

LARKSPUR ACCESSORY DWELLING UNIT

SHASTA COUNTY PRE-APPROVED ADU



NOTICE NOT LESS THAN 48-HOUR NOTICE IS REQUIRED PRIOR TO STARTING ANY EXCAVATION NEAR UNDERGROUND UTILITIES BELONGING TO P.G. & E., SBC, OR THE COUNTY OF SHASTA. PLEASE CALL, TOLL FREE, "ONE CALL" UNDERGROUND SERVICE ALERT (USA) 811/1-800-227-2600, FOR CHARTER COMMUNICATIONS FACILITIES, CALL 866-731-5420

NOTICE THE CONTRACTOR SHALL, AND IT IS THEIR RESPONSIBILITY TO, OBTAIN ANY AND ALL REQUIRED PERMITS FROM ALL FEDERAL, STATE, COUNTY AND LOCAL AGENCIES WHICH MAY REQUIRE SUCH PERMITS, PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT.

NOTE: FINISHED GRADE AROUND THE STRUCTURE SHALL BE A MINIMUM SLOPE OF 6" WITHIN 10 FEET FROM THE EXTERIOR OR FOUNDATION WALL.

SEE SHEET T2 FOR ADU OPTIONS

AGE IN PLACE REQUIREMENTS FOR NEW RESIDENCES:

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

R327.1 AGING-IN-PLACE DESIGN AND FALL PREVENTION. NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4.

EXCEPTIONS:
1. COVERED MULTIFAMILY DWELLINGS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 11A OF THE CALIFORNIA BUILDING CODE.

2. PUBLIC HOUSING AND PLACES OF PUBLIC ACCOMMODATION REQUIRED TO COMPLY WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE.

R327.1.1 REINFORCEMENT OF GRAB BARS.
AT LEAST ONE BATHROOM OF THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.

2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. [1-1/2 INCH BY 7-1/4 INCH ACTUAL DIMENSION] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.

3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND BACK WALL.

4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.

EXCEPTIONS:
1. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.

2. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.

3. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.

4. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.

5. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

R327.1.1.1 DOCUMENTATION FOR GRAB BAR REINFORCEMENT.
INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.

GENERAL NOTES:

1. ALL WORK SHALL CONFORM WITH THE CURRENT CALIFORNIA BUILDING CODE, CALIFORNIA STATE BARRIER-FREE STANDARDS, CALIFORNIA STATE ENERGY CODE AND ALL GOVERNING JURISDICTIONS' RULES, ORDINANCES, AND REGULATIONS.

2. SEPARATE PERMITS MAY BE REQUIRED FOR GRADING, RIGHT-OF-WAY, CLEARING, PLUMBING, MECHANICAL, ELECTRICAL AND SPRINKLER SYSTEM.

3. 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.

4. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.

5. 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.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED BY THE GOVERNING JURISDICTIONS.

7. 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.

8. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND PROTECT THEM FROM DAMAGE.

9. ALL DEMOLISHED OR REMOVED MATERIALS SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR IN A LEGAL MANNER.

10. SLOPE ALL WALKS, DRIVEWAYS AND PLAZAS AWAY FROM THE BUILDING. 5% MIN. FOR 10'-0".

11. 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.

12. ALL DIMENSION INDICATED ARE TO FACE OF STUD, FACE OF STUD, FRONT MULLION, OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.

13. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS.

14. VERIFY ALL DIMENSIONS, DATUMS AND LEVEL PRIOR TO CONSTRUCTION.

15. DO NOT MODIFY THE WORK SHOWN EXCEPT WITH WRITTEN INSTRUCTIONS FROM THE ARCHITECT OR ENGINEER.

17. 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.

SHEET INDEX:

T1	TITLE SHEET/CODE DATA - ALL OPTIONS
T2	OPTIONS
A2.0	PROPOSED FLOOR PLAN - ALL OPTIONS
A2.1	ROOF PLAN / REFLECTED CEILING PLAN - ALL OPTIONS
A3.1	EXTERIOR ELEVATIONS - ALL OPTIONS
A3.2A	SECTIONS - SLAB ON GRADE - OPTION 'A'
A3.2B	SECTIONS - RAISED FLOOR - OPTION 'B'
AE1	ELECTRICAL PLAN - ALL OPTIONS
AE2	CALIFORNIA GREEN BUILDING STANDARDS - ALL OPTIONS
S1	STRUCTURAL NOTES - ALL OPTIONS
S1.1	STRUCTURAL DETAILS - ALL OPTIONS
S1.2	STRUCTURAL DETAILS - ALL OPTIONS
S2.1A	FOUNDATION - SLAB ON GRADE - OPTION 'A'
S2.1B	FOUNDATION - RAISED FLOOR - OPTION 'B'
S2.2	ROOF FRAMING PLAN / LOFT & CLERESTORY WINDOWS - ALL OPTIONS

CODES & DESIGN CRITERIA:

CALIFORNIA BUILDING CODE.....	2022 EDITION
CALIFORNIA RESIDENTIAL CODE.....	2022 EDITION
CALIFORNIA PLUMBING CODE.....	2022 EDITION
CALIFORNIA MECHANICAL CODE.....	2022 EDITION
CALIFORNIA ELECTRICAL CODE.....	2022 EDITION
CALIFORNIA FIRE CODE.....	2022 EDITION
CALIFORNIA ENERGY CODE.....	2022 EDITION
CALIFORNIA GREEN CODE.....	2022 EDITION
WIND LOAD EXP C (3 SEC. GUST).....	95 MPH
ROOF LIVE LOAD.....	20 PSF
ROOF SNOW LOAD.....	70 PSF / 50 PSF
FLOOR LIVE LOAD.....	40 PSF
SEISMIC DESIGN CATEGORY.....	D ₀
SOIL CLASSIFICATION.....	D
RISK CATEGORY.....	II

PROJECT DESCRIPTION:

NEW ONE BEDROOM SINGLE FAMILY RESIDENCE USING STANDARD FRAME CONSTRUCTION.

OCCUPANCY & BUILDING SUMMARY:

OCCUPANCY GROUP..... R-3
TYPE OF CONSTRUCTION..... V-B
STORIES..... 1
WILDLAND URBAN INTERFACE AREA..... YES

NEW RESIDENCE AREA 672 SQ. FT.

NEW COVERED PORCHES 954 SQ. FT.

DEFERRED SUBMITTAL:

- * FIRE SPRINKLER PLAN
- * PHOTOVOLTAIC SYSTEM
- * ENERGY CALCULATIONS
- * FINAL TRUSS CALCULATIONS

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REVISIONS

DATE	09/05/2023
JOB NUMBER	
CAD FILE	

SEAL

9/05/2023

LICENSED ARCHITECT
ANTONETTE
ANTONETTE
C-35355
RENEWAL: 2/28/25
STATE OF CALIFORNIA

COUNTY OF SHASTA
CALIFORNIA

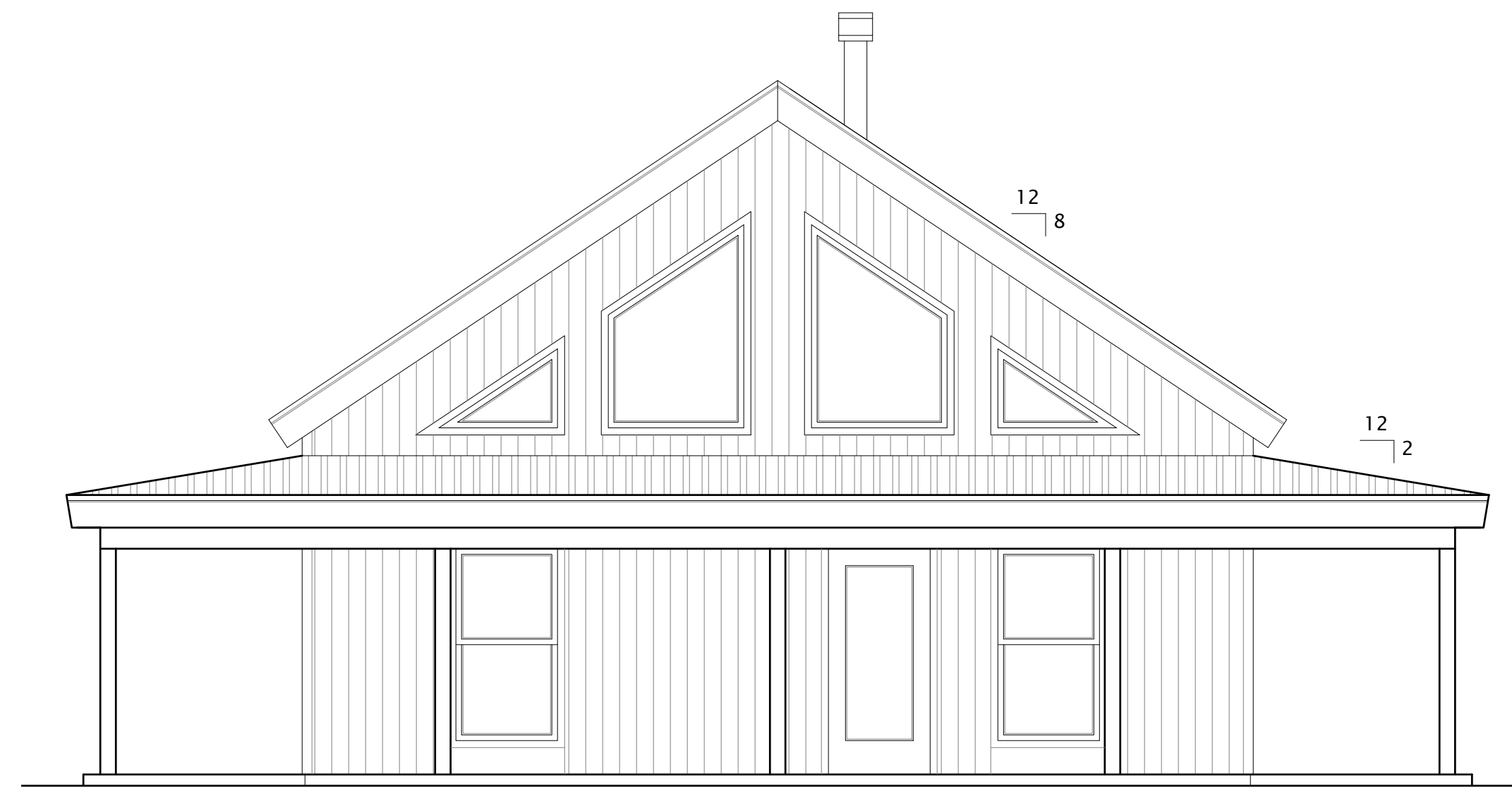
SHEET NAME & PROJECT
TITLE SHEET / CODE DATA
LARKSPUR ACCESSORY DWELLING UNIT

CMC ARCHITECTURE
3150 THE CENTER DRIVE, SUITE 1
REDFORD, CA 96080
(930) 440-9256

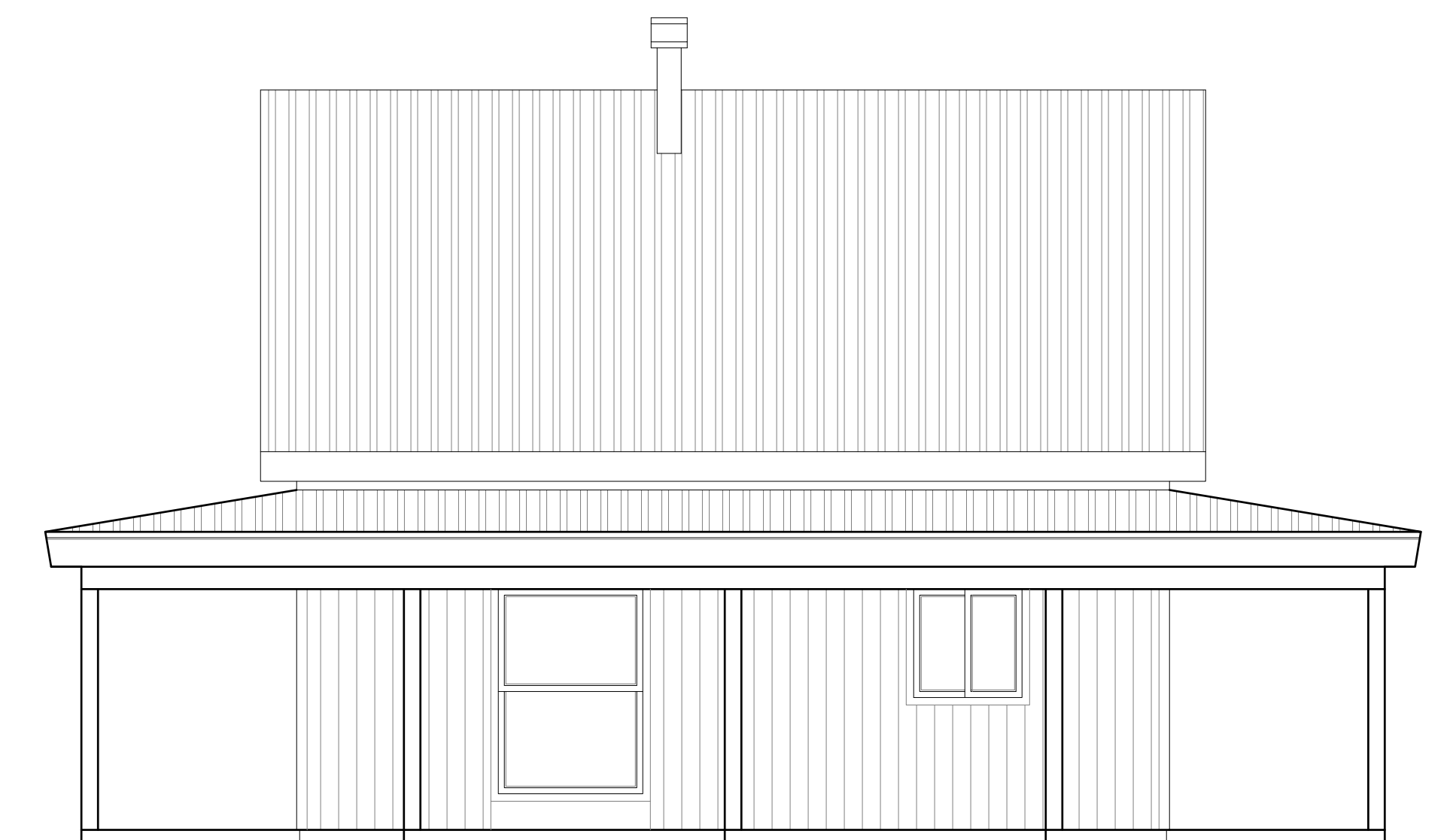
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T1

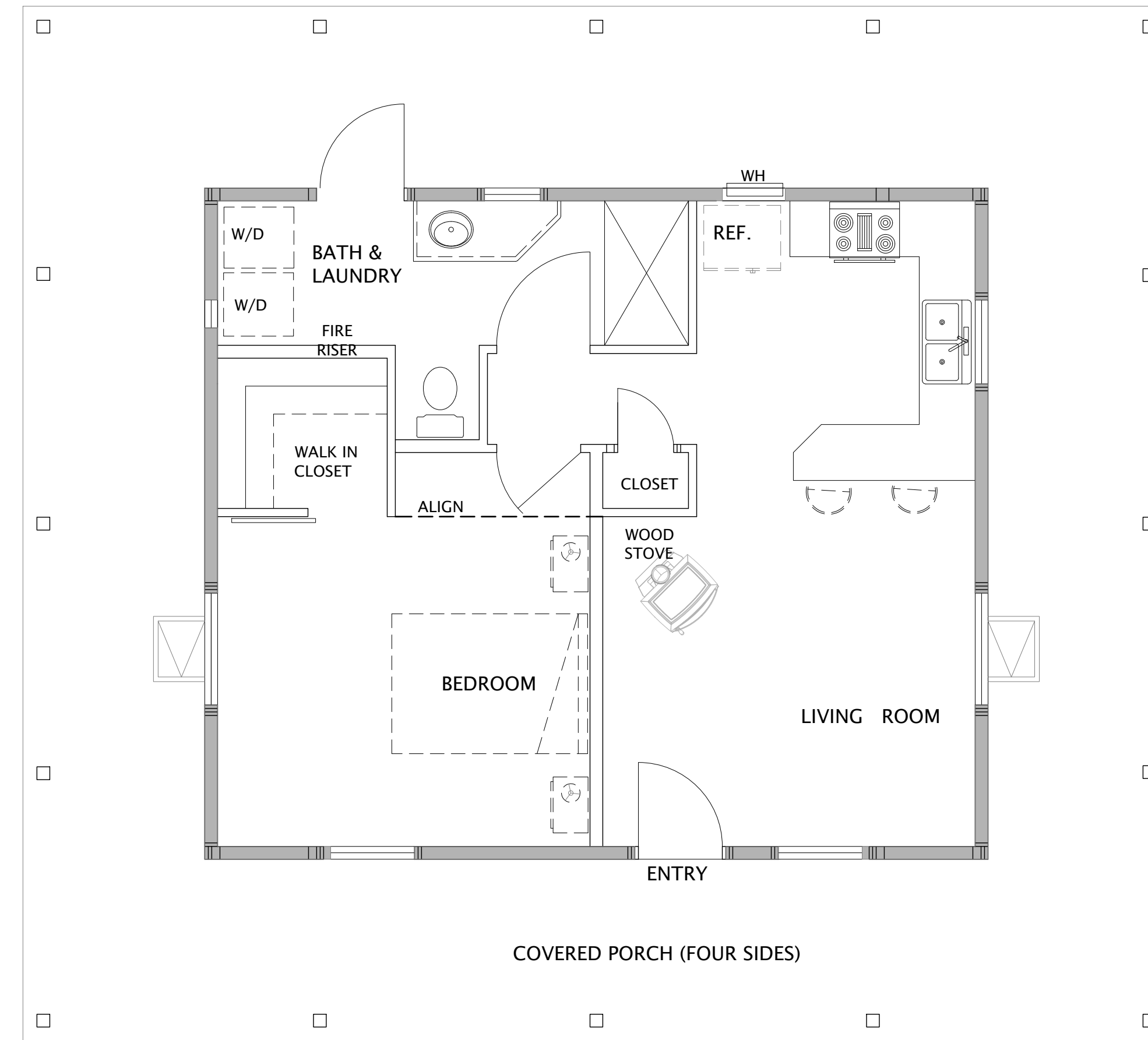
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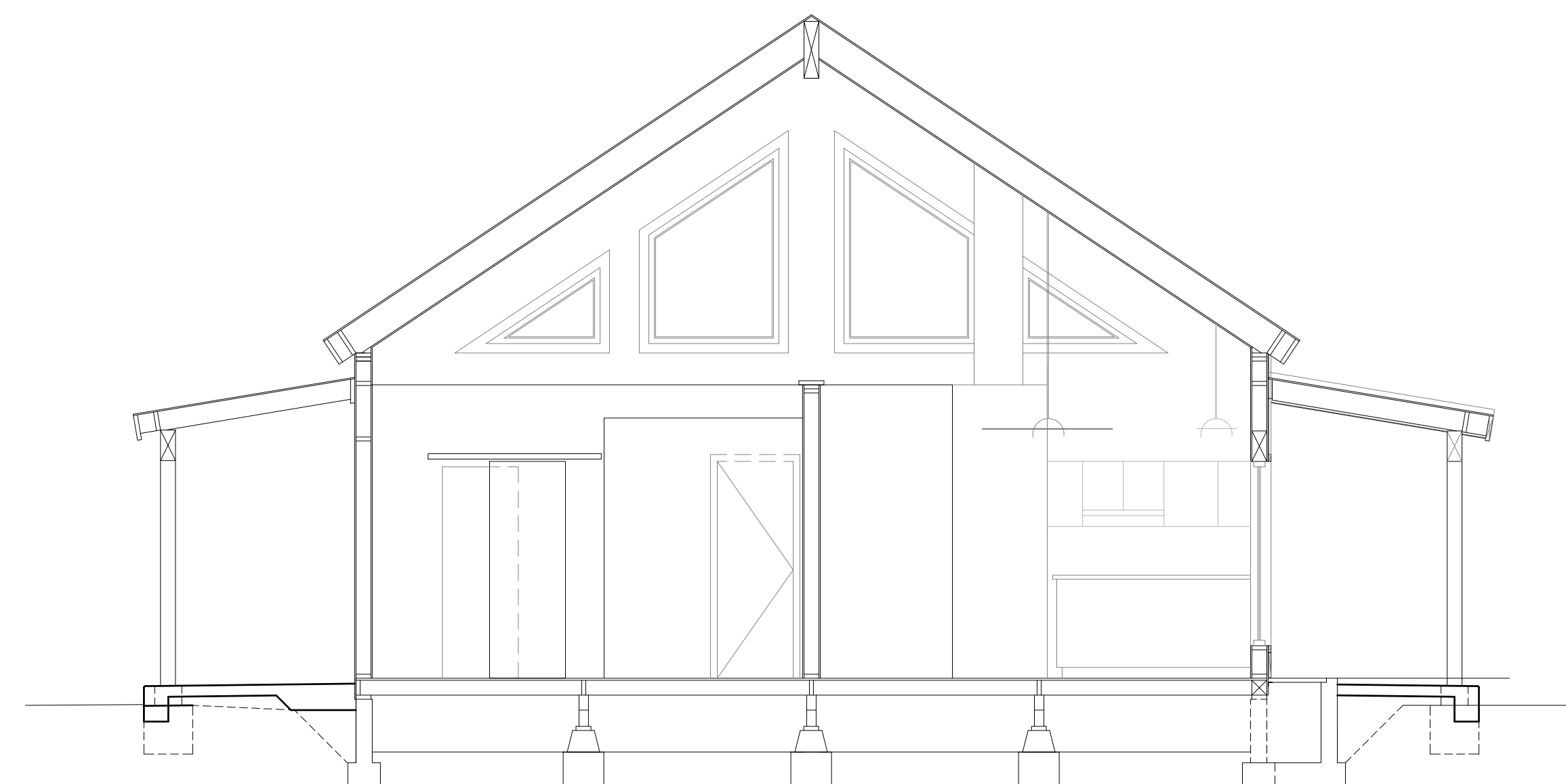
A FRONT ELEVATION - LARKSPUR
SCALE: 1/4" = 1'-0"



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



1 FLOOR PLAN - 672 SQ. FT.
SCALE: 1/4" = 1'-0"

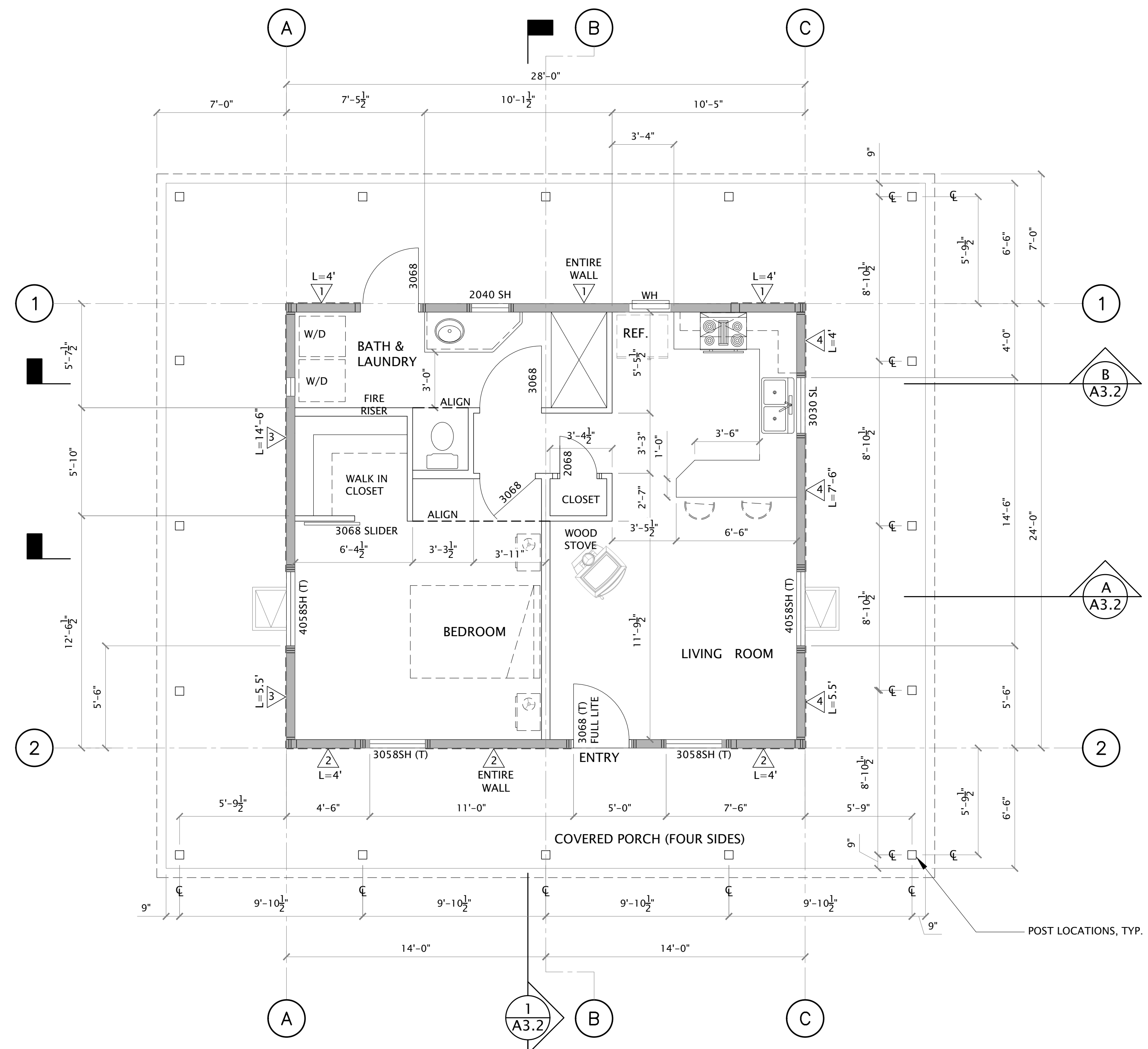


C SECTION - LARKSPUR - RAISED FLOOR OPTION ('B')
SEE PLANS FOR SLAB ON GRADE OPTION ('A')
SCALE: 1/4" = 1'-0"

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<p>CMC ARCHITECTURE CMCARK.COM</p>			
<p>OPTIONS LARKSPUR ACCESSORY DWELLING UNIT</p>			
<p>CMC ARCHITECTURE 3210 BIRCH CREEK LANE REDFORD, CA 96080 (530) 440-9256</p>			
<p>T2</p>			
<p>PERMIT SET</p>			



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

NEW RESIDENCE: 672 SQ. FT.
COVERED PORCHES: 954 SQ. FT.

WALL LEGEND:

2X6 OR 2X4 WALL (SEE STRUCTURAL SHEET FOR BEARING WALL LOCATIONS)

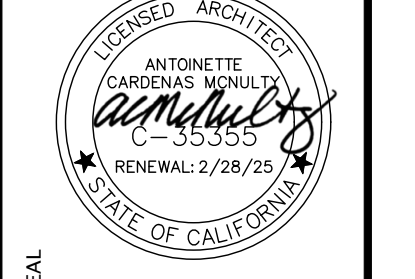
GENERAL NOTES:

- 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 OR R302.3 SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION.
- LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. CRC 311.3.1. ALL OTHER EXTERIOR DOORS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-3/4" BELOW THE TOP OF THRESHOLD. CRC SECTION R311.3.2.
- 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 CBC 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 PER CBC 1026.2.1. BOTTOM OF THE CLEAR OPENING SHALL BE NO GREATER THAN 44" MEASURED FROM THE FLOOR PER CBC 1026.3.
- WINDOW/DOOR WITH (T) INDICATES SAFETY GLAZING OR TEMPERED GLASS IN HAZARDOUS LOCATIONS - IN DOORS AND WITHIN 24" OF DOORS & TUB, SHOWER PER CBC SECTION 2406.4
- FIRE BLOCK PIPES, DUCTS AND CHIMNEYS AT FLOORS AND CEILINGS PER CBC SECTION 708.2.1.

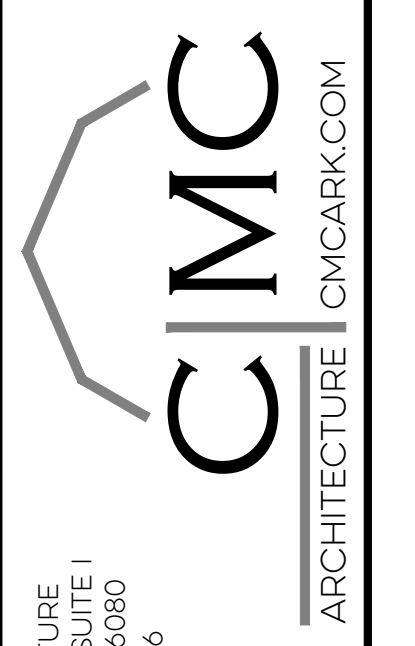
BATHROOM NOTES:

- 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.

REVISIONS	DATE	DESCRIPTION



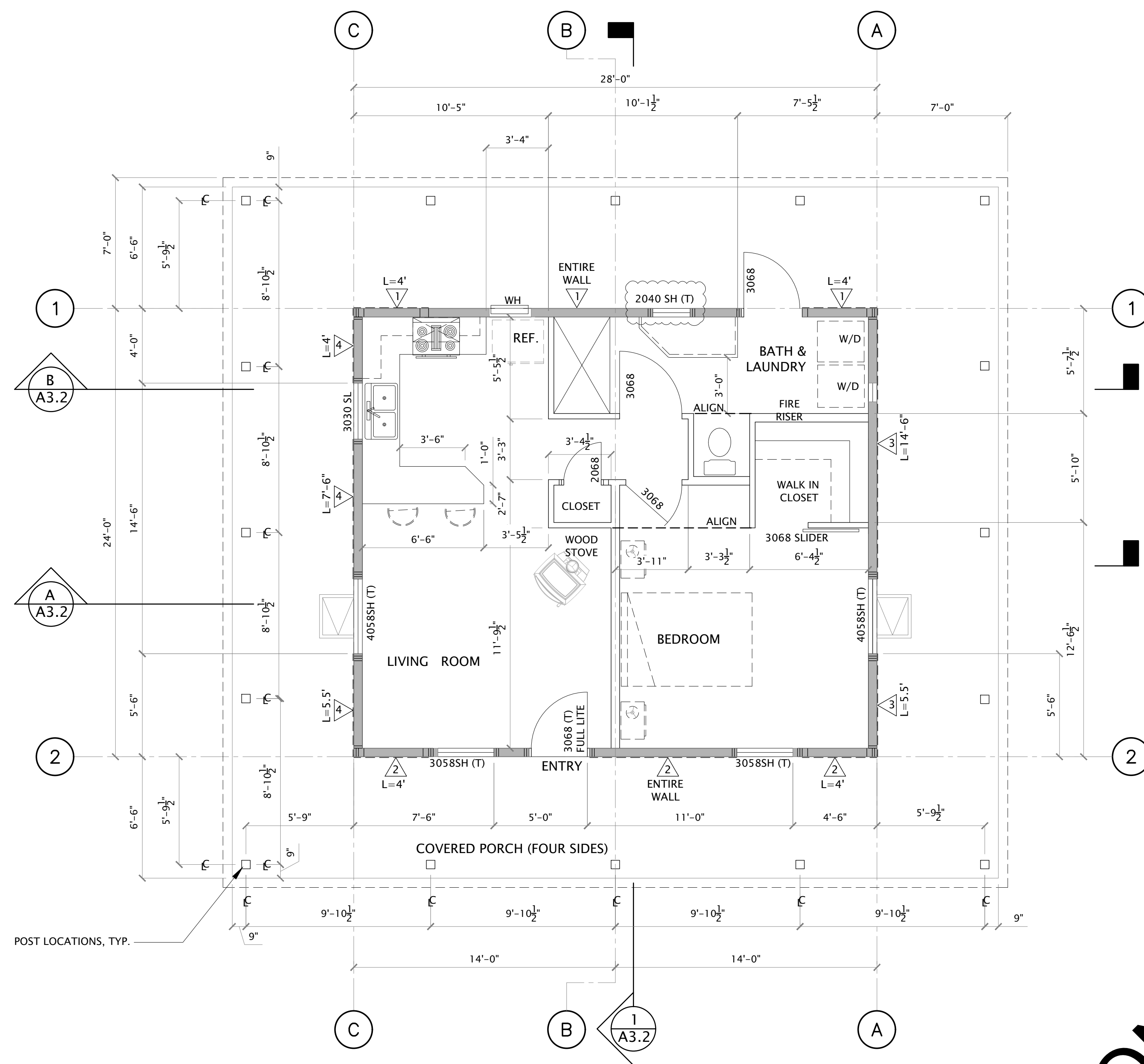
SHEET NAME & PROJECT
FLOOR PLAN - ALL OPTIONS
LARKSPUR ACCESSORY DWELLING UNIT



CMC ARCHITECTURE
3215 BIRCHMOUNT DRIVE
REDFORD, CA 96080
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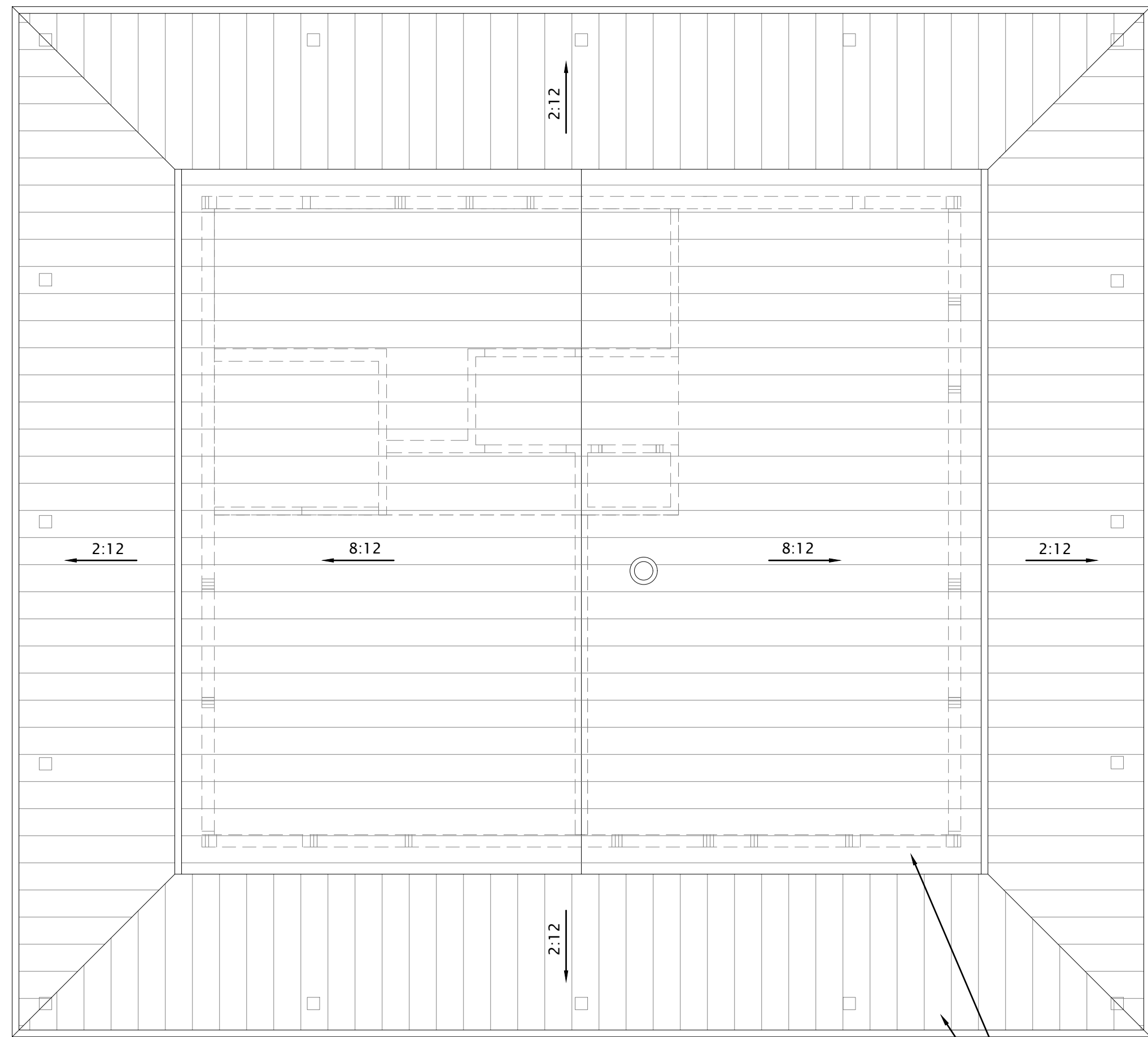
1 MIRRORED FLOOR PLAN NEW RESIDENCE: 672 SQ. FT.
 SCALE: 1/4" = 1'-0" COVERED PORCHES: 954 SQ. FT.

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REVISIONS DATE: 09/14/2023 JOB NUMBER: _____ CAD FILE: _____	LICENSED ARCHITECT ANTONETTE C-35355 RENEWAL: 2/28/25 STATE OF CALIFORNIA	SEAL 09/14/2023	COUNTY OF SHASTA CALIFORNIA	SHEET NAME & PROJECT FLOOR PLAN – MIRRORED OPTION LARKSPUR ACCESSORY DWELLING UNIT
				CMC ARCHITECTURE 3200 BELLVIEW DRIVE REDDING, CA 96001 (530) 440-9256 ARCHITECTURE CMCARK.COM
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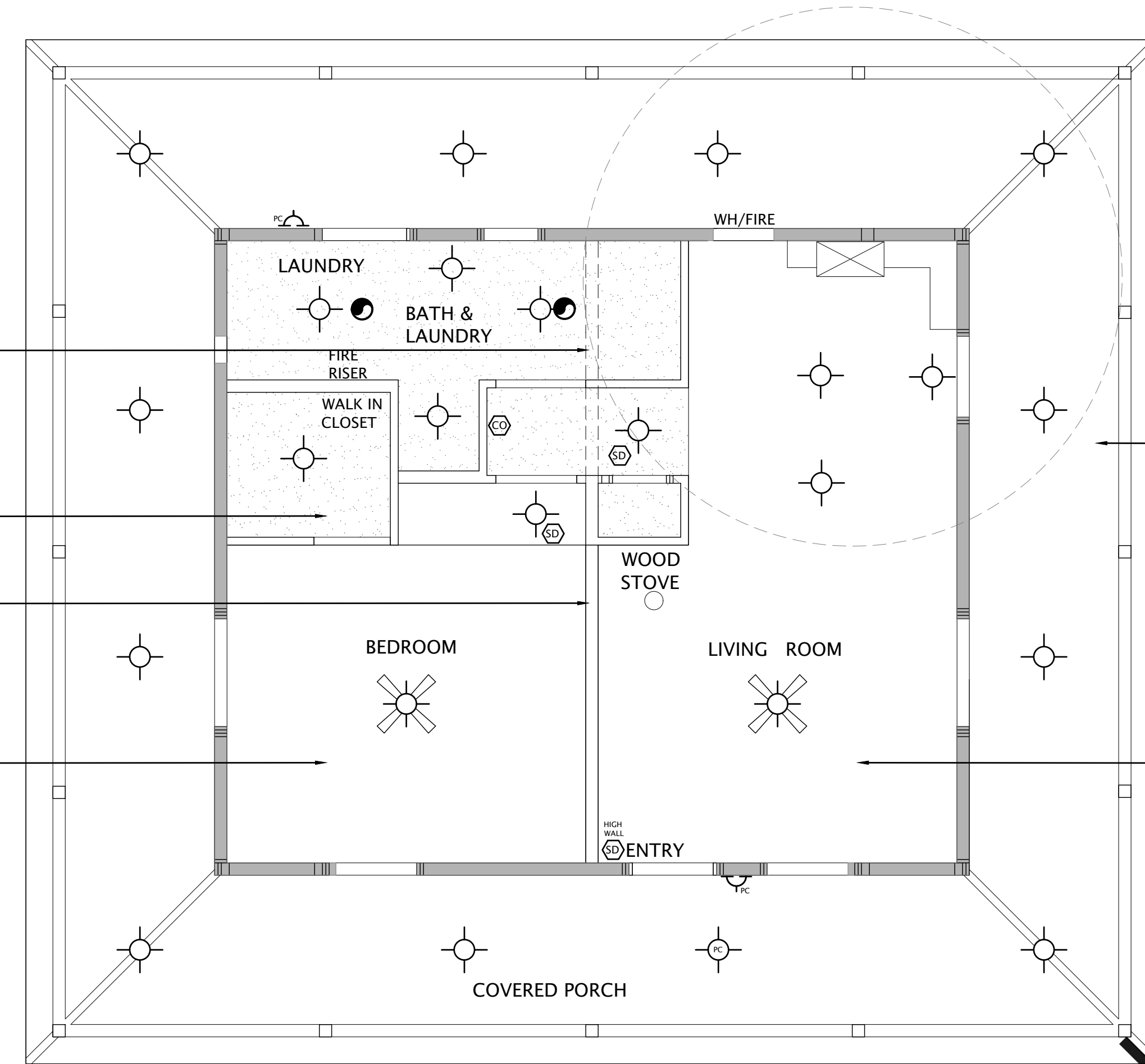


ROOF PLAN
SCALE: 1/4" = 1'-0"

CLASS 'A' METAL ROOFING ASSEMBLY

ROOFING (CLASS A ROOFING REQUIRED):
CLASS 'A' COMPOSITION SHINGLES O/30# FELT O/ ROOF PLY.
OR APPROVED EQUAL CLASS A ROOFING ASSEMBLY.
CLASS 'A' METAL ROOFING AT SHALLOW PITCH ROOF PORTIONS (1:12)
GUTTERS: IF GUTTERS ARE INSTALLED GUTTER COVERS SHALL ALSO BE
INSTALLED PER CRC R337.5.4

ROOFING MATERIALS TO COMPLY WITH SECTION:
R905.2.2 SLOPE.
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2 UNITS
VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) OR GREATER.
FOR ROOF SLOPES FROM 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL
(17-PERCENT SLOPE) UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL
(33-PERCENT SLOPE) DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED
IN ACCORDANCE WITH SECTION R905.1.1.



REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS:

- 110V DUPLEX -15" TO BOTTOM OR ABOVE COUNTERTOP
- 110V GROUND FAULT INDICATED DUPLEX OUTLET
- 220V OUTLET
- SINGLE POLE SWITCH
- DUAL SWITCHED SINGLE POLE SWITCH
- SMOKE DETECTOR, IONIZATION SMOKE ALARM W/ SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARM REQUIRED WHEN ALARM IS INSTALLED LESS THAN 20', BUT NOT LESS THAN 10' FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- 110V CARBON MONOXIDE DETECTOR
- CEILING MOUNTED OR RECESSED LIGHT
- WALL MOUNTED FLOOD LIGHT
- WALL MOUNTED 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 80 OR EQUAL) W/ BROWN DEHUMIDISTAT WALL CONTROL
- 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. 1506) ALL E.L.C. FIXTURE BOXES TO BE METAL & ADEQUATELY SUPPORTED FAN AND LIGHT/FAN COMBO SHALL BE SEPARATELY SWITCHED
- CONTINUOUS EXHAUST FAN - 80 CFM, 1 SONE OR LESS W/ 4" DUCT TO OUTSIDE, NUTONE ULTRA SILENT 80 OR EQUAL

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REVISIONS					

DATE: 08/04/23
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SEAL

09/05/2023

COUNTY OF SHASTA
CALIFORNIA

SHEET NAME & PROJECT
ROOF / REFLECTED CEILING PLAN
ALL OPTIONS
LARKSPUR ACCESSORY DWELLING UNIT

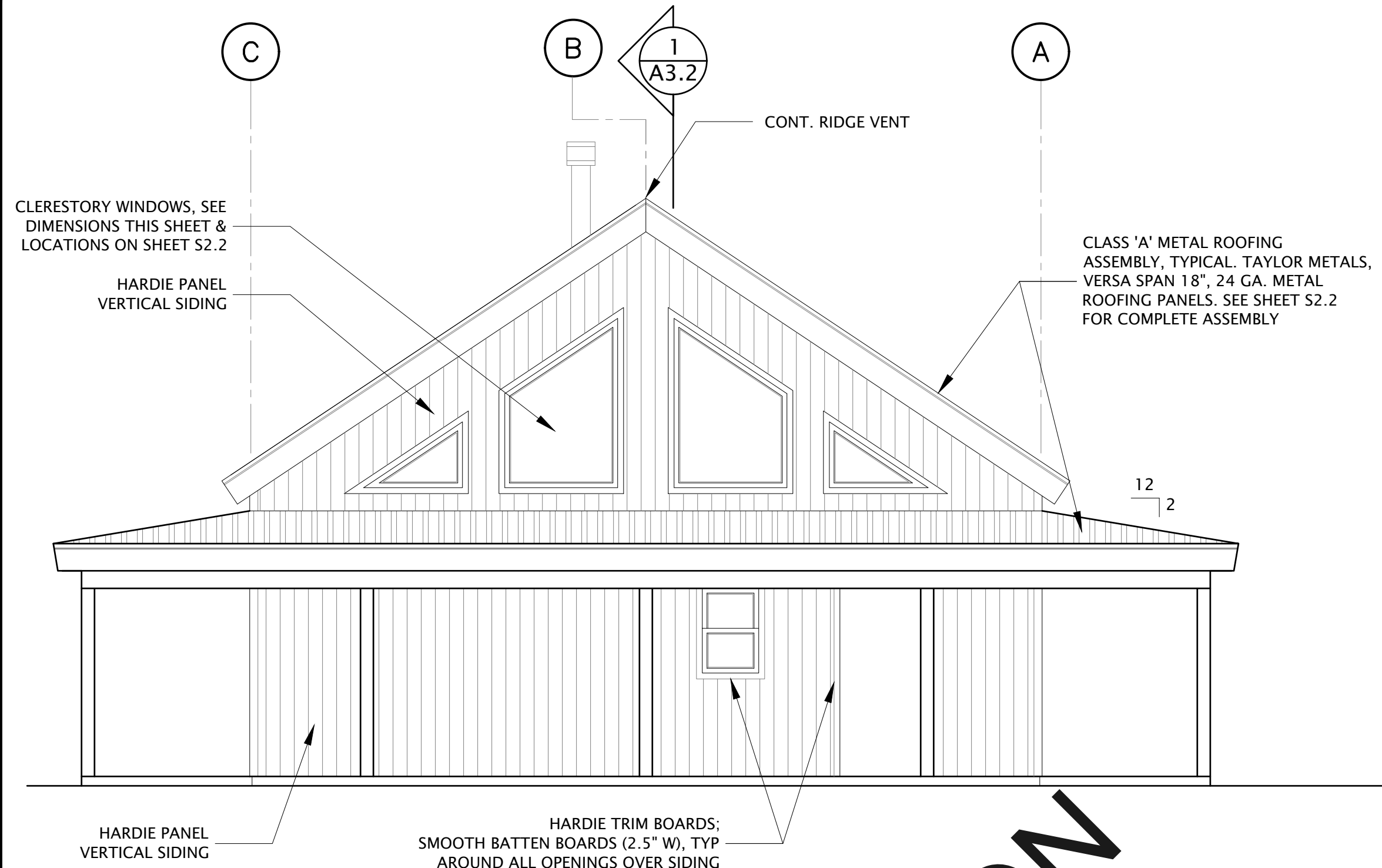
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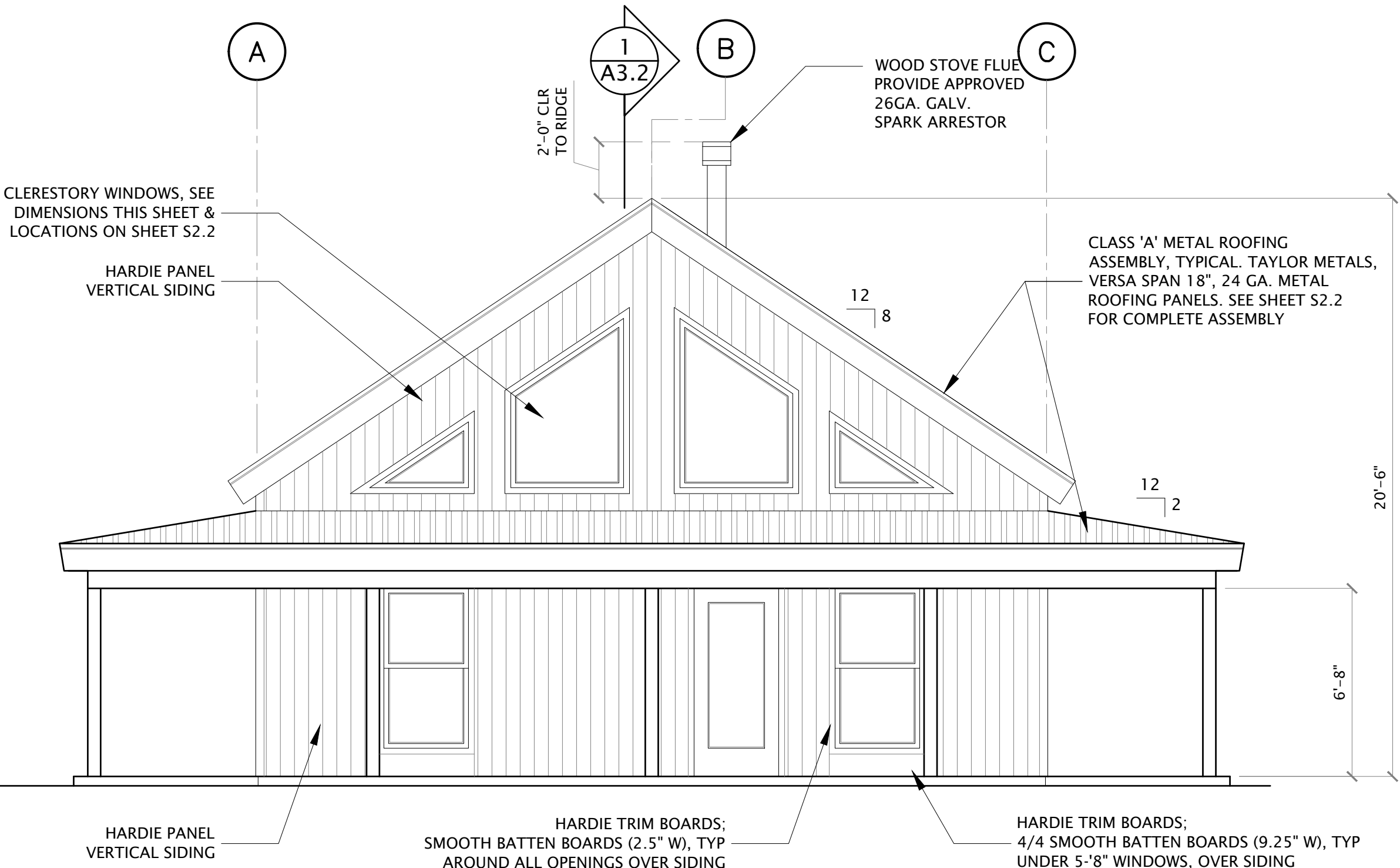
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REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

ELEVATION NOTES:

ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. R319.1 ADDRESS IDENTIFICATION

ROOF ATTIC SPACE VENT CALCULATION

R327.6.2 REQUIREMENTS. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING 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:

1. THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/8".
2. THE MATERIALS USED SHALL BE NONCOMBUSTIBLE. EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS.
3. THE MATERIALS USED SHALL BE CORROSION RESISTANT.

R327.6.3 VENTILATION OPENINGS ON THE UNDERSIDE OF EAVES AND CORNICES. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES.

EXCEPTIONS:

1. THE ENFORCING AGENCY MAY ACCEPT OR APPROVE SPECIAL EAVE AND CORNICE VENTS THAT RESIST THE INTRUSION OF FLAME AND BURNING EMBERS.

2. VENTS COMPLYING WITH THE REQUIREMENTS OF SECTION R327.6.2 MAY BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES IN ACCORDANCE WITH EITHER ONE OF THE FOLLOWING CONDITIONS:

1. THE ATTIC SPACE BEING VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE CALIFORNIA BUILDING CODE OR,
2. THE EXTERIOR WALL COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL, OR IGNITION-RESISTANT MATERIALS AS DETERMINED IN ACCORDANCE WITH SFM STANDARD 12-7A-5 (IGNITION-RESISTANT MATERIAL AND THE VENT IS LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO, OR SIMILAR SURFACE.

* SPECIAL EAVE VENTS BY BRANGUARD VENTS COMPLIANT W/ CALIFORNIA CH7A BUILDING CODE OR EQUAL

1. MAIN ROOF AREA 672 SQ. FT. x 1/300 = 2.24 SQ. FT. OF FREE VENT AREA ARE REQUIRED.
PORCH ROOF AREA 954 SQ. FT. x 1/300 = 3.18 SQ. FT. OF FREE VENT AREA ARE REQUIRED.
2. MAIN ROOF VENTS:
CONT. RIDGE VENT 24' LONG (16' LONG OPENING x 4" x 0.8 = 4.26 SQ. FT. (USE VENT WITH 1/8" MAX. OPENINGS)
LOW EAVE VENTS: BRANGUARD VENTS - MODEL CS2031-H (120 NFVA) x 4 (TOTAL 40' LONG EAVE VENTS BOTH SIDE) = 480 NFVA / 144 = 3.33 SQ. FT.
3. PORCH ROOF VENTS: LOWER & HIGHER SOFFIT VENTS: BRANGUARD VENTS - MODEL CS2031-H (120 NFVA) x 8 (TOTAL 80' LONG) AT LOW AND HIGH 960 NFVA / 144 = 6.66 SQ. FT. HIGH AND 6.66 SQ. FT. LOW

CONTRACTOR/OWNER TO MAKE OWN CALCULATIONS

ROOF NOTES:

1. 1/3 OF AREA OF VENTILATION AT LOWER ROOF VENTS, GABLE END VENTS & RIDGE VENT, VENTILATION SHALL HAVE CORROSION-RESISTANT OPENINGS, MINIMUM 1/16" AND MAXIMUM 1/8" COVERING VENTILATION OPENINGS. R327
2. RADIANT BARRIER SHGT REQUIRED AT ALL GABLE ENDS AND ON ROOF.
3. DIRECT ROOF DRAINAGE AWAY FROM STRUCTURES AND GRADED AREAS.
4. ALL TRUSS MANUFACTURERS SHALL HAVE "IN PLANT" INSPECTION BY AN APPROVED AGENCY PER CBC 1704.2.2. SUBMIT CERTIFICATION TO DEVELOPMENT SERVICES DIVISION.
5. APPROVED TRUSS DRAWINGS MUST BE ON JOB SITE FOR INSPECTION PURPOSES.
6. ROOFING SHALL BE CLASS A MATERIAL OR ASSEMBLY WHERE REQUIRED FOR WILDLAND FIRE ZONES.
7. ALL ROOF EDGES SHALL HAVE METAL FLASHING / DRIP, IF NO GUTTERS PROVIDED

CALIFORNIA CHAPTER 7A REQUIREMENTS

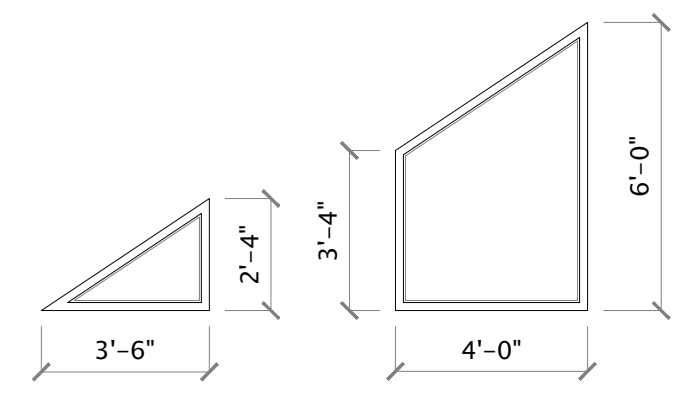
ADU BUILT IN PARTS OF SHASTA COUNTY THAT ARE SUBJECT TO WUI REQUIREMENTS:

- * 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/licensing/licenses/licensing.html_searchcodes.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".
- * EXTERIOR WINDOWS, SKYLIGHTS, AND DOORS TO COMPLY WITH SECTION R337.8.
- * 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 NUMBER 8109-2192-1100 MANUFACTURER - Vulcan Technologies OR EQUIVALENT PRODUCTS
- * Model VSC2120 OR VSC2120FF OR VAC2120SMC Continuous Soffit Vent (N/A = 9B PER 10')
- * 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 NOTES:

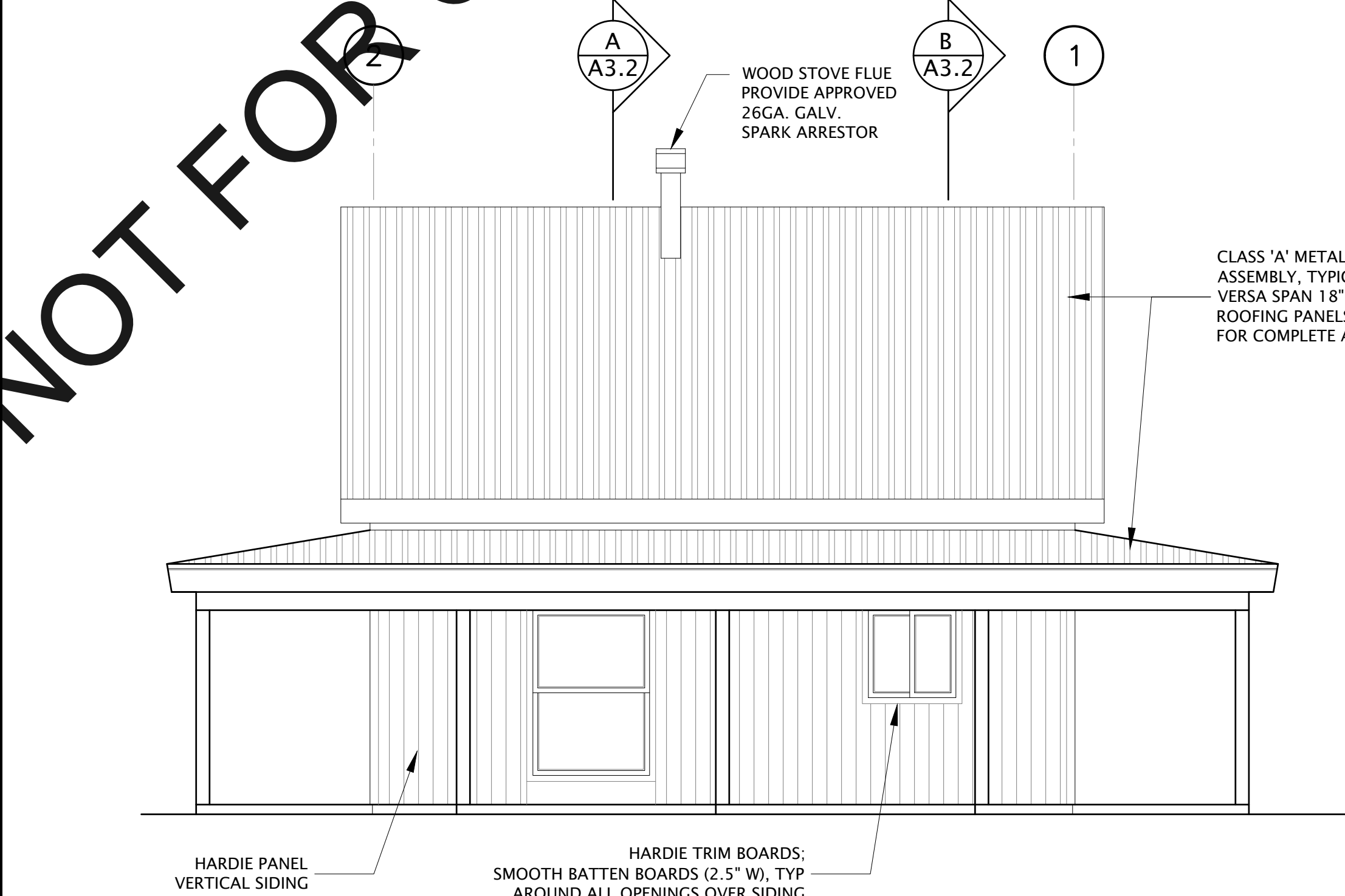
1. GLAZING ADJACENT TO STAIRS AND RAMPS TO BE SAFETY GLAZED. CRC 2022 SECTION R308.4.6
2. IF GLAZING ADJACENT TO BOTTOM OF STAIR LANDING ARE EXPOSED, SAFETY GLAZING TO BE PROVIDED PER CRC 2022, SECTION R308.4.7.
3. GLAZING ADJACENT TO WET SURFACES TO BE SAFETY GLAZED PER CRC 2022, SECTION R308.4.5. GLAZING IN WALLS, ENCLOSURES, OR FENCES, CONTAINING, OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS, INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING. EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATH TUB, HOT TUB, WHIRLPOOL, SWIMMING POOL, SHOWER, SAUNA, OR STEAM ROOM. CRC 308, 308.4

4. 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 2022, 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.
5. 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 GREATER THAN 44" MEASURED FROM THE FLOOR PER CRC R310.2.

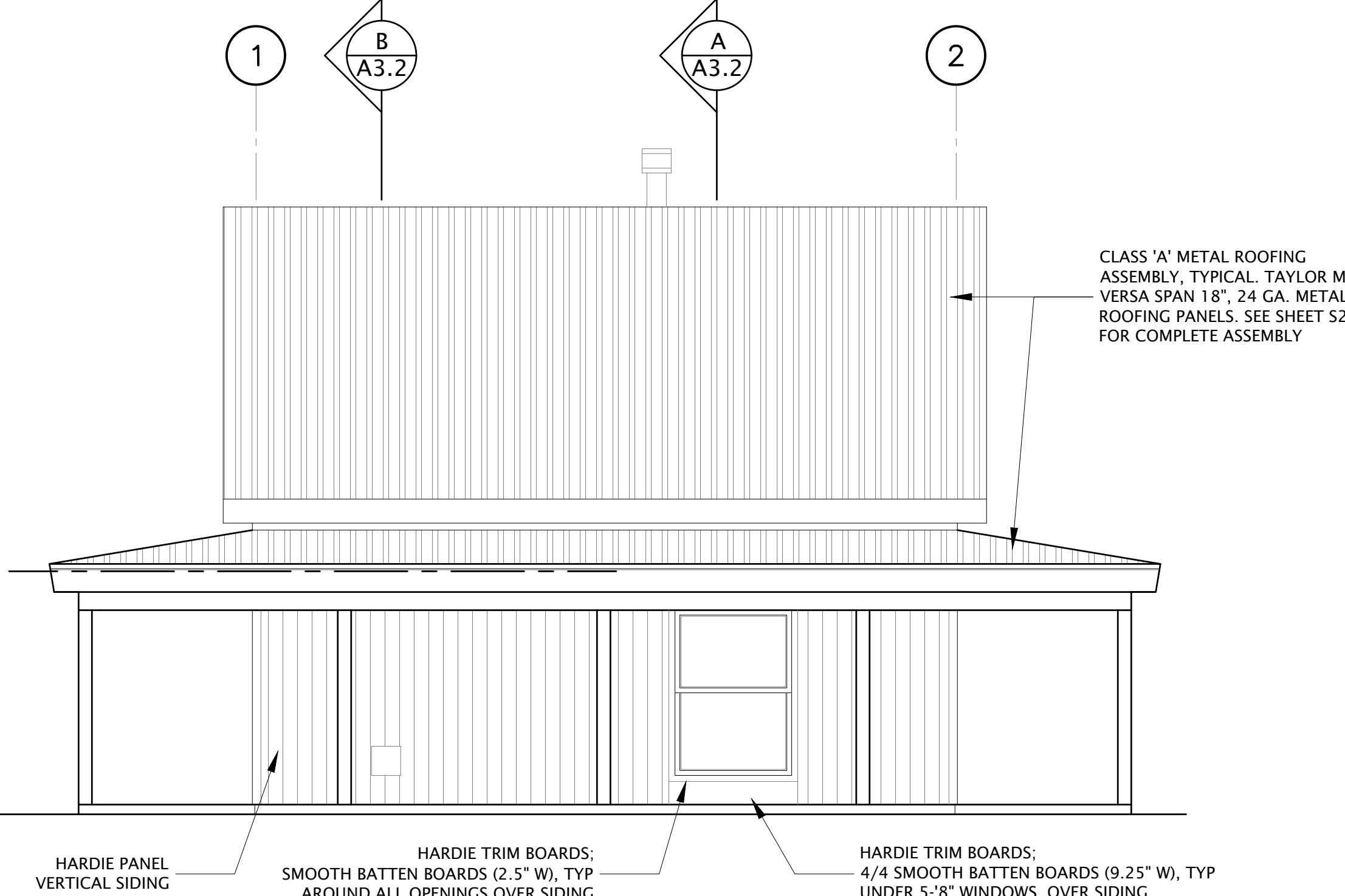


CLERESTORY WINDOWS

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



SIDE ELEVATION (LIVING/KITCHEN)
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (BEDROOM/LAUNDRY)
SCALE: 1/4" = 1'-0"

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REVISIONS

DATE	08/04/23	JOB NUMBER		CADD FILE	
REVISIONS					

SEAL

09/05/2023

COUNTY OF SHASTA CALIFORNIA

EXTERIOR ELEVATIONS
ALL OPTIONS
LARKSPUR ACCESSORY DWELLING UNIT

CMC ARCHITECTURE | CMCARK.COM

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

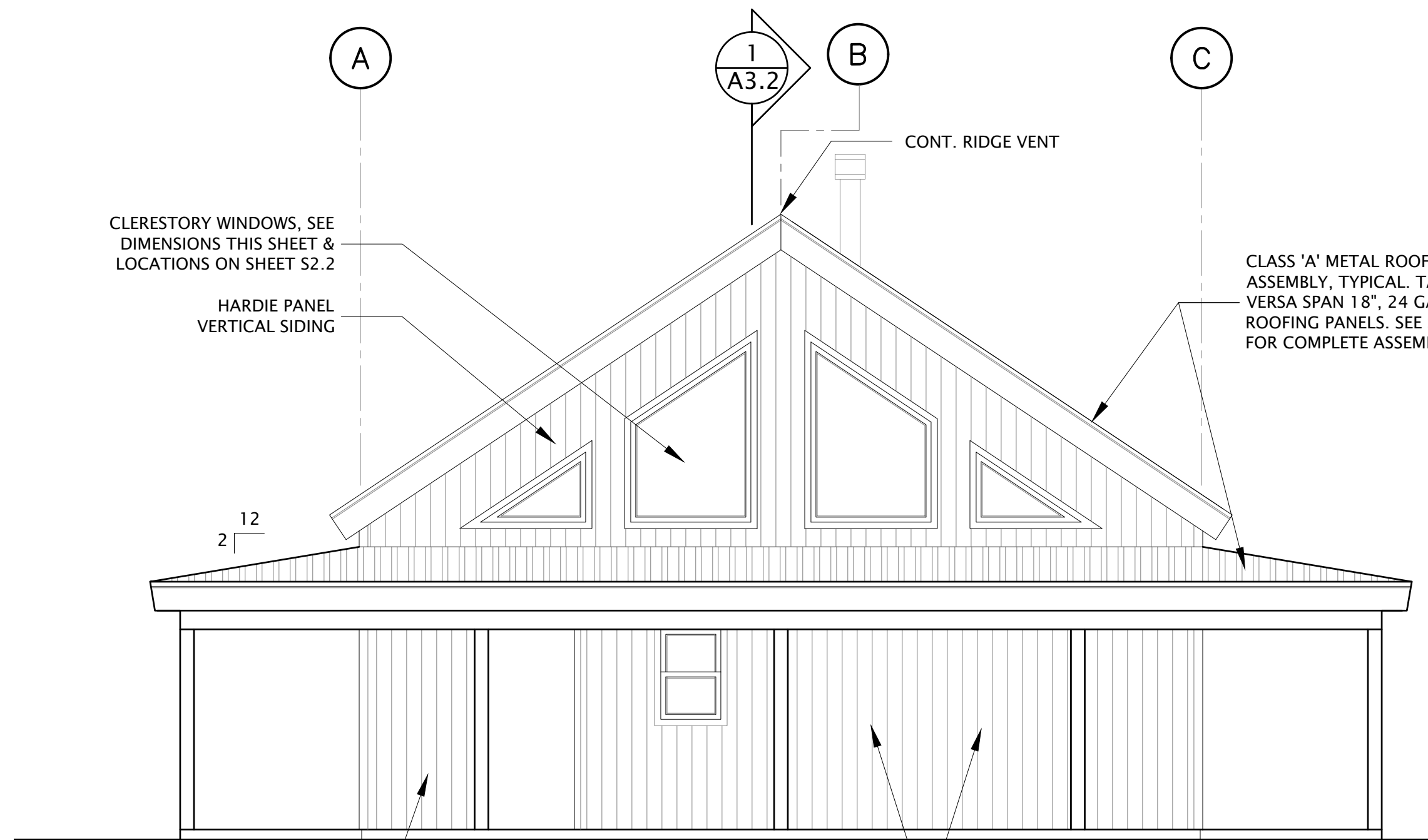
SHEET

A3.1

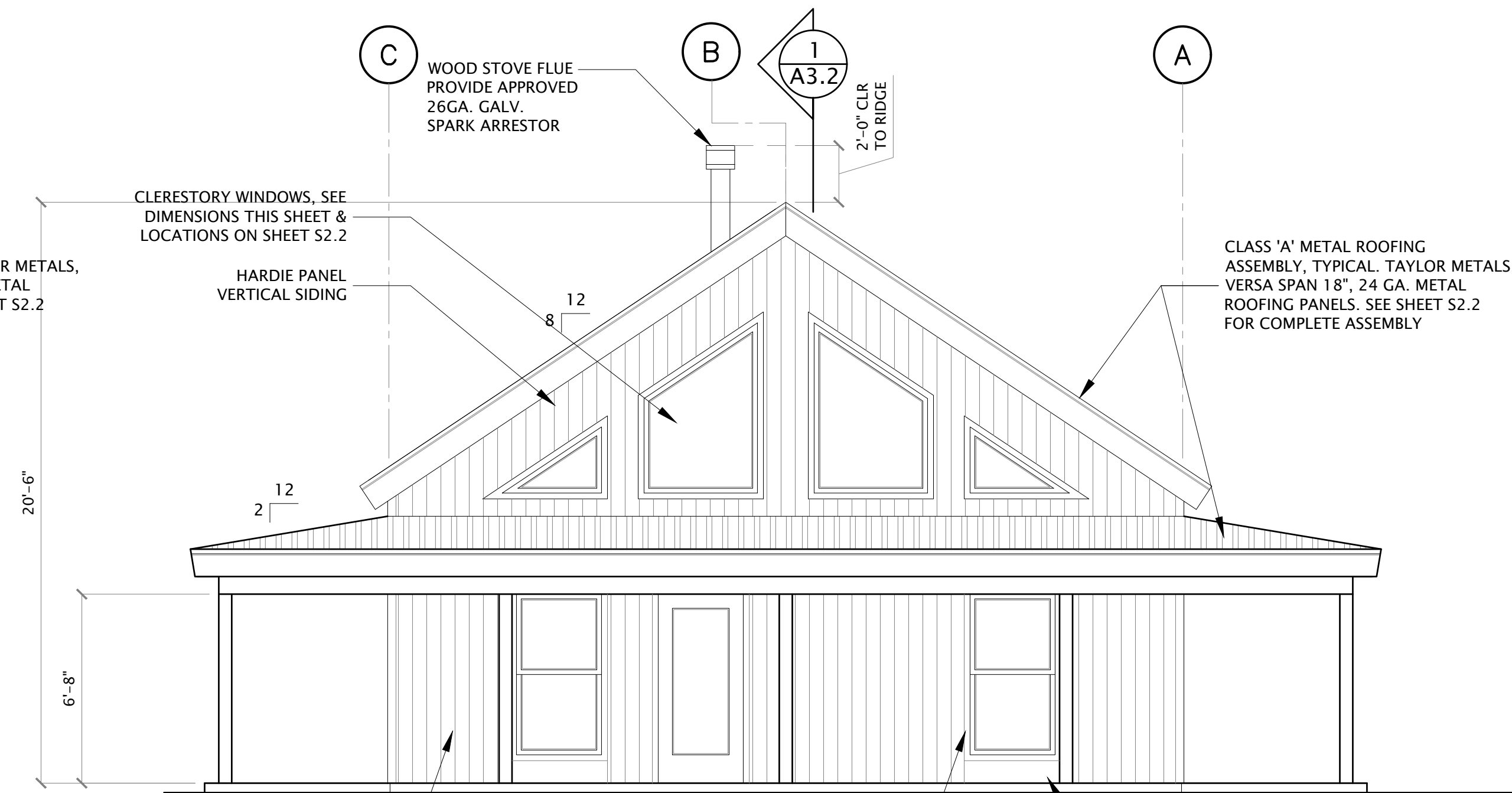
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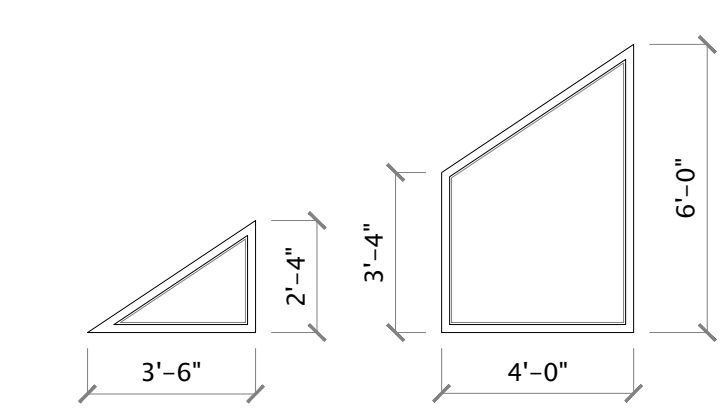
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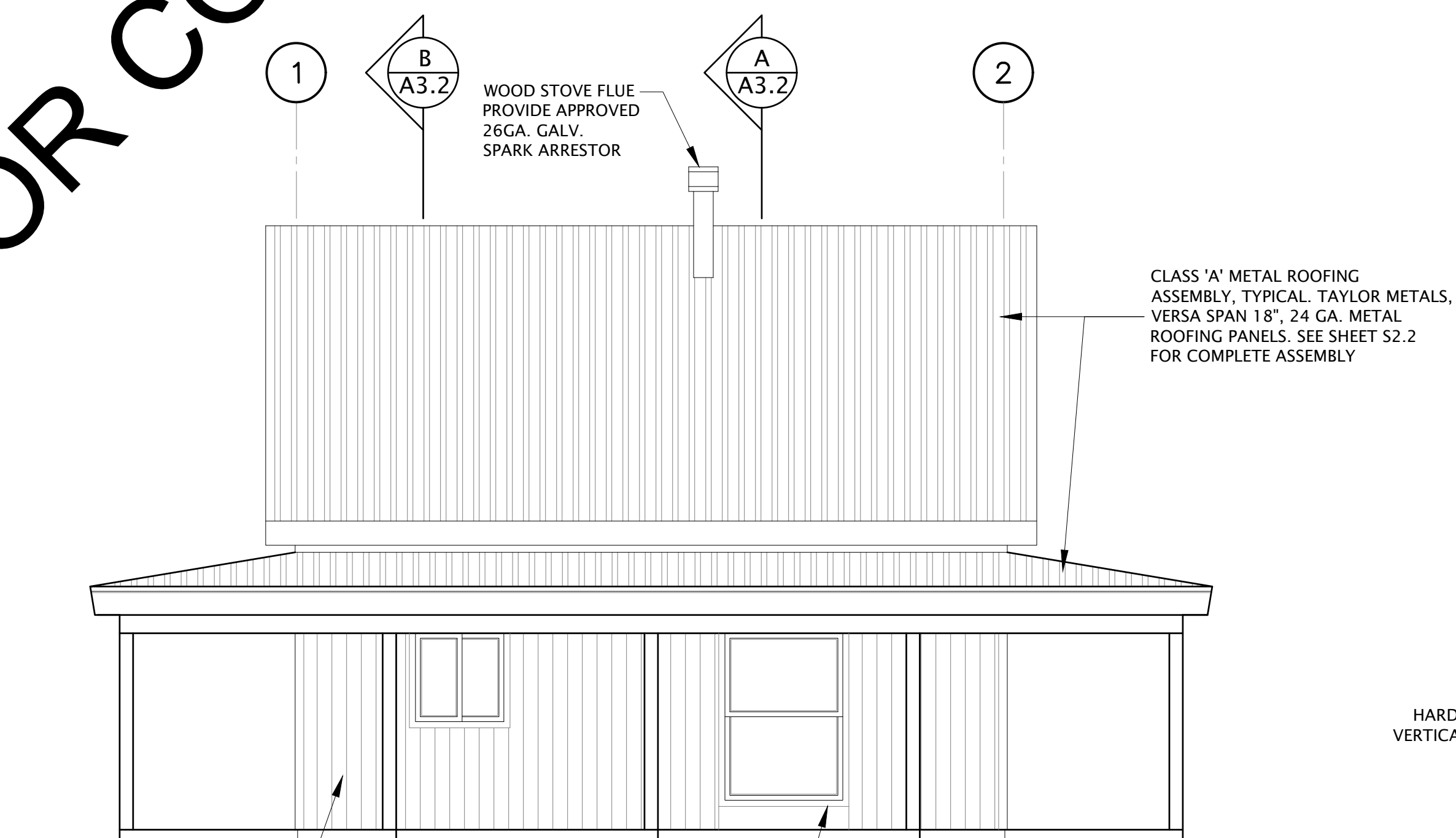
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SCALE: 1/4" = 1'-0"



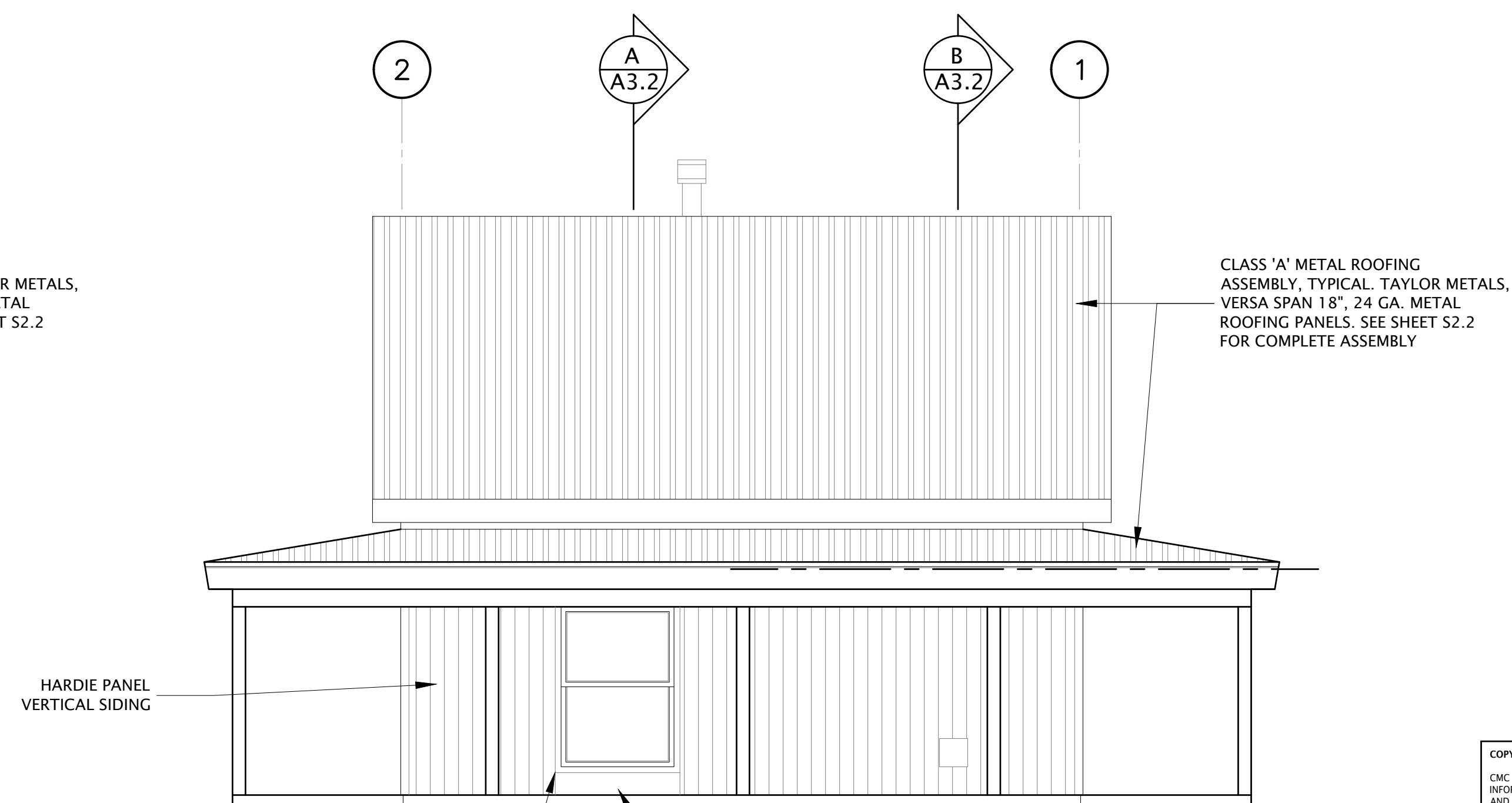
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



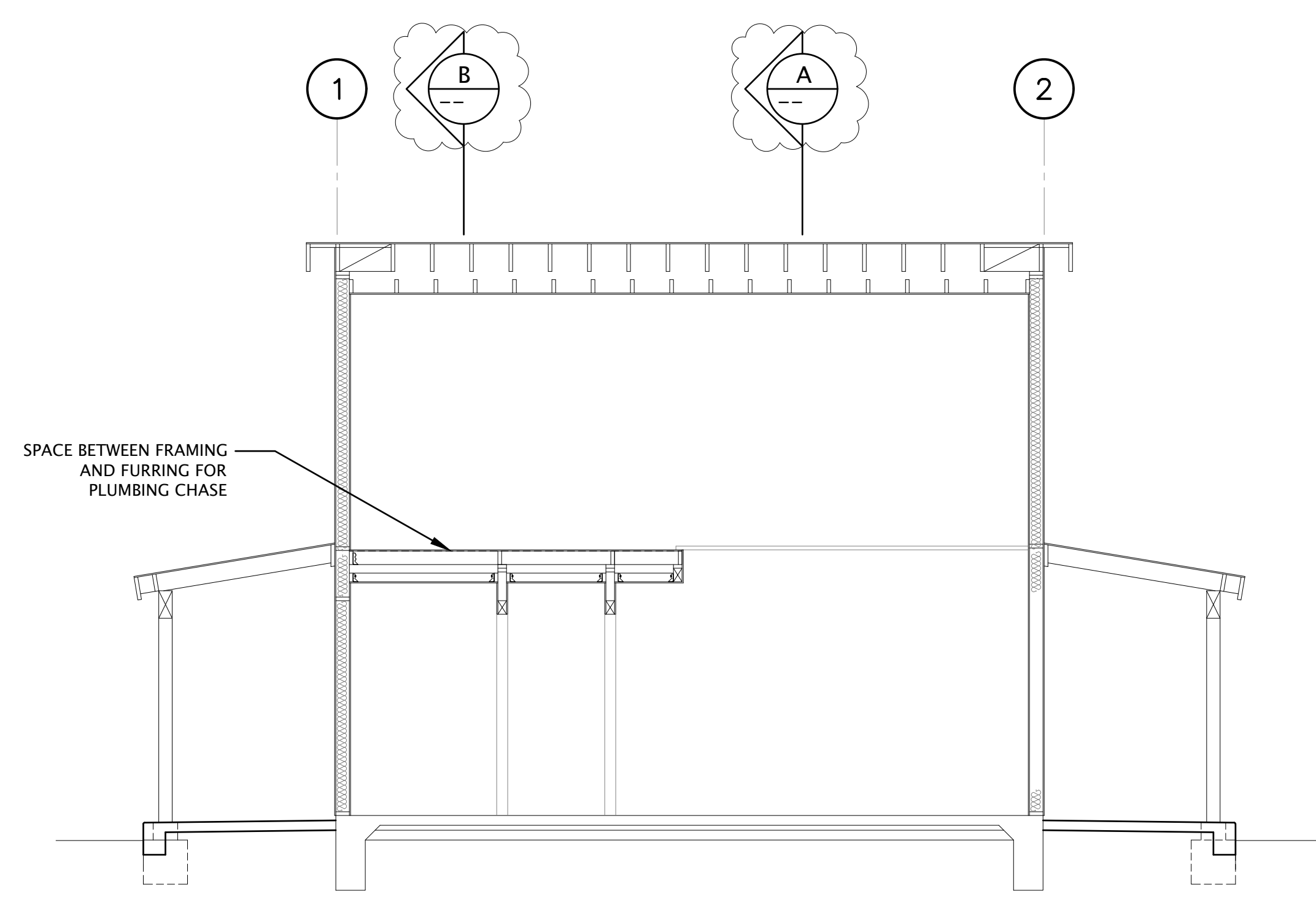
SIDE ELEVATION (LIVING/KITCHEN)
SCALE: 1/4" = 1'-0"



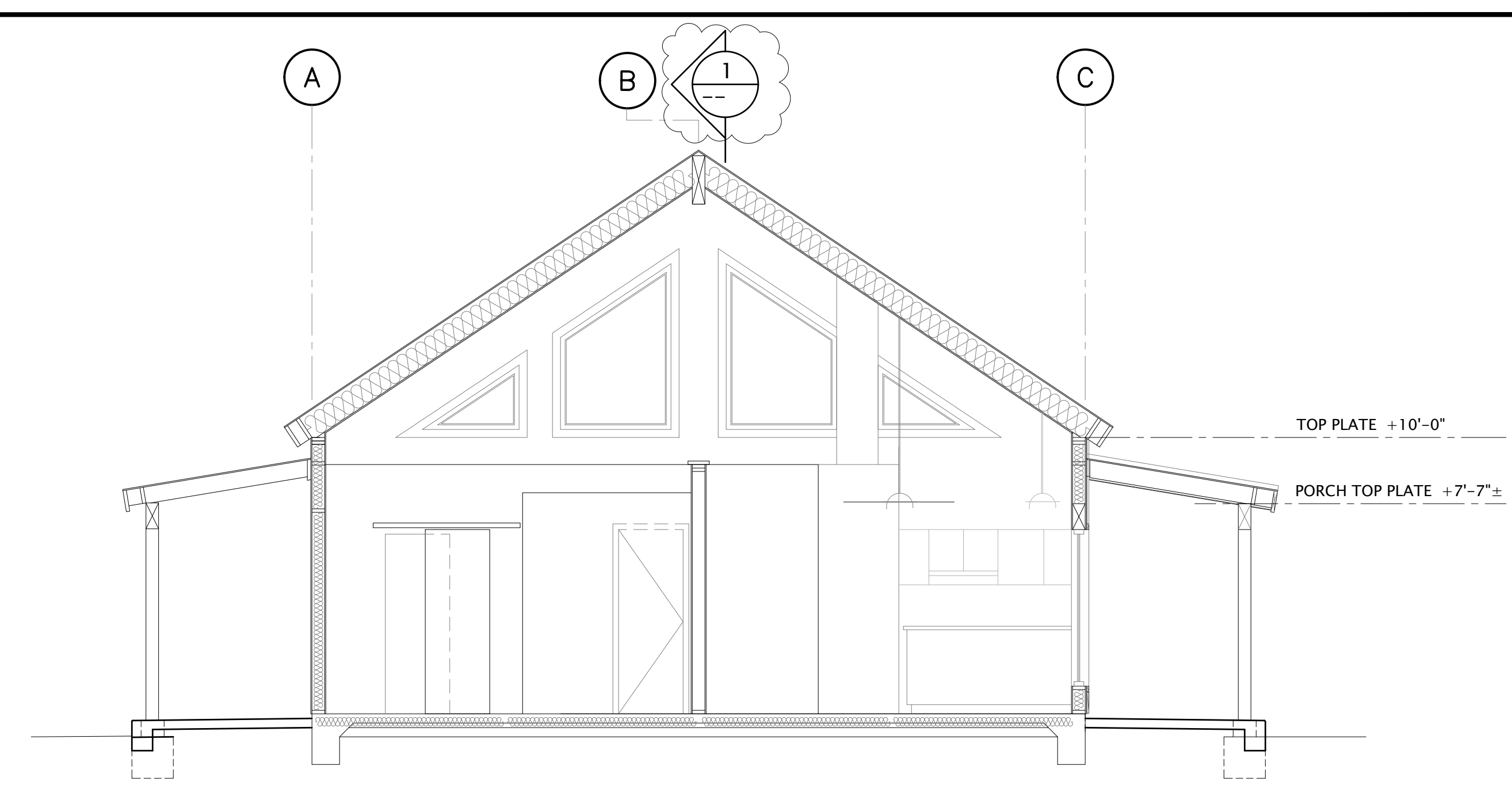
SIDE ELEVATION (BEDROOM/LAUNDRY)
SCALE: 1/4" = 1'-0"

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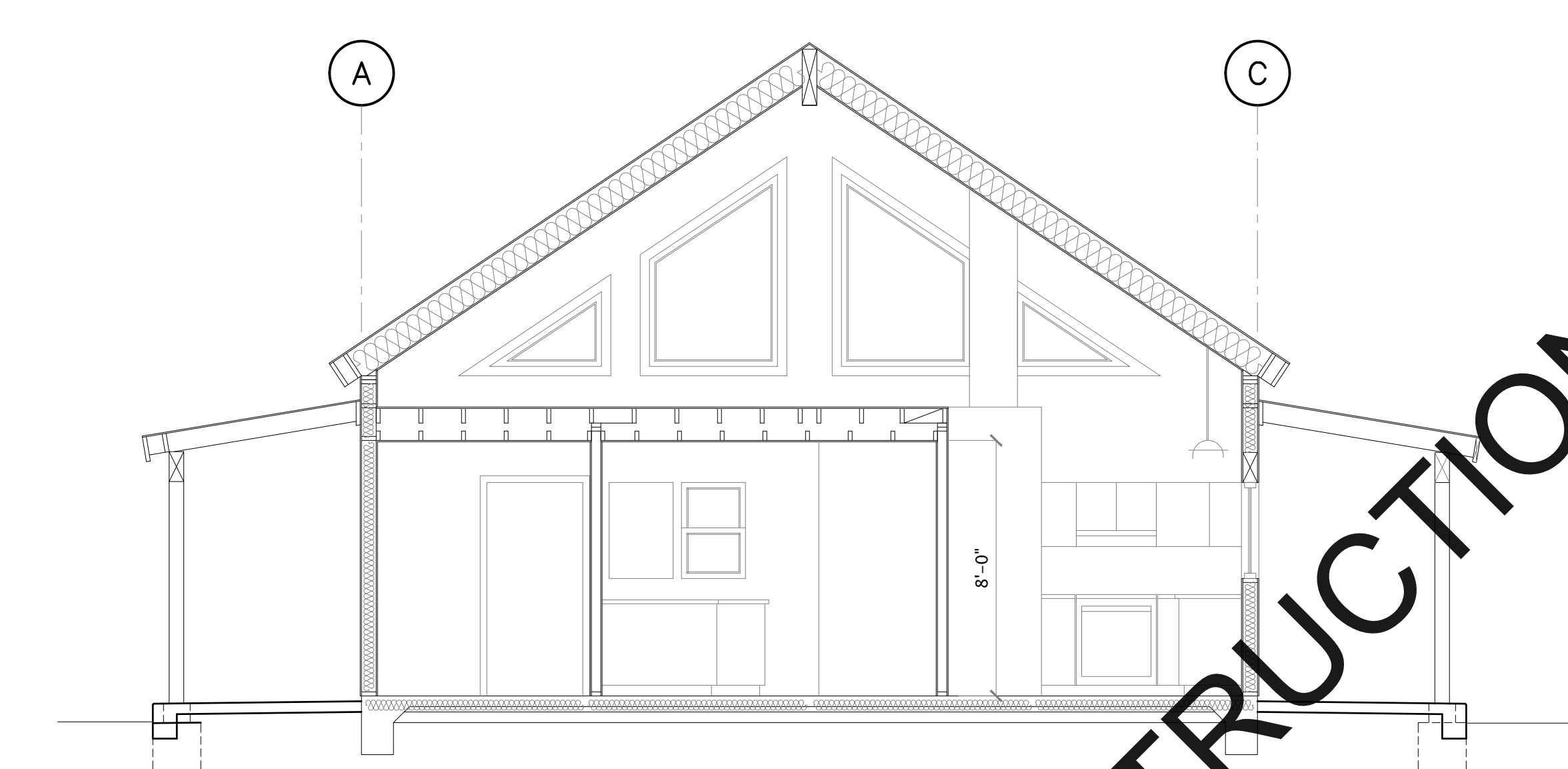
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DATE	JOB NUMBER	CADD FILE							
08/04/23									
<p>SEAL 09/14/2023</p>									
<p>EXTERIOR ELEVATIONS MIRRORED OPTION</p>									
<p>LARKSPUR ACCESSORY DWELLING UNIT</p>									
<p>CMC ARCHITECTURE 352 PINE STREET, SUITE 1 RED BLUFF, CA 96080 (530) 440-9256</p>									
<p>SHEET</p>									
<p>A3.1M</p>									
<p>PERMIT SET</p>									



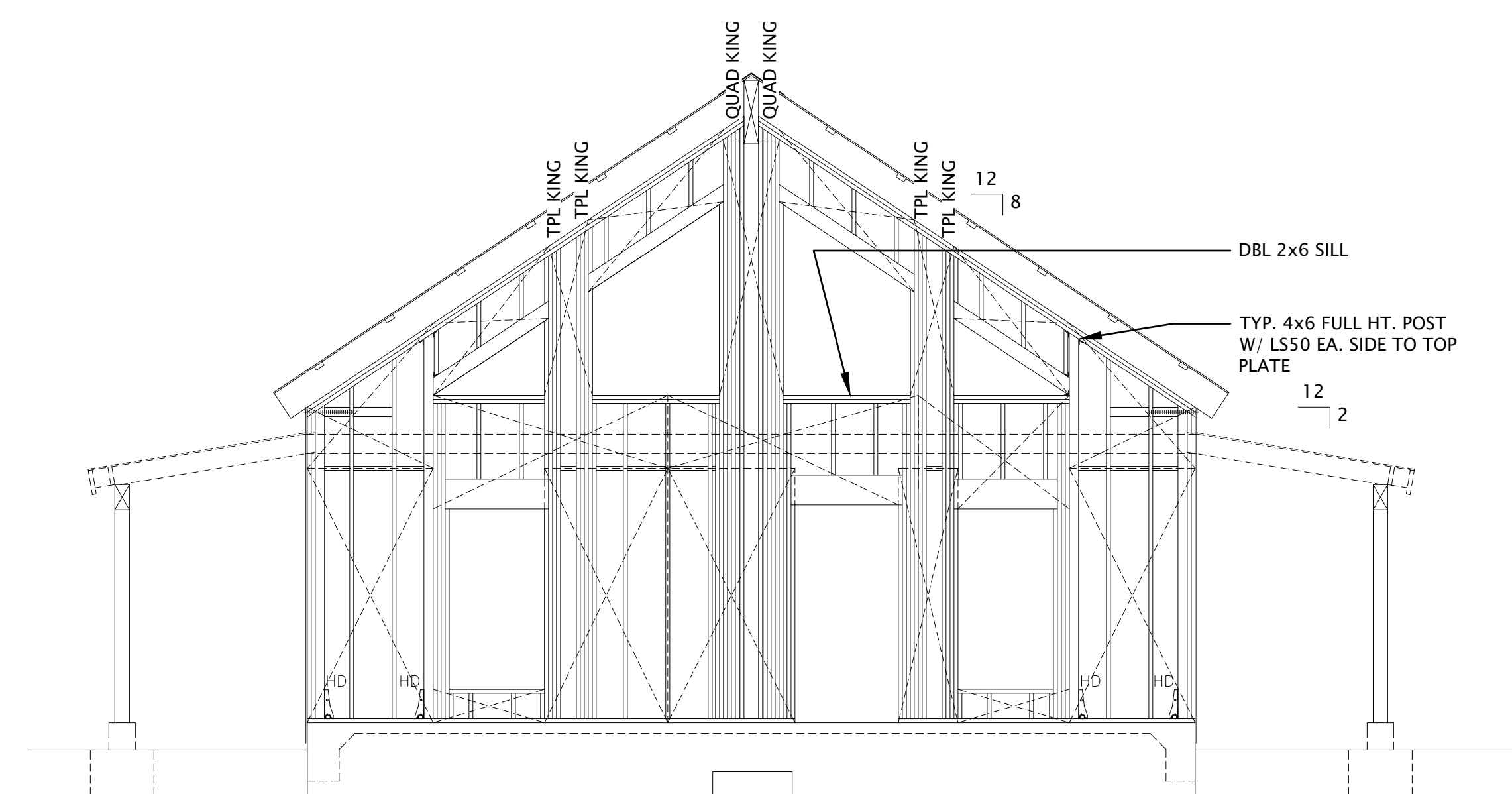
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SECTION A
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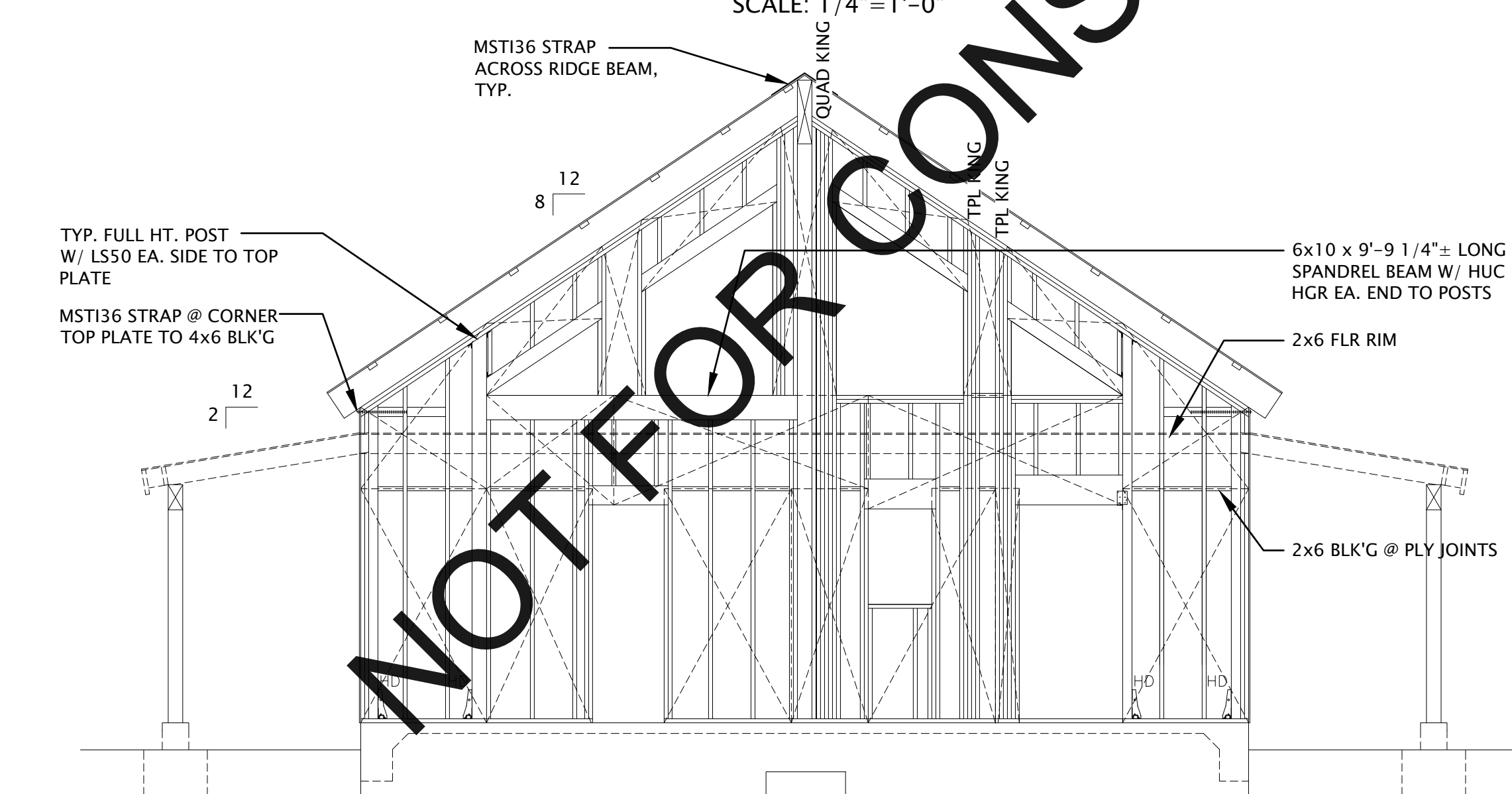


SECTION B
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FRONT FRAMING ELEVATION
SCALE: 1/4"=1'-0"

* 2x6 BLK'G AT PORCH
RAFTER TIES NOT SHOWN

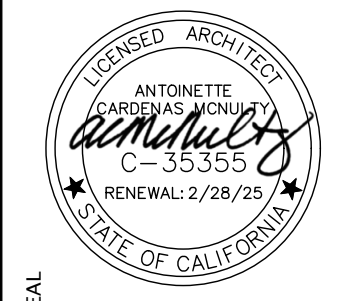

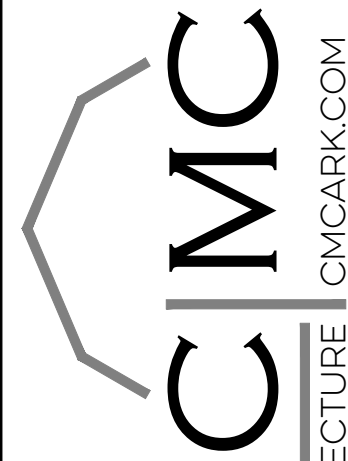


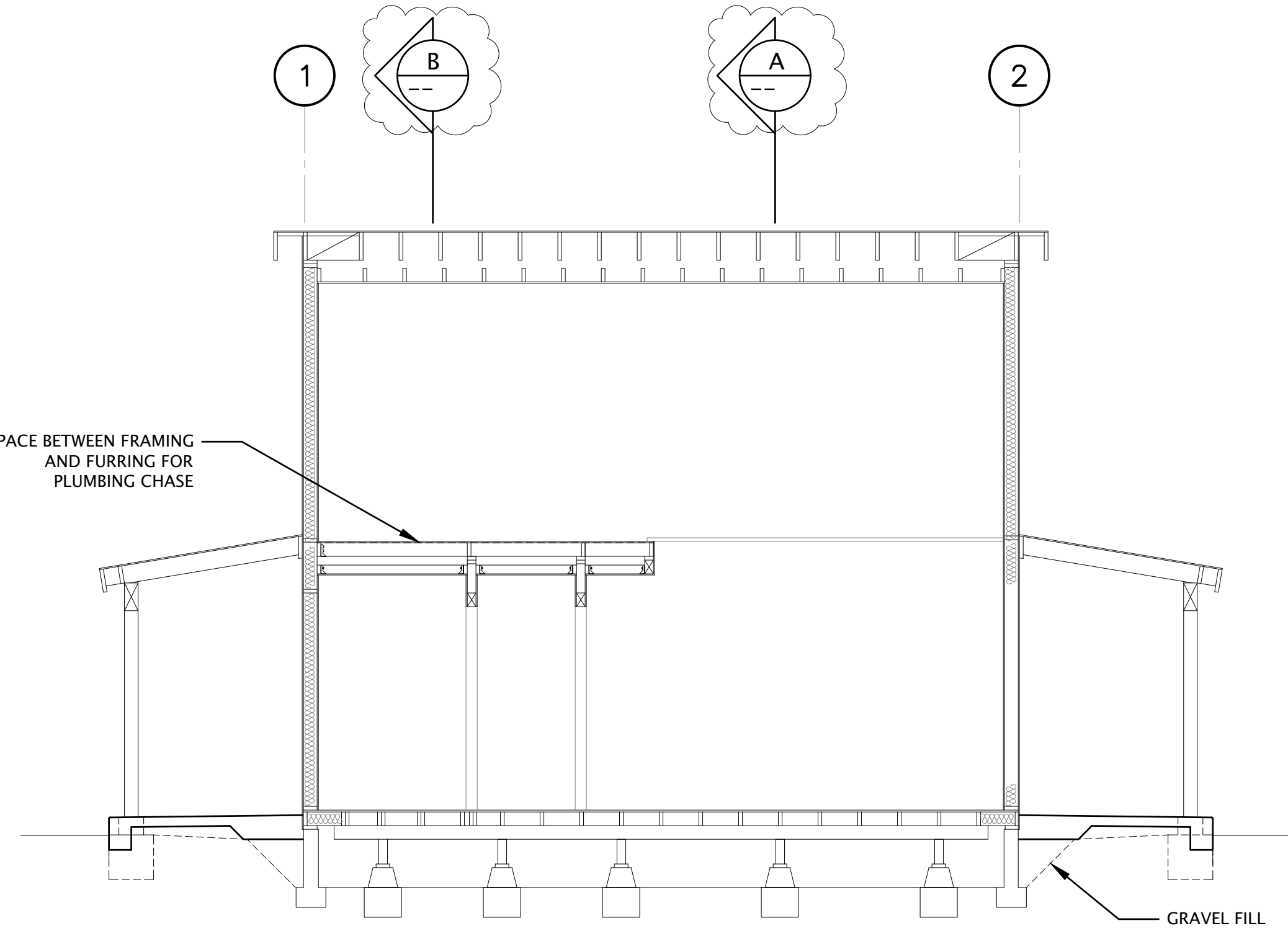
REAR FRAMING ELEVATION
SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION

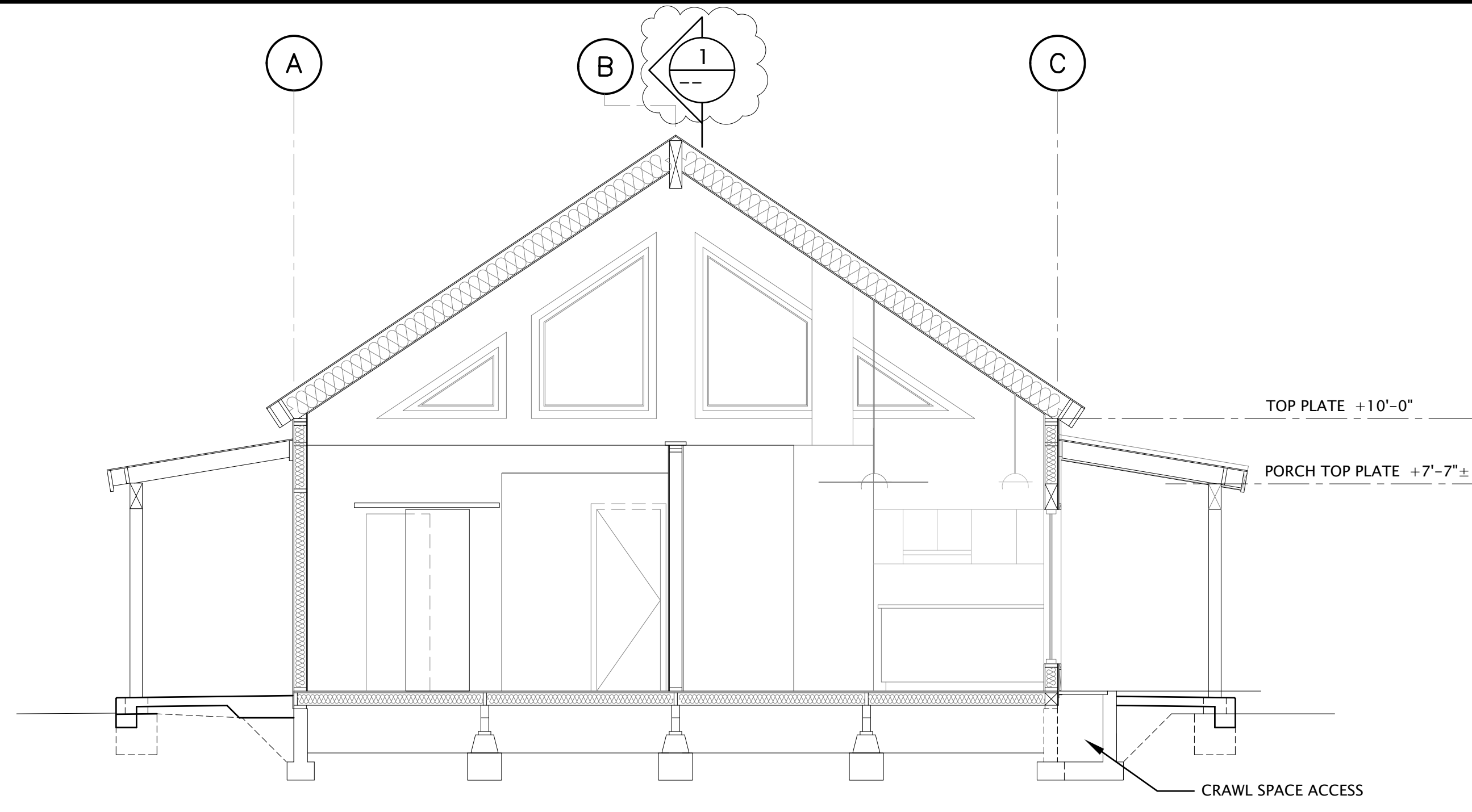
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<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">NO.</td> <td style="width: 15%;">DATE</td> <td style="width: 40%;">DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>DATE: 09/05/2023 JOB NUMBER: _____ CADD FILE: _____</p>	<p>SEAL</p> <p>09/05/2023</p>	<p style="font-size: 8pt;">SHEET NAME & PROJECT</p> <p style="font-weight: bold; font-size: 12pt;">SECTIONS / FRAMING ELEVATIONS SLAB ON GRADE - OPTION 'A'</p> <p style="font-weight: bold; font-size: 12pt;">LARKSPUR ACCESSORY DWELLING UNIT</p>
NO.	DATE	DESCRIPTION							
									
			<p style="font-size: 8pt;">CMC ARCHITECTURE 3301 BIRCHMOUNT DRIVE REDFORD, CA 96080 (530) 440-9266</p>						
<p>SHEET</p> <p style="font-size: 24pt; font-weight: bold;">A3.2A</p>			<p>PERMIT SET</p>						



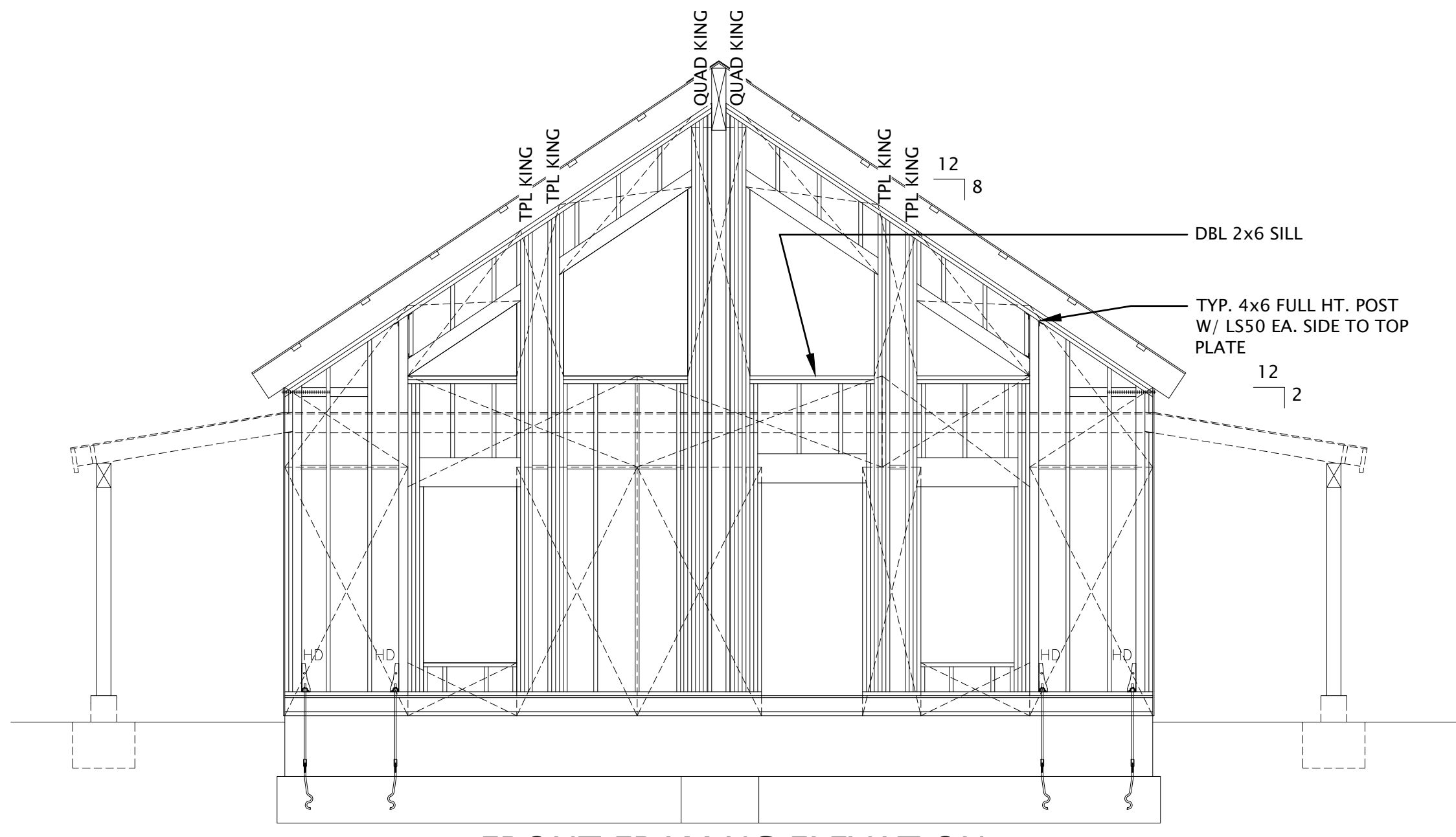
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SECTION A
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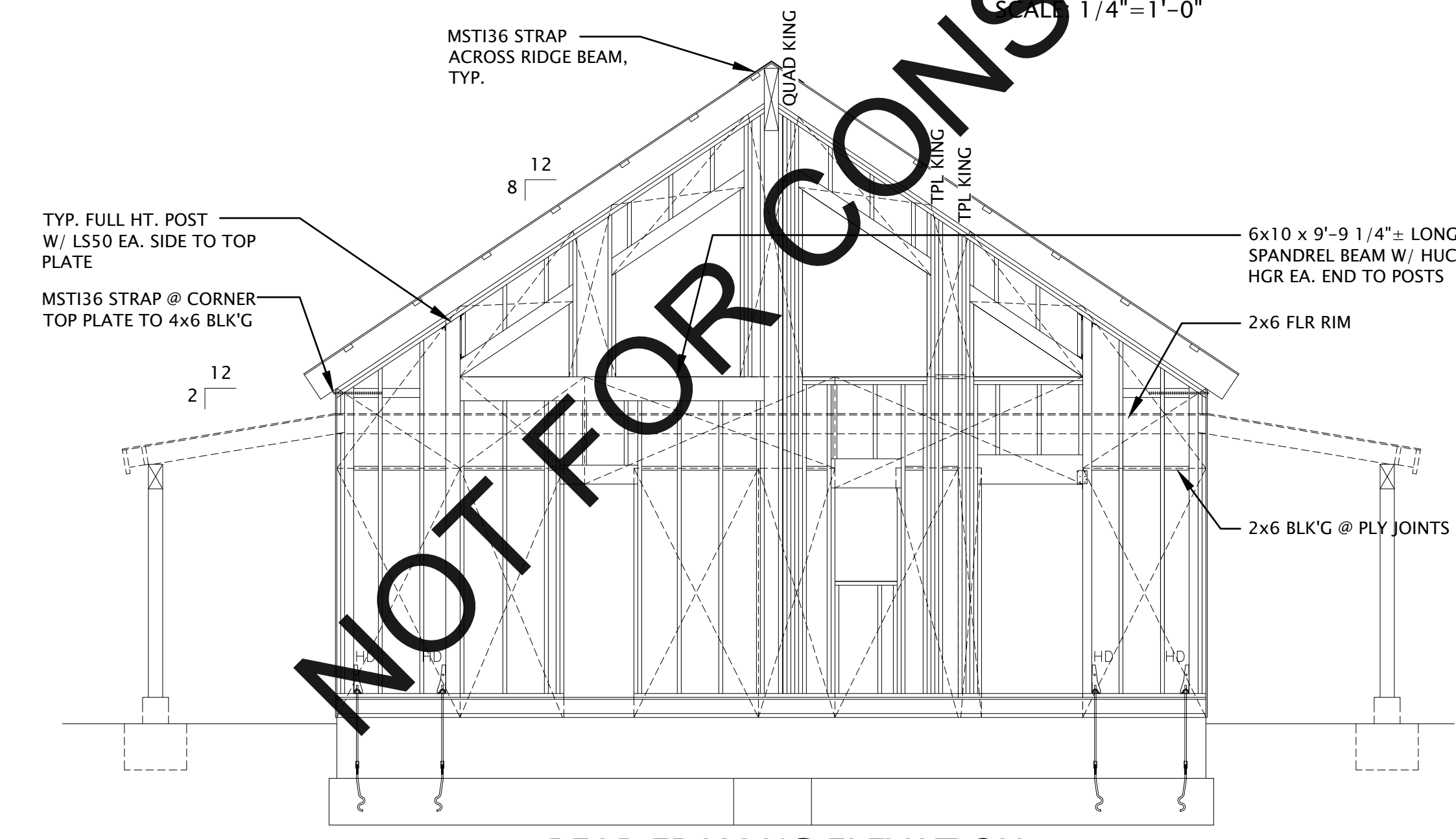


SECTION B
SCALE: 1/4"=1'-0"



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

* 2x6 BLK'G AT PORCH
RAFTER TIES NOT SHOWN



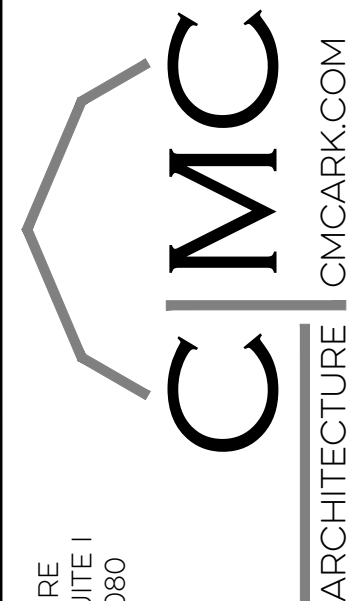


REAR FRAMING ELEVATION
SCALE: 1/4"=1'-0"

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REVISIONS									
DATE	09/05/2023	JOB NUMBER		CADD FILE					
									
									
<p>SECTIONS / FRAMING ELEVATIONS RAISED FLOOR - OPTION 'B' LARKSPUR ACCESSORY DWELLING UNIT</p>									
									
<p>CMC ARCHITECTURE 3301 BIRCH CREEK DRIVE REDFORD, CA 96080 (530) 440-9256</p>									
<p>SHEET</p>									
<p>A3.2B</p>									
<p>PERMIT SET</p>									

GENERAL ELECTRICAL NOTES:

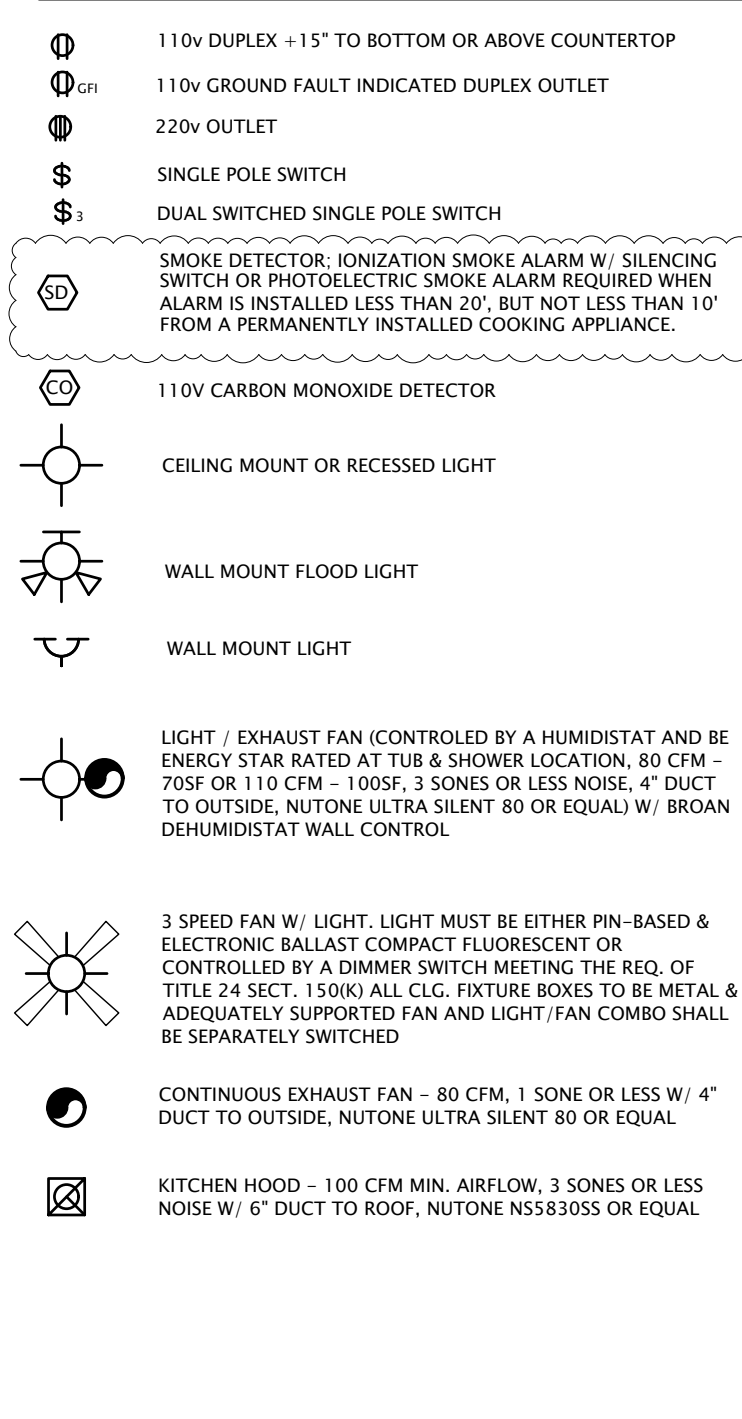
- 1. ALL RECEPTACLES SHALL BE CONNECTED TO THE CIRCUIT INDICATED USING 1/2" MC CABLE C-2 #12, 1# 12G INSULATED U.N.O. CIRCUITS TO BE CONCEALED IN WALLS OR RAN OVERHEAD. NMC IS ACCEPTABLE FOR RESIDENTIAL APPLICATIONS PER CEC SECTION 334.10. LOCATION AND SPACING OF RECEPTACLE OUTLETS SHALL BE PER CEC SECTION 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.
3. PANEL SHALL BE RATED AS SHOWN AND PROVIDED W/ ALUMINUM BUS, THERMAL MAGNETIC CIRCUIT BREAKERS AS SHOWN, AND NEMA 1 ENCLOSURE U.N.O.
4. KITCHEN HOOD TO HAVE 100 CFM MIN. AIRFLOW
5. KITCHEN VENTILATION HOOD REQUIRES MANUFACTURER'S DOCUMENTATION ON INSTALLED SYSTEM PERFORMANCE. IF MANUFACTURE DOES NOT PROVIDE PERFORMANCE INFO FOR DUCT SIZE AND LENGTH, PROVIDE FIELD AIRFLOW TESTING MEASURING CFM OF INSTALLED FAN AND DUCT.
6. ALL APPLIANCES, FIXTURES AND EQUIPMENT TO BE INSTALLED AS PER CODE AND MANUFACTURER'S SPECIFICATIONS.
7. REQUIRED GROUND FAULT INTERRUPTER RECEPTACLE CIRCUITS PER CEC 210-8: A. ATTACHED GARAGES - ONE MINIMUM B. EXTERIOR OF DWELLING - ONE FRONT, ONE BACK - MINIMUM C. ALL BATHROOM RECEPTACLES D. ALL RECEPTACLES AT KITCHEN COUNTER TOPS. E. CRAWL SPACES F. BASEMENTS
8. DRYER TO VENT TO OUTSIDE AIR - 14" MAX. W/ 2 BENDS MAX. PER CMC 504.3.2.
9. USE CEILING FAN BOXES LISTED PER CEC 422-18.
10. FIXTURES ABOVE HYDRO MASSAGE TUBS AND SPAS, AND OTHER WET/DAMP LOCATIONS SHALL BE G.F.I. PROTECTED, SUITABLE FOR DAMP LOCATIONS, AND ELECTRICALLY ISOLATED PER CEC 680.4.1.
11. SEE MANDATORY MEASURES SUMMARY ON TITLE 24 ENERGY CALCULATIONS FOR ADDITIONAL LIGHTING REQUIREMENTS AND ARE PART OF THESE PLANS.
12. COMBUSTION APPLIANCES MUST BE PROPERLY VENTED AND INSTALLED TO PREVENT BACK DRAFT.
13. THE OWNER INTENDS TO PROTECT ALL LIGHTING AND GENERAL PURPOSE 15A AND 20A 120V CIRCUITS WITH DUAL FUNCTION ARC FAULT/GROUND FAULT CIRCUIT BREAKERS. SO ALL LIGHTING AND GENERAL PURPOSE OUTLETS WILL BE BOTH ARC AND GROUND FAULT PROTECTED AT THE DISTRIBUTION BOX.
14. REQUIRED HEATING - 68 DEGREES F, 3 FEET ABOVE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS - R303.8
15. DUCT SHALL HAVE R-6 (U.O.N.) INSULATION & TESTED FOR LOW LEAKAGE

- 16. RECESSED CANS PER SECTION 6.10.1 MUST BE IC RATED & LABELED FOR AIRTIGHT CONSTRUCTION, SEALED WITH A GASKET OR CAULKING BETWEEN THE LUMINAIRES HOUSING AND THE CEILING.
17. HIGH EFFICIENCY AND LOW EFFICIENCY FIXTURES ARE REQUIRED TO BE SWITCHED SEPARATELY.
18. VACANCY SENSORS CAN BE USED AS AN ALTERNATE TO HIGH EFFICIENCY LIGHTING IN ANY ROOM THAT IS NOT A KITCHEN, VACANCY SENSORS ARE TO MEET THE REQUIREMENTS IN CEC 6.3.4
19. ALL PERMANENTLY INSTALLED HIGH EFFICIENCY LUMINAIRES MUST BE SWITCHED SEPARATELY FROM LOW EFFICIENCY LUMINAIRES.
20. ALL LIGHTING MUST BE SWITCHED SEPARATELY FROM EXHAUST FANS.
21. ALL LIGHTING CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
22. 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.
23. HIGH EFFICIENCY LIGHTING REQUIRED IN CLOSETS OVER 70 SQ. FT. LIGHT MUST BE ENCLOSED AND 12" MIN. FROM SHELF PER CEC 410-8
24. ELECTRICAL RECEPTACLES FOR DISHWASHER AND GARBAGE DISPOSAL TO BE LOCATED UNDER SINK, NOT MORE THAN 36" FROM APPLIANCES.
25. RECEPTACLE IN BATHROOMS, LAUNDRY, GARAGE AND HALLS 1'0" LONG AND WITHIN 24" ALONG KITCHEN COUNTER SPACES 12" AND WIDER, AND EVERY 12' LONG ISLANDS PER CEC 210-57.
26. OUTDOOR WEATHER PROOF GFI RECEPTACLES IN FRONT AND BACK OF RESIDENCE PER CEC 210-52 AND 410-57.
27. PROVIDE AN OUTDOOR WEATHER PROOF GFI RECEPTACLE WITH-IN 25' OF EXTERIOR MECHANICAL EQUIPMENT PER CEC 210-63
28. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLTS, SINGLE PHASE 15 AND 20 AMP OUTLETS INSTALLED IN DWELLINGS THROUGHOUT SHALL BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER PER CEC 210-12.(b)
29. PROVIDE DISCONNECT WITHIN SIGHT OF AIR CONDITIONING EQUIPMENT PER CEC 440-14.
30. PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCE AT AC DISCONNECT PER CEC 210-12.(b)

- 31. SMOKE DETECTORS SHALL BE HARD WIRED, INTERCONNECTED, W/ BATTERY BACKUP, AND AUDIBLE IN ALL BEDROOMS PER CEC 507.2.10.2
32. DEDICATED 20-AMP CIRCUIT FOR ALL BATHROOM RECEPTACLES PER CEC 210-11.(c) (2) 20 AMP SMALL APPLIANCE BRANCH CIRCUITS IN KITCHEN.
33. SWITCHED LIGHT AND RECEPTACLE IN ATTIC AND UNDER FLOOR SPACES WITH MECHANICAL EQUIPMENT PER CEC 210-70.(3)(X)
34. PROVIDE A LIGHT WITH SWITCH AT ALL EXITS PER CEC 210-70
35. DIRECT VENT IS REQUIRED FOR WARM AIR FURNACES IN SLEEPING ROOMS PER CEC 504.5
36. EXHAUST FAN DUCTS TO BE INSTALLED PROPERLY WITHOUT DIPS WHERE MOISTURE CAN COLLECT.
37. VENTILATION SYSTEM CONTROLS SHALL BE LABELED "VENTILATION CONTROL" AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM.
38. MECHANICAL SYSTEMS INCLUDING HEATING AND AIR CONDITIONING SYSTEMS THAT SUPPLY AIR TO HABITABLE SPACES SHALL HAVE A MERV 6 FILTER OR BETTER.
39. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AHEAD FROM KNOW CONTAMINANTS.
40. ALL LIGHTING INSTALLATION TO COMPLY WITH CF-6R-LT-01 INSTALLATION CERTIFICATE REQUIREMENTS. IT IS RECOMMENDED TO BE FILLED OUT AND PROVIDED TO BUILDING INSPECTOR AT FRAME INSPECTION.
41. WHOLE BUILDING VENTILATION FANS AND LOCAL BUILDING VENTILATION FANS ARE TO COMPLY WITH CF-6R-MECH-05 INSTALLATION CERTIFICATE REQUIREMENTS. IT IS RECOMMENDED THIS FORM BE FILLED OUT PRIOR TO SUBMITTAL AND PROVIDED TO THE BUILDING INSPECTOR AT THE FRAME INSPECTION. CF-6R-MECH-05 REQUIRED AT FINAL AND PROVIDED TO OWNER.
42. NO GAS OR SOLID FUEL (OTHER THAN DIRECT VENT) ALLOWED IN CONDITIONED SPACE UNLESS SUPPLY AIR IS PROVIDED.
43. IN ALL AREAS SPECIFIED IN CEC 210.52 ALL 125V 15 TO 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLE.
44. TERMINATION ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3' FROM ANY OPENINGS INTO THE BUILDING (DRYERS, BATH AND UTILITY FANS ETC) MUST BE 3' AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS PER CMC 504.5.
45. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. CRC R315.1.1
46. ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN A RESIDENCE OR ACCESSORY STRUCTURE SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. NO EXCEPTIONS FOR RECEPTACLES ON CEILING, ABOVE COUNTERS OR BEHIND APPLIANCES. CEC 406.11

- 47. R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS
ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
EXCEPTIONS: DEDICATED RECEPTACLE OUTLETS, FLOOR RECEPTACLE OUTLETS, CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES (381 MM).
48. R327.1.4 DOORBELL BUTTONS
DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.
RESIDENTIAL LIGHTING REQUIREMENTS:
KITCHEN: ALL LIGHTS SHALL BE HIGH EFFICACY WITHOUT KITCHEN LIGHTING SUMMARY CALCULATION OR AT LEAST HALF THE INSTALLED WATTAGE OF LIGHTS IN KITCHEN SHALL BE HIGH EFFICACY WITH LIGHTING SUMMARY CALCULATION. HOWEVER, SOME LIGHTING INSTALLED INSIDE A CABINET MAY NOT BE INCLUDED IN WATTAGE CALCULATION THAT DETERMINES HALF OF THE INSTALLED WATTAGE IS HIGH EFFICACY.
GARAGES, LAUNDRY ROOMS, CLOSETS AND UTILITY ROOMS: ALL LIGHTS SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.
BATHROOMS: MINIMUM OF ONE HIGH EFFICACY LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM, AND ALL OTHER LIGHTING INSTALLED IN EACH BATHROOM SHALL BE HIGH EFFICACY OR CONTROLLED BY A VACANCY SENSOR. LIGHTS IN WET/DAMP LOCATIONS MUST COMPLY WITH CEC 410.10.
OTHER ROOMS: THIS APPLIES ONLY TO ROOMS THAT NOT KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, OR UTILITY ROOMS. ALL INSTALLED LIGHTS SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT FROM THIS REQUIREMENT.
OUTDOOR LIGHTING: ALL LIGHTS MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MOTION SENSOR IN COMBINATION WITH A PHOTO CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
WET / DAMP LOCATIONS: ALL EXTERIOR LIGHTS, PORCH LIGHTS, BATHROOM OR LAUNDRY ROOM LIGHTS MUST MEET THE REQUIREMENTS FOR DAMP LOCATIONS PER CEC 410.10

ELECTRICAL SYMBOLS:



EV CHARGER REQUIREMENTS:

- 1) THE BUILDER SHALL INSTALL A NOMINAL ONE (1) INCH INSIDE DIAMETER, LISTED RACEWAY TO ACCOMMODATE A 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE IN THE MAIN OR SUB PANEL, AND WILL TERMINATE INTO A LISTED BOX AT THE PURPOSED SITE OF THE EV CHARGER. THIS AND ALL ADDITIONAL SPECIFICATIONS OF CALIFORNIA GREEN BUILDING STANDARDS SECTION 4.106.4 SHALL BE MET.
2) THE ELECTRICAL LOAD CALCULATIONS INCLUDED TO ACCOMMODATE FOR A DEDICATED 40 AMP CIRCUIT FOR THE EV CHARGING CENTER. CGS 4.106.4.1
3) THE SERVICE OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTION DEVICE(S) AS RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"

HVAC SYSTEMS:

1.5 TON SINGLE ZONE DUCTLESS HEAT PUMP SYSTEM
12.0 HSPF, 21 SEER - 12 EER
HEATING 26,300 BTU OUTPUT / COOLING 18,000 BTU OUTPUT

FIREPLACE OR WOOD STOVE:

FACTORY-BUILT FIREPLACES (AND WOOD STOVES) SHALL BE EQUIPPED WITH AN EXTERIOR AIR SUPPLY TO ENSURE PROPER FUEL COMBUSTION UNLESS THE ROOM IS MECHANICALLY VENTILATED AND CONTROLLED FSD THAT THE INDOOR PRESSURE IS NEUTRAL OR POSITIVE. PER CRC 6-1006.1

GENERAL PLUMBING NOTES:

- 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. FIRE SPRINKLER SYSTEM SHALL BE PER NFPA 13D
5. HOT WATER HEATER - GAS INSTANTANEOUS 199,000 BTU/HR INPUT, 94 RECOVERY EFFICIENCY OR EQUAL.
6. PROVIDE 1" CONDENSATE DRAIN LINE FROM FAN UNITS TO DAYLIGHT
7. PLUMBING FIXTURES SHALL BE WATER-CONSERVATIVE PLUMBING FIXTURES 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- 2.0 GPM @ 80 PSI
* KITCHEN SINK FAUCET- 1.8 GAL. PER MIN. @ 60 PSI

IF 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.

CPC604.1.2 PEX

[HCD 1 & HCD 2] ALL INSTALLATION OF PEX PIPE WHERE IT IS THE INITIAL PLUMBING PIPING INSTALLED IN NEW CONSTRUCTION SHALL BE FLUSHED TWICE OVER A PERIOD OF AT LEAST ONE WEEK. THE PIPE SYSTEM SHALL BE FIRST FLUSHED FOR AT LEAST 10 MINUTES AND THEN FILLED AND ALLOWED TO STAND FOR NO LESS THAN 10 MINUTES. ALL THE BRANCHES OF THE PIPE SYSTEM MUST BE FLUSHED LONG ENOUGH TO FULLY EMPTY THE CONTAINED WATER. THIS PROVISION SHALL NOT APPLY TO THE INSTALLATION OF PEX PIPE WHERE IT REPLACES AN EXISTING PIPE SYSTEM OF ANY MATERIAL.
(1) AT THE TIME OF INSTALLATION, EACH FIXTURE SHALL HAVE A REMOVABLE TAG APPLIED STATING:
(a) THIS NEW PLUMBING SYSTEM WAS FIRST FILLED AND FLUSHED ON _____ (DATE) BY _____ (NAME). THE STATE OF CALIFORNIA REQUIRES THAT THE SYSTEM BE FLUSHED AFTER STANDING AT LEAST ONE WEEK AFTER THE FILL DATE SPECIFIED ABOVE. IF THIS SYSTEM IS USED EARLIER THAN ONE WEEK AFTER THE FILL DATE, THE WATER MUST BE ALLOWED TO RUN FOR AT LEAST 20 MINUTES PRIOR TO USE FOR HUMAN CONSUMPTION. THIS TAG MAY NOT BE REMOVED PRIOR TO THE COMPLETION OF THE REQUIRED SECOND FLUSHING, EXCEPT BY THE BUILDING OWNER OR OCCUPANT."

- (2) PRIOR TO ISSUING A BUILDING PERMIT TO INSTALL PEX PIPE, THE BUILDING OFFICIAL SHALL REQUIRE AS PART OF THE PERMITTING PROCESS THAT THE CONTRACTOR, OR THE APPROPRIATE PLUMBING SUBCONTRACTORS, PROVIDE WRITTEN CERTIFICATION THAT HE OR SHE WILL COMPLY WITH THE FLUSHING PROCEDURES SET FORTH IN THE CODE.
(3) THE BUILDING OFFICIAL SHALL NOT GIVE FINAL PERMIT APPROVAL OF ANY PEX PLUMBING INSTALLATION UNLESS HE OR SHE FINDS THAT THE MATERIAL HAS BEEN INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CODE, INCLUDING THE REQUIREMENTS TO FLUSH AND TAG THE SYSTEMS.
(4) ANY CONTRACTOR OR SUBCONTRACTOR FOUND TO HAVE FAILED TO COMPLY WITH THE PEX FLUSHING REQUIREMENTS SHALL BE SUBJECT TO THE PENALTIES IN HEALTH AND SAFETY CODE, DIVISION 13, PART 1.5, CHAPTER 6 (SECTION 17995, ET SEQ.)

ENERGY STORAGE SYSTEMS (ESS) READY

ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

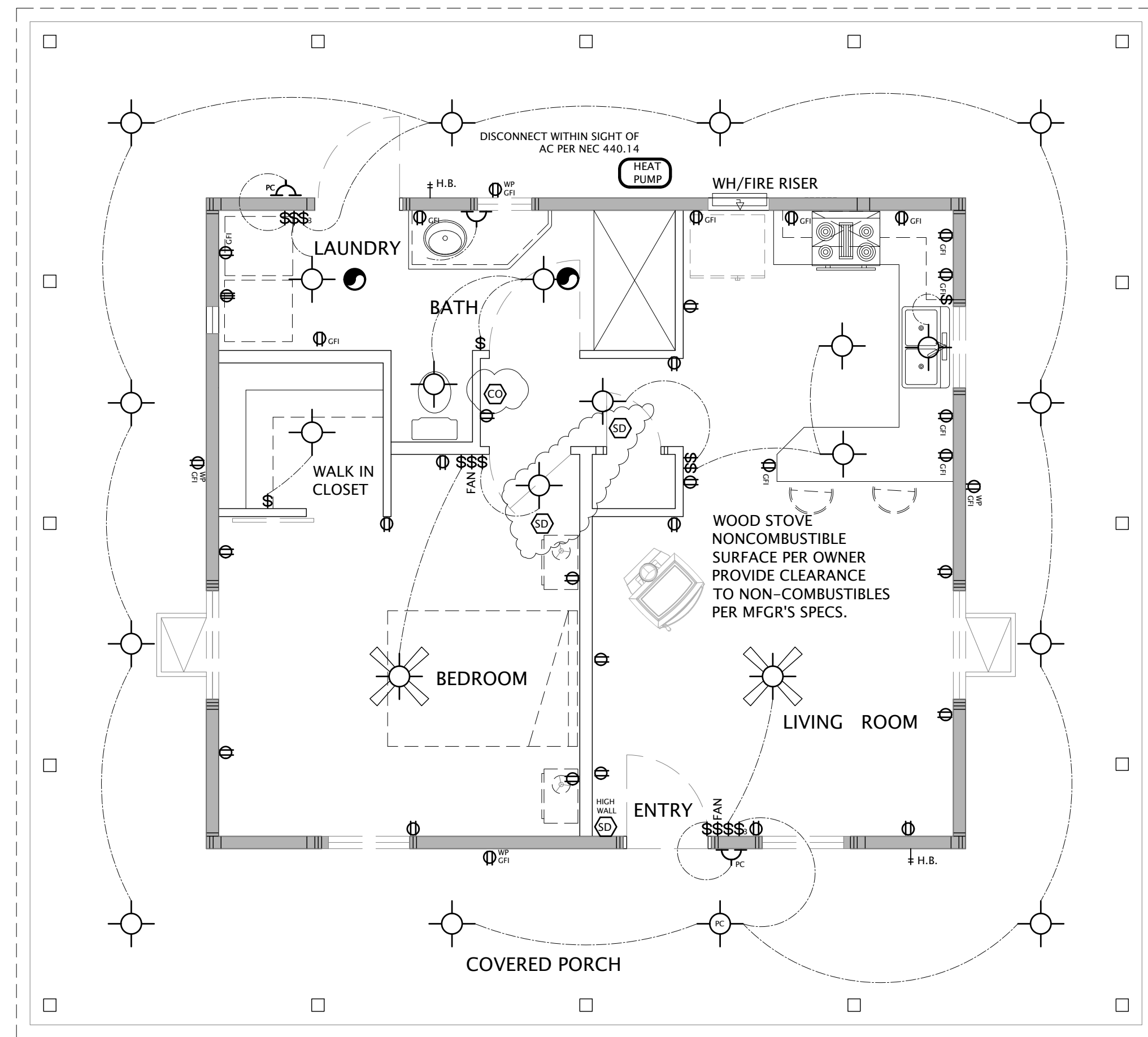
- 1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.06(g)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL NOT BE LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

R328.8.1 ENERGY STORAGE SYSTEMS (ESS) VEHICLE PROTECTION IN GARAGE

WHERE AN ESS IS INSTALLED IN THE NORMAL DRIVING PATH OF VEHICLE TRAVEL WITHIN A GARAGE, IMPACT PROTECTION COMPLYING WITH SECTION 1207.11.7.3 SHALL BE PROVIDED. THE NORMAL DRIVING PATH IS A SPACE BETWEEN THE GARAGE VEHICLE OPENING AND THE INTERIOR FACE OF THE BACK WALL TO A HEIGHT OF 48 INCHES (1219 MM) ABOVE THE FINISHED FLOOR. THE WIDTH OF THE NORMAL DRIVING PATH SHALL BE EQUAL TO THE WIDTH OF THE GARAGE DOOR OPENING. IMPACT PROTECTION SHALL ALSO BE PROVIDED FOR ESS INSTALLED AT EITHER OF THE FOLLOWING LOCATIONS (SEE FIGURE R328.8.1):

- 1. ON THE INTERIOR FACE OF THE BACK WALL AND LOCATED WITHIN 36 INCHES (914 MM) TO THE LEFT OR TO THE RIGHT OF THE NORMAL DRIVING PATH.
2. ON THE INTERIOR FACE OF A SIDE WALL AND LOCATED WITHIN 24 INCHES (609 MM) FROM THE BACK WALL AND 36 INCHES (914 MM) OF THE NORMAL DRIVING PATH.

EXCEPTION: WHERE THE CLEAR HEIGHT OF THE VEHICLE GARAGE OPENING IS 7 FEET 6 INCHES (2286 MM) OR LESS, ESS INSTALLED NOT LESS THAN 36 INCHES (914 MM) ABOVE FINISHED FLOOR ARE NOT SUBJECT TO VEHICLE IMPACT PROTECTION REQUIREMENTS.



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

LOAD CALCULATION:

150 AMP PANEL
LIGHTING: 3 VA/SQFT X 672 SQFT => 2016 VA
2 x 1500 VA FOR SMALL APPLIANCE CIRCUITS => 3000 VA
5000 VA FOR DRYER OR W/D COMBO => 5000 VA
1500 VA FOR LAUNDRY CIRCUIT => 1500 VA
11k VA FOR RANGE/OVEN => 11,000 VA
6000 VA FOR EV CHARGING CENTER => 6000 VA
SUB TOTAL: 28516 VA
FIRST 10000 VA @ 100% = 10000 VA
REMAINDER (CALCULATED AT 18516) @ 40% = 7407 VA
1 x 3500 VA 1.5 TON HEAT PUMP = 3500 VA
2 x 230 VA FAN UNIT = 230 VA
TOTAL DEMAND = 21137 VA
TOTAL AMPERAGE ON A 240 VOLT SYSTEM = 89 AMPS

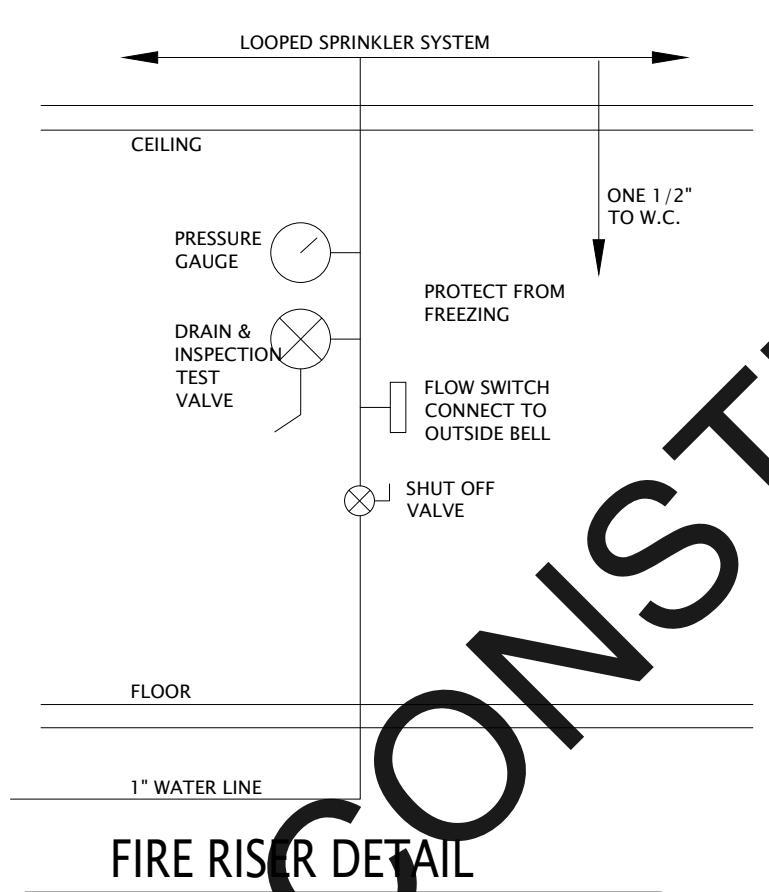


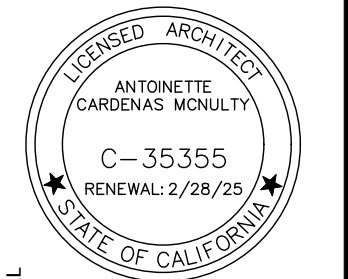
Table with 2 sections: PIPE CONNECTION SIZE SCHEDULE and PIPING MATERIAL SCHEDULE. Includes columns for fixture, material, size, and notes.

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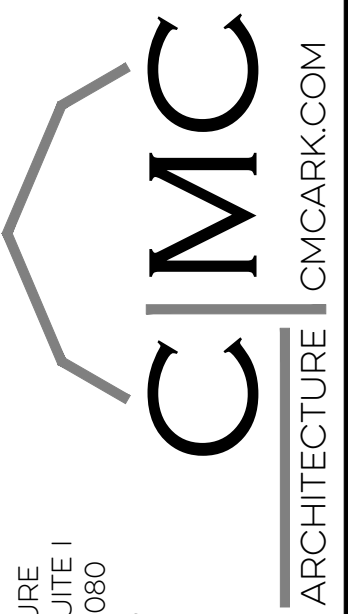
CMC ARCHITECTURE RETAINS ALL RIGHTS TO PROPRIETARY INFORMATION, INCLUDING WITHOUT LIMITATION, METHODOLOGIES AND METHODS OF ANALYSIS, IDEAS, CONCEPTS, ARRANGEMENTS, PLANS, EXPOSITIONS, SKETCHES, METHODS, TECHNIQUES, KNOWLEDGE, AND EXPERIENCE POSSESSED BY CMC ARCHITECTURE PRIOR TO, OR ACQUIRED DURING THE DEVELOPMENT OF THIS PROJECT AND SHALL NOT BE RESTRICTED IN ANY WAY WITH RESPECT THEREOF.

STIPULATION FOR REUSE: THIS DRAWING WAS PREPARED IN CONTRACT WITH SHASTA COUNTY FOR DISTRIBUTION AND USE BY THE RESIDENTS OF SHASTA COUNTY WITH A SNOW LOAD OF 70 PSF OR LESS. USE OF THIS DRAWING FOR REFERENCE OR DUBIUM ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON PROJECTS OUTSIDE OF SHASTA COUNTY BUILDING DEPARTMENT IS NOT AUTHORIZED AND IS CONTRARY TO THE LAW.

Table for REVISIONS with columns for DATE, JOB NUMBER, and CAD FILE.



NOT FOR CONSTRUCTION
ELECTRICAL PLAN - ALL OPTIONS
LARKSPUR ACCESSORY DWELLING UNIT



CMC ARCHITECTURE
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(530) 440-9256

SHEET

AE1

PERMIT SET

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.

IDENTIFICATION 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 (MWEL) WHICH EVER IS MORE STRINGENT; OR
- PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAN 2,500 SQUARE FEET MAY COMPLY WITH MWEL'S APPENDIX D PRESCRIPTIVE 5. A MIN. OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE CBC 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, METHYLENE, 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 CUSHION 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 (RFC) 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 EN 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 (TAMPED 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 WRITING OR 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 CONDITIONING SYSTEMS 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.

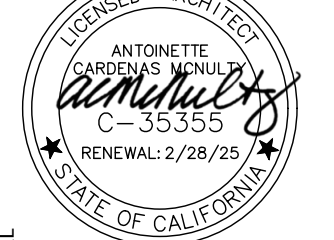
EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEM'S FUNCTIONS ARE ACCEPTABLE.

REVISIONS

DATE: 09/05/2023

JOB NUMBER

CADD FILE



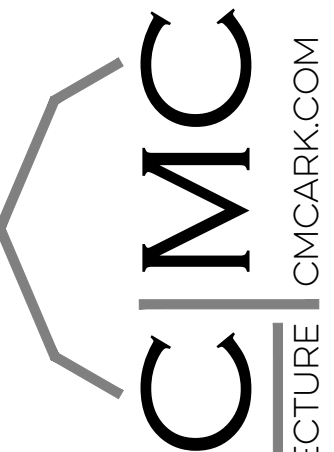
SEAL

09/05/2023



SHEET NAME & PROJECT
CA GREEN BUILDING STANDARDS (RES)
ALL OPTIONS
LARKSPUR ACCESSORY DWELLING UNIT

SHEET



CMC ARCHITECTURE
3075 BAY STREET SUITE 1
REDDING, CA 96008
(930) 440-9256

SHEET

AE2

PERMIT SET

NOT FOR CONSTRUCTION

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

- REFER TO ARCHITECTURAL DRAWINGS TO COORDINATE WITH STRUCTURAL DRAWINGS.
- 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.
- ANY DISCREPANCY BETWEEN ABOVE MENTIONED DRAWINGS SHALL BE REFERRED TO THE ENGINEER FOR FURTHER CLARIFICATION BEFORE STARTING CONSTRUCTION.
- 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

- 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.
- 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

- PERFORMANCE STANDARD SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS PER LOCAL, STATE, OR FHA, WHICHEVER IS MORE RESTRICTIVE.
- 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.
- ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED OR COMPACTED SOIL.
- 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.
- 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.
- 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.
- 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.
- 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.
- SLABS SHALL BE PLACED ON 2" SAND BED AND A WATERPROOF MEMBRANE SHALL BE PLACED DIRECTLY UNDER THE SAND BED, U.N.O.
- PROVIDE 4 MIL POLYETHYLENE SHEET MOISTURE BARRIER MINIMUM BELOW SLAB AT LIVING AREAS. LAP POINTS 12" MINIMUM. (IF APPLICABLE)
- NOT USED
- CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND HEAVILY ROUGHENED SO AS TO EXPOSE COARSE AGGREGATE.
- 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.
- ALL FRAMING HARDWARE SHALL BE "SIMPSON" OR EQUAL.
- MAXIMUM SLUMP FOR ALL CONCRETE SHALL BE 4".
- APPLY APPROVED CURING COMPOUND ON FINISHED CONCRETE SURFACES, OR MAINTAIN MOISTENED CONDITION FOR (5) FIVE DAYS AFTER PLACEMENT.
- 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

- 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.
- VERTICAL CELLS CONTAINING REINFORCING BARS, ANCHORS, BOLTS, DOWELS OR STRAPS SHALL BE FILLED WITH GROUT.
- 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.
- BOND BEAMS WITH 2- #4 HORIZONTAL BARS SHALL OCCUR AT 4'0" O.C. MAXIMUM, AND AT TOP OF WALLS, U.N.O.
- 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.
- 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.
- VERTICAL LIFTS FOR EACH POUR SHALL NOT EXCEED 4'-6" WITHOUT CLEAN-OUT OPENINGS.
- ALL CELLS IN RETAINING WALLS OR UNDER GRADE SHALL BE FILLED SOLID WITH GROUT.
- 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

- THE STEEL CONTRACTOR SHALL PROVIDE, WHERE NECESSARY, TEMPORARY BRACING DURING ERECTION OF STRUCTURAL STEEL.
- SEE CARPENTRY SECTION FOR BOLTS, PLATES, ANGLES ETC., TO PROVIDE FOR WOOD TO STEEL CONNECTIONS.
- CONNECTIONS NOT SHOWN SHALL CONFORM TO AISC STANDARDS.
- 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.
- FIELD BURNING TO ENLARGE BOLT HOLES AND WELDING OF BOLTS TO BASE PLATES SHALL NOT BE ALLOWED.
- TUBE STEEL MEMBERS SHALL BE 46 KSI GRADE B, A500 MINIMUM, ALL OTHER STEEL PLATES, SADDLES GUSSETS, ETC. SHALL BE 36 KSI STEEL.
- ALL WELDING SHALL BE PERFORMED W/ E70XX ELECTRODES.
- ALL STRUCTURAL BOLTS SHALL BE ASTM A307, U.N.O.

CARPENTRY

- 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.
- VERIFY ALL PLAN DIMENSIONS AND ROUGH OPENING REQUIREMENTS PRIOR TO START OF FRAMING.
- VERIFY SPACE REQUIRED FOR PLENUMS AND DUCTS WITH HEATING CONTRACTOR BEFORE START OF WORK.
- VERIFY SPACE REQUIRED AND COMPLIANCE WITH CODE REQUIREMENTS FOR PIPING AND DRILLING THROUGH STRUCTURAL WOOD MEMBERS BEFORE START OF WORK.
- BEAMS, GIRDERS, POSTS, AND MULLIONS SHALL BE #1 DOUGLAS FIR OR BETTER, U.N.O.
- STUDS, PLATES AND CRIPPLES (STRUCTURAL), #2 DOUGLAS FIR OR BETTER. JACKS AND BLOCKING, UTILITY OR BETTER.
- 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.
- AT THE CORNERS AND/OR INTERSECTIONS OF STUD WALLS WHICH HAVE PLYWOOD SHEATHING, THE SHEATHING ON 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.
- 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.
- PROVIDE SOLID BLOCKING OR CROSSBRIDGING @ 8'-0" O.C. MAXIMUM BETWEEN JOISTS OR RAFTERS.
- 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.
- 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.
- BOLTS BEARING ON WOOD SHALL HAVE STANDARD CAST IRON OR MALLEABLE IRON WASHERS. BOLTS HOLES SHALL BE DRILLED TO THE NET DIAMETER OF BOLTS.
- 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.
- 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.)
- 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.
- 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"
- WALL FRAMING: EXTERIOR AND INTERIOR BEARING WALLS OF BUILDING NOT OVER TWO STORES 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:
 $F_b = 2400 \text{ PSI}$ $F_v = 165 \text{ PSI}$ $E = 1.8 \times 10^6 \text{ PSI}$

DESIGN STRESSES & PROPERTIES FOR MANUFACTURED LUMBER

TYPE	GRADE	ORIENTATION	G	Shear Modulus of Elasticity (psi)	E Modulus of Elasticity (psi)	Fb Flexural Stress (psi)	FcL 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)
TIMBERSTRAND LSL	1.7E	BEAM	106,250		1.7×10^6	2,600	1,825	880	2,380	400	.50
MICROLAM LVL	1.9E	BEAM	118,750		1.9×10^6	2,600	1,555	750	2,510	285	.50
PARALLAM PSL	2.0E	BEAM	125,000		2.0×10^6	2,900	2,025	750	2,900	290	.50

NAILING SCHEDULE, TO COMPLY WITH 2022 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 PLATE 16d @ 12" STAGGERED
 UPPER PLATE TO LOWER PLATE AT INTERSECTION 3-16d
 UPPER PLATE TO LOWER PLATE @ 4'-0" MIN. LAP 16d @ 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" DEEP 1/2" 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 4" 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"	5d COOLER @ 7" O.C.	5d COOLER @ 7" O.C.
	5/8"	6d COOLER @ 7" O.C.	6d COOLER @ 7" O.C.
CEILINGS	1/2"	5d COOLER @ 6" O.C.	5d COOLER @ 6" O.C.
	5/8"	6d 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 C (3 SEC. GUST)..... 110 MPH
 SNOW LOAD..... 50 psf / 70 psf
 SEISMIC DESIGN CATEGORY..... D
 SOIL CLASS..... D

REVISIONS

DATE 09/05/2023
 JOB NUMBER
 CADD FILE

ANTONETTE GORDON
 LICENSED ARCHITECT
 C-33305
 RENEWAL 2/28/25
 STATE OF CALIFORNIA

SEAL 09/05/2023

COUNTY OF SHASTA
 CALIFORNIA

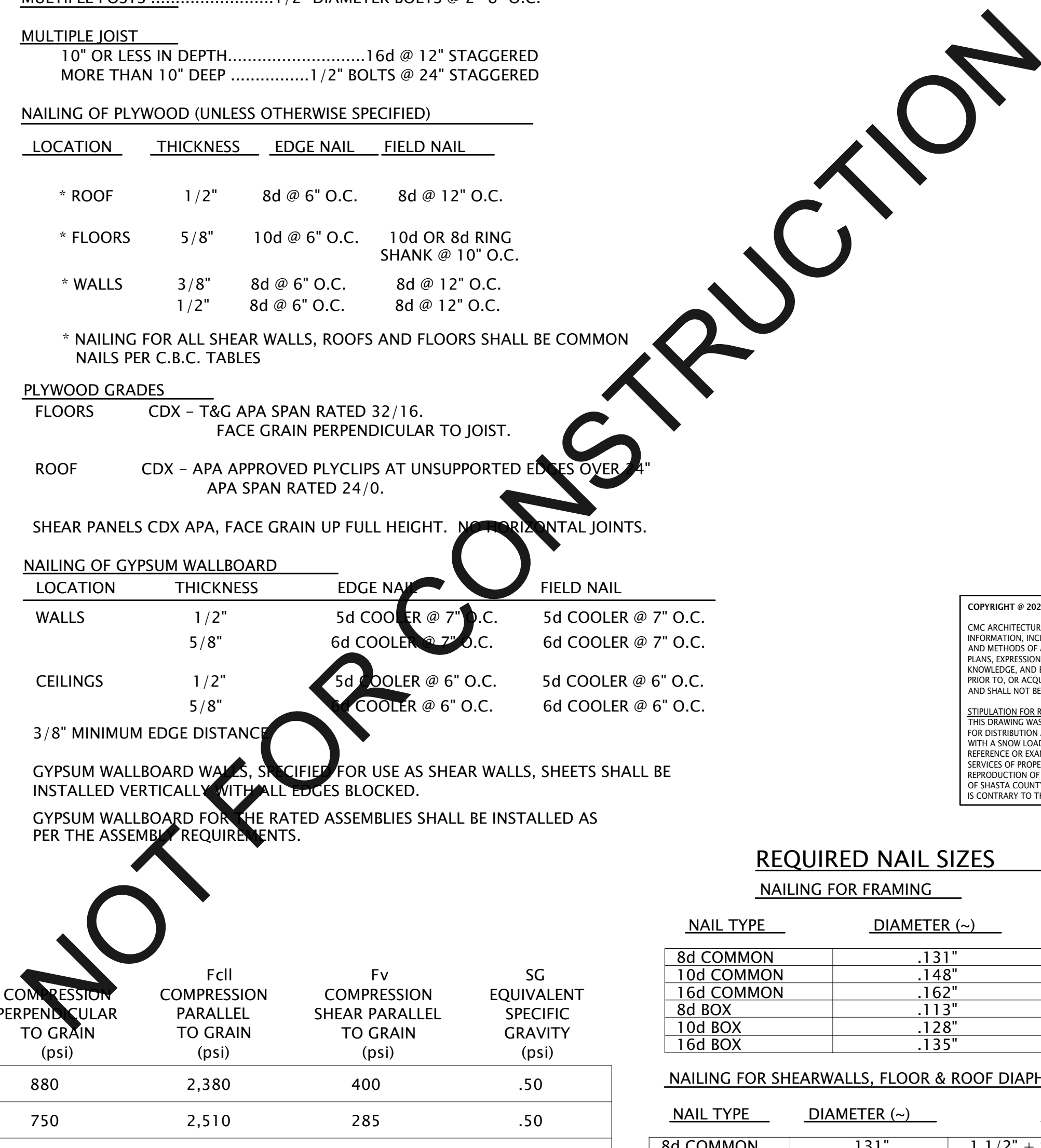
SHEET NAME & PROJECT
STRUCTURAL NOTES - ALL OPTIONS
LARKSPUR ACCESSORY DWELLING UNIT

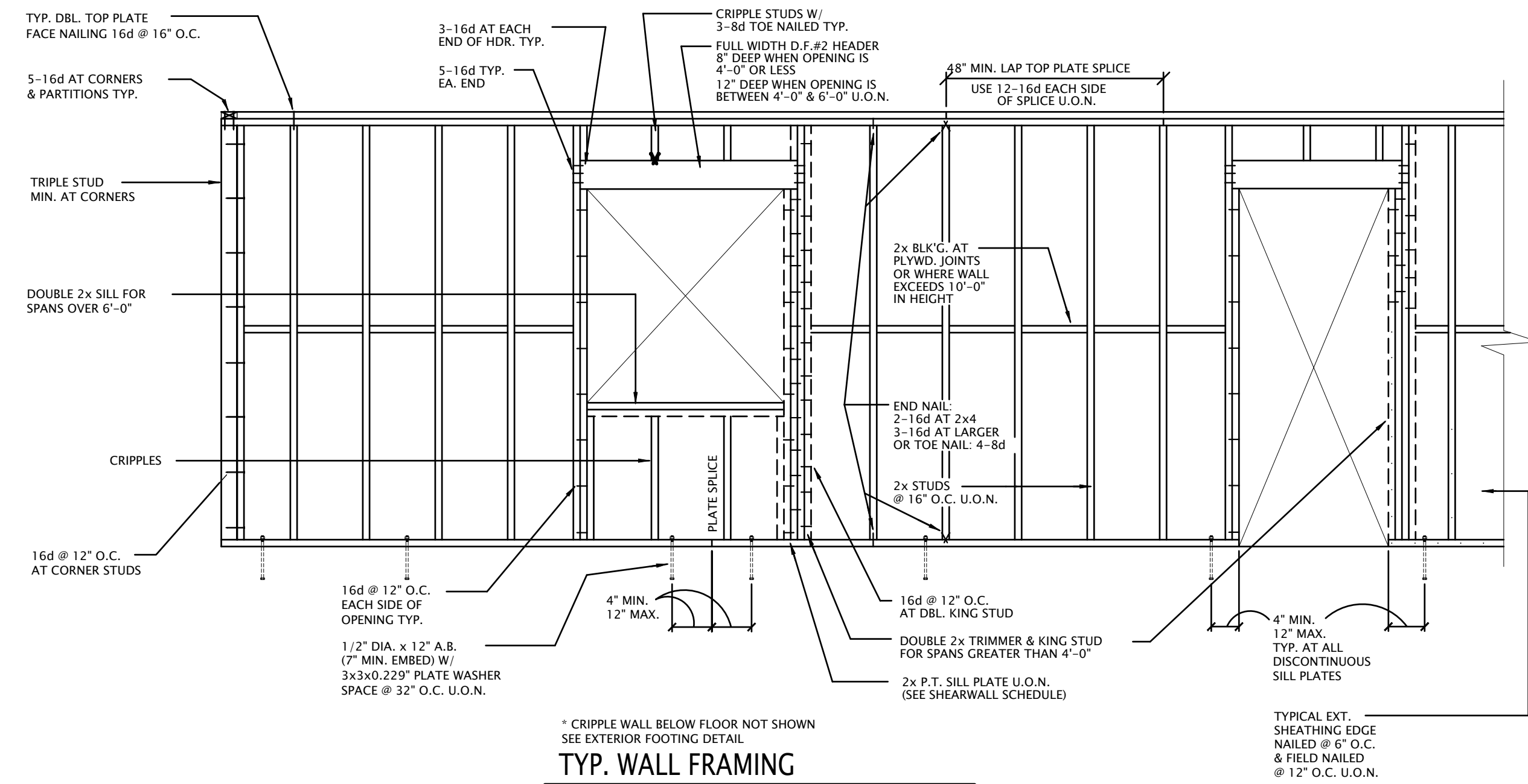
CMC ARCHITECTURE
 3815 THE CENTER DRIVE, SUITE 1
 REDDING, CA 96001
 (530) 440-9256

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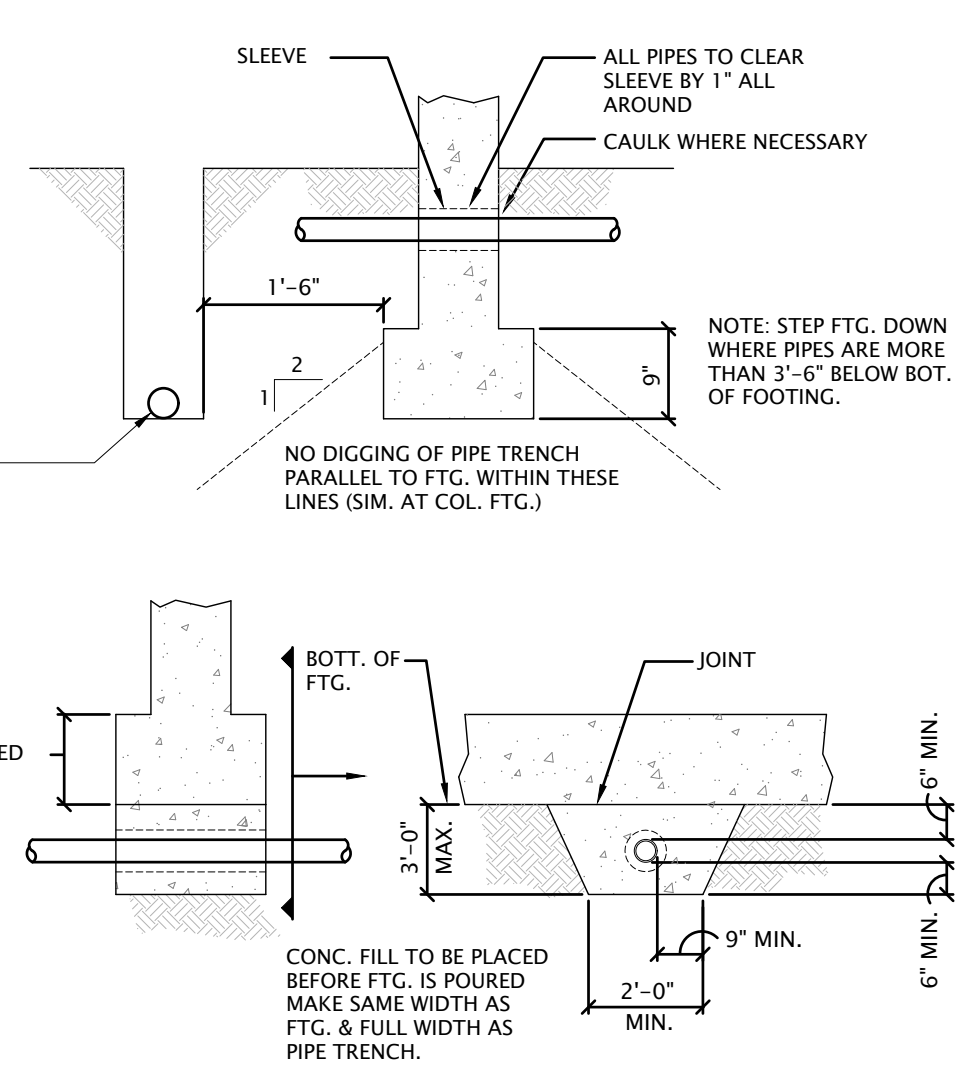
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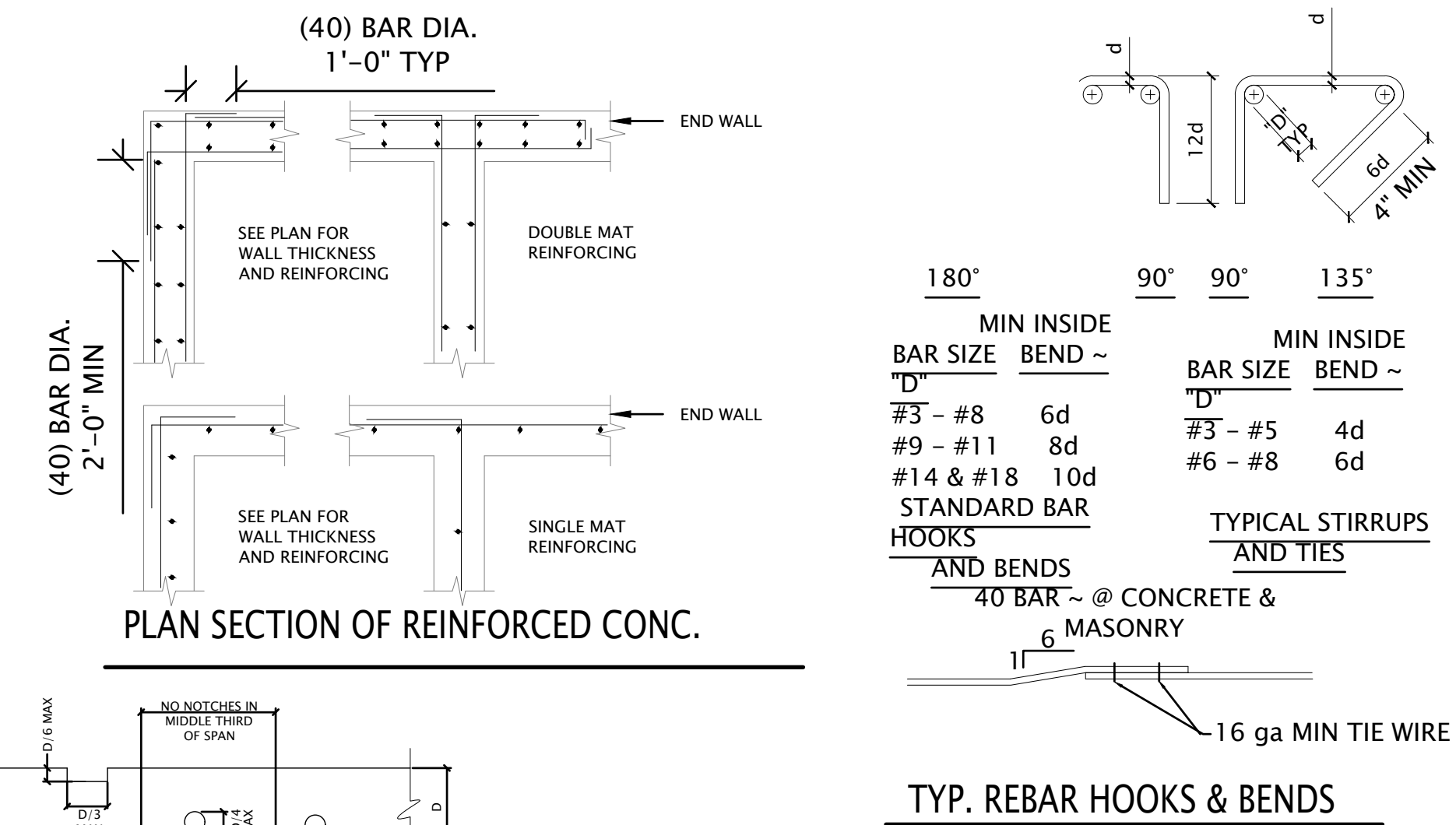




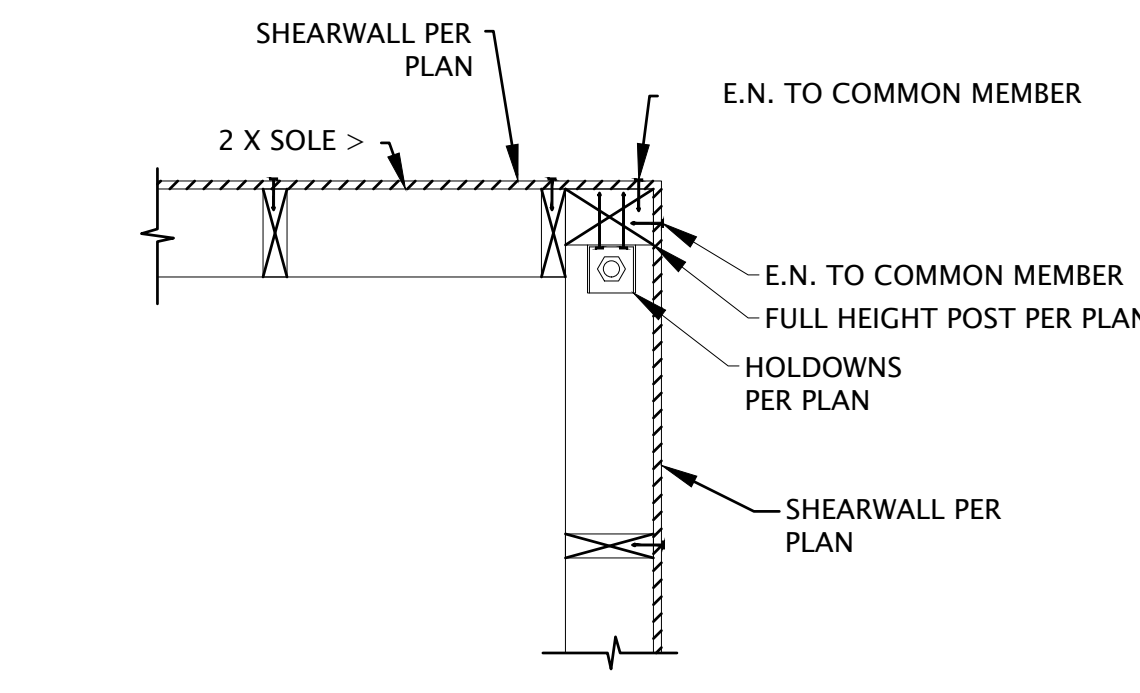
TYP. WALL FRAMING



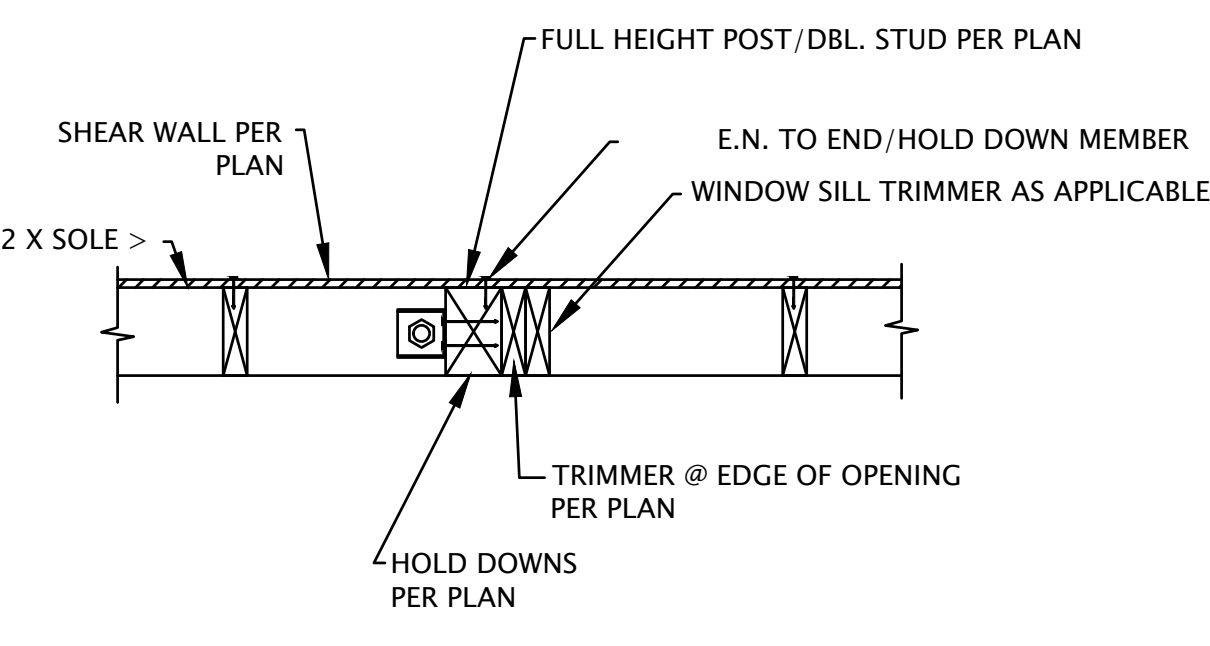
PIPE THRU FOOTING



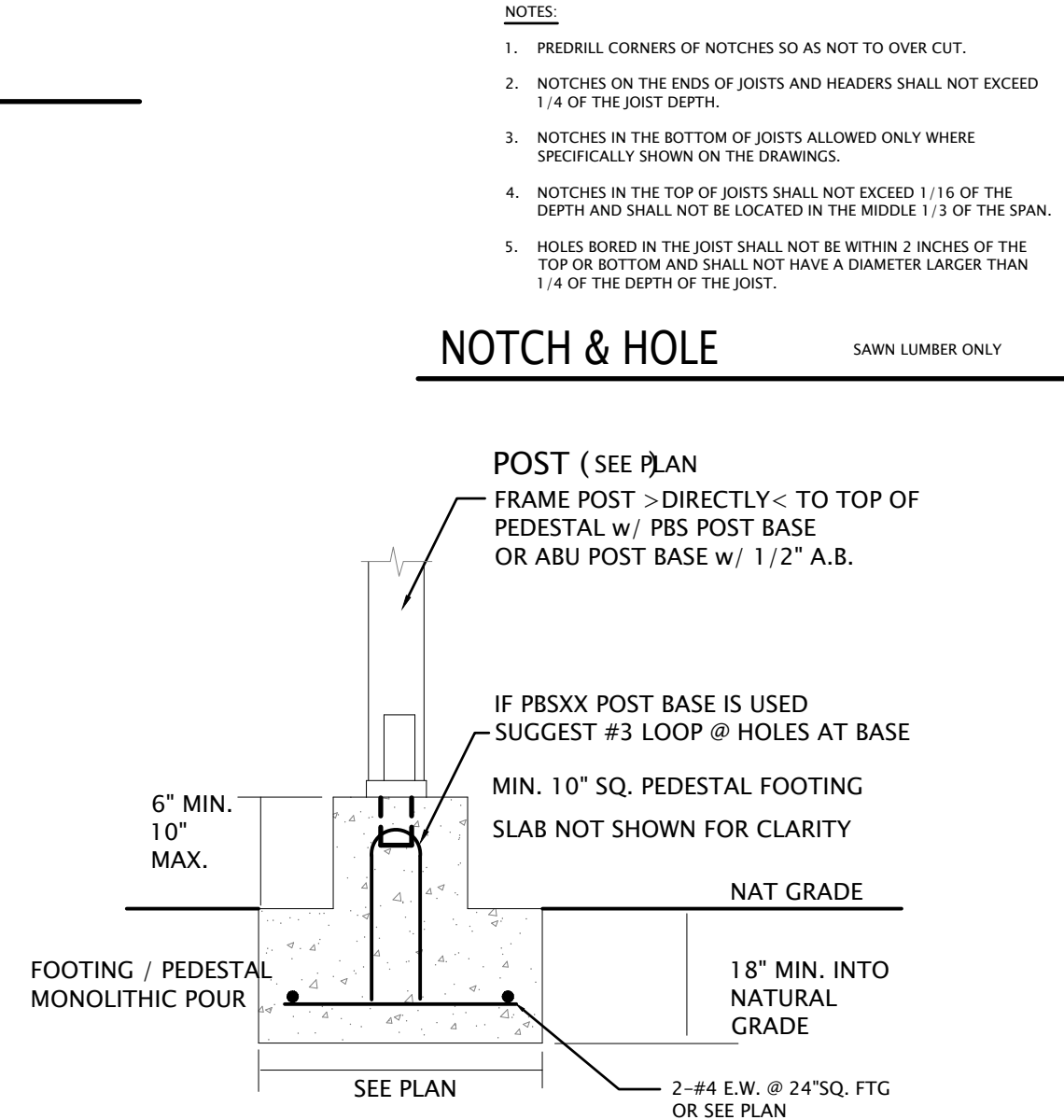
TYP. REBAR HOOKS & BENDS



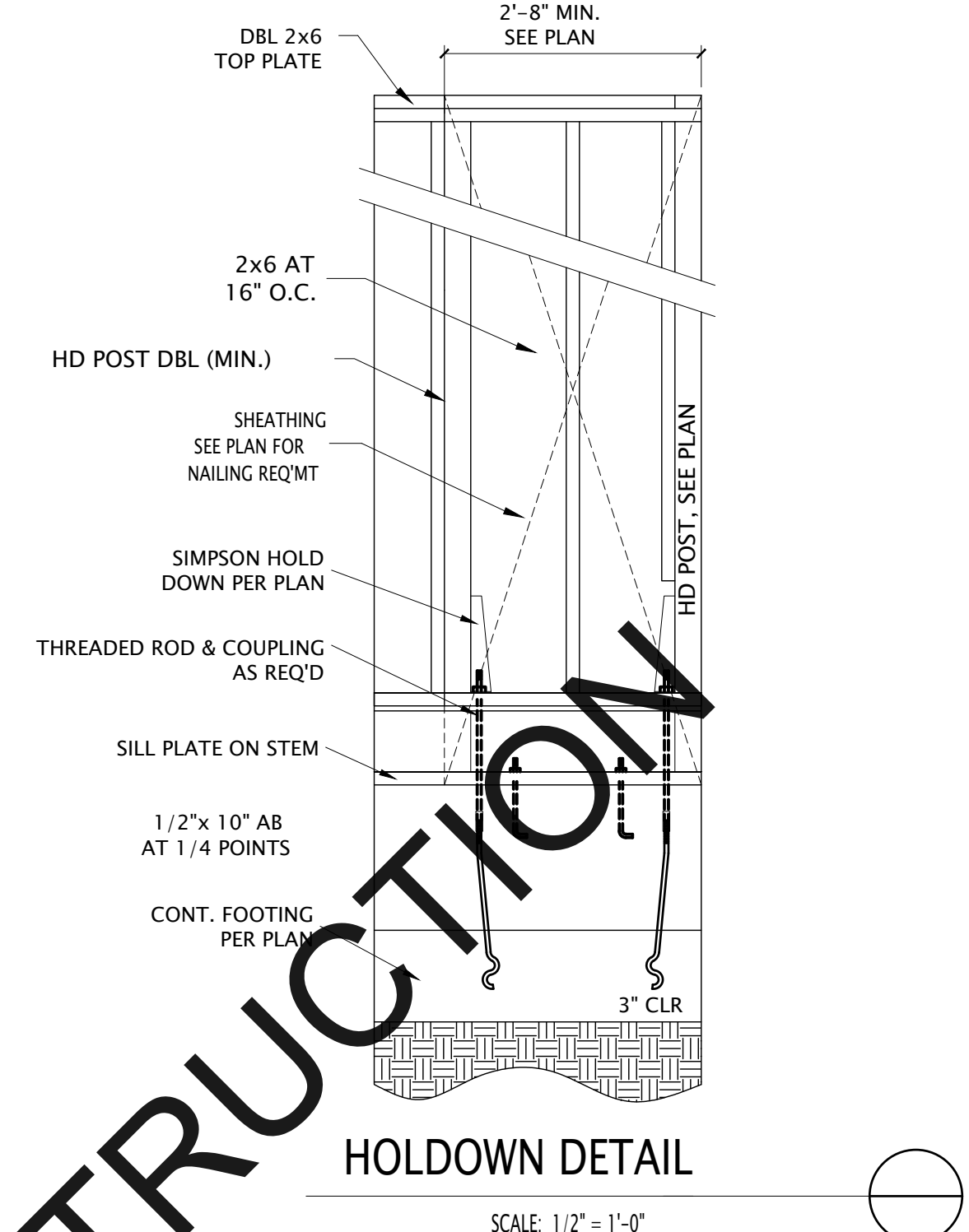
FRAMING @ CORNER W/ HOLD DOWN CASE 1



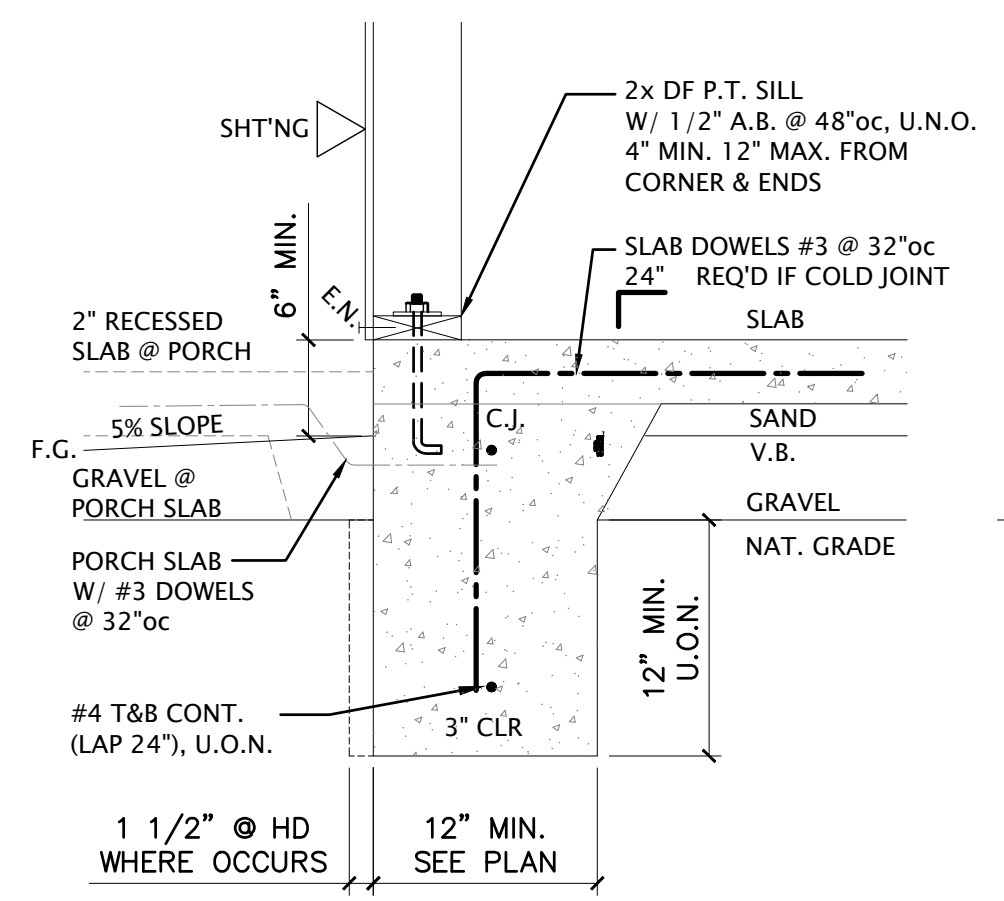
FRAMING @ INTERIOR W/ HOLD DOWN CASE 2



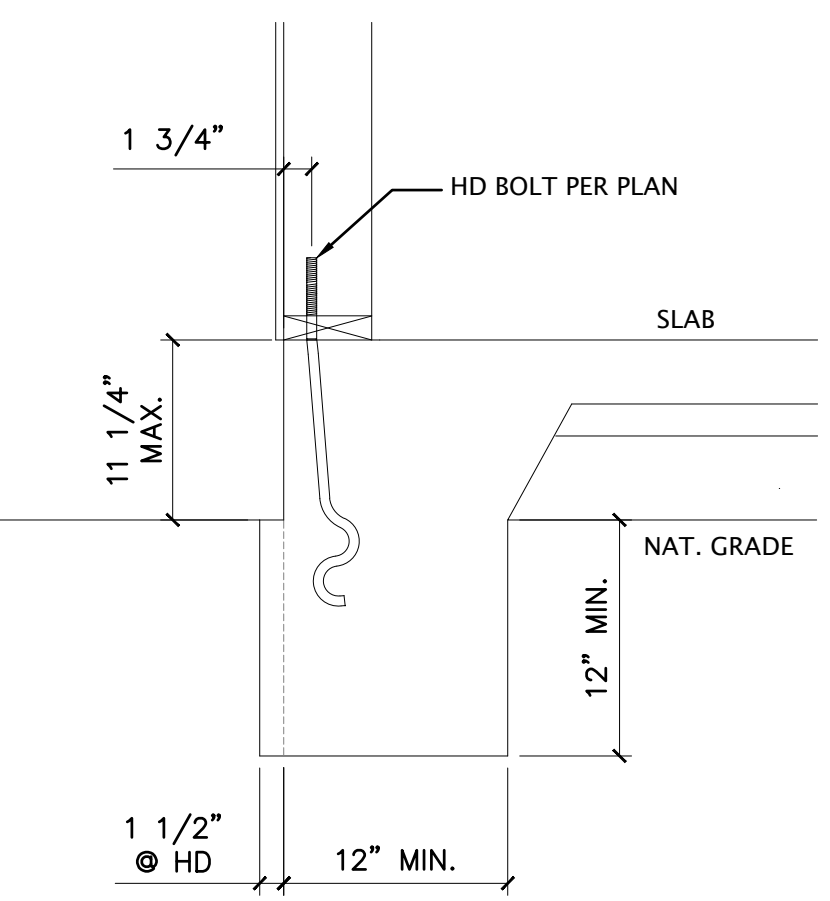
EXTERIOR POST FOOTING



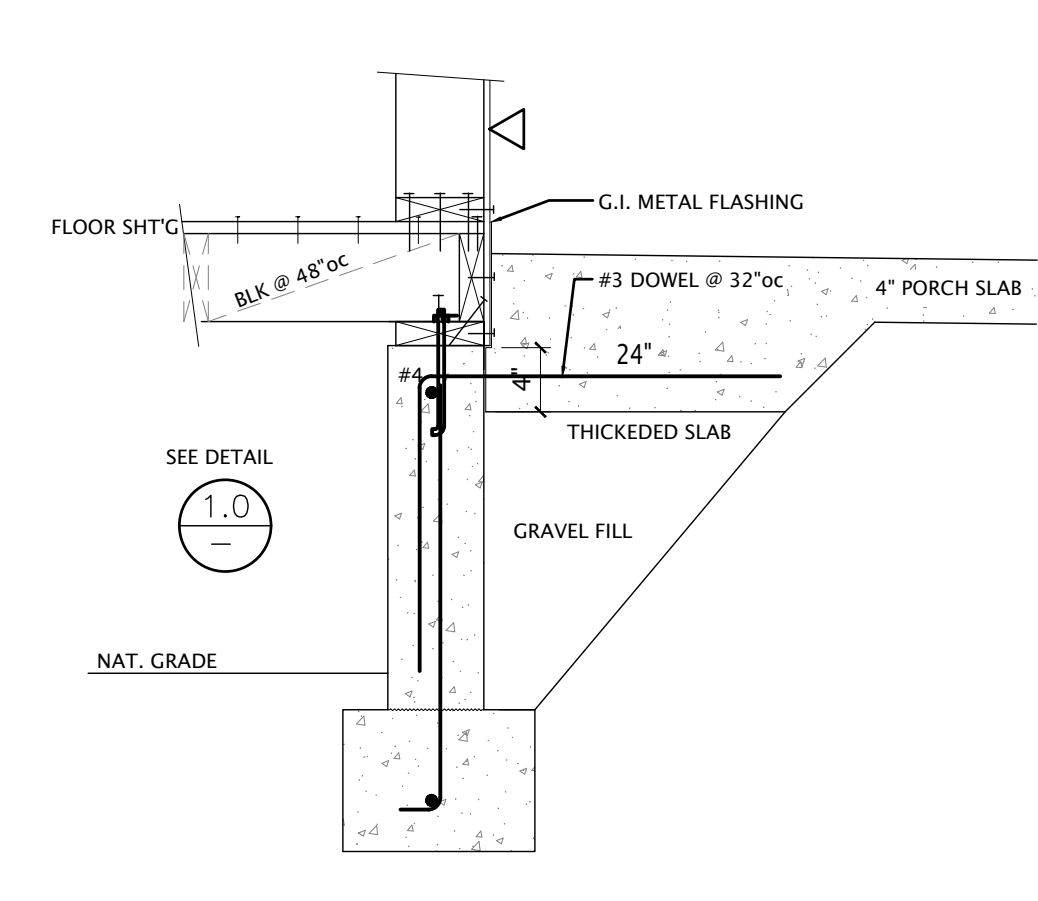
HOLDOWN DETAIL



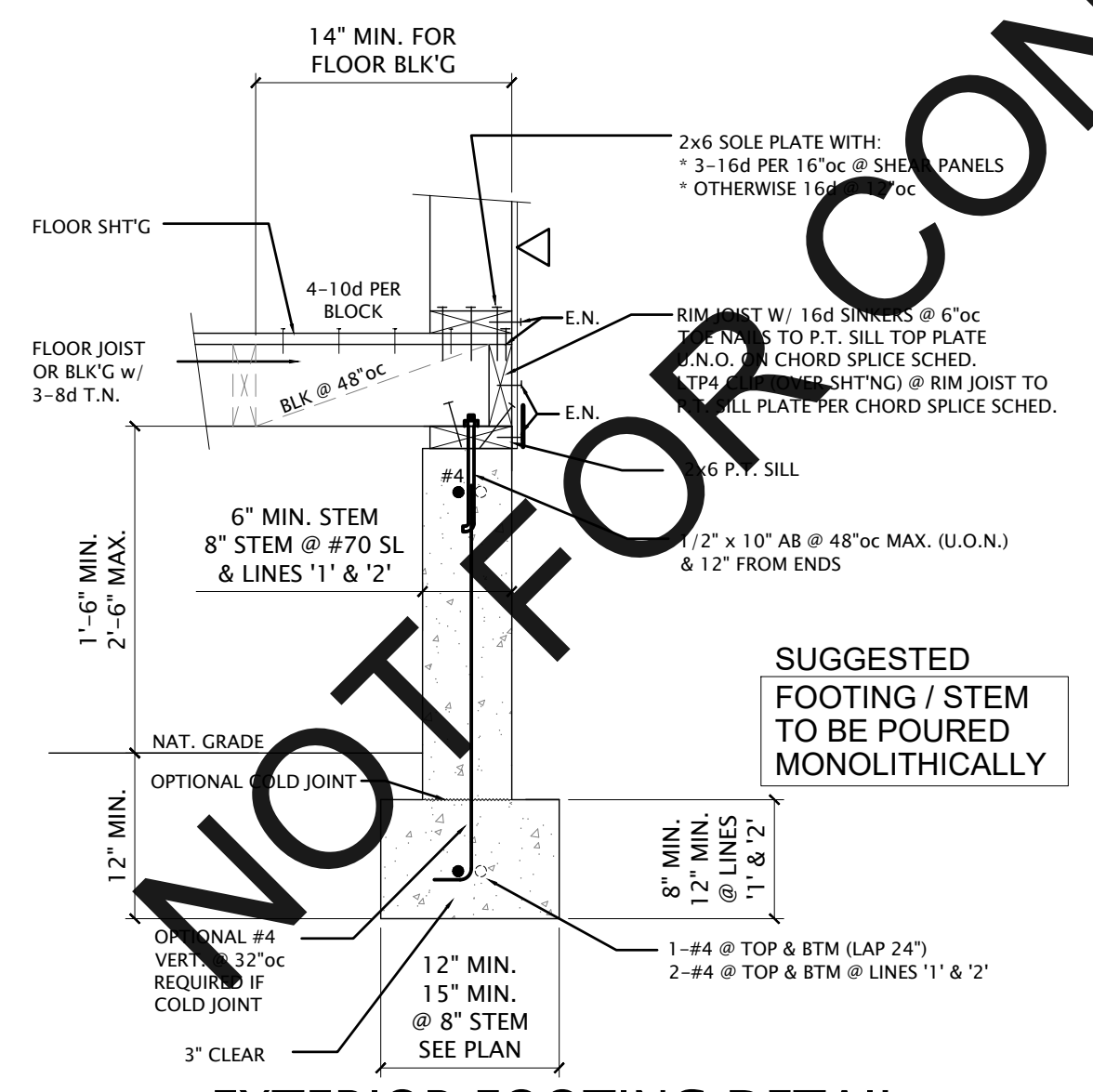
FOOTING SCALE: 1"=1'-0"



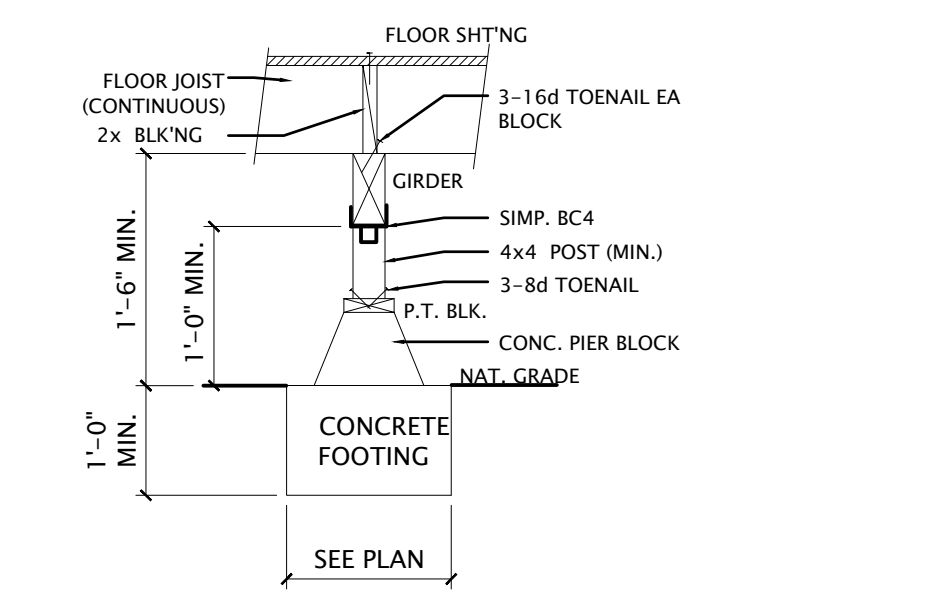
FOOTING @ HD BOLTS SCALE: 1"=1'-0"



PORCH SLAB @ EXTERIOR FOOTING NO SCALE



EXTERIOR FOOTING DETAIL NO SCALE



POST & PIER DETAIL NO SCALE

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REVISIONS

DATE: 09/05/2023
JOB NUMBER: 1440-9256
CADD FILE: 1440-9256.dwg

SEAL: 09/05/2023

COUNTY OF SHASTA CALIFORNIA

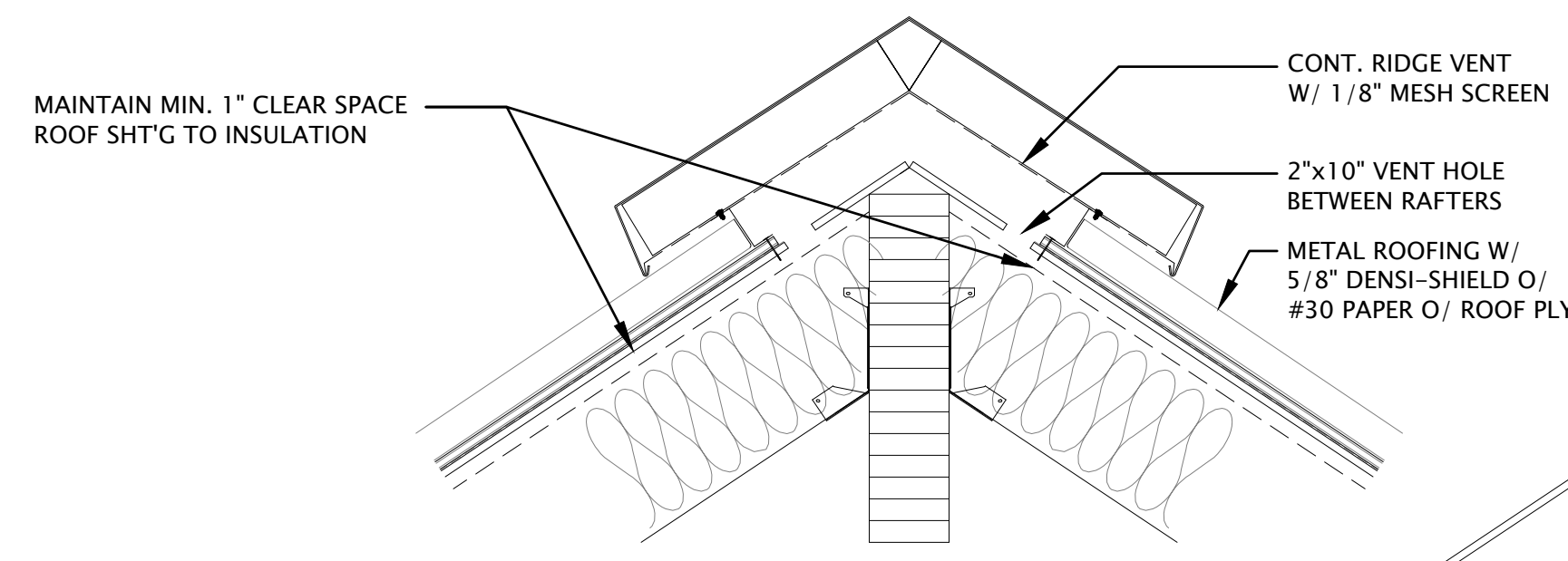
SHEET NAME & PROJECT: STRUCTURAL DETAILS - ALL OPTIONS LARKSPUR ACCESSORY DWELLING UNIT

C/MC ARCHITECTURE 305 E. BIRCH STREET SUITE 100 REDDING, CA 96001 (530) 440-9256

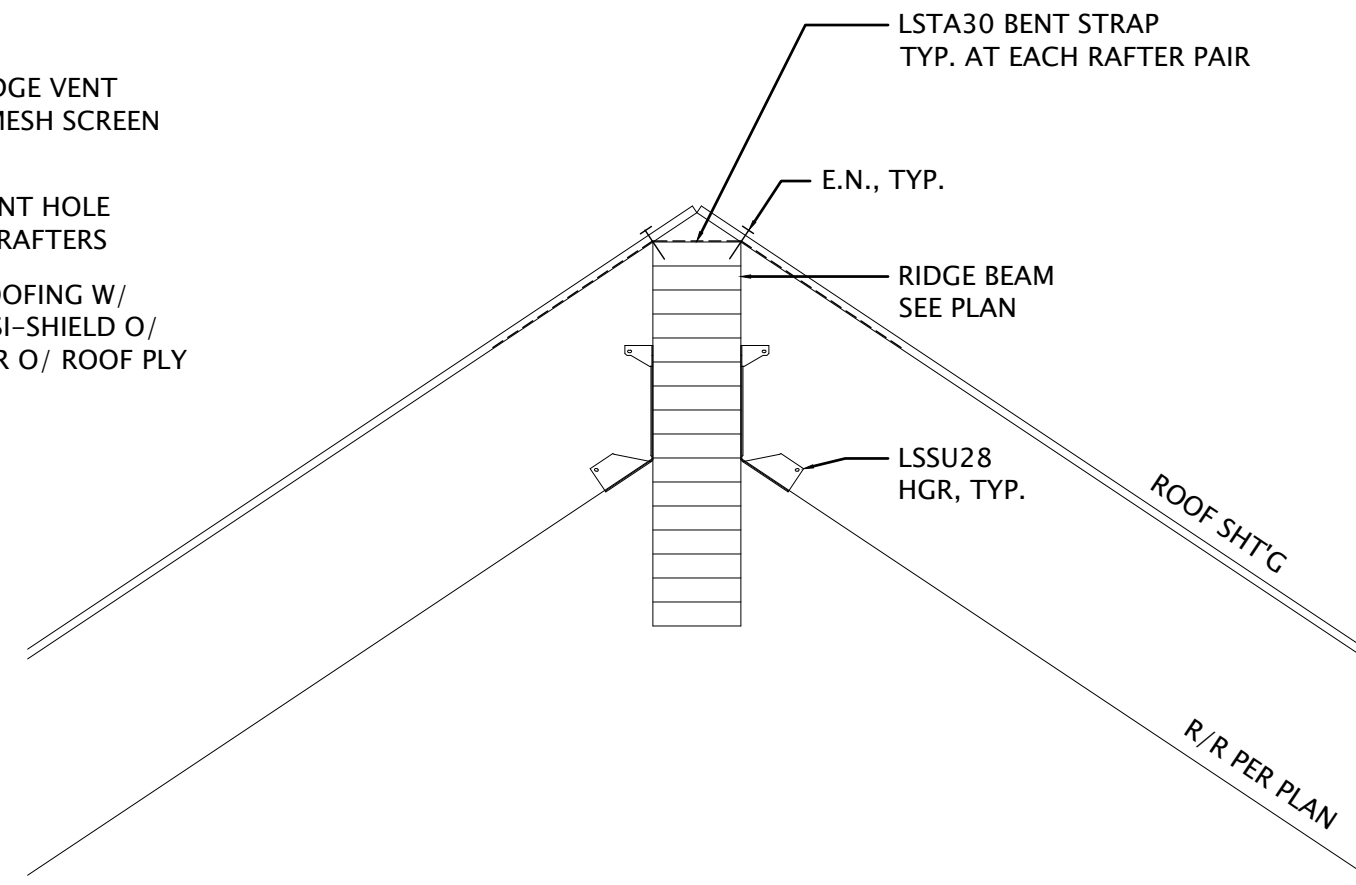
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SHEET: S1.1

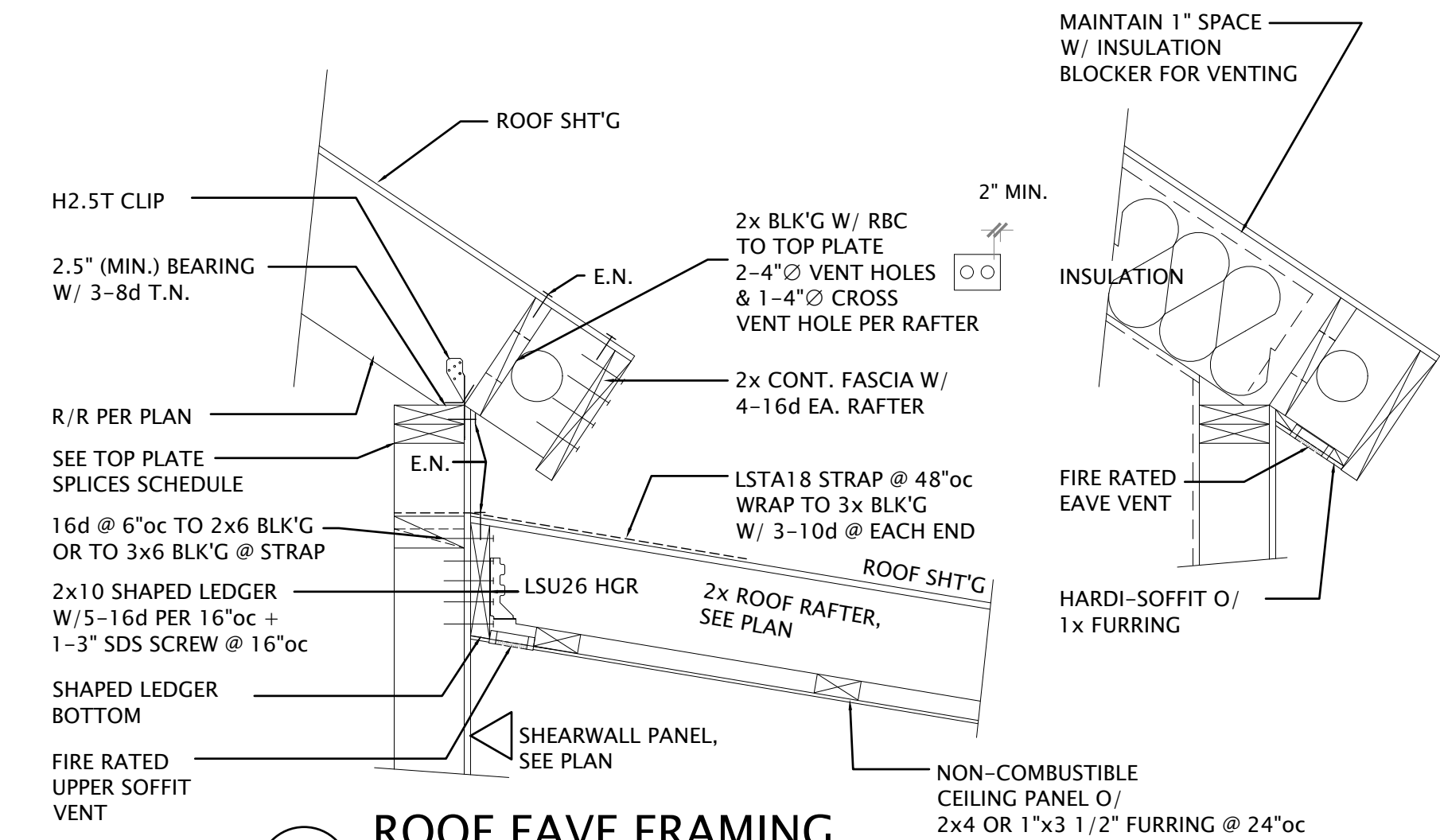
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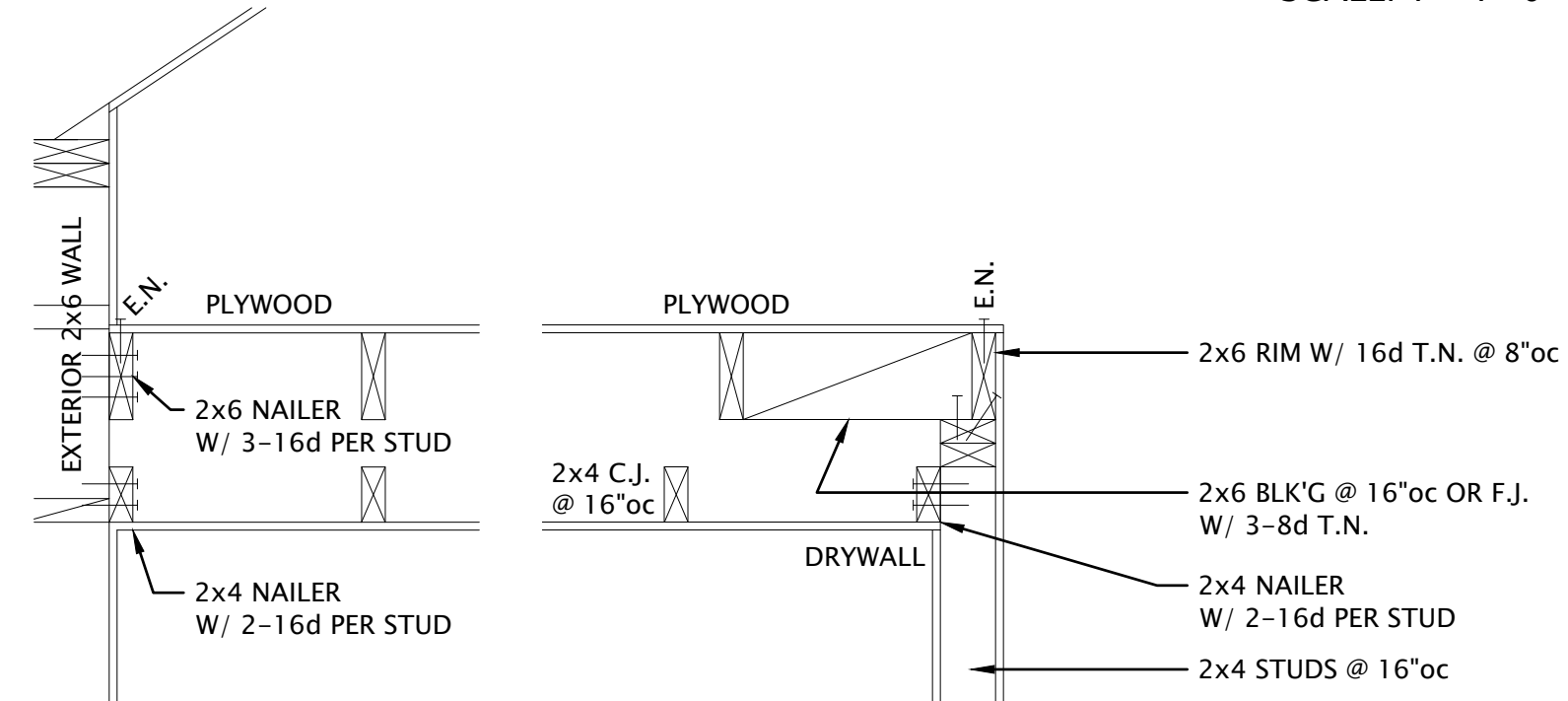
RIDGE VENT
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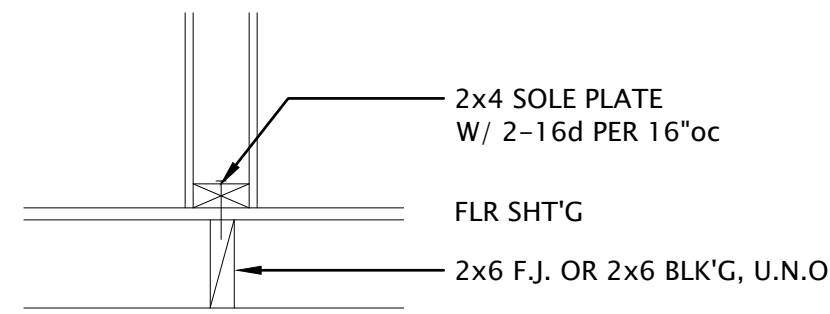
RIDGE / CENTER WALL
SCALE 1"=1'-0"



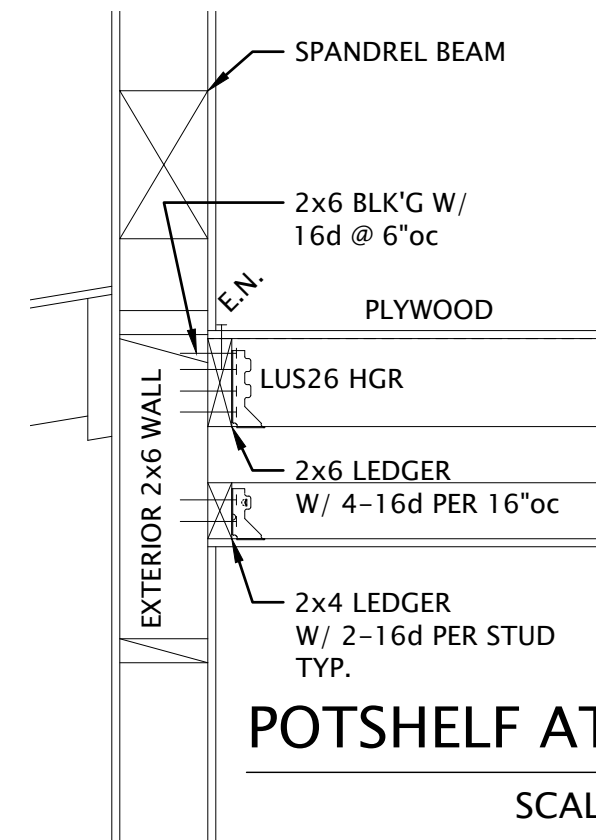
ROOF EAVE FRAMING
SCALE 1"=1'-0"



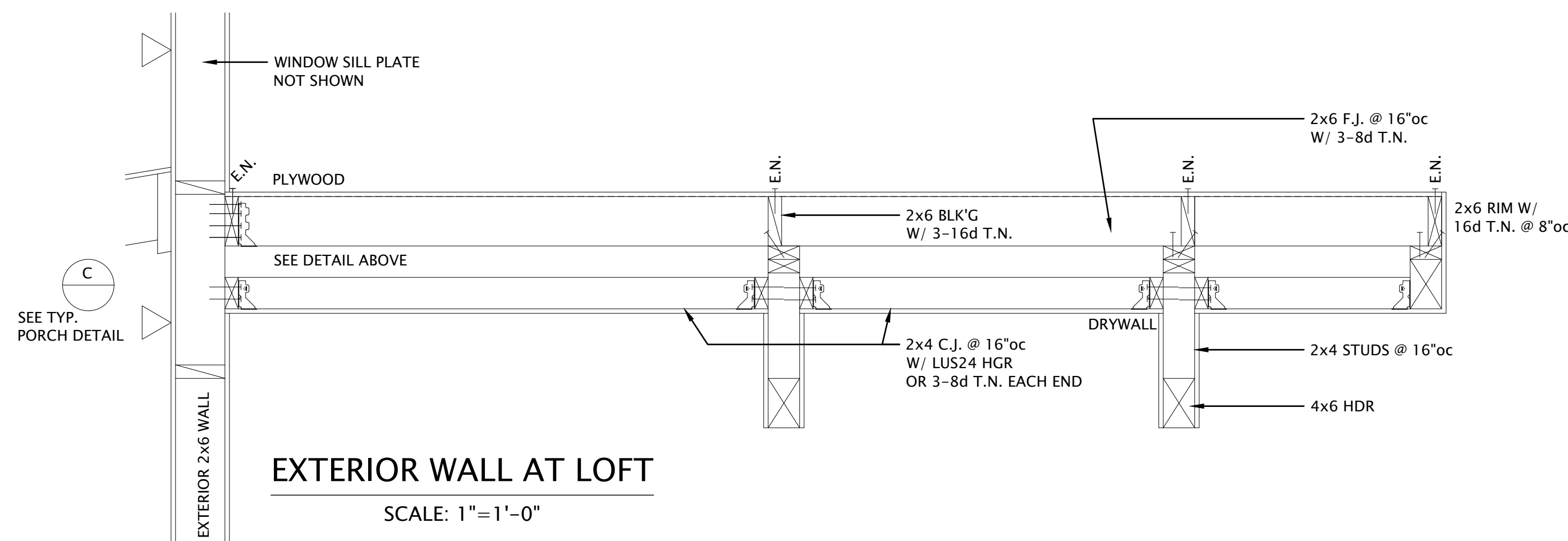
LOFT / POTSHLF
SCALE: 1"=1'-0"



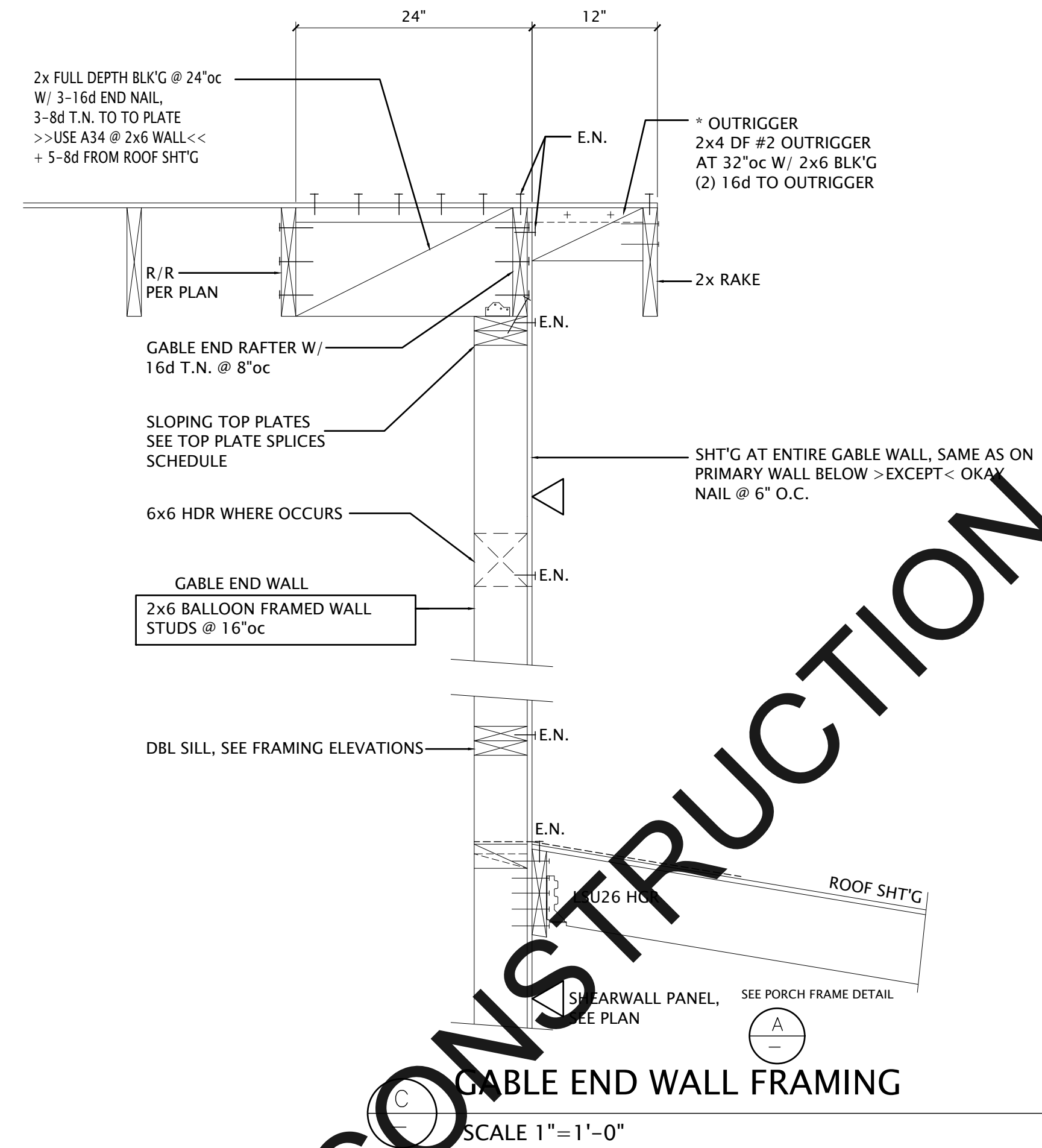
WALL TO FLOOR
SCALE: 1"=1'-0"



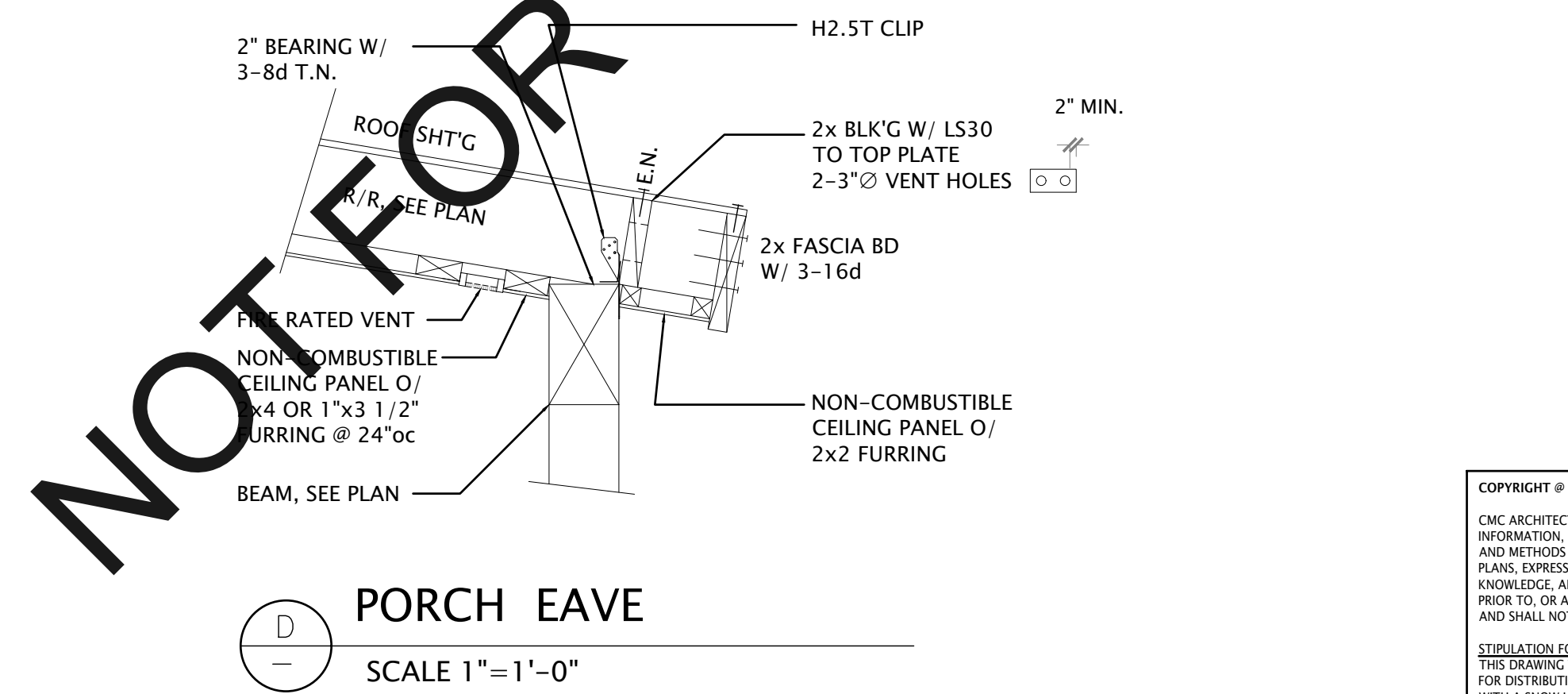
POTSHLF AT EXTERIOR WALL
SCALE: 1"=1'-0"



EXTERIOR WALL AT LOFT
SCALE: 1"=1'-0"



GABLE END WALL FRAMING
SCALE 1"=1'-0"



PORCH EAVE
SCALE 1"=1'-0"

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REVISIONS	DATE	JOB NUMBER	CADD FILE
	09/05/2023		

ANTONETTE ARCHITECTURE
C-35355
RENEWAL: 2/28/25
STATE OF CALIFORNIA

09/05/2023

COUNTY OF SHASTA CALIFORNIA

STRUCTURAL DETAILS - ALL OPTIONS
LARKSPUR ACCESSORY DWELLING UNIT

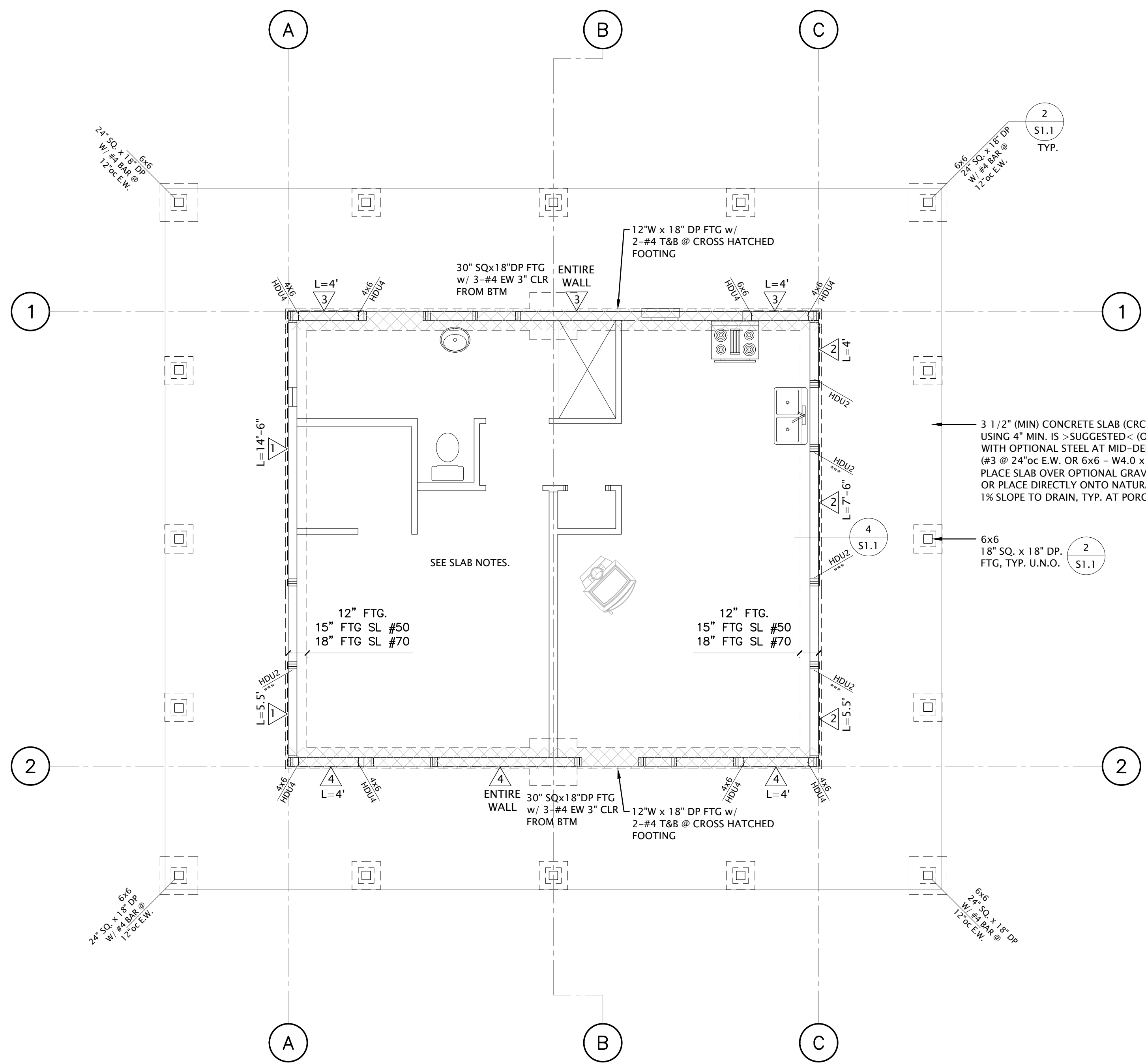
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315 B STREET SUITE 1
REDFORT, CA 96080
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SHEET

S1.2

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* FOOTING DEPTH 12" DEEP EXCEPT @ PORCH FOOTING
AND AT FROST ZONE => 18" MIN. DEEP FOOTING

FOUNDATION PLAN - SLAB ON GRADE

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

FOUNDATION NOTES:

* ASSUMED SOIL TYPE 'S' (CRC TABLE R401.4.1). 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 1' FROM THE TOP OR BOTTOM CREST OF ANY SLOPES ON THE SITE (CONTACT DESIGNER FOR ACCEPTABLE ALTERNATIVES).

* ALL CONCRETE FOR FOOTINGS & SLAB TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI (5 SACK CEMENT PER CUBIC YARD =>>> SUGGESTED MINIMUM)
 >> SUGGEST (NOT REQ'D) << CONCRETE SHOULD BE VIBRATED TO ELIMINATE VOIDS AND PROMOTE BONDING w/ STEEL
 * USE 3000 PSI CONCRETE > EXTERIOR < SLABS (NO SPECIAL INSPECTION REQUIRED)
 * ALL FOOTING STEEL TO BE GRADE 40 MIN.
 * CONNECTORS @ P.T. SILL TO BE IN COMPLIANCE w/ CRC R402.1.1
 * HOT-DIP GALV. OR STAINLESS STEEL NAILS /// HOT-DIP GALV. OR ZINC COATED ANCHOR BOLTS
 * ANCHOR BOLTS TO BE 1/2" BOLTS @ 48"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 CRC 2308.12.8) SLOT IN PLATE WASHER (1 3/4" MAX. LENGTH) OKAY IF STANDARD CUT WASHER ALSO USED

HOLD DOWN LEGEND:

HDU2
 HDU2 HOLDDOWN w/ DBL FULL HEIGHT STUDS (4x6 WHERE OCCURS) LAMINATED TOGETHER w/ 16d @ 6"oc & w/ SSTB16 ANCHORS
 *** TRIPLE ASTERISK: HD IS NOT REQUIRED @ 50# SNOW LOAD OR LESS

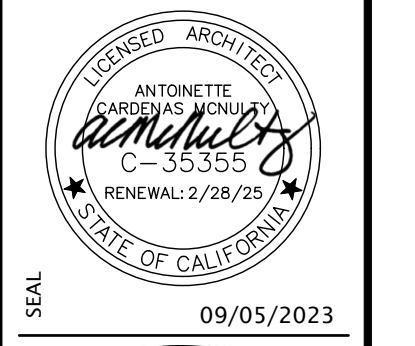
HDU4
 HDU4 HOLDDOWN w/ 4x6 FULL HEIGHT HD POST (6x6 WHERE OCCURS) w/ SSTB20 ANCHORS @ 70# SNOW LOAD AREA, OTHERWISE USE HDU2 w/ SSTB16 ANCHORS @ 50# SNOW LOAD AREA

SLAB NOTES:

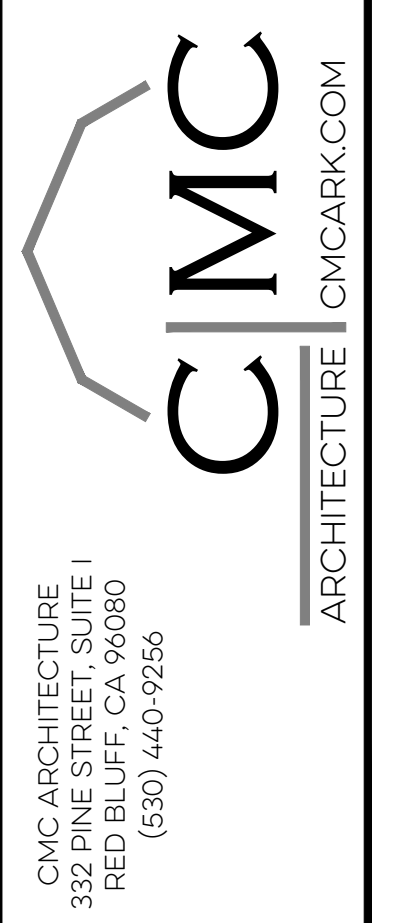
4" CONCRETE SLAB (CBC 1910.1)
 STEEL AT MID-DEPTH (#4 @ 24"oc E.W. OR #3 @ 18"oc E.W.)
 O/ OPTIONAL 2" (HOLD) SAND
 O/ 10 MIL VAPOR BARRIER (15 MIL SUGGESTED)
 O/ 4" (MIN) FREE-DRAINING GRAVEL BASE (1/2" TO 1")
 2" RECESSED SLAB FOR BATH SHOWER => OPTIONAL

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REVISIONS	
DATE	09/05/2023
JOB NUMBER	
CADD FILE	

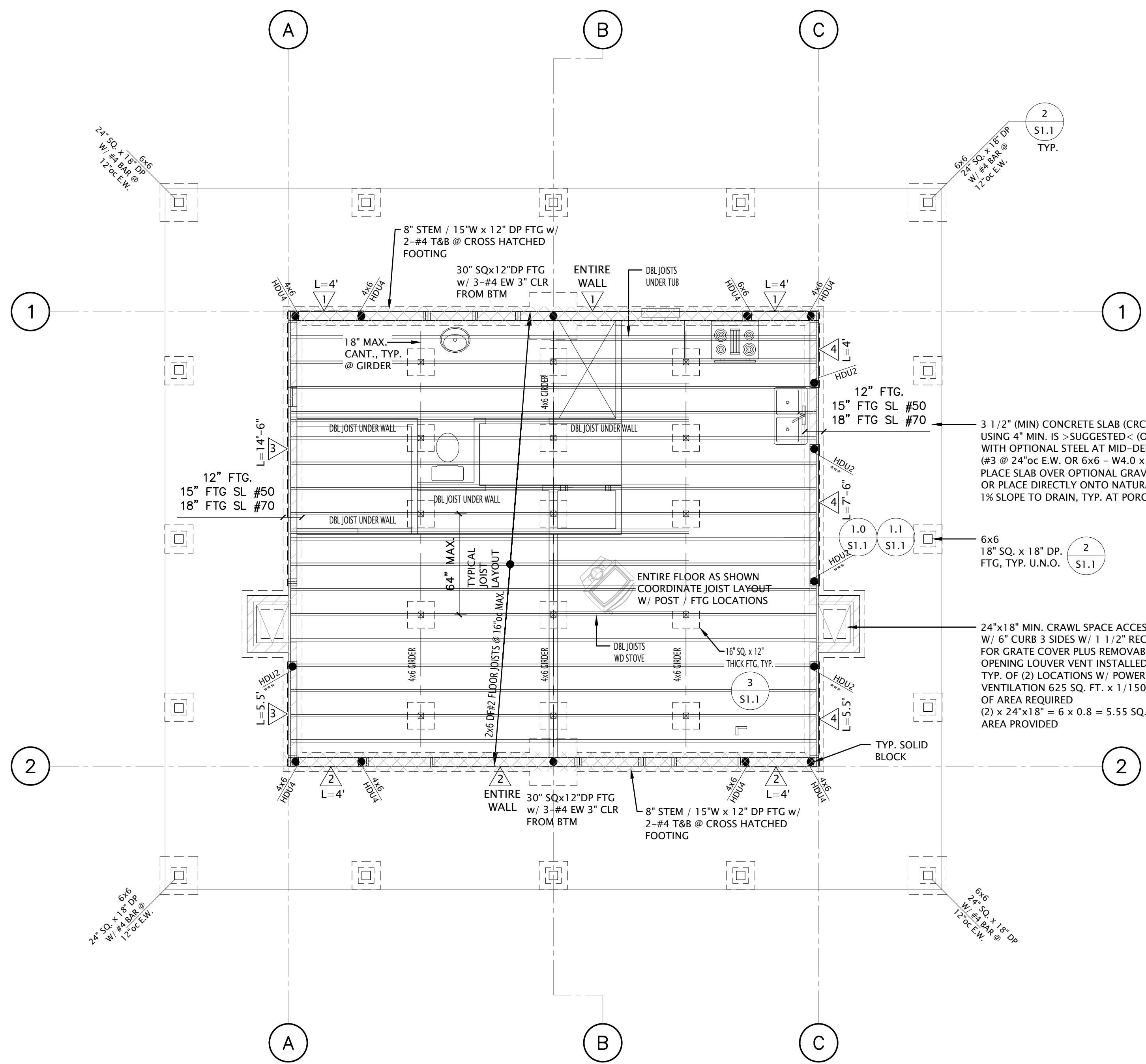


SHEET NAME & PROJECT
FOUNDATION PLAN
SLAB ON GRADE - OPTION 'A'
 LARKSPUR ACCESSORY DWELLING UNIT



SHEET
S2.1A
 PERMIT SET

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 STIPULATION FOR REUSE
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* FOOTING DEPTH 12" DEEP EXCEPT @ PORCH FOOTING AND FROST ZONE => 18" MIN. DEEP FOOTING

FOUNDATION PLAN

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

FOUNDATION NOTES:

* ASSUMED SOIL TYPE 'S' (CRC TABLE R401.4.1). 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 VENTING OF ANY UNDERFLOOR AREAS AND 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.
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 >>> 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
 * HOT-DIP GALV. OR STAINLESS STEEL NAILS /// HOT-DIP GALV. OR ZINC COATED ANCHOR BOLTS
 * ANCHOR BOLTS TO BE 1/2" BOLTS @ 22"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) CRC 2308.12.8) SLOT IN PLATE WASHER (1 3/4" MAX. LENGTH) OKAY IF STANDARD CUT WASHER ALSO USED
 * TOENAIL RIM JOIST TO SILL PLATE W/ 16d SINKER @ 6"oc, U.O.N.
 * SOLID BLOCK FLOOR BELOW POSTS, MULTIPLE STUDS AND MULTIPLE TRIMMERS BY NAILING A 2-x8 VERTICAL (OR BETTER) TO RIM (AVOID INTERRUPTING RIM WHERE POSSIBLE)
 * LID BLOCK FLOOR BELOW HOLDOWN POSTS (SIMILAR AS ABOVE)
 * PROVIDE CRAWL SPACE VENTILATION 1/150 OF FLOOR AREA THE NET CROSS VENTILATION AREA CAN BE REDUCED TO 1/1500 WHEN A CLASS I VAPOR BARRIER (POLYETHYLENE) IS INSTALLED COVERING THE UNDERFLOOR AREA

HOLD DOWN LEGEND

HOU2 HOLDOWN W/ DBL FULL HEIGHT STUDS (4x6 WHERE OCCURS) LAMINATED TOGETHER W/ 16d @ 6"oc & W/ SSTB16 ANCHORS
 *** TRIPLE ASTERISK: HD IS NOT REQUIRED @ 50# SNOW LOAD OR LESS
 HDU4 HOLDOWN W/ 4x6 FULL HEIGHT HD POST (6x6 WHERE OCCURS) W/ SSTB20 ANCHORS @ 75# SNOW LOAD AREA, OTHERWISE USE HDU2 W/ SSTB16 ANCHORS @ 50# SNOW LOAD AREA

FLOOR FRAMING NOTES:

* 4x6 DF #2 GIRDER, U.N.O. SUPPORTS 3-JOISTS ON 64" SPAN
 * 18" SQ x 12" DP FTG @ 64"oc MAX. (COORD. W/ FLOOR JOISTS)
 * FLOOR FRAMING IS OPTIONAL & COMPLIES W/ CRC R502
 2x6 MAX. DF #2 JOISTS @ 16"oc PER CRC TABLE R502.3.1(2) (9" MIN. ALLOW. SPAN PER CODE)
 2x6 MAX. DF #2 JOISTS @ 16"oc P.T. JOISTS @ 16"oc OPTIONAL (9" MIN. ALLOW. SPAN PER CODE)
 FLOOR JOISTS 2x8 DF#2 P.T. JOISTS @ 16"oc OPTIONAL (12'-7" MAX. ALLOW. SPAN PER CODE)
 * 3/4" APA RATED T&G SHITNG (PLYWOOD OR OSB) NAIL (OPTIONAL) AND NAIL (OR USE EQUIVALENT SCREWS) W/ 10d RING SHANK @ 6"oc EDGES, 12"oc FIELD

NOT FOR CONSTRUCTION

REVISIONS

DATE	09/05/2023	JOB NUMBER		CADD FILE	
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ANTONETTE C-35355 RENEWAL 2/28/25
 COUNTY OF SHASTA CALIFORNIA
 09/05/2023

FOUNDATION/FLOOR FRAMING PLAN
RAISED FLOOR - OPTION 'B'
 LARKSPUR ACCESSORY DWELLING UNIT

SHEET NAME & PROJECT

C|MC ARCHITECTURE | CMCARK.COM

CMC ARCHITECTURE
 3815 BIRCH STREET, SUITE 1
 REDDING, CA 96001
 (530) 440-9266

SHEET

S2.1B

PERMIT SET

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 STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED IN CONTRACT WITH SHASTA COUNTY FOR DISTRIBUTION AND USE BY THE RESIDENTS OF SHASTA COUNTY WITH A SNOW LOAD OF 70 PSF OR LESS. USE OF THIS DRAWING FOR REFERENCE OR DAMAGE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON PROJECTS OUTSIDE OF SHASTA COUNTY BUILDING DEPARTMENT IS NOT AUTHORIZED AND IS CONTRARY TO THE LAW.

REDUCED SNOW LOAD – FOR METAL ROOF EXCEPT AT PORCH ROOF

PER ASCE 7-10 FOR SLOPE & METAL (SLIPPERY) SURFACE
 FLAT ROOF SNOW = 70 PSF
 8 : 12 SLOPE, FACTOR = 0.67 => ROOF SNOW = 50 PSF

DESIGN CRITERIA:

WIND LOAD EXP 8 (3 SEC. GUST)..... 110 MPH
 FLOOR LIVE LOAD / ROOF LIVE LOAD..... 40 psf / 70 psf
 SEISMIC DESIGN CATEGORY..... D
 SOIL CLASS..... D

FRAMING NOTES:

* EXTERIOR FRAMING & INTERIOR BEARING WALLS:
 - 2x6 DF#2 STUDS @ 16"oc (12"oc > 17') // (2) 2x6 TOP PLATE
 - STANDARD TOP PLATE SPLICES => LAP 48" W/ 12-16d >> EACH SIDE << OF UPPER SPLICE
 - ALL 4x LUMBER TO BE DF #2 // ALL 6x LUMBER TO BE DF #1
 - AT TALL WALLS, USE 2x BLOCKING AT 8' LEVEL
 - ALL TALL STUDS, USE 2-16d END NAIL OR 2-16d T.N. @ TOP & BTM

* 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 CBC TABLE 2304.9.1)

* ALL LVL LUMBER: FB= 2600 FV= 285 E= 1.8, MINIMUM NAIL 1 3/4" PIECES TOGETHER WITH 3-ROWS 16D COMMON @ 12"OC, U.O.N. >> SOLID << LVL MEMBER (NOT PIECES) OF 3 1/2" OR 5 1/4" WIDE COULD BE USED

KEY NOTES:

- 1. INSTALL 41" LONG CS16 STRAP OVER CONT. BLK'G @ EDGE OF WALL @ VAULTED CEILING & @ EACH END NAIL W/ 8d @ 6"oc
- 2. INSTALL 52" LONG CS16 STRAP OVER CONT. BLK'G & DBL EDGE BLK'G @ SHEAR WALL TRUSS BLK'G NAIL W/ 8d @ 6"oc
- 3. CS16 STRAP TIE TO BOTTOM OF TRUSS BLK'G TO DBL TOP PLATE
- 4. ALIGN TRUSS W/ PORCH BEAM, INSTALL LSTA36 FROM BOTTOM OF TRUSS TO TOP OF BEAM

WALL LEGEND:

- 2x4 STUDS @ 16"oc NON-BEARING WALL (2x6 PLUMBING WALLS), U.O.N.
- 2x6 WOOD STUDS @ 16"oc (12"oc > 17') BEARING (PART BALLOON FRAME) WALL
- 2x6 WOOD STUDS @ 16"oc BEARING WALL

SHEARWALL SCHEDULE – SN @ 70 psf

PLYWOOD GRADE#	PLYWOOD THICKNESS	NOMINAL** FRAMING SIZE	NAIL SIZE	NAIL*** SPACING	ANCHOR BOLT SIZE & MIN. SPACING
CDX/OSB	7/16"	2 X	8d	6"	1/2"Ø X 10" AB @ 48" O.C.
CDX/OSB	7/16"	2 X	8d	6"	1/2"Ø X 10" AB @ 48" O.C.
CDX/OSB	7/16"	2 X	8d	4"	1/2"Ø X 10" AB @ 24" O.C.
CDX/OSB	7/16"	2 X	8d	4"	1/2"Ø X 10" AB @ 24" O.C.

** AT PLYWOOD JOINTS & SHEAR PANEL EDGES
 *** ON CENTER SPACING @ PLYWOOD JOINTS & SHEAR PANEL EDGES
 COMMON NAILS TO BE USED ON ALL SHEARPLY NAILING
 ALL ANCHORS BOLTS SHALL HAVE 3" X 3" X .229" WASHERS W/MIN. SPACING NOTED AT SHEARWALLS

CHORD SPLICE SCHEDULE – SN @ 70 psf

	DBL. T.P. SIZE	DBL. T.P. LAP (FT)	NAIL * SIZE	NAIL** SPACING	RIM TO SILL 16d T.N. SPACING	RBC/LTP4 CLIP @ BLK'G/TRUSS TO DBL T.P. SPCG	LTP4 CLIP @ RIM TO P.T. SILL
1	2 x 6	4	16d	6"	6"	48"	42"
2	2 x 6	4	16d	6"	6"	48"	38"
3	2 x 6	4	16d	4.4"	4.2"	48"	16"
4	2 x 6	4	16d	4.4"	4.2"	48"	16"

* 16d SINKER NAILS, U.O.N.
 ** STAGGER NAILS SIDE TO SIDE IF CLOSER THAN 4" O.C. SPACING
 USE MST 48 @ 2 X 4 / 2 X 6 PLATE TRANSITION SPLICES

SHEARWALL SCHEDULE – SN @ 50 psf

PLYWOOD GRADE#	PLYWOOD THICKNESS	NOMINAL** FRAMING SIZE	NAIL SIZE	NAIL*** SPACING	ANCHOR BOLT SIZE & MIN. SPACING
CDX/OSB	7/16"	2 X	8d	6"	1/2"Ø X 10" AB @ 48" O.C.
CDX/OSB	7/16"	2 X	8d	6"	1/2"Ø X 10" AB @ 48" O.C.
CDX/OSB	7/16"	2 X	8d	4"	1/2"Ø X 10" AB @ 32" O.C.
CDX/OSB	7/16"	2 X	8d	4"	1/2"Ø X 10" AB @ 32" O.C.

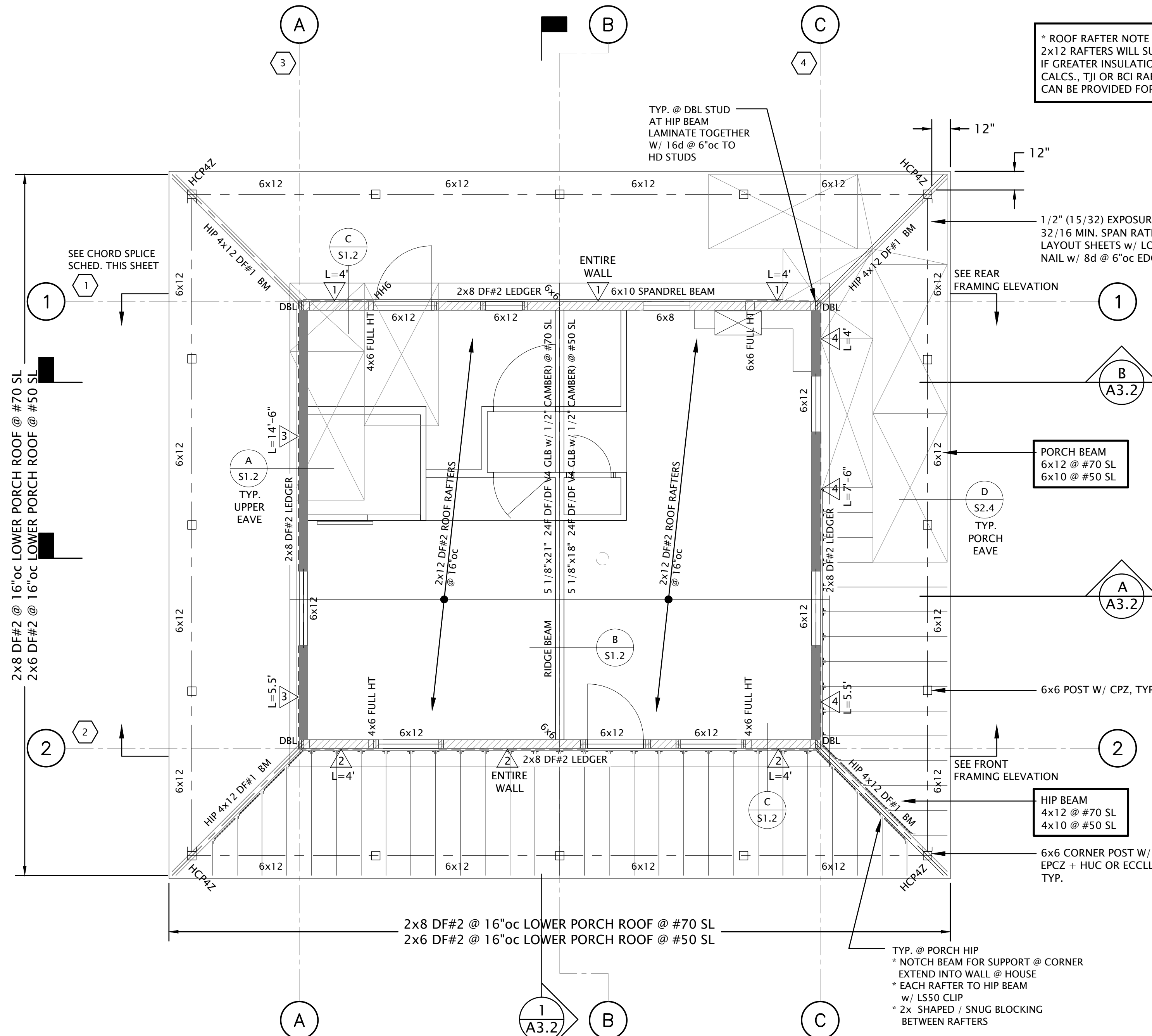
** AT PLYWOOD JOINTS & SHEAR PANEL EDGES
 *** ON CENTER SPACING @ PLYWOOD JOINTS & SHEAR PANEL EDGES
 COMMON NAILS TO BE USED ON ALL SHEARPLY NAILING
 ALL ANCHORS BOLTS SHALL HAVE 3" X 3" X .229" WASHERS W/MIN. SPACING NOTED AT SHEARWALLS

CHORD SPLICE SCHEDULE – SN @ 50 psf

	DBL. T.P. SIZE	DBL. T.P. LAP (FT)	NAIL * SIZE	NAIL** SPACING	RIM TO SILL 16d T.N. SPACING	RBC/LTP4 CLIP @ BLK'G/TRUSS TO DBL T.P. SPCG	LTP4 CLIP @ RIM TO P.T. SILL
1	2 x 6	4	16d	6"	6"	48"	48"
2	2 x 6	4	16d	6"	6"	48"	48"
3	2 x 6	4	16d	5.6"	5.3"	48"	21"
4	2 x 6	4	16d	5.6"	5.3"	48"	21"

* 16d SINKER NAILS, U.O.N.
 ** STAGGER NAILS SIDE TO SIDE IF CLOSER THAN 4" O.C. SPACING
 USE MST 48 @ 2 X 4 / 2 X 6 PLATE TRANSITION SPLICES

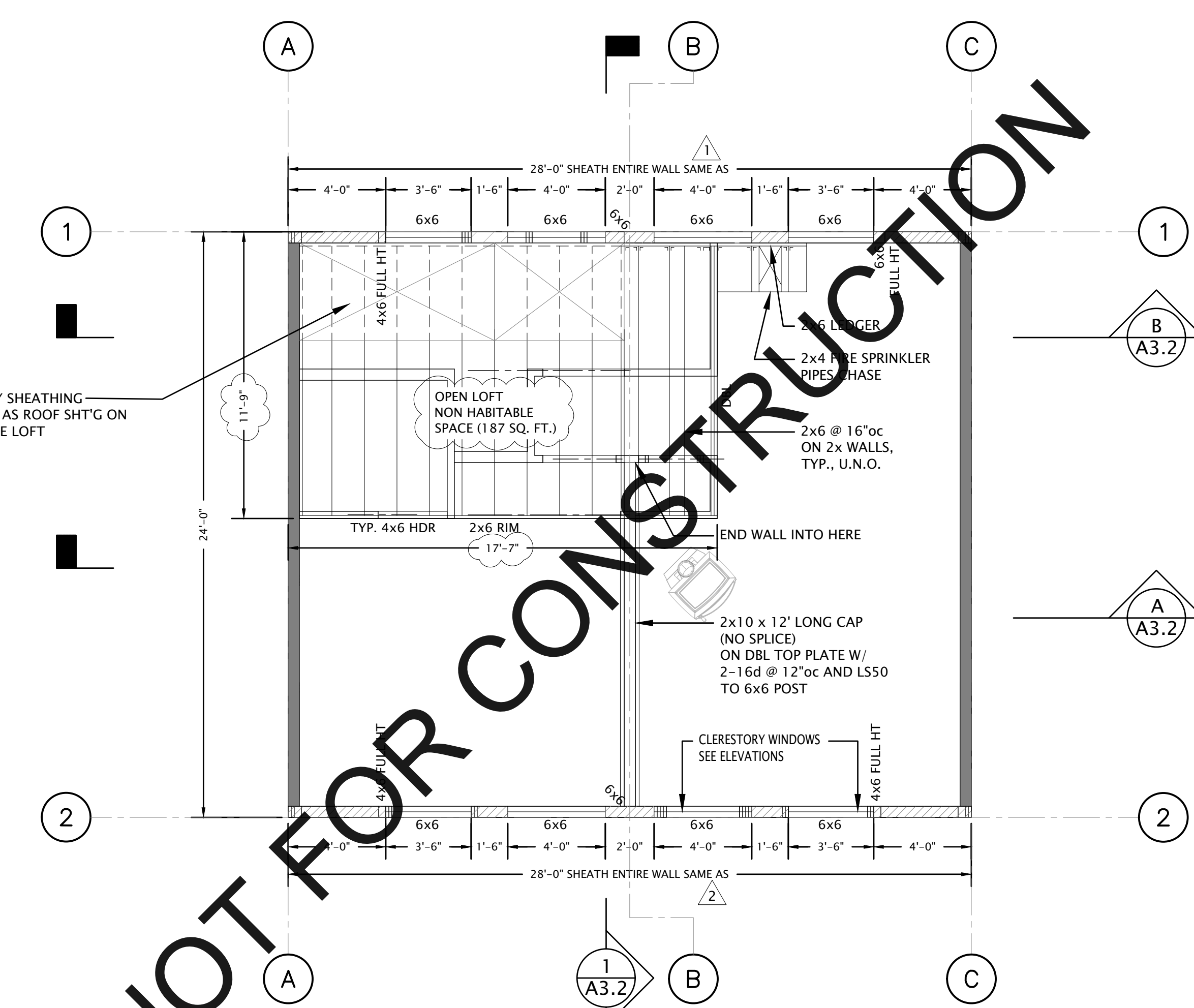
* ROOF RAFTER NOTE FOR INSULATION REQUIREMENTS:
 2x12 RAFTERS WILL SUPPORT UP TO R30 INSULATION.
 IF GREATER INSULATION DEPTH IS REQUIRED PER ENERGY CALCS., TJ1 OR BC1 RAFTERS (14" OR 16") & DETAILS CAN BE PROVIDED FOR AN ADDITIONAL FEE



ROOF FRAMING PLAN

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

ROOFING (CLASS A ROOFING REQUIRED):
 TAYLOR METAL, METAL ROOFING (VERSA SPAN, EASY LOCK, MS 200, MS150 OR STEEL ROOFING PANEL) W/ ONE LAYER "VERSASHIELD UNDERLAYMENT", MECHANICALLY FASTENED, O/30# FELT O/ ROOF PLY. (LAP VERSASHIELD 22" @ 2:12 ROOF)



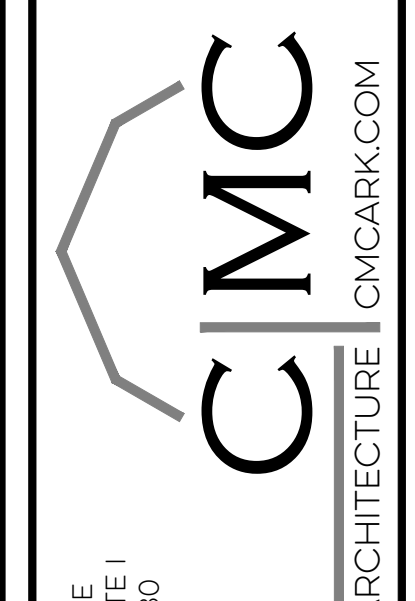
LOFT & CLERESTORY WINDOWS

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

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ROOF FRAMING PLAN
 CLERESTORY WINDOWS – ALL OPTIONS
 LARKSPUR ACCESSORY DEWELLING UNIT



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S2.2

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REVISIONS

DATE	09/05/2023	JOB NUMBER		CADD FILE	
REVISION					

SEAL

09/05/2023

COUNTY OF SHASTA
 CALIFORNIA

ANTONETTE
 C-35355
 RENEWAL: 2/28/25
 STATE OF CALIFORNIA

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