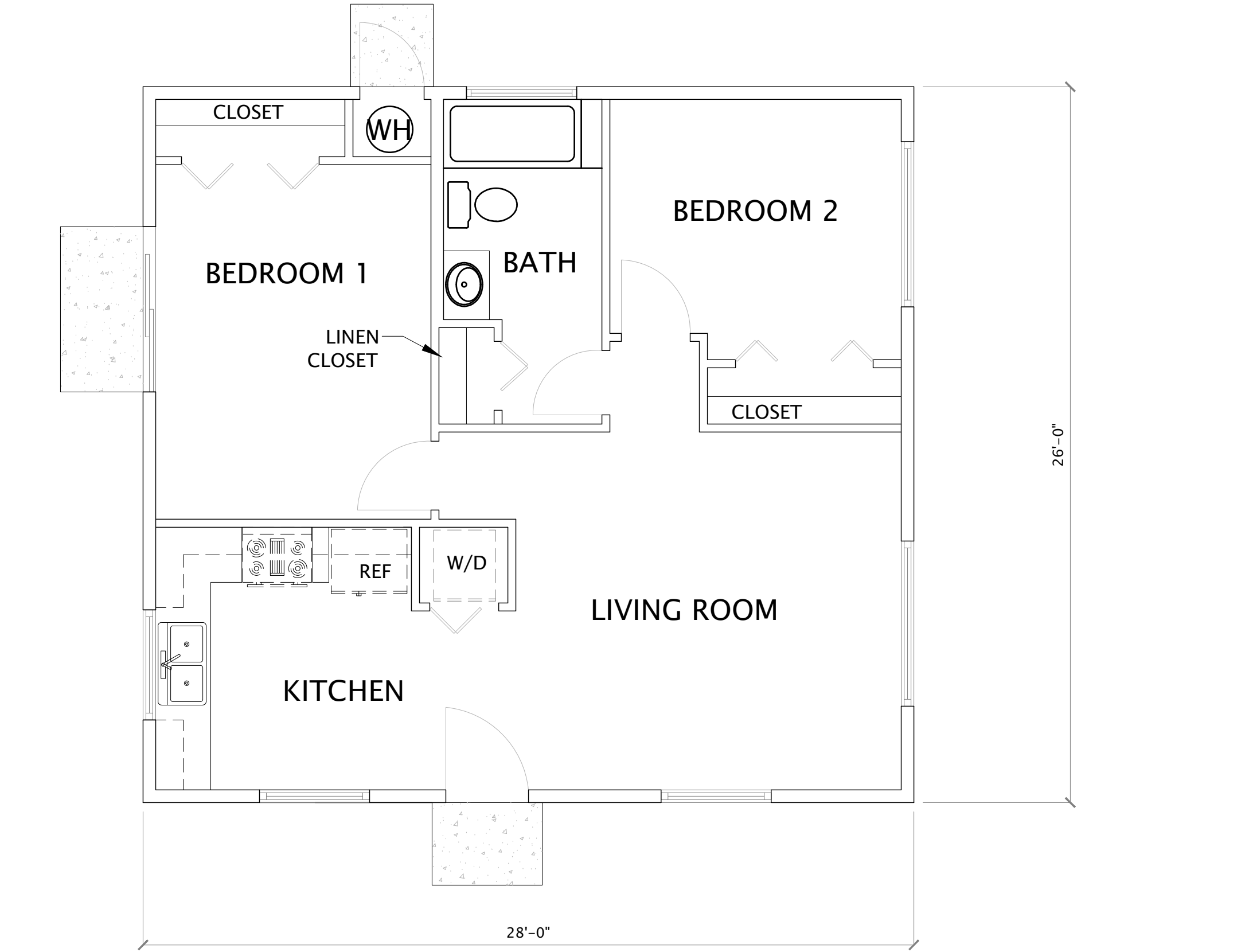
B LEFT SIDE ELEVATION - WILLOW
SCALE: 1/4" = 1'-0"



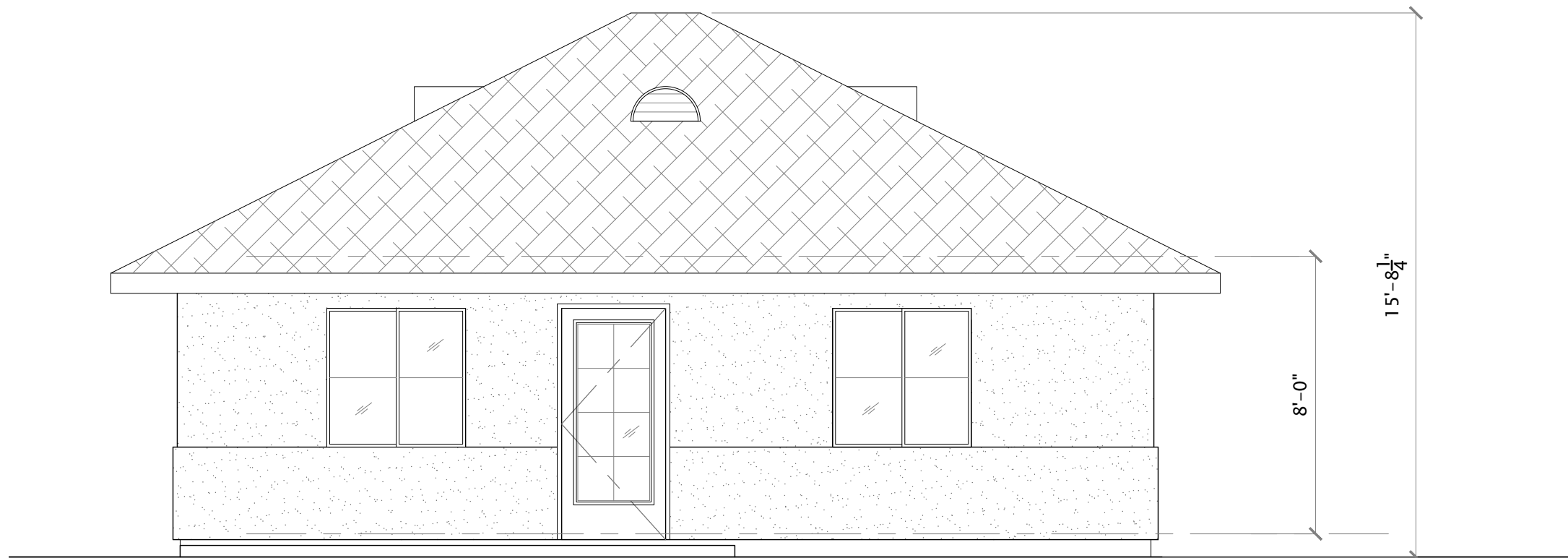
C RIGHT SIDE ELEVATION - WILLOW
SCALE: 1/4" = 1'-0"



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



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



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

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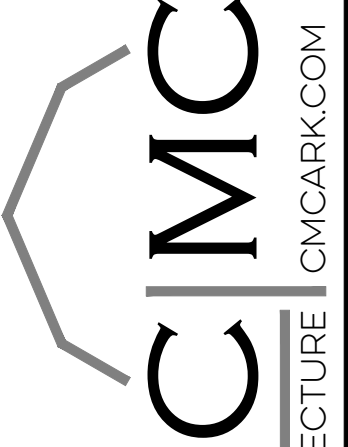
RENEWAL: 2/28/23

STATE OF CALIFORNIA

08/22/2022

SHEET NAME & PROJECT
WILLOW – 728 SF ADU
LARGE ACCESSORY DWELLING UNIT – (728 SQ FT TWO BEDROOM)
CITY OF RED BLUFF
555 WASHINGTON
RED BLUFF, CA 96080
APN: _____

CMC ARCHITECTURE
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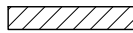
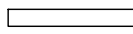
PROJECT DESCRIPTION:

NEW ACCESSORY DWELLING UNIT USING STANDARD FRAME CONSTRUCTION.

SHEET INDEX:

ADU9	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:

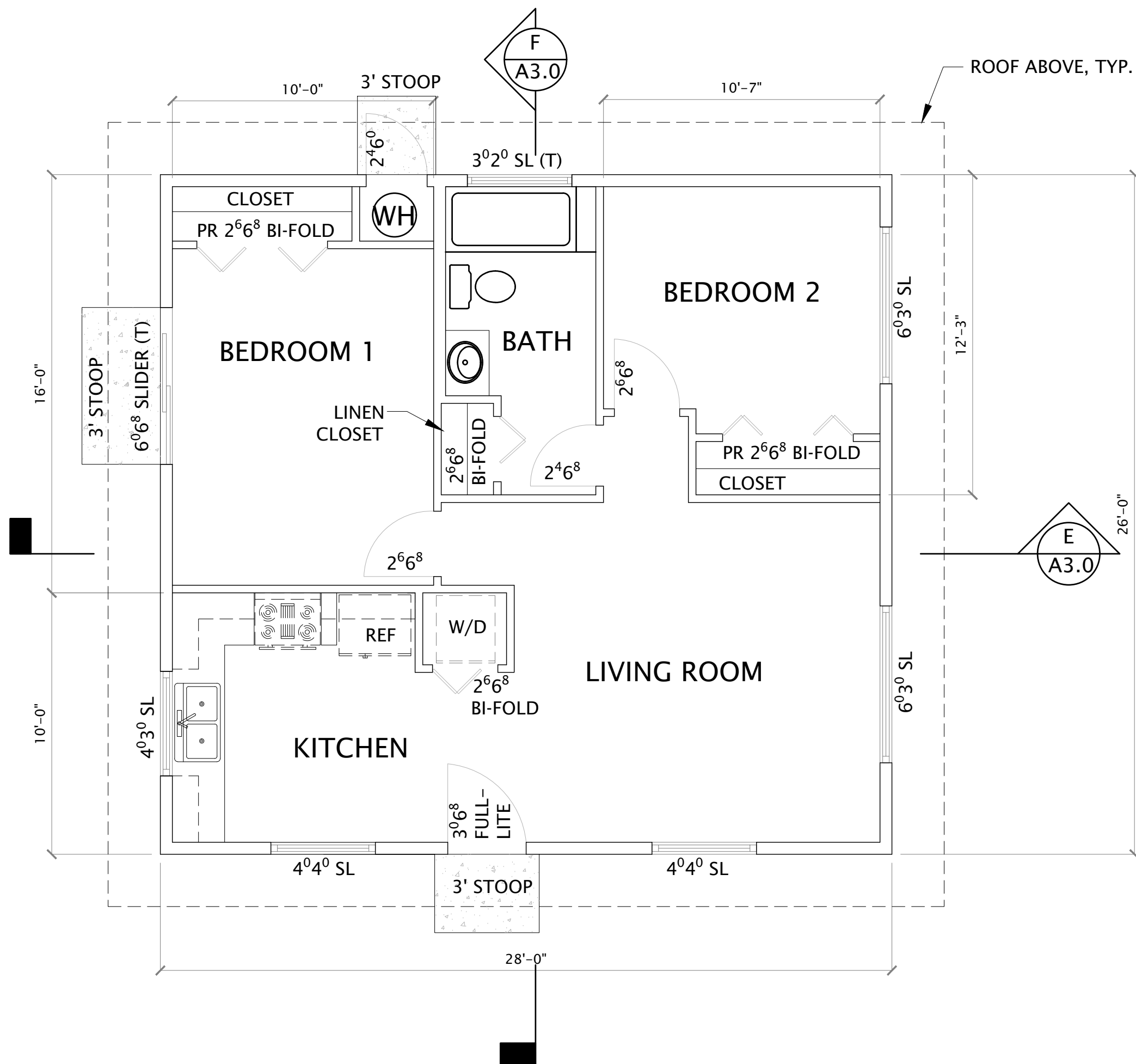
- EXTERIOR BEARING WALLS: 2x6 STUDS @16" O/C, U.O.N..
- FIRE BLOCK: WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER ARCHITECTURAL ELEMENTS. AT 10 FOOT HORIZONTAL INTERVALS PER CRC SECTION 717.1. FIRE BLOCK PIPES, DUCTS AND CHIMNEYS AT FLOORS AND CEILINGS PER CRC SECTION 708.2.1.
- PENETRATIONS 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



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

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

CITY OF RED BLUFF
555 WASHINGTON
RED BLUFF, CA 96080

APR:

C|MC

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SHEET

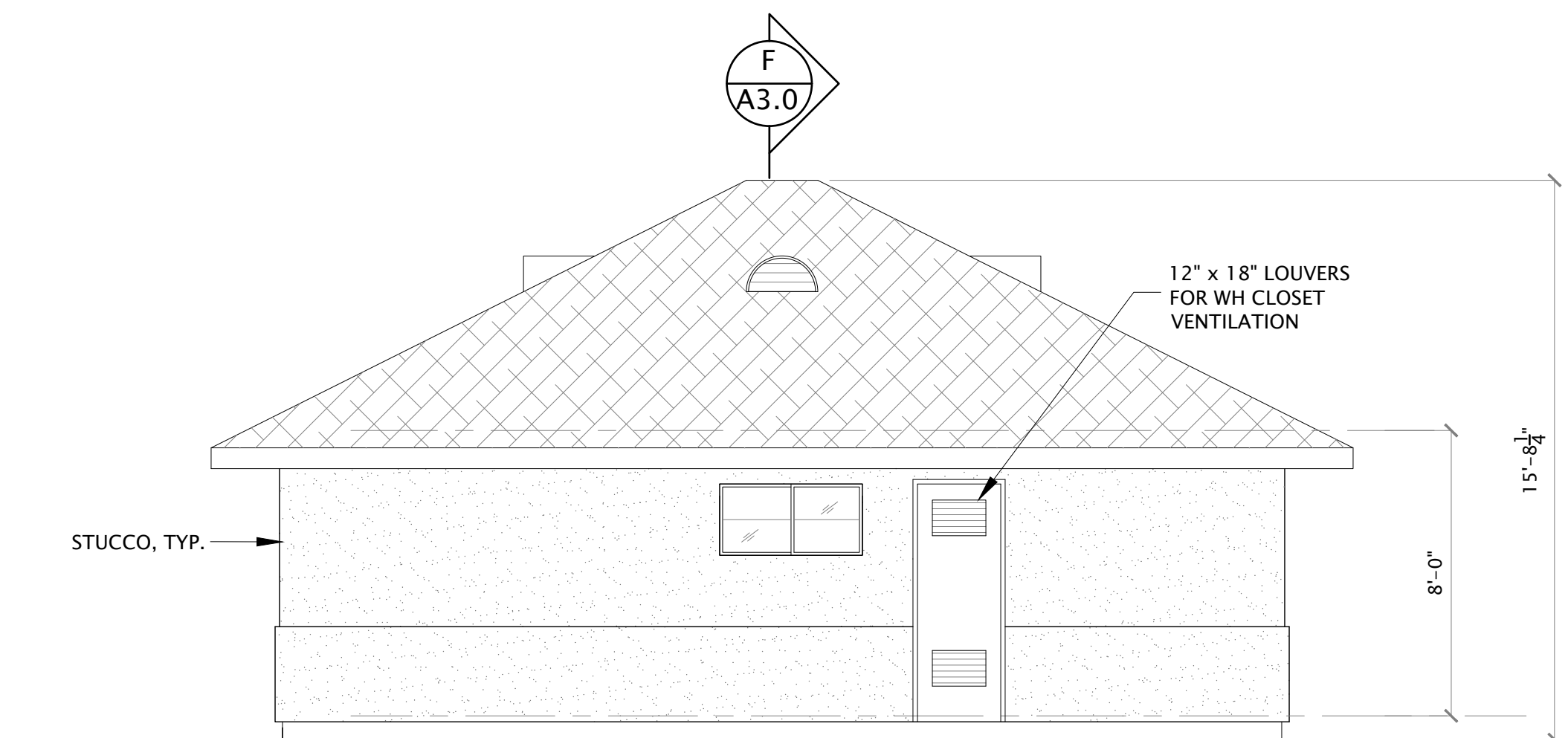
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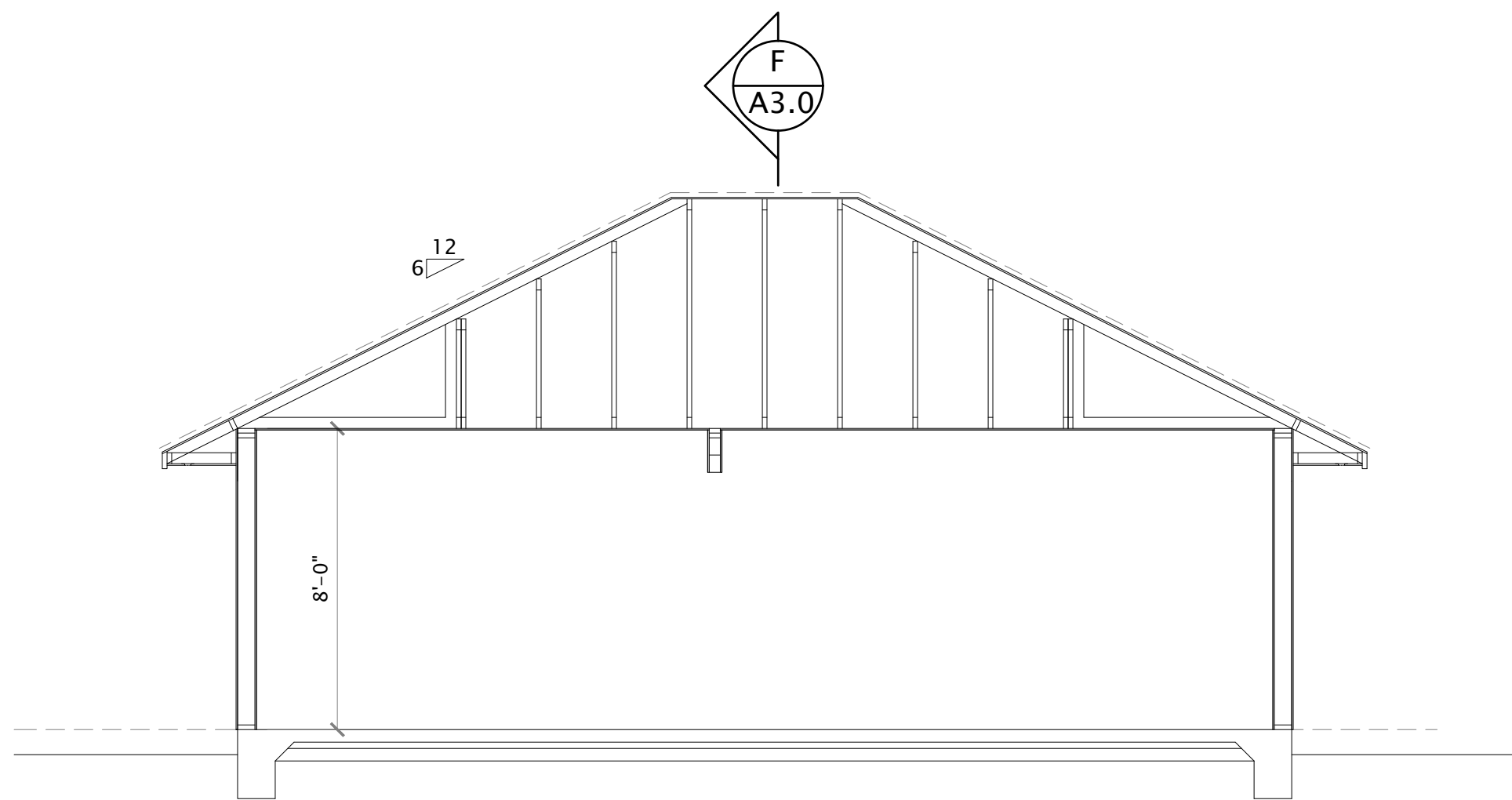
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A FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

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/licenselistings.html?searchcotest.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:
 - BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING, OR
 - BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
 - HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
 - BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- GLAZING ADJACENT TO STAIRS AND RAMPS 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:
 - WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLAN OF THE DOOR IN A CLOSED POSITION.
 - 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
 - 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:

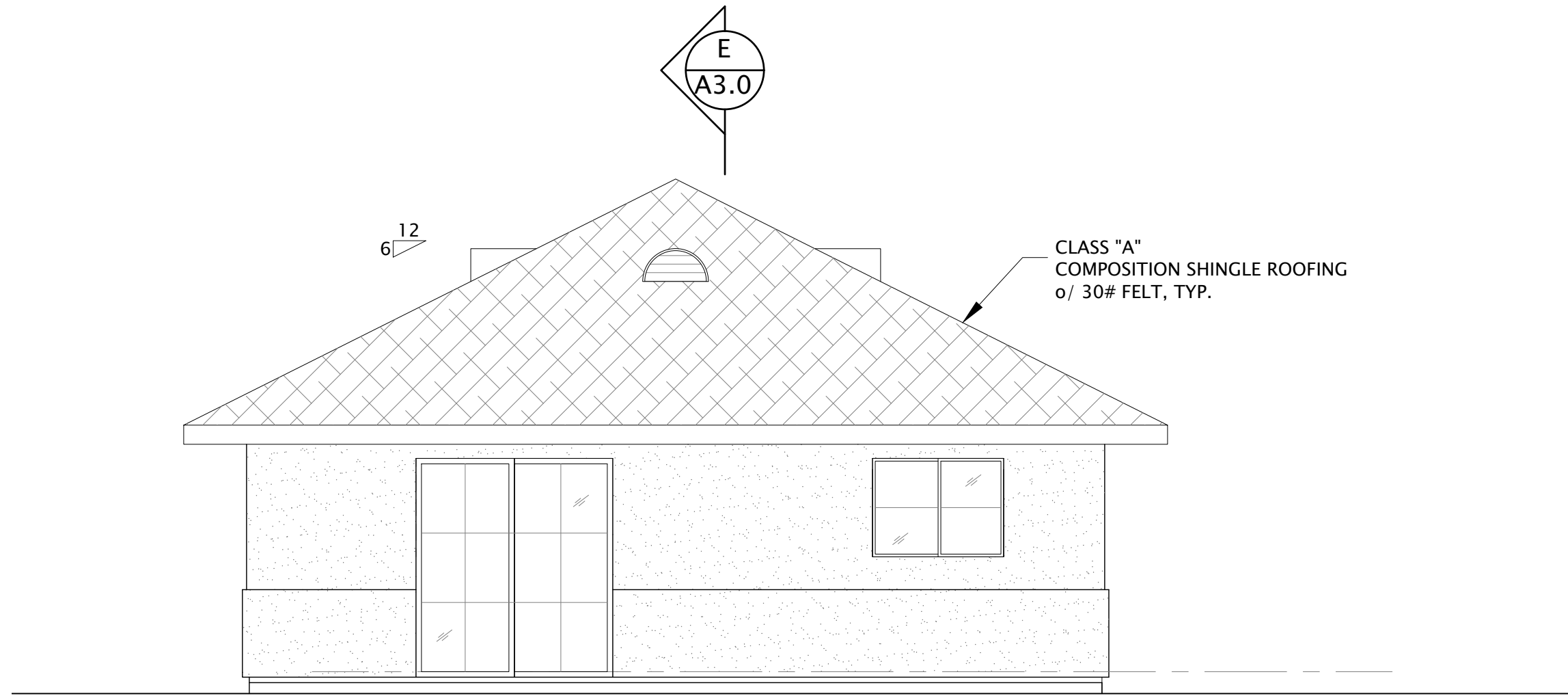
VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET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

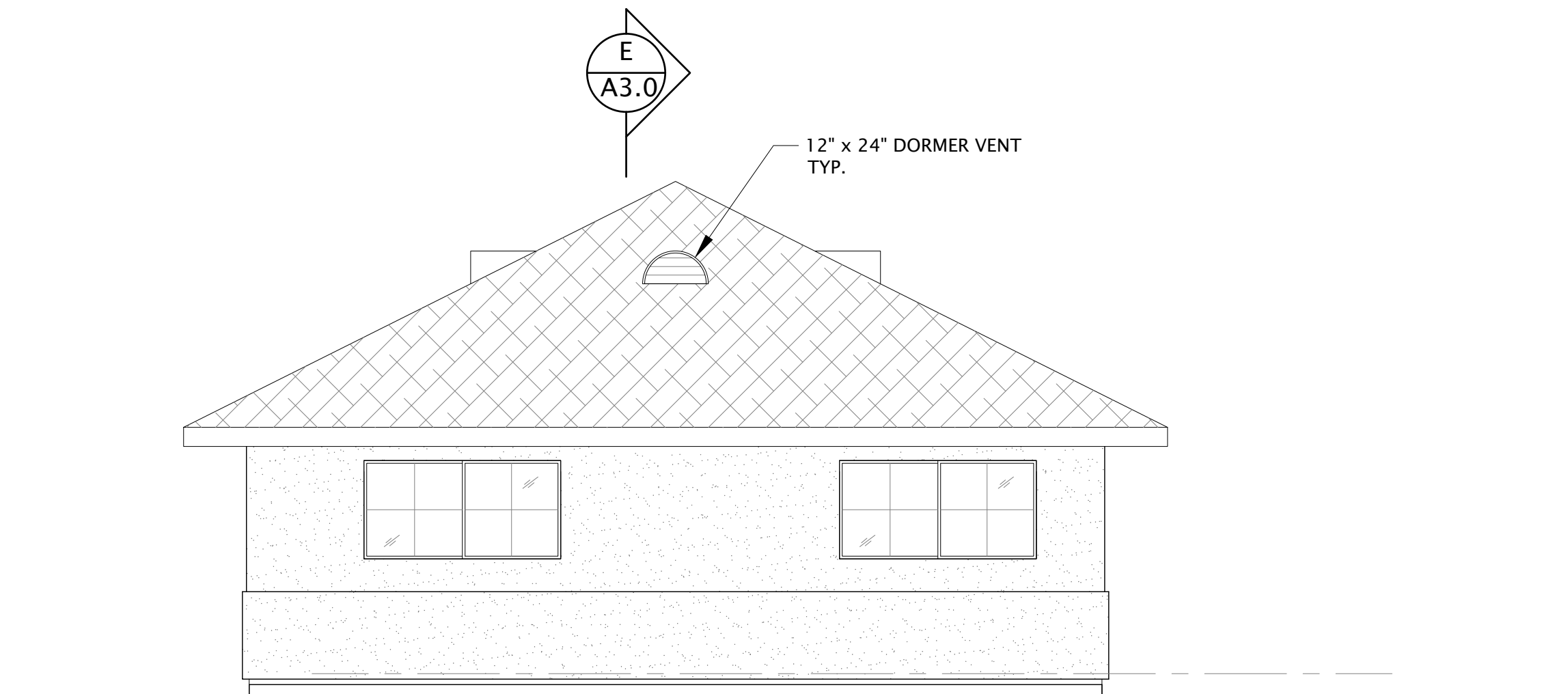
XR806.2 MINIMUM VENT AREA
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. 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 728 SQ. FT. x 1/150 = 4.9 SQ. FT. OF FREE VENT AREA REQUIRED.
- * ROOF ATTIC SPACE (SEE CALIFORNIA CHAPTER 7A REQUIREMENTS IF APPLICABLE)
12" x 24" DORMER VENTS: (4) x .69 N.F.V EACH = 2.7 SQ. FT.
EAVE VENTS: 6 TOTAL EVENLY SPACED x 3.5 x 22 x 0.8 = 2.5 SQ. FT.

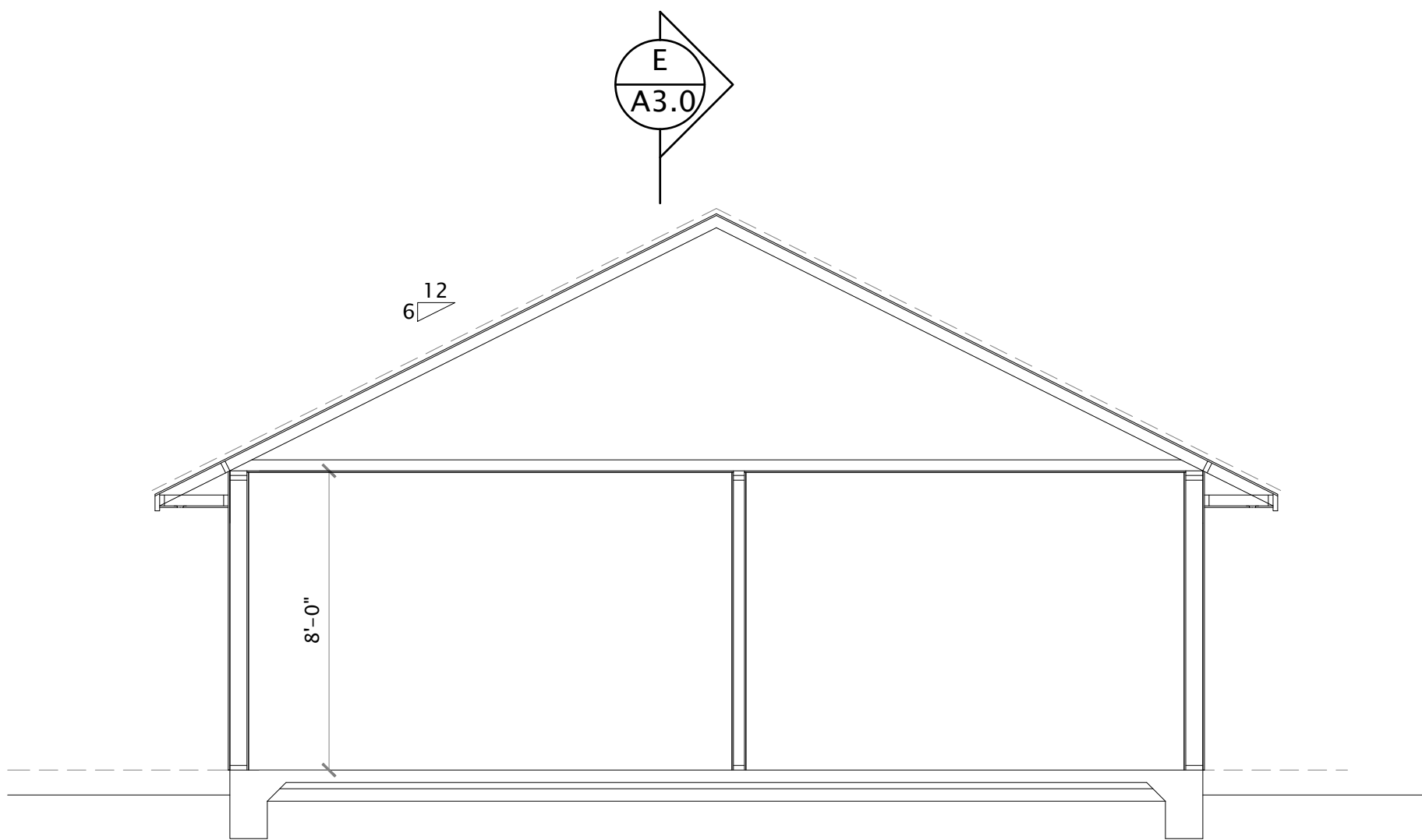
ADJUST NUMBER OF VENTS CONSIDERING SPECS OF VENT USED TO MEET THE MINIMUM REQUIRED VENTILATION.



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"

EXTERIOR ELEVATIONS & SECTIONS – WILLOW
LARGE ACCESSORY DWELLING UNIT – (728 SQ FT TWO BEDROOM)

SHEET NAME & PROJECT
CITY OF RED BLUFF
555 WASHINGTON
RED BLUFF, CA 96080
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CMC
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1. ALL RECEPTACLES SHALL BE CONNECTED TO THE CIRCUIT INDICATED USING $\frac{1}{2}$ " MC CABLE C-2 #12, 1# 12G INSULATED I.N.O. CIRCUITS TO BE CONCEALED IN WALLS OR RAN OVERHEAD.

LOCATION AND SPACING OF RECEPTACLE OUTLETS SHALL BE PER CEC SECTION 210-52

- GENERAL PLUMBING NOTES:

- LOAD CALCULATION:

100 AMP SUB-PANEL ADU:

LIGHTING: 3 VA/SOFT X 795 SOFT => 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]

100 AMP METER SERVICE / PANEL LOCATION TBD UPON PERMIT PROCESS

FIRE RISER (IF REQUIRED)

BEDROOM 1

BEDROOM 2

BATH

CLOSET

LIVING ROOM

KITCHEN

REF

RANGE/HOOD

W/D

WH

LINEN

SEE ROOF FRAMING PLAN FOR ATTIC ACCESS LOCATION IN THIS AREA

HEAT PUMP w/4" CONC. PAD DISCONNECT WITHIN SIGHT OF AC PER NEC 440.14

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

ELECTRICAL PLAN - WILLOW
LARGE ACCESSORY DWELLING UNIT - (728 SQ FT TWO BEDROOM)

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332 PINE STREET, SUITE 1
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(530) 440-9256

SHEET

AE

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CALIFORNIA GREEN BUILDING STANDARDS RESIDENTIAL MANDATORY MEASURES

STORM WATER MANAGEMENT: CGBSC SEC. 4.106.2

UTILIZE 'BMP' - PROJECTS THAT DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER IN ONE OF THE FOLLOWING MEASURES TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUN-OFF ON THE SITE:

- RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE.
- WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER, OR SIMILAR DISPOSAL METHOD, THE WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
- COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT PLAN.

ELECTRIC VEHICAL (EV) CHARGING NEW ONE AND TWO FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES CGBSC 4.106.4.1

FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1 INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

INDETIFICATION CGBSC 4.106.1.1

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS 'EV CAPABLE'. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS 'EV CAPABLE'.

INDOOR WATER CONSERVING PLUMBING FIXTURES AND FITTINGS CGBSC 4.303.1

- WATER CLOSETS - THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH - 4.303.1.1
- URINALS - THE EFFECTIVE FLUSH VOLUME OF WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH - 4.303.1.2
- SINGLE SHOWER HEAD - SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. - 4.303.1.3
- THE COMBINED FLOW RATE OF MULTIPLE SHOWER HEADS IN ONE SHOWER SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW OPERATION OF ONLY ONE SHOWER HEAD AT A TIME. - 4.303.1.3.2
- FAUCETS - THE MAX. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
- KITCHEN FAUCETS - THE MAX. FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

OUTDOOR WATER USE CGBSC 4.305

AFTER DECEMBER 1st, 2015, NEW RESIDENTIAL DEVELOPMENTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH ONE OF THE FOLLOWING:

- A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) WHICHEVER IS MORE STRINGENT;
- OR
- PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAN 2,500 SQUARE FEET MAY COMPLY WITH MWEO's APPENDIX D PRESCRIPTIVE 5. A MIN. OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE

GBC 4.408.1

ENHANCED DURABILITY AND REDUCED MAINTENANCE - RODENT PROOFING CGBSC 4.406.1

ANNULAR SPACES AROUND PIPES, ELECT. CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONC. MASONRY OR SIM. METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

CONSTRUCTION WASTE MANAGEMENT CGBSC 4.408.1

RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3, 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

CONSTRUCTION WASTE MANAGEMENT PLAN CGBSC 4.408.2

SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THRU 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY:

- IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
- SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).
- IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
- IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
- SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

WASTE MANAGEMENT COMPANY CGBSC 4.408.3

UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1

BUILDING MAINTENANCE AND OPERATION - OPERATION AND MAINTENANCE MANUAL CGBSC 4.10.1

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISK, WEB BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

- DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL WILL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
- OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
 - EQUIPMENT AND APPLIANCES, INCLUDING WATER SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGINGS, WATER HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
 - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
 - SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
 - LANDSCAPE IRRIGATION SYSTEMS.
 - WATER REUSE SYSTEMS.
- INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
- PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
- EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
- INFORMATION ABOUT WATER CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
- INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
- INFORMATION ON REQUIRED MAINTENANCE MEASURES, INCLUDING BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDINGS, ETC.
- INFORMATION ABOUT SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

FIREPLACES - GENERAL CGBSC 4.503

ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT VENT SEALED COMBUSTION TYPE. ANY INSTALLED WOOD STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

POLLUTANT CONTROL:

COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION CGBSC 4.504.1

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATION EQUIPMENT, ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

FINISH MATERIAL POLLUTANT CONTROL CGBSC 4.504.1

ADHESIVES, SEALANTS AND CAULKS CGBSC 4.405.2.1

ADHESIVES, SEALANTS AND CAULKS USED SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:

- ADHESIVES, ADHESIVE BONDING PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE, DICHLORIDE, METHYLEN, CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
- AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OR CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

PAINTS AND COATINGS CGBSC 4.504.2.2

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORY LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUB-SECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURES, AND CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

AEROSOL PAINTS AND COATINGS CGBSC 4.504.2.3

AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHED MIR LIMITS FOR ROC IN SECTION 94522(a)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(a)(1) OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

VERIFICATION CGBSC 4.504.2.4

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

- MANUFACTURES PRODUCT SPECIFICATION.
- FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

CARPET SYSTEMS CGBSC 4.504.3

ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

- CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM.
- CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS, VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)
- NSF/ANSI 140 AT THE GOLD LEVEL
- SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE.

CARPET CUSHIONS CGBSC 4.505.3.1

ALL CARPET CUSION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.

CARPET ADHESIVE CGBSC 4.504.3.2

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

RESILIENT FLOORING SYSTEMS CGBSC 4.504.4

WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

- PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS, VERSION 1.1 FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS CHPS LOW EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
- PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM).
- CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSOURCE PROGRAM.
- MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, STANDARD METHOD OF TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS, VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)

COMPOSITE WOOD PRODUCTS CGBSC 4.504.5

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ) BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS IN TABLE 4.504.5.

DOCUMENTATION CGBSC 4.504.5.1

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

- PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
- CHAIN OF CUSTODY CERTIFICATIONS.
- PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR TITLE 17, SECTION 93120, ET SEQ.)
- EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269, EUROPEAN 636 35, AND CANADIAN CSA 0121, CSA 0151, CSA 0153, AND CSA 0325 STANDARDS.
- OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

TABLE 4.504.5

FORMALDEHYDE LIMITS

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLEBOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13

INTERIOR MOISTURE CONTROL CGBSC 4.505

CONCRETE SLAB FOUNDATION CGBSC 4.505.2

CAPILLARY BREAK CGBSC 4.505.2.1

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

- A 4 INCH THICK (101.6 MM) BASE OF 1/2" (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
- OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
- A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

MOISTURE CONTENT OF BUILDING MATERIALS CGBSC 4.505.3

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

- MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTENT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE (CGBSC)
- MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
- AT LEAST 3 RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS THAT ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

INDOOR AIR QUALITY AND EXHAUST CGBSC 4.506

BATHROOM EXHAUST FANS CGBSC 4.506.1

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
 - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (BUILT-IN).

NOTES:

- FOR THE PURPOSE OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION.
- LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

ENVIRONMENTAL COMFORT CGBSC 4.507

HEATING AND AIR CONDITION SYSTEM DESIGN CGBSC 4.507.2

HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2011 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D - 2014 (RESIDENTIAL DUCT SYSTEMS) ASHRAE_HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

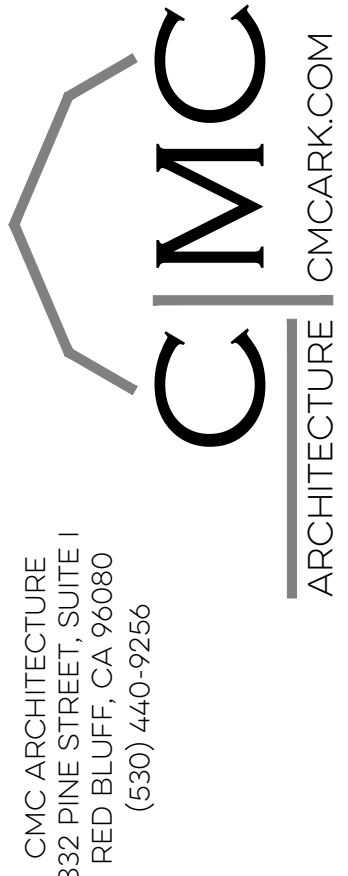
EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEM'S FUNCTIONS ARE ACCEPTABLE.

DATE	08/22/2022	JOB NUMBER		CADD FILE	
REVISIONS					
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ANTONETTE ARBONAS-WOOLFE
C-35355
RENEWAL: 2/28/23
STATE OF CALIFORNIA

08/22/2022

CALIFORNIA GREEN BUILDING STANDARDS (RES)
LARGE ACCESSORY DWELLING UNIT - (728 SQ FT TWO BEDROOM)



CMC ARCHITECTURE
3301 THE OFFICE
RED BLUFF, CA 96080
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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:
Fb= 2400 PSI Fv = 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

LICENSED ARCHITECT
ANTONETTE
KOROSAY, MARCH 1
C-35355
RENEWAL:2/28/23
STATE OF CALIFORNIA

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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:

CMC ARCHITECTURE
332 FINE STREET, SUITE 1
RED BLUFF, CA 96080
(530) 440-9256

CMC ARCHITECTURE | CMCARK.COM

SHEET

S1

PERMIT SET

* BEARING WALL @ FOOTING

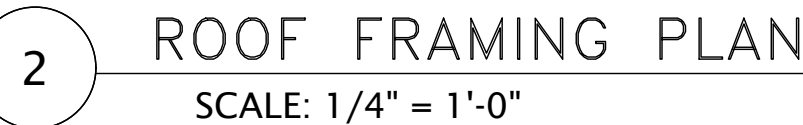
2x4 / 2x6 NON-BEARING WALL w/ DTC CLIPS
@ 48"oc

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

CONVENTIONAL FRAMING SATISFACTORY THIS APPLICATION
BRACED WALL PANEL PER CRC R602.10
SAME AS "P" >CONTINUOUSLY TO ENTIRE WALL<

- Use common or galvanized box nails (8d Common = $0.131" \times 2 \frac{1}{2}"$)
- 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 & should 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



* ASSUMED SOIL ALLOWABLE BEARING USE 1500 PSF CONTRACTOR AND/OR OWNER IS SOLELY RESPONSIBLE FOR VERIFYING THAT THE SOIL CONDITIONS AT THE BUILDING SITE ARE OF ADEQUATE INTEGRITY TO SUPPORT THE STRUCTURE. * MINIMUM VERIFY THE CONDITION OF 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

* 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 'J' 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 @ DWELLING:
3 ½" (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 (½" TO 1")

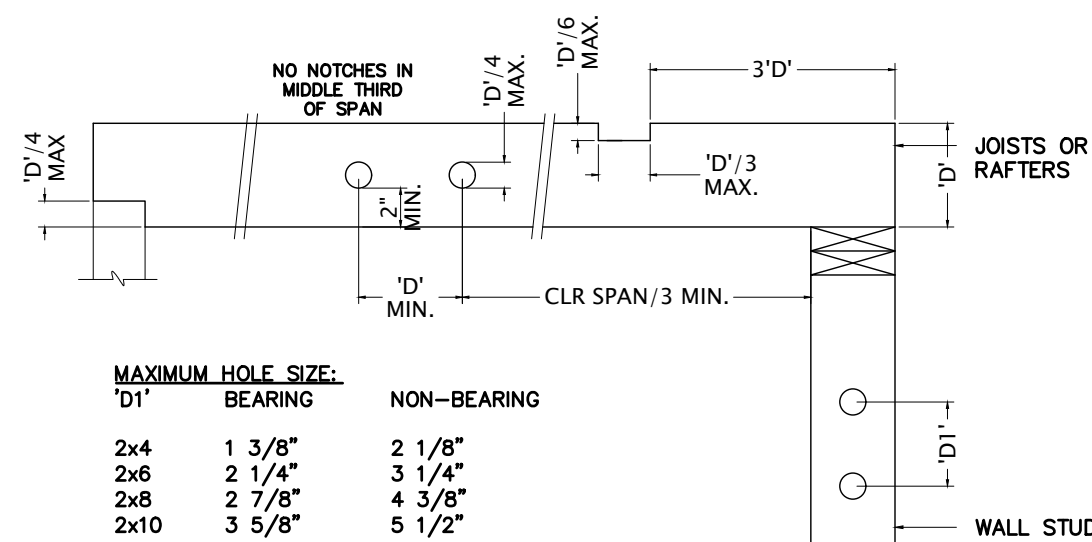


* EXTERIOR FRAMING:

- 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.)

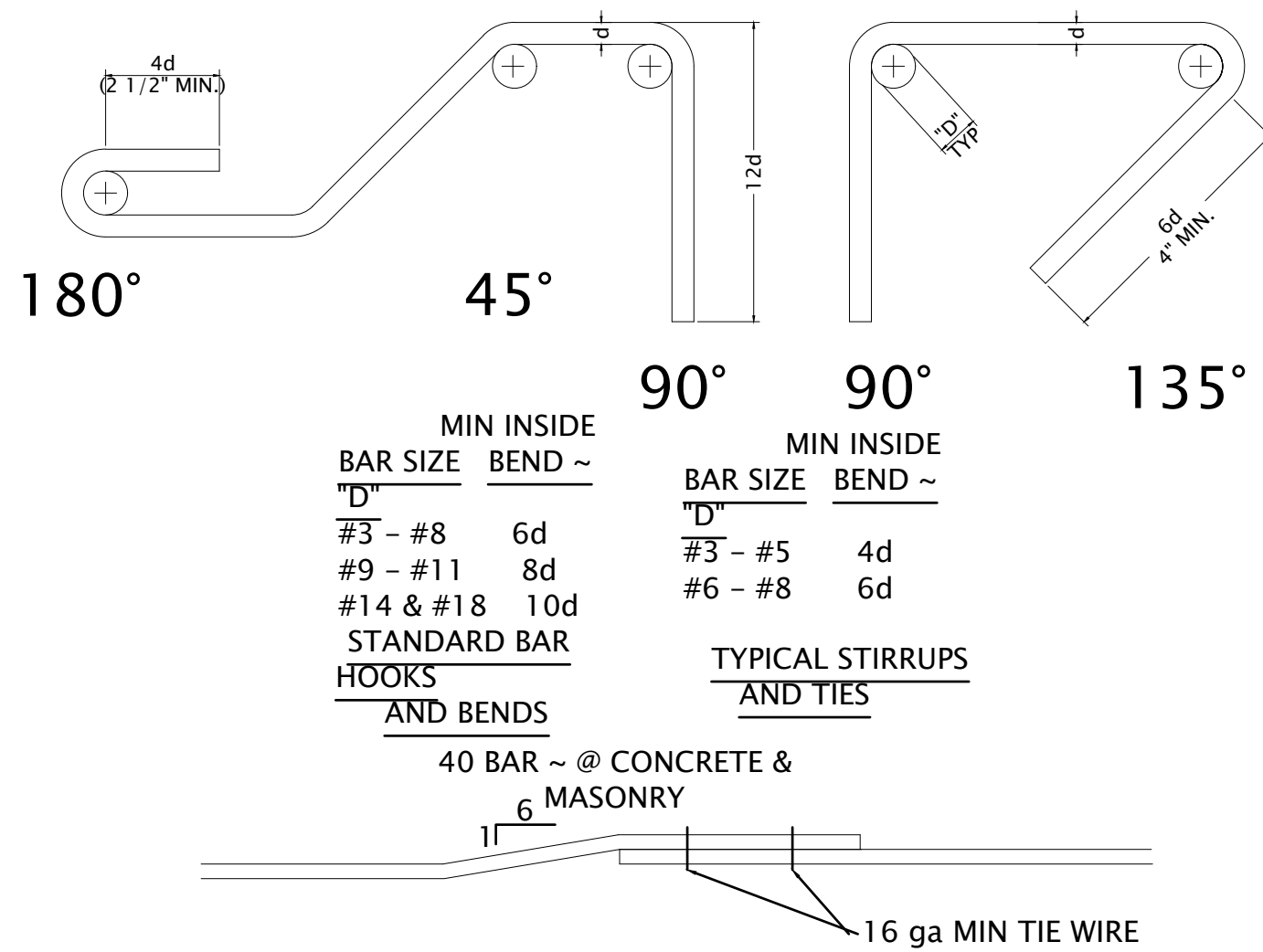
* ALL 16d NAILS @ LUMBER/LUMBER CONNECTIONS CAN BE SINKER NAILS, U.O.N.
ALL NAILS @ HARDWARE CONNECTIONS TO BE COMMON NAILS, U.O.N.
(SINKER NAILS ARE 0.148" x 3 1/4" OR USE 0.131" x 3" PER TABLE R602.3 (1))



- 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

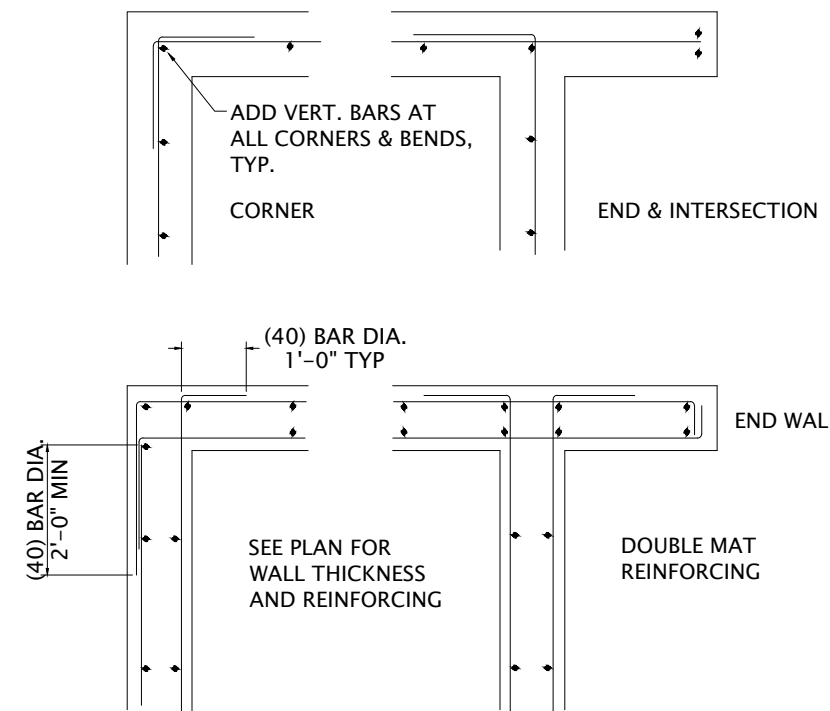


TYP. RE-BAR HOOKS & BENDS

NO SCALE

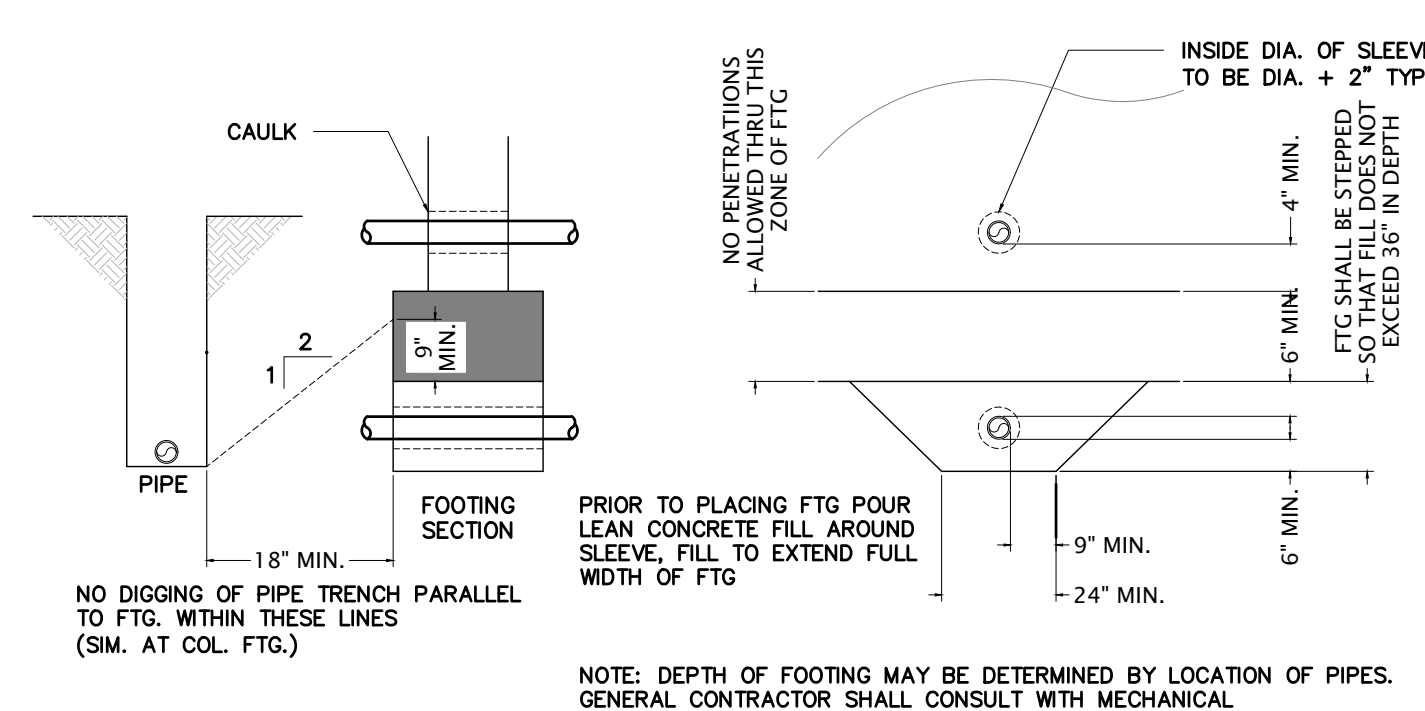
NOTE:
VERIFY ALL REBAR IN FOOTINGS
WITH THE FOUNDATION PLAN

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



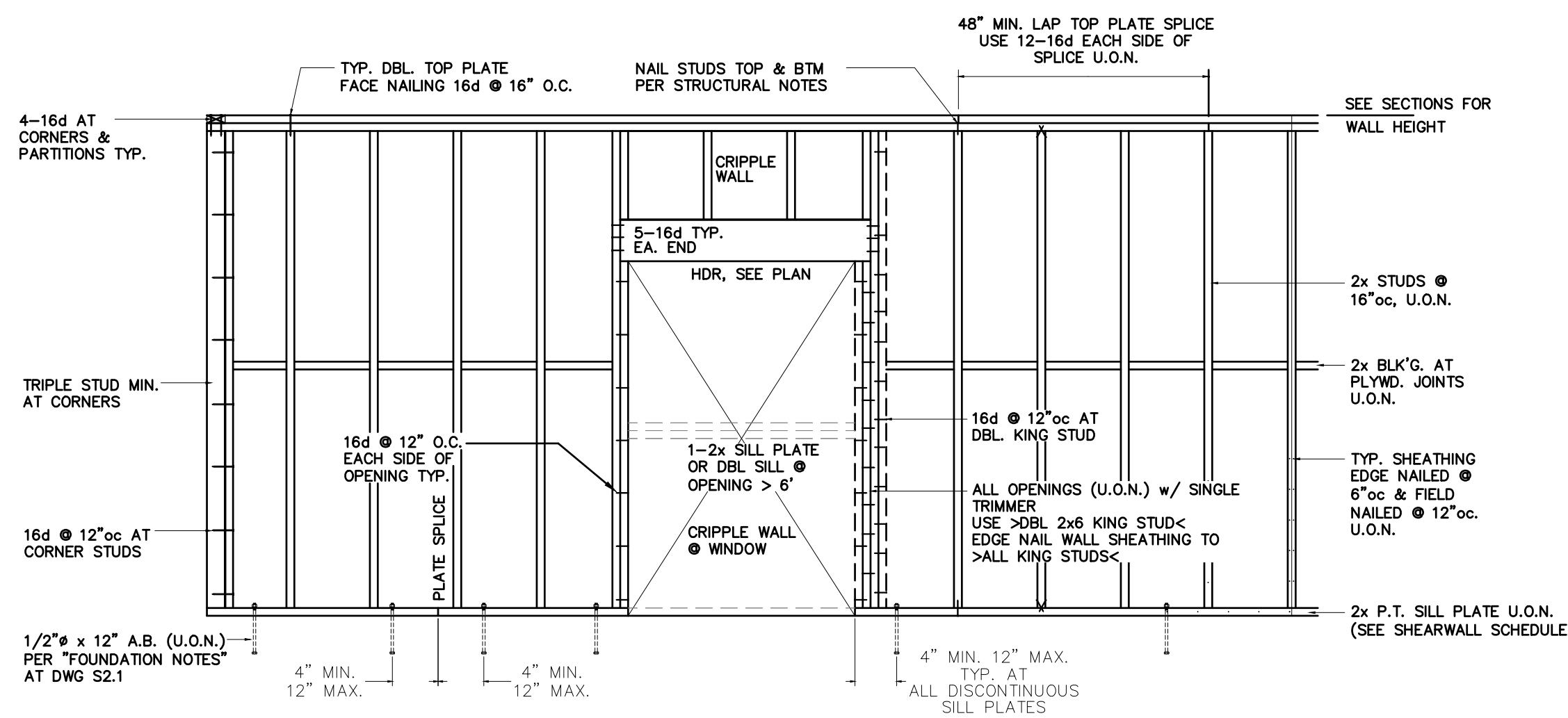
TYP. HORIZ. FOOTING REINF.

NO SCALE



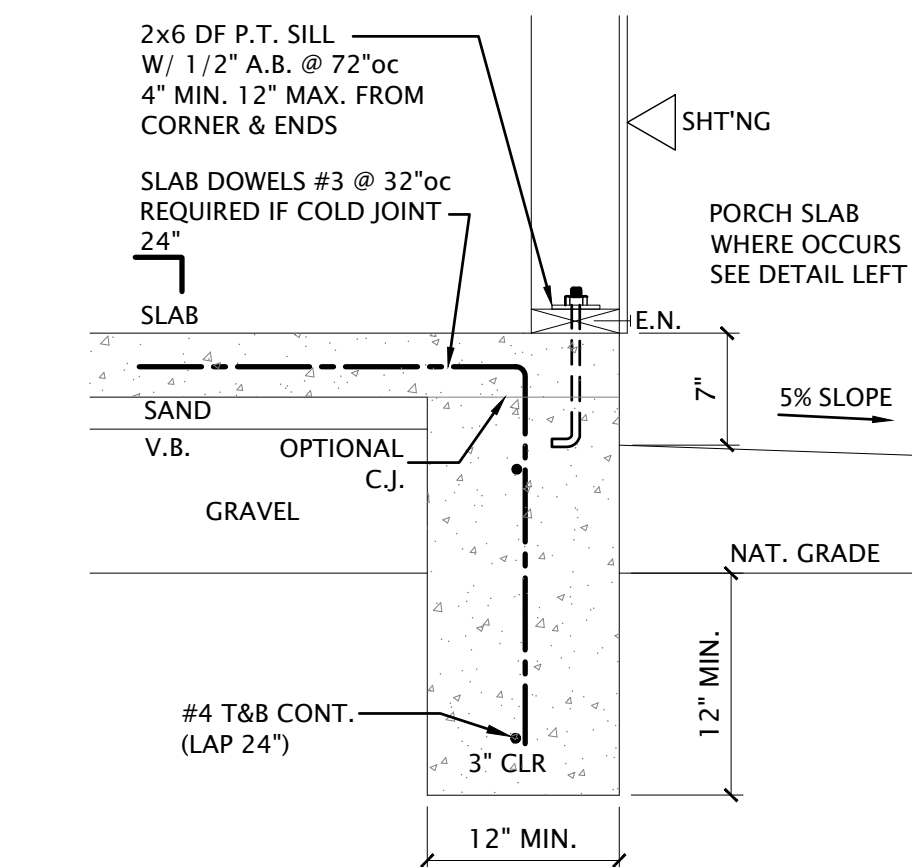
TYP. PIPE THRU FOOTING

NO SCALE



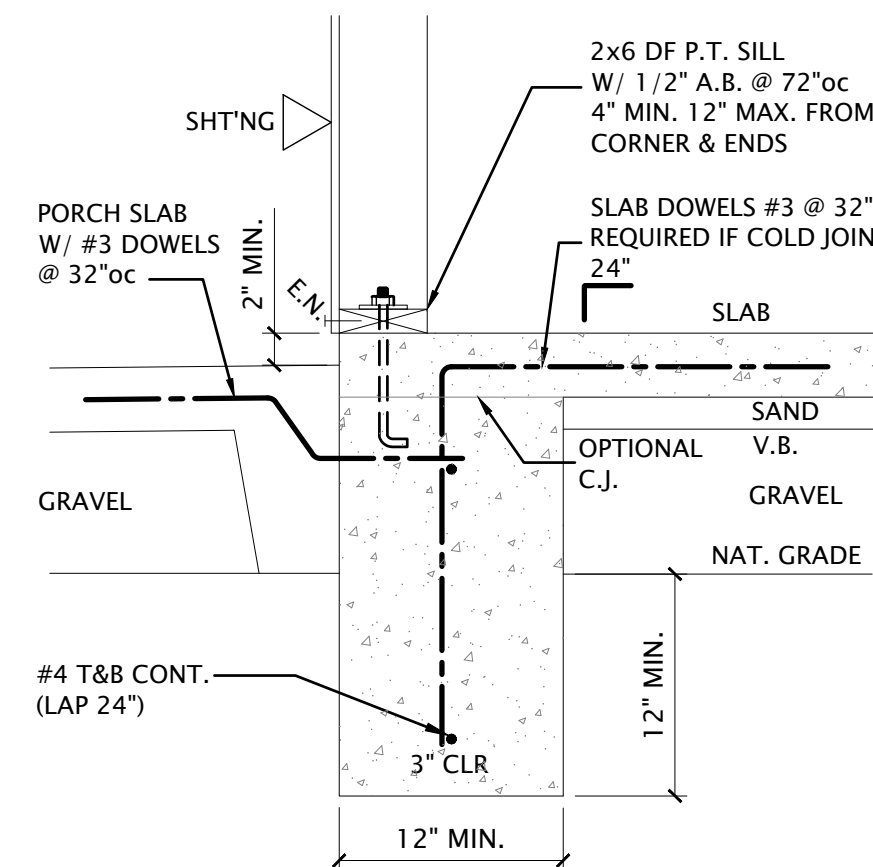
TYP. BEARING WALL DETAILS

NO SCALE



PERIMETER FOOTING

SCALE: 1"=1'-0"



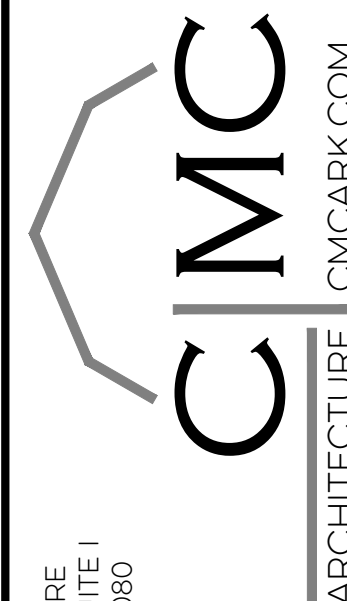
FOOTING

SCALE: 1"=1'-0"

STRUCTURAL DETAILS

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

SHEET NAME & PROJECT
CITY OF RED BLUFF
555 WASHINGTON
RED BLUFF, CA 96080
APR:



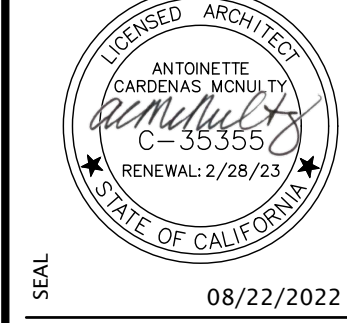
CMC ARCHITECTURE
3301 STREET SITE 1
RED BLUFF, CA 96080
(530) 440-9260

SHEET

S3.1

PERMIT SET

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



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- NON-BEARING TOP OF WALL
WALL PERPENDICULAR TO TRUSS

PERMIT SET