

CEC REQUIREMENTS

Table with CEC requirements including sections 200.3, 210.8, 210.11, 210.11, 210.11, 210.11, 210.11, 210.11, 210.11, 210.19, 210.20, 210.19, 210.20, 210.20, 210.20, 210.25, 210.25, 210.24, 210.52, 210.52, 210.52, 210.52, 210.52, 210.52, 210.70, 240.24, 404.2.

CPC REQUIREMENTS CONT.

Table with CPC requirements including sections 313.3, 313.6, 402.2, 402.5, 407.2.1.1, 407.2.1.2, 407.2.1.3, 407.3, 408.2, 408.4, 409.2, 411.2, 411.3, 414.2, 414.3, 418.3, 420.2, 420.2.1, 420.4, 501.1, 507.2, 507.4, 507.5, 508.4, 508.4.1, 508.4.2, 508.4.3, 508.4.3, 610.3, 702.1, 703.2, 707.4, 708.1.

CPC REQUIREMENTS CONT.

Table with CPC requirements including sections 901.2, 906.1, 906.2, 1001.2.

CMC REQUIREMENTS

Table with CMC requirements including sections 301.4, 310.3, 311.3, 311.4, 314.1, 314.2, 316.10, 402.4, 402.1, 402.5, 403.7, 502.1, 504.3, 504.4, 504.4.2, 504.4.2, 506.2, 506.5, 1105.112.



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PROJECT



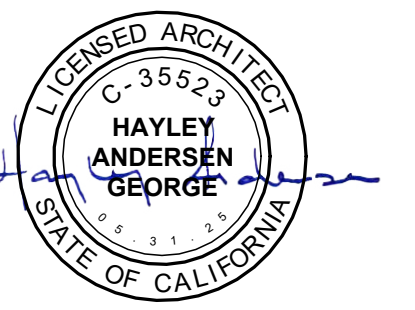
SHASTA COUNTY PRE-APPROVED ADUS

ADU 1 - PACIFIC CREST COTTAGE

REVISIONS

Table with columns for DATE, DESCRIPTION, and REVISIONS.

LICENSE STAMP



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AGENCY APPROVAL

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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 EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF A PROPERLY LICENSED ARCHITECT AND ENGINEER. REPRODUCTION OF THIS DRAWING FOR REUSE ON PROJECTS OUTSIDE OF SHASTA COUNTY AND WITHOUT THE PERMISSION OF THE SHASTA COUNTY BUILDING DEPARTMENT IS NOT AUTHORIZED AND IS CONTRARY TO THE LAW.

PROJ ARCH : HMA SET ISSUE DATE: 8/7/2023

CODE ANALYSIS - CEC, CPC & CMC

G4.0

OPTION 1

WUI COMPLIANT FIBER CEMENT LAP SIDING (HARDIE OR EQUAL)
COLOR BY OWNER



OPTION 2

CEMENT PLASTER FINISH - COLOR TO BE SELECTED BY OWNER
1-COAT WUI-COMPLIANT CEMENT PLASTER SYSTEM (STO POWERWALL OR EQUAL) O/ RIGID INSULATION
COLOR BY OWNER



OPTION 3

WUI COMPLIANT FIBER CEMENT PANELING (HARDIE OR EQUAL)
COLOR BY OWNER



NOT FOR CONSTRUCTION

Plot Date: 8/31/2023 8:15:24 PM
File Name: \OneShop\OneShop\Architecture\03_Current Projects\Shasta County ADU\09_BIM\SC_ADU_1_V2.rvt



PROJECT



SHASTA COUNTY PRE-APPROVED
ADUS

ADU 1 - PACIFIC CREST COTTAGE

REVISIONS

DATE	DESCRIPTION

LICENSE STAMP



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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 EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON PROJECTS OUTSIDE OF SHASTA COUNTY AND WITHOUT THE PERMISSION OF THE SHASTA COUNTY BUILDING DEPARTMENT IS NOT AUTHORIZED AND IS CONTRARY TO THE LAW.

PROJ ARCH : HMA
SET ISSUE DATE: 8/7/2023

DESIGN OPTIONS

A1.0



PROJECT

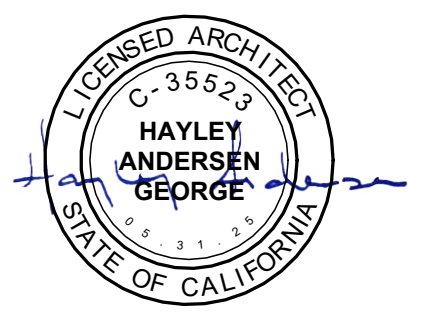


SHASTA COUNTY PRE-APPROVED
ADUS
ADU 1 - PACIFIC CREST COTTAGE

REVISIONS

DATE	DESCRIPTION
8/29/23	A SC Remarks
9/11/23	B SC Remarks

LICENSE STAMP



CONSULTANT

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PROJ ARCH: HMA
SET ISSUE DATE: 8/7/2023

FLOOR PLAN

A2.0

SHEET NOTES

- A. EGRESS WINDOWS TO BE 20" WIDE MIN., 24" HIGH MIN., 5.7 SQ FT MIN., AND 44" MAX. BETWEEN FINISH FLOOR AND FINISHED SILL HEIGHT.
- B. COORDINATE ALL FURNITURE, EQUIPMENT, CASEWORK LAYOUTS AND DESIGN W/ OWNER.
- C. RE: G2.0, G3.0 AND G4.0 FOR ADDITIONAL APPLICABLE CODES
- D. RE: A6.0 FOR WINDOW AND DOOR DETAILS
- E. EXTERIOR WINDOWS AND EXTERIOR DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
 - 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, 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
- F. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR
 - B. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF IGNITION-RESISTANCE MATERIAL, OR
 - C. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - STILES AND RAILS SHALL BE NOT LESS THAN 1 3/8" THICK.
 - PANELS SHALL NOT BE LESS THAN 1 1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.
 - D. THE EXTERIOR DOOR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.
 - E. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF ASTM E2707.
 - f. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1
- G. EXTERIOR GARAGE DOORS SHALL BE PROVIDED WITH WEATHER STRIPPING TO RESIST THE INTRUSION OF EMBERS FROM ENTERING THROUGH GAPS BETWEEN DOORS AND DOOR OPENINGS WHEN VISIBLE GAPS EXCEED 1/8". WEATHER STRIPPING OR SEALS SHALL BE INSTALLED ON THE BOTTOM, SIDES AND TOPS OF DOORS TO REDUCE GAPS BETWEEN DOORS AND DOOR OPENINGS TO 1/8" OR LESS.
- H. PROVIDE RESIDENTIAL SPRINKLER SYSTEM WHERE (E) MAIN RESIDENCE IS EQUIPPED.
- I. FOR BATHROOM EXHAUST FANS, PROVIDE 50 CFM MIN AND 3 SONES MAXIMUM, WITH A 6" DUCT VENTED DIRECTLY THROUGH THE ROOF. SEE LIGHTING PLAN FOR LOCATION
- J. FOR THE KITCHEN EXHAUST HOOD, PROVIDE 100 CFM MINIMUM AND 3 SONES MAXIMUM, WITH 6" DUCT VENTED DIRECTLY THROUGH THE ROOF.
- K. A SHOWER COMPARTMENT SHALL HAVE A MINIMUM OF 6'-8" CEILING HEIGHT, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. [CPC 408.6]

AGING IN PLACE NOTES

- SEE 2022 CRC SECTION R327 FOR FULL REQUIREMENTS
- A. PROVIDE REINFORCEMENT OF NO LESS THAN 2X8 LUMBER BETWEEN 32" AND 39-1/4" ABOVE FINISHED FLOOR AT THE FOLLOWING LOCATIONS:
 - a. WATER CLOSET - AT EITHER BOTH SIDE WALLS OR A SIDE WALL AND AN BACK WALL
 - b. SHOWER - CONTINUOUS AT ABOVE HEIGHTS
 - c. BATHTUB (OR TUB/SHOWER) - CONTINUOUS AT EACH END OF TUB AND AT THE BACK WALL
 - B. RECORDS / DOCUMENTATION OF AREAS OF REINFORCEMENT SHALL BE MAINTAINED
 - C. ALL NON-DEDICATED ELECTRICAL RECEPTACLES, SWITCHES, DOORBELLS AND CONTROLS SHALL BE LOCATED NO MORE THAN 48" TO TOP OF OUTLET BOX AND NOT LESS THAN 15" FROM BOTTOM OF OUTLET BOX A.F.F.
 - D. AT LEAST (1) BATHROOM AND (1) BEDROOM ON ENTRY LEVEL (OR SECOND LEVEL WHERE NOT ON ENTRY LEVEL) SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32"

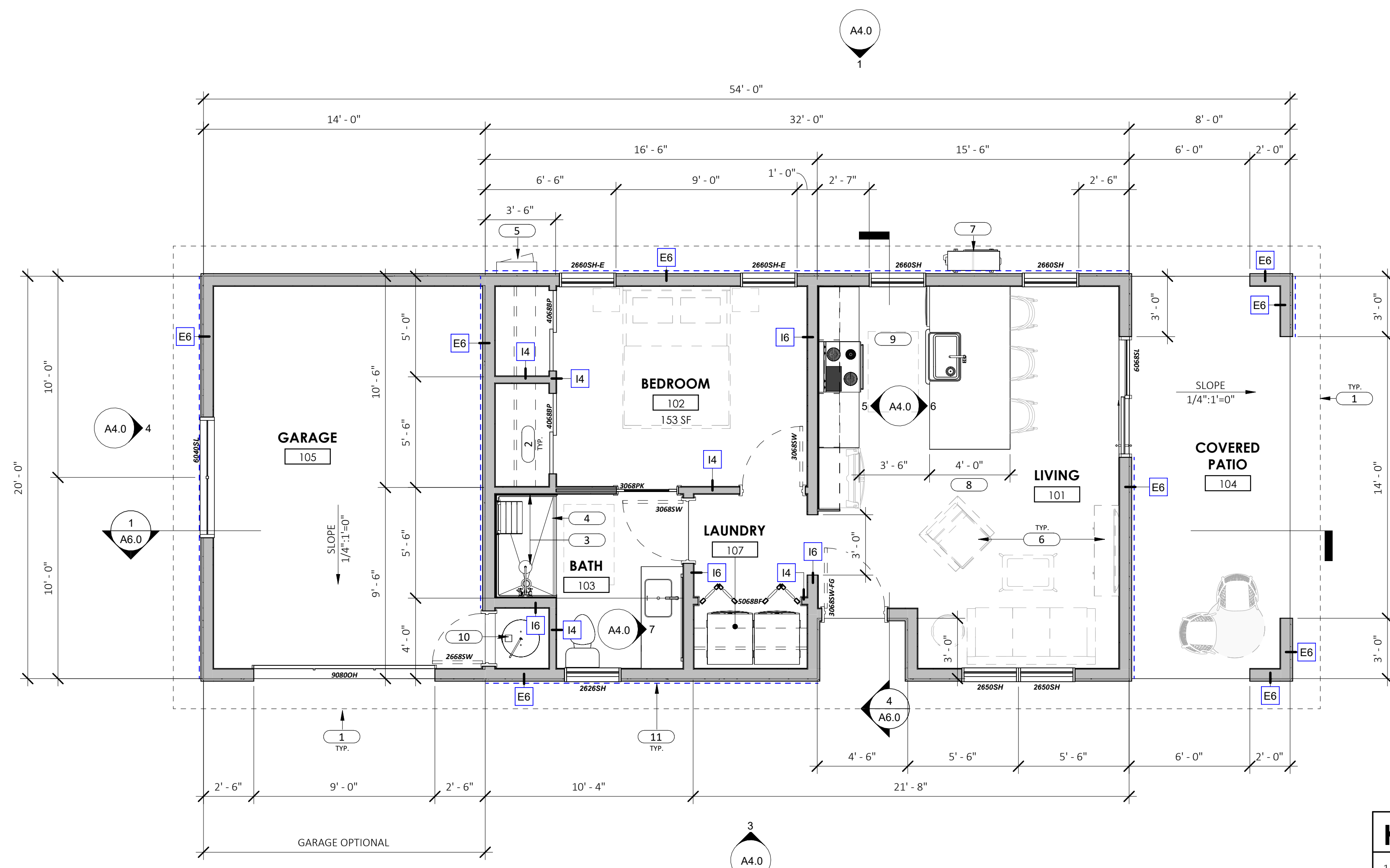
KEYNOTES

NOTE: NOT ALL KEYNOTES MAY BE USED

1. LINE OF ROOF OVERHANG ABOVE
2. CLOSET STORAGE VERIFY LAYOUT AND DESIGN W/ OWNER.
3. VERIFY SHOWER HEAD LOCATION W/ OWNER. INSTALL BLOCKING IN ALL WALLS FOR FUTURE GRAB BARS AND SHOWER SEAT INSTALLATION (SEE AGING IN PLACE NOTES)
4. RECESSED SLAB FOR ROLL-IN SHOWER - OWNER OPTION BETWEEN SHOWER AND TUB. CONTRACTOR TO VERIFY REQ'D DIMENSIONS
5. INSTALL ONE LAYER OF 1/2" GYP. BD. TO BOTH SIDES OF WALL FULL HEIGHT OF FRAMING AND WRAP TO CEILING PER CRC R302.6. IF GARAGE OPTION IS TO BE CONSIDERED WHERE NO GARAGE CONSTRUCTED, WRAP WITH EXTERIOR SIDING.
6. FURNITURE PROVIDED BY OWNER
7. MECHANICAL UNIT, RE: ENERGY DOCUMENTS
8. KITCHEN ISLAND / PENINSULA
9. 30"x42" CLEAR SPACE FOR REFERENCE
10. HYBRID ELECTRIC TANK WATER HEATER - RE: ENERGY DOCUMENTS
11. SHEAR WALL - TYPICAL WHERE BLUE DASHED LINE SHOWN - RE: STRUCTURAL DRAWINGS FOR WALL TYPE, MAY VARY BY STANDARD

LEGEND

NEW 1/2 HR. WALL (CBC 708.3)		1/2" GYPSUM FINISH PER 1722.6.2(1) / 1722.6.2(2)
NEW DOOR		DOOR SIZE & PANEL TYPE REFER TO OPENING SCHEDULE
NEW WINDOW		WINDOW SIZE & OPERATION TAG REFER TO WINDOW SCHEDULE
WALL TAG		WALL TYPE: E - EXTERIOR 4 - 2X4 STUD I - INTERIOR 6 - 2X6 STUD ME - MATCH EXISTING
SHEAR WALL		SHEAR WALL - RE: STRUCTURAL DRAWINGS FOR WALL TYPE SHOWN FOR COORDINATION ONLY



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPTION A - No Garage
OPTION B - With Attached Garage

DOOR AND FRAME SCHEDULE - ADU 1

MARK	QTY	DOOR PANEL				DOOR FRAME				NOTES		
		TYPE	MATERIAL	FINISH	PAIR	NOMINAL DIMENSIONS (W x H)	GLASS	TYPE	MATERIAL		FINISH	
2668SW	1	FLUSH	WD	PT	-	2'-6"	7'-0"		SWING	WD	PT	SOLID CORE
3068PK	1	FLUSH	WD	PT	-	3'-0"	6'-8"		POCKET	WD	PT	
3068SW	2	FLUSH	WD	PT	-	3'-0"	6'-8"		SWING	WD	PT	
3068SW-FG	1	OO	OO	FF	-	3'-0"	6'-8"	TEMP	SWING	OO	FF	SOLID CORE
4068BP	2	FLUSH	WD	PT	YES	4'-0"	7'-0"		BI-PASS	WD	PT	
5068BF	1	FLUSH	WD	PT	YES	5'-0"	7'-0"		BI-FOLD	WD	PT	
6068SL	1	FULL GLASS	OO	FF	-	6'-0"	6'-10"	TEMP	SLIDER	OO	FF	
9080OH	1	OO	OO	FF	-	9'-0"	7'-0"	TEMP	OVERHEAD	OO	FF	PER GARAGE OPTION

WINDOW SCHEDULE - ADU 1

#	QTY.	WIDTH	HEIGHT	SILL HEIGHT	USED FOR EGRESS?	EGRESS AREA	TYPE	GLAZING TYPE	REMARKS
2626SH	1	2'-6"	2'-6"	4'-0"			SINGLE-HUNG	TEMP	
2650SH	2	2'-6"	5'-0"	1'-6"			SINGLE-HUNG	TEMP	
2660SH	2	2'-6"	6'-0"	0'-6"			SINGLE-HUNG	TEMP	
2660SH-E	2	2'-6"	6'-0"	0'-6"	Yes	7.2 SF	SINGLE-HUNG	TEMP	
6040SL	1	6'-0"	4'-0"	3'-0"			SLIDER	TEMP	PER GARAGE OPTION

ABBREVIATIONS

3040	3'-0" WIDE BY 4'-0" HIGH	PC	PICTURE WINDOW
AW	AWNING WINDOW	PK	POCKET DOOR
BP	BI-PASS DOOR	PT	PAINT
DH	DOUBLE-HUNG	SC	SOLID CORE
(E)	EXISTING	SH	SINGLE-HUNG
FF	FACTORY FINISH	SL	SLIDER / SLIDING
FG	FULL GLASS	SW	SWING
FL	FLUSH PANEL	TBD	TO BE DETERMINED
HL	HALF LITE	TEMP	TEMPERED GLAZING
HM	HOLLOW METAL	WD	WOOD
MTL	METAL		
OO	OWNER OPTION		

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PROJECT



SHASTA COUNTY PRE-APPROVED ADUS

ADU 1 - PACIFIC CREST COTTAGE

REVISIONS

DATE	DESCRIPTION
8/29/23	A SC Remarks
9/11/23	B SC Remarks

LICENSE STAMP



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SHEET NOTES

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- B. COORDINATE ALL FURNITURE, EQUIPMENT, CASEWORK LAYOUTS AND DESIGN W/ OWNER.
- C. RE: G2.0, G3.0 AND G4.0 FOR ADDITIONAL APPLICABLE CODES
- D. RE: A6.0 FOR WINDOW AND DOOR DETAILS
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 - B. BE CONSTRUCTED OF GLASS BLOCK, 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
- F. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
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 - B. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF IGNITION-RESISTANCE MATERIAL, OR
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- H. PROVIDE RESIDENTIAL SPRINKLER SYSTEM WHERE (E) MAIN RESIDENCE IS EQUIPPED.
- I. FOR BATHROOM EXHAUST FANS, PROVIDE 50 CFM MIN AND 3 SONES MAXIMUM, WITH A 6" DUCT VENTED DIRECTLY THROUGH THE ROOF. SEE LIGHTING PLAN FOR LOCATION
- J. FOR THE KITCHEN EXHAUST HOOD, PROVIDE 100 CFM MINIMUM AND 3 SONES MAXIMUM, WITH 6" DUCT VENTED DIRECTLY THROUGH THE ROOF.
- K. A SHOWER COMPARTMENT SHALL HAVE A MINIMUM OF 6'-8" CEILING HEIGHT, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. [CPC 408.6]

AGING IN PLACE NOTES

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- A. PROVIDE REINFORCEMENT OF NO LESS THAN 2X8 LUMBER BEING 32" AND 39-1/4" ABOVE FINISHED FLOOR AT THE FOLLOWING LOCATIONS:
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 - b. SHOWER - CONTINUOUS AT ABOVE HEIGHTS
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 - C. ALL NON-DEDICATED ELECTRICAL RECEPTACLES, SWITCHES, DOORBELLS AND CONTROLS SHALL BE LOCATED NO MORE THAN 48" TO TOP OF OUTLET BOX AND NOT LESS THAN 15" FROM BOTTOM OF OUTLET BOX A.F.F.
 - D. AT LEAST (1) BATHROOM AND (1) BEDROOM ON ENTRY LEVEL (OR SECOND LEVEL WHERE NOT ENTRY LEVEL) SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32"

LEGEND

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NEW WINDOW		WINDOW SIZE & OPERATION TAG REFER TO WINDOW SCHEDULE
WALL TAG		WALL TYPE: E - EXTERIOR 4 - 2X4 STUD I - INTERIOR 6 - 2X6 STUD ME - MATCH EXISTING
SHEAR WALL		SHEAR WALL - RE: STRUCTURAL DRAWINGS FOR WALL TYPE SHOWN FOR COORDINATION ONLY

ABBREVIATIONS

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BP	BI-PASS DOOR	PT	PAINT
DH	DOUBLE-HUNG	SC	SOLID CORE
(E)	EXISTING	SH	SINGLE-HUNG
FF	FACTORY FINISH	SL	SLIDER / SLIDING
FG	FULL GLASS	SW	SWING
FL	FLUSH PANEL	TBD	TO BE DETERMINED
HL	HALF LITE	TEMP	TEMPERED GLAZING
HM	HOLLOW METAL	WD	WOOD
MTL	METAL		
OO	OWNER OPTION		

NOT FOR CONSTRUCTION

KEYNOTES

- NOTE: NOT ALL KEYNOTES MAY BE USED
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 - CLOSET STORAGE VERIFY LAYOUT AND DESIGN W/ OWNER.
 - VERIFY SHOWER HEAD LOCATION W/ OWNER. INSTALL BLOCKING IN ALL WALLS FOR FUTURE GRAB BARS AND SHOWER SEAT INSTALLATION (SEE AGING IN PLACE NOTES)
 - RECESSED SLAB FOR ROLL-IN SHOWER - OWNER OPTION BETWEEN SHOWER AND TUB. CONTRACTOR TO VERIFY REQ'D DIMENSIONS
 - INSTALL ONE LAYER OF 1/2" GYP. BD. TO BOTH SIDES OF WALL FULL HEIGHT OF FRAMING AND WRAP TO CEILING PER CRC R302.6. IF GARAGE OPTION IS TO BE PROVIDED WHERE NO GARAGE CONSTRUCTED, WRAP WITH EXTERIOR SIDING.
 - FURNITURE PROVIDED BY OWNER
 - MECHANICAL UNIT, RE: ENERGY DOCUMENTS
 - KITCHEN ISLAND / PENINSULA
 - 30"x42" CLEAR SPACE FOR REFERENCE
 - HYBRID ELECTRIC TANK WATER HEATER - RE: ENERGY DOCUMENTS
 - SHEAR WALL - TYPICAL WHERE BLUE DASHED LINE SHOWN - RE: STRUCTURAL DRAWINGS FOR WALL TYPE, MAY VARY BY STANDARD

MARK	QTY	TYPE	MATERIAL	FINISH	PAIR	NOMINAL DIMENSIONS	GLASS	TYPE	MATERIAL	FINISH	NOTES
2668SW	1	FLUSH	WD	PT	-	2'-6" 7'-0"		SWING	WD	PT	SOLID CORE
3068PK	1	FLUSH	WD	PT	-	3'-0" 6'-8"		POCKET	WD	PT	
3068SW	2	FLUSH	WD	PT	-	3'-0" 6'-8"		SWING	WD	PT	
3068SW-FG	1	OO	OO	FF	-	3'-0" 6'-8"	TEMP	SWING	OO	FF	SOLID CORE
4068BP	2	FLUSH	WD	PT	YES	4'-0" 7'-0"		BI-PASS	WD	PT	
5068BF	1	FLUSH	WD	PT	YES	5'-0" 7'-0"		BI-FOLD	WD	PT	
6068SL	1	FULL GLASS	OO	FF	-	6'-0" 6'-10"	TEMP	SLIDER	OO	FF	
9080OH	1	OO	OO	FF	-	9'-0" 7'-0"	TEMP	OVERHEAD	OO	FF	PER GARAGE OPTION

WINDOW SCHEDULE - ADU 1

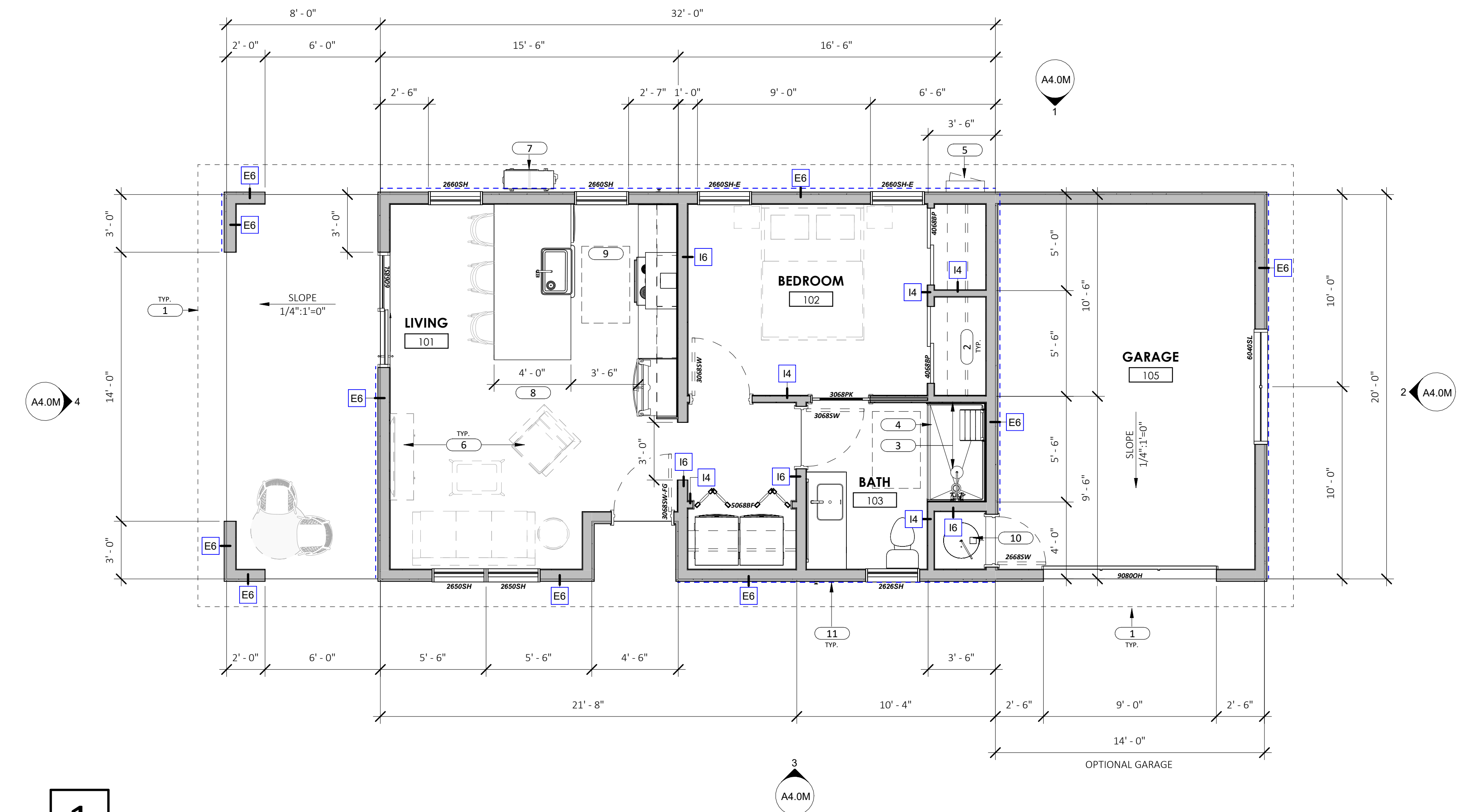
#	QTY.	WIDTH	HEIGHT	SILL HEIGHT	USED FOR EGRESS?	EGRESS AREA	TYPE	GLAZING TYPE	REMARKS
2626SH	1	2'-6"	2'-6"	4'-0"			SINGLE-HUNG	TEMP	
2650SH	2	2'-6"	5'-0"	1'-6"			SINGLE-HUNG	TEMP	
2660SH	2	2'-6"	6'-0"	0'-6"			SINGLE-HUNG	TEMP	
2660SH-E	2	2'-6"	6'-0"	0'-6"	Yes	7.2 SF	SINGLE-HUNG	TEMP	
6040SL	1	6'-0"	4'-0"	3'-0"			SLIDER	TEMP	PER GARAGE OPTION

DOOR AND FRAME SCHEDULE - ADU 1

MARK	QTY	TYPE	MATERIAL	FINISH	PAIR	NOMINAL DIMENSIONS	GLASS	TYPE	MATERIAL	FINISH	NOTES
2668SW	1	FLUSH	WD	PT	-	2'-6" 7'-0"		SWING	WD	PT	SOLID CORE
3068PK	1	FLUSH	WD	PT	-	3'-0" 6'-8"		POCKET	WD	PT	
3068SW	2	FLUSH	WD	PT	-	3'-0" 6'-8"		SWING	WD	PT	
3068SW-FG	1	OO	OO	FF	-	3'-0" 6'-8"	TEMP	SWING	OO	FF	SOLID CORE
4068BP	2	FLUSH	WD	PT	YES	4'-0" 7'-0"		BI-PASS	WD	PT	
5068BF	1	FLUSH	WD	PT	YES	5'-0" 7'-0"		BI-FOLD	WD	PT	
6068SL	1	FULL GLASS	OO	FF	-	6'-0" 6'-10"	TEMP	SLIDER	OO	FF	
9080OH	1	OO	OO	FF	-	9'-0" 7'-0"	TEMP	OVERHEAD	OO	FF	PER GARAGE OPTION

1 FLOOR PLAN - MIRRORED

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



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FLOOR PLAN - MIRRORED

A2.0M



PROJECT



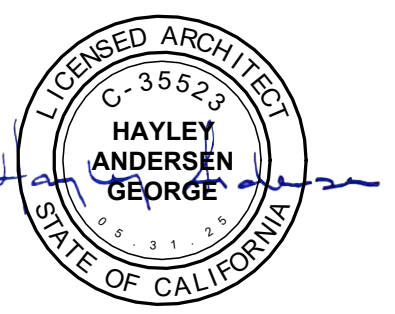
SHASTA COUNTY PRE-APPROVED ADUS

ADU 1 - PACIFIC CREST COTTAGE

REVISIONS

DATE	DESCRIPTION
8/29/23	A SC Remarks

LICENSE STAMP



CONSULTANT



AGENCY APPROVAL



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PROJ ARCH : HMA
 SET ISSUE DATE: 8/7/2023

RCP & ROOF PLAN

A3.0

SHEET NOTES

- A. REFER TO STRUCTURAL SCHEDULES AND DETAILS ON STRUCTURAL SHEETS
- B. ALL ROOF OVERHANGS TO BE 1'-6" U.O.N.
- C. PLATE HEIGHTS ARE FROM FINISHED FLOOR AT MAIN HOUSE 0'-0"
- D. FACE OF SLAB TO ALIGN WITH FACE OF STUD
- E. STRUCTURE WILL BE BUILT ON SLOPES LESS THAN 33%
- F. SETBACKS TO SLOPES COMPLY WITH R403.1.7 AND ARE GREATER THAN H/3 OR 40' AT THE TOP OF A SLOPE OR H/2 OR 15' TO THE TOE OF A SLOPE
- G. SOILS REPORT TO BE REQUIRED IF ANY FILL OVER 12" IS USED OR IF ANY KNOWN SOILD CONDITIONS EXIST.
- H. ATTIC VENT, PER CRC SECTION 806.2 THE MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
- I. PROVIDE CONTINUOUS 4" FASCIA GUTTERS WITH LEAF GUARDS.
- J. ROOF TO BE CONSTRUCTED PER CRC R902
- K. RE: G2.0, G3.0, G4.0 AND G5.0 FOR ADDITIONAL APPLICABLE CODES
- L. 6:12 SLOPE ASPHALT SHINGLE ROOFING. MANUFACTURER, MODEL, AND COLOR TO BE SELECTED BY OWNER. ROOFING TO BE CLASS 'A' RATED IN ALL W.U.I. LOCATIONS AND INSTALLED PER MFG'S SFM APPROVED DETAILS.
- M. THE EXTERIOR WALL COVERING AND EXPOSED UNDERSIDE OF THE EAVE SHALL BE OF NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIALS. SEE SHEET G5.0, SECTION R337.6.3 FOR ADDITIONAL WILDLAND URBAN INTERFACE CODE REQUIREMENTS.
- N. ROOF FRAMING TO BE PRE-FAB TRUSSES AT 24" O.C. TYP. TRUSS MFG TO PROVIDE TRUSS LAYOUT PLAN

ATTIC VENTILATION CALCS

AREA: CONDITIONED SPACE
 1466 SF (ATTIC AREA) / 150 = 9.8 SF REQ'D ATTIC VENTILATION (1,411 SQ IN)

PROVIDED RIDGE VENTING:
 (BRANGUARD OR EQUAL, 17 SQ IN NFVA/LF MIN.)
 > 57 LINEAR FT * 17 SQ IN
 > 969 SQ IN / 144 SQ IN PER SF
 > 6.7 SF

PROVIDED OFF-RIDGE VENTING TO MATCH ROOFING MATERIAL:
 (O'HAGIN FIRE & ICE OR EQUAL, 72 SQ IN NFVA MIN)
 > 7 UNITS * 72 SQ IN
 > 504 SQ IN / 144
 > 3.5 SF

TOTAL AREA OF VENTILATION PROVIDED: APPROX. 10.2 SF

KEYNOTES

- 1. MINI-SPLIT MECHANICAL SYSTEM PER ENERGY DOCUMENTS, TYPICAL OF (2) HEAD UNITS
- 2. CENTER LIGHTS IN SPACE, TYPICAL
- 3. PENDANT LIGHT, TYP. OF (3), CENTER OVER ISLAND
- 4. CENTER CEILING FAN IN SPACE, TYPICAL
- 5. PHOTOVOLTAIC ARRAY - RE: ENERGY DOCUMENTS FOR SIZING AND ADJUST LOCATION FOR OPTIMAL SOLAR EXPOSURE PER SITE
- 6. 4" GUTTER W/ LEAF GUARD O/ 2X FASCIA BOARD
- 7. DOWNSPOUT, TYP. WHERE 'D.S.' SHOWN
- 8. LINE OF WALL BELOW
- 9. VANITY LIGHT, CENTER OVER SINK
- 10. OFF-RIDGE VENT, LOCATION TO BE FINALIZED BY CONTRACTOR AS ALLOWED WITH PV ARRANGEMENTS TO BE SFM APPROVED AND EMBER RESISTANT PER HIGH FIRE SEVERITY HAZARD ZONE (WUI) REQUIREMENTS. TYPICAL OF (7). INSTALLED IN LOWER 1/3 OF ROOF.
- 11. EXTERIOR SOFFITTING TO BE WUI COMPLIANT FIBER CEMENT PANELING - HARDIE OR EQUAL
- 12. ALTERNATE ATTIC ACCESS HATCH IF GARAGE IS BUILT
- 13. SFM APPROVED RIDGE VENT W/ CLASS A ROOFING TO MATCH REST OF ROOF
- 14. COMBINATION SMOKE/CARBON DIOXIDE ALARM (HARDWIRED & INTERCONNECTED WITH OTHERS) TO BE PHOTO-ELECTRIC TYPE OR OTHERWISE LISTED FOR RESISTANCE TO COMMON COOKING SMOKE.

STORM DRAINAGE NOTES

PER 2022 CPC
 60-MINUTE DURATION, 100-YEAR RETURN = 1.5 IN/H AND .016 GPM/SF

ROOF AREA = 1,466 SF
 FLOW (GPM) = 1466 * .016 = 23.5 GPM
 4" PIPE = 12.6 SQ.IN.
 4" RECTANGLE GUTTER = 6 SQ.

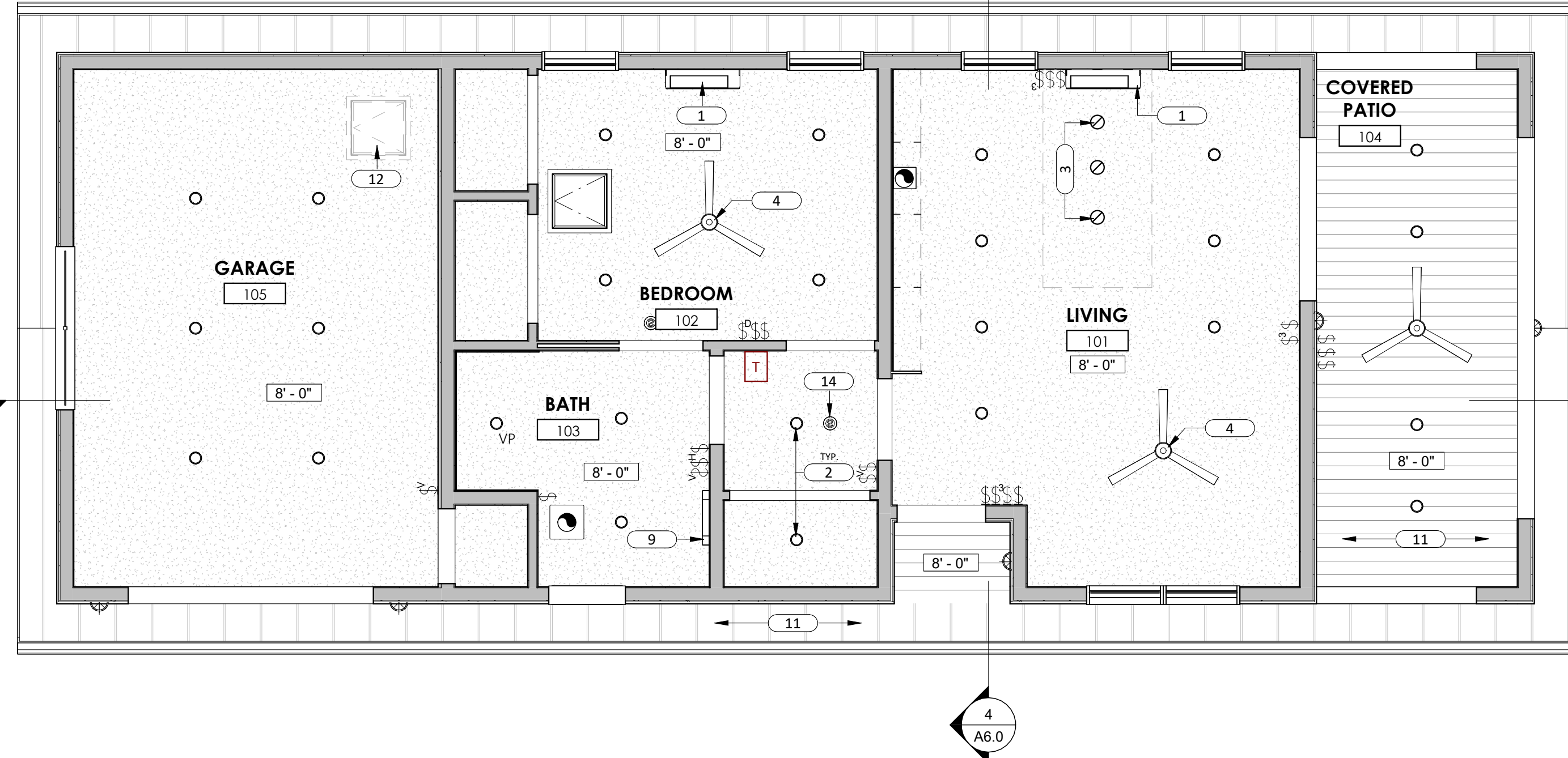
PER TABLE 1101.8
 4" HORIZONTAL PIPE (8GPM); 1 (IN/H) = 7,020 ALLOWABLE SF (4" GUTTER OK)

PER TABLE 1101.8
 2" VERTICAL LEADER: 30GPM; 1.5 (IN/H) = 2700 SF / LEADER
 1.466 SF / 2700 SF = 1 LEADER REQ'D
 2 PROVIDED FOR (2) SEPARATE GUTTER RUNS

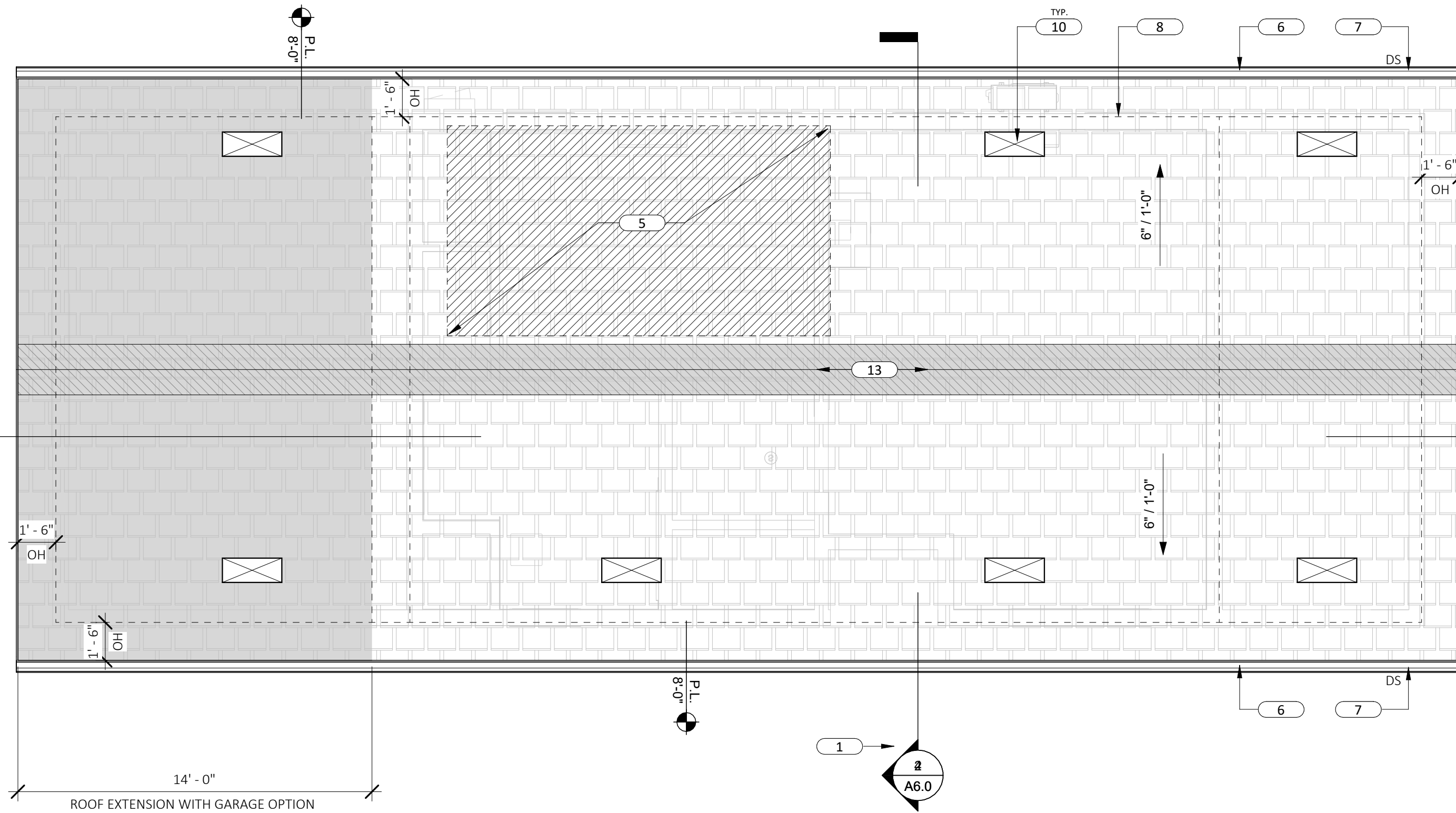
- 1. USE 1 LEADER OR (1) EVERY 50' MAX OF GUTTER LENGTH WHICH EVER IS GREATER
- 2. SLOPE GUTTER 1/8" PER FOOT TOWARDS DOWNSPOUTS
- 3. DOWNSPOUTS (ABBREVIATED AS "DS") SHOWN ON PLAN FOR APPROXIMATE LOCATIONS

LEGEND

- NOT ALL MAY BE USED
- WALL SCONCE
 - 6" RECESSED CAN LIGHT
WEATHER-PROOF WHEN SHOWN @ PATIOS
VAPOR-PROOF IN BATHROOM LOCATIONS
 - UNDERCABINET LIGHTING
 - SWITCH
 - COMBINATION SMOKE / CARBON MONOXIDE
DETECTOR
TO BE HARDWIRED AND INTERCONNECTED
 - PENDANT LIGHT FIXTURE
 - CEILING FAN WITH LIGHT
 - WUI COMPLIANT EXTERIOR CEILING:
NOMINAL 2X T&G WOOD OR WUI COMPLIANT
FIBER CEMENT PANELING OR PLANKS
 - GYP. BD. CEILING
 - 30" x 30" (MIN.) ATTIC ACCESS
HATCH PER 2022 CRC 807.1
 - EXHAUST FAN - SHALL BE LISTED AT 3 SONES OR
LESS FOR NOISE AND RATED BASED ON W.C. OF
0.25 OR GREATER



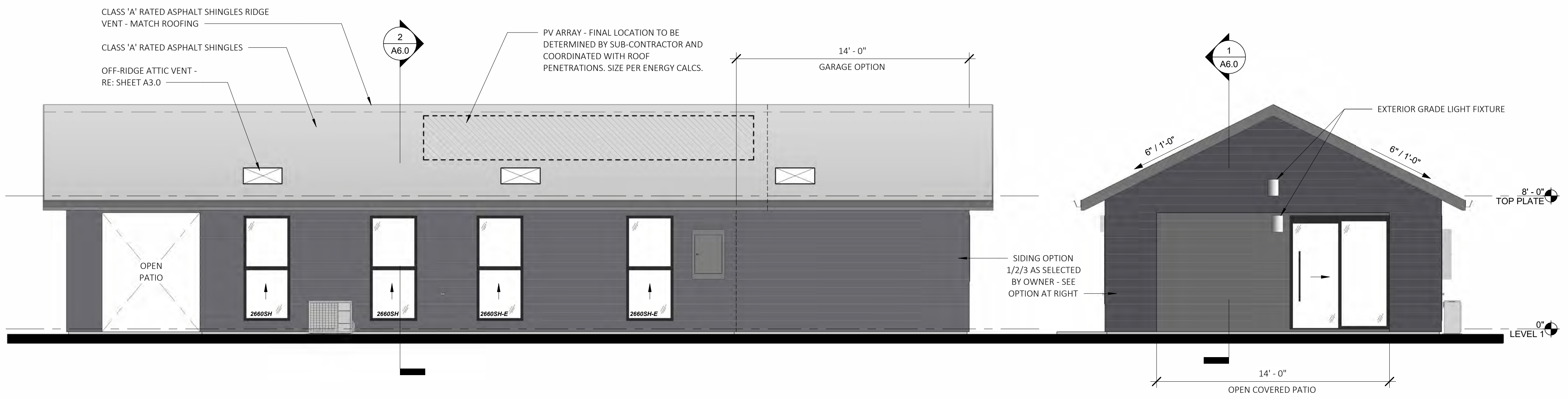
1 REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"



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

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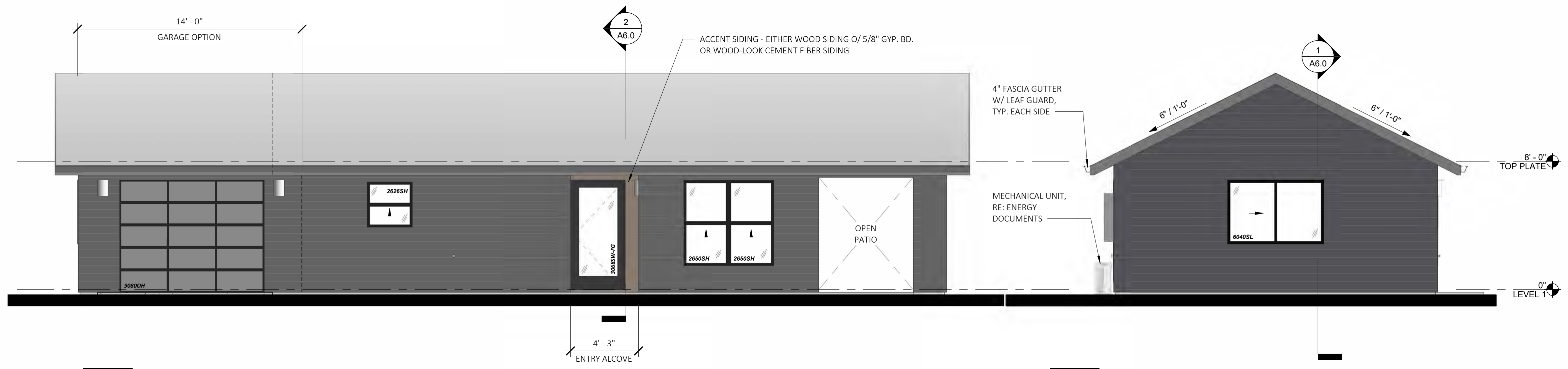


1 PLAN NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 PLAN EAST ELEVATION
SCALE: 1/4" = 1'-0"

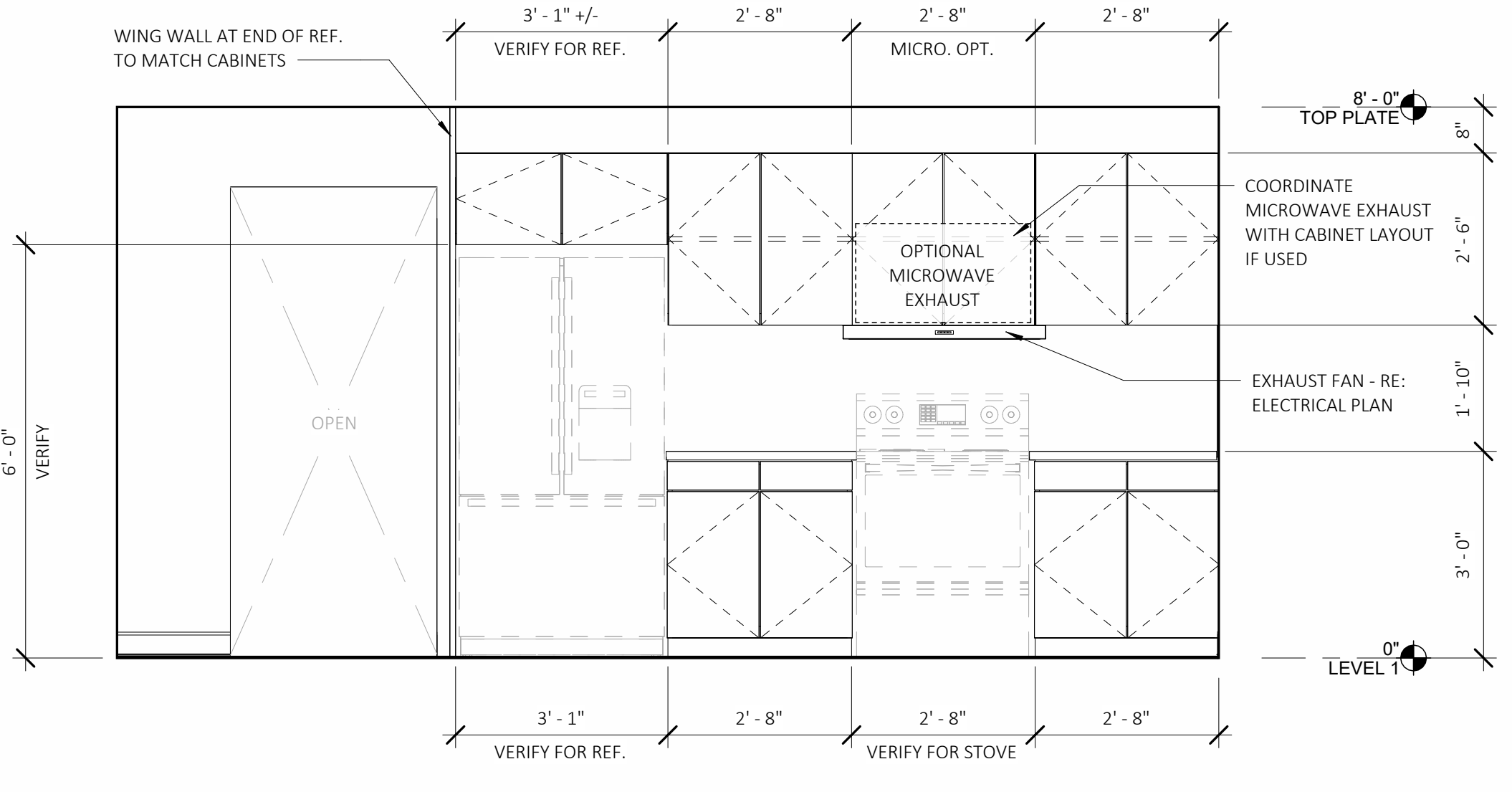
- ### SHEET NOTES
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 - RE: A7.0 & A8.0 FOR WINDOW AND DOOR DETAILS
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 - BE CONSTRUCTED OF GLASS BLOCK, OR
 - HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
 - BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
 - EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF IGNITION-RESISTANCE MATERIAL, OR
 - THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - STILES AND RAILS SHALL BE NOT LESS THAN 1 3/8" THICK.
 - PANELS SHALL NOT BE LESS THAN 1 1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.
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 - THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF ASTM E2707.
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- ### EXTERIOR SIDING OPTIONS
- OPTION 1: (SHOWN IN ELEVATIONS IN DARK COLORWAY)**
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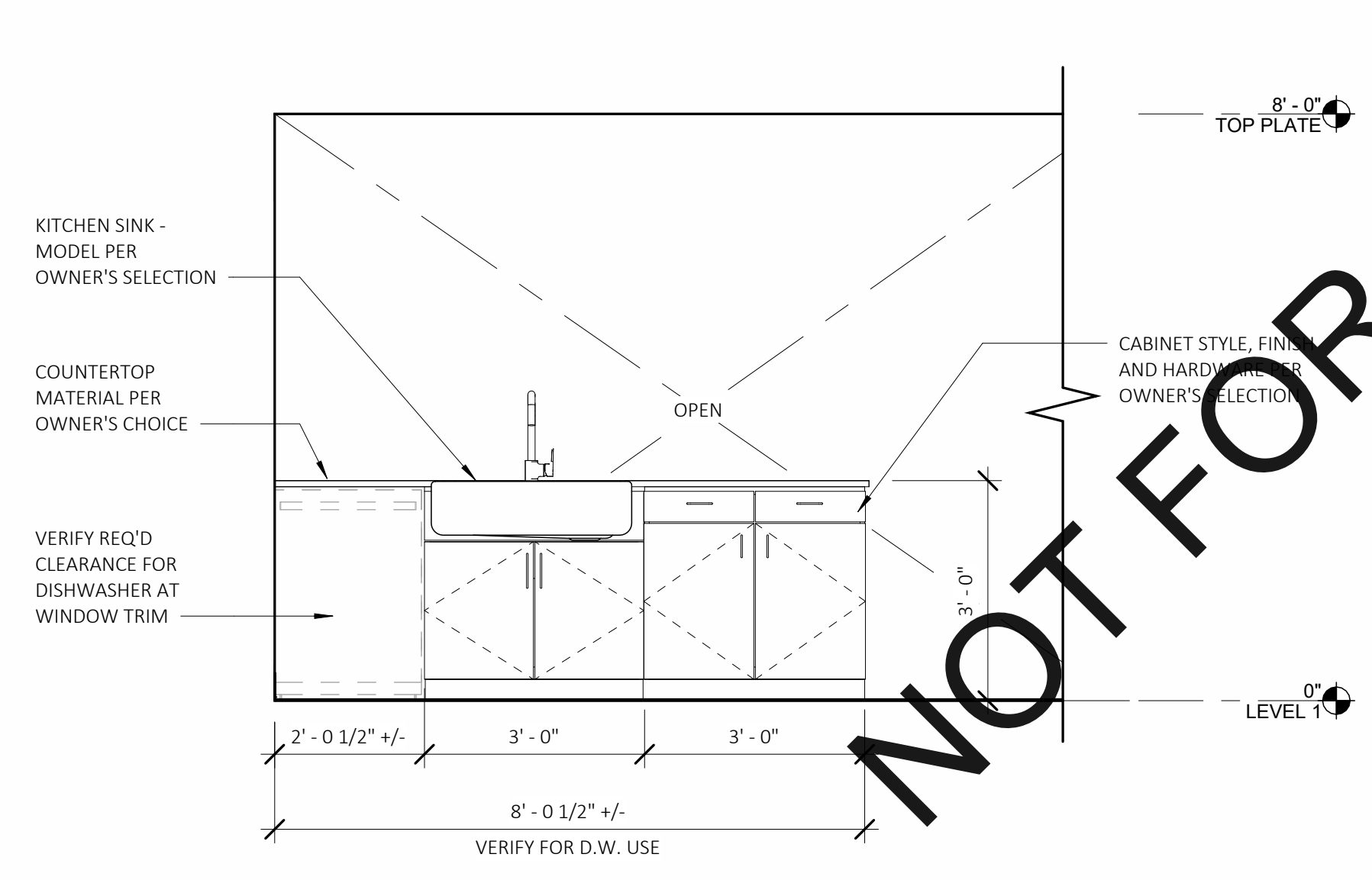


3 PLAN SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

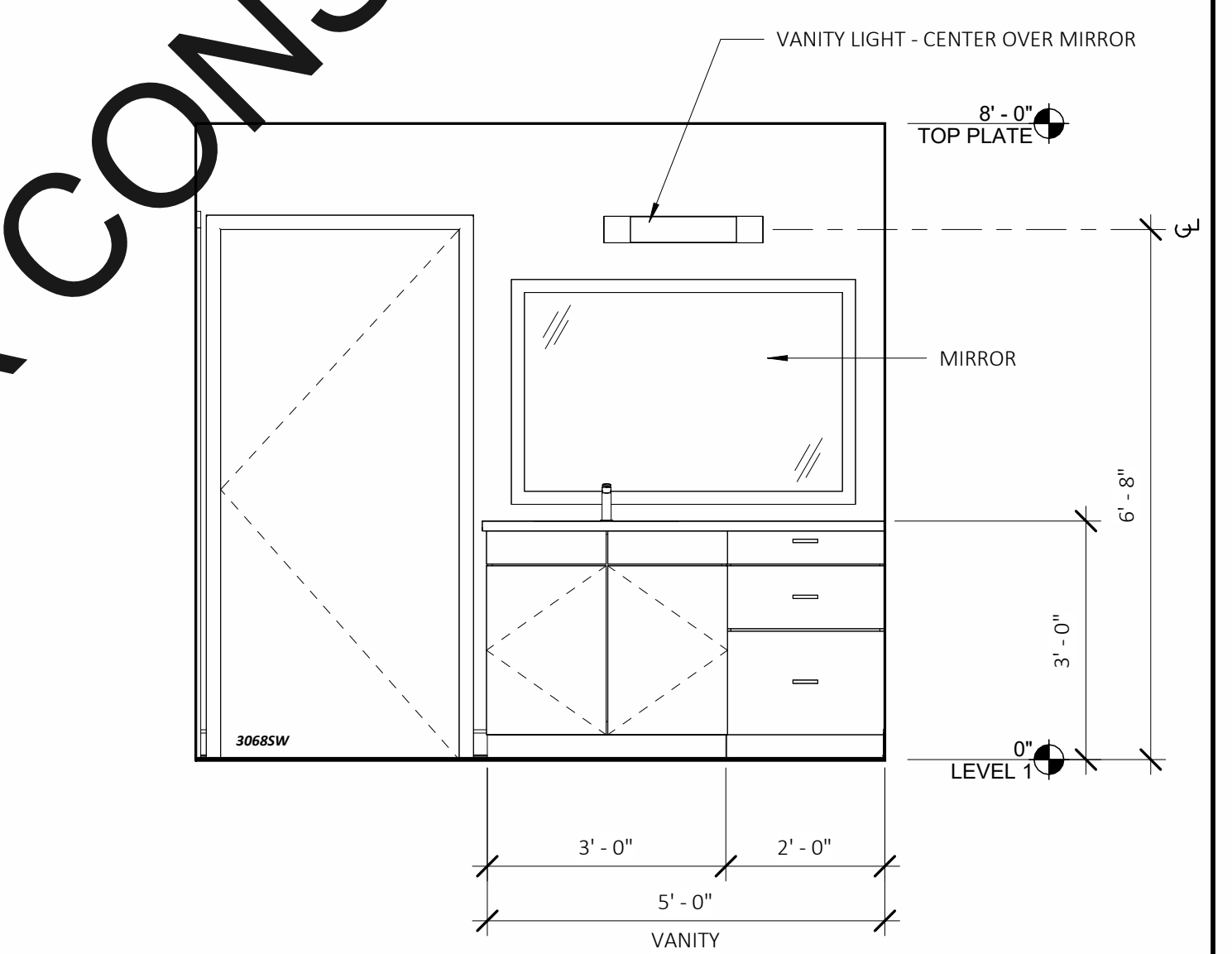
4 PLAN WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 KITCHEN CABINET ELEVATION (WEST)
SCALE: 1/2" = 1'-0"



6 KITCHEN PENINSULA CABINET ELEVATION (EAST)
SCALE: 1/2" = 1'-0"



7 BATHROOM CABINET ELEVATION
SCALE: 1/2" = 1'-0"

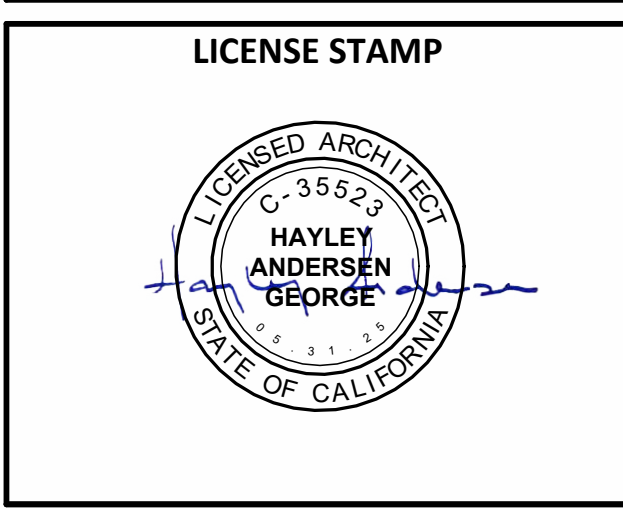


PROJECT

SHASTA COUNTY PRE-APPROVED
ADUS
ADU 1 - PACIFIC CREST COTTAGE

REVISIONS

DATE	DESCRIPTION



CONSULTANT

AGENCY APPROVAL

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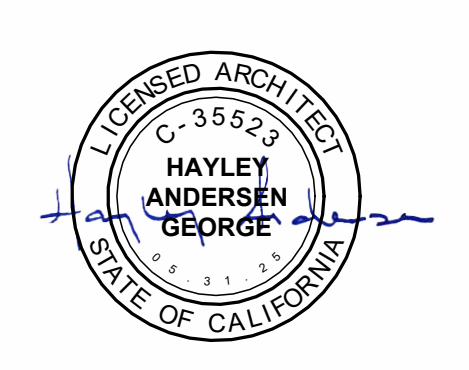
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PROJ ARCH: HMA
 SET ISSUE DATE: 8/7/2023

INTERIOR & EXTERIOR ELEVATIONS
A4.0

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INTERIOR & EXTERIOR ELEVATIONS - MIRRORED

A4.0M

SHEET NOTES

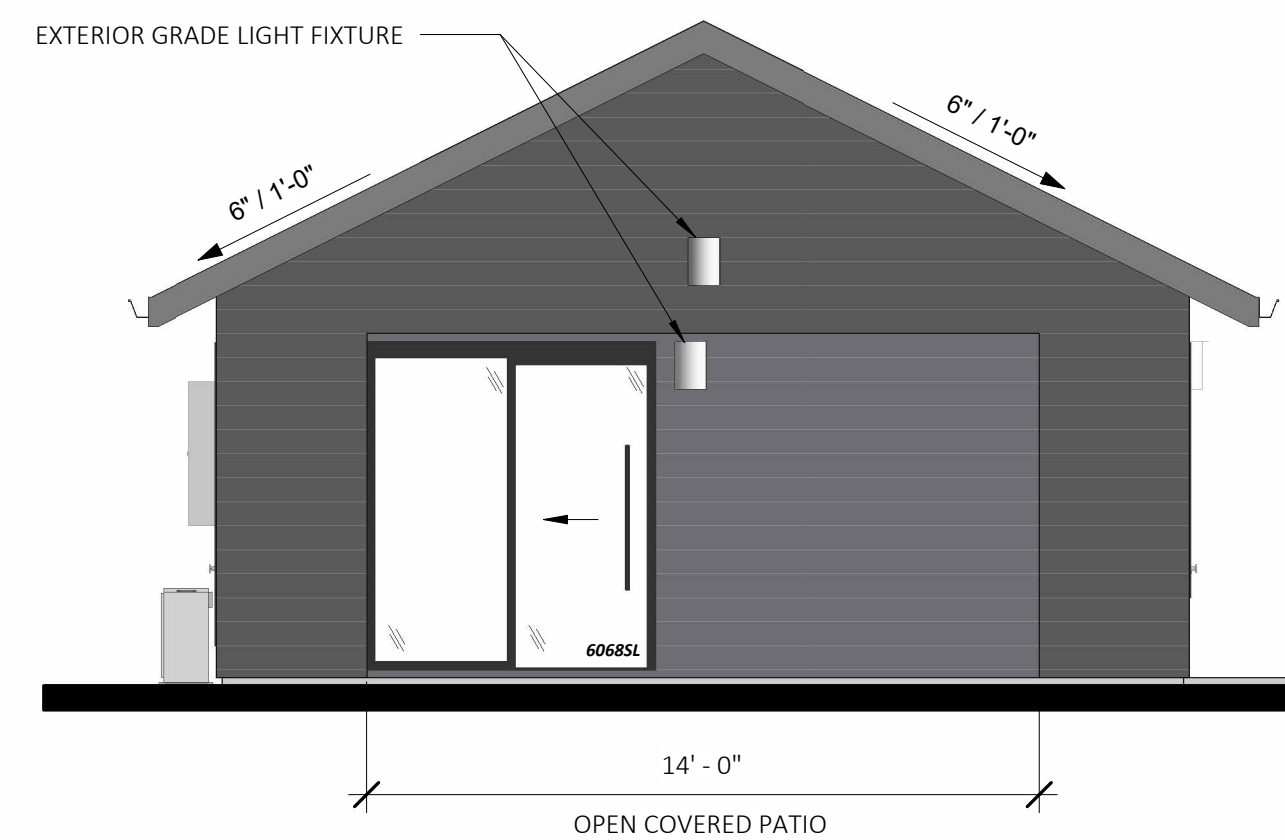
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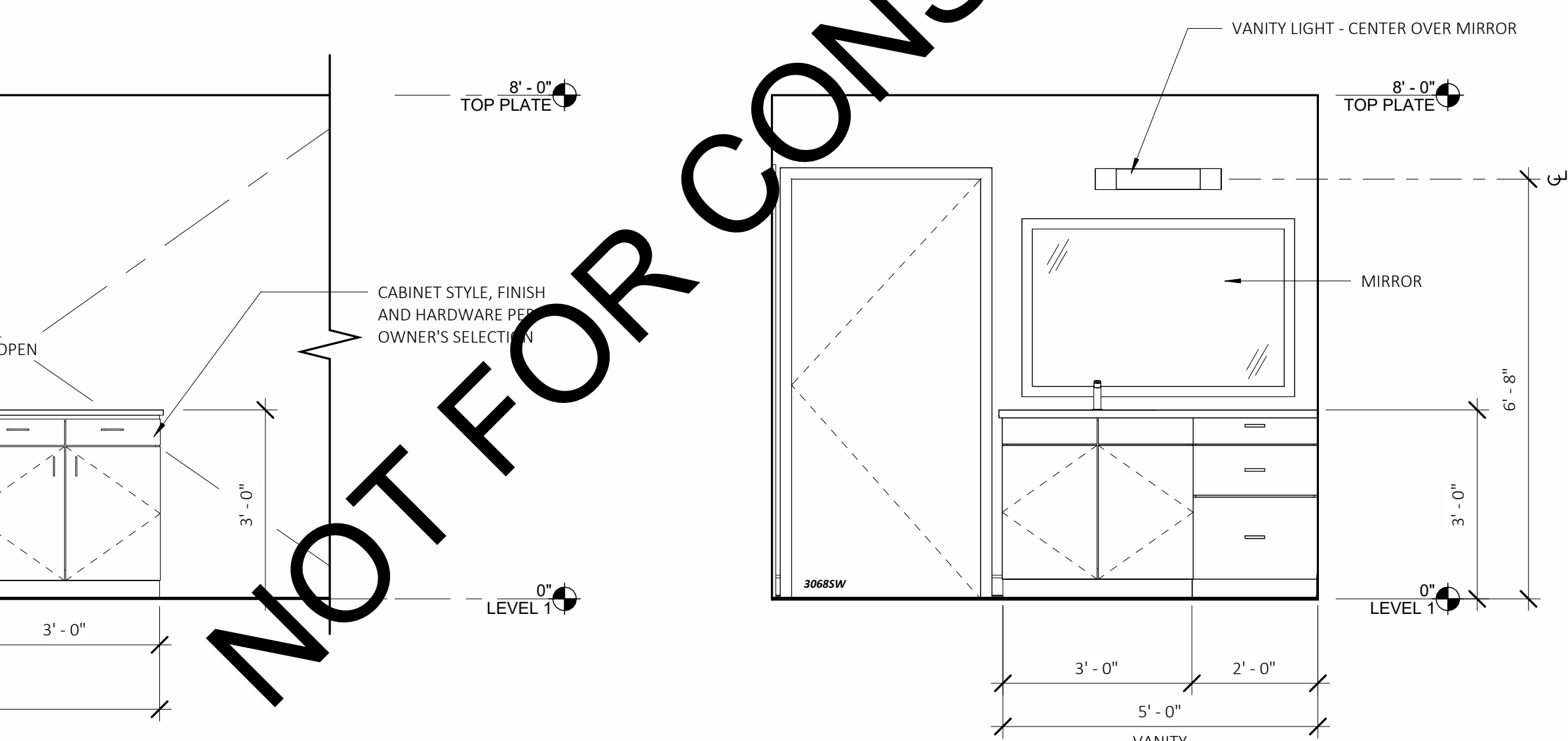
2 PLAN EAST ELEVATION - MIRRORED

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



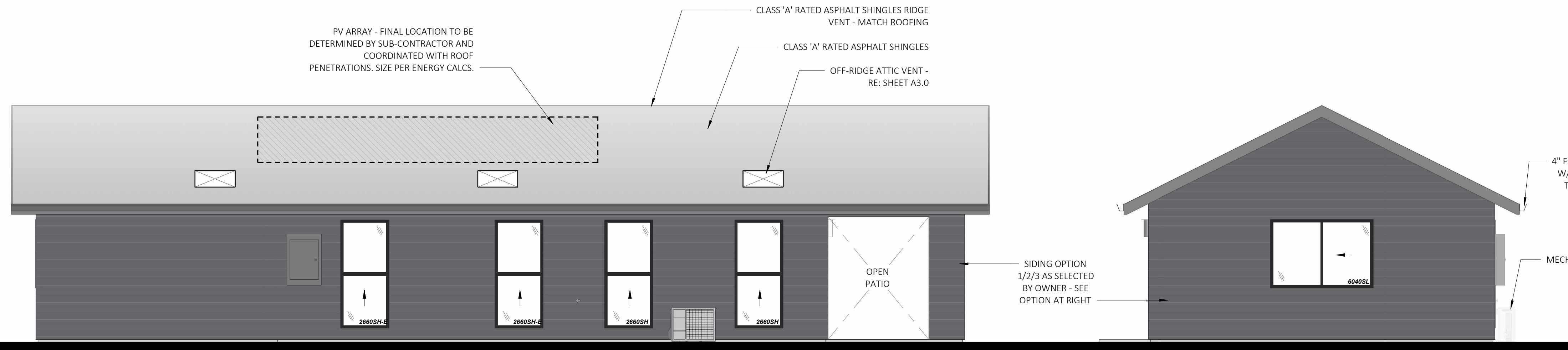
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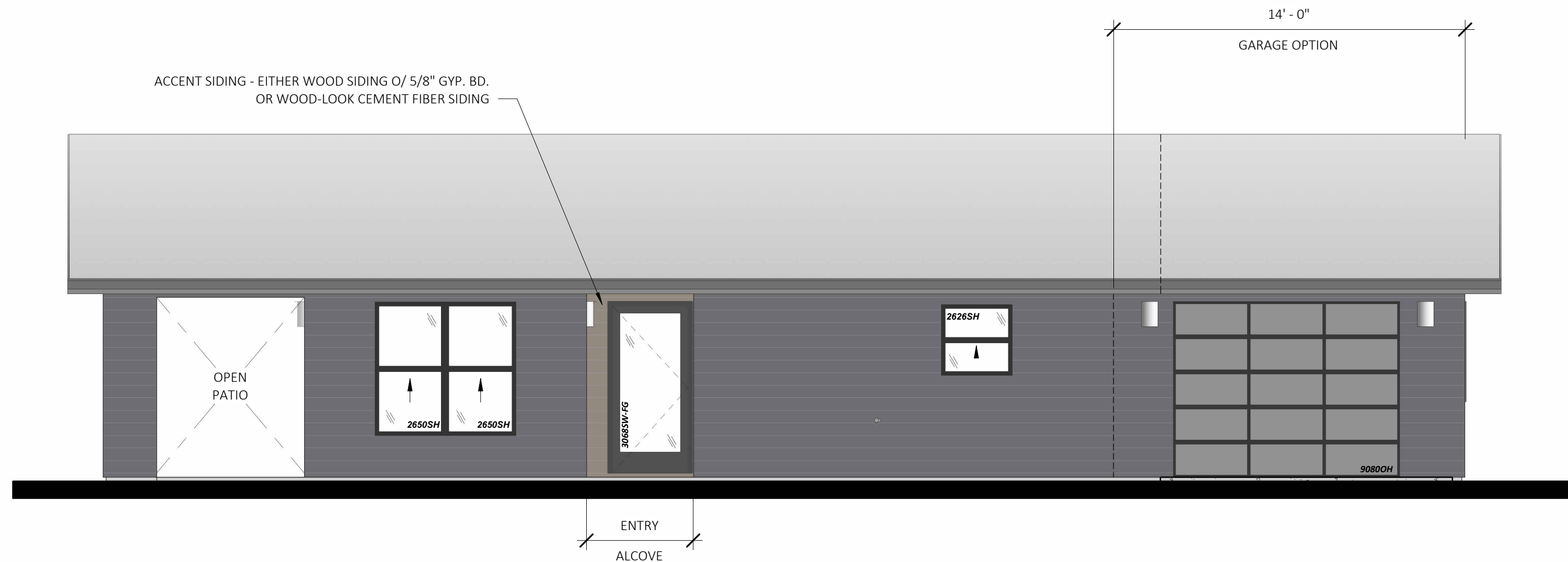
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SCALE: 1/4" = 1'-0"



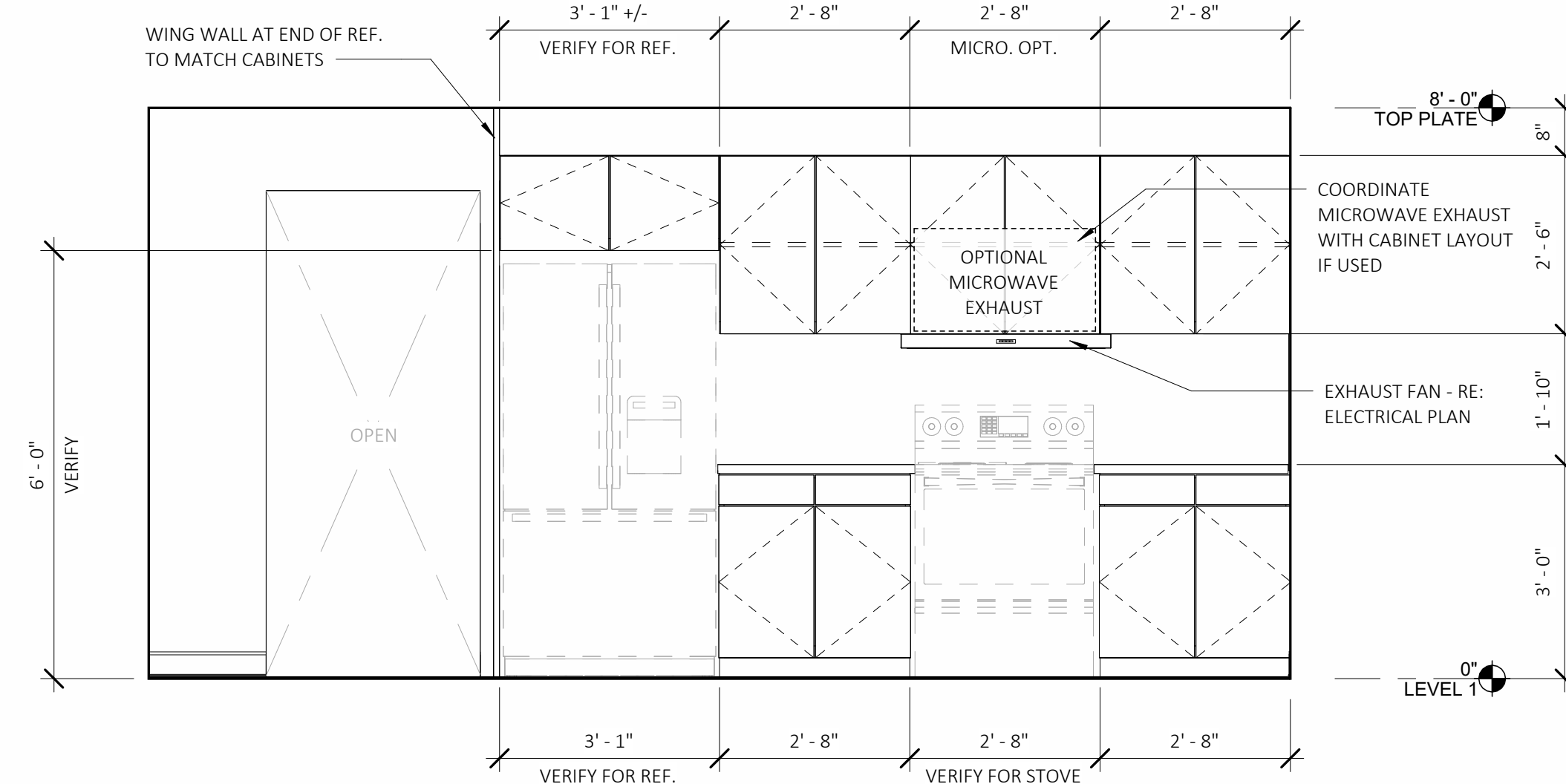
3 PLAN SOUTH ELEVATION - MIRRORED

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



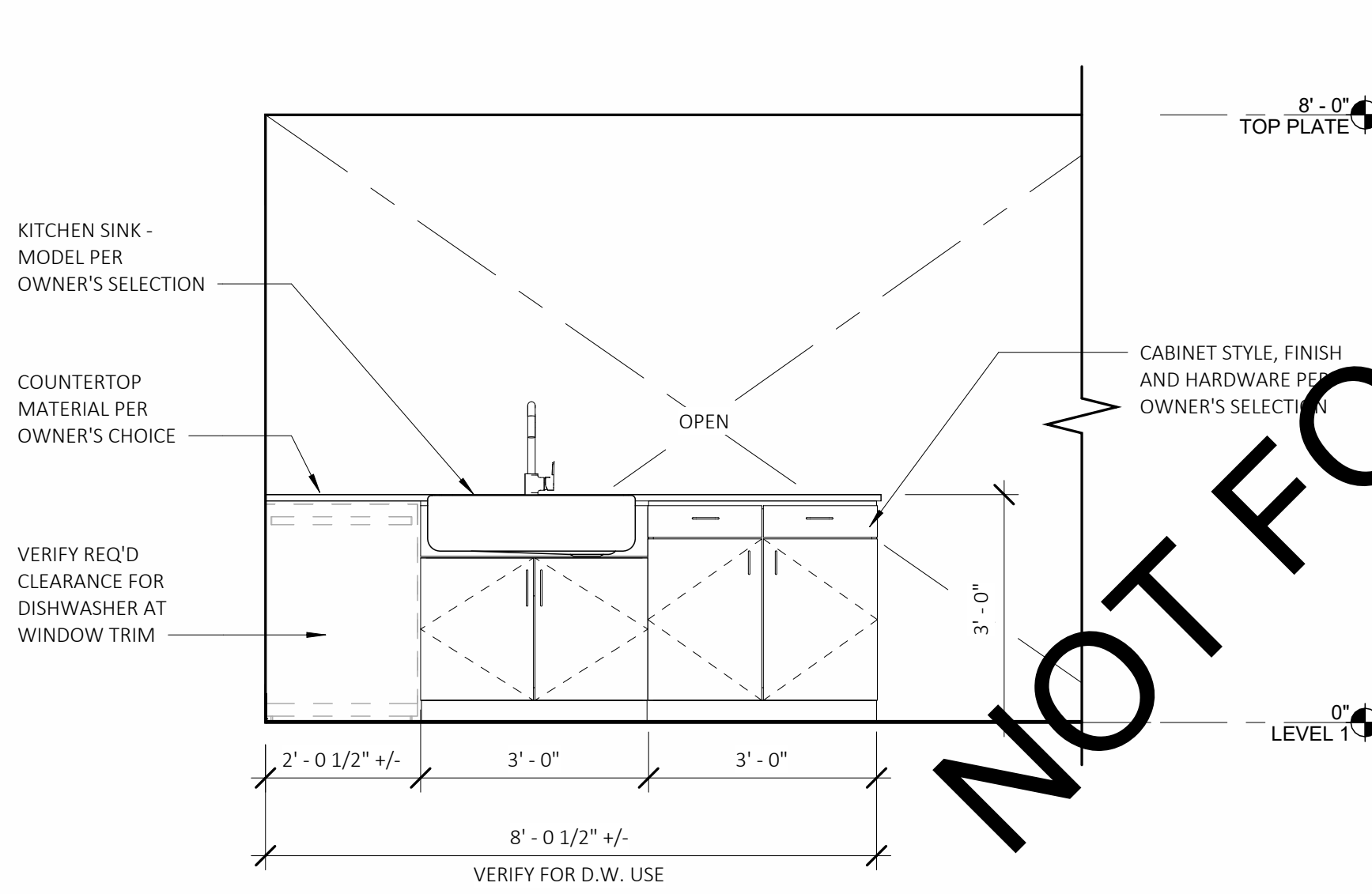
5 KITCHEN CABINET ELEVATION (SIM., NOT MIRRORED)

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



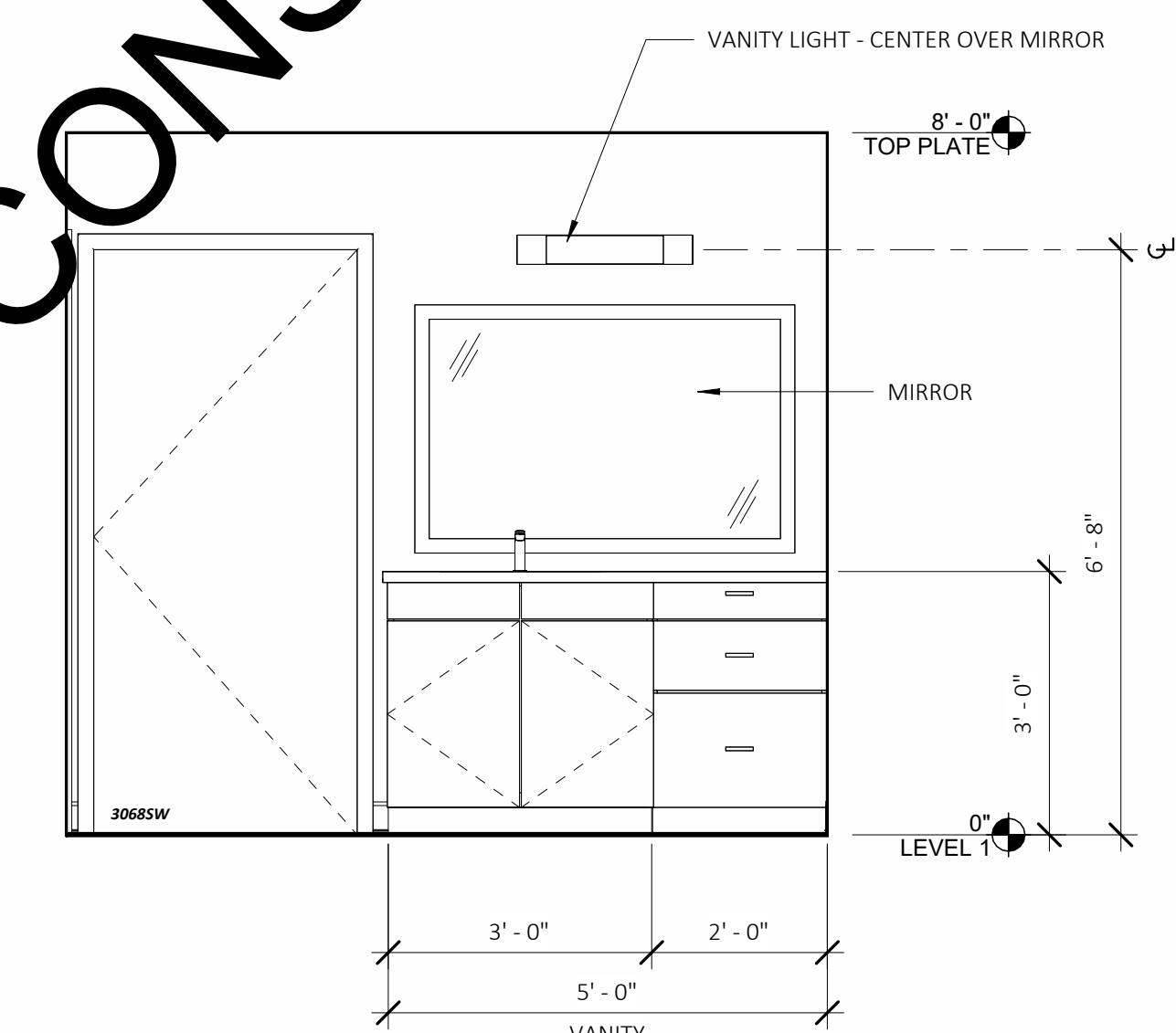
6 KITCHEN PENINSULA ELEVATION (SIM., NOT MIRRORED)

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

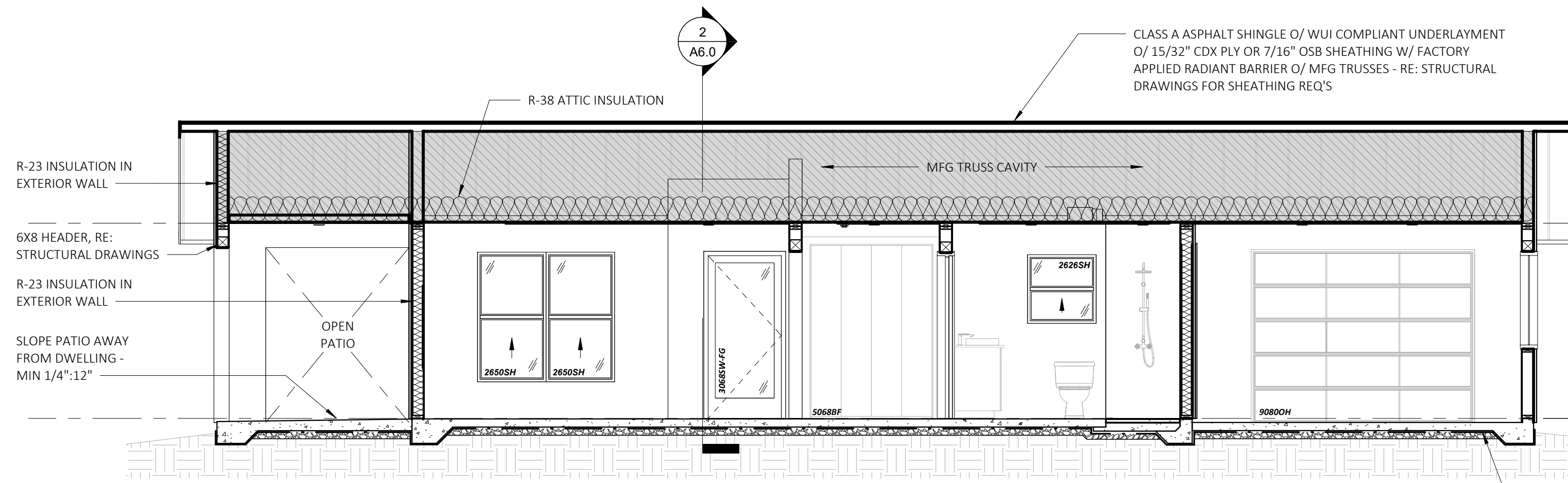


7 BATHROOM CABINET ELEVATION (SIM., NOT MIRRORED)

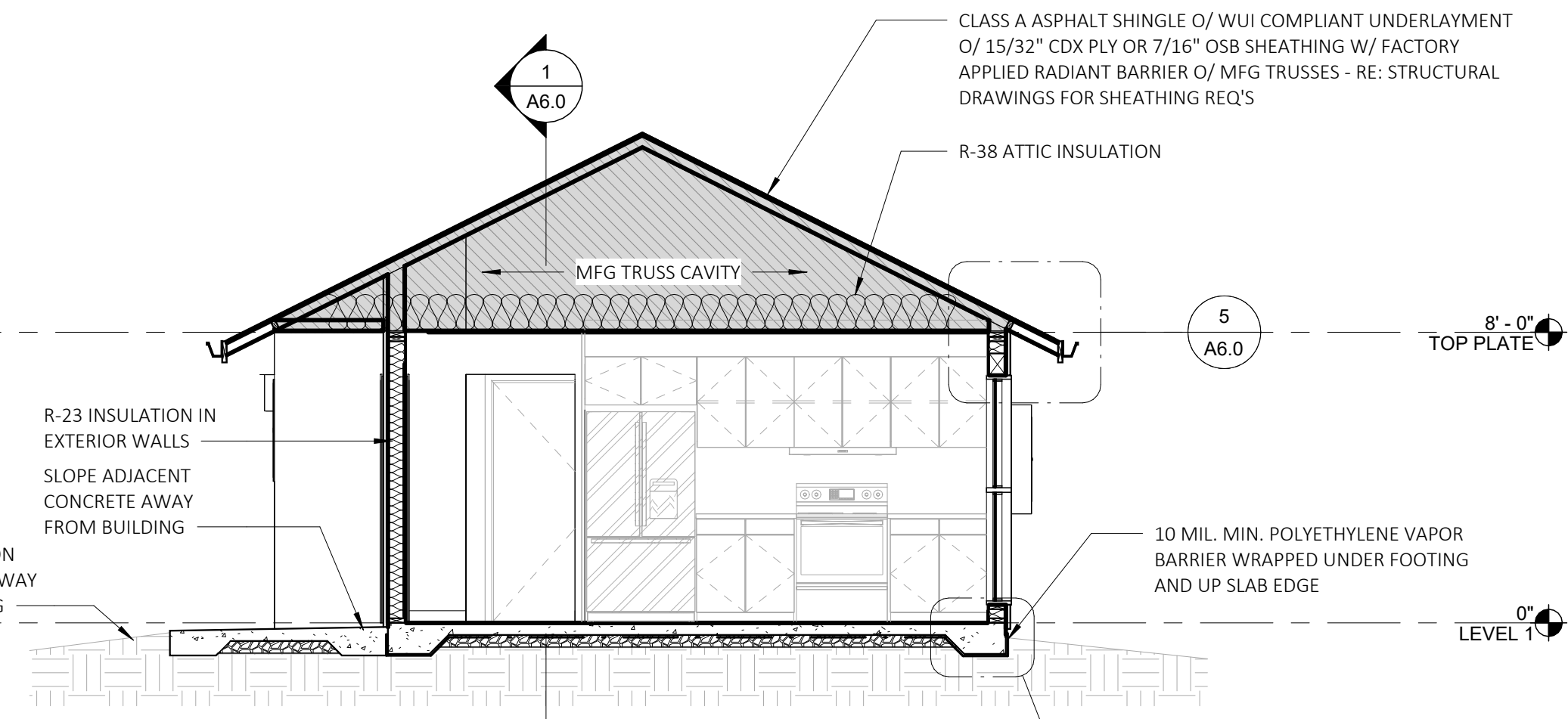
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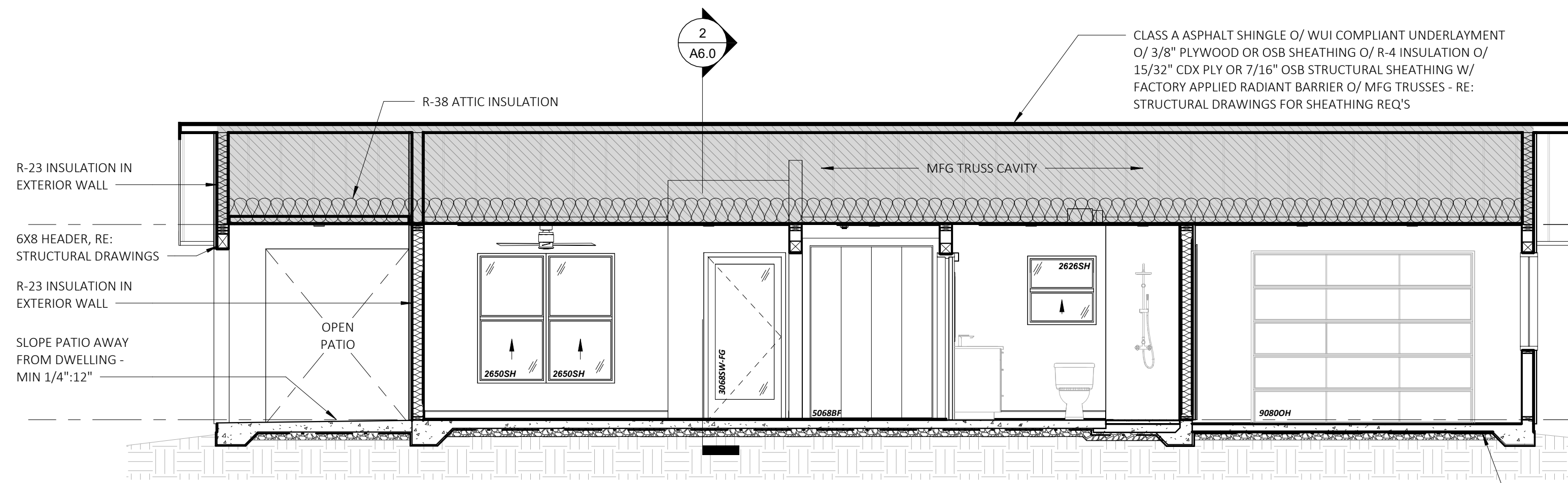
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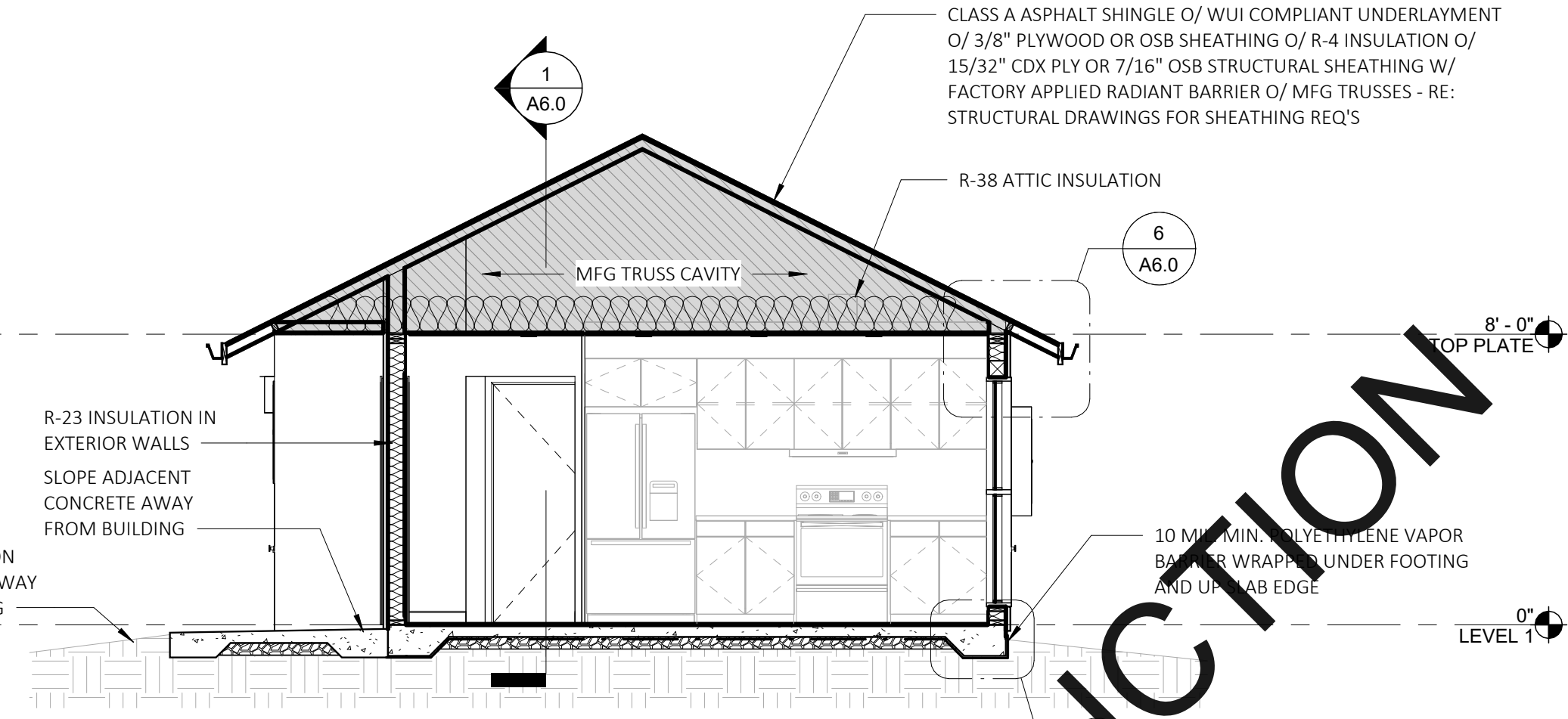
1 E-W SECTION - CLIMATE ZONE 11
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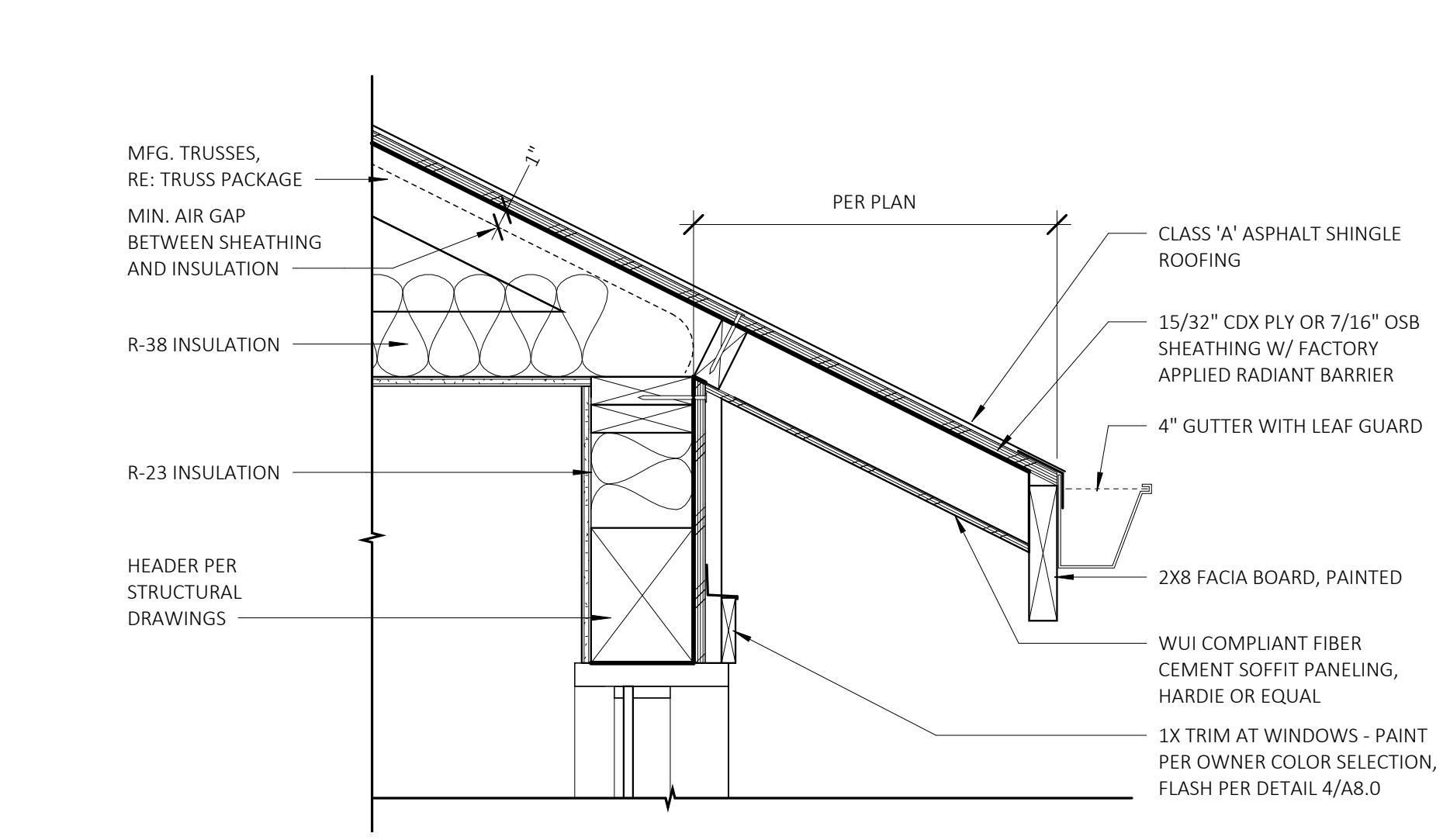
2 N-S SECTION - CLIMATE ZONE 11
SCALE: 1/4" = 1'-0"



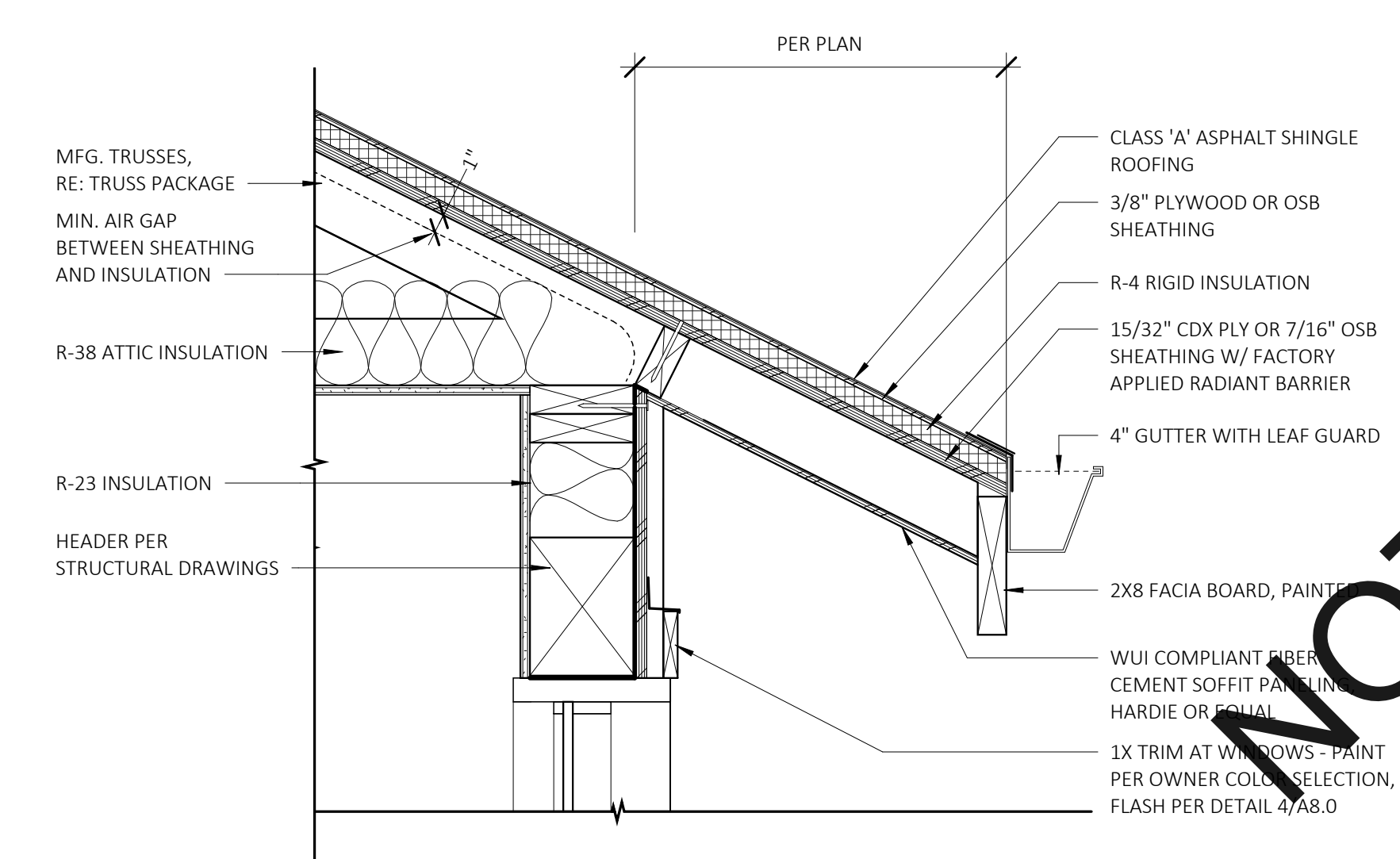
3 E-W SECTION - CLIMATE ZONE 16
SCALE: 1/4" = 1'-0"



4 N-S SECTION - CLIMATE ZONE 16
SCALE: 1/4" = 1'-0"



5 EAVE DETAIL - CZ 11
SCALE: 1 1/2" = 1'-0"



6 EAVE DETAIL - CZ 16
SCALE: 1 1/2" = 1'-0"

NOT FOR CONSTRUCTION

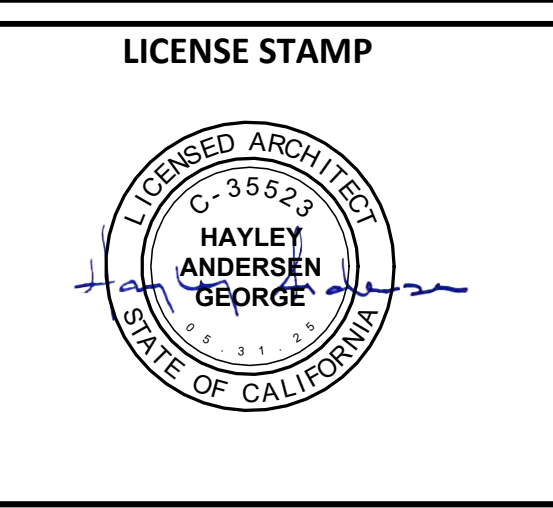


PROJECT

SHASTA COUNTY PRE-APPROVED ADUS
ADU 1 - PACIFIC CREST COTTAGE

REVISIONS

DATE	DESCRIPTION
9/11/23	B SC Remarks



CONSULTANT

AGENCY APPROVAL

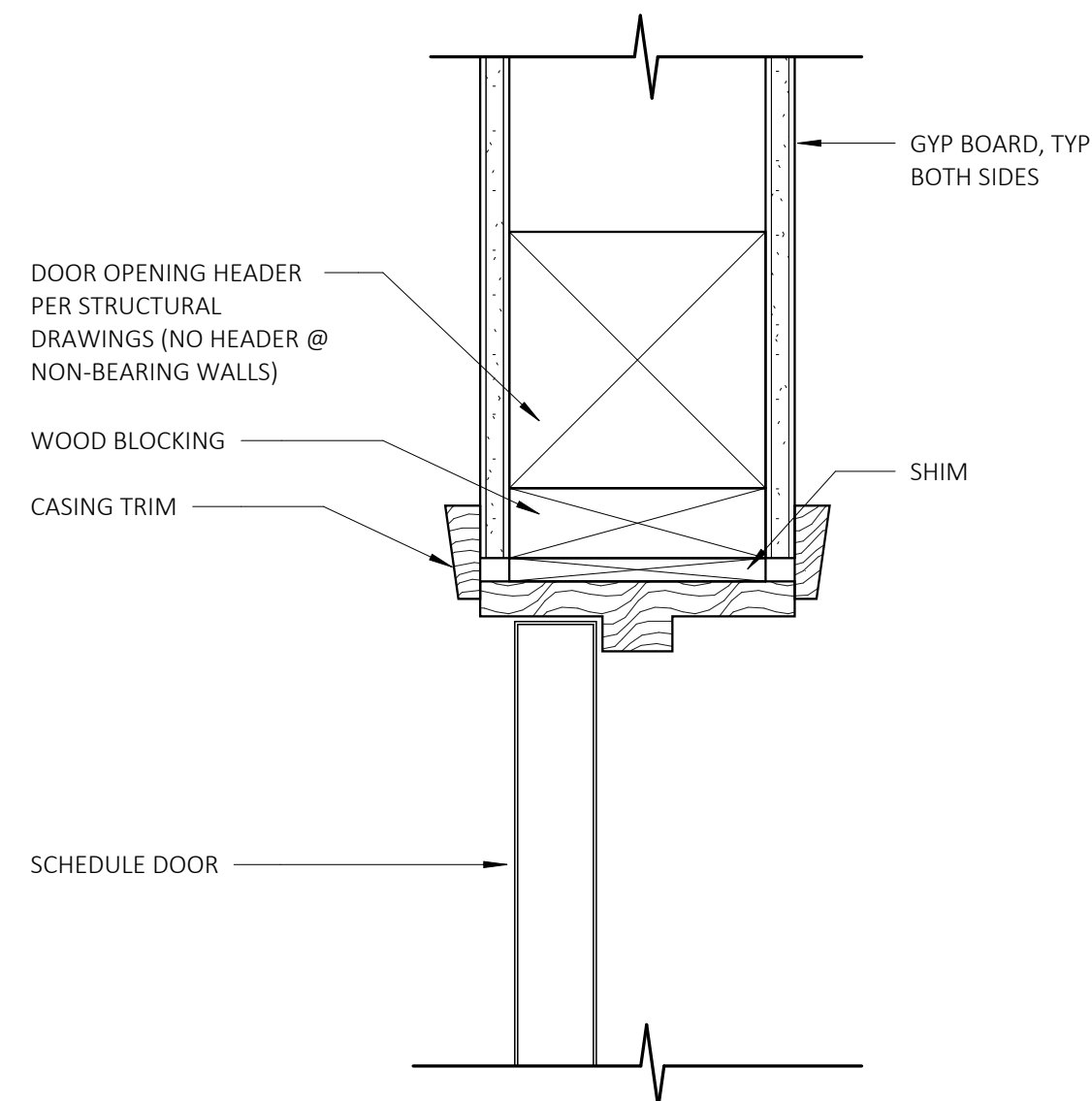
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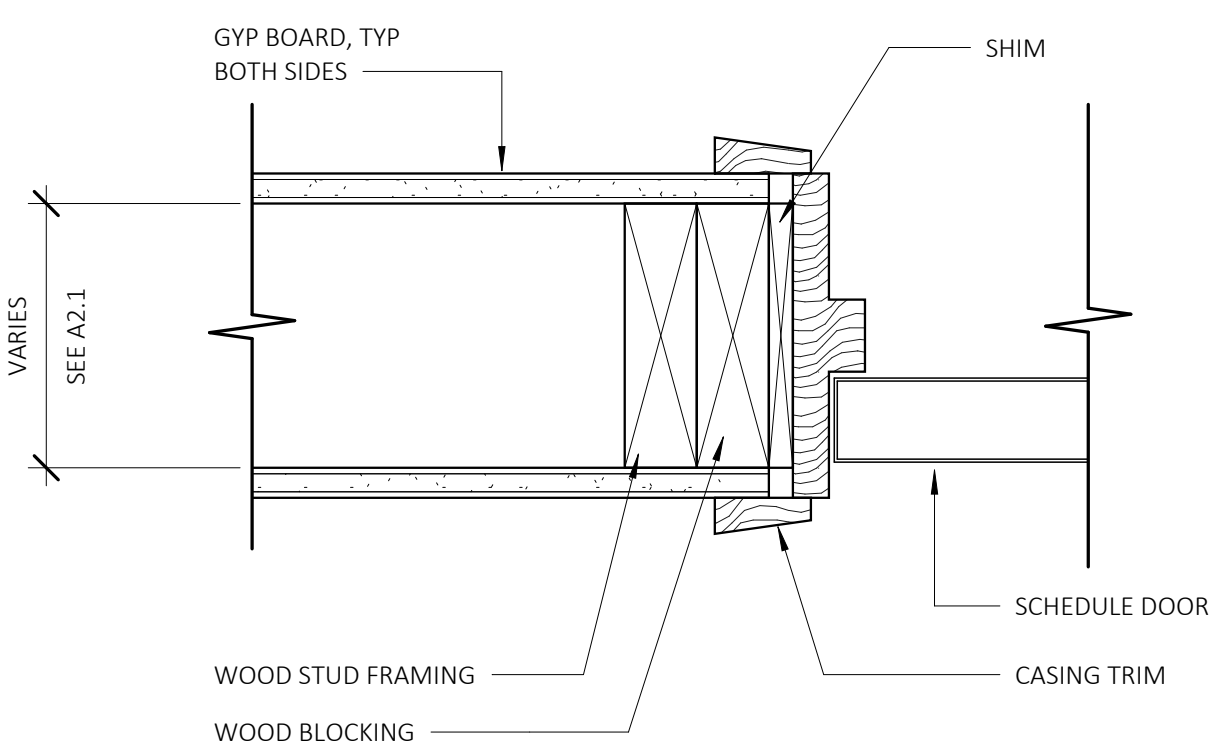
PROJ ARCH : HMA
SET ISSUE DATE: 8/7/2023

SECTIONS & EXTERIOR DETAILS

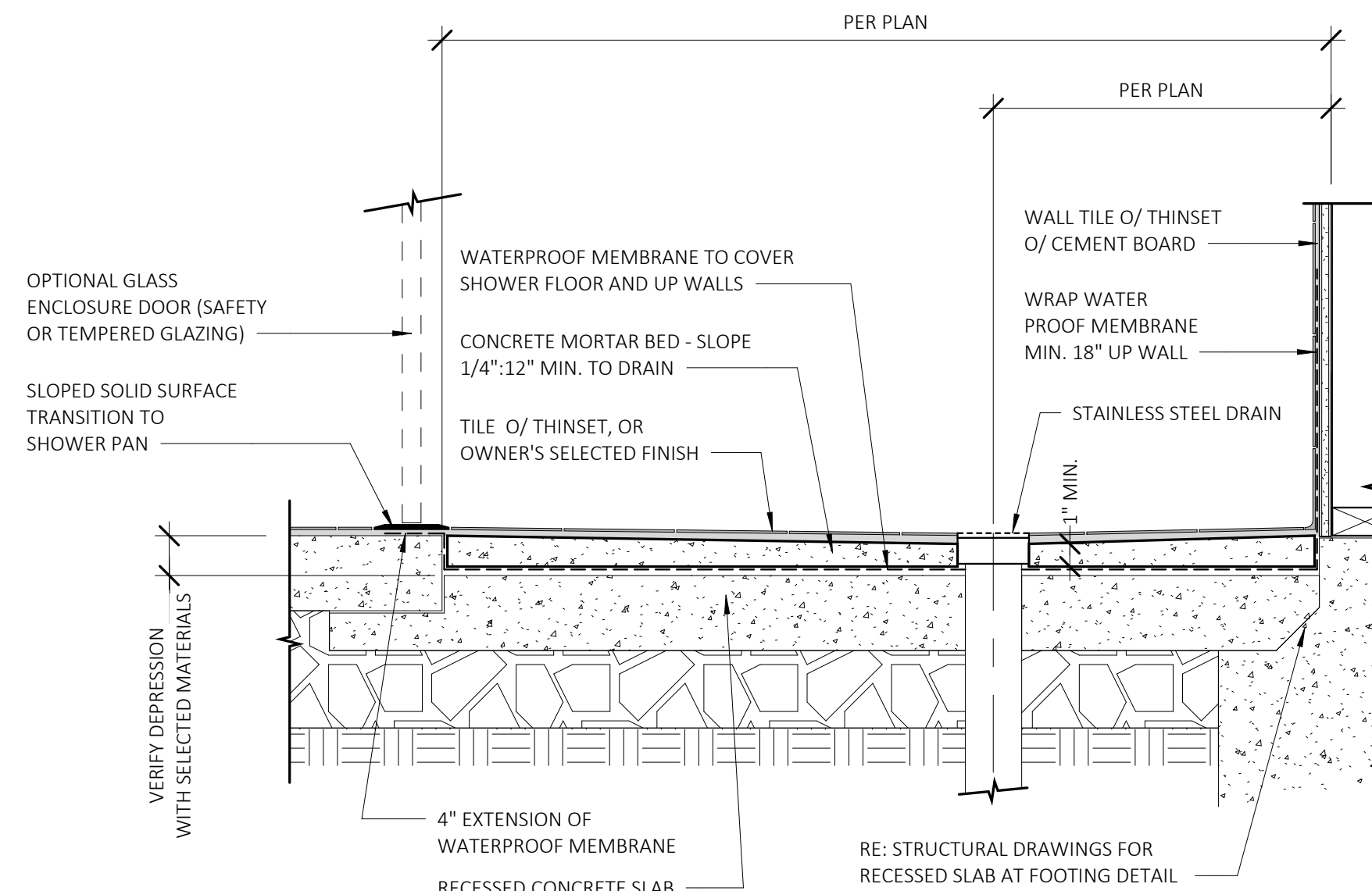
A6.0



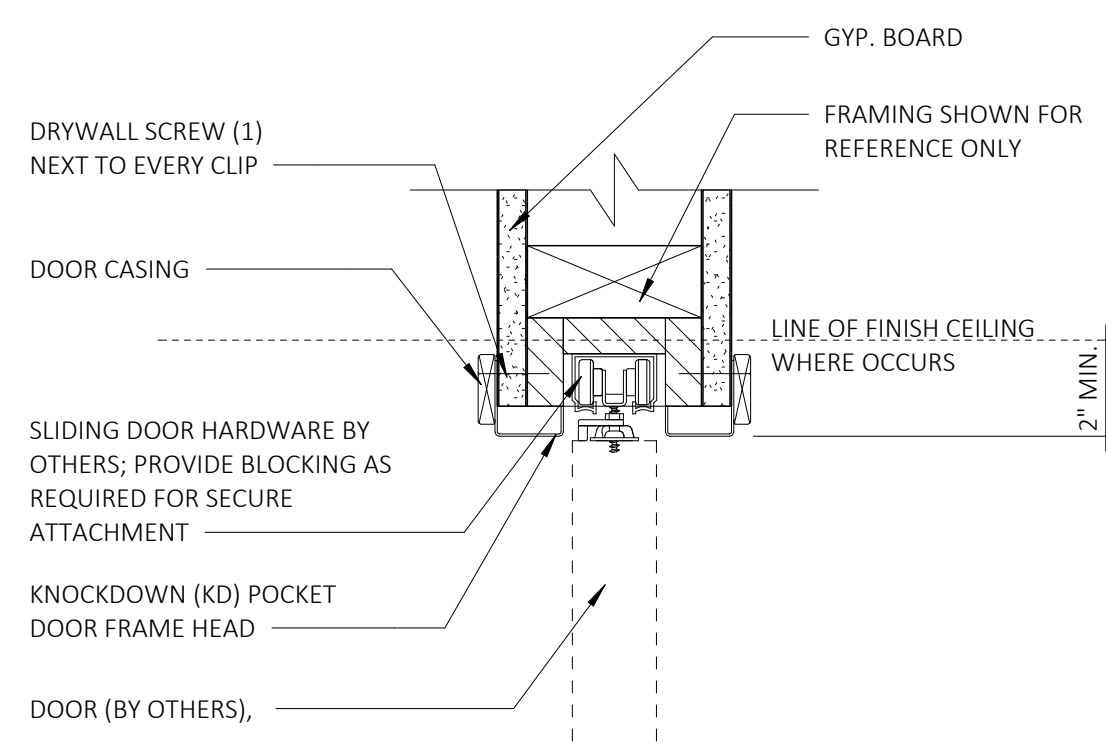
7 INTERIOR DOOR HEAD - PRE-HUNG FRAME
SCALE: 3" = 1'-0"



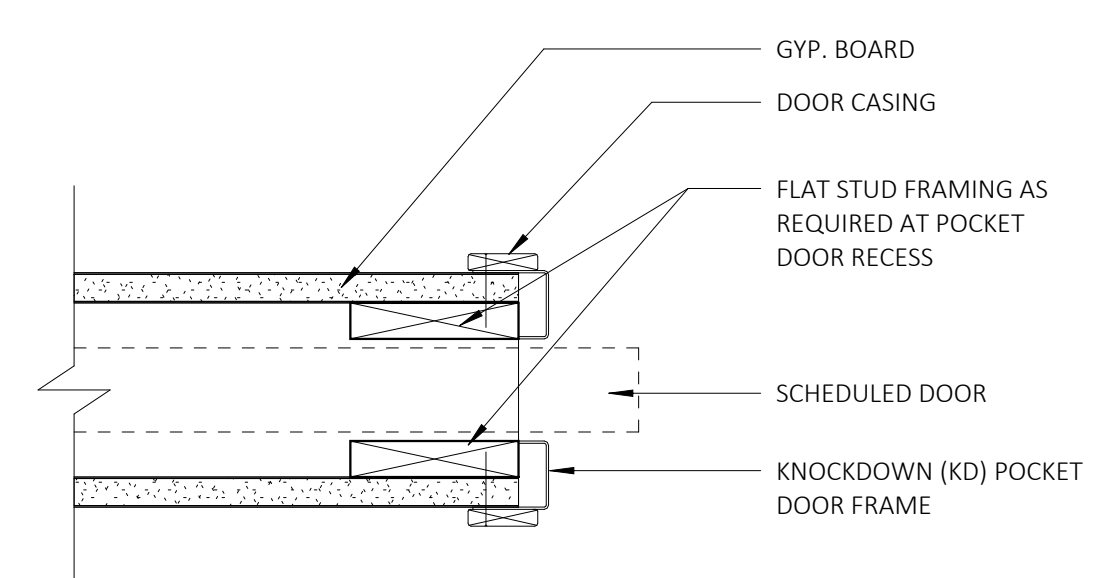
8 INTERIOR DOOR JAMB - PRE-HUNG FRAME
SCALE: 3" = 1'-0"



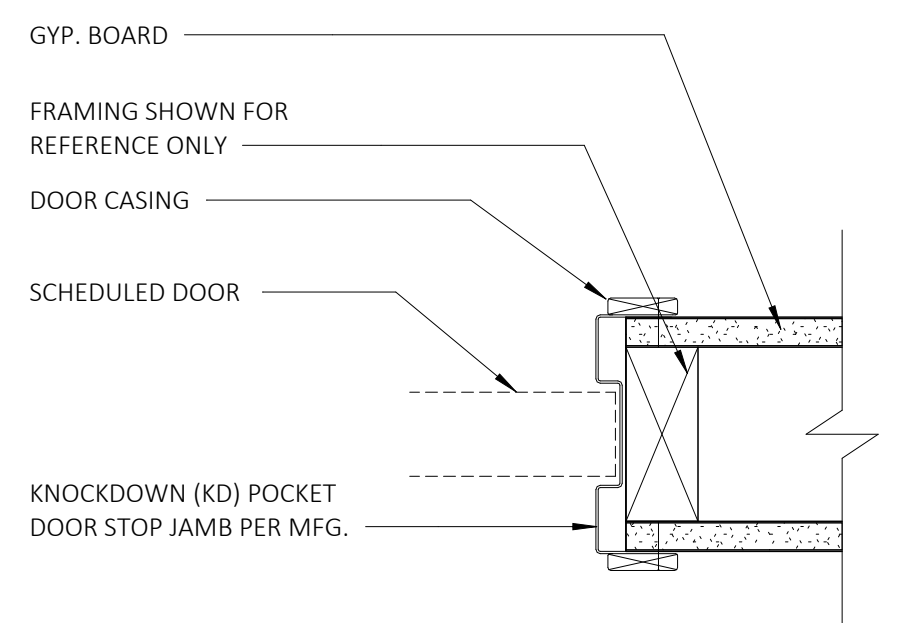
9 RECESSED SHOWER DETAIL
SCALE: 1 1/2" = 1'-0"



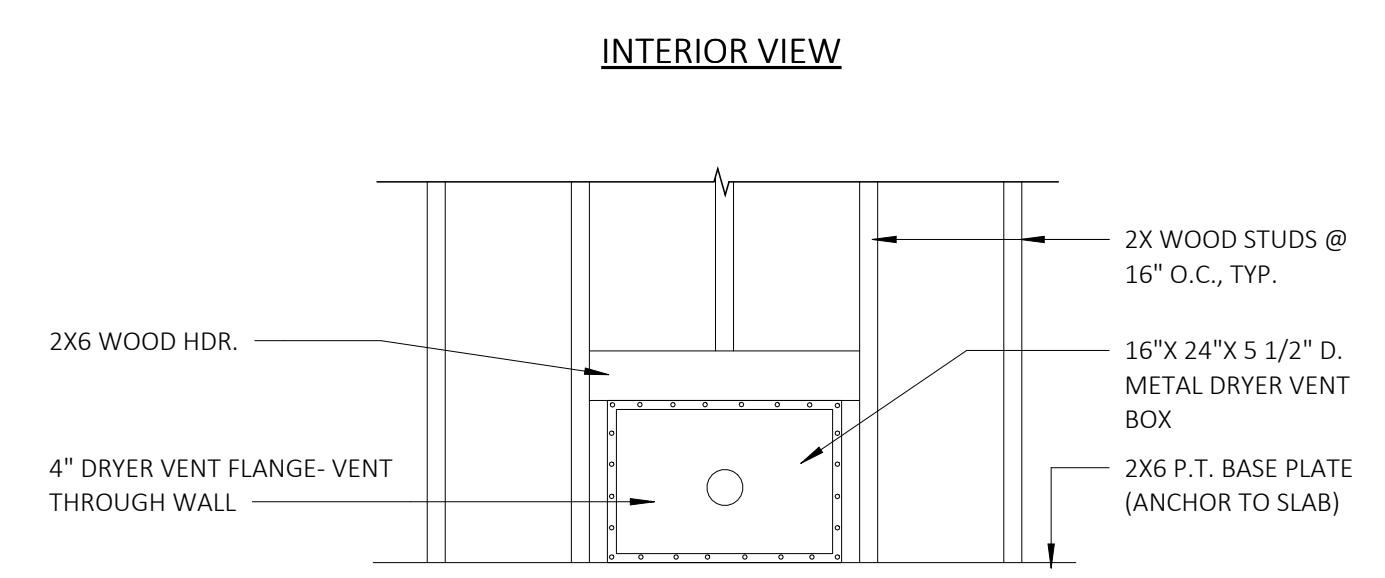
4 INTERIOR POCKET DOOR HEAD
SCALE: 3" = 1'-0"



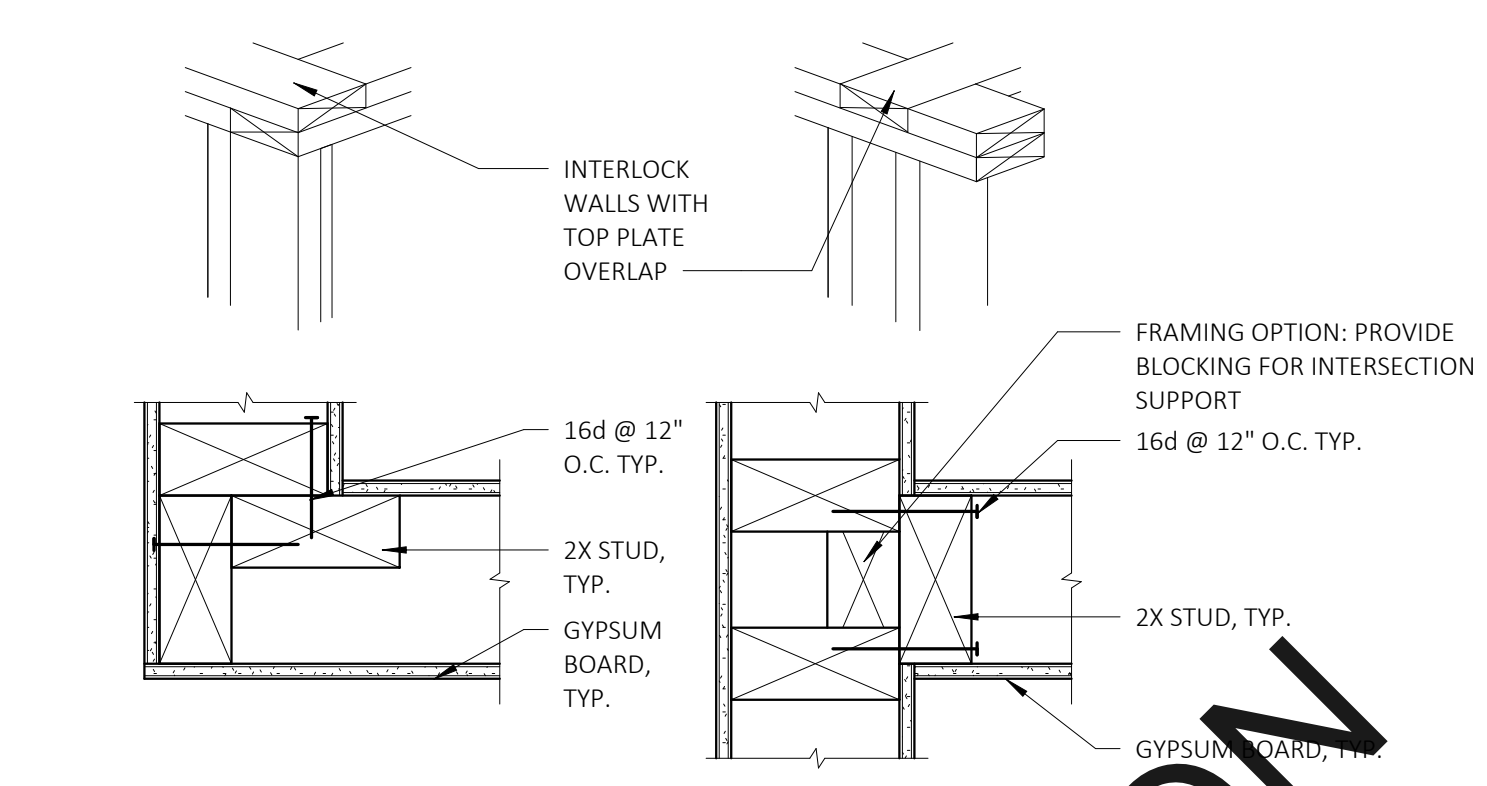
5 INTERIOR POCKET DOOR JAMB
SCALE: 3" = 1'-0"



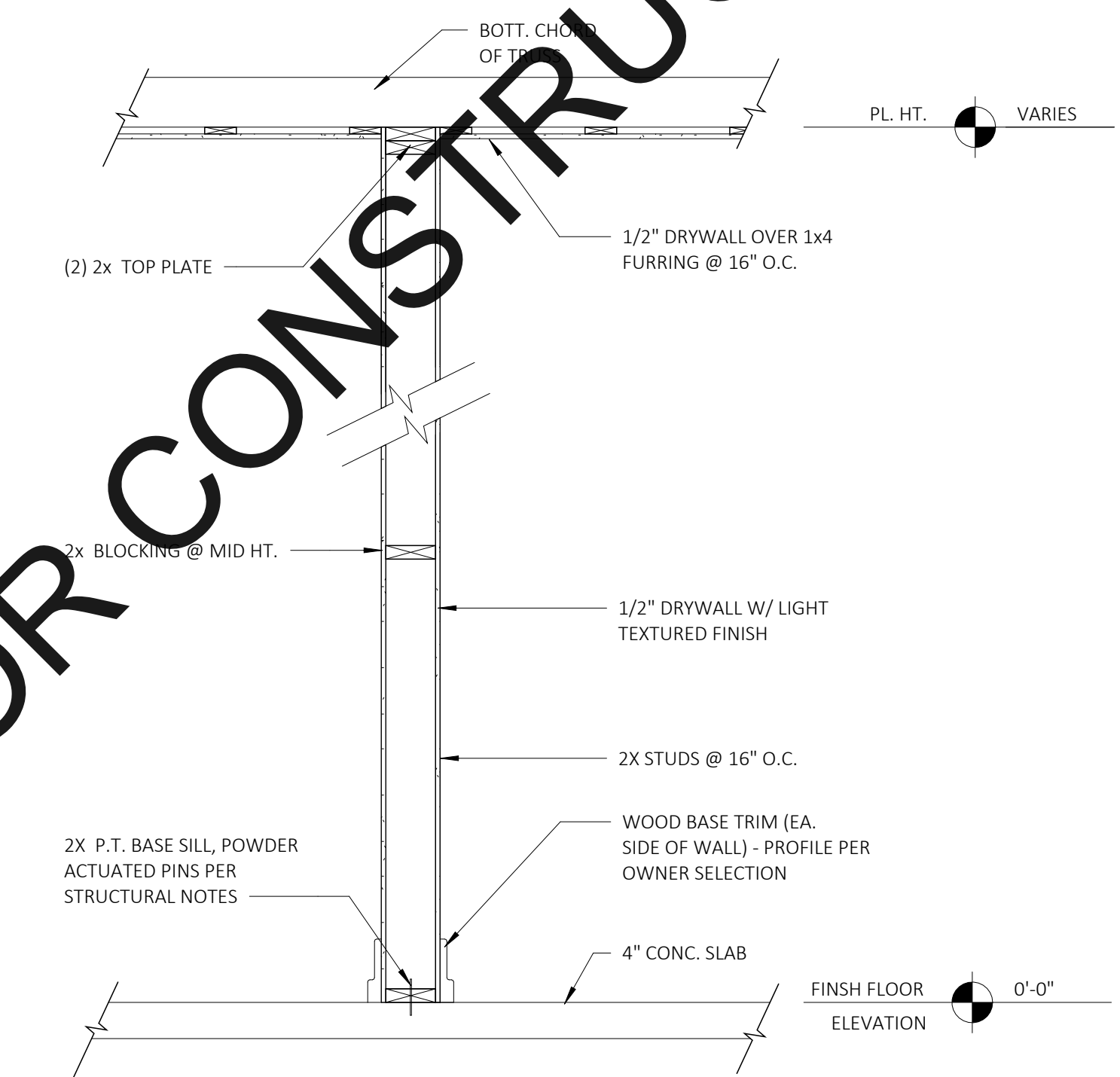
6 INTERIOR POCKET DOOR STOP
SCALE: 3" = 1'-0"



1 DRYER VENT DETAIL
SCALE: 3/4" = 1'-0"



2 CORNER FRAMING DETAIL
SCALE: 3" = 1'-0"



3 TYPICAL INTERIOR PARTITION SECTION
SCALE: 3/4" = 1'-0"

NOT FOR CONSTRUCTION



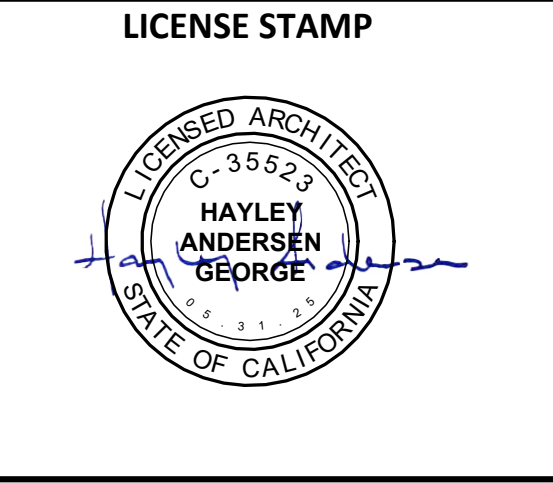
PROJECT

SHASTA COUNTY PRE-APPROVED ADUS

ADU 1 - PACIFIC CREST COTTAGE

REVISIONS

DATE	DESCRIPTION



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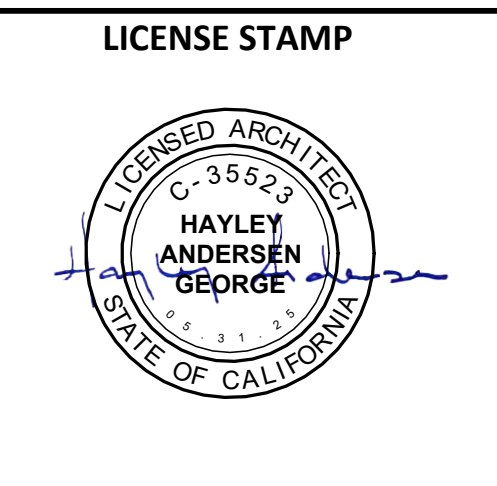
PROJ ARCH : HMA
SET ISSUE DATE: 8/7/2023

INTERIOR DETAILS

A7.0

REVISIONS

DATE	DESCRIPTION



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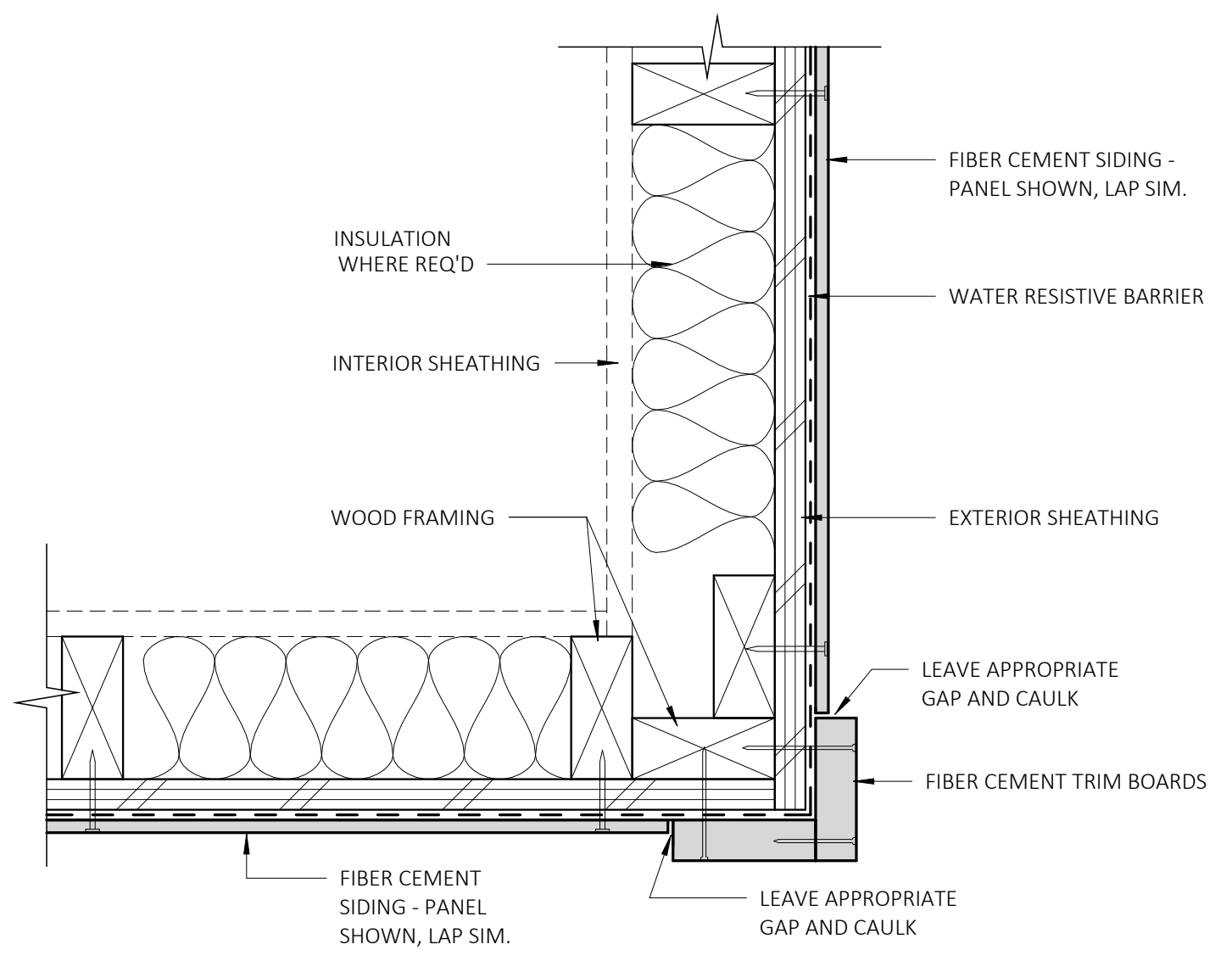
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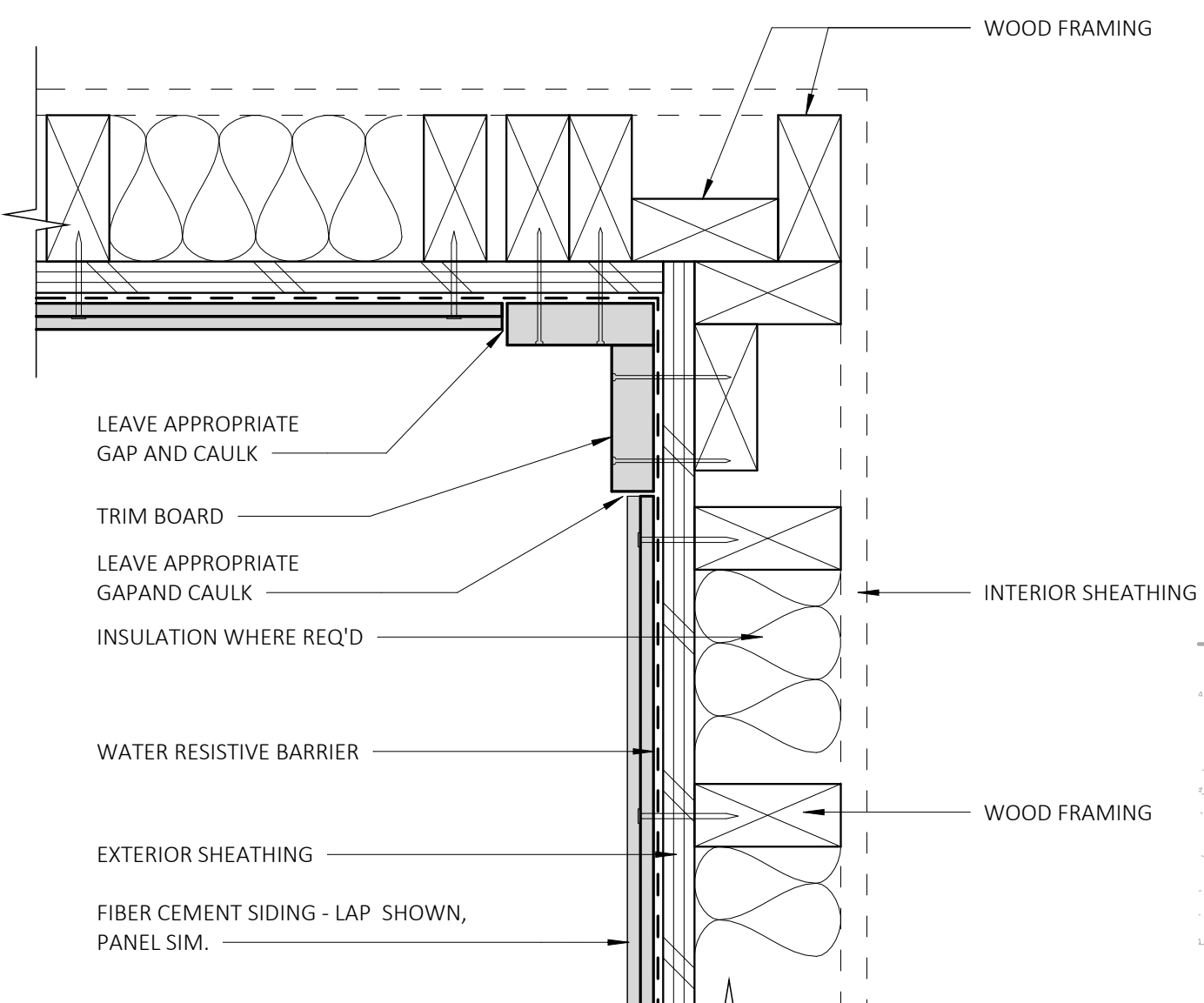
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PROJ ARCH : HMA
SET ISSUE DATE: 8/7/2023

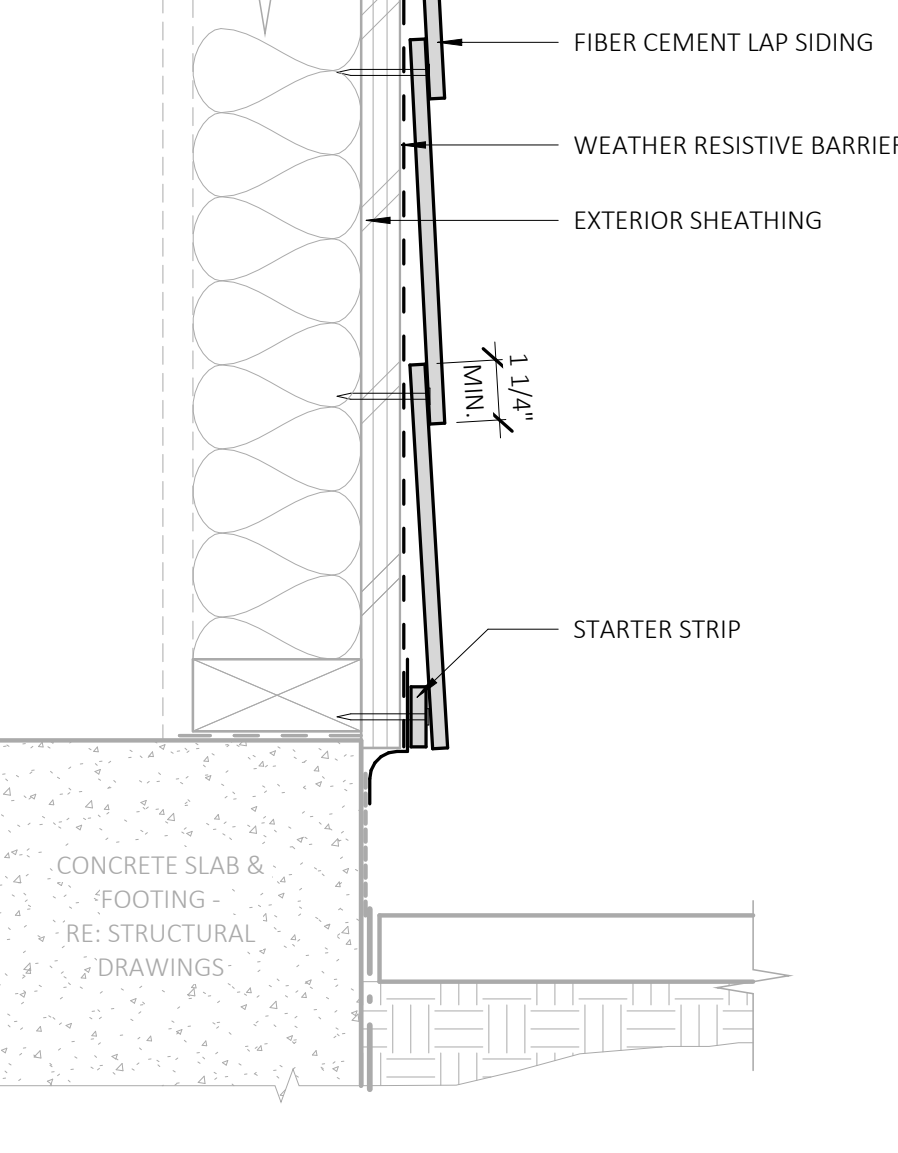
EXTERIOR DETAILS
A8.0



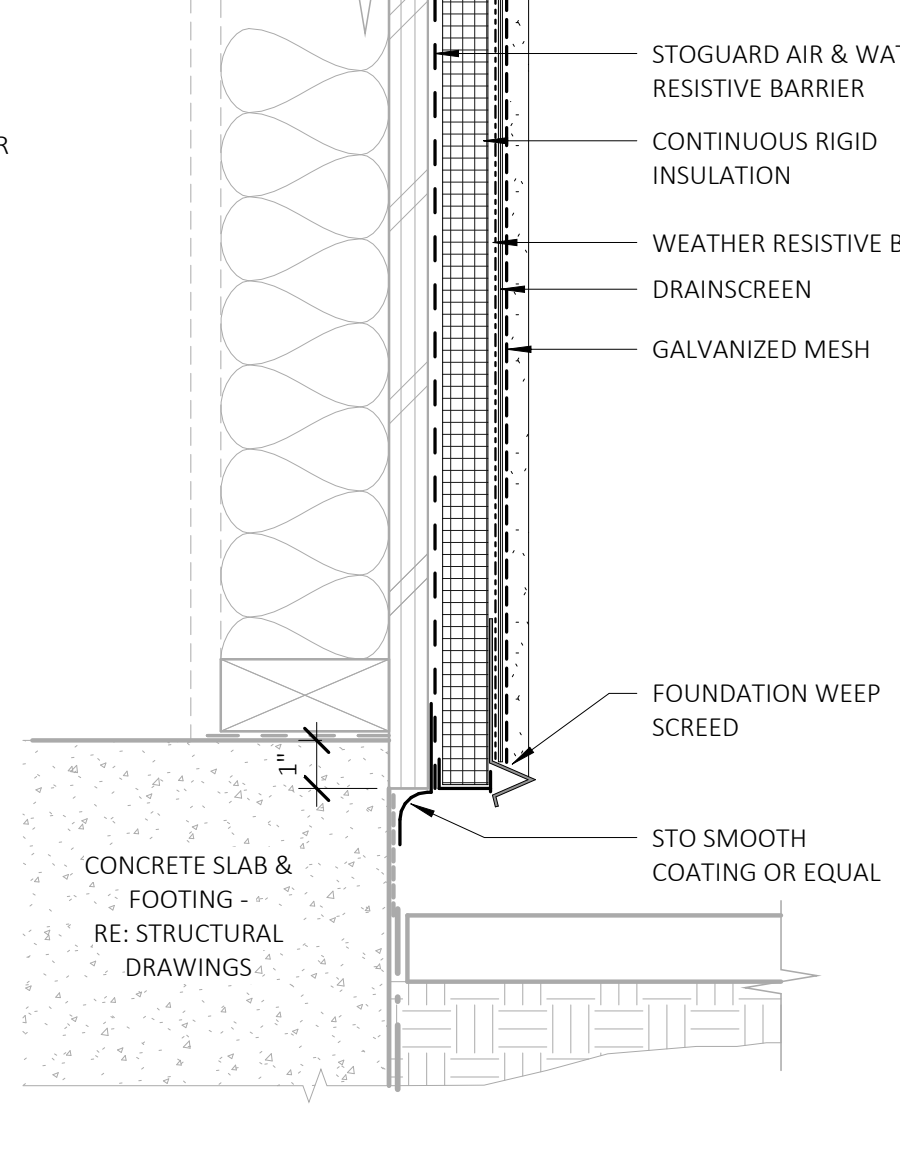
5 FIBER CEMENT SIDING OUTSIDE CORNER
SCALE: 3" = 1'-0"



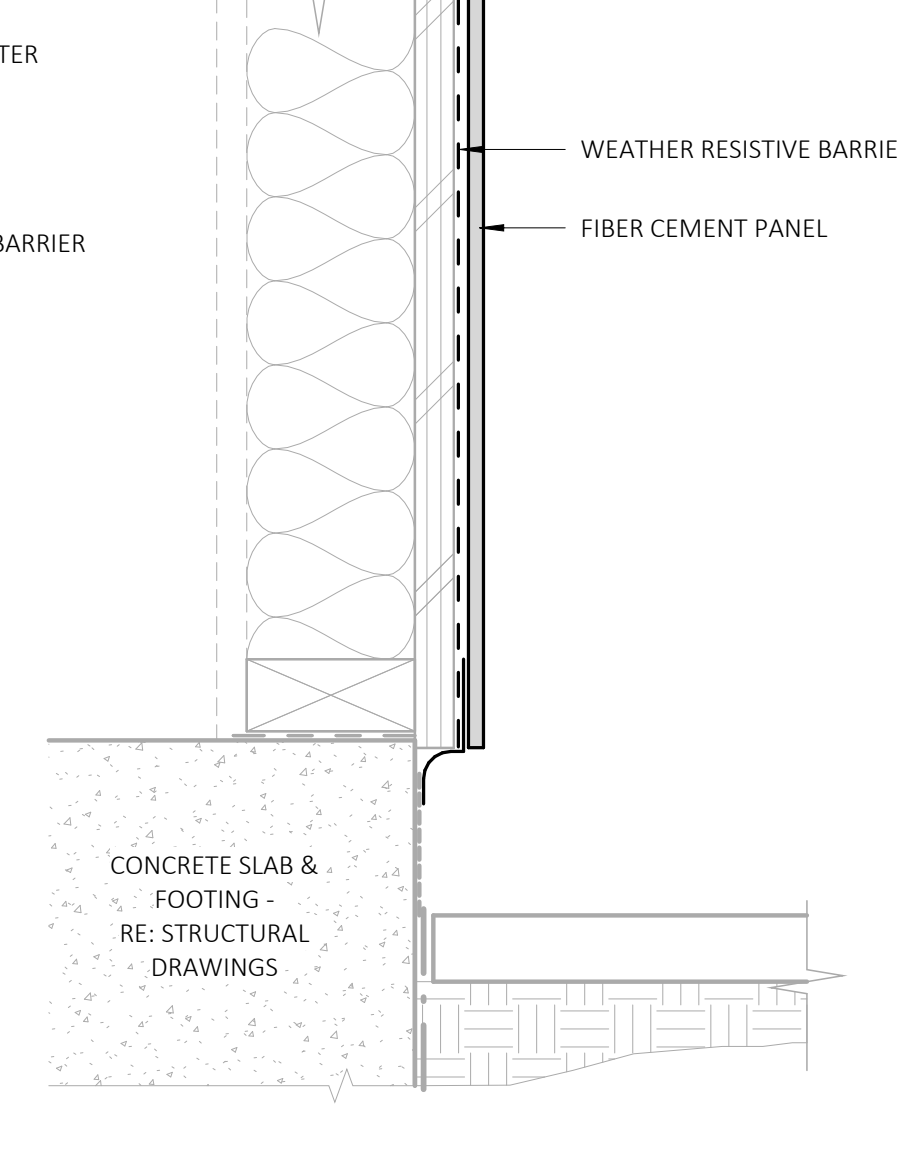
3 FIBER CEMENT LAP SIDING - INSIDE CORNER
SCALE: 3" = 1'-0"



OPTION 1:
FIBER CEMENT LAP SIDING
HARDIE LAP SIDING OR EQUAL
SFM APPROVED FOR WUI

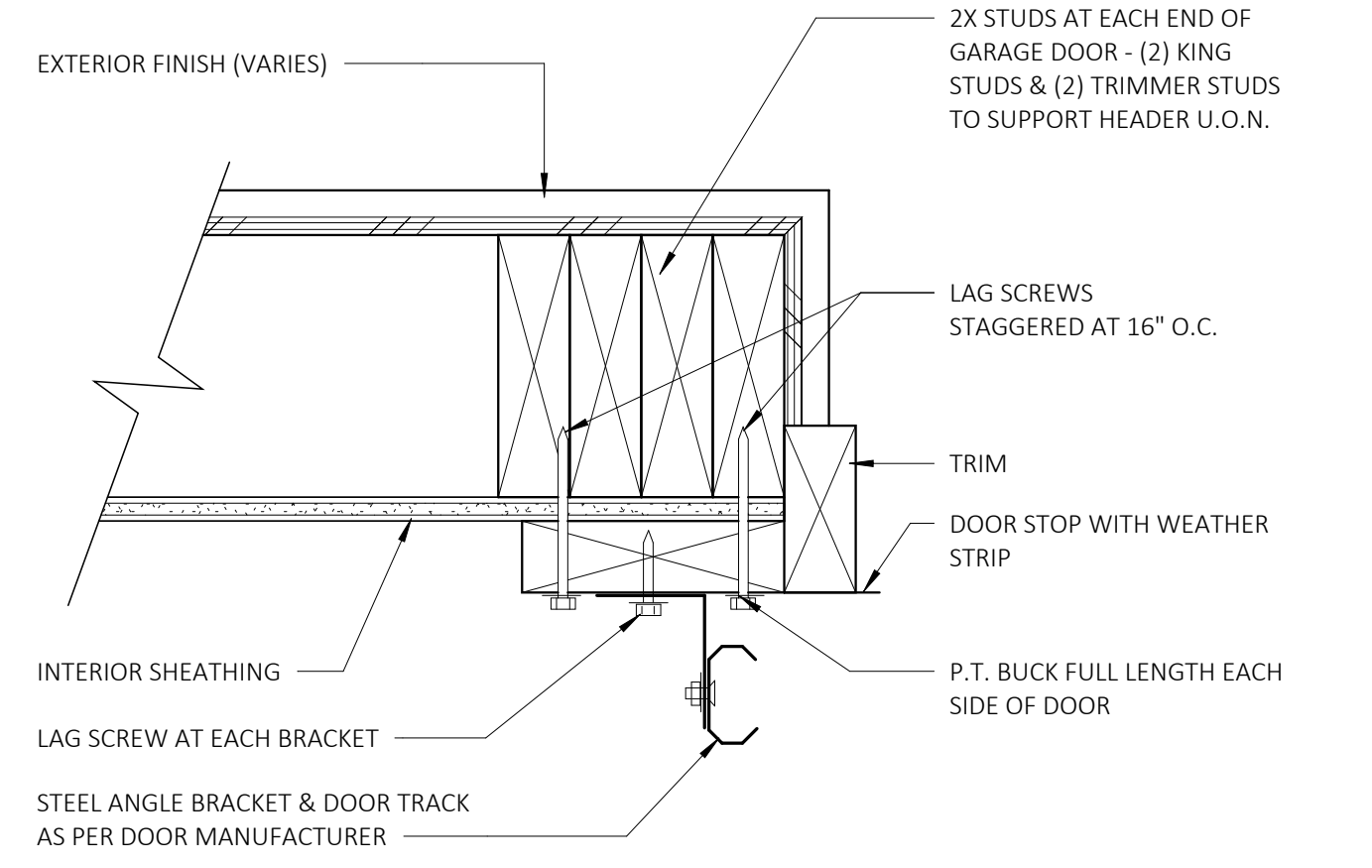


OPTION 2:
CEMENT PLASTER
STO POWERWALL CI SYSTEM OR EQUAL
SFM APPROVED FOR WUI



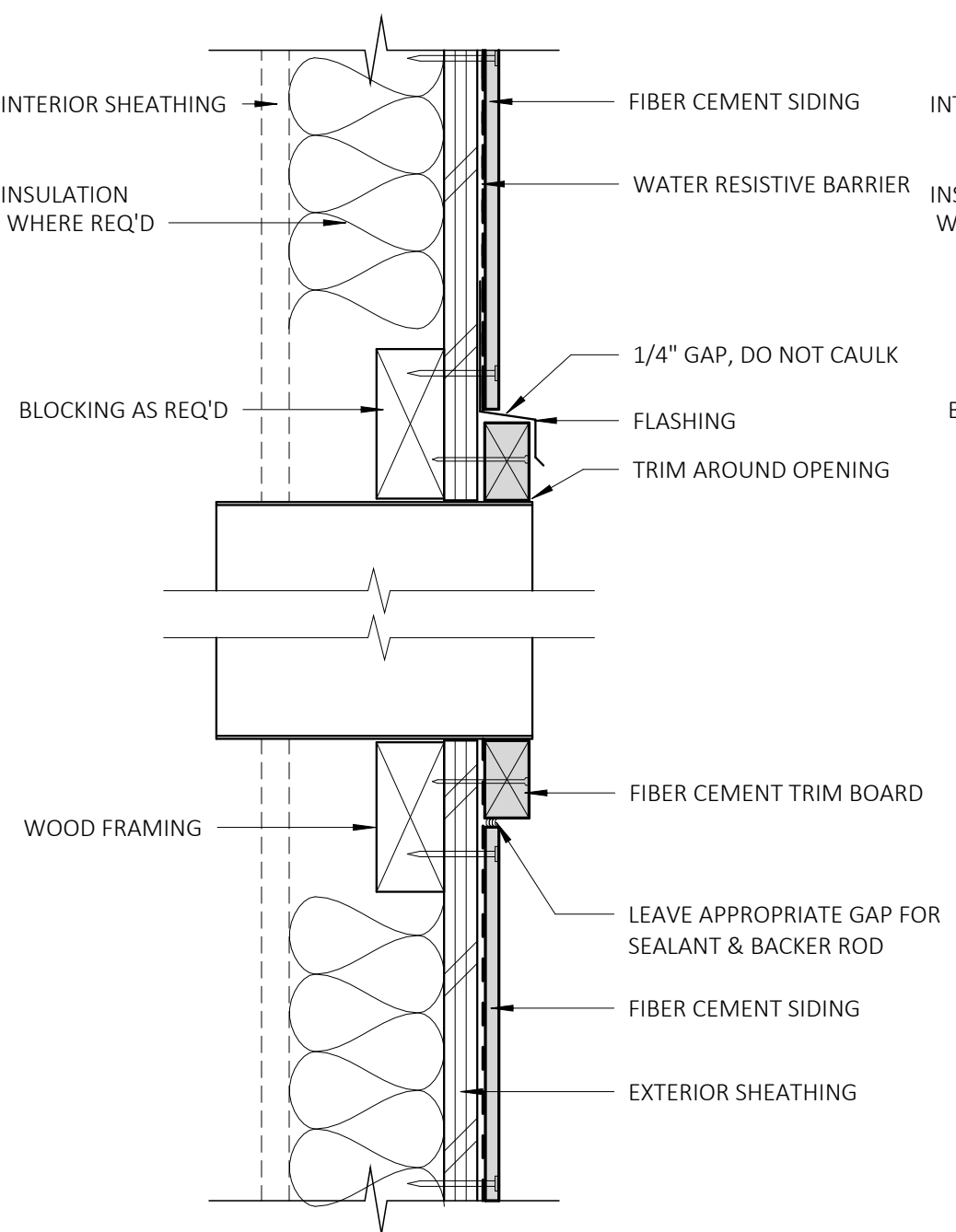
OPTION 3:
FIBER CEMENT PANELING
HARDIE T1-11 SIDING OR EQUAL
SFM APPROVED FOR WUI

1 SIDING OPTIONS @ SILL
SCALE: 3" = 1'-0"

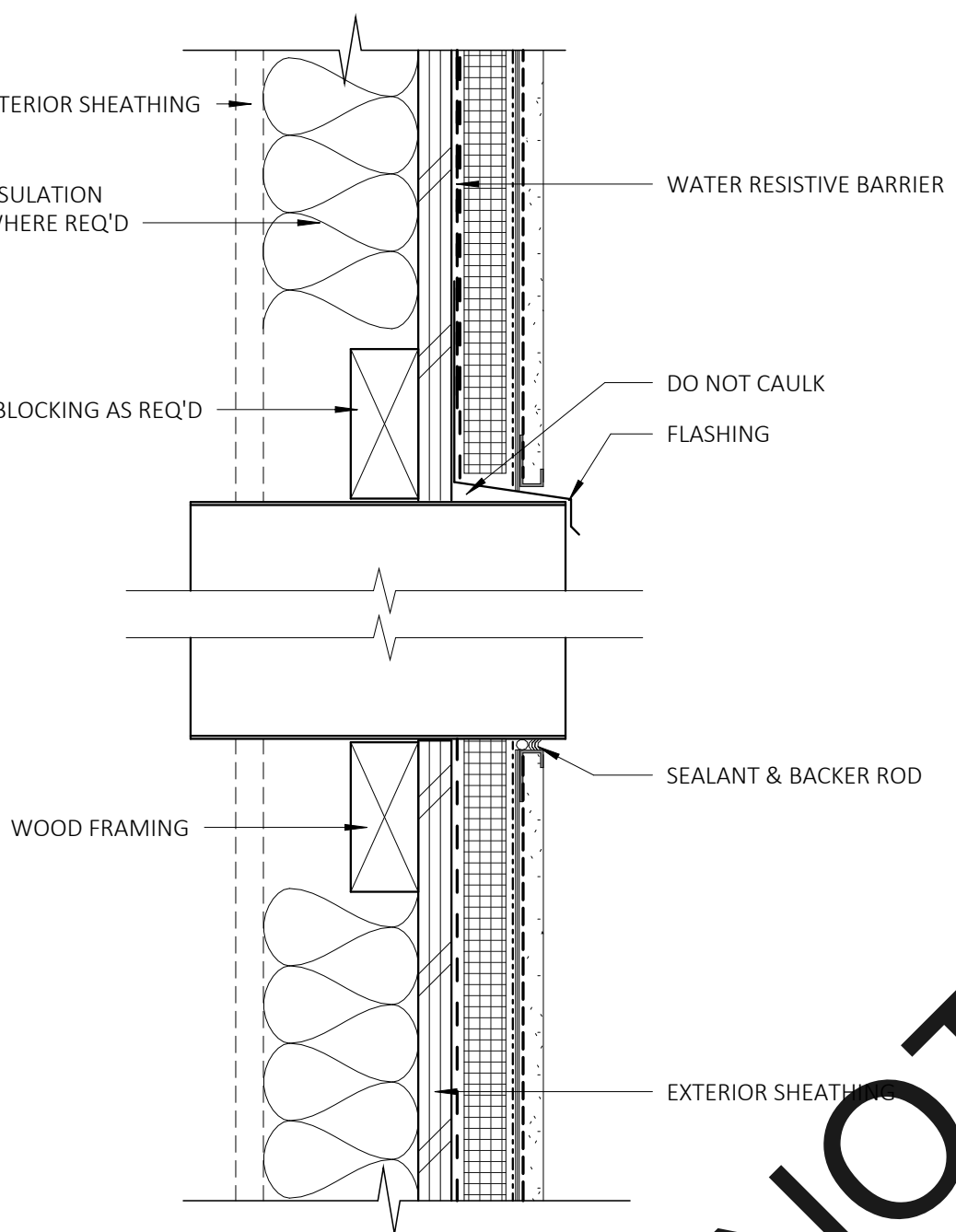


6 GARAGE DOOR BUCK DETAIL
SCALE: 3" = 1'-0"

NOTE: GARAGE DOOR STYLE & MFG PER OWNER SELECTION

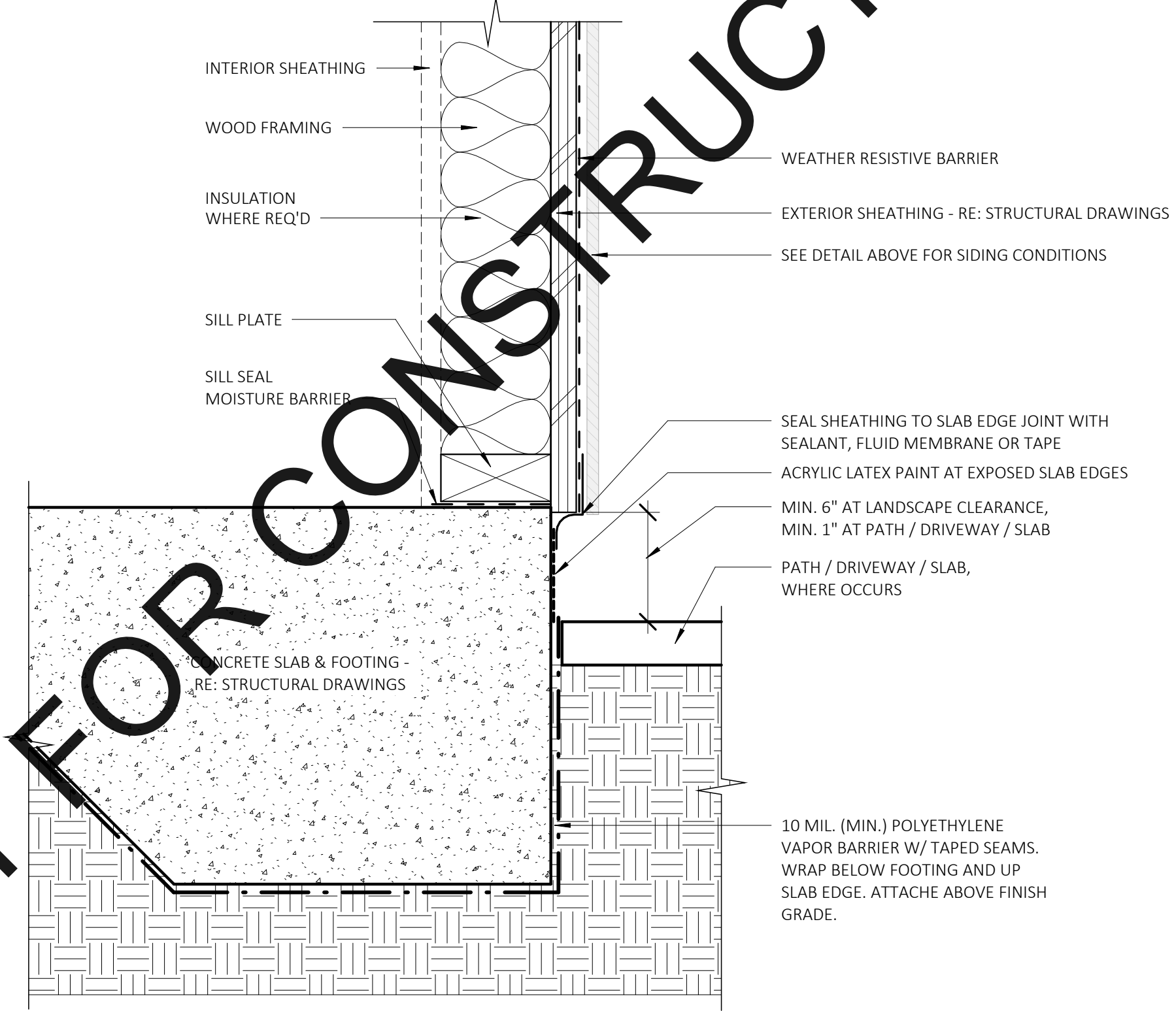


OPTION 1: (OPTION 3 SIM.)
FIBER CEMENT LAP SIDING
HARDIE LAP SIDING OR EQUAL
SFM APPROVED FOR WUI



OPTION 2:
CEMENT PLASTER
STO POWERWALL CI SYSTEM OR EQUAL
SFM APPROVED FOR WUI

4 SIDING AT PENETRATION
SCALE: 3" = 1'-0"

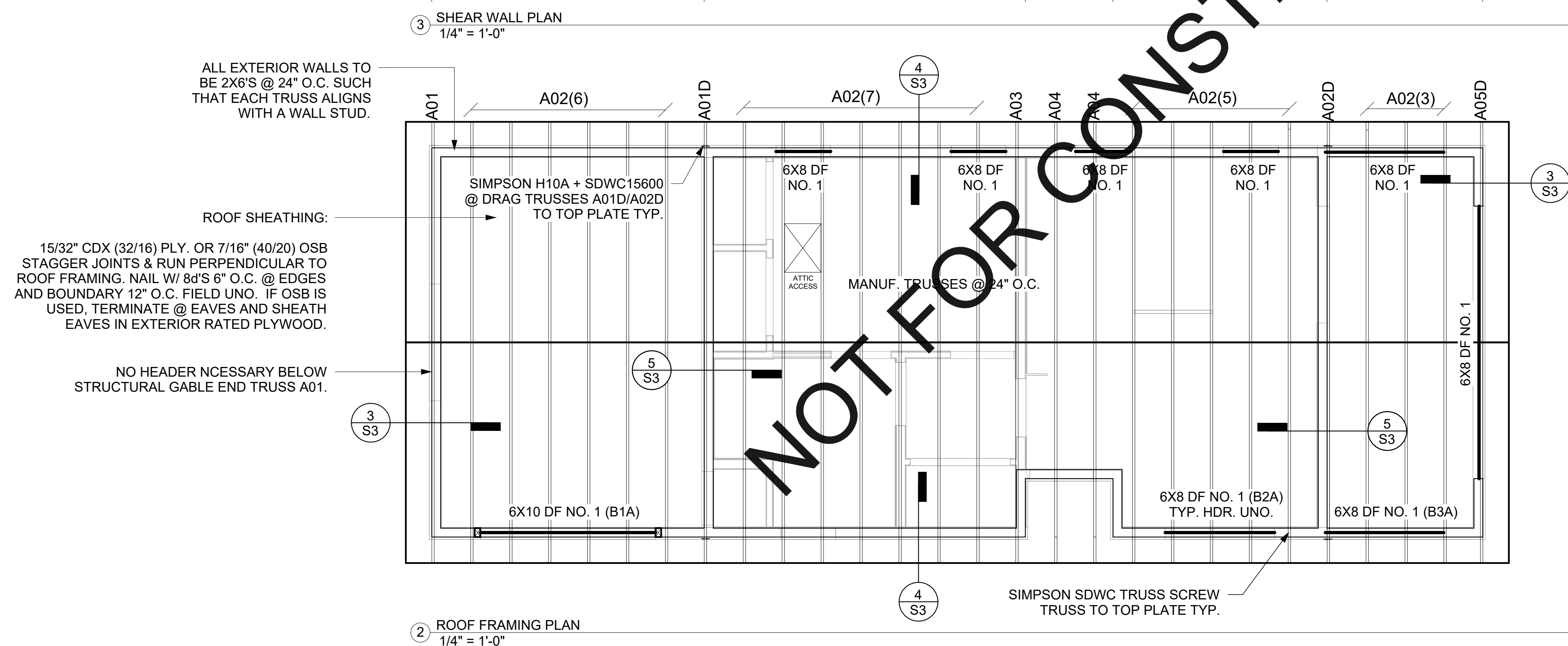
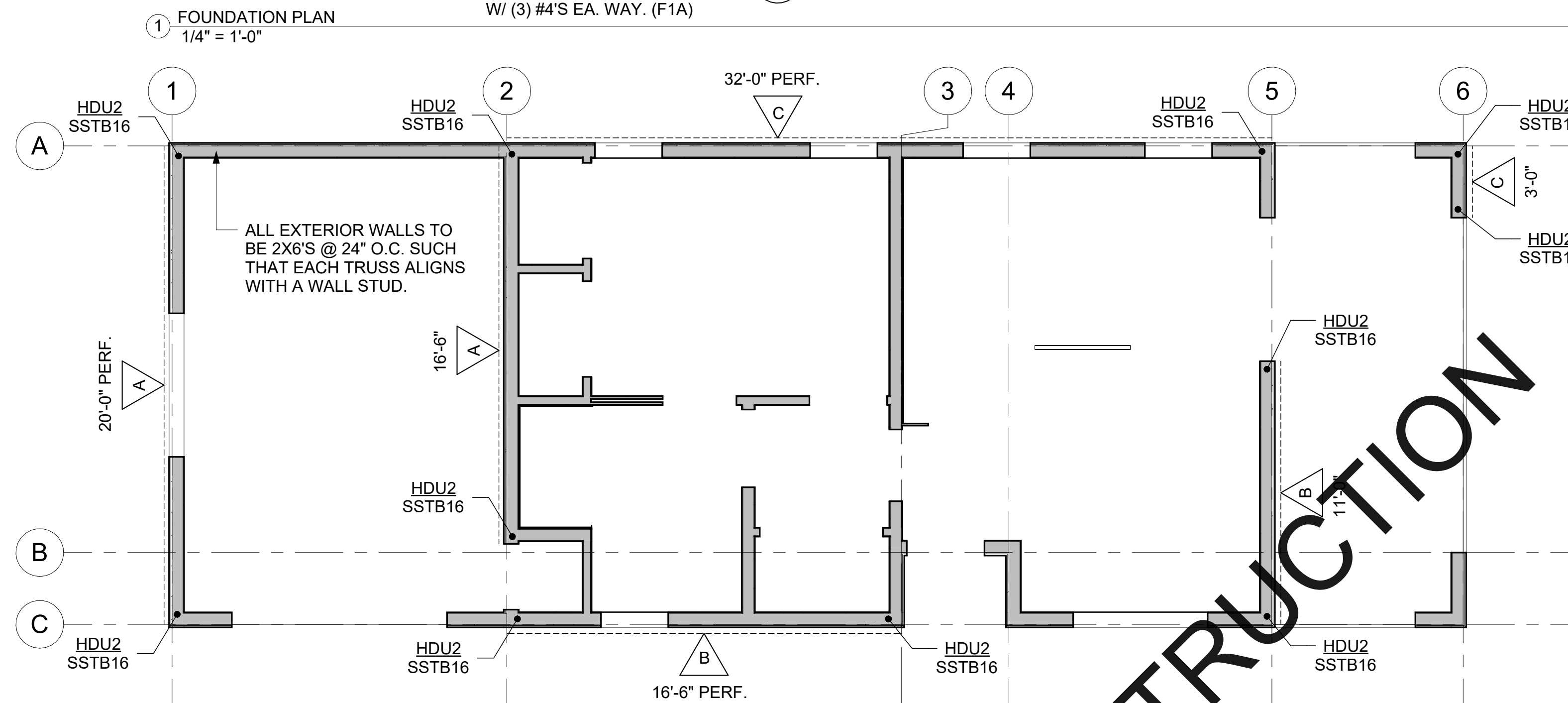
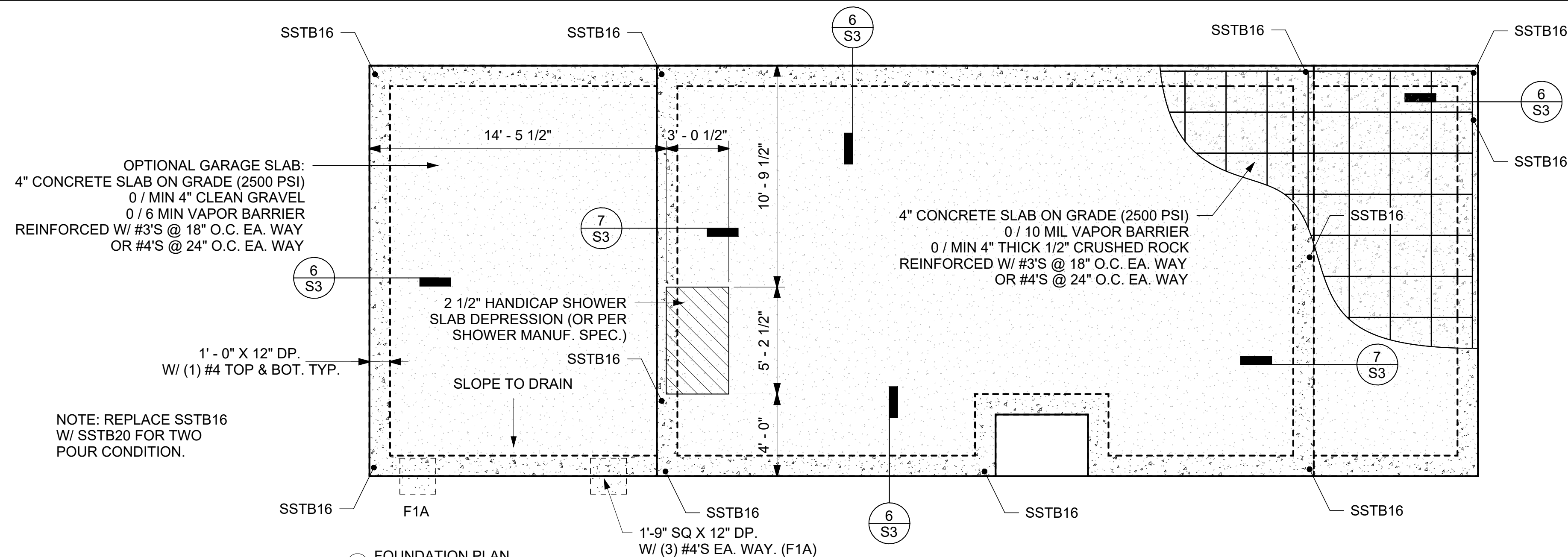


2 SILL CONDITION
SCALE: 3" = 1'-0"

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Plot Date: 8/17/2023 5:11:35 PM
 File Name: \\HCE\DESKTOP\HCE\665\2023\3-20 Shasta County ADU\Plans\prelim\ADU 1\3-20_Shasta ADU 1 50PSF.rvt

SHEAR WALL SCHEDULE	
A	WALL SYSTEM STRENGTH: 173 PLF SEISMIC 242 PLF WIND 3/8" STRUCTURAL WOOD PANELS (BLOCKED) NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 6" O.C. @ EDGES 12" O.C. @ FIELD 1/2" Ø ANCHOR BOLT SPACING 72" W/ 2X P.T. SILL SILL SHEAR TRANSFER NAILING 16d @ 6" O.C. (COMMON, BOX OR SINKER)
B	WALL SYSTEM STRENGTH: 260 PLF SEISMIC 364 PLF WIND 3/8" STRUCTURAL WOOD PANELS (BLOCKED) NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 6" O.C. @ EDGES 12" O.C. @ FIELD 1/2" Ø ANCHOR BOLT SPACING 48" W/ 2X P.T. SILL SILL SHEAR TRANSFER NAILING 16d @ 4" O.C. (COMMON, BOX OR SINKER)
C	WALL SYSTEM STRENGTH: 361 PLF SEISMIC 505 PLF WIND 3/8" STRUCTURAL WOOD PANELS (BLOCKED) NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 6" O.C. @ EDGES 12" O.C. @ FIELD 1/2" Ø ANCHOR BOLT SPACING 24" W/ 2X P.T. SILL SILL SHEAR TRANSFER NAILING 16d @ 3" O.C. (COMMON, BOX OR SINKER)
D	WALL SYSTEM STRENGTH: 530 PLF SEISMIC SEE NOTE 1 743 PLF WIND 3/8" STRUCTURAL WOOD PANELS (BLOCKED) NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 4" O.C. @ EDGES 12" O.C. @ FIELD 1/2" Ø ANCHOR BOLT SPACING 16" W/ 3X P.T. SILL 5/8" Ø ANCHOR BOLT SPACING 24" W/ 3X P.T. SILL SILL SHEAR TRANSFER NAILING (2) ROWS 16d @ 4" O.C. (COMMON, BOX OR SINKER)
E	WALL SYSTEM STRENGTH: 960 PLF SEISMIC SEE NOTE 1 1344 WIND 3/8" STRUCTURAL WOOD PANELS (BLOCKED) (2) SIDES NAILING: 10d (COMMON OR HOT DIPPED GALVANIZED) 3" O.C. @ EDGES 12" O.C. @ FIELD 1/2" Ø ANCHOR BOLT SPACING 13" W/ 3X P.T. SILL 5/8" Ø ANCHOR BOLT SPACING 18" W/ 3X P.T. SILL SILL SHEAR TRANSFER NAILING (2) ROWS 16d @ 3" O.C. (COMMON, BOX OR SINKER)



PROJECT



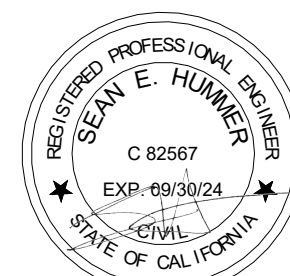
SHASTA COUNTY PRE-APPROVED
 ADUS

ADU 1 - 50 PSF SNOW LOAD

REVISIONS

DATE	DESCRIPTION

LICENSE STAMP



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PROJ ARCH: HMA
 SET ISSUE DATE: 8/28/2023

FOUNDATION, ROOF FRAMING &
 SHEAR WALL PLAN

S2

REVISIONS

DATE	DESCRIPTION



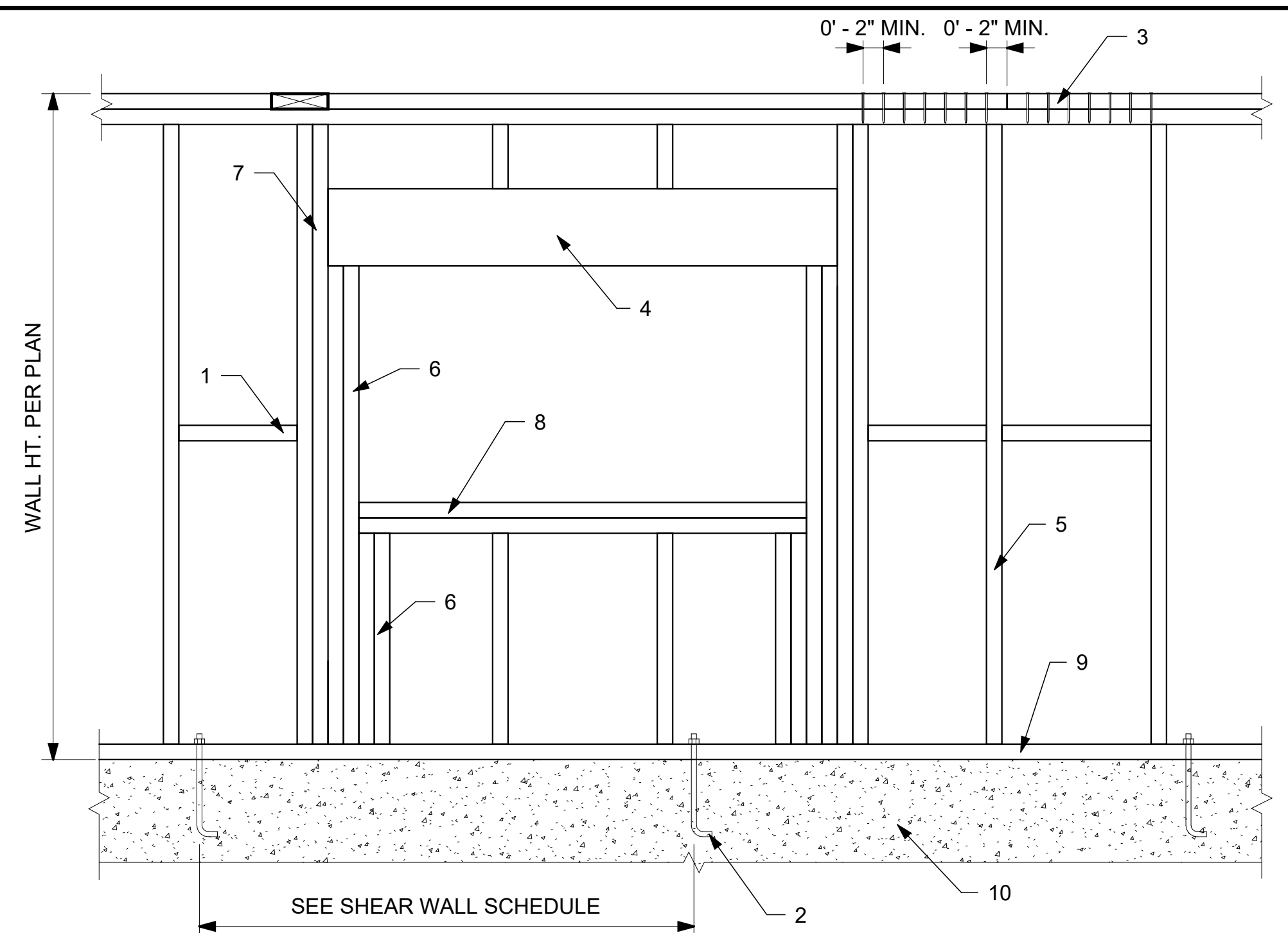
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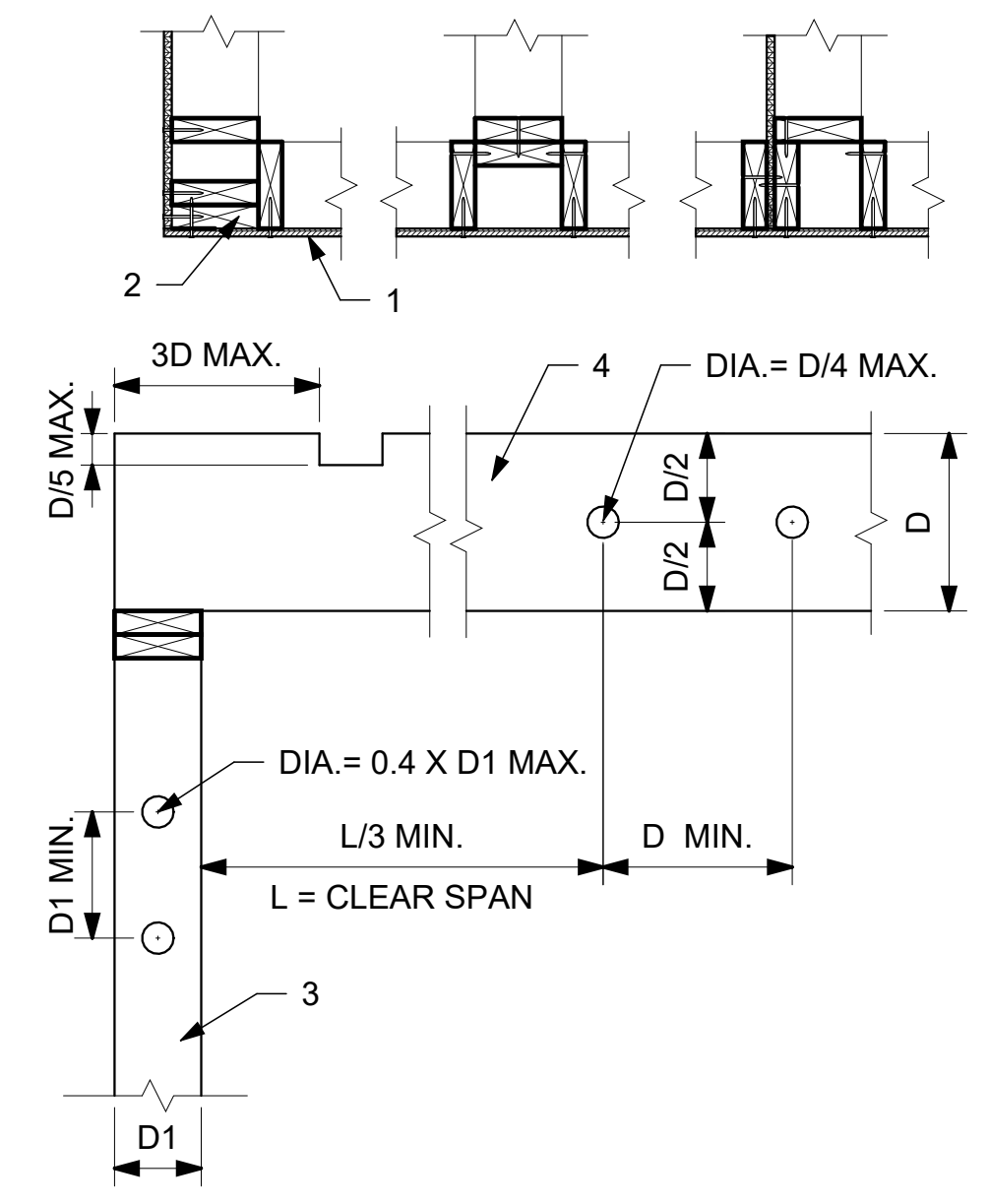
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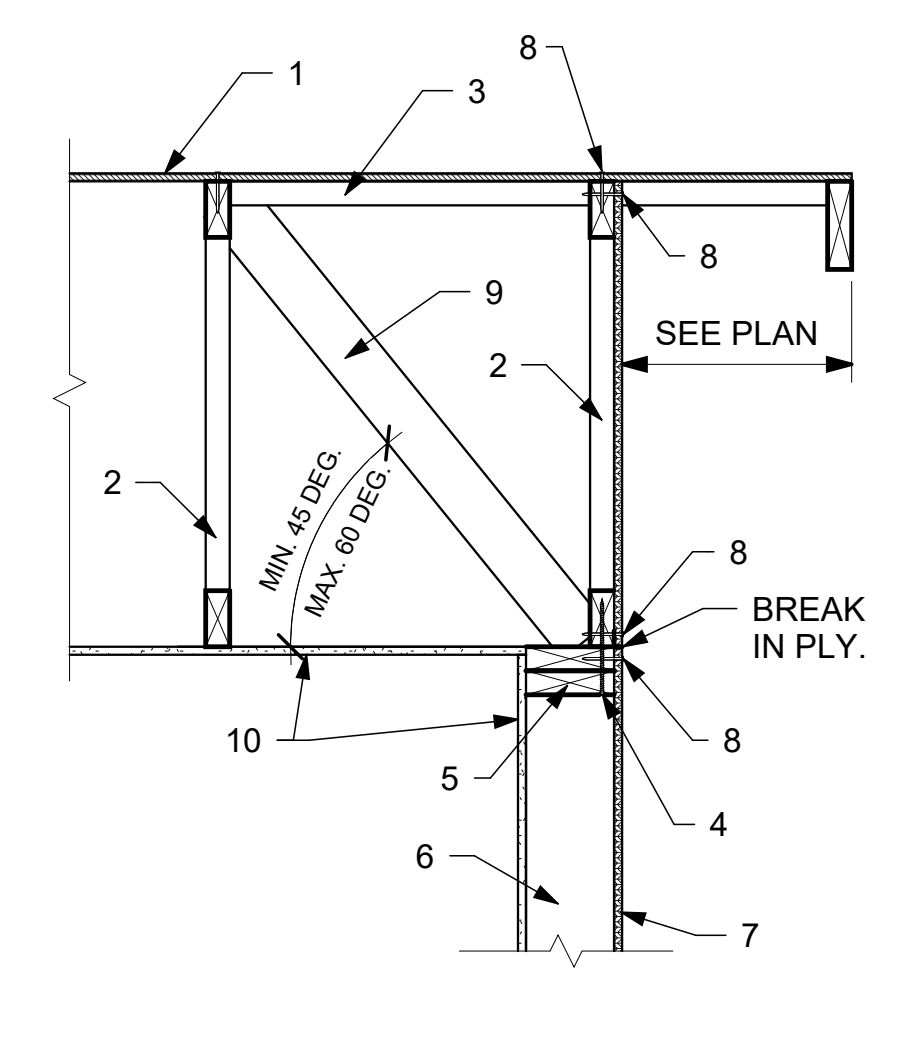
PROJ ARCH: HMA
SET ISSUE DATE: 8/28/2023



- 2X BLOCKING AS REQ'D FOR PLY EDGE NAILING.
- ANCHOR BOLTS SEE PLAN.
- DOUBLE 2X TOP PLATE WITH 4'-0" MIN SPLICE. LOWER AND UPPER PLATE SPLICES MUST OCCUR WITH A MINIMUM OF 4'-0" SEPARATION. (14) 16d SINKERS REQUIRED EACH SIDE OF SPLICE OR PLATE BREAK. REQ'D @ ALL EXT. AND INT. SHEAR WALL LINES.
- HEADER PER PLAN.
- 2X STUDS @ 24" O.C. TYP.
- (2) TRIMMERS REQ'D @ OPENINGS 8'-0" OR LARGER.
- (2) KING STUDS REQ'D @ OPENINGS 6'-0" OR LARGER.
- (2) SILLS REQ'D @ OPENINGS 6'-0" OR LARGER.
- 2X PTFD SILL PLATE, OR SOLE PLATE PER PLAN.
- FND. PER PLAN (OR FLOOR FRAMING, SEE PLAN).



- 2X FRAMING OR POST AS REQUIRED FOR HOLDOWN. SEE PLAN.
- PLY. SEE PLAN FOR REQUIREMENTS.
- 2X WALL FRAMING. 2X FLOOR FRAMING, REFER TO MANUFACTURER'S RECOMMENDATIONS FOR MANUFACTURED FLOOR JOIST PRODUCTS.

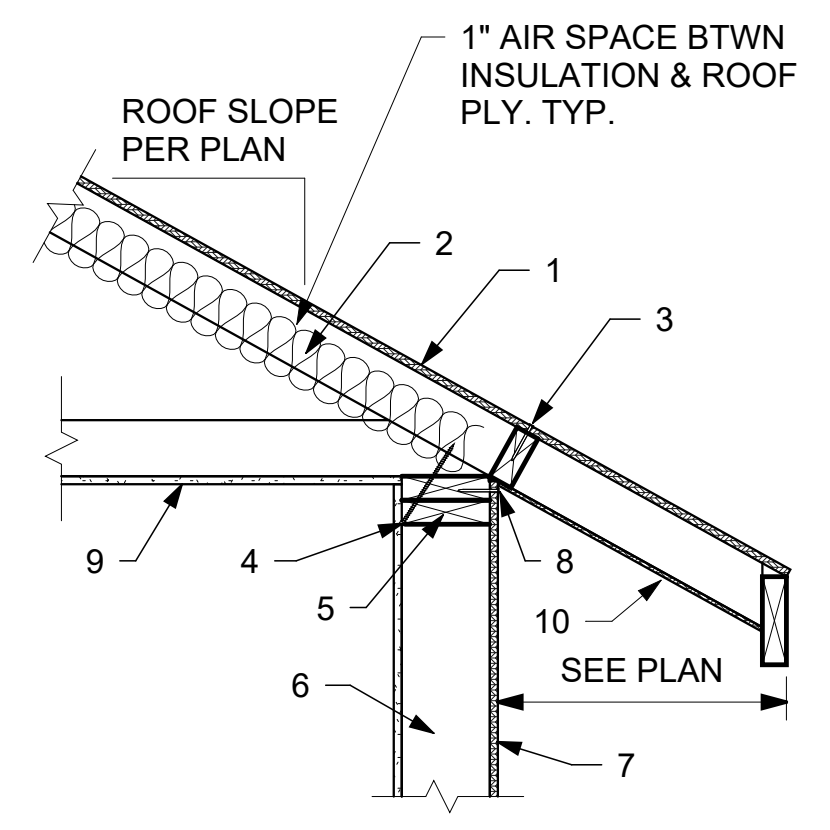


- ROOF PLY.
- MANUFACTURED TRUSS.
- FLAT OUTLOOKER @ 24" O.C.
- SIMPSON SDWC15600 TRUSS TO TOP PLATE @ 24" O.C. CAN BE SUBSTITUTED W/ TLOK06.
- DOUBLE TOP PLATES.
- 2X STUDS @ 24" O.C.
- SHEAR PLY AS REQ'D SEE SHEAR WALL SCHEDULE FOR PLY. NAILING.
- EDGE NAILING
- 2X KICKER @ 8' O.C. ATTACHED AT EA. END WITH SIMPSON A35 CLIP. MAX 2X4 UNBRACED LENGTH IS 6'-0" MAX 2X6 UNBRACED LENGTH IS 8'-0".
- GYP. PER PLAN.

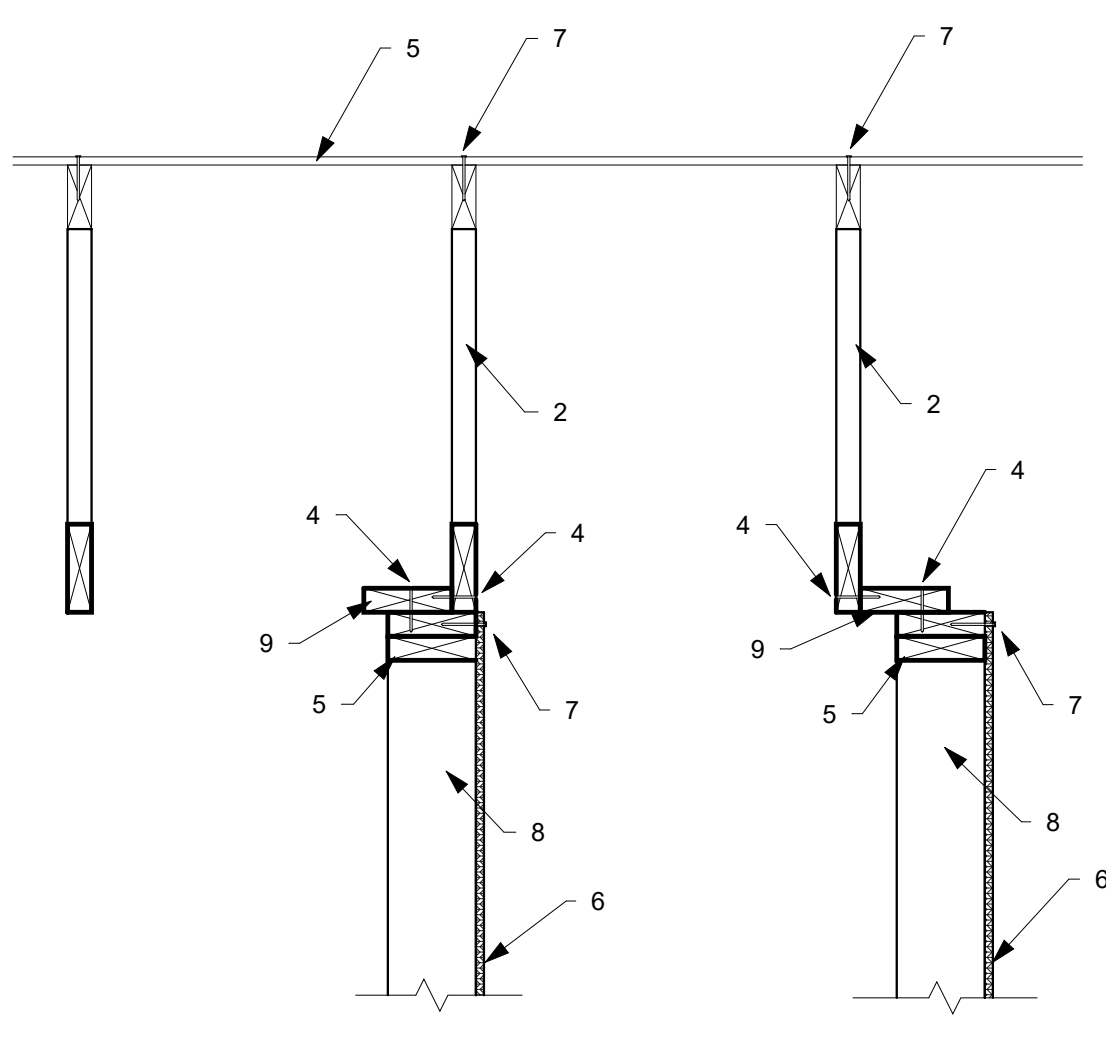
1 TYP. WALL FRAMING
1" = 1'-0"

2 TYP. CORNERS/NOTCHES/HOLES
1" = 1'-0"

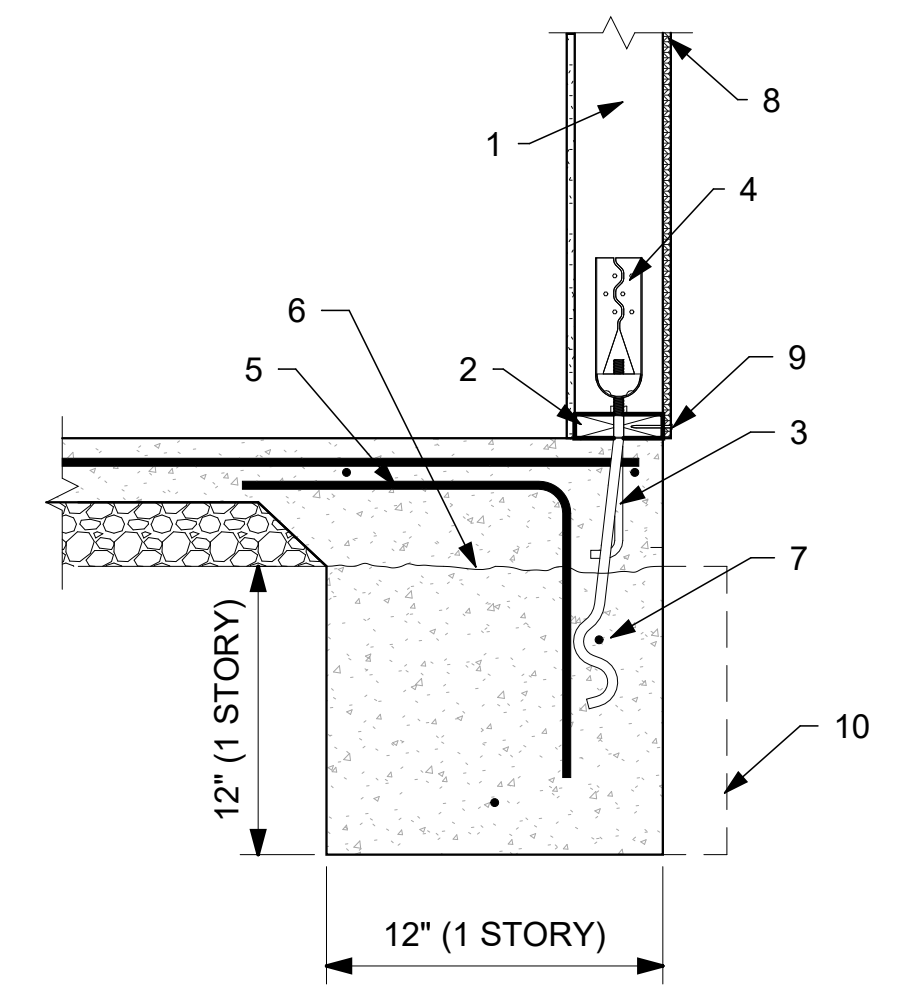
3 SHEAR CONN. @ GABLE
1" = 1'-0"



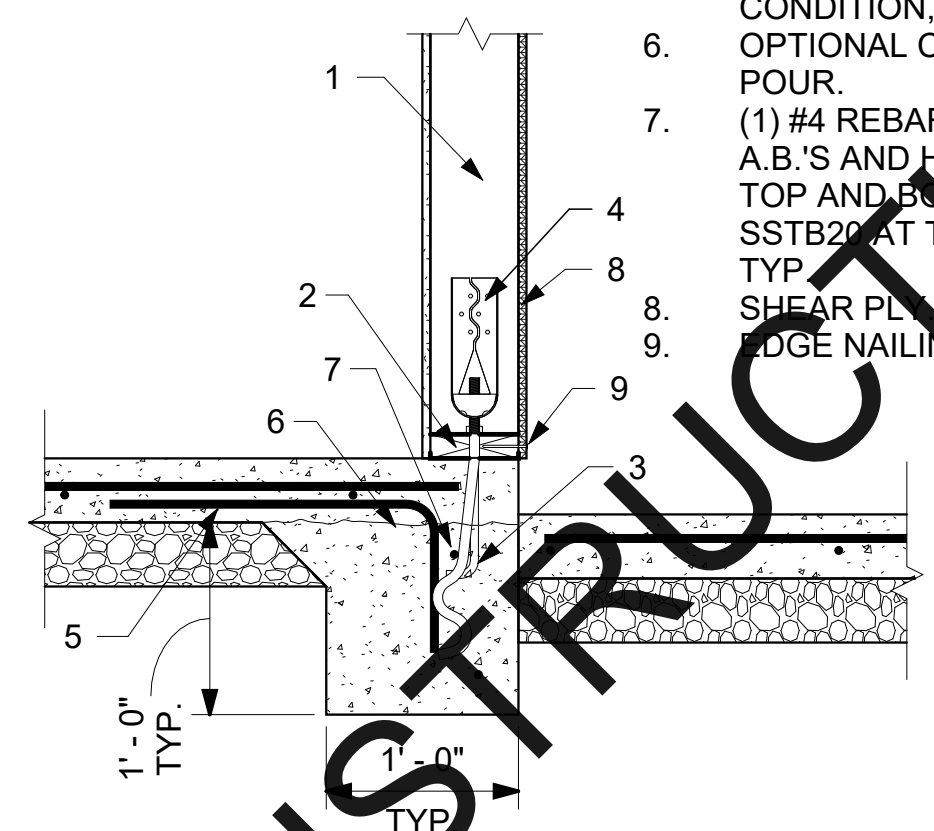
- ROOF PLY.
- MANUFACTURED TRUSS.
- 2X BLOCKING W/ (2) 8d TO TRUSS @ EA. END.
- SIMPSON SDWC15600 TRUSS SCREW EA TRUSS TYP.
- DOUBLE TOP PLATES.
- 2X STUDS @ 24" O.C.
- SHEAR PLY AS REQ'D SEE SHEAR WALL SCHEDULE FOR PLY. NAILING.
- EDGE NAILING.
- GYP. PER PLAN.
- SOFFIT PER ARCH. DRAWINGS.



- ROOF PLY.
- MANUFACTURED TRUSS.
- 2X BOXED SHEAR BAFFLE. PLY AND NAILING TO MATCH WALL BELOW.
- 16d'S MATCH SILL NAILING OF WALL TYPE BELOW.
- DOUBLE TOP PLATES.
- SHEAR PLY AS REQ'D SEE SHEAR WALL SCHEDULE FOR PLY. NAILING.
- EDGE NAILING.
- 2X STUDS @ 24" O.C.
- 2X BACKING.



- DOUBLE 2X FRAMING OR 4x POST FOR HOLDOWN.
- PTDF SILL PLATE.
- ANCHOR BOLT W/ 3x3x229 PLATE WASHER, SEE SHEAR SCHEDULE FOR SIZE AND SPACING.
- SIMPSON HOLDOWN. SEE PLAN FOR SIZE AND LOCATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- #4 DOWEL @ 32" O.C. @ TWO POUR CONDITION.
- OPTIONAL COLD JOINT FOR TWO POUR.
- (1) #4 REBAR WITHIN SHEAR CONE OF A.B.'S AND HOLDOWN. (1) #4 REBAR TOP AND BOT. REPLACE SSB16 W/ SSB20 AT TWO POUR CONDITION TYP.
- SHEAR PLY. PER PLANS.
- EDGE NAILING.
- OPTIONAL "T" SHAPED FOOTING.



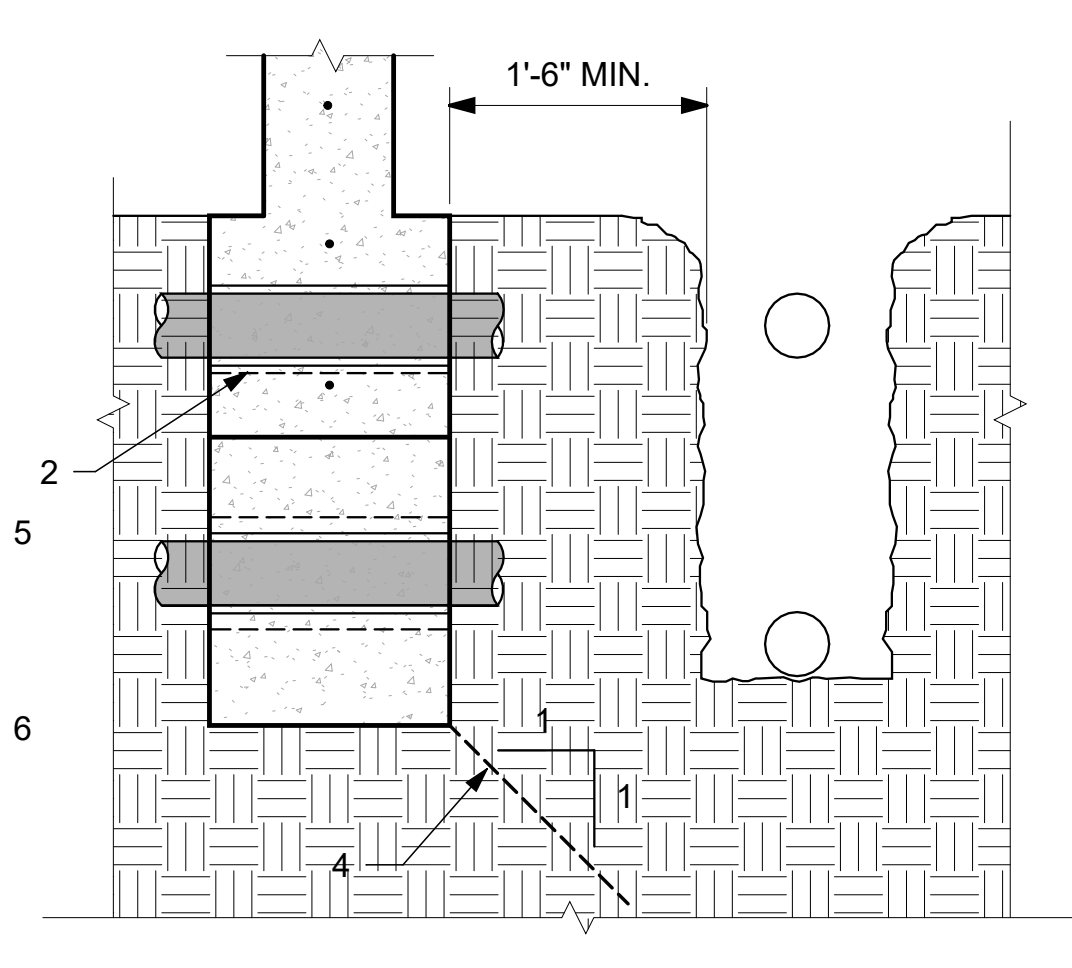
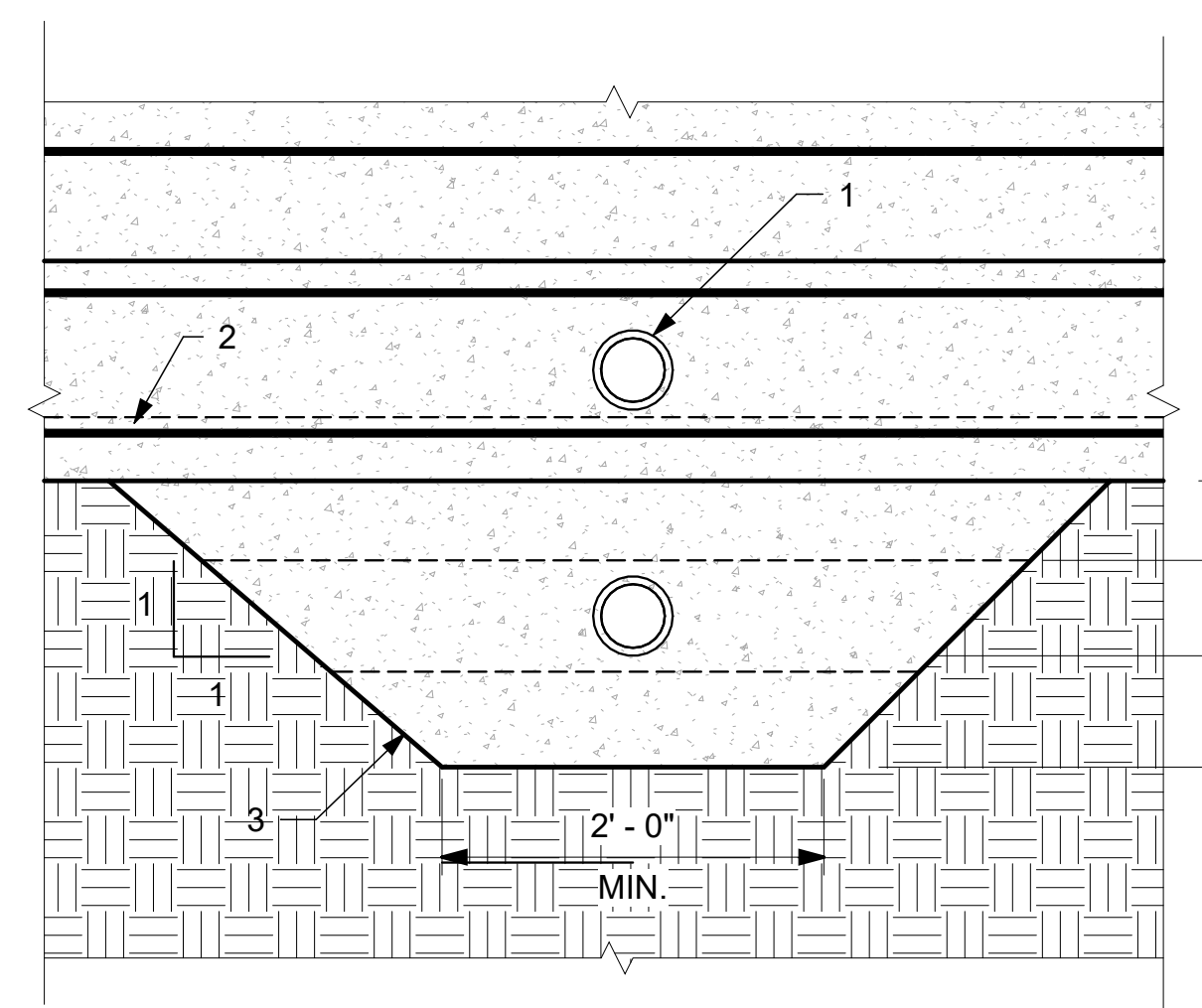
- DOUBLE 2X FRAMING OR 4x POST FOR HOLDOWN.
- PTDF SILL PLATE.
- ANCHOR BOLT W/ 3x3x229 PLATE WASHER, SEE SHEAR SCHEDULE FOR SIZE AND SPACING.
- SIMPSON HOLDOWN. SEE PLAN FOR SIZE AND LOCATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- #4 DOWEL @ 32" O.C. @ TWO POUR CONDITION. ALT. DIR. TO SLAB.
- OPTIONAL COLD JOINT FOR TWO POUR.
- (1) #4 REBAR WITHIN SHEAR CONE OF A.B.'S AND HOLDOWN. (1) #4 REBAR TOP AND BOT. REPLACE SSB16 W/ SSB20 AT TWO POUR CONDITION TYP.
- SHEAR PLY. PER PLANS.
- EDGE NAILING.

4 SHEAR CONN. @ EAVE
1" = 1'-0"

5 INTERIOR SHEAR TRANSFER
1" = 1'-0"

6 SHEAR & HOLD DOWN CONN. @ FND
1" = 1'-0"

7 SHEAR TRANSFER @ INT. SLAB FTG.
1" = 1'-0"



- INSIDE SLEEVE DIA. IS PIPE DIA. + 1" MIN.
- NO PENETRATION ALLOWED WITH IN BOTTOM 1/3 OF FTG.
- DEEPEN FOOTING IF PIPE IS TO RUN BELOW BOTTOM OF FOOTING.
- NO EXCAVATION ALLOWED BELOW THIS LINE.
- 4" MIN BELOW BOT. OF FOUNDATION.
- 6" MIN COVER BELOW PIPE SLEEVE.

STANDARD BAR HOOKS AND BENDS

4d (2 1/2" MIN.)

180°

90°

90°

135°

BAR SIZE	MIN. INSIDE BEND Ø "D"	BAR SIZE	MIN. INSIDE BEND Ø "D"
#3 - #8	6d	#3 - #5	4d
#9 - #11	8d	#6 - #8	6d
#14 - #18	10d		

FOR CONCRETE: LAP 30 BAR Ø OR 24" MIN. UNO.

FOR CMU: LAP 48 BAR Ø

16ga MIN. TIE WIRE

9 TYP. HOOKS & BENDS
1" = 1'-0"

8 TYP. PIPE PENETRATION
1" = 1'-0"

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 File Name: \\HCE\DESKTOP\HCE\DESKTOP\2023\03-20 Shasta County ADUS\Plans\prelim\ADU 1\03-20_Shasta ADU 1 50PSF.rvt

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENTLY ACCEPTED EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND CBC STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
2. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO DETAILS FOR SIMILAR CONSTRUCTION SHOWN ON PLAN.
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
4. ALL PREFABRICATED CONNECTING HARDWARE SPECIFIED IS SIMPSON PRODUCTS OR APPROVED EQUAL SUCH AS USB. INSTALL PER MANUFACTURES SPECIFICATIONS FOR MAX LOADING.
5. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF HUMMER CONSULTING ENGINEERING AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK AFFECTED. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED, OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER IN ADVANCE OR AS SHOWN ON THESE DRAWINGS.
7. PROVIDE OPENINGS, CURBS, FRAMING AND/OR SUPPORTS FOR ITEMS INDICATED ON ANY OF THESE DRAWINGS.
8. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE NOT MEANT TO BE SCALED. CALL ENGINEER FOR ANY NEEDED CLARIFICATIONS.

DESIGN CRITERIA

- 1. THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING CRITERIA:
A. SEISMIC:
a. SEISMIC IMPORTANCE FACTOR: 1
b. MAPPED SPECTRAL RESPONSE ACCELERATIONS: Ss = 1.270, S1 = 0.430
c. SEISMIC SITE CLASS: D
d. SEISMIC RESPONSE COEFFICIENTS: SDS = 1.020, SD1 = 0.650, Cs = 0.130
e. SEISMIC DESIGN CATEGORY: D
f. BASIC SEISMIC FORCE RESISTING SYSTEM: LIGHT FRAMED SHEAR WALLS
g. RESPONSE MODIFICATION FACTOR: R = 6.5
h. ANALYSIS PROCEDURE: EQUIVALENT STATIC FORCE PROCEDURE
B. WIND:
a. WIND SPEED: 94 MPH
b. WIND EXPOSURE: C
C. LIVE LOADS:
a. ROOF SNOW LOAD: 70 PSF
D. SITE SOIL:
a. BEARING CAPACITY: 1500 PSF

SITE WORK AND FOUNDATION

- 1. FOUNDATION SOIL SHALL BE NATIVE UNDISTURBED SOIL OR ENGINEERED FILL AS PER THE PROJECT SOILS REPORT WHERE APPLICABLE. ALL ENGINEERED FILL SHALL BE SPECIAL INSPECTED AND A PAD CERTIFICATION FROM THE TESTING AGENCY SHALL BE PROVIDED.
2. IF NO GEOTECHNICAL REPORT WAS PROVIDED, DESIGN IS BASED ON LOCAL JURISDICTION ALLOWABLES AND RECOMMENDATIONS. GRADING SHALL BE PROVIDED TO ACCOMPLISH A 5% SLOPE AWAY FROM STRUCTURE FOR A MINIMUM OF 10'.
4. NO UTILITY TRENCHES SHALL BE ALLOWED NEAR THE BUILDING TRENCHES WHICH EXTEND DEEPER THAN A 45 DEGREE LINE PROJECTED DOWN AND AWAY FROM THE BOTTOM OUTSIDE CORNER OF ANY FOOTING.
5. PLACE 20' REBAR IN FOUNDATION AND STUB UP ABOVE FINISHED CONCRETE AT POWER METER LOCATION.

CONCRETE

- 1. THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2500 PSI PER CBC.
2. ALL CEMENT USED SHALL CONFORM TO ASTM C-150 STANDARDS. HORIZONTAL REINFORCING (FOOTING AND STEM WALL); MIN. (1) #4 REBAR 2" BELOW TOP OF STEM WALL AND 3" CLEAR ABOVE BOTTOM OF THE FOOTING AND AT 18" O.C. MAXIMUM HORIZONTAL SPACING.
4. CONCRETE SLABS SHALL BE A MINIMUM OF 3.5" THICK PER CBC. SLABS UNDER LIVING AREAS AND IN GARAGE SHALL BE REINFORCED WITH REINFORCING BAR OR WIRE MESH. PROVIDE WATERPROOF MEMBRANE BETWEEN SLAB AND ROCK BASE AT ALL LIVING AREAS OR AS RECOMMENDED BY SOILS REPORT.
5. FINE AND COARSE AGGREGATE SHALL CONFORM TO ASTM C-33 FOR STANDARD WEIGHT CONCRETE AND ASTM C-330 FOR LIGHT WEIGHT CONCRETE.
6. DRY PACK SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND.
7. CONCRETE SHALL BE CURED BY KEEPING CONTINUOUSLY WET FOR 10 DAYS OR BY AN APPROVED CURING COMPOUND.
8. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR MISCELLANEOUS ITEMS TO BE CAST INTO CONCRETE AND FLOOR DEPRESSIONS, ETC.
9. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF EXPANSION JOINTS, SCORING, ETC. FOR CONCRETE WALKS, SLABS, AND OTHER FLAT WORK.
10. CONCRETE FOR SLAB ON GRADE SHALL HAVE A MAXIMUM OF 4" SLUMP PER ASTM C-134. 5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE. CEMENT TO BE PER ASTM C-150 TYPE 1 OR TYPE 2.

HOLDOWNS

- 1. ALL HOLDOWNS ARE SIMPSON STRONG-TIE OR EQUIVALENT. LOCATION OF HOLDOWNS ON PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATIONS BASED ON THE LENGTH OF SHEAR WALLS, TYPE OF HOLDDOWN AND THE MANUFACTURES RECOMMENDED INSTALLATION.
3. ALL HOLDOWNS ARE TO BE INSTALLED IN PLACE PRIOR TO POURING CONCRETE.

REINFORCING STEEL

- 1. ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 40 FOR #4 BARS AND SMALLER. ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 60 FOR #5 BARS AND LARGER. WELDED EIRE FABRIC IS TO BE ASTM A185 WITH LAPPING OF 1 1/2 SPACES.
2. ALL BARS SHALL BE DEFORMED PER ASTM A305.
3. ALL BARS SHALL BE CLEAN AND FREE OF LOOSE FLAKY RUST, GREASE OR OTHER BOND IMPAIRING MATERIALS.
4. ALL BENDS SHALL BE MADE COLD.
5. SPLICING OF BARS IN CONCRETE SHALL HAVE LAPPING OF 30 BAR DIAMETERS OR 24" WHICH EVER IS GREATER. SPLICING OF BARS IN MASONRY SHALL HAVE LAPPING OF 40 BAR DIAMETERS OR 24" WHICH EVER IS GREATER.
6. ALL BARS SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING CONCRETE, NO WET SETTING WILL BE ALLOWED.

ANCHOR BOLTS

- 1. TYPICAL SIZE AND SPACING SHALL BE 1/2" Ø WITH A MINIMUM OF 7" EMBED INTO THE FIRST CONCRETE POUR. BOLTS SHALL BE SPACED AT 72" O.C. MAX FOR SINGLE STORY AND 48" O.C. MAX FOR TWO STORY BUILDINGS. PLATE WASHERS A MINIMUM SIZE OF 3"X3"X0.229" SHALL BE USED ON EA. BOLT. FOUNDATION SILL SHALL BE BOLTED TO THE FOUNDATION OR FOUNDATION WALL AT ALL HOUSE AND GARAGE PERIMETER WALLS AND AT ALL INTERIOR SHEAR WALLS.
4. FOUNDATION SILL AT INTERIOR NON-SHEAR WALLS MAY USE SHOT PINS FOR CONNECTION TO SLAB. SHOT PINS MUST BE 0.140" SHANK DIAMETER WITH 0.300" HEAD DIAMETER AND WASHER AND A MINIMUM OF 2.5" LONG.
5. ALL SILL PLATES MUST HAVE A MINIMUM OF ONE ANCHOR BOLT WITHIN 12" OF EACH END, OR TWO BOLTS BETWEEN HOLDOWNS.
6. AS A REPAIR FOR MISPLACED OR MISSING ANCHOR BOLTS SIMPSON TITEN HD (THD50600H) CONCRETE SCREW ANCHOR MAY BE USED. INSTALL ANCHORS PER MANUFACTURES SPECIFICATIONS.

TYPICAL LUMBER GRADES

- 1. 2X, 4X BEAMS, HEADERS AND POSTS DF#2 OR BETTER.
2. 6X BEAMS, HEADERS AND POSTS DF#1 OR BETTER.
3. 2X JOISTS AND RAFTERS DF#2 OR BETTER.
4. 2X STUDS 10' MAX HEIGHT DF#3 OR BETTER.
5. 2X4 STUDS 14' NONBEARING DF#2 OR BETTER.
6. 2X6 STUDS 15' MAX HEIGHT STUD GRADE OR BETTER.
7. 2X6 STUDS 20' NONBEARING DF#2 OR BETTER.
8. GLUE LAMINATED BEAMS 24F-V4 WITH 2000' RADIUS. PARALLEL STRAND LUMBER (PSL) Fb=2900 PSI Fv=290 PSI E=2.0X10^6 PSI
10. LAMINATED STRAND LUMBER (LVL) Fb=2600 PSI Fv=285 PSI E=1.8X10^6 PSI
11. ROOF PLY. TO BE 15/32" CDX (32/16) OR 7/16" (40/20) OSB STAGGER JOINTS & RUN PERPENDICULAR TO ROOF FRAMING. NAIL WITH 8d's 6" O.C. @ EDGES AND BOUNDARY 12" O.C. FIELD UNO. IF OSB IS USED, TERMINATE @ EAVES AND SHEATH EAVES IN EXTERIOR RATED PLYWOOD.
12. FLOOR PLY. TO BE 3/4" T/G (48/24) OR EQUIVALENT OSB STAGGER JOINTS & RUN PERPENDICULAR TO FLOOR FRAMING. GLUE AND FASTEN WITH 8d's O.C. @ EDGES AND BOUNDARY, 12" O.C. FIELD UNO.

MANUFACTURED WOOD TRUSS

- 1. DESIGN AND FABRICATION SHALL BE PER CBC STANDARDS AND ALL ICBO RESEARCH REPORTS.
2. INCREASES IN ALLOWABLE STRESSES FOR ASSEMBLIES OF REPETITIVE FRAMING SHALL NOT BE ALLOWED.
3. WHERE TRUSSES ARE INSTALLED AS BLOCKING, TRUSSES MUST BE DESIGNED TO TRANSMIT DIRECT AXIAL WALL LOADS.
4. PROVIDE TRUSS DRAWINGS SHOWING TRUSSES, REQUIRED BLOCKING, BRACING AND HANGERS, CALCULATIONS WITH SIGNATURE OF RESPONSIBLE LICENSED ENGINEER ON ALL PAGES.
5. INSTALL TRUSSES PER MANUFACTURES RECOMMENDATIONS AND THESE DRAWINGS.
6. ALL GABLE END TRUSSES SHALL BE STRUCTURAL TRUSSES WITH INFILL. ALL LATERAL WEB BRACING IS REQUIRED TO TERMINATE AT AN EXTERIOR BEARING WALL.
8. DO NOT ATTACH TRUSSES TO NONBEARING WALLS UNLESS USING SIMPSON STC CLIPS, UNLESS NOTED OTHERWISE ON PLAN.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY SITE DIMENSIONS TO THOSE OF THE TRUSS CALCULATIONS PRIOR TO ORDERING TRUSSES FOR THE PROJECT.

TYP. SHEAR WALL NOTES

- 1. WHEN T-1-11 SIDING IS USED FOR SHEAR PLY. INSTALL DOUBLE STUDS STITCH NAILED W/ 16d's @ 12" O.C. OR 3X MEMBER AT ALL PANEL JOINTS AND EDGE NAIL EACH PANEL AT JOINTS.
2. 8d COMMON OR HOT DIPPED GALVANIZED NAILS TO BE (2 1/2" X 0.1331")
3. ALL NAILS FASTENED TO PRESSURE TREATED LUMBER TO BE HOT DIPPED GALVANIZED.
4. FOR SHEAR WALL TYPE D & E, FOUNDATION SILL PLATES AND ALL FRAMING RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3x MEMBER. NAILING TO 3x MEMBERS SHALL BE STAGGERED.

LUMBER AND CARPENTRY

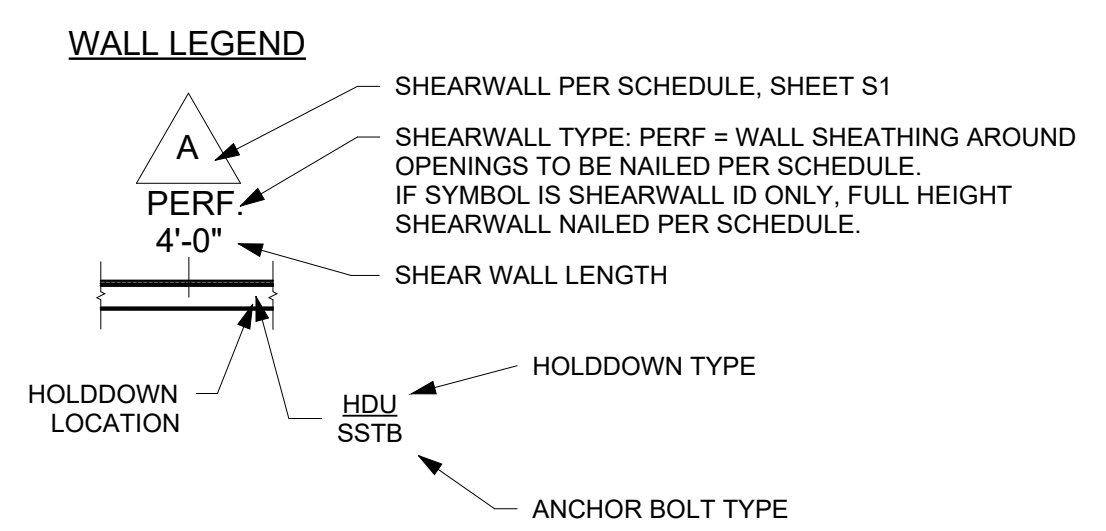
- 1. ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE STANDARD GRADING RULES NO. 16 FOR WEST COAST LUMBER AND SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
2. ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL II OR C-D GRADE WITH EXTERIOR GLUE UNLESS NOTED OTHERWISE ON THE ARCHITECTURAL PLANS. STRUCTURAL PLYWOOD MAY BE SUBSTITUTED WITH AN EQUIVALENT APA RATED ORIENTED STRAND BOARD (OSB).
4. ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR, REDWOOD OR OTHER APPROVED DECAY RESISTANT MATERIAL.
5. STRUCTURAL MEMBERS SHALL NOT BE CUT OR NOTCHED UNLESS SPECIFICALLY NOTED OR DETAILED OR IS IN ACCORDANCE WITH THE CBC. SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS, EXCEPT WHEN LEDGERED.
7. ALL NAILING TO BE PER CBC TABLE 2304.10.1. UNLESS OTHERWISE NOTED. PLYWOOD FLOOR AND ROOF SHEATHING SHALL BE LAID CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER ALL PLYWOOD PANELS A MINIMUM OF 4".
9. FRAMING CONTRACTOR SHALL PROVIDE BACKING AS REQUIRED FOR ALL LIGHT FIXTURES CABINETS, WARDROBES, TOWEL BARS, HANDRAILS, ETC. AS REQUIRED AND REQUESTED BY THE GENERAL CONTRACTOR.
10. PROVIDE A 2X4 HEADER FOR ALL INTERIOR NONBEARING OPENINGS UP TO 36" IN WIDTH. PROVIDE A 4x4 HEADER FOR ALL INTERIOR NONBEARING OPENINGS 3' TO 6' IN WIDTH. USE A 4X6 HEADER FOR OPENINGS GREATER THAN 6'.
11. PROVIDE SOLID BLOCKING FOR ALL FRAMING MEMBERS AT ALL SUPPORTS. BOLTS FOR TIMBER CONNECTIONS SHALL BE ASTM A307 MACHINE BOLTS UNLESS OTHERWISE NOTED. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. BOLT HOLES SHALL BE 1/16" SMALLER THAN THE BOLT DIAMETER.
13. HOLES FOR LAG SCREW SHANK SHALL BE THE SAME DIAMETER AND LENGTH AS THE SHANK. THE REMAINING DEPTH OF THE PENETRATION SHALL BE 70% OF THE SHANK DIAMETER.
14. PROVIDE MALLEABLE IRON WASHERS OR CUT PLATE WASHERS UNDER NUTS AND BOLT OR LAG SCREW HEADS THAT BEAR ON WOOD.
15. WHEN REQUIRED NAILING TENDS TO SPLIT WOOD PRE DRILL NAIL HOLES TO 75% OF THE NAIL SHANK DIAMETER.
16. ALL BEAMS AND GIRDER TRUSSES TO BE SUPPORTED WITH FULL BEARING TO FOUNDATION UNLESS OTHERWISE NOTED.
17. PROVIDE FURRING AS NECESSARY TO ALIGN NON-SHEAR WALLS WITH SHEAR WALLS AS REQUIRED.
18. PROVIDE SOLID BLOCKING BETWEEN JOISTS AT BEARING WALLS AND AT SHEAR WALLS.
19. EXCEPT WHERE PLANS SHOW SPECIFIC FRAMING ALL FRAMING SHALL COMPLY WITH THE CBC CHAPTER 23. CONVENTIONAL CONSTRUCTION PROVISIONS, AS A MINIMUM.

TYPICAL FRAMING NOTES

- 1. ALL HEADERS @ INTERIOR BEARING WALLS & EXTERIOR WALLS ARE 4X12 OR 6X8 UNO.
2. MULTIPLE 2X MEMBERS JOISTS, HEADERS AND BEAMS SHALL BE NAILED TOGETHER WITH 2 ROWS 16d's @ 12" O.C.
3. WHERE RAKED WALLS OCCUR ALL STUDS SHALL BE BALL DOON FRAMED TO BOTTOM CORD OF TRUSS, RAFTER, ROOF SHEATHING OR CEILING JOIST. PROVIDE SOLID BLOCKING IN FLOOR CAVITY UNDER STRUCTURAL POSTS. PROVIDE MATCHING POSTS EXTENDING TO SUPPORTING BEAM OR FOUNDATION BELOW.
5. ALL METAL HARDWARE NOTED ON THE PLANS ARE PRODUCTS OF SIMPSON STRONG-TIE COMPANY, INC. OR EQUIVALENT.
6. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS TO FORM A CONTINUOUS TIE. WHERE RAFTERS ARE NOT PARALLEL TO JOISTS, RAFTERS SHALL BE TIED TO MIN. 1X4 CROSS TIES AT 48" O.C. MAX.
7. WHERE GIRDER TRUSS OCCURS PROVIDED (2) 2X STUDS UNDER BEARING, UNLESS NOTED OTHERWISE.
8. AT CALIFORNIA OVERFRAMING THE LOWER ROOF SHEATHING SHALL BE CONTINUOUS EXCEPT WHERE 22"X30" ACCESS IS REQ'D.
9. ALL FASTENERS PENETRATING PRESSURE TREATED LUMBER TO BE HOT DIPPED GALVANIZED.
10. SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING IN ACCORDANCE WITH CBC2304.10.3.

SHEAR WALL SCHEDULE

Table with 2 columns: Wall System Strength (Seismic/Wind) and Nailing/Spacing details. Includes sections A, B, C, D, and E with specific requirements for 3/8" structural wood panels, 6" O.C. @ edges, and 12" O.C. @ field.



1 WALL LEGEND 1/4" = 1'-0"



PROJECT



SHASTA COUNTY PRE-APPROVED ADUS ADU 1 - 70 PSF SNOW LOAD

REVISIONS

Table with 2 columns: DATE and DESCRIPTION. Includes a revision symbol A.

LICENSE STAMP



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PROJ ARCH: HMA SET ISSUE DATE: 8/28/2023

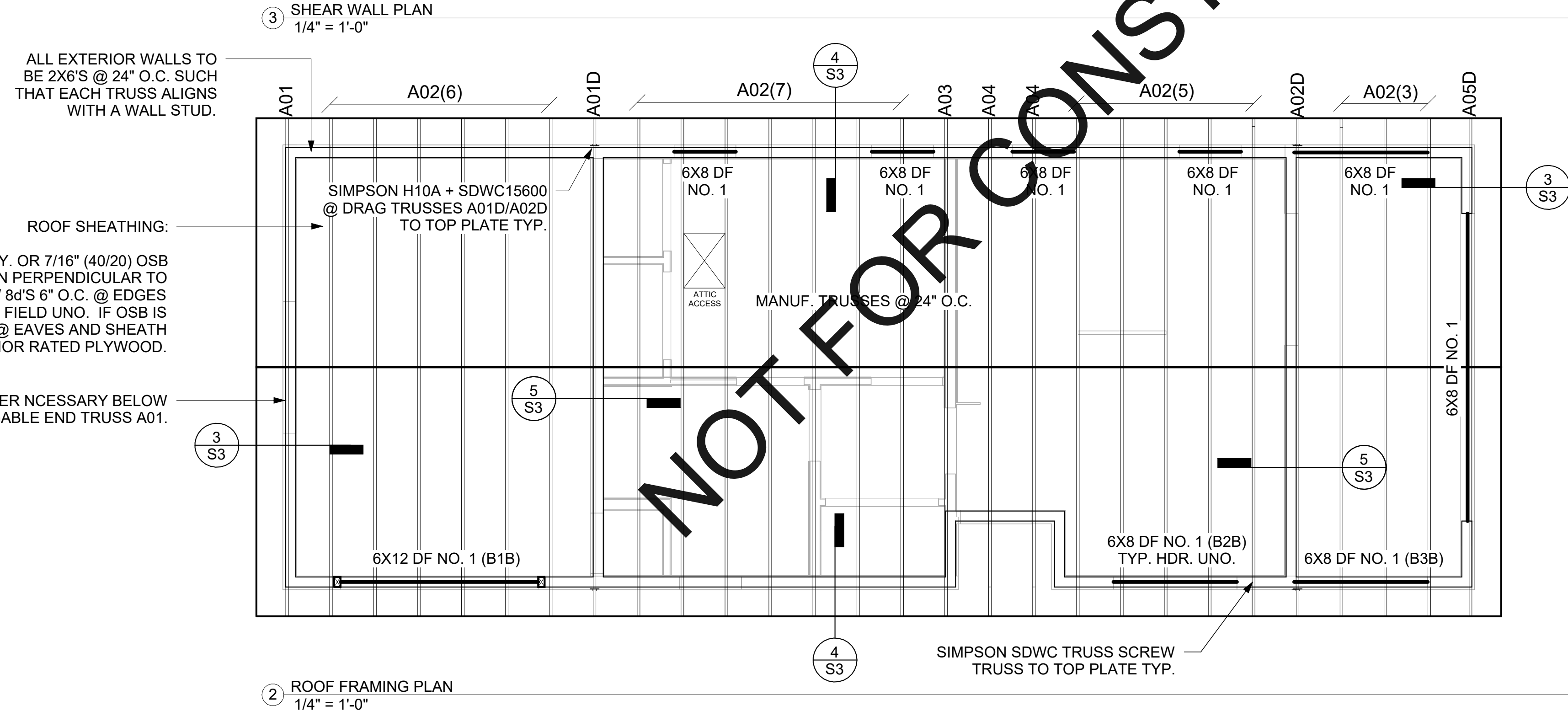
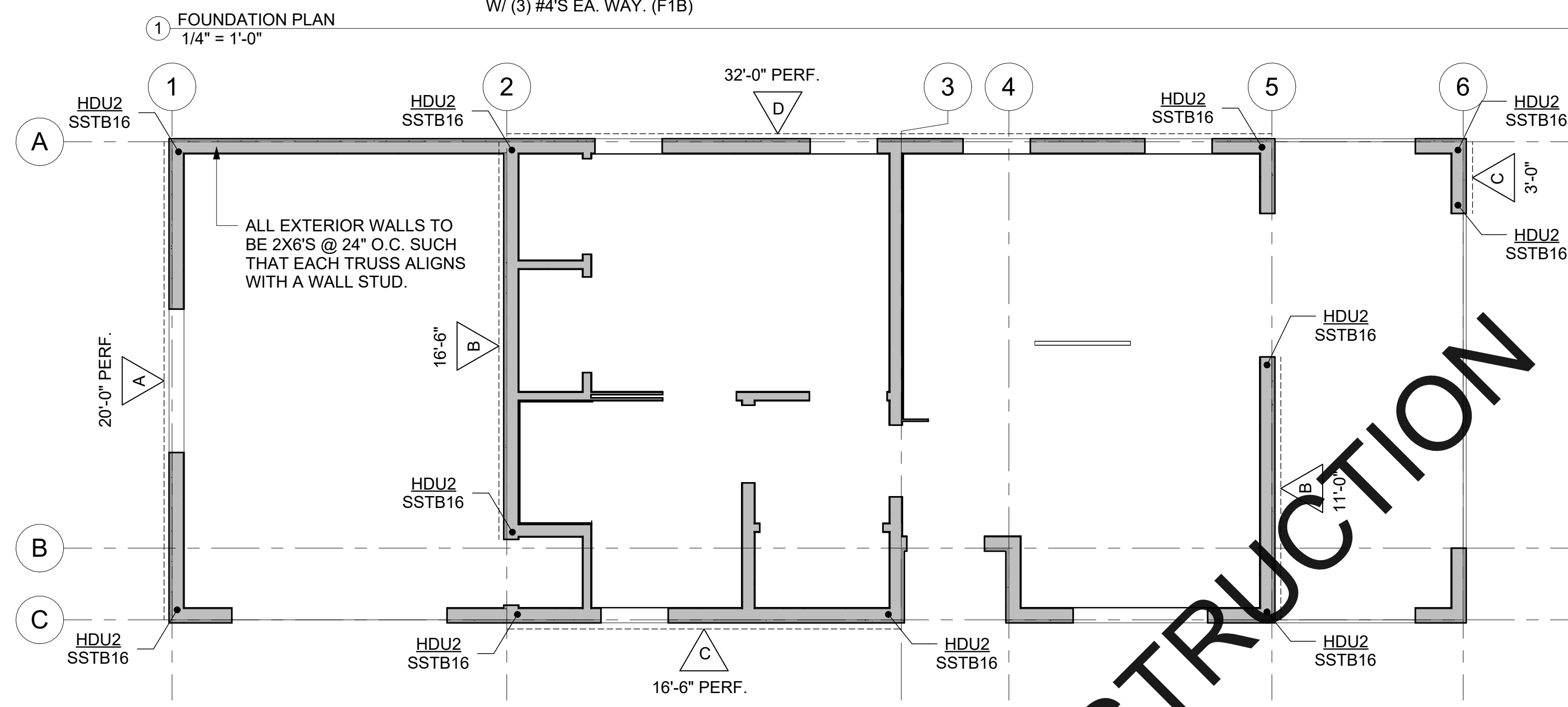
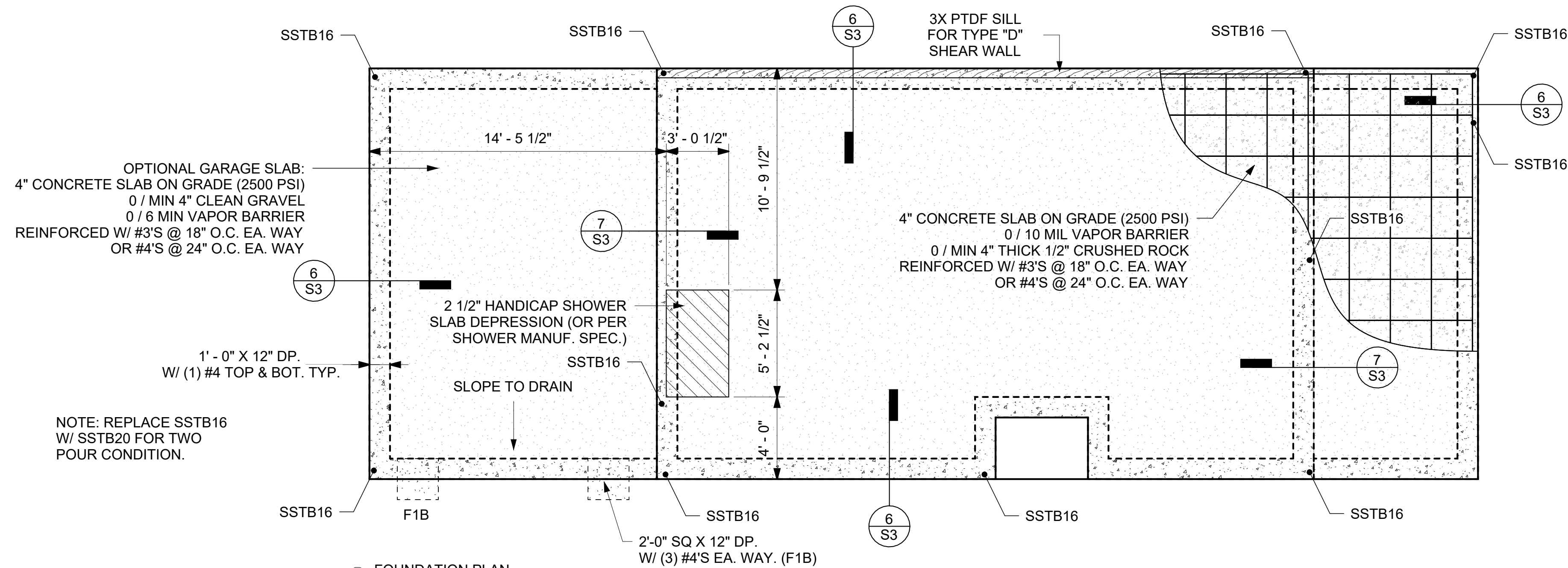
STRUCTURAL NOTES

S1

NOT FOR CONSTRUCTION

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SHEAR WALL SCHEDULE	
A	WALL SYSTEM STRENGTH: 173 PLF SEISMIC 242 PLF WIND 3/8" STRUCTURAL WOOD PANELS (BLOCKED) NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 6" O.C. @ EDGES 12" O.C. @ FIELD 1/2" Ø ANCHOR BOLT SPACING 72" W/ 2X P.T. SILL SILL SHEAR TRANSFER NAILING 16d @ 6" O.C. (COMMON, BOX OR SINKER)
B	WALL SYSTEM STRENGTH: 260 PLF SEISMIC 364 PLF WIND 3/8" STRUCTURAL WOOD PANELS (BLOCKED) NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 6" O.C. @ EDGES 12" O.C. @ FIELD 1/2" Ø ANCHOR BOLT SPACING 48" W/ 2X P.T. SILL SILL SHEAR TRANSFER NAILING 16d @ 4" O.C. (COMMON, BOX OR SINKER)
C	WALL SYSTEM STRENGTH: 361 PLF SEISMIC 505 PLF WIND 3/8" STRUCTURAL WOOD PANELS (BLOCKED) NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 6" O.C. @ EDGES 12" O.C. @ FIELD 1/2" Ø ANCHOR BOLT SPACING 24" W/ 2X P.T. SILL SILL SHEAR TRANSFER NAILING 16d @ 3" O.C. (COMMON, BOX OR SINKER)
D	WALL SYSTEM STRENGTH: 530 PLF SEISMIC SEE NOTE 1 743 PLF WIND 3/8" STRUCTURAL WOOD PANELS (BLOCKED) NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 4" O.C. @ EDGES 12" O.C. @ FIELD 1/2" Ø ANCHOR BOLT SPACING 16" W/ 3X P.T. SILL 5/8" Ø ANCHOR BOLT SPACING 24" W/ 3X P.T. SILL SILL SHEAR TRANSFER NAILING (2) ROWS 16d @ 4" O.C. (COMMON, BOX OR SINKER)
E	WALL SYSTEM STRENGTH: 960 PLF SEISMIC SEE NOTE 1 1344 WIND 3/8" STRUCTURAL WOOD PANELS (BLOCKED) (2) SIDES NAILING: 10d (COMMON OR HOT DIPPED GALVANIZED) 3" O.C. @ EDGES 12" O.C. @ FIELD 1/2" Ø ANCHOR BOLT SPACING 13" W/ 3X P.T. SILL 5/8" Ø ANCHOR BOLT SPACING 18" W/ 3X P.T. SILL SILL SHEAR TRANSFER NAILING (2) ROWS 16d @ 3" O.C. (COMMON, BOX OR SINKER)



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PROJECT



SHASTA COUNTY PRE-APPROVED
 ADUS

ADU 1 - 70 PSF SNOW LOAD

REVISIONS

DATE	DESCRIPTION

LICENSE STAMP



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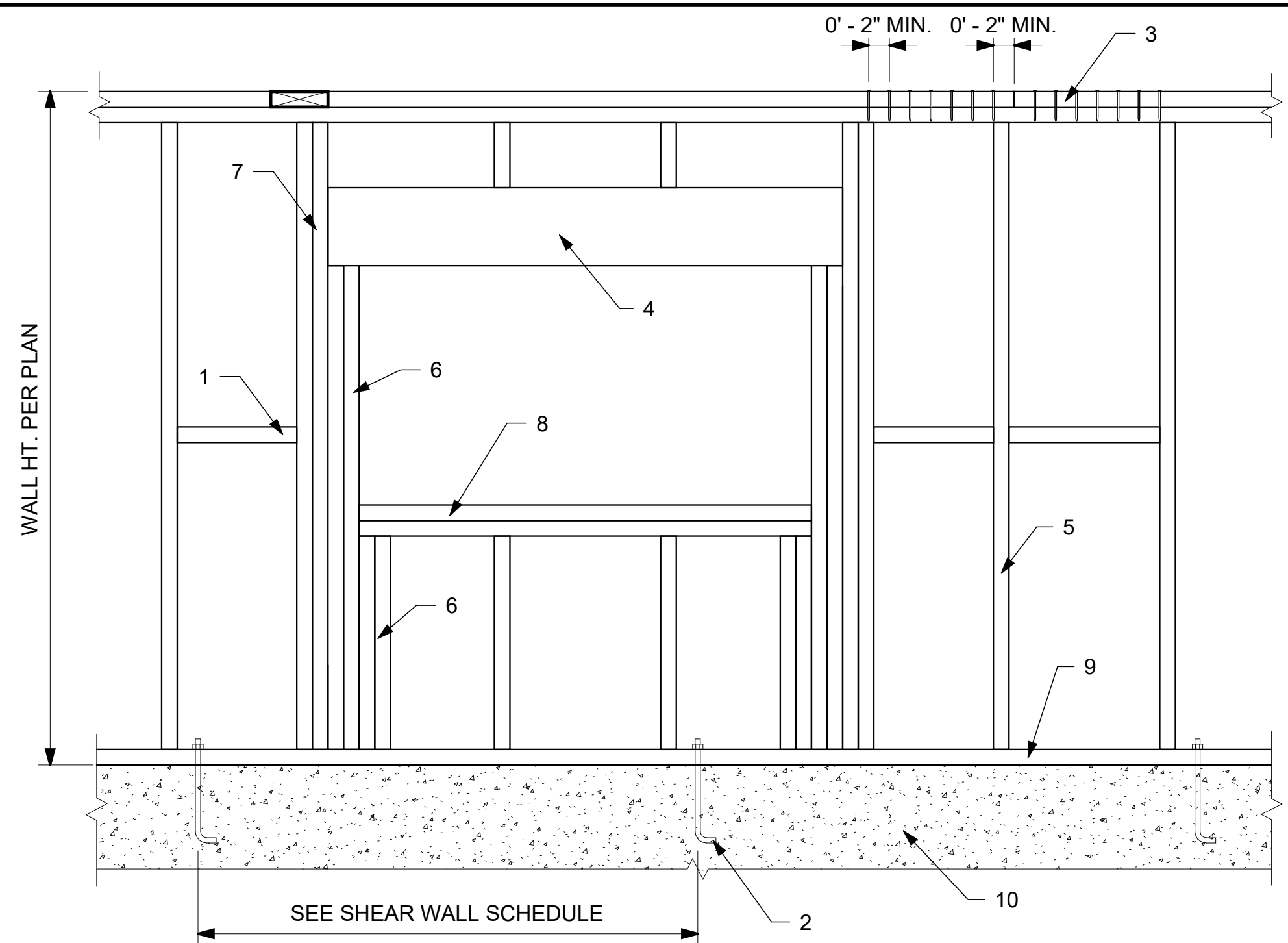
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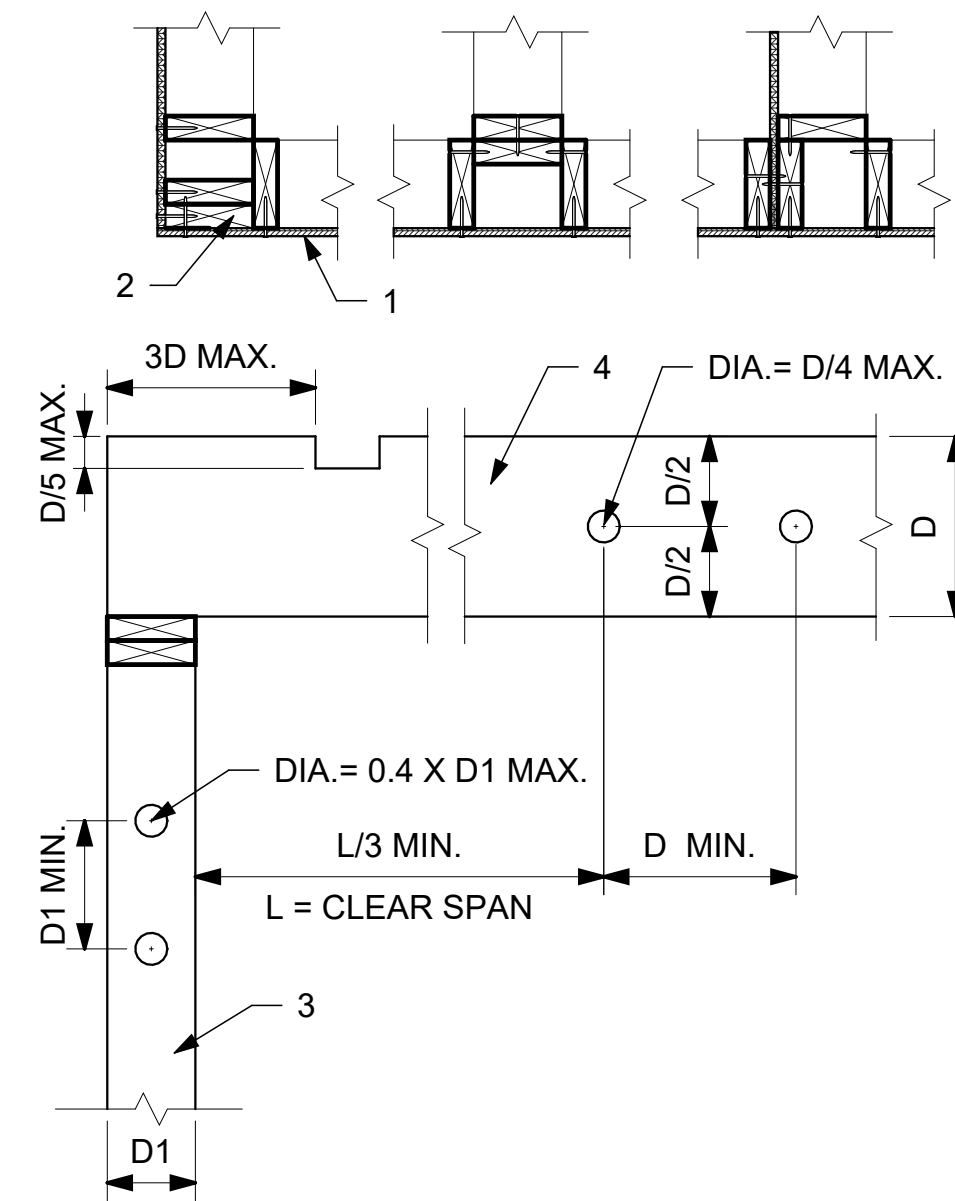
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FOUNDATION, ROOF FRAMING &
 SHEAR WALL PLAN

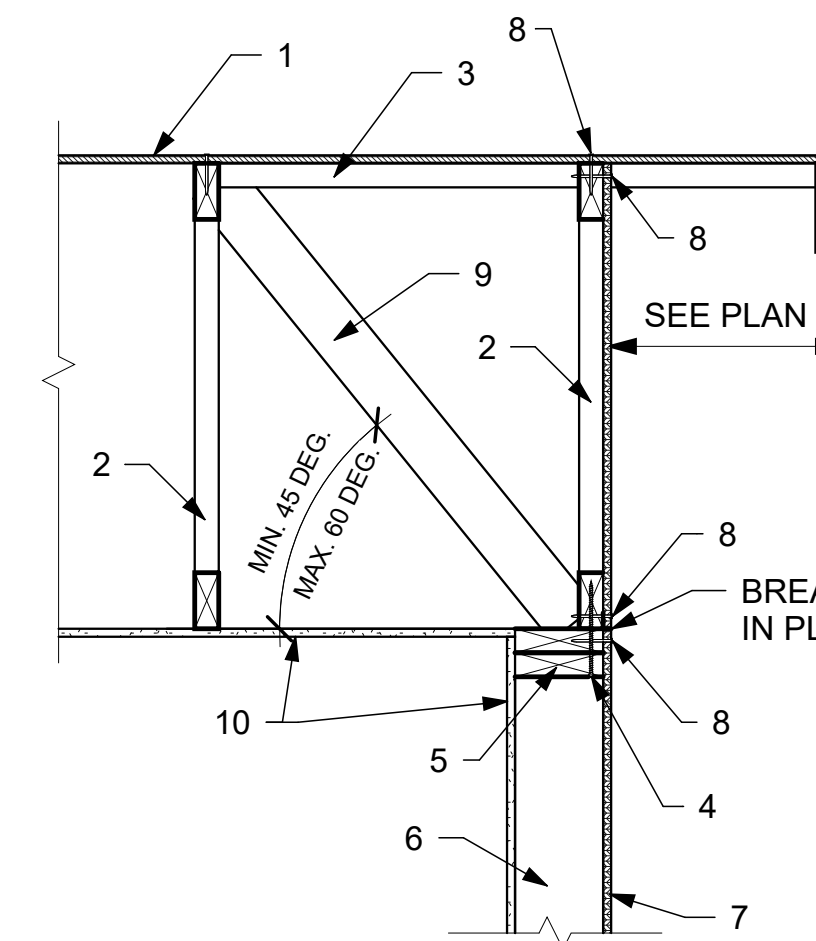
S2



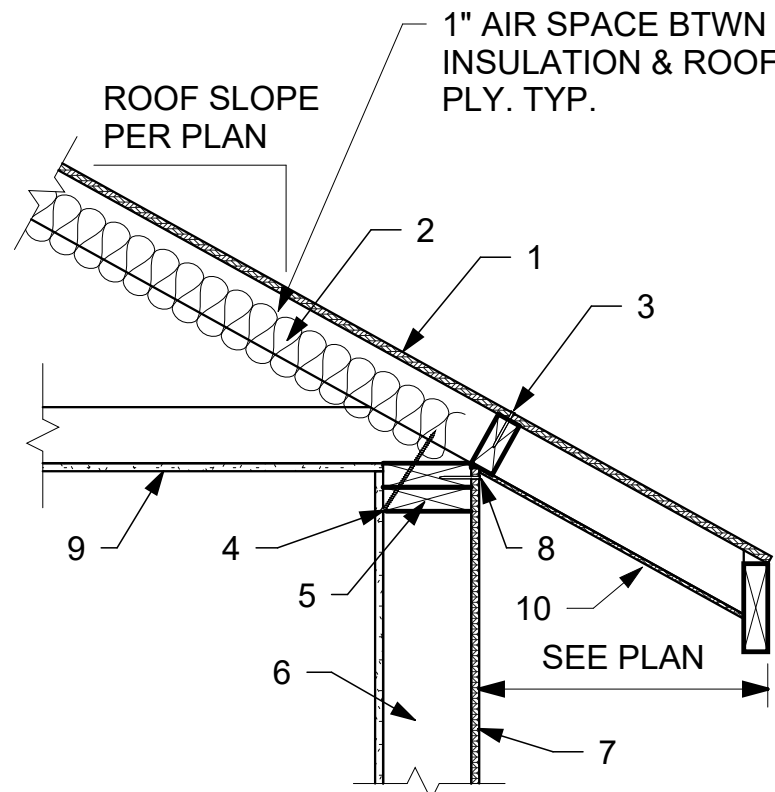
1 TYP. WALL FRAMING
1" = 1'-0"



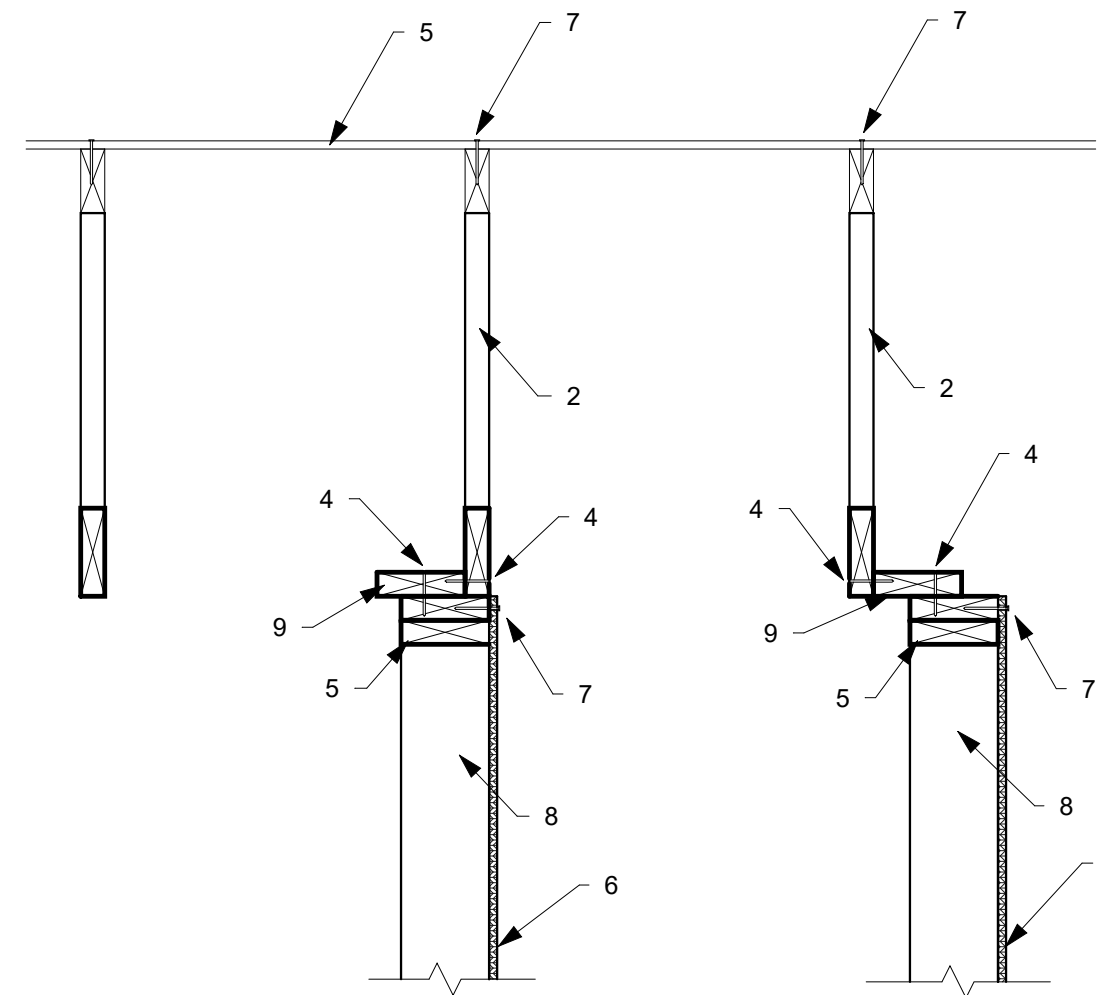
2 TYP. CORNERS/NOTCHES/HOLES
1" = 1'-0"



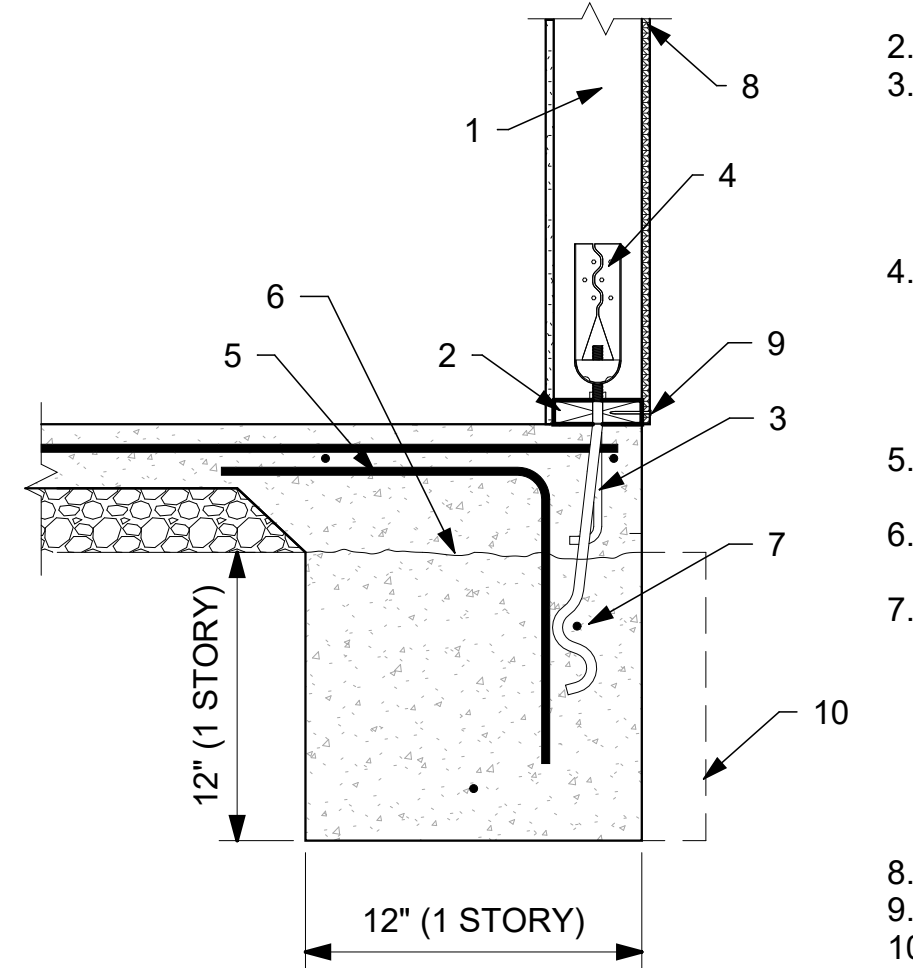
3 SHEAR CONN. @ GABLE
1" = 1'-0"



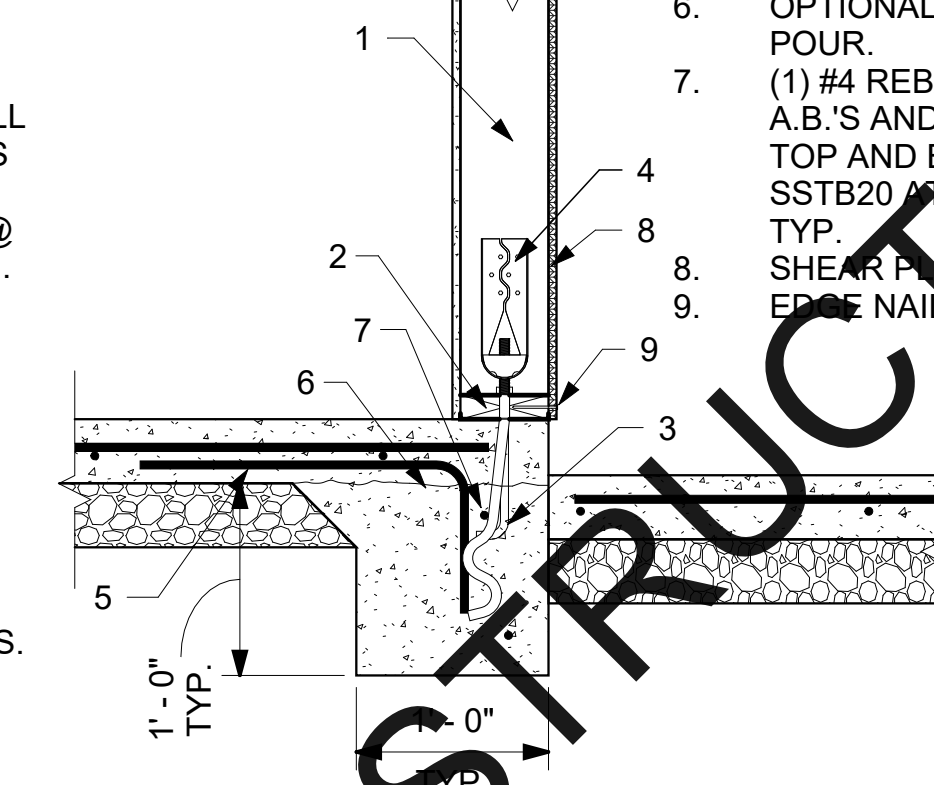
4 SHEAR CONN. @ EAVE
1" = 1'-0"



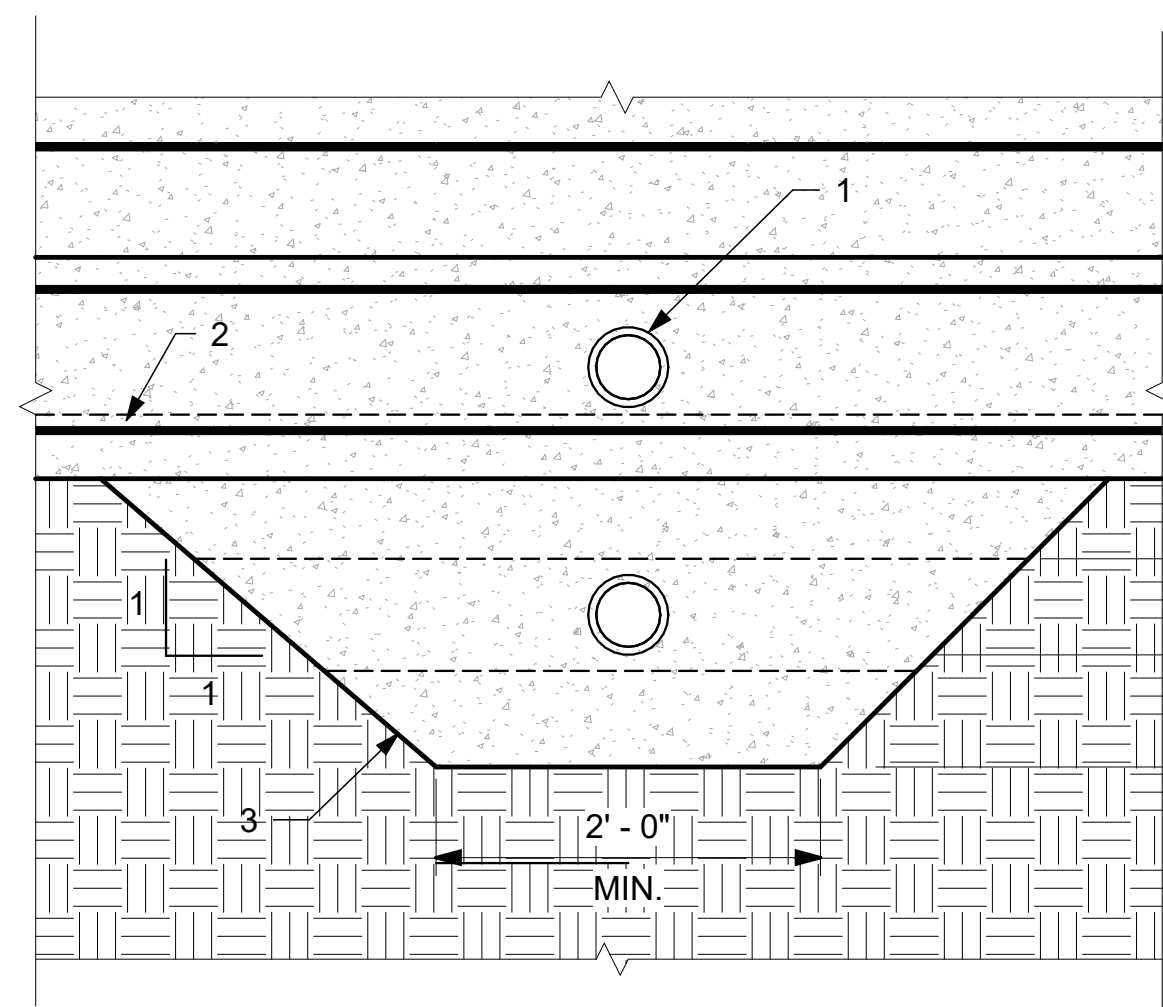
5 INTERIOR SHEAR TRANSFER
1" = 1'-0"



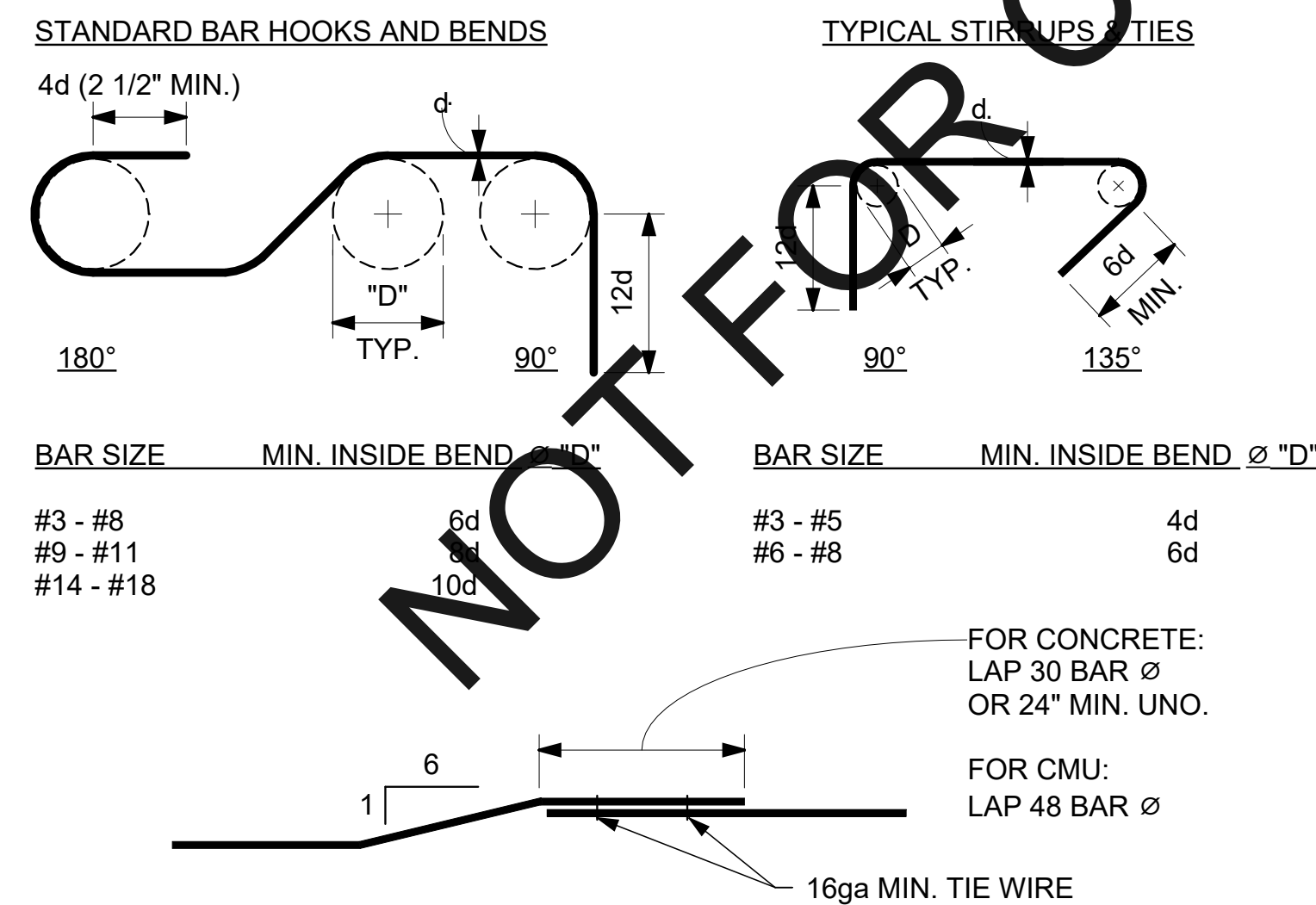
6 SHEAR & HOLD DOWN CONN. @ FND
1" = 1'-0"



7 SHEAR TRANSFER @ INT. SLAB FTG.
1" = 1'-0"



8 TYP. PIPE PENETRATION
1" = 1'-0"



9 TYP. HOOKS & BENDS
1" = 1'-0"



PROJECT



SHASTA COUNTY PRE-APPROVED ADUS

ADU 1 - 70 PSF SNOW LOAD

REVISIONS

DATE	DESCRIPTION

LICENSE STAMP



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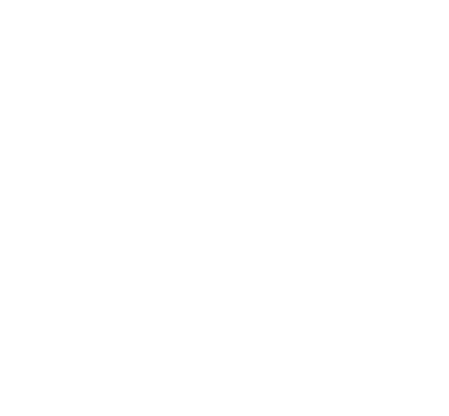
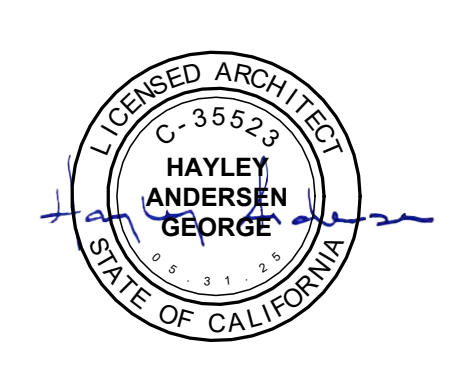
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FOUNDATION & FRAMING DETAILS

S3

DATE	DESCRIPTION



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PIPING EQUIPMENT SCHEDULE

TAG	FIXTURE	REQUIREMENT
TT	TOILETS	OWNER OPTION - CERAMIC GRAVITY TANK TOILET 1.28 GALLONS PER FLUSH MAXIMUM
LAV	LAVATORIES	OWNER OPTION - FAUCET - 1.2 GPM AT 60 PSI MAXIMUM / 0.8 GPM AT 20 PSI MIN
T/S	TUB / SHOWER	OWNER OPTION - SHOWER HEAD - 1.8 GPM AT 80 PSI MAXIMUM (TUB & SHOWER VALVES WITH SCAULD GUARD AND PRESSURE BALANCE)
KS	KITCHEN SINK	OWNER OPTION - FAUCET - 1.8 GPM AT 60 PSI
IM	ICE MAKER VALVE BOX	OWNER OPTION RECESSED BOX WITH 1/4 TURN BALL VALVE
CW	CLOTHES WASHER OUTLET BOX	GUY GREY FR-12 FIRE-RATED METAL BOX (OR EQUAL) WITH WATER HAMMER ARRESTORS RECESSED BOX WITH 1/4 TURN BALL VALVE CONNECTIONS 2" DRAIN OUTLET SET 48" A.F.F.
CD	CLOTHES DRYER	OWNER OPTION -
WH	WATER HEATER	HYBRID ELECTRIC TANK - RE: ENERGY DOCUMENTS 40 GALLON RHEEM HPLD401RH DIRECT VENT INLET & OUTLET THROUGH EXTERIOR WALL
HB	HOSE BIB	OWNER OPTION - FROST-FREE, SELF-DRAINING
FS	FIRE PROTECTION BACK FLOW PREVENTOR	WILKINS 975 (OR EQUAL) REDUCED PRESSURE PRINCIPAL DETECTOR, SIZE - 2" WITH STRAINER
BF	DOMESTIC WATER BACKFLOW PREVENTOR	WILKINS 975XL (OR EQUAL) REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTOR, SIZE - 1 1/2" WITH STRAINER
WP	WATER PURIFIER	OWNER OPTION TO ADD, RECOMMENDED-NOT SHOWN
FSR	FIRE SPRINKLER RISER	MINIMUM 1-1/2" DIAMETER FIRE SPINKLER RISER RE: DEFERRED APPROVAL WHERE REQUIRED
DW	DISHWASHER	OWNER OPTION - INSTALL DISHWASHER ON SHEET METAL PAN WITH 1-1/2" DRAIN TO EXTERIOR. PRIME DRAIN TRAP W/ MINERAL OIL & TAPE PAN ON (3) SIDES TO WALL AND CABINETS
US	UTILITY SINK	OWNER OPTION - FAUCET - 1.8 GPM AT 60 PSI
CO	CLEAN-OUT	PLUMBER OPTION -

HOT WATER DIST. SYSTEMS

MANDATORY REQUIREMENTS FOR HOT WATER DISTRIBUTION SYSTEMS
 PIPE INSULATION FOR ALL BUILDINGS

- ALL DOMESTIC HOT WATER SYSTEM PIPING CONDITIONS LISTED BELOW, WHETHER BURIED OR UNBURIED, MUST BE INSULATED PER CNC TABLE 120.3-A.
 - THE FIRST 5 FEET (1.5 METERS) OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
 - ALL PIPING WITH A NOMINAL DIA. OF 3/4" (19 MILLIMETERS) OR LARGER
 - ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RE-CIRCULATION SYSTEM REGARDLESS OF THE PIPE DIA.
 - PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK OR BETWEEN TANKS.
 - PIPING BURIED BELOW GRADE.
 - ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN SINK.

IN ADDITION TO INSULATION REQUIREMENTS, ALL DOMESTIC HOT WATER PIPES THAT ARE BURIED BELOW GRADE MUST BE INSTALLED IN A WATERPROOF AND NONCRUSHABLE CASING OR SLEEVE.

SHEET NOTES

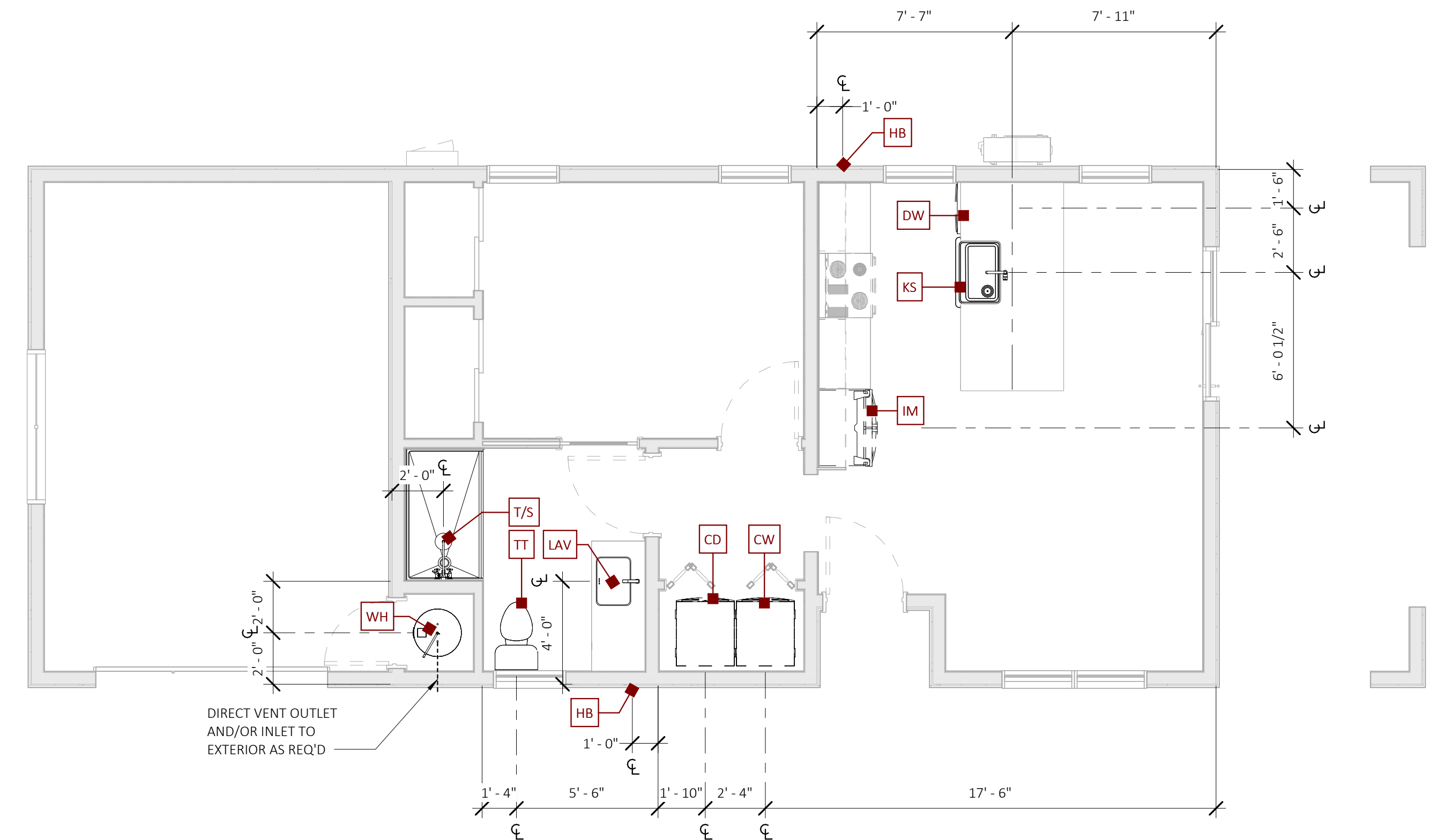
- PLUMBING CODE ANALYSIS REFER SHEETS G4.0.
- ALL DIMENSIONS ARE FROM THE EXTERIOR FACE OF THE FOUNDATION OR FACE OF STUD
- ANCHOR OR STRAP WATER HEATER TO RESIST EARTHQUAKE MOTION. CPC SECTION 507.2
- WATER OUTLETS WITH HOSE ATTACHMENTS AND HOSE BIBS MUST HAVE APPROVED NONREMOVABLE TYPE BACK FLOW PREVENTION DEVICES INSTALLED. CPC SECTION 603.5.7.
- PROVIDE MINIMUM OF 1/4" PER FT. SLOPE FOR HORIZONTAL DRAINAGE PIPE. CPC SECTION 708.
- NO VENT FROM INDIRECT WASTE PIPING SHALL COMBINE WITH A SEWER CONNECTED VENT, BUT SHALL EXTEND SEPARATELY TO OUTSIDE AIR. CPC SECTION 803.
- CLOTHES WASHER STANDPIPE RECEPTOR SHALL EXTEND BETWEEN 18 AND 30 INCHES ABOVE ITS TRAP. THE TRAP SHALL BE BETWEEN 6 AND 18 INCHES ABOVE THE FLOOR. PER CPC 804
- PRESSURE TEMPERATURE RELIEF VALVES SHALL TERMINATE OUTSIDE THE BUILDING WITHIN 6 TO 24 INCHES OF THE GROUND AND POINTING DOWN. SUCH DRAIN MAY TERMINATE AT OTHER APPROVED LOCATIONS. CPC SECTION 608.5(3).
- CLEAN OUTS SHALL BE PLACED INSIDE THE BUILDING NEAR THE CONNECTION BETWEEN THE BUILDING DRAIN AND THE BUILDING SEWER OR INSTALLED OUTSIDE THE BUILDING AT THE LOWER END OF THE BUILDING DRAIN AND EXTENDED TO THE STREET. CPC SECTION 719.
- PROVIDE BONDING FROM COLD TO HOT WATER PIPING TO COMPLY WITH NEC SECTION 250.90.
- NO DOMESTIC DISHWASHER SHALL BE CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING. CPC SECTION 807.3.
- SHOWER VALVES SHALL BE AN INDIVIDUAL CONTROL VALVE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES TO LIMIT THE TEMPERATURE OF THE WATER TO A MAXIMUM TEMPERATURE OF 120 DEGREES FARENHEIT. SECTION 608.3.
- WATER CLOSING VALVE SHALL BE MAXIMUM 1.28 GALLONS PER FLUSH. CPC 411.2
- SHOWER BATH TUBS SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 408.3
- FIRST FLOOR HEATING (GALLONS) OF THE WATER HEATER AS SHOWN IN CPC TABLE 501.1
- WATER HEATERS (GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS) SHALL BE INSTALLED 18 INCHES MINIMUM ABOVE THE GARAGE FLOOR. CPC 507.13
- PROVIDE PROTECTION FOR WATER HEATER IN GARAGE TO PREVENT FROM VEHICLE IMPACT (e.g., BOLLARD) CPC 507.13.1
- PRIOR TO FINAL PERMIT APPROVAL THE PERMIT APPLICANT SHALL REPLACE ALL NON COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. SEC 1101.1-1101.9 CALIFORNIA CIVIL CODE

NOT FOR CONSTRUCTION

PIPING MATERIAL SCHEDULE

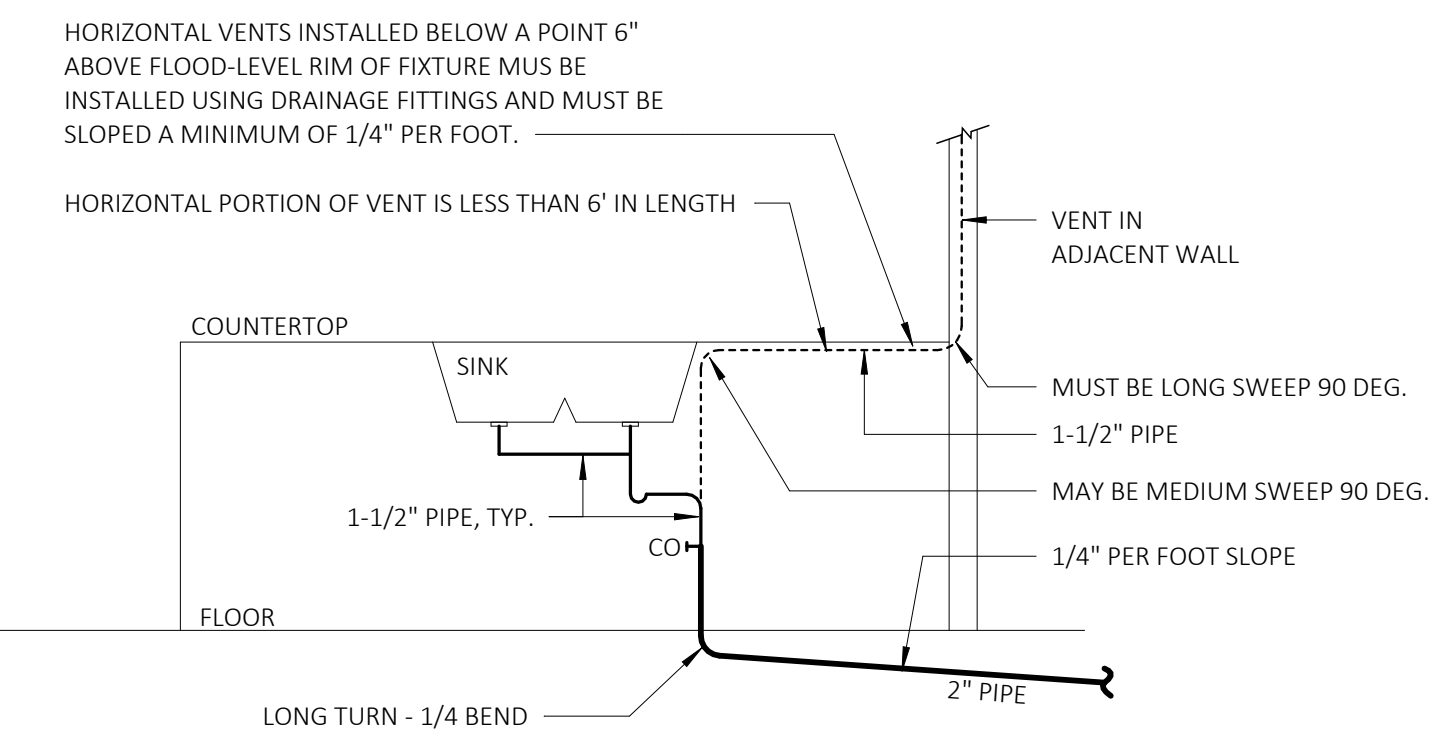
LABEL	FIXTURE	WASTE	VENT	CW	HW	CLEANOUT
WC	WATER CLOSET	3"	2"	1/2"	-	YES
LAV	LAVATORY	2"	1 1/2"	1/2"	1/2"	YES
T/S	TUB/SHOWER	2"	1 1/2"	1/2"	1/2"	YES
S	SINK	2"	1 1/2"	1/2"	1/2"	YES
D.W.	DISHWASHER	2"	1 1/2"	1/2"	1/2"	NO
CW	CLOTHES WASHER	2"	1 1/2"	1/2"	1/2"	NO
WH	WATER HEATER	-	1 1/2"	3/4"	3/4"	NO
HB	HOSE BIB	-	-	3/4"	-	NO

NOTE:
 NOT ALL ITEMS MAY BE USED

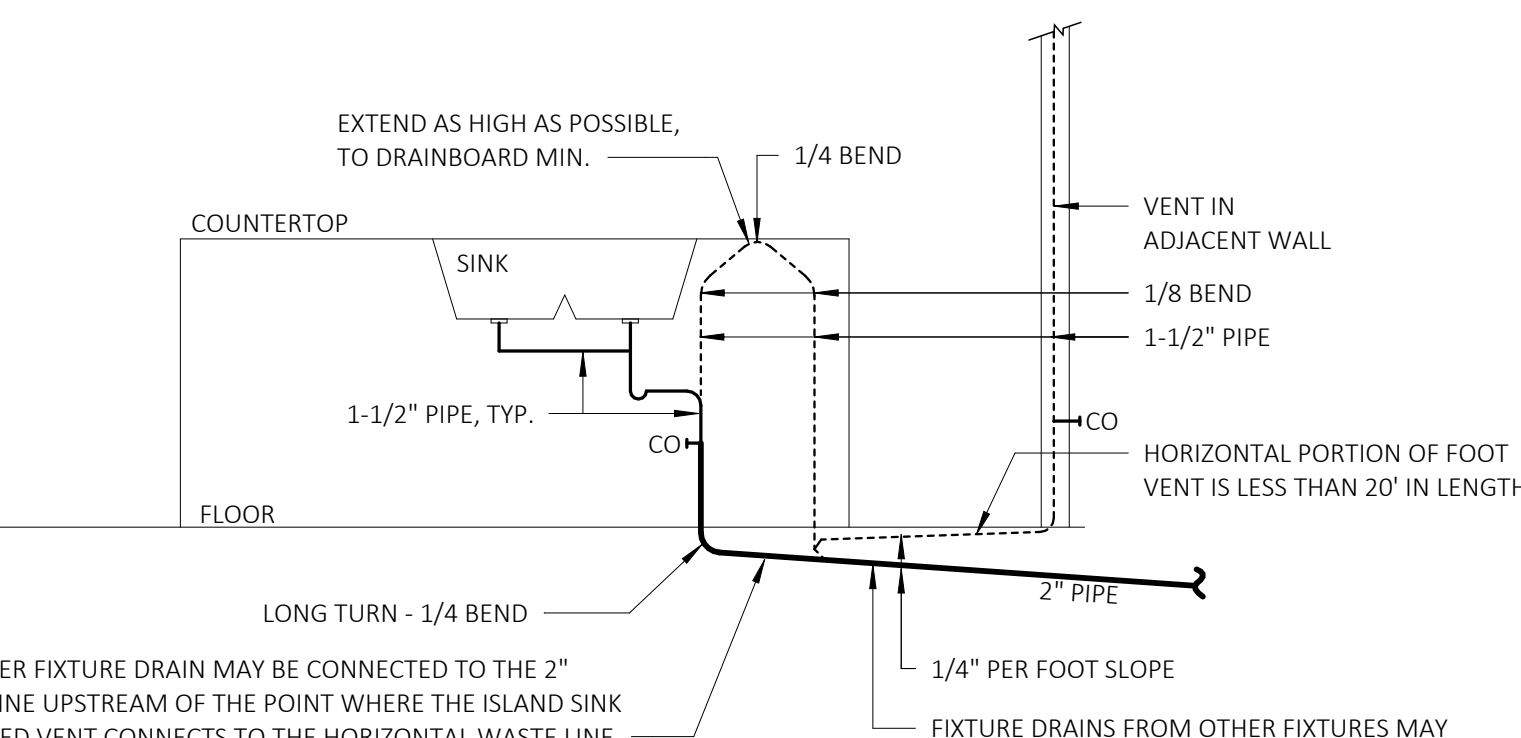


1 PLUMBING FLOOR PLAN

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

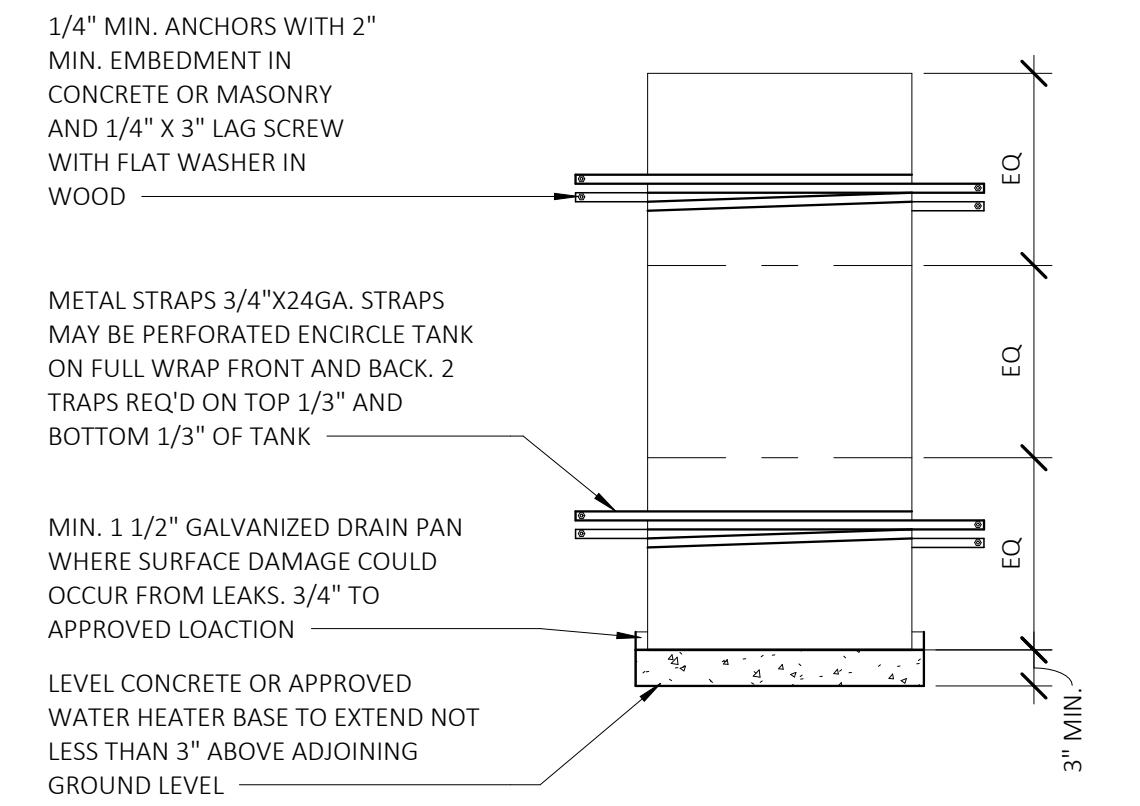


PENINSULA SINK INSTALLATION



ISLAND SINK INSTALLATION

PER 2022 CPC SECTION 909.0, DETAILS FROM IAPMO REFERENCE GUIDE, FIGURED 909.1A AND 909.1B

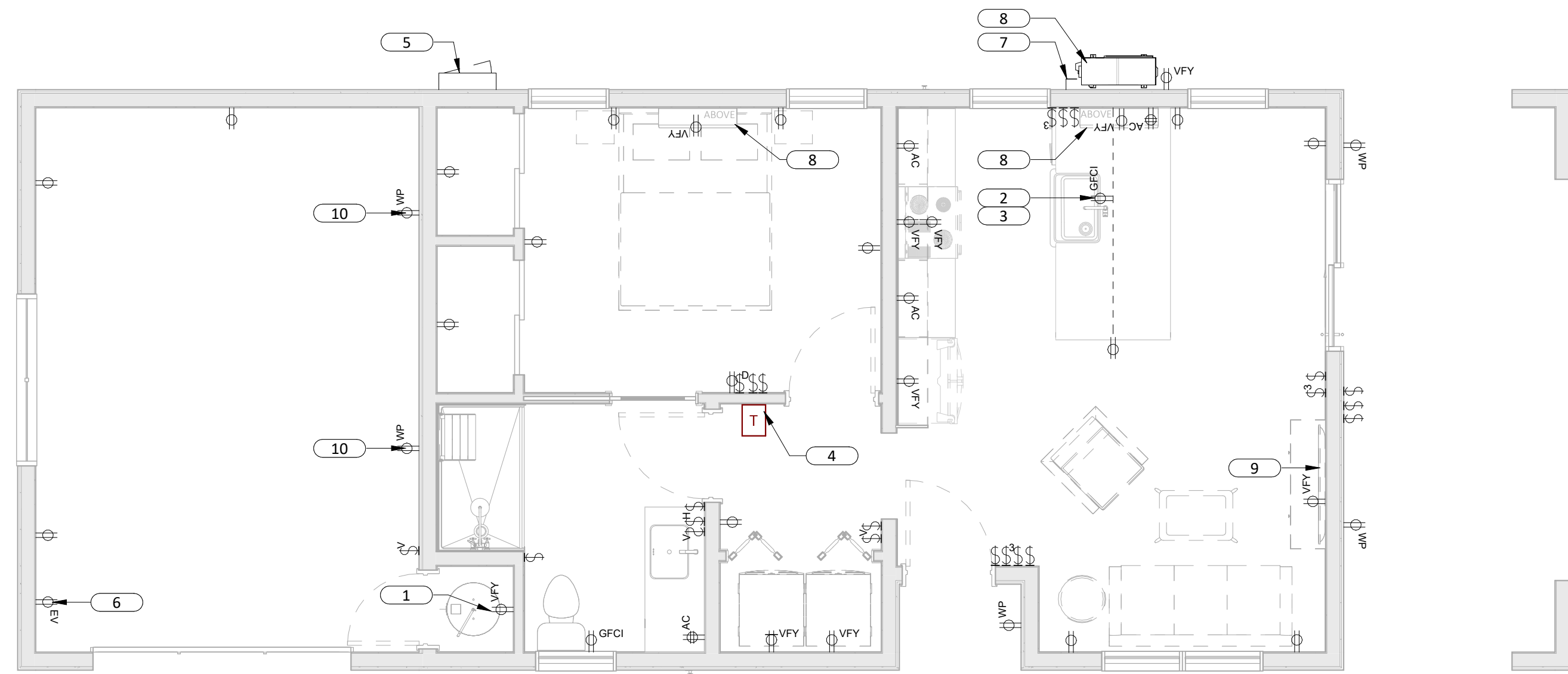


2 WATER HEATER STRAP DETAIL

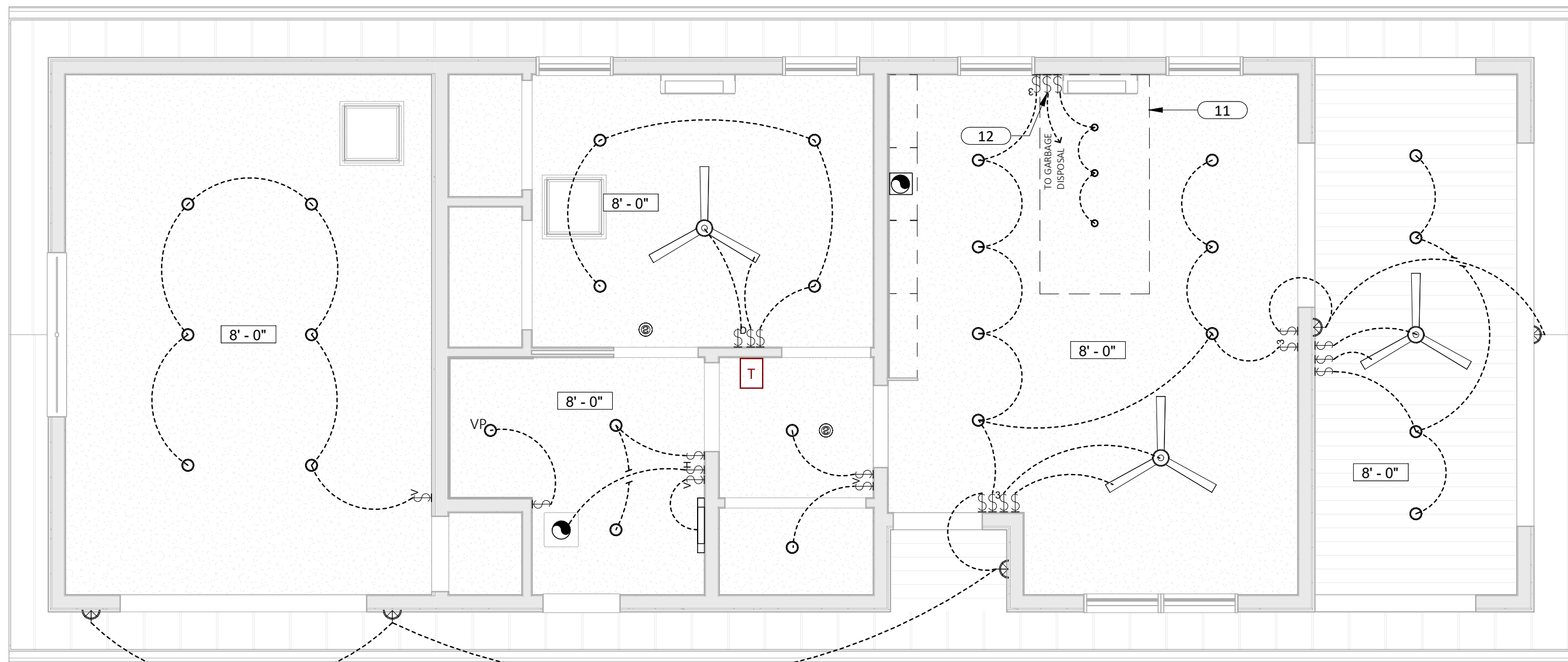
SCALE: 3/4" = 1'-0"

3 ISLAND LOOP VENT DETAIL

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



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



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

SHEET NOTES

- A. FOR CODE ANALYSIS IN ELECTRICAL AND MECHANICAL REFER SHEETS G4.0 AND G5.0
- B. RE: E1.0 FOR ADDITIONAL INFORMATION
- C. ALL OUTLETS LABELED "EAVE" TO BE INSTALLED 6" FROM UNDERSIDE OF SOFFIT AND ON TIMER SWITCH IN GARAGE
- D. ALL LIGHTING TO CONFORM TO TITLE 24, PART 6 (CALIFORNIA ENERGY CODE) LIGHTING REQUIREMENTS.
- E. HIGH EFFICACY LIGHTS ARE TO BE INSTALLED. IF THE LIGHTS ARE NOT HIGH EFFICACY, THEN THEY ARE TO BE CONTROLLED BY A VACANCY SENSOR. OUTDOOR LIGHTS MOUNTED TO THE BUILDING OR ON THE SAME PROPERTY ARE TO BE HIGH EFFICACY AND CONTROLLED BY A MOTION SENSOR IN COMBINATION WITH A PHOTOCELL CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT SYSTEM.
- F. COMBINATION CARBON MONOXIDE / SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED.
- G. ALL EXTERIOR LIGHTING TO BE EXTERIOR GRADE AND WUI COMPLIANT
- H. ALL CEILING FANS TO BE CENTERED IN ROOMS U.N.O.
- I. VANITY LIGHTS TO BE CENTERED OVER SINKS
- J. ALL LIGHTS TO BE DIMMER SWITCHES U.N.O.
- K. ALL 15 OR 20 AMP, 125- OR 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS INSERTED PER CEC 406.9(B).
- L. 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 CEILINGS, ABOVE COUNTERS OR BEHIND APPLIANCES. CEC 406.12
- M. ALL OUTLETS IN BATHROOMS ARE TO BE GFI PROTECTED
- N. ALL EXTERIOR OUTLETS ARE TO BE GFI PROTECTED

KEY NOTES

- 1. RECEPTACLE FOR HYBRID WATER HEATER, VERIFY WITH MFG.
- 2. RECEPTACLE FOR DISHWASHER
- 3. RECEPTACLE FOR GARBAGE DISPOSAL
- 4. THERMOSTAT - CONFIRM LOCATION WITH OWNER
- 5. 200A PANEL
- 6. ELECTRIC VEHICLE CHARGING ROUGH-IN. ALTERNATIVELY PROVIDE A DEDICATED BRANCH CIRCUIT FOR FUTURE E.V. CHARGING DEVICE
- 7. A/C DISCONNECT
- 8. MECHANICAL UNIT - RE: ENERGY CALC
- 9. LOCATION OF TELEVISION - VERIFY HEIGHT/CABLE REQUIREMENT AND RECEPTACLE HEIGHT WITH OWNER
- 10. WEATHER-PROOF RECEPTACLE WHERE GARAGE NOT CONSTRUCTED
- 11. OUTLINE OF ISLAND PENINSULA BELOW
- 12. SWITCH FOR GARBAGE DISPOSAL

SYMBOL LEGEND

RE: E1.0 FOR FULL LIST

	DUPLX POWER RECEPTACLE - GFCI WHERE INDICATED OR NOTED BELOW - RE: E1.0 FOR REQ'D LOCATIONS
	DUPLX POWER RECEPTACLE - HEIGHT AS INDICATED, +18" WHERE U.O.N
	DUPLX POWER RECEPTACLE - ABOVE COUNTER, GFCI REQUIRED
	DUPLX POWER RECEPTACLE - VERIFY HEIGHT WITH EQUIPMENT
	DUPLX POWER RECEPTACLE - WEATHER PROOF W/ EXTRA-DUTY BOX HOOD
	QUAD POWER RECEPTACLE GFCI REQUIRED
	SWITCH - NUMBER INDICATES MULTI-SWITCHING
	TIMER SWITCH
	DIMMER SWITCH
	VACANCY SWITCH - 'M' MAY BE INDICATED FOR MOTION
	SWITCH WITH INTEGRAL HUMIDISTAT
	DOOR-ACTIVATED LIGHT SWITCH
	IN-FLOOR POWER RECEPTACLE - VERIFY LOCATION W/ OWNER (RECEPTACLE TYPE VARIES)
	EXTERIOR WALL SCONCE - TO BE CONTROLLED WITH MANUAL ON/OFF SWITCH PLUS AN ASTRONOMICAL TIME CLOCK OR PHOTOCELL AND MOTION SENSOR OR PHOTOCELL AND TIME SWITCH

NOT FOR CONSTRUCTION

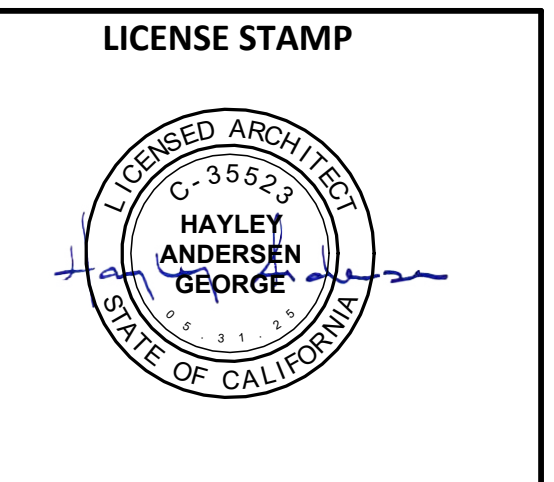


PROJECT

SHASTA COUNTY PRE-APPROVED ADUS
ADU 1 - PACIFIC CREST COTTAGE

REVISIONS

DATE	DESCRIPTION
8/29/23	A SC Remarks



CONSULTANT

AGENCY APPROVAL

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PROJ ARCH : HMA
SET ISSUE DATE: 8/7/2023

POWER & LIGHTING PLAN
E2.0