

YARROW ACCESSORY DWELLING UNIT

SHASTA COUNTY PRE-APPROVED ADUS



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 STOREFRONT 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.

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S3.3	STRUCTURAL DETAILS - 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 CLASS.....	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 GARAGE AREA (OPTION 'B' ONLY) 448 SQ. FT.

NEW COVERED PORCHES 288 SQ. FT.

DEFERRED SUBMITTAL:

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

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NOT FOR CONSTRUCTION

REV	DATE	JOB NUMBER	CADD FILE

DATE: 09/20/2023
JOB NUMBER: 23-0005
CADD FILE: YARROW ADU

SHEET NAME & PROJECT: YARROW ACCESSORY DWELLING UNIT

CMC ARCHITECTURE
338 BLUFF CANYON ROAD
REDFORT, CA 96080
(930) 440-9256

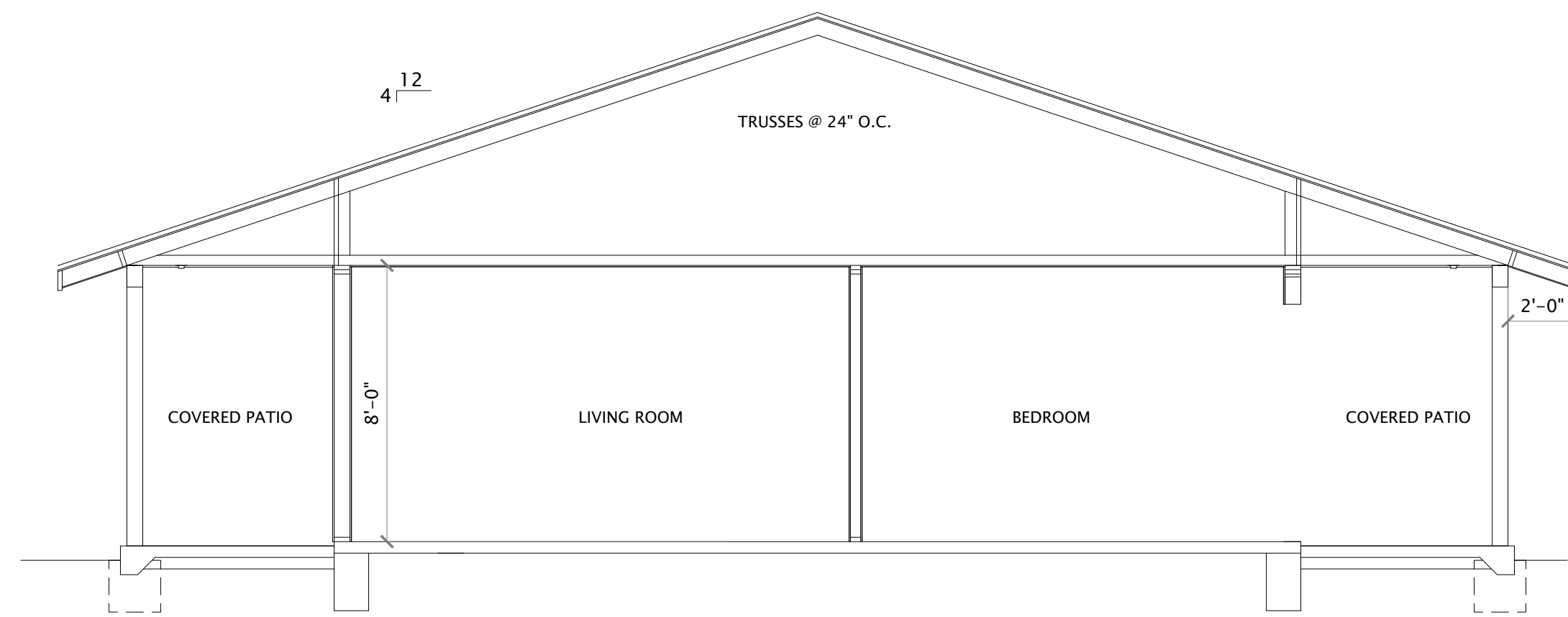
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SHEET: T1

PERMIT SET



1 FRONT ELEVATION - OPTION A (GABLE ROOF)
SCALE: 1/4" = 1'-0"



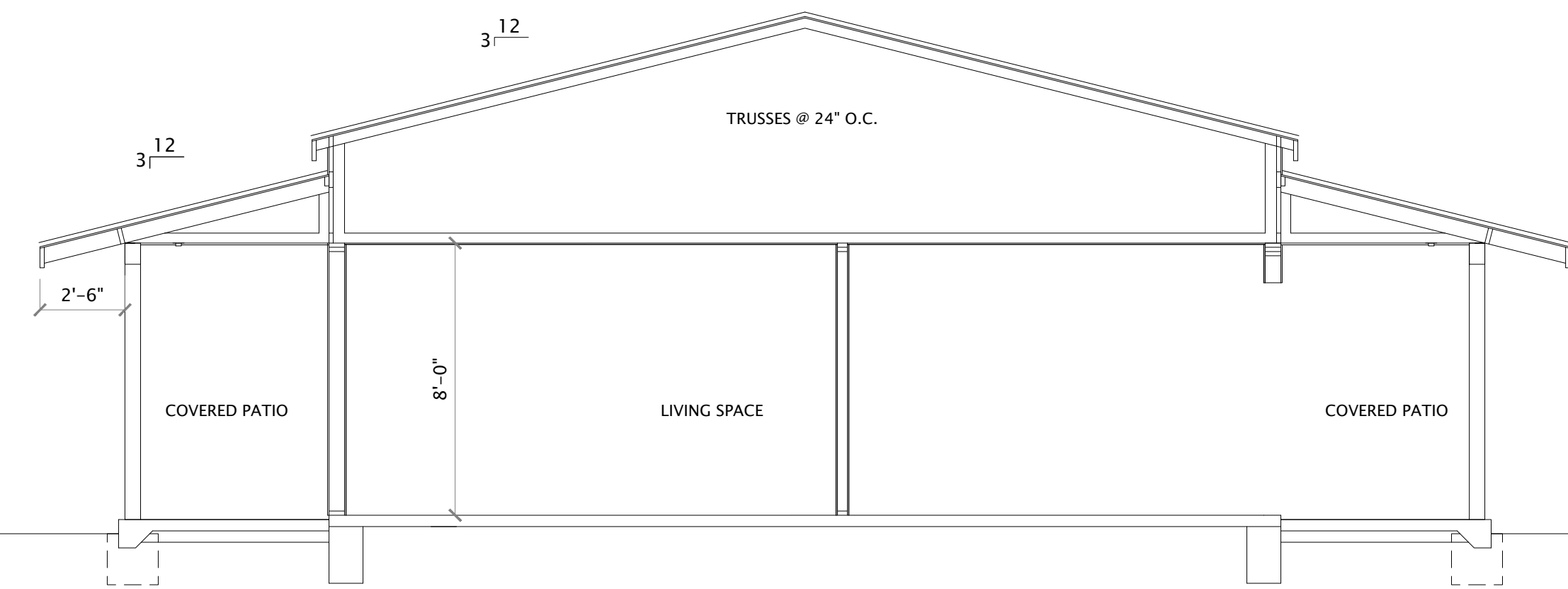
1A SECTION - OPTION A (GABLE ROOF)
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1 FLOOR PLAN - 672 SQ. FT.
SCALE: 1/4" = 1'-0"



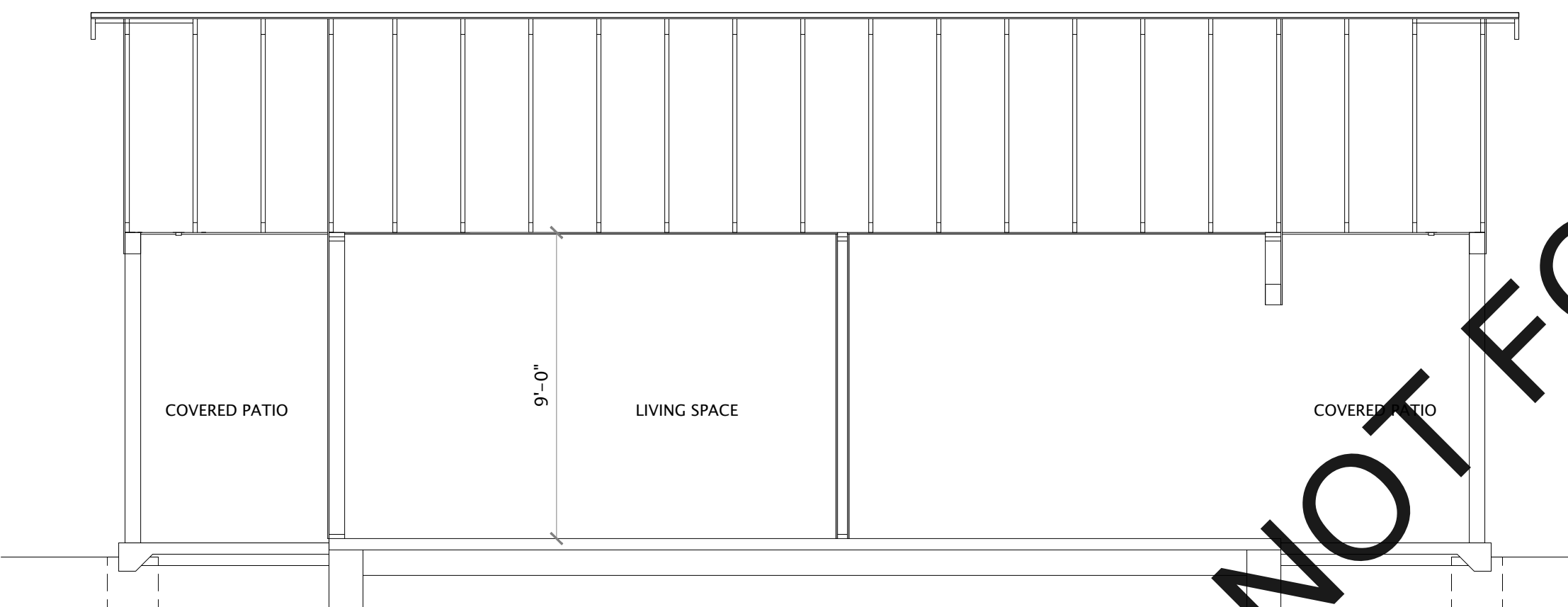
2 FRONT ELEVATION - OPTION B (WITH GARAGE)
SCALE: 1/4" = 1'-0"



2A SECTION - OPTION B (WITH GARAGE)
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION - OPTION C (ROTATED ROOF)
SCALE: 1/4" = 1'-0"



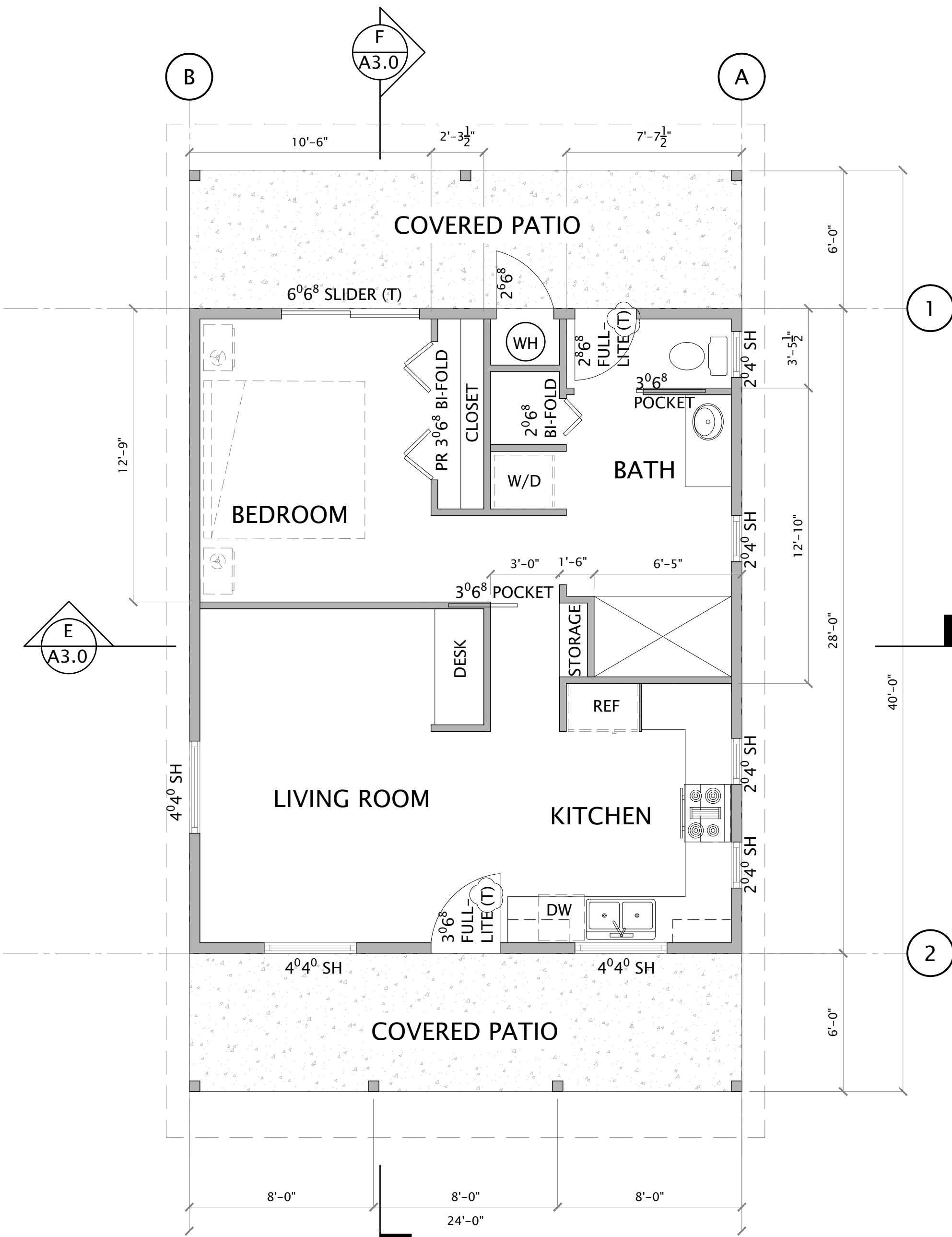
3A SECTION - OPTION C (ROTATED ROOF)
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

SEE SHEET T1 FOR SHEET LIST

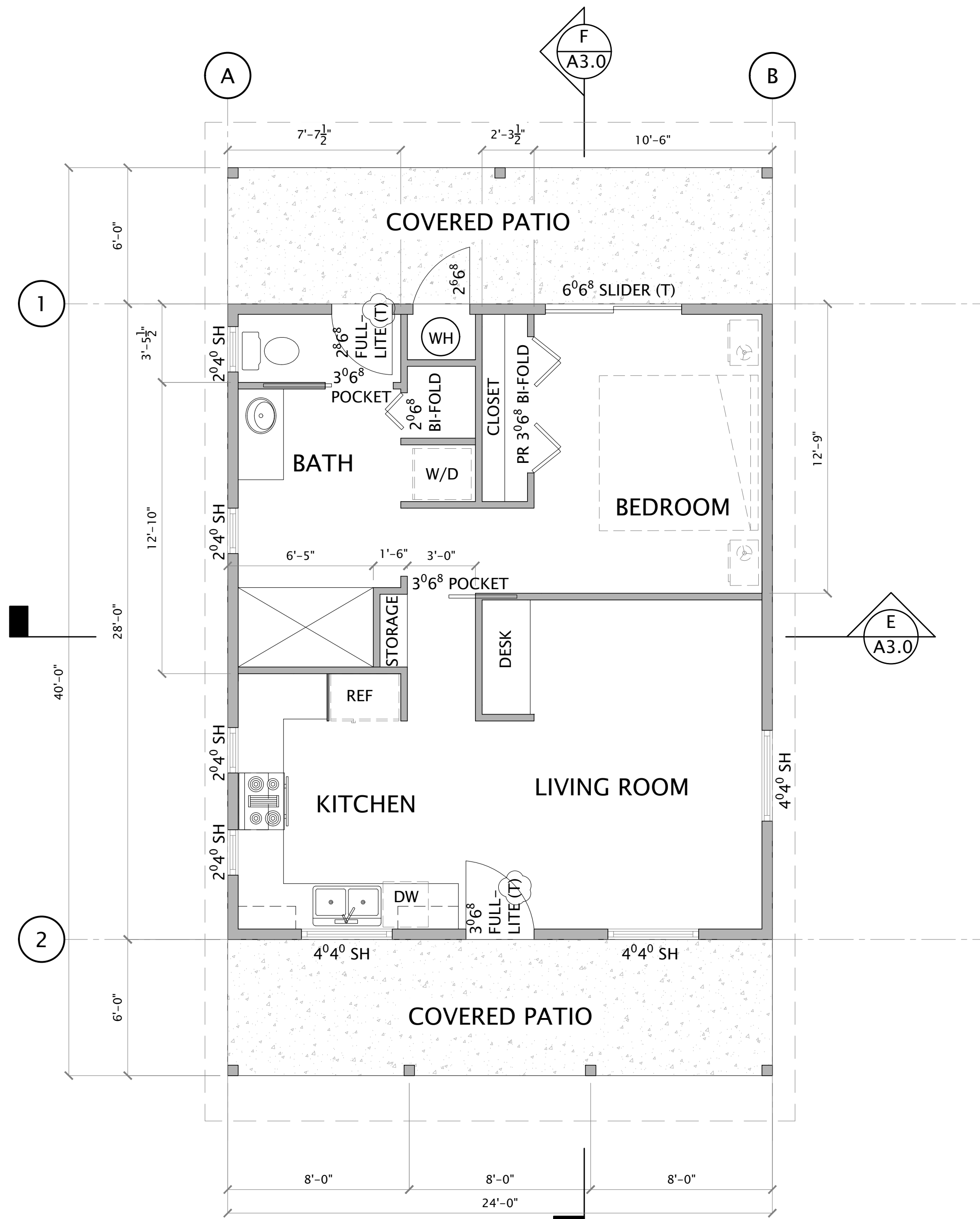
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<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">NO.</td> <td style="width: 70%;">DESCRIPTION</td> <td style="width: 20%;">DATE</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE				<p>DATE: 09/20/2023 JOB NUMBER: CADD FILE: </p>	<p>SEAL</p> <p>09/20/2023</p>	<p>ANTONETTE CARABAS ARCHITECT C-33355 RENEWAL: 2/28/25 STATE OF CALIFORNIA</p>	<p>COUNTY OF SHASTA CALIFORNIA</p>	<p>SHEET NAME & PROJECT OPTIONS YARROW ACCESSORY DWELLING UNIT</p>	<p>CMC ARCHITECTURE 358 BLUE HILL CIRCLE RED BLUFF, CA 96080 (930) 440-9266</p>	<p>ARCHITECTURE CMCARK.COM</p>	<p>SHEET</p> <p style="font-size: 24pt; font-weight: bold;">T2</p> <p>PERMIT SET</p>
NO.	DESCRIPTION	DATE												



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

REFER TO OPTION "A" DRAWINGS FOR ELECTRICAL AND STRUCTURAL



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

WALL LEGEND:

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

GENERAL NOTES:

- EXTERIOR BEARING WALLS: 2x6 STUDS @16" O/C, U.O.N..
- FIRE BLOCK: WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER ARCHITECTURAL ELEMENTS. AT 10 FOOT HORIZONTAL INTERVALS PER CRC SECTION 717.1. FIRE BLOCK PIPES, DUCTS AND CHIMNEYS AT FLOORS AND CEILINGS PER CRC SECTION 708.2.1.
- PENETRATIONS OF WALL OR FLOOR-CEILING ASSEMBLIES REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION R302.2 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 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 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 OR LESS THAN 60" ABOVE THE WALKING SURFACE AND WITHIN 60" OF A TUB OR SHOWER PER CBC SECTION 2406.4 & CRC SECTION R308.4
- 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.

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DATE	09/20/2023	JOB NUMBER		CADD FILE	
BY					

DATE: 09/20/2023
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SHEET: 09/20/2023

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

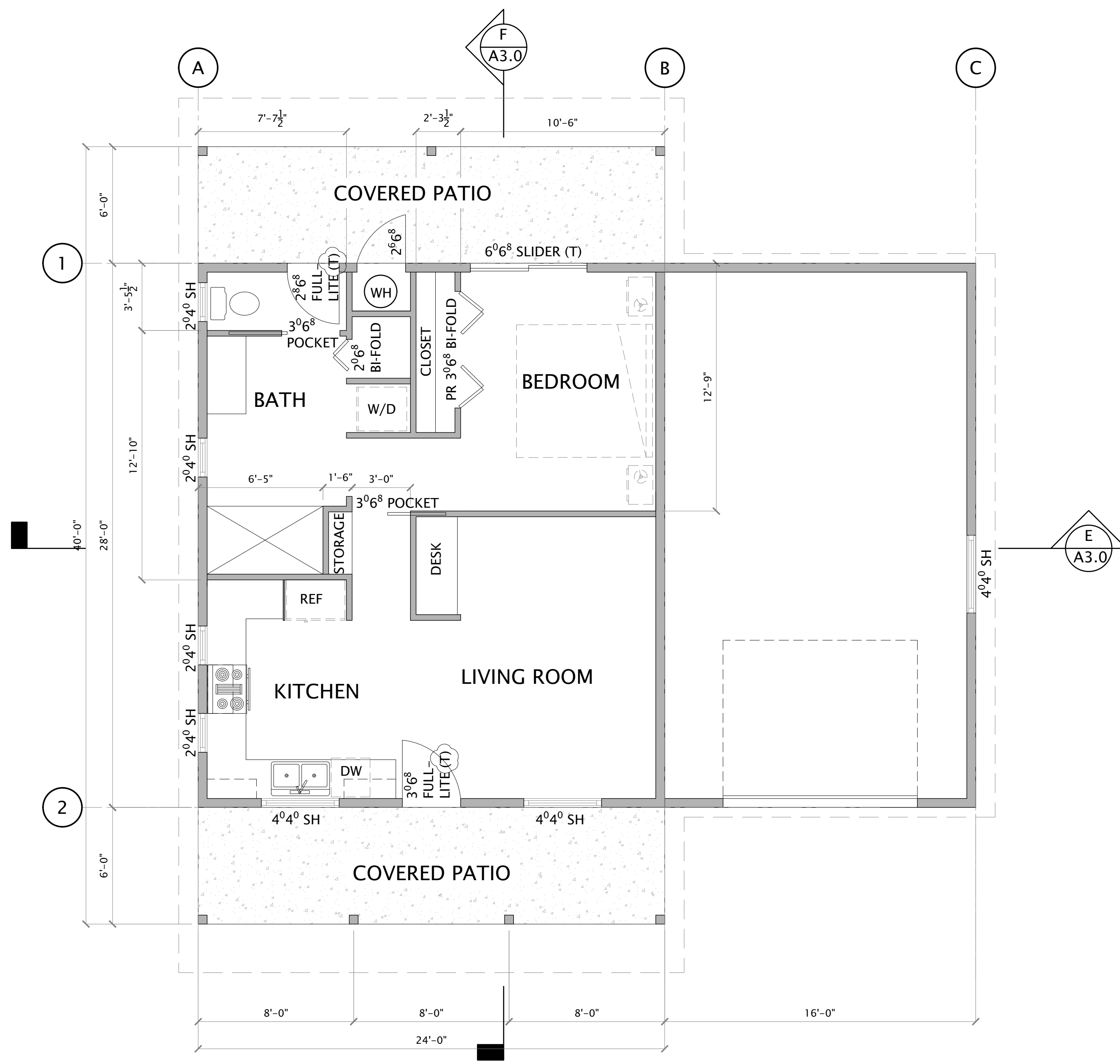
COUNTY OF SHASTA CALIFORNIA

SHEET NAME & PROJECT
FLOOR PLAN-OPTIONS 'A','C' & MIRRORED
YARROW ACCESSORY DWELLING UNIT

CMC ARCHITECTURE
3215 HIGHLAND AVE
REDFORD, CA 96080
(530) 440-9256

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SHEET
A2.1A
PERMIT SET



1 FLOOR PLAN
 672 SQ. FT. DWELLING + 448 SQ. FT. GARAGE
 SCALE: 1/4" = 1'-0"

WALL LEGEND:

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

GENERAL NOTES:

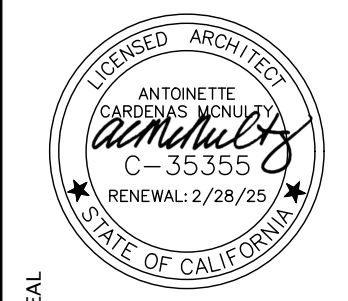

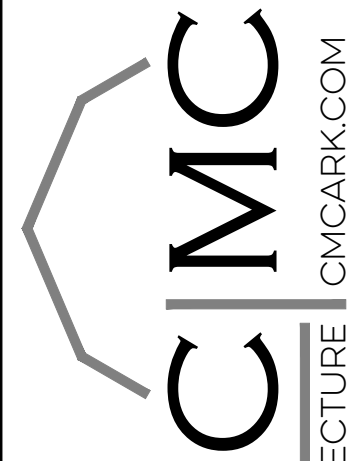
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7. EXTERIOR DOORS AND DOOR BETWEEN GARAGE & DWELLING SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT, LISTED UNDER SFM 12-7A-1, A 20 MIN. LISTED ASSEMBLY OR SOLID CORE 1 3/4" WITH INTERIOR FIELD PANEL THICKNESS NOT LESS THAN 1 1/4".
8. FIRE BLOCK PIPES, DUCTS AND CHIMNEYS AT FLOORS AND CEILING PER CBC SECTION 708.2.1.
9. ALL GLAZING INCLUDING GLAZING IN GARAGE VEHICLE DOORS IS INSULATED/DUAL PANE GLASS WITH A MINIMUM OF ONE TEMPERED PANE OR GLASS BLOCK OR BE 20 MINUTE RATED OR LISTED UNDER SFM 12-7A-2. CRC 327.8.

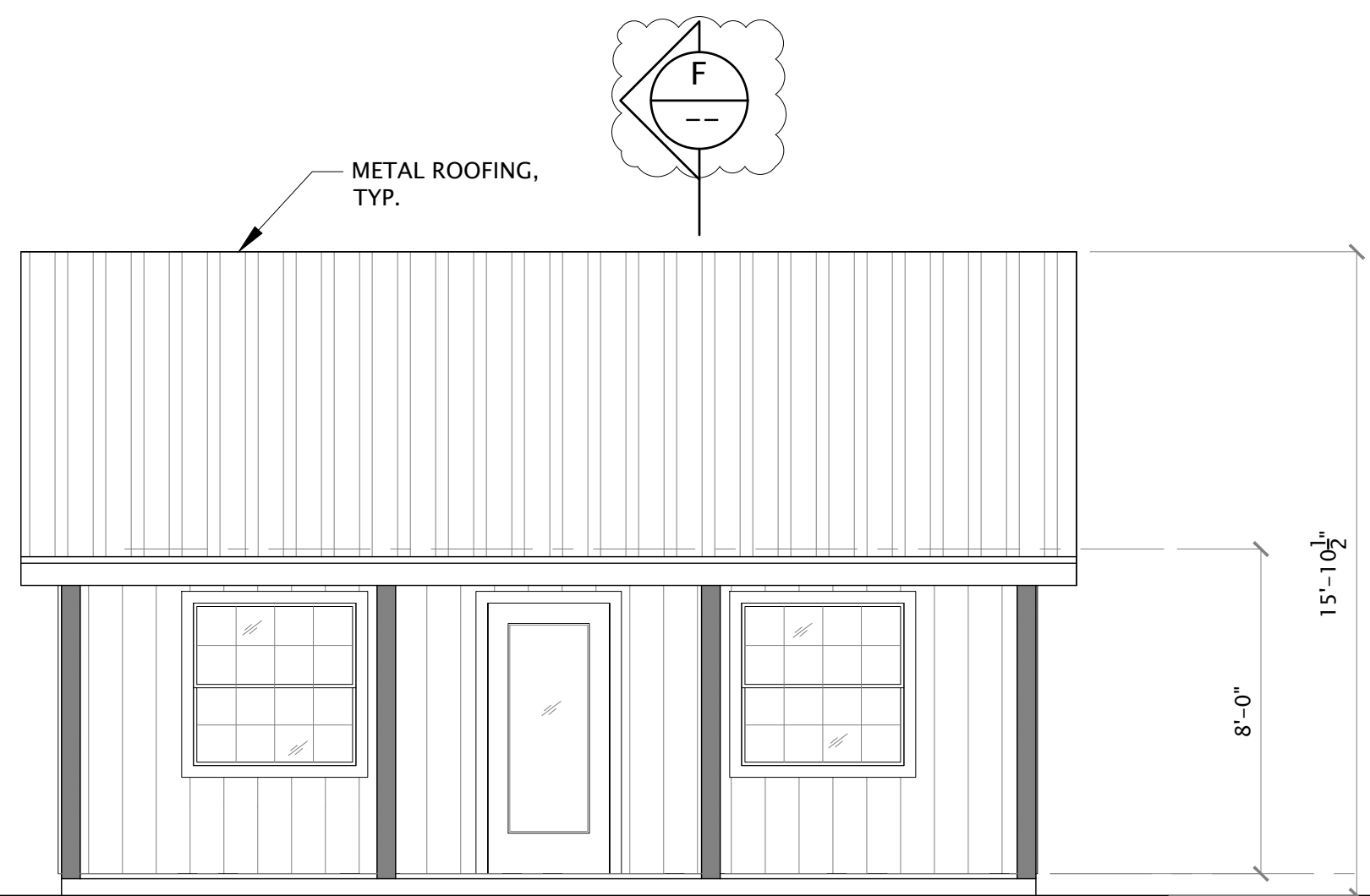
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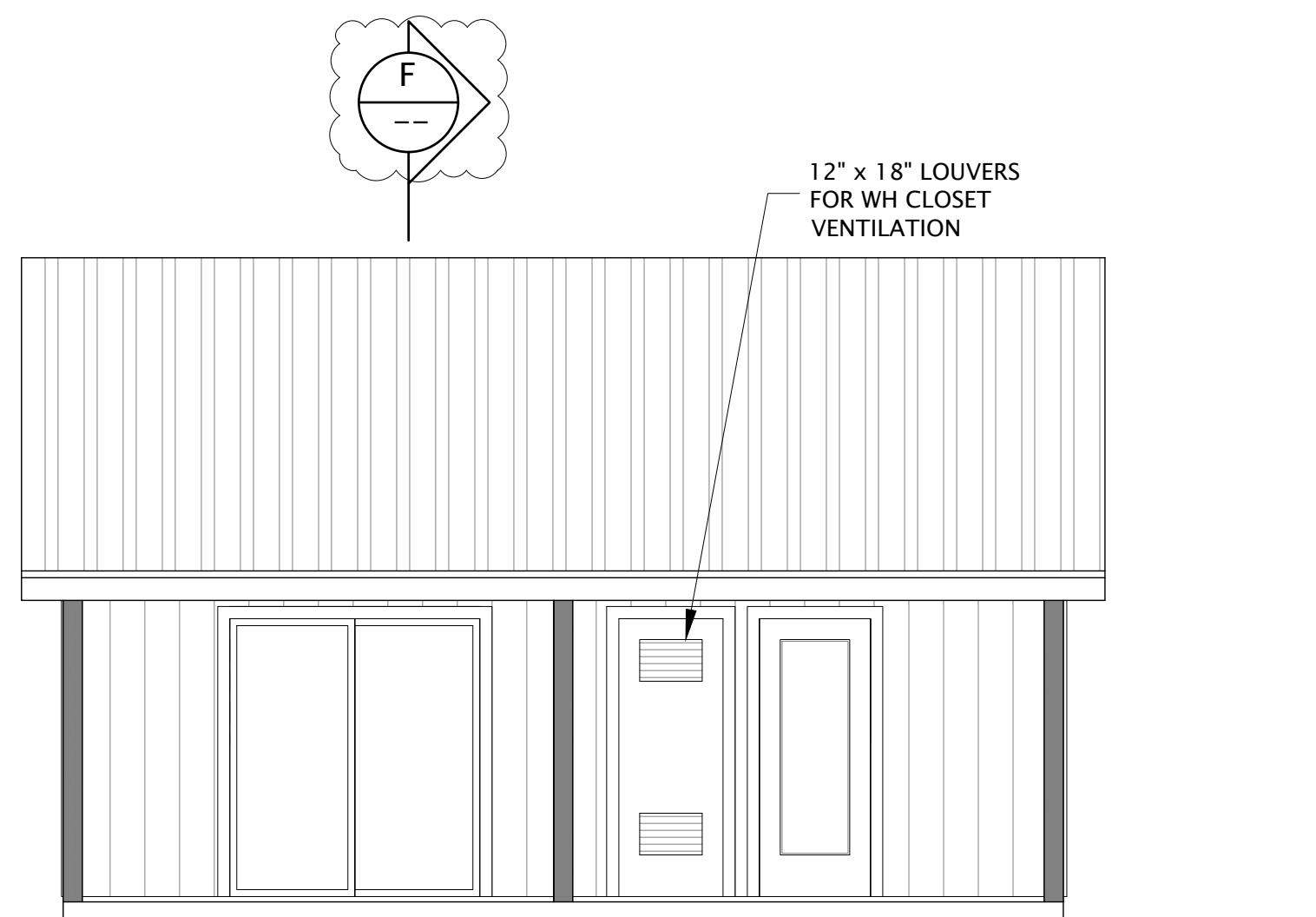
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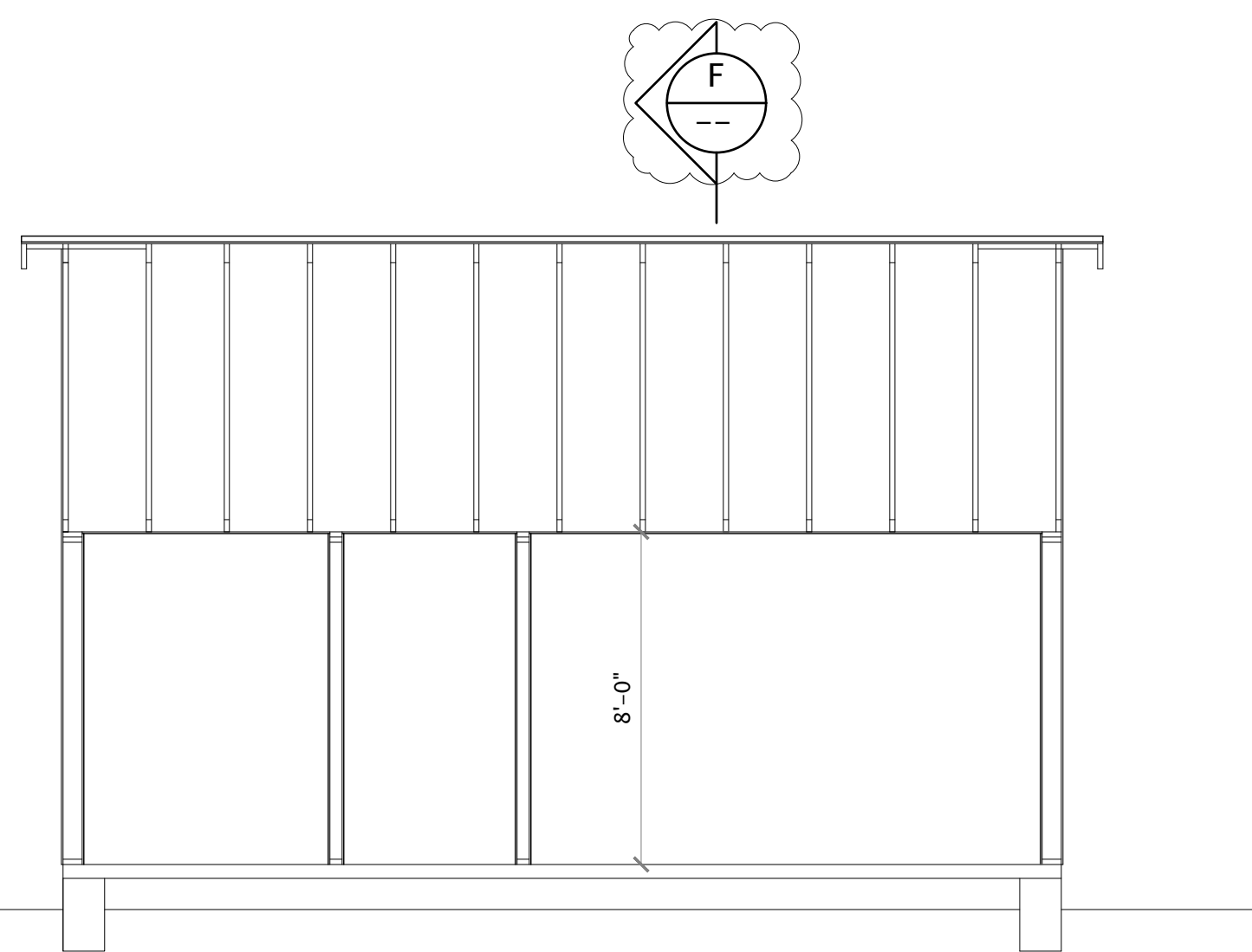
REVISIONS DATE 09/20/2023 JOB NUMBER CADD FILE SEAL 09/20/2023	 	SHEET NAME & PROJECT FLOOR PLAN - OPTION 'B' YARROW ACCESSORY DWELLING UNIT
 CMC ARCHITECTURE 3301 BIRCH STREET SUITE 1 REDDING, CA 96001 (530) 440-9256		
ARCHITECTURE CMCARK.COM		
SHEET A2.1B PERMIT SET		



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



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



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

CALIFORNIA CHAPTER 7A REQUIREMENTS

- ADU BUILT 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/licensinglistings/licenselistings_bml_searchcotest.php
 * EXTERIOR DOORS AND DOOR BETWEEN GARAGE & DWELLING SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT, LISTED UNDER SFM 12-7A-1, A 20 MIN. LISTED ASSEMBLY OR SOLID CORE 1 3/4" WITH INTERIOR FIELD PANEL THICKNESS NOT LESS THAN 1 1/4".
 * EXTERIOR WINDOWS, SKYLIGHTS, AND DOORS TO COMPLY WITH SECTION R337.8.
 * ROOFING: CLASS A ROOFING REQUIRED.
 * GUTTERS: IF GUTTERS ARE INSTALLED, GUTTER COVERS SHALL ALSO BE INSTALLED PER CRC R337.5.4.
 * EXTERIOR FINISH: STUCCO OR SIDING TO BE APPROVED NON-COMBUSTIBLE (HARDIE PANEL OR EQUAL). NON-APPROVED SIDING MAY BE USED WITH 5/8" EXTERIOR GYPSUM BOARD UNDERLAYMENT PER CRC 337.7.3.
 * EAVE SOFFIT: SIMILAR TO EXTERIOR SIDING.
 * EAVE & SOFFIT VENTS: ASTM LISTED VENTS, E2886; CAL-FIRE LISTING NO. 8165-2192-0100 MANUFACTURER - Vulcan Technologies OR EQUIVALENT PRODUCTS
 * Model VSC2120 OR VSC2120FF OR VAC2120SMC Continuous Soffit Vent (NFVA = 96 PER 10')
 * 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:

- GLAZING ADJACENT TO STAIRS AND RAMP TO BE SAFETY GLAZED. CRC 2022 SECTION R308.4.6
- IF GLAZING ADJACENT TO BOTTOM OF STAIR LANDING ARE EXPOSED, SAFETY GLAZING TO BE PROVIDED PER CRC 2022, SECTION R308.4.7.
- 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, BATHTUBS, 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 BATHTUB, HOT TUB, WHIRLPOOL, SWIMMING POOL, SHOWER, SAUNA, OR STEAM ROOM. CRC 308, 308.4
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 a. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLAN OF THE DOOR IN A CLOSED POSITION.
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- EMERGENCY EGRESS WINDOWS: MINIMUM NET CLEAR OPENING FOR GRADE-FLOOR OPENINGS SHALL BE 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR) PER CRC 1026.2 MINIMUM NET OPENING SHALL BE 24" CLEAR HEIGHT AND 20" CLEAR WIDTH, NET DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. BOTTOM OF THE CLEAR OPENING SHALL BE NO NO GREATER THAN 44" MEASURED FROM THE FLOOR PER CRC R310.2.

ROOF ATTIC SPACE VENT CALCULATION

R806.1-3 REQUIREMENTS:

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

- THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/4".
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XR806.2 MINIMUM VENT AREA

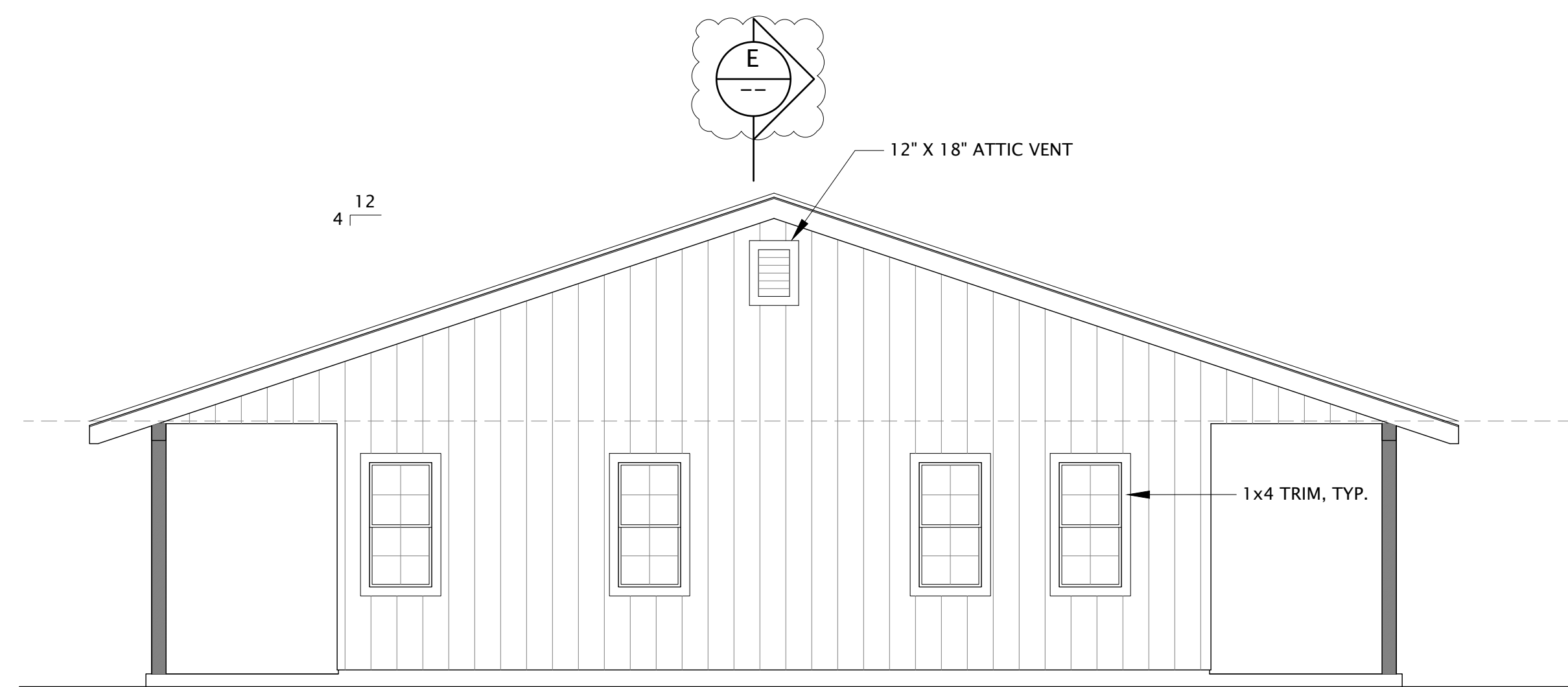
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

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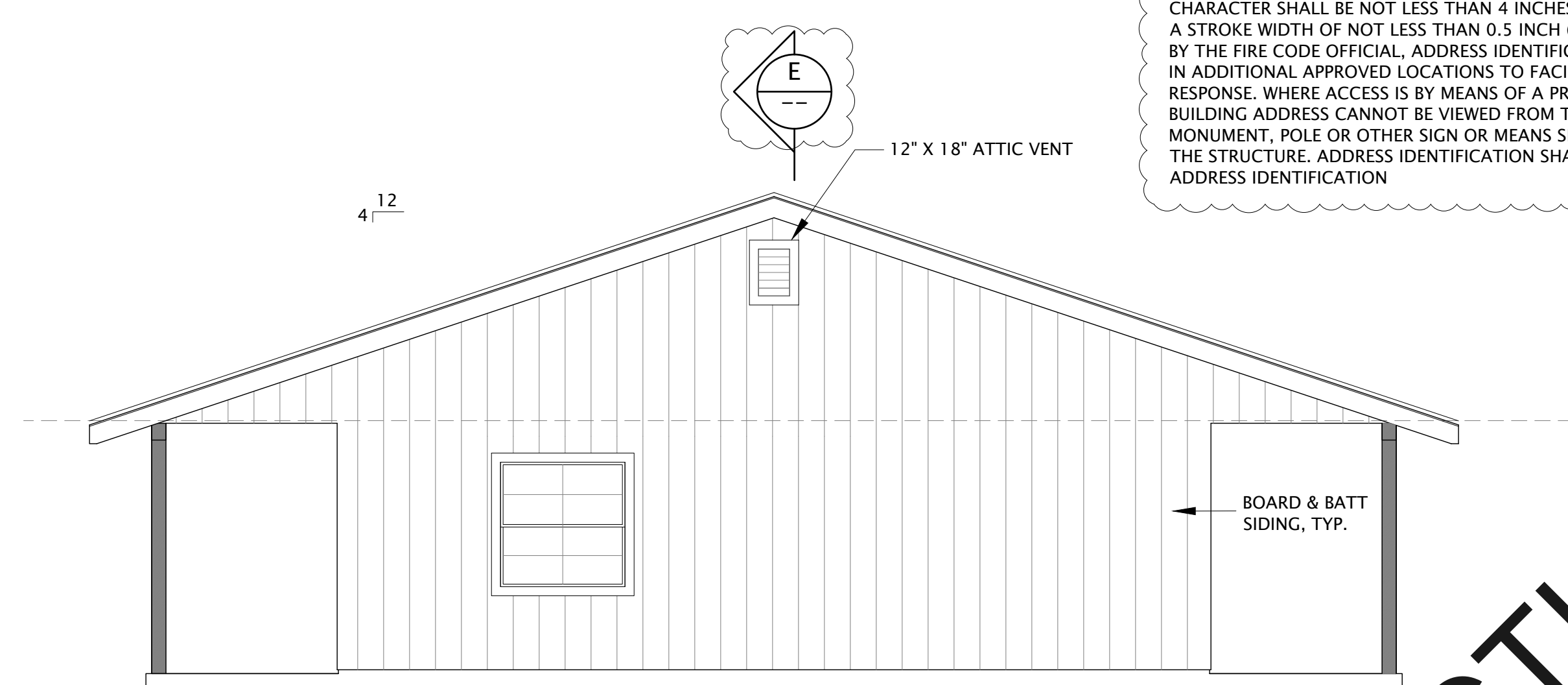
- IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
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- * ROOF ATTIC SPACE AREA 672 SQ. FT. x 1/150 = 4.5 SQ. FT. OF FREE VENT AREA REQUIRED.
- * ROOF ATTIC SPACE (SEE CALIFORNIA CHAPTER 7A REQUIREMENTS IF APPLICABLE)
 GABLE END ATTIC VENTS: (2) 12" x 18" x 0.8 = 2.4 SQ. FT.
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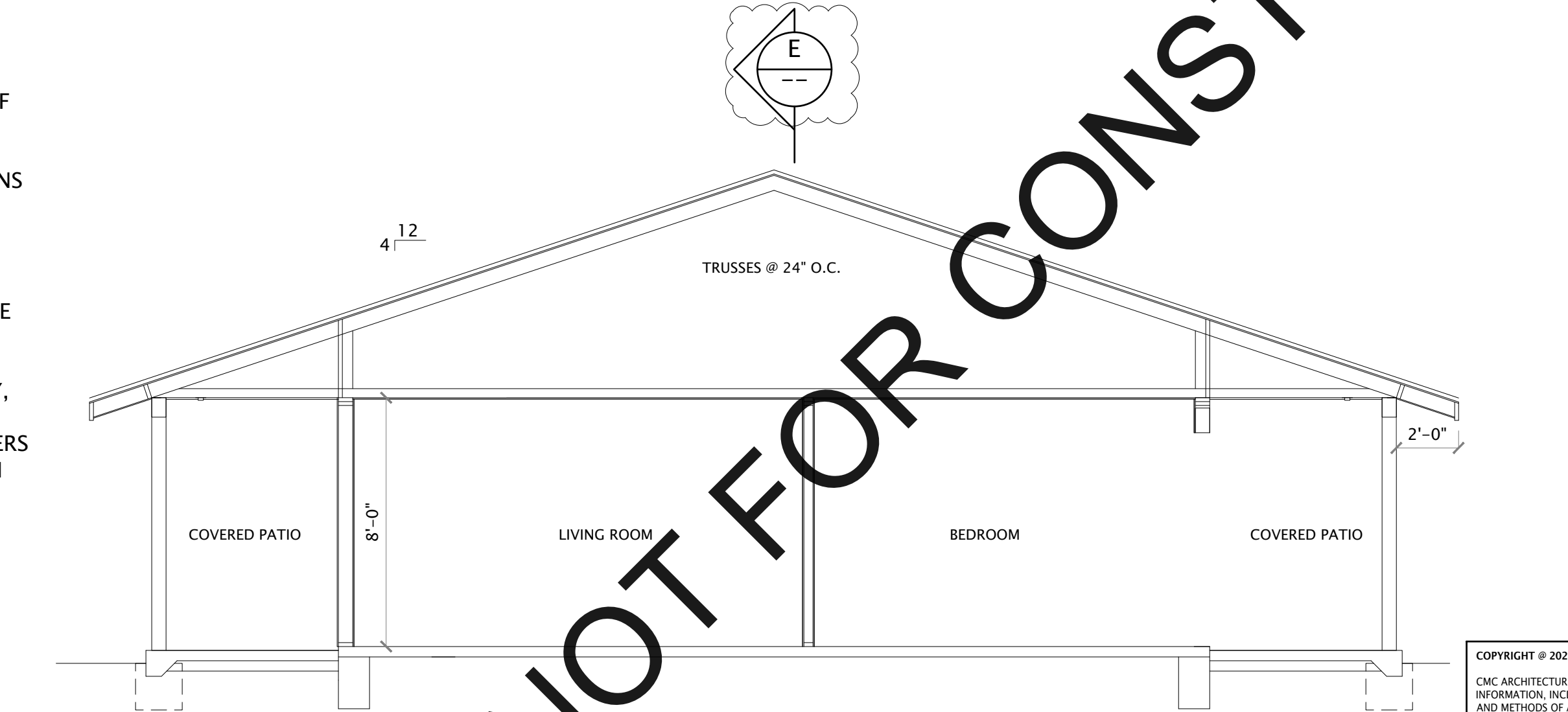
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B LEFT SIDE ELEVATION
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ELEVATION NOTES:
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NOT FOR CONSTRUCTION

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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 DRAWING 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.

REVISIONS

DATE: 09/20/2023
 JOB NUMBER: [blank]
 CAD FILE: [blank]

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

09/20/2023

COUNTY OF SHASTA CALIFORNIA

SHEET NAME & PROJECT: ELEVATIONS / SECTIONS - OPTION 'A' YARROW ACCESSORY DWELLING UNIT

CMC ARCHITECTURE | CMCARK.COM

CMC ARCHITECTURE
 3815 THE CREEK DRIVE, SUITE 1
 REDDING, CA 96008
 (530) 440-9256

A3.0A

PERMIT SET

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XR806.2 MINIMUM VENT AREA

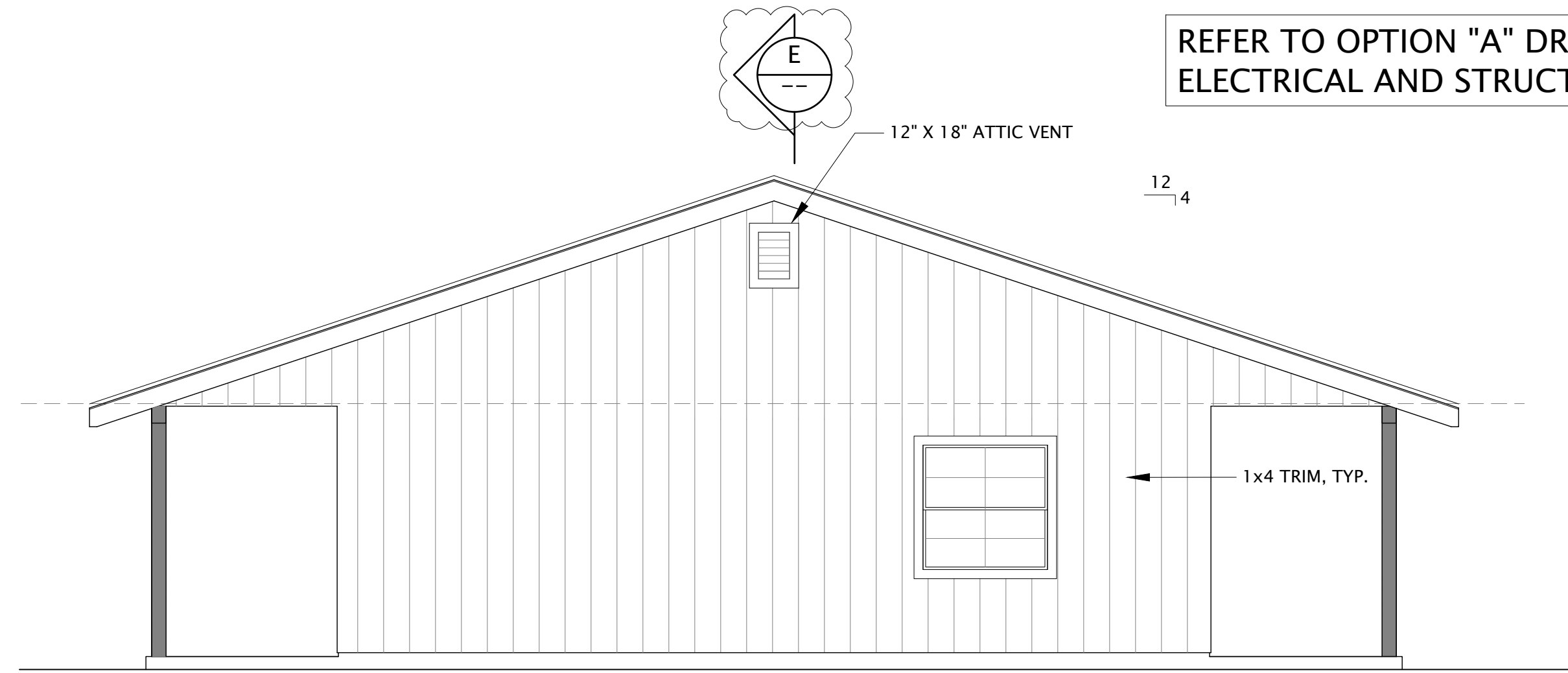
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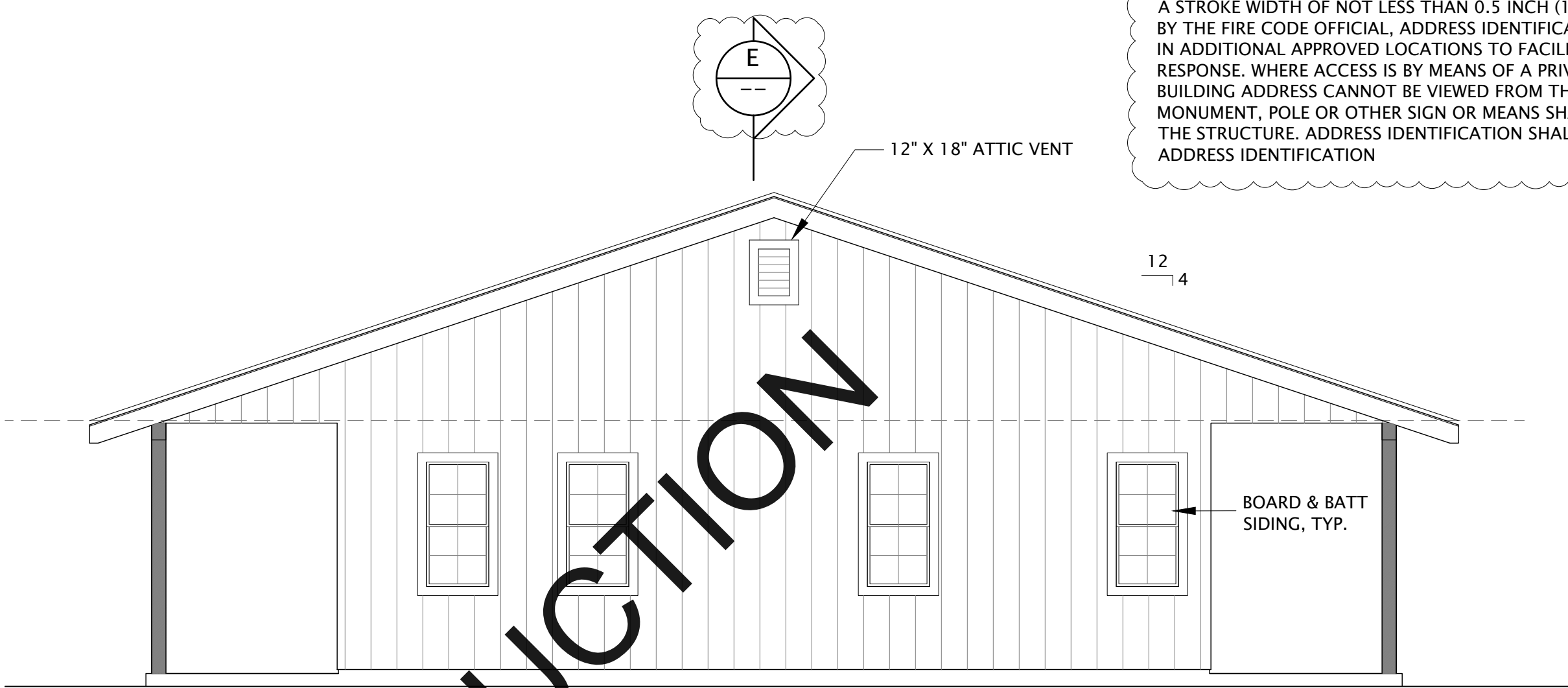


B LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

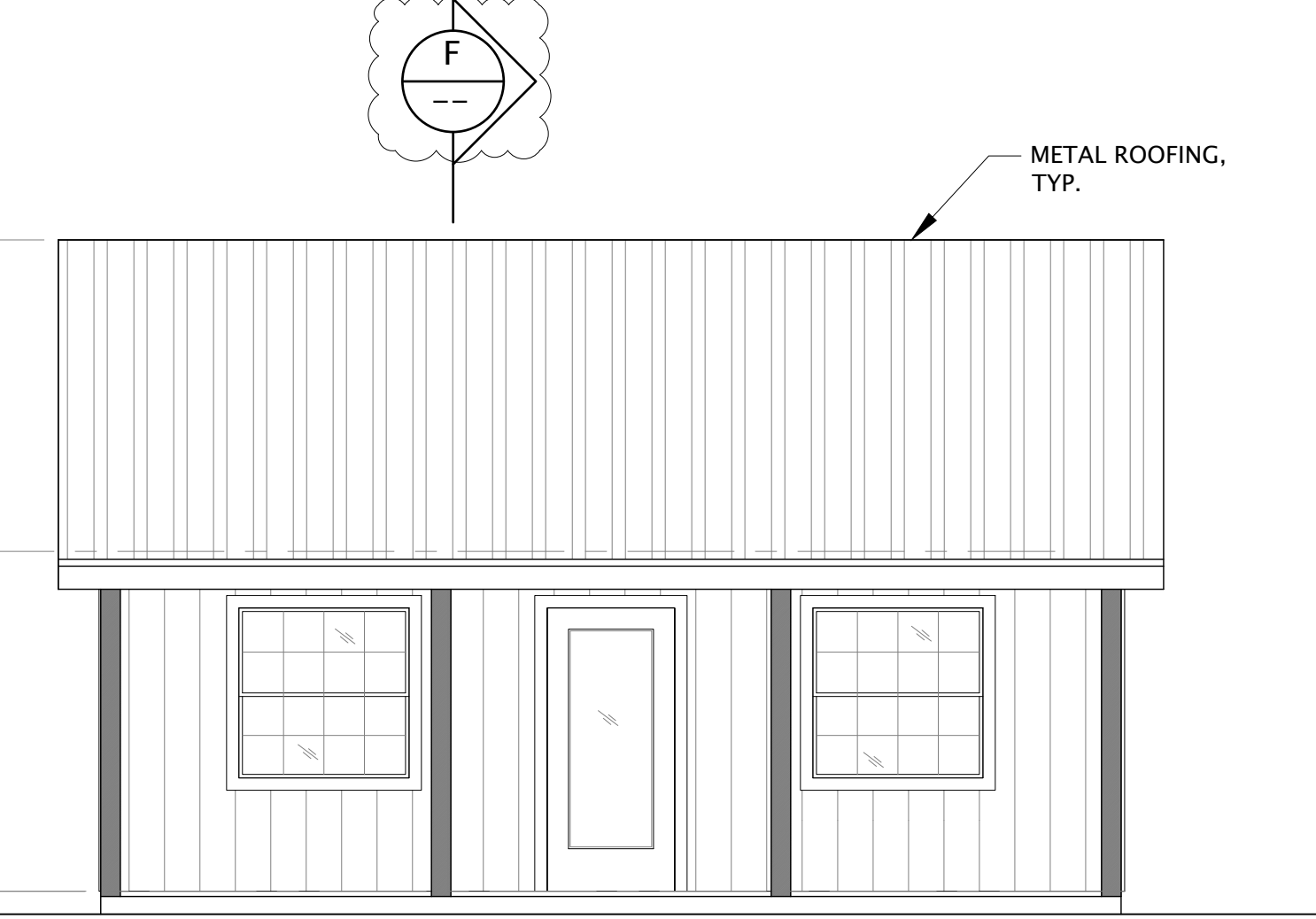
REFER TO OPTION "A" DRAWINGS FOR ELECTRICAL AND STRUCTURAL

ELEVATION NOTES:

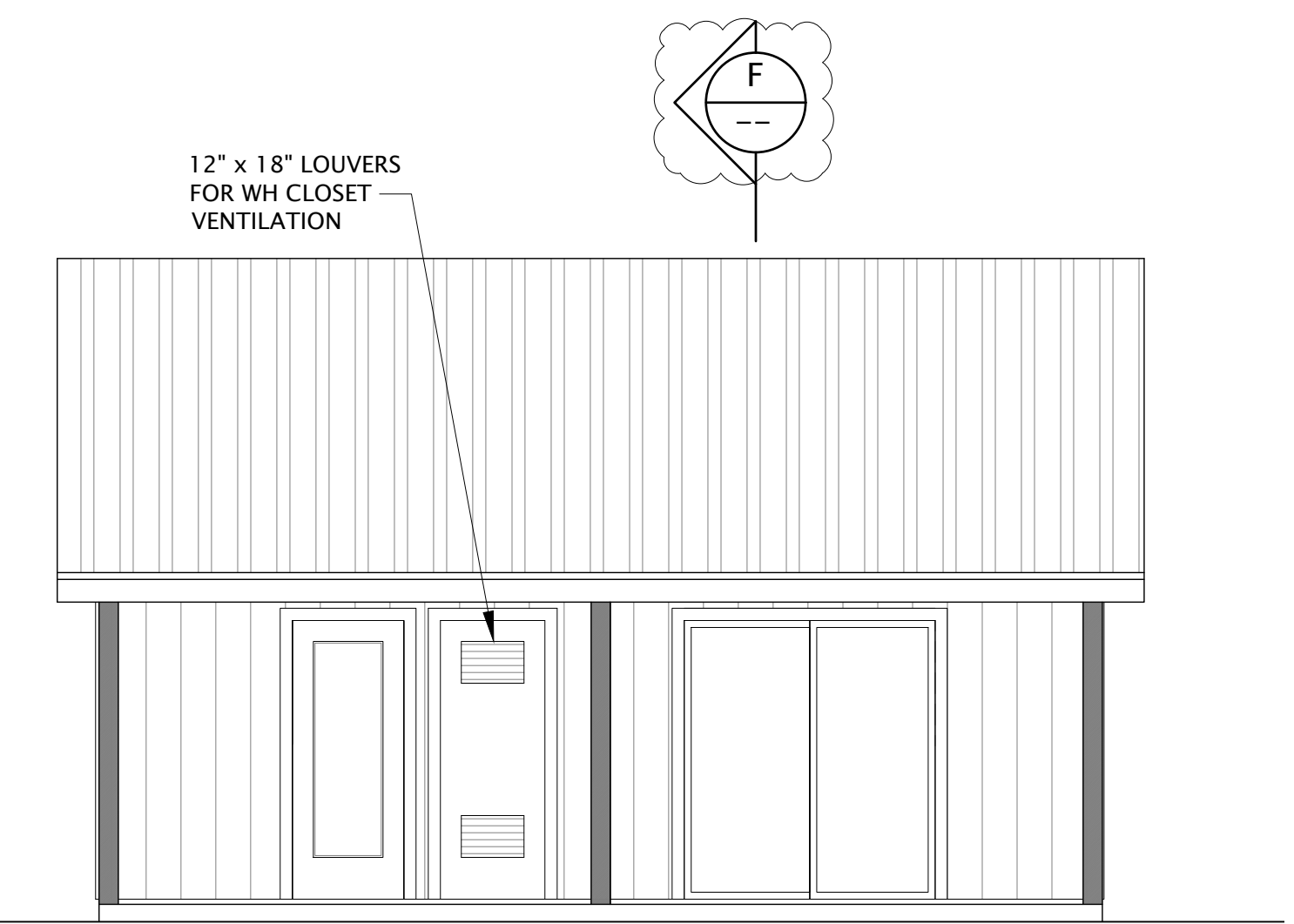
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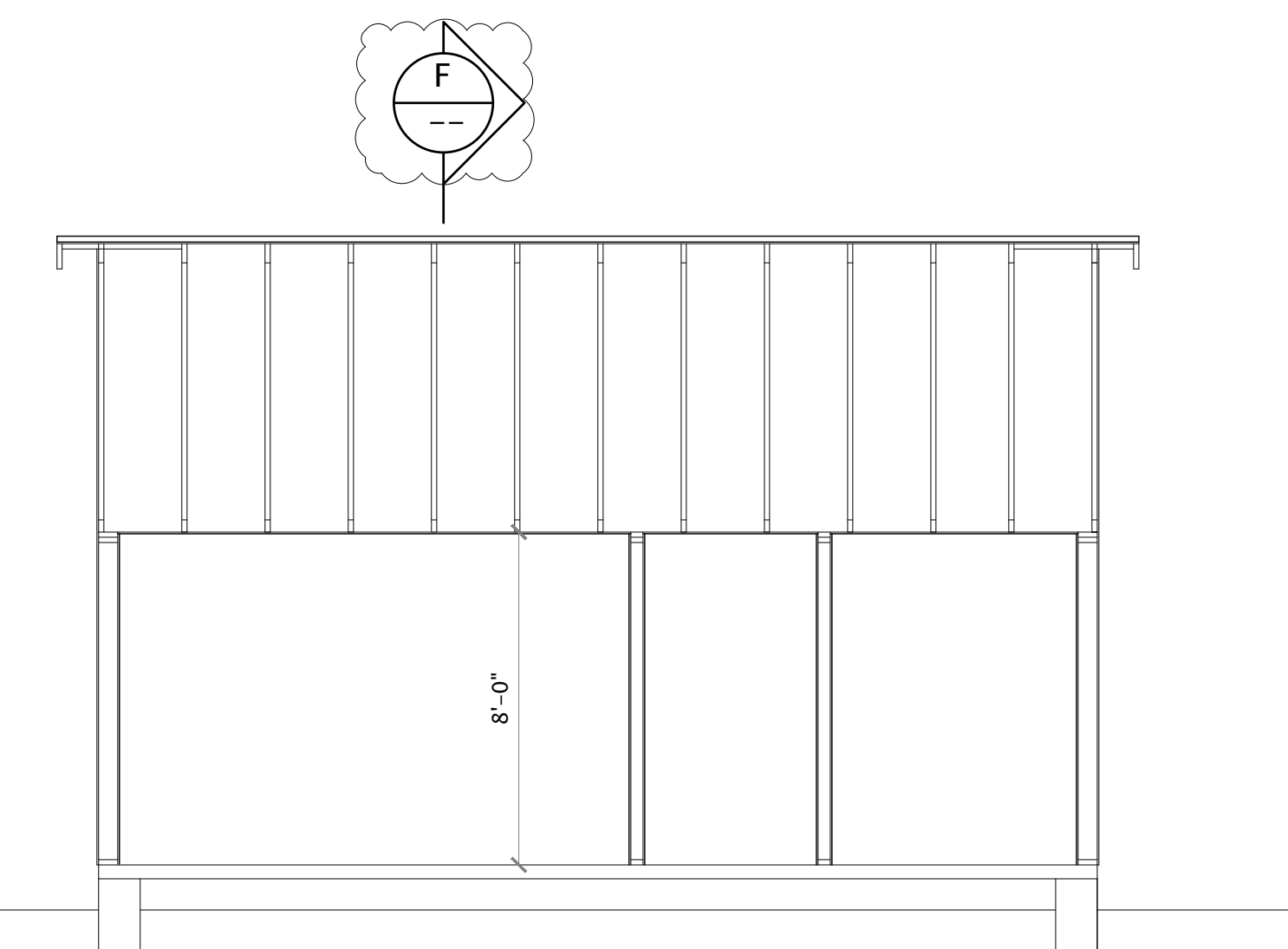
D RIGHT SIDE ELEVATION
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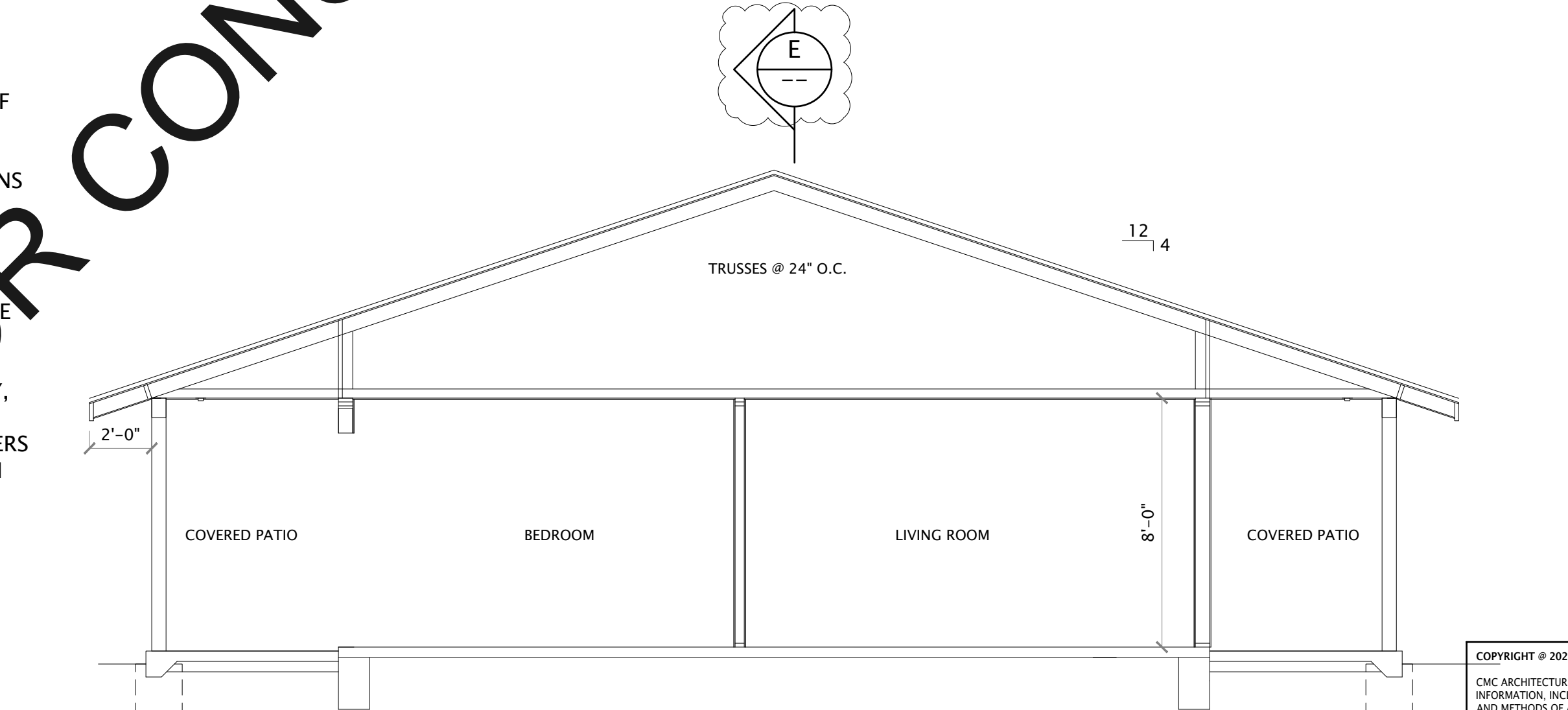
A FRONT ELEVATION
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C REAR ELEVATION
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E SECTION
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F SECTION
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REVISIONS	DATE	JOB NUMBER	CADD FILE
	09/20/2023		

ANTONETTE CARENAS MCCAULEY
 LICENSED ARCHITECT
 RENEWAL 2/28/25
 STATE OF CALIFORNIA

SEAL 09/20/2023

COUNTY OF SHASTA CALIFORNIA

SHEET NAME & PROJECT
 ELEVATIONS / SECTIONS
 MIRRORED OPTION
 YARROW ACCESSORY DWELLING UNIT

CMC ARCHITECTURE
 3215 THE LIGHTS
 REDDING, CA 96001
 (530) 440-9256

CMC ARCHITECTURE | CMCARK.COM

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- 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.
- 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.

ROOF ATTIC SPACE VENT CALCULATION

R806.1-3 REQUIREMENTS:

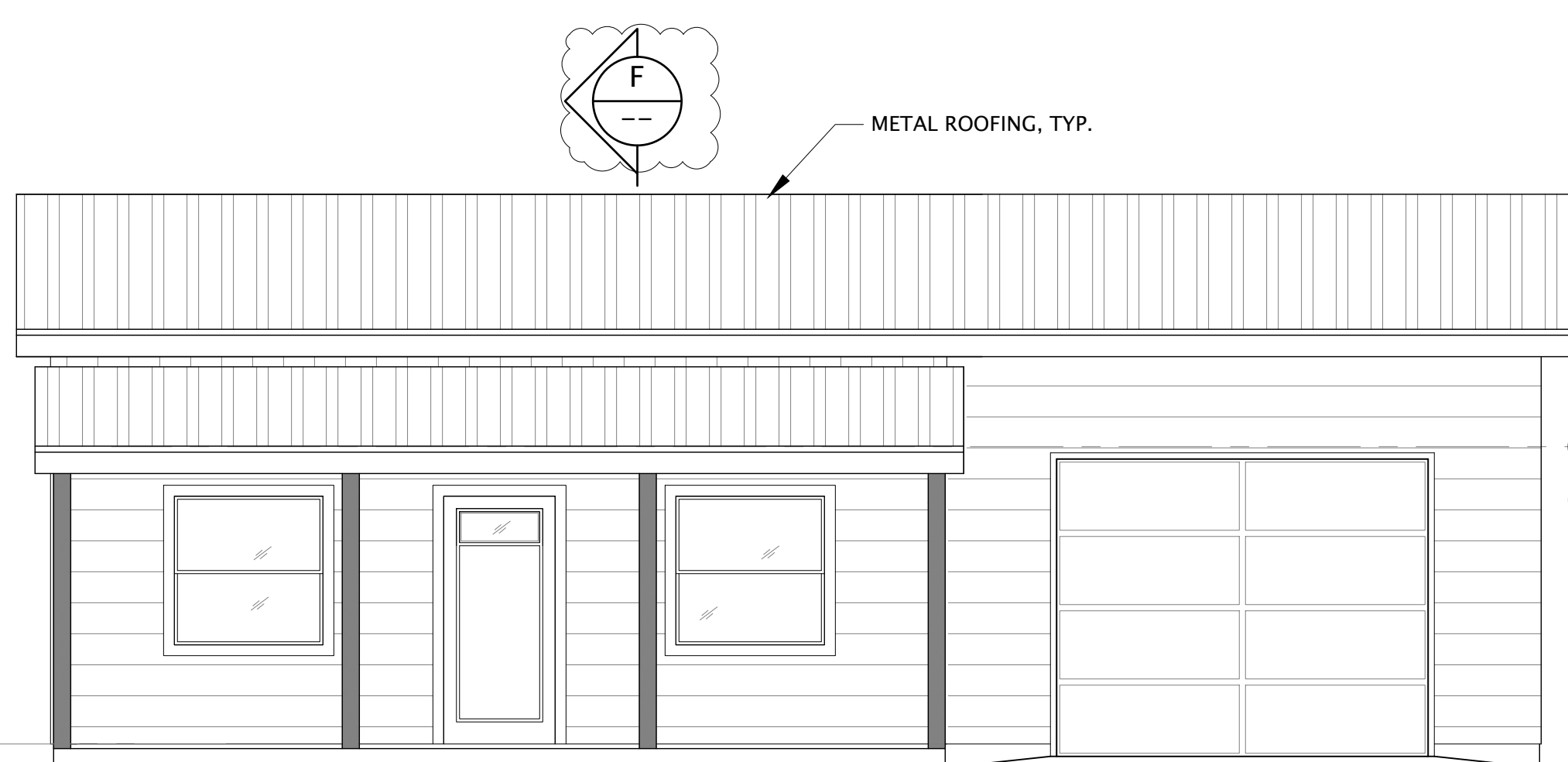
VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET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

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

XR806.2 MINIMUM VENT AREA
 THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
 EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
 1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
 2. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
 UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 mm) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 mm) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

- * ROOF ATTIC SPACE AREA 1120 SQ. FT. x 1/150 = 7.5 SQ. FT. OF FREE VENT AREA REQUIRED.
- * ROOF ATTIC SPACE (SEE CALIFORNIA CHAPTER 7A REQUIREMENTS IF APPLICABLE)
 RIDGE VENT: 10' LONG x 2" x 0.8 = 1.3 SQ. FT.
 GABLE END ATTIC VENTS: (2) 12" x 18" x 0.8 = 2.4 SQ. FT.
 HIGH EAVE VENTS: (2) EA. SIDE (4) TOTAL x 3.5 x 22 x 0.8 = 1.7
 LOW EAVE VENTS: (2) EA. SIDE (4) TOTAL x 5.5 x 22 x 0.8 = 2.7

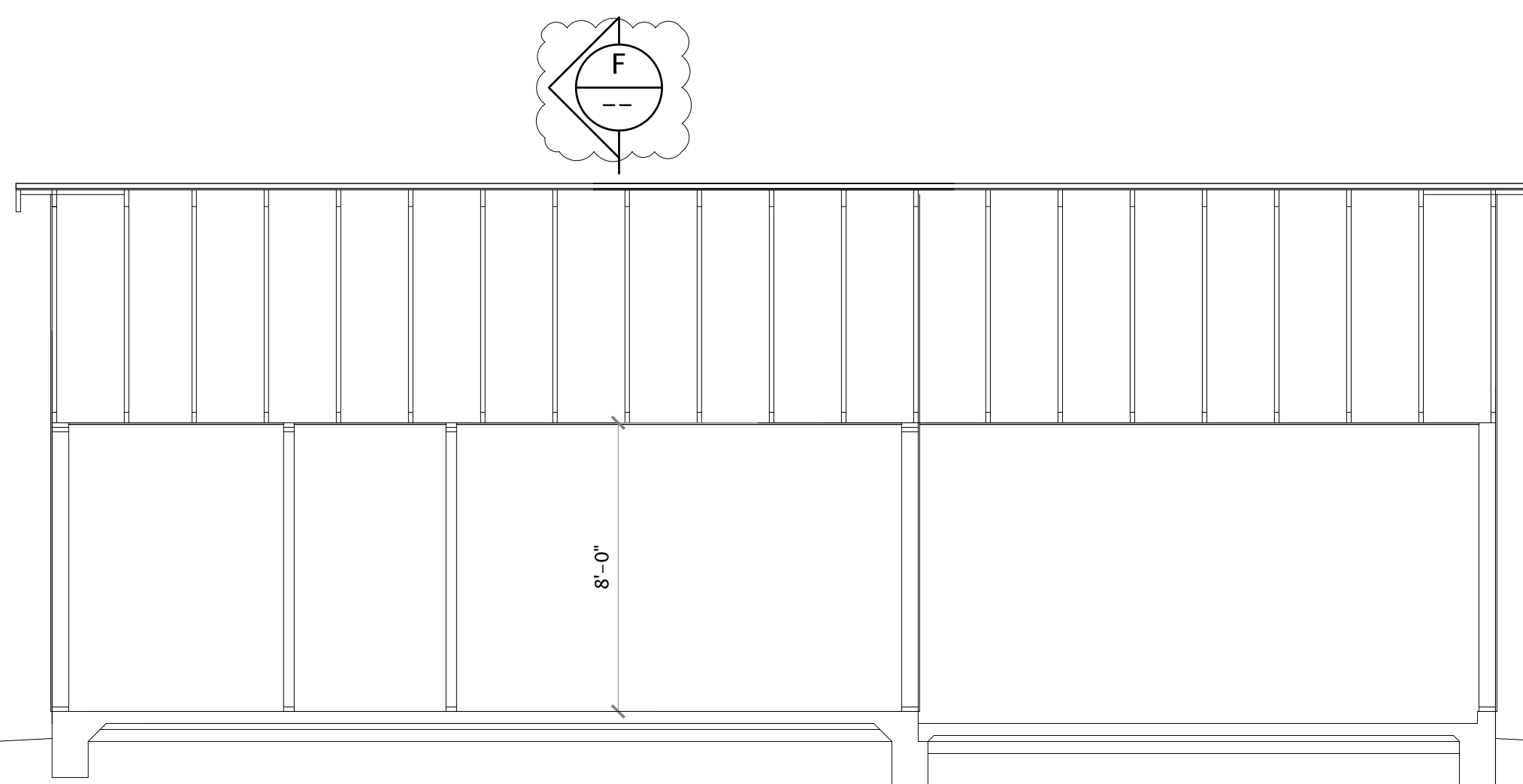
ADJUST NUMBER OF VENTS CONSIDERING SPECS OF VENT USED TO MEET THE MINIMUM REQUIRED VENTILATION.



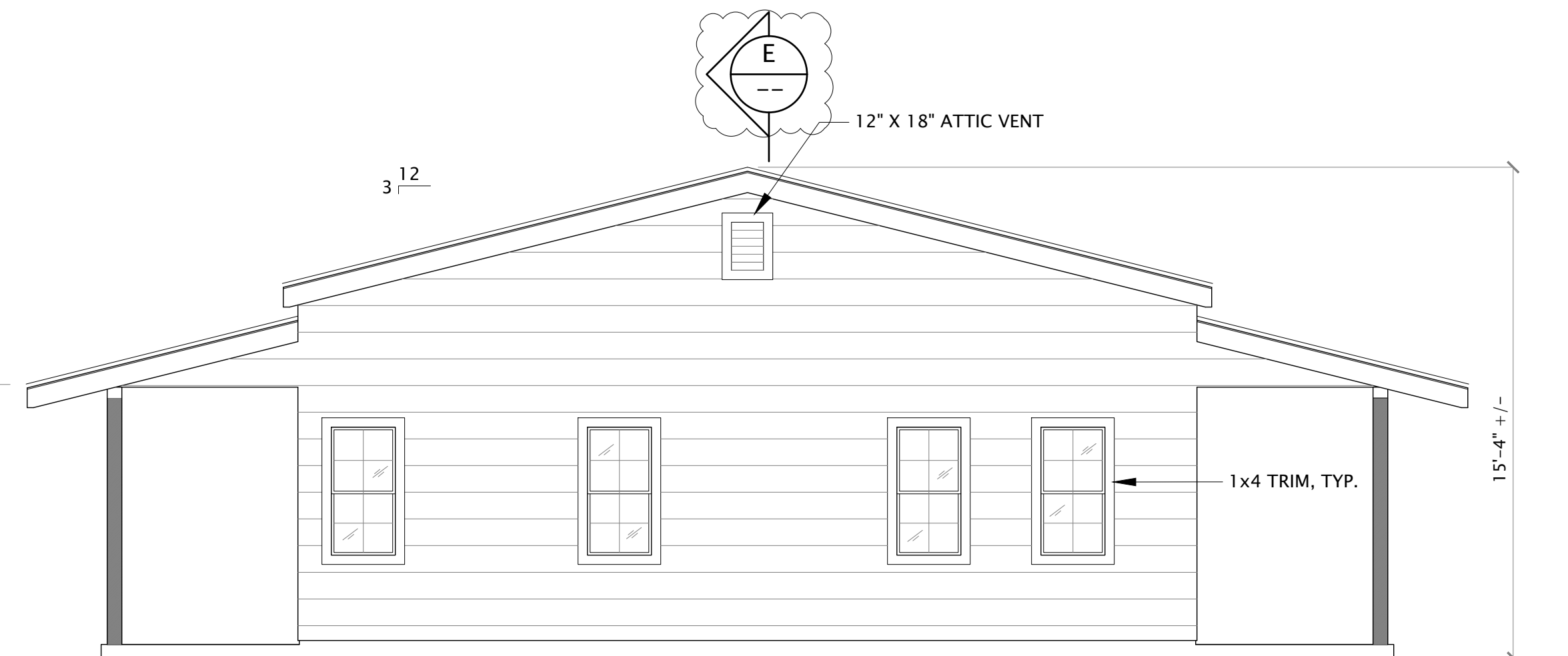
A FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



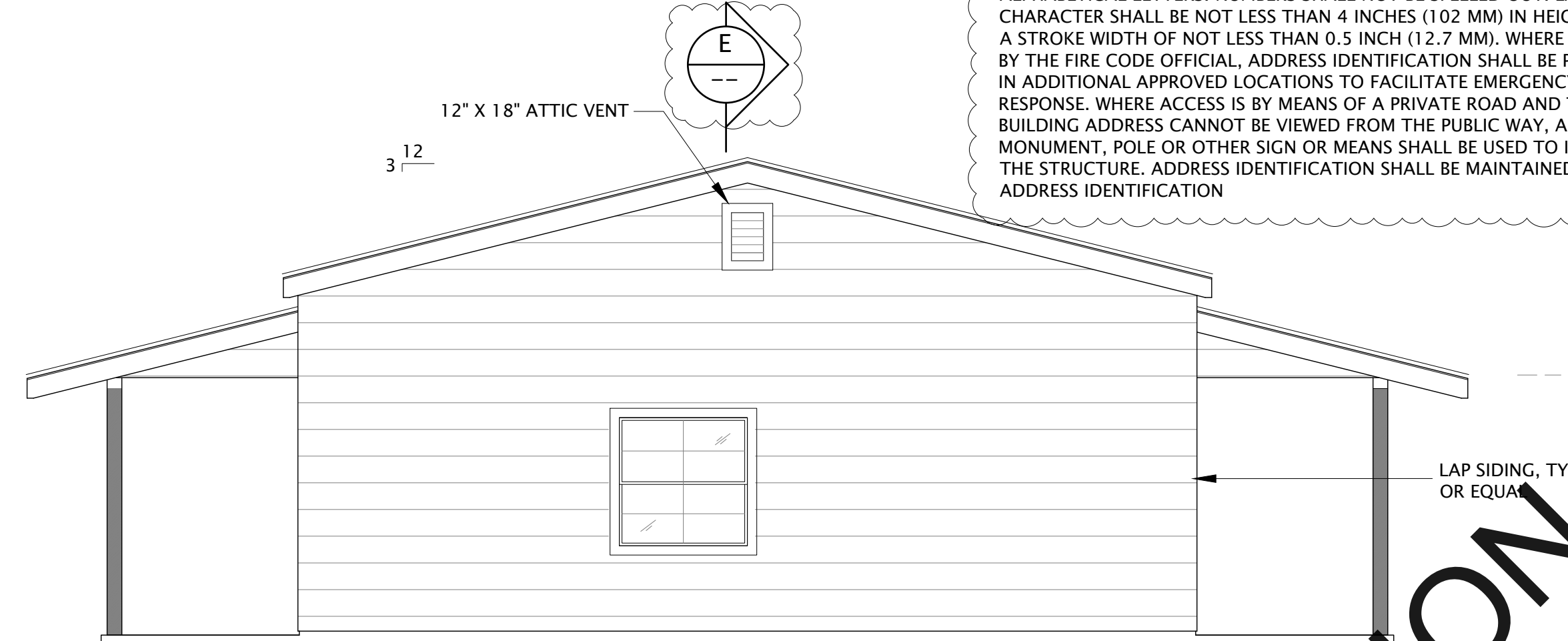
C REAR ELEVATION
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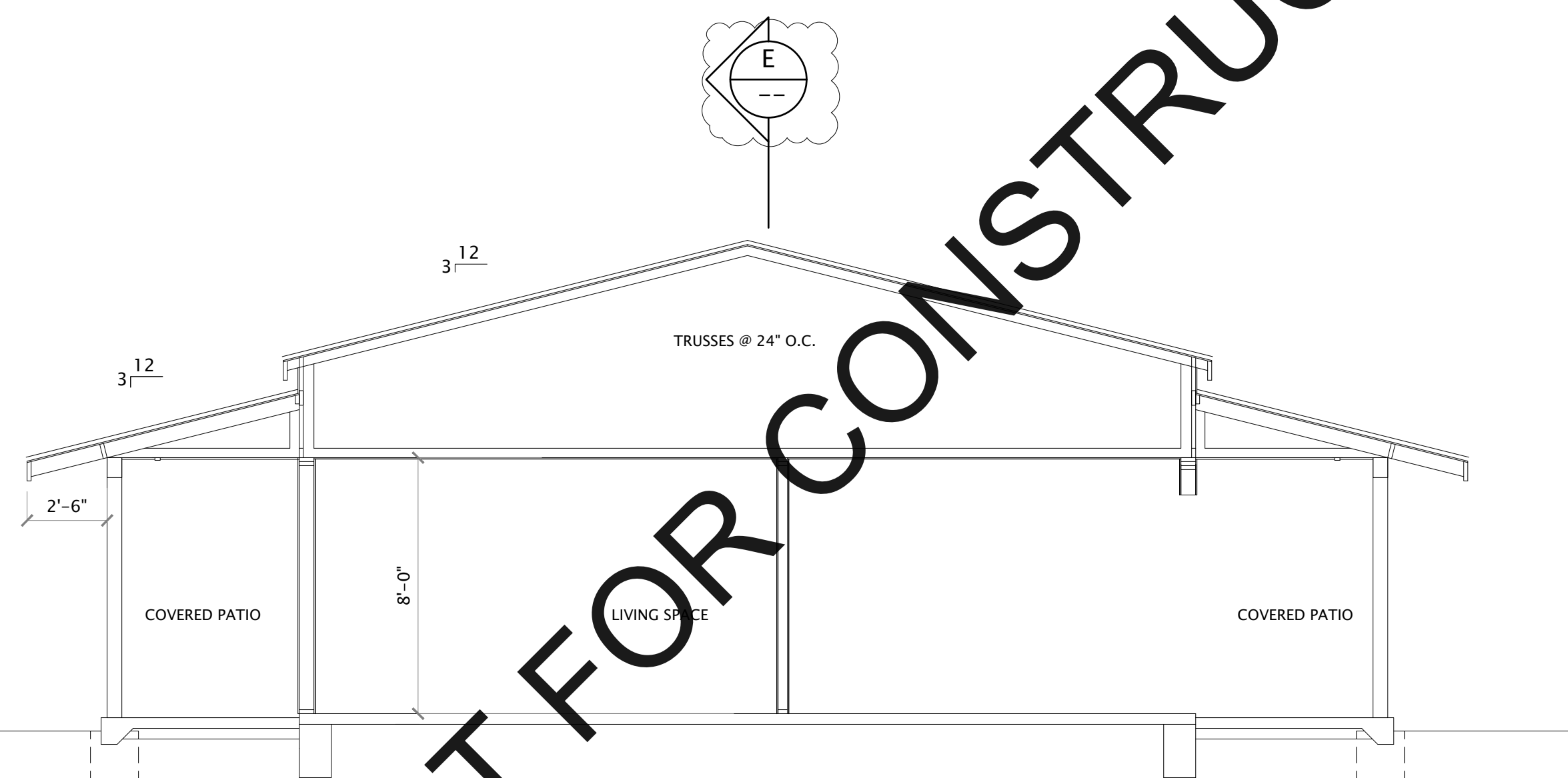
E SECTION
 SCALE: 1/4" = 1'-0"



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



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



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

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

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REVISIONS

DATE	09/20/2023
JOB NUMBER	
CADD FILE	

09/20/2023

ANTONETTE CARDENAS MOCHA
 LICENSED ARCHITECT
 C-33335
 RENEWAL 2/28/25
 STATE OF CALIFORNIA

SEAL

COUNTY OF SHASTA
 CALIFORNIA

SHEET NAME & PROJECT
ELEVATIONS / SECTIONS - OPTION 'B'
YARROW ACCESSORY DWELLING UNIT

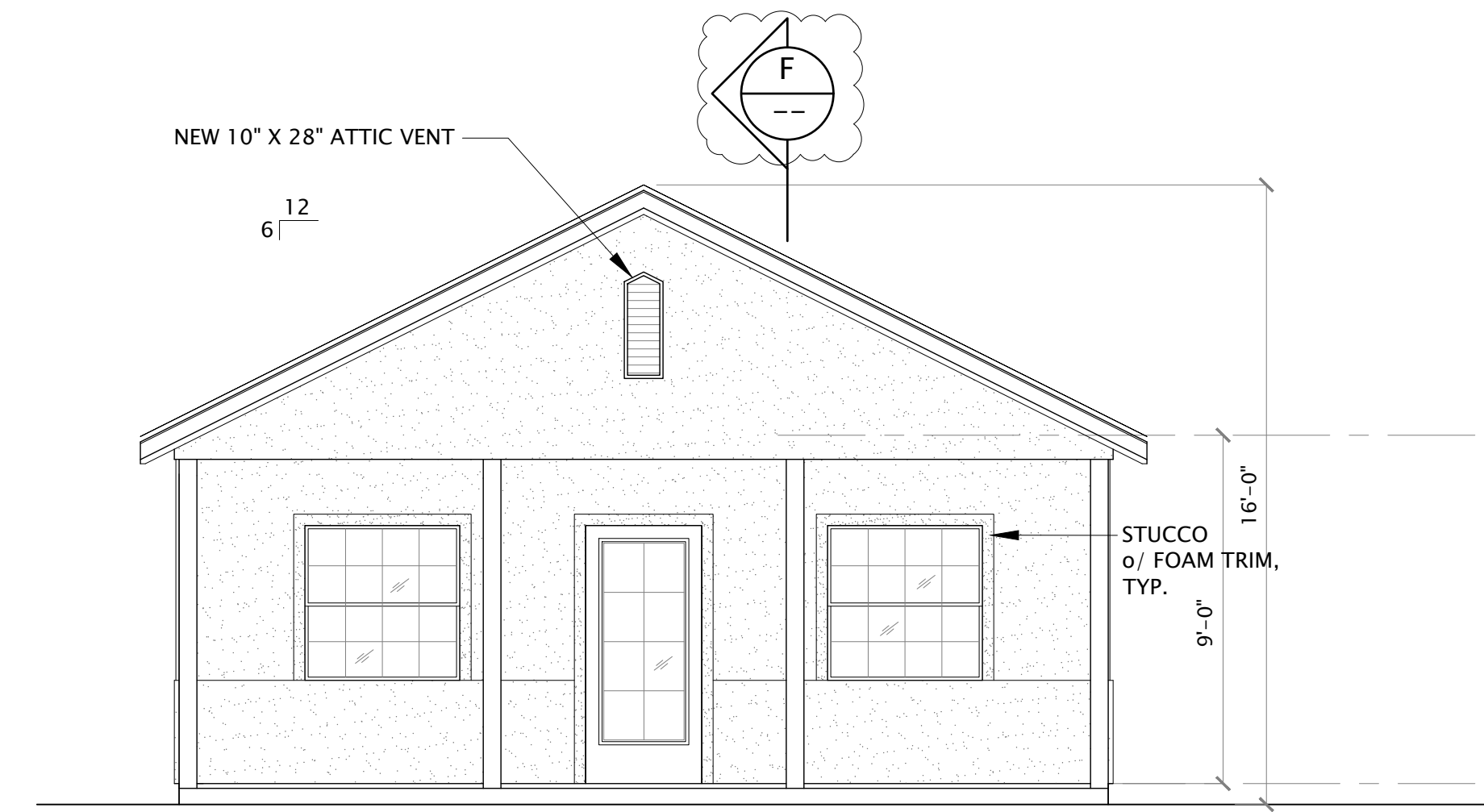
CMC ARCHITECTURE
 3300 THE UNIVERSITY DRIVE 1
 REDDING, CA 96000
 (530) 440-9256

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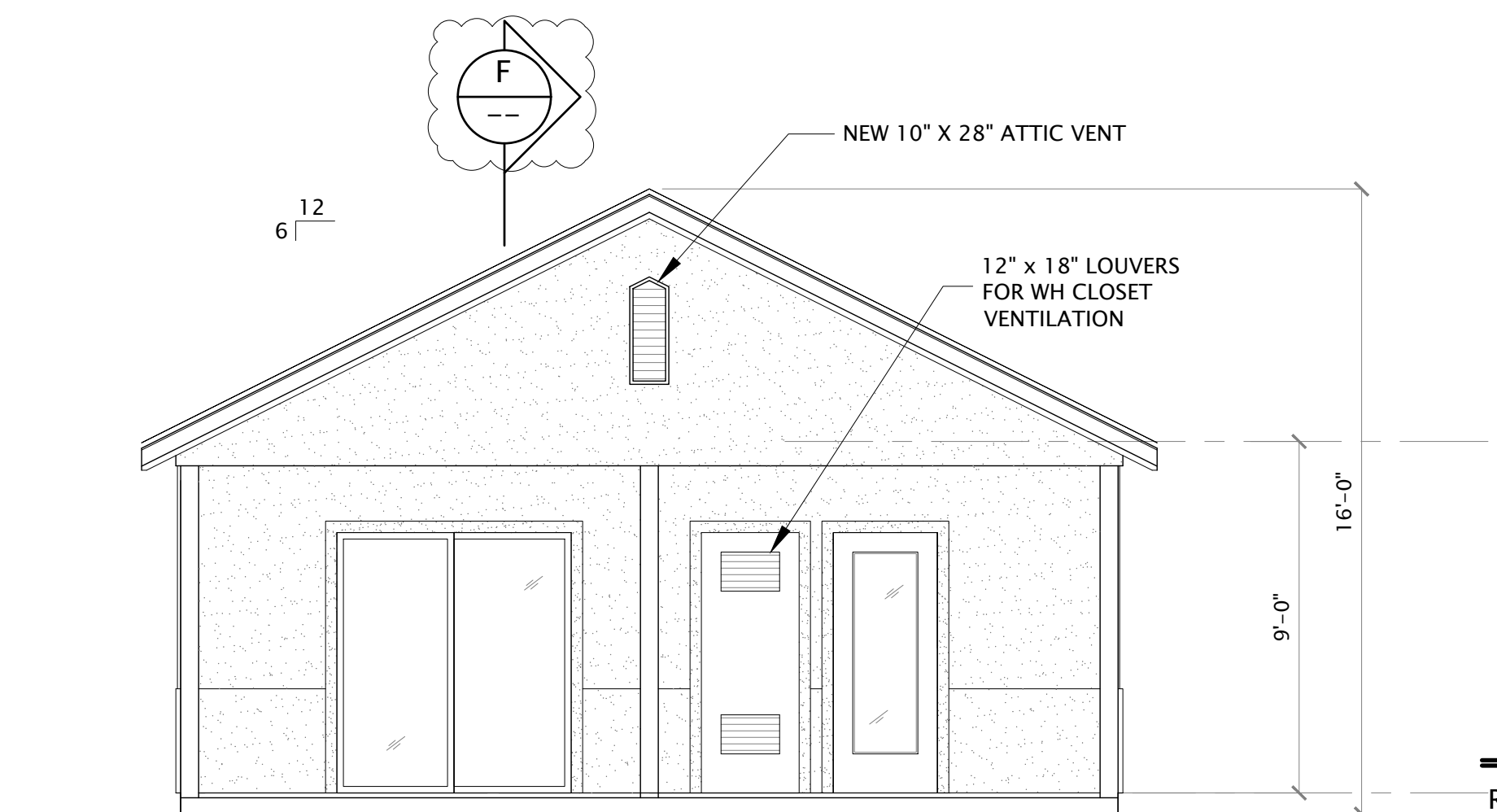
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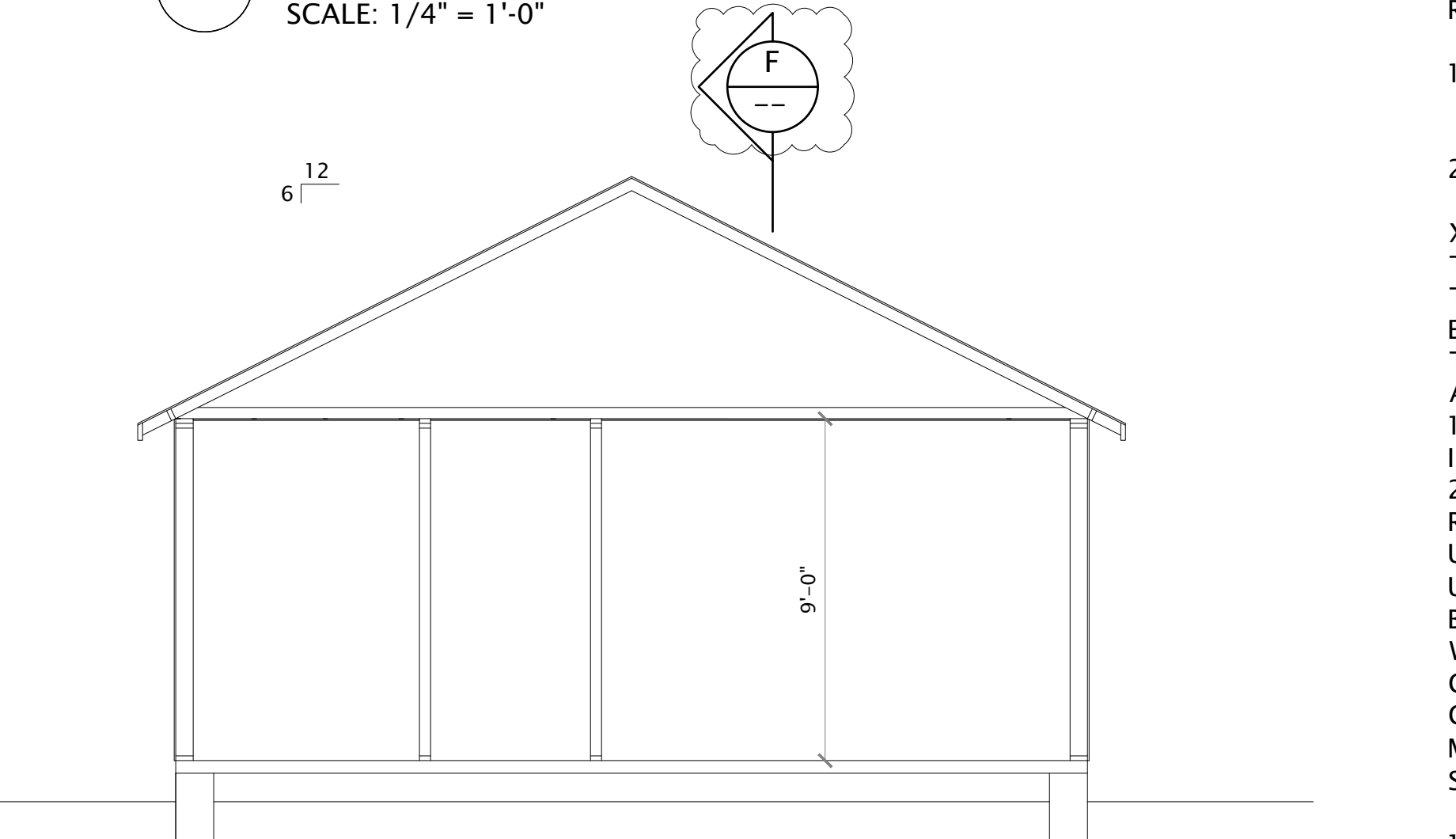
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A FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

CALIFORNIA CHAPTER 7A REQUIREMENTS

ADU BUILT 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://www.fire.ca.gov/licenses/licensing/licensing.html#searchtest.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.
 * ROOFING: CLASS A ROOFING REQUIRED
 * GUTTERS: IF GUTTERS ARE INSTALLED, GUTTER COVERS SHALL ALSO BE INSTALLED PER CRC R337.5.4.
 * EXTERIOR FINISH: STUCCO OR SIDING TO BE APPROVED NON-COMBUSTIBLE (HARDIE PANEL OR EQUAL). NON-APPROVED SIDING MAY BE USED WITH 5/8" EXTERIOR GYPSUM BOARD UNDERLAYERMENT PER CRC 337.7.3.
 * EAVE SOFFIT: SIMILAR TO EXTERIOR SIDING
 * EAVE & SOFFIT VENTS: ASTM LISTED VENTS, E2886, CAL-FIRE LISTING NO. 8165-2192-0100 MANUFACTURER - Vulcan Technologies OR EQUIVALENT PRODUCTS
 * Model VSC2120 OR VSC2120FF OR VAC2120SMC Continuous Soffit Vent (NFVA = 96 PER 10")
 * 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:

- GLAZING ADJACENT TO STAIRS AND RAMPS TO BE SAFETY GLAZED. CRC 2022 SECTION R308.4.6
- IF GLAZING ADJACENT TO BOTTOM OF STAIR LANDING ARE EXPOSED, SAFETY GLAZING TO BE PROVIDED PER CRC 2022, SECTION R308.4.7.
- 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, BATHTUBS, 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 BATHTUB, HOT TUB, WHIRLPOOL, SWIMMING POOL, SHOWER, SAUNA, OR STEAM ROOM. CRC 308, 308.4
- 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.
- 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.

ROOF ATTIC SPACE VENT CALCULATION

R806.1-3 REQUIREMENTS:
 VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:

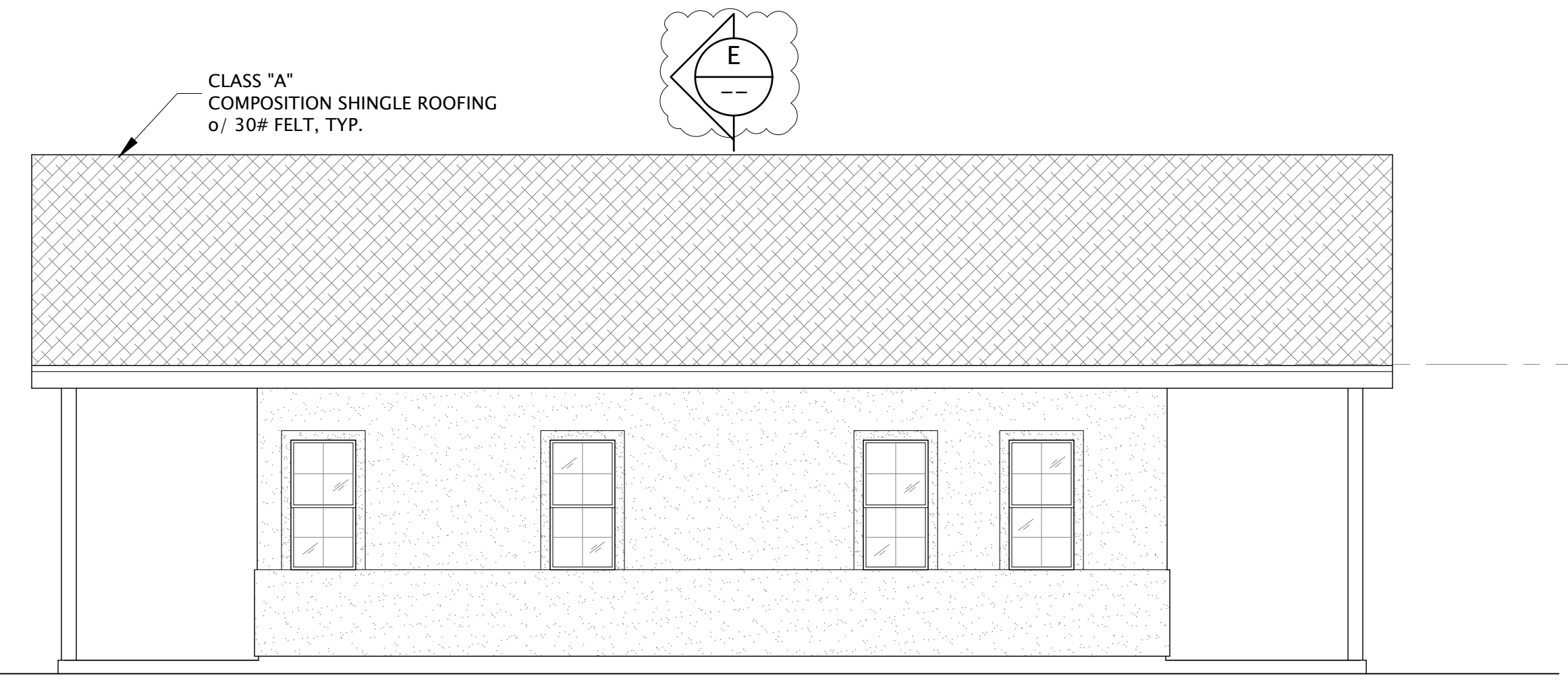
- THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/4".
- THE MATERIALS USED SHALL BE CORROSION RESISTANT.

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

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

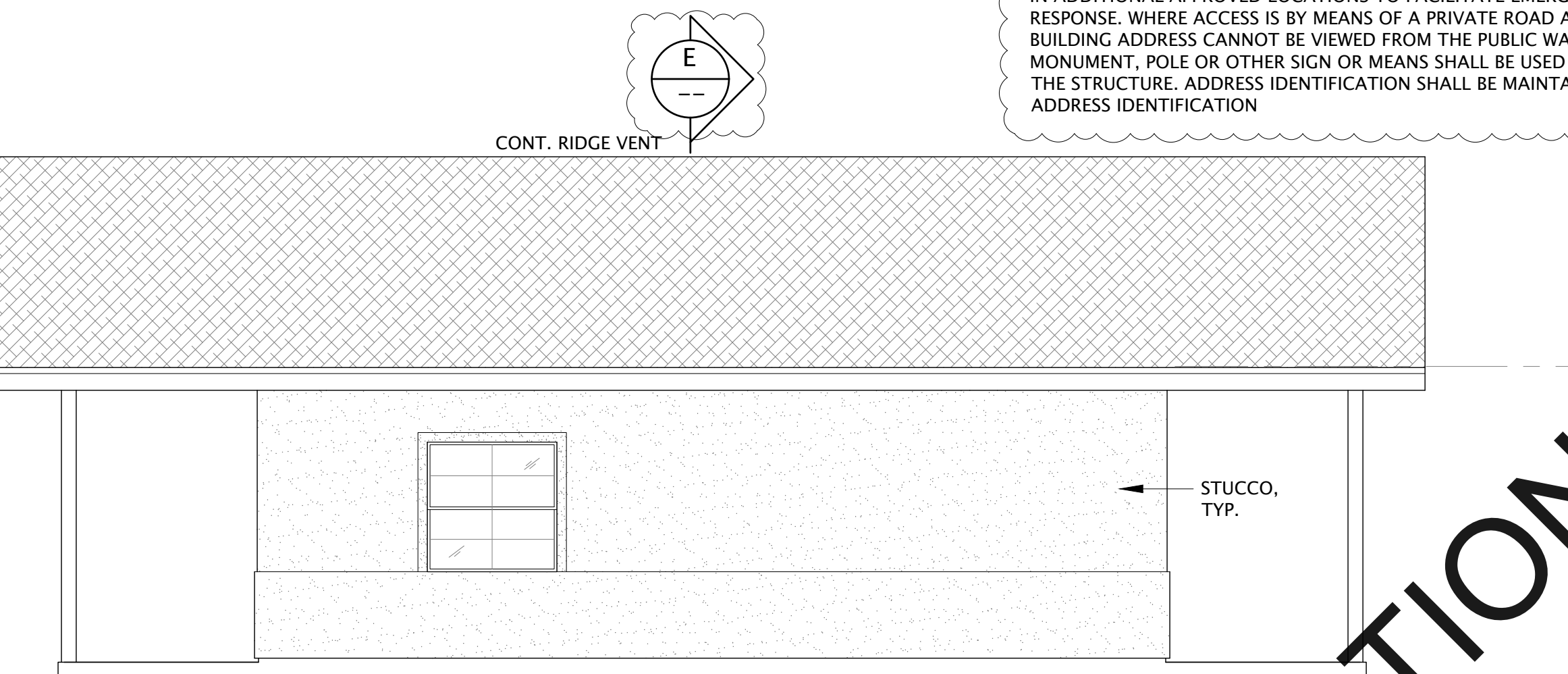
- * ROOF ATTIC SPACE AREA 672 SQ. FT. x 1/150 = 4.5 SQ. FT. OF FREE VENT AREA REQUIRED.
- * ROOF ATTIC SPACE (SEE CALIFORNIA CHAPTER 7A REQUIREMENTS IF APPLICABLE)
 GABLE END ATTIC VENTS: (2) 12" x 18" x 0.8 = 2.4 SQ. FT.
 EAVE VENTS: 6 TOTAL x 3.5 x 22 x 0.8 = 2.5

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

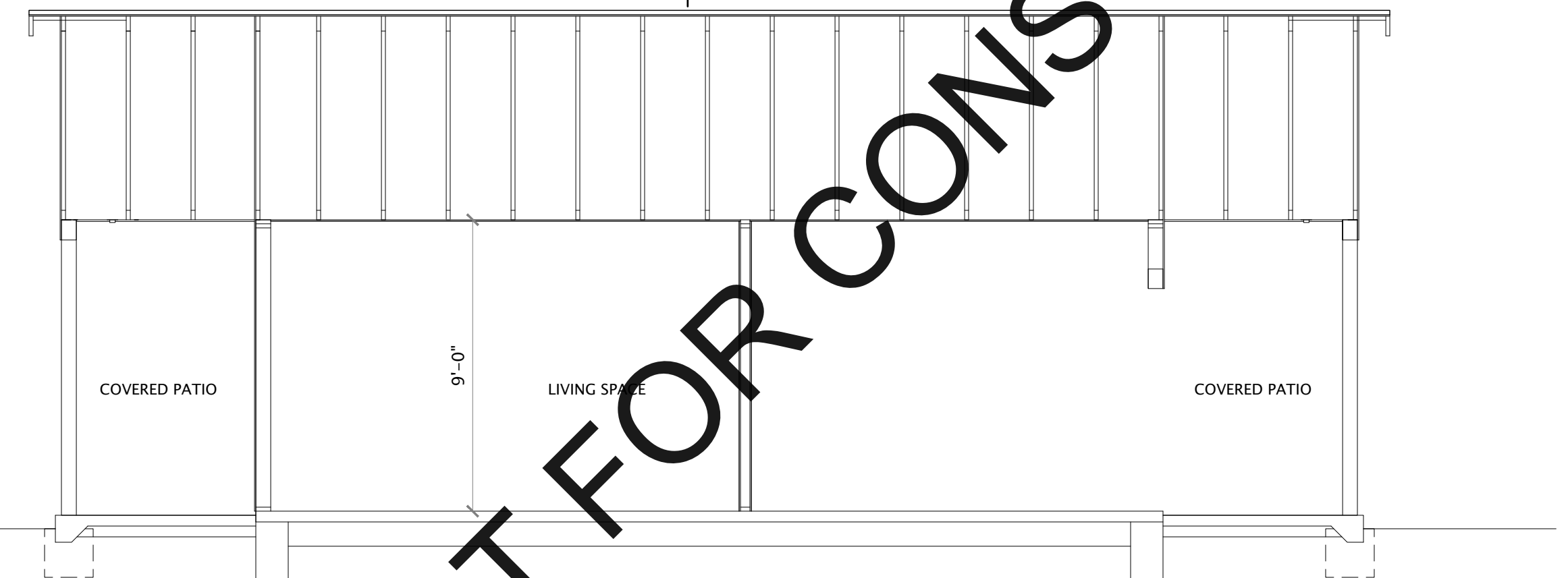


B LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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



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

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REVISIONS

DATE: 09/20/2023
 JOB NUMBER: 190080
 CADD FILE: 190080.dwg

09/20/2023

ANTONETTE CARBONAS MONTANA
 ARCHITECT
 C-33355
 RENEWAL: 2/28/25
 STATE OF CALIFORNIA

SEAL

COUNTY OF SHASTA
 CALIFORNIA

SHEET NAME & PROJECT
 ELEVATIONS / SECTIONS - OPTION 'C'
 YARROW ACCESSORY DWELLING UNIT

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

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SHEET
A3.0C

PERMIT SET

ELECTRICAL SYMBOLS:

- 115v DUPLEX +15" TO BOTTOM
LIGHTING: 3 VA/SQFT X 672 SQFT => 2016 VA
2x 1500 VA FOR SMALL APPLIANCE CIRCUITS => 3000 VA
1500 VA FOR DISHWASHER => 1500 VA
1000 VA FOR GARBAGE DISPOSAL => 1000 VA
5000 VA FOR DRYER OR W/D COMBO => 5000 VA
1500 VA FOR LAUNDRY => 1500 VA
SUB TOTAL: 14016 VA
FIRST 10000 VA @ 100% = 10000 VA
REMAINDER (CALCULATED AT 4016) @ 40% = 1606 VA
1.5 TON DUCTLESS HEAT PUMP + 2 FAN UNITS = 4600 VA
TOTAL DEMAND = 16206 VA
TOTAL AMPERAGE ON A 240 VOLT SYSTEM = 68 AMPS

LOAD CALCULATION:

HVAC SYSTEMS:

1.5 TON HEAT PUMP DUCTLESS SYSTEM @ 2 LOCATIONS
HSPF 8.5 /15 SEER - 12.5 EER
HEATING 17,800 BTU OUTPUT / COOLING 18,000 BTU OUTPUT

GENERAL ELECTRICAL NOTES:

- 1. ALL RECEPTACLES SHALL BE CONNECTED TO THE CIRCUIT INDICATED USING #12 MC CABLE #12 #12 120 INSULATED UN.G. CIRCUITS TO BE CONCEALED IN WALLS OR FAN OVERHEAD LOCATION AND SPACING OF RECEPTACLE OUTLETS SHALL BE PER CEC SECTION 210-52
2. MAINTAIN MIN. 30" WIDE X 36" DEEP X 78" HIGH CLEAR SPACE IN FRONT OF ALL ELECTRICAL DISCONNECTS AND PANELS PER CEC 210-6.
3. PANEL SHALL BE RATED AS SHOWN AND PROVIDED W/ TN-PLATED ALUMINUM BUS, THERMAL MAGNETIC CIRCUIT BREAKERS AS SHOWN, AND NEMA 1 ENCLOSURE I.A.D.
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 MANUFACTURE 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
8. DRYER TO VENT TO OUTSIDE AIR - 1"4" MAX. W/ 2 BENDS MAX. PER CMC 504.3.2.
9. USE CEILING FAN BOXES LISTED PER CEC 422-1.8.
10. FIXTURES ABOVE HYDRO MASSAGE TUBS AND SPAS, AND OTHER WET/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. AUTOMATIC GARAGE DOOR OPENERS MUST BE UL LISTED - R309.4. GARAGE DOOR SPRINGS - PER SECTION 121.1 CBC
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-8 INSULATION & TESTED FOR LOW LEAKAGE
16. RECESSED CANS PER SECTION 6.10.1 MUST BE IC RATED & LABELED FOR AIRTIGHT CONSTRUCTION, SEALED WITH A CASSET OR CALKING BETWEEN THE LUMINAIRE HOUSING AND THE CEILING.
17. NOT USED.
18. NOT USED
19. ALL PERMANENTLY INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY CA ENERGY CODE SECTION 150.00(A).
20. ALL LIGHTING MUST BE SWITCHED SEPARATELY FROM EXHAUST FANS.
21. ALL LIGHTING CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
22. 3-WAY AND 4-WAY SWITCHES AND OTHER LIGHTING CONTROLLED BY MORE THAN ONE SWITCH WHERE A DIMMER OR VACUANCY SENSOR HAS BEEN INSTALLED SHALL MEET THE FOLLOWING CONDITIONS: NO CONTROLS SHALL BYPASS THE DIMMER OR VACUANCY SENSOR FUNCTION AND THE DIMMER OR VACUANCY SENSOR SHALL BE CERTIFIED TO MEET THE APPLICABLE REQUIREMENTS IN CEC SECTION 6.3.2.
23. LUMINAIRES IN CLOTHES CLOSETS SHALL BE PER CEC 410-16
24. ELECTRICAL RECEPTACLES FOR DISHWASHER AND GARBAGE DISPOSAL TO BE LOCATED UNDER SINK, NOT MORE THAN 36" FROM APPLIANCE.
25. RECEPTACLE IN BATHROOMS, LAUNDRY, GARAGE AND HALLS 10' LONG AND WITHIN 24" ALONG KITCHEN COUNTER SPACES 12" AND WIDER, AND EVERY 12' ALONG ISLANDS PER CEC 210-57.
26. OUTDOOR WEATHER PROOF GFI RECEPTACLE IN FRONT AND BACK OF RESIDENCE PER CEC 210-52 AND 410-52
27. PROVIDE AN OUTDOOR WEATHER PROOF GFI RECEPTACLE WITHIN 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 AFCI 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.(b) (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)(K)
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 AWAY FROM KNOW CONTAMINANTS.
40. ALL LIGHTING INSTALLATION TO COMPLY WITH 7E-68.11.1 (D) INSTALLATION CERTIFICATE REQUIREMENTS. IT IS RECOMMENDED TO BE FILLED OUT AND PROVIDED TO BUILDING INSPECTOR AT FRAME INSPECTION.
41. WHOLE BUILDING VENTILATION SHALL BE PROVIDED BY MECH-BUILDING VENTILATION FANS ARE TO COMPLY WITH CE-6R-MECH-05 INSTALLATION CERTIFICATE REQUIREMENTS. IT IS RECOMMENDED THIS FORM BE FILLED OUT AND PROVIDED TO BUILDING INSPECTOR AT FRAME INSPECTION. CE-6R-MECH-05 REQUIRED A SIGNATURE AND PROVIDED TO OWNER.
42. NO OTHER SOLID STATE (OTHER THAN DIRECT VENT) ALLOWED IN COOLING SPACES UNLESS SUPPLY AIR IS PROVIDED.
43. IN ALL CASES SPECIFIED IN CEC 210.52.5.41 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. CEC 8315.1.1
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 IN CEILING, ABOVE COUNTERS OR BEHIND APPLIANCE. CEC 406.11
47. ATTIC FURNACE NEEDS A 30"x30" PLATFORM AND 24" WALKWAY, A MAXIMUM OF 20" FROM THE ACCESS UNLESS 6" OF HEADROOM IS PROVIDED. CEC 904.11
48. LIGHT AND RECEPTACLE IN ATTIC, SWITCHED AT THE ACCESS. FOR ATTIC LIGHTING, LIGHT IN ATTIC TO BE HIGH EFFICIENCY OR CONTROLLED BY A DIMMER OR VACUANCY SENSOR. CMC 304.4.4, CEC 210.70

RESIDENTIAL LIGHTING REQUIREMENTS:

KITCHEN: ALL KITCHEN LIGHTING MUST BE HIGH EFFICACY. PERMANENTLY INSTALLED LIGHTING IN CABINETS MUST BE HIGH EFFICACY. UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING.
BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: ALL LIGHTING MUST BE HIGH EFFICACY. EACH ROOM MUST HAVE AT LEAST 1 LUMINAIRE IS CONTROLLED BY VACUANCY SENSOR. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURN OFF WHILE THE FAN IS RUNNING. LIGHTS IN WET/DAMP LOCATIONS MUST COMPLY WITH CEC 410.10.
CLOSETS AND HALLWAYS LIGHTING: LIGHTING FOR CLOSET LESS THAN 70 SQUARE FEET AND HALLWAYS MUST BE HIGH EFFICACY. LIGHTING FOR CLOSETS LARGER THAN 70 SQUARE FEET MUST BE HIGH EFFICACY AND CONTROLLED BY A VACUANCY SENSOR OR DIMMER.
OTHER ROOMS OR AREAS LIGHTING: SHALL BE HIGH EFFICACY AND CONTROLLED BY EITHER BY A VACUANCY SENSOR OR DIMMER.
OUTDOOR LIGHTING: ALL PERMANENTLY INSTALLED OUTDOOR LIGHTING MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND USE ONE OF THESE AUTOMATIC CONTROL TYPES:
* PHOTOCONTROL AND MOTION SENSOR, OR
* PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL, OR
* ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURN OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS, OR
* ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK. EMCS DOES NOT HAVE AN OVERRIDE OR BYPASS THAT ALLOWS THE LUMINAIRES TO BE ALWAYS ON, AND IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
NIGHT LIGHTS: PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO A PERMANENTLY INSTALLED LUMINAIRE OR EXHAUST FAN MUST BE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN. NIGHT LIGHTS DO NOT NEED TO BE CONTROLLED BY VACUANCY SENSORS.
LIGHTING INTEGRAL TO EXHAUST FANS: LIGHTING INTEGRAL TO EXHAUST FANS (EXCEPT WHEN INSTALLED BY THE MANUFACTURER IN THE KITCHEN HOODS), MUST MEET THE APPLICABLE REQUIREMENTS OF SECTION 150.00(K).
RECESSED DOWNLIGHT LUMINAIRES IN CEILING: SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC), LABELED AS AIRTIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM, SEALED WITH A CASSET OR CALK BETWEEN THE HOUSING AND CEILING. ALLOW BALLASTS FOR MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING. SHALL NOT CONTAIN SCREEN BASE SOCKETS. COMPLY WITH THE ELEVATED TEMPERATURE REQUIREMENTS AND INSTALL LAMPS MUST BE MARKED "A8-2016-ET" FOR INSTANCE. PIN-BASED CFLS MUST BE JAS CERTIFIED TO BE INSTALLED IN CEILING RECESSED DOWNLIGHTS. ALL CEILING RECESSED DOWNLIGHTS AND ENCLOSED LUMINAIRES MUST BE CONTROLLED BY A DIMMER OR VACUANCY SENSOR.
BLANK ELECTRICAL BOXES: THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISH FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF RECESSED ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACUANCY SENSOR CONTROL, OR FAN SPEED CONTROL.
SWITCHING DEVICES AND CONTROLS: ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA S37A.
* EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM EXCEPT FOR AN EXHAUST FAN WITH INTEGRAL LIGHTING WHERE THE LIGHTING SYSTEM CAN BE MANUALLY TURNED OFF WHILE THE FAN IS RUNNING.
* LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT MANUAL ON/OFF SWITCHING.
* NO CONTROLS SHALL BYPASS THE DIMMER OR VACUANCY SENSOR FUNCTION.
* ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH VACUANCY SENSOR OR DIMMER REQUIREMENTS.
* MULTIScene PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS.
WET / DAMP LOCATIONS: ALL EXTERIOR LIGHTS, PORCH LIGHTS, BATHROOM OR LAUNDRY ROOM LIGHTS MUST MEET THE REQUIREMENTS FOR DAMP LOCATIONS PER CEC 410.10

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 THE MAIN PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.01(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 1/2 INCH. THE MAIN 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 LABELED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REGENERATOR. ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE REGENERATOR AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMP.
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

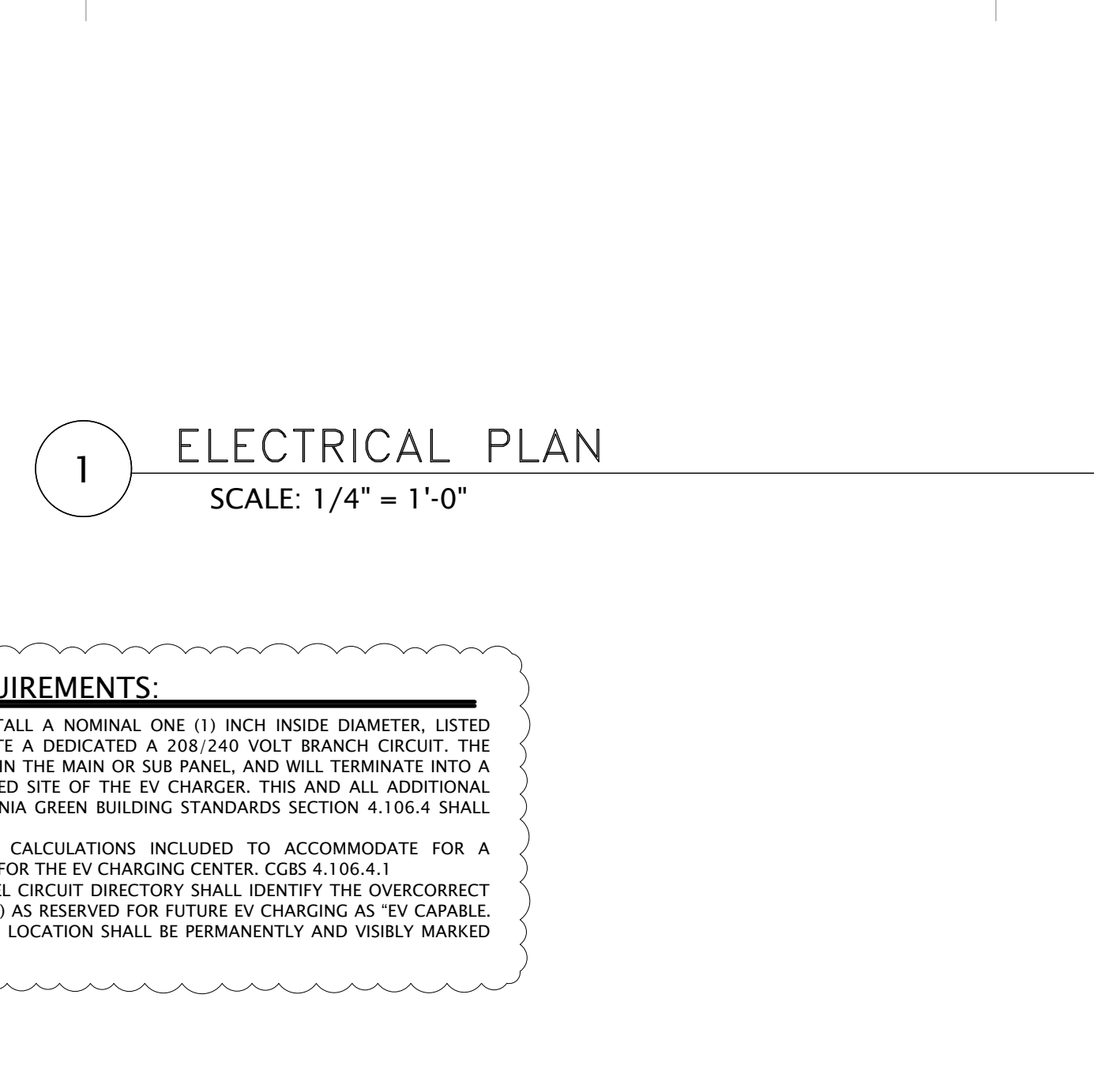
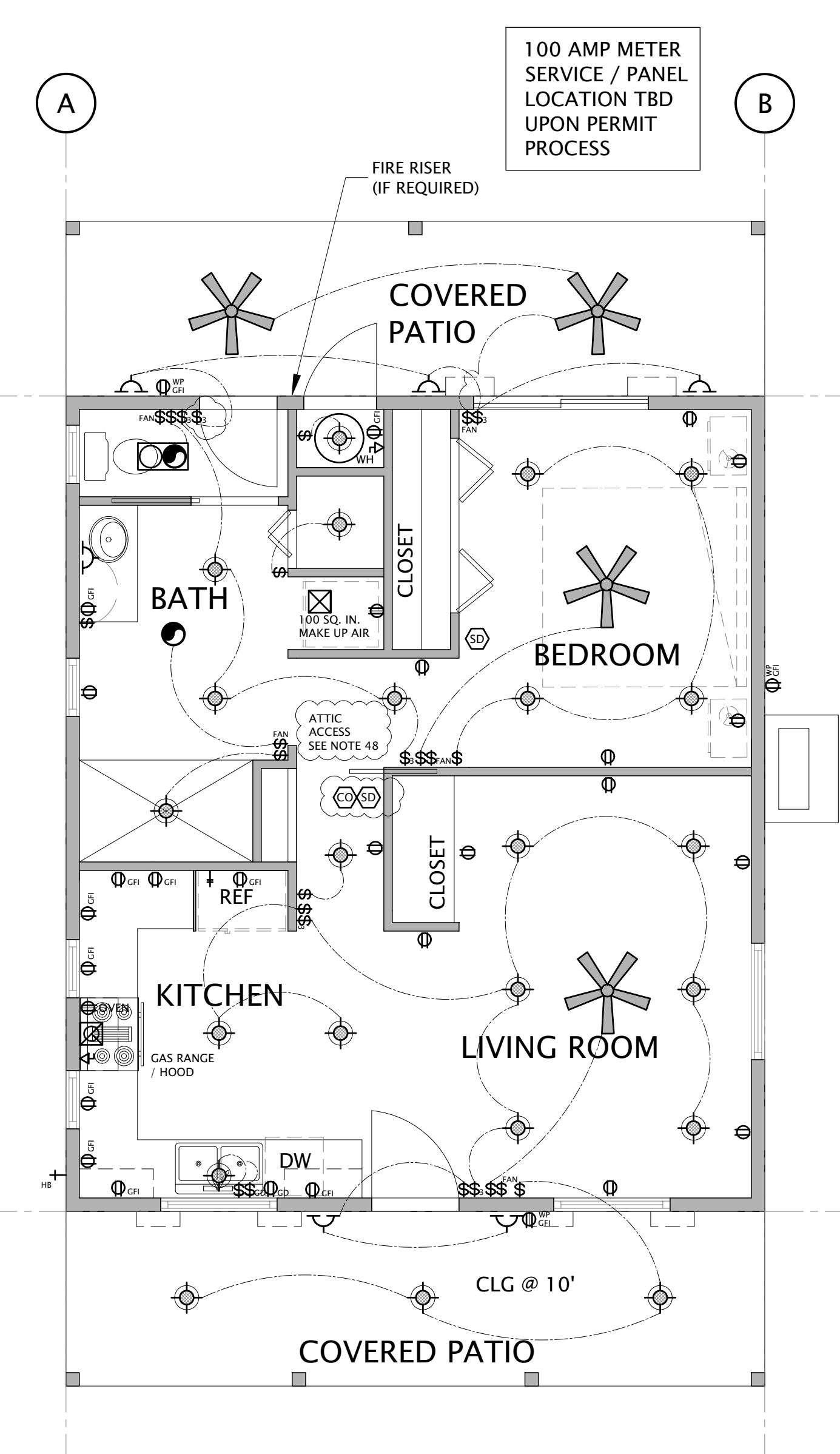
WHERE AN ESS IS INSTALLED IN THE NORMAL DRIVING PATH OF VEHICLE TRAVEL WITHIN A GARAGE, IMPACT PROTECTION COMPLYING WITH SECTION 1207.11.7.3 SHALL BE PROVIDED. THE NORMAL DRIVING PATH IS A SPACE BETWEEN THE GARAGE VEHICLE OPENING AND THE INTERIOR FACE OF THE BACK WALL TO A HEIGHT OF 48 INCHES (1219 MM) 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.

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CPC604.1.2 PEX

- [HCD 1 & HCD 2] ALL INSTALLATIONS 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 1 WEEK, AFTER WHICH ALL THE BRANCHES OF THE PIPE SYSTEM MUST BE FLUSHED LONG ENOUGH TO FULLY EMPTY THE CONTAINED VOLUME. 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 FILL, 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 TWO 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.)

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

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. OPTION TO ADD ON DEMAND HOT WATER HEATER - 140,000 BTU/HR INPUT, 91 RECOVERY EFFICIENCY OR EQUAL, OR HEAT PUMP TANKED WH
5. NA.
6. PLUMBING FIXTURES SHALL BE WATER-CONSERVATIVE PLUMBING 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- 1.8 GMP @ 80 PSI
SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME
* KITCHEN SINK FAUCET - 1.8 GAL. PER MIN. @ 60 PSI
7. TANKLESS WATER HEATER MUST HAVE ISOLATION VALVES W/ HOSE BIBBS OR OTHER FITTINGS ON BOTH COLD AND HOT WATER LINES TO ALLOW FOR FLUSHING OF THE WATER HEATER WHEN THE VALVES ARE DOSED
a. A 120-VOLT, 20-AMP RECEPTACLE OUTLET THAT IS WITHIN 3 FEET OF THE WATER HEATER AND IS ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTION. THE OUTLET SHALL BE CONNECTED TO A 120/240-VOLT 3 CONDUCTOR AND 10 AWG COPPER BRANCH CIRCUIT.
b. THE ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED AS A "SPARE" AND BE ELECTRICALLY ISOLATED.
c. THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT SHALL BE ADJACENT TO A RESERVED CIRCUIT BREAKER SPACE LABELED AS "FUTURE 240V USE."

EV CHARGER REQUIREMENTS:

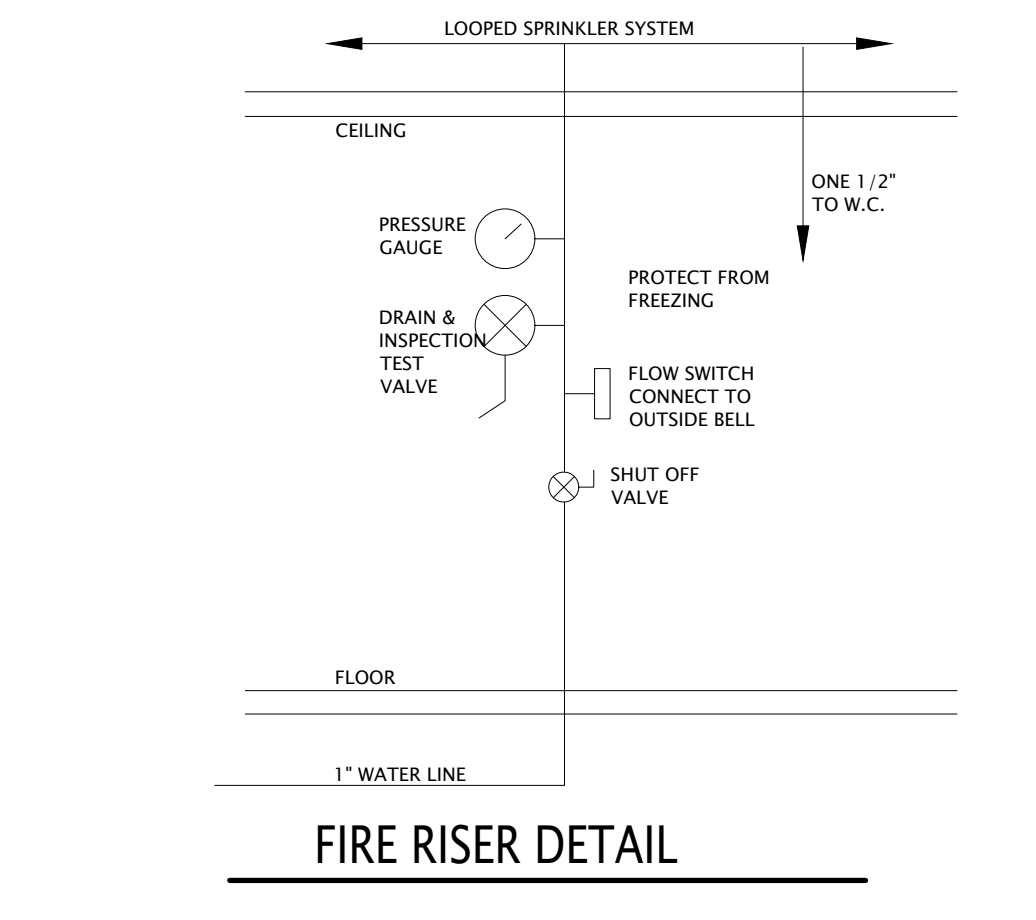
- 1). THE BUILDER SHALL INSTALL A NOMINAL ONE (1) INCH INSIDE DIAMETER, LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE IN THE MAIN OR SUB PANEL, AND WILL TERMINATE INTO A LISTED BOX AT THE PURPOSED SITE OF THE EV CHARGER. THIS AND ALL ADDITIONAL SPECIFICATIONS 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 CEN. CGBS 4.106.4.1
3). THE SERVICE OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTION DEVICE SPACE(S) AS RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE."

PIPE CONNECTION SIZE SCHEDULE

Table with columns: FIXTURE, WASTE, VENT, COLD WATER, HOT WATER, CLEANOUT. Rows include WC, LAVATORY/SINK, SHOWER/TUB, WATER HEATER.

PIPING MATERIAL SCHEDULE

Table with columns: TYPE, INTERIOR, EXTERIOR, INSULATION, NOTES. Rows include COLD WATER, HOT WATER, WASTE AND VENT, FIRE SPRINKLER, GAS.



Vertical sidebar containing project information: SHEET NAME & PROJECT, REVISIONS, DATE, JOB NUMBER, CAD FILE, SHEET, COUNTY OF SHASTA CALIFORNIA, CMC ARCHITECTURE, PROJECT: ELECTRICAL PLAN - OPTIONS 'A' & 'C' YARROW ACCESSORY DWELLING UNIT, SHEET, AEIA, PERMIT SET.

NOT FOR CONSTRUCTION

HVAC SYSTEMS:

1.5 TON HEAT PUMP DUCTLESS SYSTEM @ 2 LOCATIONS
 HSPF 8.5 / 15 SEER - 12.5 EER
 HEATING 17,800 BTU OUTPUT / COOLING 18,000 BTU OUTPUT

ELECTRICAL SYMBOLS:

- 115v DUPLEX +15" TO BOTTOM
- 115v GROUND FAULT INDICATED DUPLEX OUTLET
- 220V OUTLET
- SINGLE POLE SWITCH
- SMOKE DETECTOR 115V
 * SMOKE DETECTOR SHALL BE INSTALLED A MINIMUM OF 20" FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. IONIZATION SMOKE ALARM W/ SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARM REQUIRED WHEN ALARMS IS INSTALLED LESS THAN 20", BUT NOT LESS THAN 10" FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. CRC 314.3.3
 * SMOKE DETECTOR SHALL BE INSTALLED A MINIMUM OF 3" FROM A BATHROOM OPENING. CRC 314.3.3
- CARBON MONOXIDE DETECTOR 115V
 * SMOKE DETECTOR & CARBON MONOXIDE SHALL BE INTERCONNECTED FOR ALARM ACTIVATION
- 3 SPEED FAN. ALL CLG. FIXTURE BOXES TO BE METAL & ADEQUATELY SUPPORTED FAN
- WALL MOUNT LIGHT
- CEILING MOUNT DECORATIVE LIGHT OR LIGHT DISK
- LIGHT / EXHAUST FAN SWITCHED SEPARATELY AND BE ENERGY STAR RATED, 80 CFM - 705F OR 110 CFM - 1005F, 1 SONES OR LESS NOISE, 4" DUCT TO OUTSIDE, NUTONE ULTRA SILENT INDOOR QUALITY FAN CONTINUOUS OPERATION W/ 24 CFM MIN.
- GAS SHUT OFF VALVE
- KITCHEN HOOD - 100 CFM MIN. AIRFLOW, 3 SONES OR LESS NOISE W/ 6" DUCT TO ROOF, NUTONE K5330SS OR EQUAL. KITCHEN EXHAUST FAN SHALL BE HVI-CERTIFIED
- LIGHT / EXHAUST FAN W/ INDOOR AIR QUALITY CONT. FAN W/ 34 CFM, 1 SON OR LESS
- EXHAUST FAN (CONTROLLED BY A HUMIDISTAT AND BE ENERGY STAR RATED AT TUB & SHOWER LOCATION, 80 CFM - 705F OR 110 CFM - 1005F, 3 SONES OR LESS NOISE, 4" DUCT TO OUTSIDE, NUTONE ULTRA SILENT 110 OR EQUAL) W/ BROAN DEHUMIDISTAT WALL CONTROL.
- HOSE BIB
- OPTIONAL ICE WATER STUB OUT

LOAD CALCULATION:

100 AMP SUB-PANEL ADU:
 LIGHTING: 3 VA/SQFT X 672 SQFT => 2016 VA
 2 x 1500 VA FOR SMALL APPLIANCE CIRCUITS => 3000 VA
 1500 VA FOR DISHWASHER => 1500 VA
 1000 VA FOR GARBAGE DISPOSAL => 1000 VA
 5000 VA FOR DRYER OR W/D COMBO => 5000 VA
 1500 VA FOR LAUNDRY => 1500 VA

SUB TOTAL: 14016 VA

FIRST 10000 VA @ 100% = 10000 VA
 REMAINDER (CALCULATED AT 4016) @ 40% = 1606 VA

1.5 TON DUCTLESS HEAT PUMP + 2 FAN UNITS = 4600 VA

TOTAL DEMAND = 16206 VA

TOTAL AMPERAGE ON A 240 VOLT SYSTEM = 68 AMPS

EV CHARGER REQUIREMENTS:

- 1) THE BUILDER SHALL INSTALL A NOMINAL ONE (1) INCH INSIDE DIAMETER, LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE IN THE MAIN OR SUB PANEL AND WILL TERMINATE INTO A LISTED BOX AT THE PURPOSE 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"

GENERAL ELECTRICAL NOTES:

1. ALL RECEPTACLES SHALL BE CONNECTED TO THE CIRCUIT INDICATED USING #12 AWG CU. CABLE C-2 #12, 1# 12G INSULATED U.N.O. CIRCUITS TO BE CONCEALED IN WALLS OR RAN OVERHEAD. LOCATION AND SPACING OF RECEPTACLE OUTLETS SHALL BE PER CEC SECTION 210-5.2
2. MAINTAIN MIN. 30" WIDE X 36" DEEP X 78" HIGH CLEAR SPACE IN FRONT OF ALL ELECTRICAL DISCONNECTS AND PANELS PER CEC 2016.
3. PANEL SHALL BE RATED AS SHOWN AND PROVIDED W/ TYPED 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 OR 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 422-1.8.
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. AUTOMATIC GARAGE DOOR OPENERS MUST BE LISTED - R309.4. GARAGE DOOR SPRINGS - PER SECTION 1211 CBC
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-8 INSULATION & TESTED FOR LOW LEAKAGE
16. RECESSED CANS PER SECTION 6.10.1 MUST BE IC RATED & LABELED FOR AIRIGHT CONSTRUCTION, SEALED WITH A GASKET OR CAULKING BETWEEN THE LUMINAIRES HOUSING AND THE CEILING.
17. NOT USED.
18. NOT USED.
19. ALL PERMANENTLY INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY CA ENERGY CODE SECTION 150.08.1(A)
20. ALL LIGHTING MUST BE SWITCHED SEPARATELY FROM EXHAUST FANS.
21. ALL LIGHTING CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S 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. LUMINAIRES IN CLOTHES CLOSETS SHALL BE PER CEC 410-16
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 10' LONG AND WITHIN 24" ALONG KITCHEN COUNTER SPACES 12" AND WIDER, AND EVERY 12" ALONG ISLANDS PER CEC 210-5.7.
26. OUTDOOR WEATHER PROOF GFI RECEPTACLES IN FRONT AND BACK OF RESIDENCE PER CEC 210-5.2 AND 410-5.2.
27. PROVIDE AN OUTDOOR WEATHER PROOF GFI RECEPTACLE WITHIN 25' OF EXTERIOR MECHANICAL EQUIPMENT PER CEC 210-6.3
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 210-11.10.(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)(G)
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 PERMANENTLY WITH 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 AWAY FROM KNOWN CONTAMINANTS.
40. ALL LIGHTING INSTALLATION TO COMPLY WITH CEC 68-01 INSTALLATION CERTIFICATE REQUIREMENTS. IT IS RECOMMENDED TO BE FILLED OUT AND PROVIDED TO THE BUILDING INSPECTOR AT THE FRAME INSPECTION. CF-6R-MECH-05 IS REQUIRED AT FINAL AND PROVIDED TO OWNER.
41. WHOLE BUILDING VENTILATION SYSTEMS SHALL BE LABELED "LOCAL BUILDING VENTILATION FANS ARE TO BE LABELED WITH CF-6R-MECH-05 INSTALLATION CERTIFICATE REQUIREMENTS. IT IS RECOMMENDED THIS FORM BE FILLED OUT AND PROVIDED TO THE BUILDING INSPECTOR AT THE FRAME INSPECTION. CF-6R-MECH-05 IS REQUIRED AT FINAL AND PROVIDED TO OWNER.
42. NO FANS OR SPLIT SYSTEMS SHALL BE ALLOWED TO BE INSTALLED IN CLOTHES CLOSET UNLESS SUPPLY AIR IS PROVIDED.
43. IN ALL CASES SPECIFIED IN CEC 210.52 ALL 125V IS 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: DRIVERS, 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 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 IN CLOTHES CLOSETS OR BATHROOMS OR APPLIANCES. CEC 406-1.1
47. ATTIC FURNACE NEEDS 30"x30" PLATFORM AND 2" WALKWAY. A MAXIMUM OF 20" FROM THE ACCESS UNLESS 6" OF HEADROOM IS PROVIDED. CMC 904.11
48. LIGHT AND RECEPTACLE IN ATTIC, SWITCHED AT THE ACCESS, FOR ATTIC EQUIPMENT. LIGHT IN ATTIC TO BE HIGH EFFICIENCY OR CONTROLLED BY A DIMMER OR VACANCY SENSOR. CMC 304.4.4, CEC 210.70

RESIDENTIAL LIGHTING REQUIREMENTS:

KITCHEN:
 ALL KITCHEN LIGHTING MUST BE HIGH EFFICACY. PERMANENTLY INSTALLED LIGHTING IN CABINETS MUST BE HIGH EFFICACY. UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING.

BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS:
 ALL LIGHTING MUST BE HIGH EFFICACY. EACH ROOM MUST HAVE AT LEAST 1 LUMINAIRE IS CONTROLLED BY VACANCY SENSOR. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURN OFF WHILE THE FAN IS RUNNING. LIGHTS IN WET/DAMP LOCATIONS MUST COMPLY WITH CEC 410.10.

CLOSETS AND HALLWAYS LIGHTING:
 LIGHTING FOR CLOSET LESS THAN 70 SQUARE FEET AND HALLWAYS MUST BE HIGH EFFICACY. LIGHTING FOR CLOSETS LARGER THAN 70 SQUARE FEET MUST BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR OR DIMMER.

OTHER ROOMS OR AREAS LIGHTING:
 SHALL BE HIGH EFFICACY AND CONTROLLED BY EITHER BY A VACANCY SENSOR OR DIMMER.

OUTDOOR LIGHTING:
 ALL PERMANENTLY INSTALLED OUTDOOR LIGHTING MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND USE ONE OF THESE AUTOMATIC CONTROL TYPES:
 * PHOTOCONTROL AND MOTION SENSOR, OR
 * PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL, OR
 * ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURN OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS, OR
 * ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK. EMCS DOES NOT HAVE AN OVERRIDE OR BYPASS THAT ALLOWS THE LUMINAIRES TO BE ALWAYS ON, AND IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

NIGHT LIGHTS:
 PERMANENTLY INSTALLED NIGHT LIGHTS INTEGRAL TO A PERMANENTLY INSTALLED LUMINAIRE OR EXHAUST FANS MUST BE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN. NIGHT LIGHTS DO NOT NEED TO BE CONTROLLED BY VACANCY SENSORS.

LIGHTING INTEGRAL TO EXHAUST FANS:
 LIGHTING INTEGRAL TO EXHAUST FANS (EXCEPT WHEN INSTALLED BY THE MANUFACTURER IN THE KITCHEN HOODS), MUST MEET THE APPLICABLE REQUIREMENTS OF SECTION 150.08(A).

RECESSED DOWNLIGHT LUMINAIRES IN CEILING:
 SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC), LABELED AS AIRTIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM, SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING. ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING. SHALL NOT CONTAIN SCREW BASE SOCKETS. COMPLY WITH THE ELATED TEMPERATURE REQUIREMENTS AND INSTALL LAMPS MUST BE MARKED "R48-2016-E" FOR INSTANCE. PIN-BASED CFLS MUST BE JAB CERTIFIED TO BE INSTALLED IN CEILING RECESSED DOWNLIGHTS. ALL CEILING RECESSED DOWNLIGHTS AND ENCLOSED LUMINAIRES MUST BE CONTROLLED BY A DIMMER OR VACANCY SENSOR.

BLANK ELECTRICAL BOXES:
 THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISH FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL.

SWITCHING DEVICES AND CONTROLS:
 ALL RECESSED DOWNLIGHTS AND ENCLOSED LUMINAIRES USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA 591A.
 * EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM EXCEPT FOR AN EXHAUST FAN WITH INTEGRAL LIGHTING WHERE THE LIGHTING SYSTEM CAN BE MANUALLY TURNED OFF WHILE THE FAN IS RUNNING.
 * LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT MANUAL ON/OFF SWITCHING.
 * NO CONTROLS SHALL BYPASS THE DIMMER OR VACANCY SENSOR FUNCTION.
 * ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH VACANCY SENSOR OR DIMMER REQUIREMENTS.
 * MULTITOUCH PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS.

WET / DAMP LOCATIONS:
 ALL EXTERIOR LIGHTS, PORCH LIGHTS, BATHROOM OR LAUNDRY ROOM LIGHTS MUST MEET THE REQUIREMENTS FOR DAMP LOCATIONS PER CEC 410-10

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 PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(s)(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 1/2" 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 IDENTIFIED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE LIGHTING CIRCUIT. CIRCUIT SHALL BE LOCATED NEAR THE ENERGY READY AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMP.

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 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.

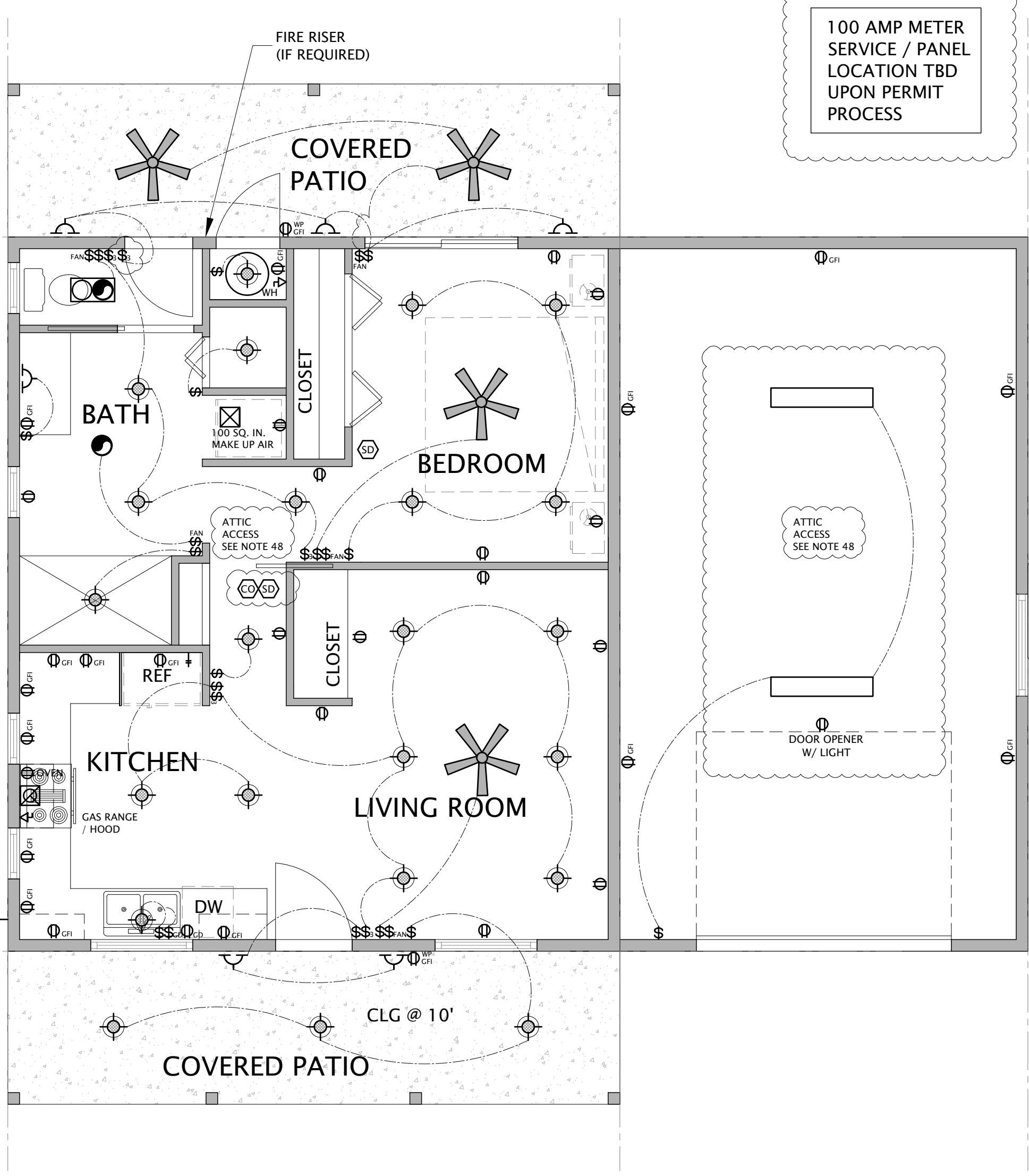
GENERAL PLUMBING NOTES:

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 CEC SECTION 420.0.
4. OPTION TO ADD ON DEMAND HOT WATER HEATER - 140,000 BTU/HR INPUT, 91 RECOVERY EFFICIENCY OR EQUAL, OR HEAT PUMP TANKED WH
5. NA.
6. PLUMBING FIXTURES SHALL BE WATER-CONSERVATIVE PLUMBING 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 - 1.8 GMP @ 80 PSI
 SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
 * KITCHEN SINK FAUCET - 1.8 GAL. PER MIN. @ 60 PSI

7. TANKLESS WATER HEATER MUST HAVE ISOLATION VALVES W/ HOSE BIBBS OR OTHER FITTINGS ON BOTH COLD AND HOT WATER LINES TO ALLOW FOR FLUSHING OF THE WATER HEATER WHEN THE VALVES ARE DOSED
 - a. A 120-VOLT, 20-AMP RECEPTACLE OUTLET THAT IS WITHIN 3 FEET OF THE WATER HEATER AND IS ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTION. THE OUTLET SHALL BE CONNECTED TO A 120/240-VOLT 3 CONDUCTOR AND TO AN UNGROUNDED BRANCH CIRCUIT.
 - b. THE ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED AS "SPARE" AND BE ELECTRICALLY ISOLATED.
 - c. THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT SHALL BE ADJACENT TO A RESERVER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

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

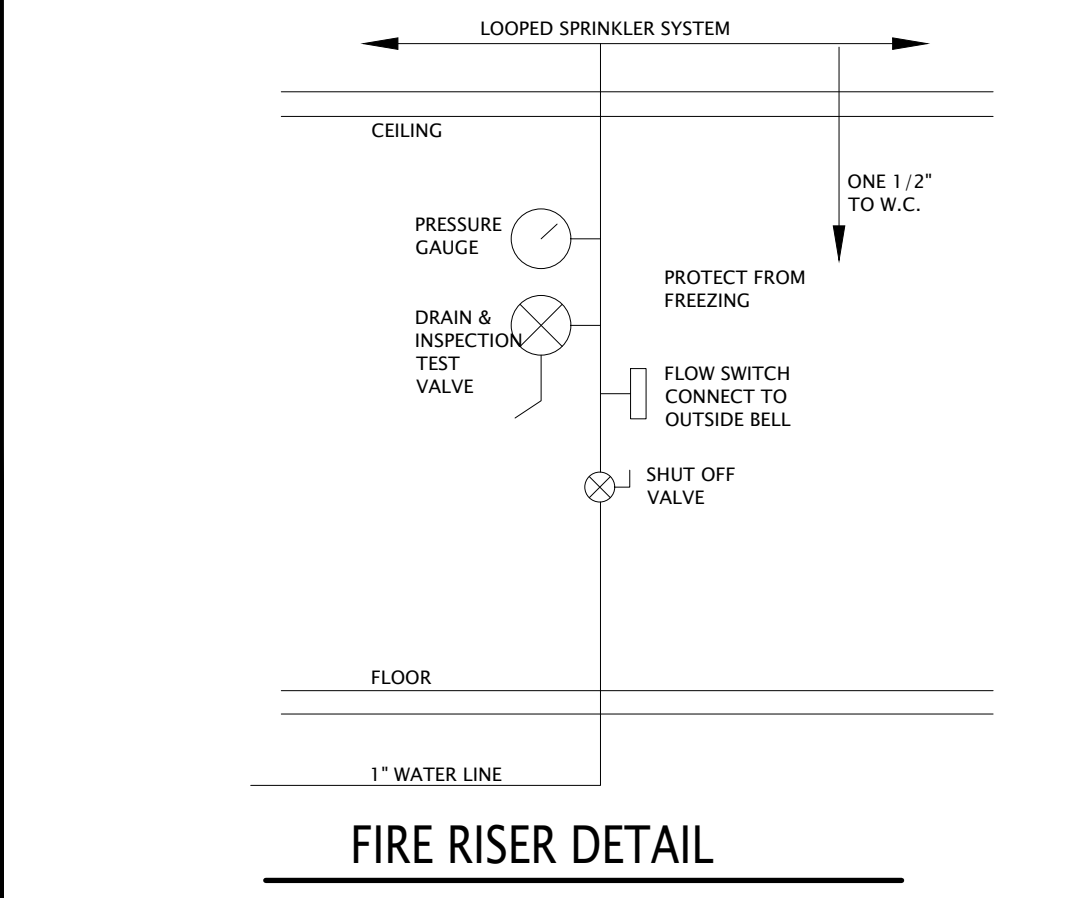


PIPE CONNECTION SIZE SCHEDULE

FIXTURE	WASTE	VENT	COLD WATER	HOT WATER	CLEANOUT
WC	4"	2"	3/4"	-	YES
LAVATORY/SINK	2"	1-1/2"	3/4"	3/4"	YES
SHOWER/TUB	2"	1-1/2"	3/4"	3/4"	YES
WATER HEATER	NA	NA	3/4"	3/4"	NO

PIPING MATERIAL SCHEDULE

TYPE	INTERIOR	EXTERIOR	INSULATION	NOTES
COLD WATER	ABOVE FINISH FLOOR TYPE "M" COPPER OR EQUAL BELOW GRADE TYPE "K" SOFT COPPER	SCHEDULE 40 PVC	IN ATTIC AND EXTERIOR WALLS	USE TYPE "L" COPPER FOR 1 1/2" FROM WATER HEATER IF PEX TUBING IS USED
HOT WATER	SAME AS CW	NA	ALL HOT WATER LINES TO BE INSULATED	SAME AS CW
WASTE AND VENT	NO-HUB CAST IRON PVC - DWV	SCR-35 PVC	NA	SCHEDULE 40 PVC-DWV MAY BE USED WITH BUILDING DEPARTMENT APPROVAL
FIRE SPRINKLER	ABOVE FINISH FLOOR TYPE "L" COPPER OR CPVC	EXTERIOR WALLS, IN ATTIC & OUTSIDE		
GAS	SCHEDULE 40 BLACK STEEL THREADED	BELOW GRADE PVC COATED BK. STL. THREADED OR WELDED POLYETHYLENE	ABOVE GRADE BK. STL. THREADED	



CPC604.1.2 PEX

[HCD 1 & HCD 2] ALL INSTALLATIONS 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 1 WEEK, AFTER WHICH ALL THE BRANCHES OF THE PIPE SYSTEM MUST BE FLUSHED LONG ENOUGH TO FULLY EMPTY THE CONTAINED VOLUME. 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 FILL, 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 TWO 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 TAG HAS BEEN INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CODE, INCLUDING THE REQUIREMENTS TO FLUSH AND TAG THE SYSTEM.

(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.)

REVISIONS

DATE	09/20/2023	JOB NUMBER		CADD FILE	
REVISIONS					

DATE: 09/20/2023
 JOB NUMBER:
 CADD FILE:
 SEAL: 09/20/2023

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CALIFORNIA GREEN BUILDING STANDARDS RESIDENTIAL MANDATORY MEASURES

STORM WATER MANAGEMENT: CGBSC SEC. 4.106.2

- UTILIZE "BMP" - PROJECTS THAT DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER IN ONE OF THE FOLLOWING MEASURES TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUN-OFF ON THE SITE:
- RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE.
 - WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER, OR SIMILAR DISPOSAL METHOD, THE WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
 - COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT PLAN.

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

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

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 (MWEL0) WHICH EVER IS MORE STRINGENT;
- OR
- PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAN 2,500 SQUARE FEET MAY COMPLY WITH MWEL0'S APPENDIX D PRESCRIPTIVE 5. A MIN. OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE

ENHANCED DURABILITY AND REDUCED MAINTENANCE - RODENT PROOFING CGBSC 4.406.1

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

CONSTRUCTION WASTE MANAGEMENT CGBSC 4.408.1

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

CONSTRUCTION WASTE MANAGEMENT PLAN CGBSC 4.408.2

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

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

WASTE MANAGEMENT COMPANY CGBSC 4.408.3

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

BUILDING MAINTENANCE AND OPERATION - OPERATION AND MAINTENANCE MANUAL CGBSC 4.10.1

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

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

FIREPLACES - GENERAL CGBSC 4.503

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

POLLUTANT CONTROL:

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

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

FINISH MATERIAL POLLUTANT CONTROL CGBSC 4.504.1

ADHESIVES, SEALANTS AND CAULKS CGBSC 4.405.2.1

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

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

PAINTS AND COATINGS CGBSC 4.504.2.2

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

AEROSOL PAINTS AND COATINGS CGBSC 4.504.2.3

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

VERIFICATION CGBSC 4.504.2.4

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

- MANUFACTURERS 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 636 35, AND CANADIAN CSA 0121, CSA 0151, CSA 0153, AND CSA 0325 STANDARDS.
- OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

TABLE 4.504.5

FORMALDEHYDE LIMITS

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

INTERIOR MOISTURE CONTROL CGBSC 4.505

CONCRETE SLAB FOUNDATION CGBSC 4.505.2

CAPILLARY BREAK CGBSC 4.505.2.1

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

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

MOISTURE CONTENT OF BUILDING MATERIALS CGBSC 4.505.3

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

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

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

INDOOR AIR QUALITY AND EXHAUST CGBSC 4.506

BATHROOM EXHAUST FANS CGBSC 4.506.1

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

NOTES:

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

ENVIRONMENTAL COMFORT CGBSC 4.507

HEATING AND AIR CONDITION SYSTEM DESIGN CGBSC 4.507.2

HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNER 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 3 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	09/20/2023	JOB NUMBER		
		CADD FILE		
SEAL				
ANTONETTE CORDEAS ARCHITECT C-35555 RENEWAL 2/28/25 STATE OF CALIFORNIA				
COUNTY OF SHASTA CALIFORNIA				
09/20/2023				
CALIFORNIA GREEN BLDG STANDARDS ALL OPTIONS NARROW ACCESSORY DWELLING UNIT				
C M C ARCHITECTURE CMCAK.COM				
C M C ARCHITECTURE 33 PINE STREET SUITE 1 RED BLVD, CA 96080 (930) 440-9256				
SHEET				
AE2				
PERMIT SET				

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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, f_m = 1500 psi MIN.
B. MORTAR TYPE & STRENGTH, f_c = 1800 psi MIN.
C. GROUT STRENGTH, f_c = 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 FROM BOTH WALLS SHALL BE NAILED TO THE SAME STUDS OR POST WITH PERIMETER NAILING. WHERE SUCH CONNECTION IS NOT POSSIBLE, STUDS RECEIVING PLYWOOD SHEATHING FROM EACH WALL SHALL BE NAILED TOGETHER WITH 16d @ 6" O.C.
- 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"

DESIGN STRESSES & PROPERTIES FOR GLUE LAMINATED LUMBER

ALL GLUELAM BEAMS SHALL MEET THE FOLLOWING CRITERIA:
 $F_b = 2400 \text{ PSI}$ $F_v = 165 \text{ PSI}$ $E = 1.8 \times 10^6 \text{ PSI}$

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

DESIGN STRESSES & PROPERTIES FOR MANUFACTURED LUMBER

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

NAILING SCHEDULE, TO COMPLY WITH 2022 CBC/CRC

- 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.
- 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.
- 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.
- WHERE POSSIBLE, NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOE NAILING.
- HOLES SHALL BE PRE-DRILLED FOR NAILS WHICH TEND TO SPLIT WOOD.
- REQUIRED NAILING AS FOLLOWS:
JOISTS OR RAFTERS TO SIDES OF STUDS
 8" JOISTS OR LESS3-16d
 FOR EACH ADDITIONAL 4" IN DEPTH.....1-16d
JOISTS OR RAFTERS AT ALL BEARINGS
 TOE NAILS EACH SIDE.....2-16d
STUDS TO BEARING
 TOE NAILS EACH SIDE.....2-8d
BLOCKING BETWEEN JOISTS OR RAFTERS
 TO JOIST OR RAFTER - TOE NAILS EACH END.....2-8d
 TO JOIST OR RAFTER BEARINGS - TOE NAILS EACH SIDE 2-8d
CROSS BRIDGING BETWEEN JOISTS OR RAFTERS
 TOE NAILS EACH END.....2-8d
BLOCKING BETWEEN STUDS
 EACH END.....2-8d TOE NAILS OR 2-16d END NAILS
TRUSSES OR RAFTERS TO PLATE
 TOE NAIL ONE SIDE..... 2-16d
 OTHER SIDE (BACKNAIL) 1-16d
DOUBLE TOP PLATES
 LOWER PLATE TO TOP OF STUD 2-16d
 UPPER PLATE TO LOWER PLATE16d @ 12" STAGGERED
 UPPER PLATE TO LOWER PLATE AT INTERSECTION 3-16d
 UPPER PLATE TO LOWER PLATE @ 4'-0" MIN. LAP16d @ 6" O.C.
MULTIPLE STUDS..... 16d @ 12"
MULTIPLE POSTS 1/2" DIAMETER BOLTS @ 2'-8" O.C.
MULTIPLE JOIST
 10" OR LESS IN DEPTH.....16d @ 12" STAGGERED
 MORE THAN 10" DEEP1/2" BOLTS @ 24" STAGGERED

- PLYWOOD GRADES**
 FLOORS CDX - T&G APA SPAN RATED 32/16. FACE GRAIN PERPENDICULAR TO JOIST.
 ROOF CDX - APA APPROVED PLYCLIPS AT UNSUPPORTED EDGES OVER 24" APA SPAN RATED 24/0.
 SHEAR PANELS CDX APA, FACE GRAIN UP FULL HEIGHT. NO HORIZONTAL JOINTS.

NAILING OF 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"	8d @ 6" O.C.	8d @ 12" O.C.
	1/2"	8d @ 6" O.C.	8d @ 12" O.C.

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

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.
CEILING	1/2"	5d COOLER @ 6" O.C.	5d COOLER @ 6" O.C.
	5/8"	6d COOLER @ 6" O.C.	6d COOLER @ 6" O.C.

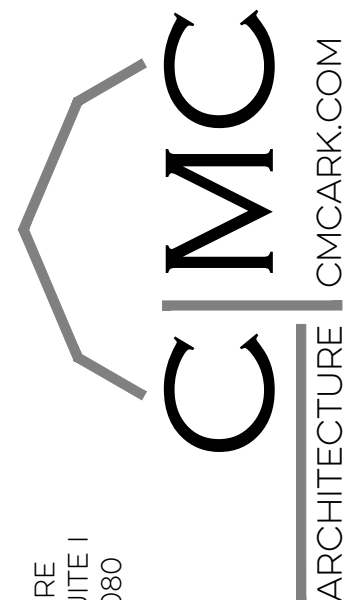
3/8" MINIMUM EDGE DISTANCE

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

STRUCTURAL NOTES - ALL OPTIONS
 YARROW ACCESSORY DWELLING UNIT



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

S1

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REQUIRED NAIL SIZES

NAILING FOR FRAMING

NAIL TYPE	DIAMETER (-)	LENGTH
8d COMMON	.131"	2 1/2"
10d COMMON	.148"	3"
16d COMMON	.162"	3 1/2"
8d BOX	.113"	2 1/2"
10d BOX	.128"	3"
16d BOX	.135"	3 1/2"

NAILING FOR SHEARWALLS, FLOOR & ROOF DIAPHRAGM

NAIL TYPE	DIAMETER (-)	MIN. LENGTH
8d COMMON	.131"	1 1/2" + SHEATHING THICKNESS
10d COMMON	.148"	1 5/8" + SHEATHING THICKNESS

REVISIONS	DATE	JOB NUMBER	FOOD FILE
	09/20/2023		



SHEET NAME & PROJECT

SHEET

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WALL LEGEND:

- * BEARING WALL @ FOOTING
- 2x6 STUDS @ 16"oc BEARING WALL
- 2x4 / 2x6 NON-BEARING WALL w/ DTC CLIPS @ 48"oc
- HEADER 6x8, TYP. U.O.N.

SHEARWALL SCHEDULE:

APPLY STRUCTURAL SHEATHING TO ENTIRE EXTERIOR SURFACE OF BUILDING (WILL BE UNDERLAYER FOR LAP SIDING EXTERIOR FINISH OR THIN STUCCO w/ FOAM) 3/8" CDX (OR OSB, SEE BELOW), 8d @ 6"oc EDGES, 12"oc FIELD

- 1 ENGINEERED WALL SHEATHING AS INDICATED ABOVE @ MINIMUM LENGTH SHOWN
- OPTIONAL: APPLIED DIRECTLY TO WALL (NO SHEATHING REQUIRED)
- 7/8" PORTLAND CEMENT PLASTER o/ EXPANDED METAL OR WOVEN WIRE LATH #16 GAGE STAPLES (7/8" LEGS) PER BLDG. CODE

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

EDGE NAIL SHEATHING TO HOLDOWN POST OR STUD

FOUNDATION NOTES:

- * ASSUMED SOIL ALLOWABLE BEARING USE 1500 PSF CONTRACTOR AND/OR OWNER IS SOLELY RESPONSIBLE FOR VERIFYING THAT THE SOIL CONDITIONS @ THE BUILDING SITE ARE OF ADEQUATE INTEGRITY TO SUPPORT THE STRUCTURE. AT MINIMUM, VERIFY BEARING ON NATIVE SOIL OR ENGINEERED FILL. IF NECESSARY, CONSULT A GEOTECHNICAL ENGINEER.
- * CONTRACTOR AND/OR OWNER IS SOLELY RESPONSIBLE FOR PROVIDING PROPER DRAINAGE AROUND THE STRUCTURE (2% AWAY, MIN., OR AS REQ'D). THIS INCLUDES PROPERLY GRADING THE SITE AND IMPLEMENTING ANY DRAINAGE SYSTEMS OR EROSION CONTROL MEASURES AT OR NEAR THE STRUCTURE TO PREVENT ANY KIND OF WATER DAMAGE TO THE STRUCTURE.
- * IF THE STRUCTURE IS BUILT >>> ON OR NEAR <<< GROUND SLOPING MORE THAN 1:4, THEN ALERT THE DESIGNER FOR POSSIBLE COMPLIANCE ISSUES w/ CRC R403.1.7. STRUCTURE MUST BE SET BACK @ LEAST 15' FROM THE TOP OR BOTTOM CREST OF ANY SLOPES ON THE SITE (CONTACT DESIGNER FOR ACCEPTABLE ALTERNATIVES).

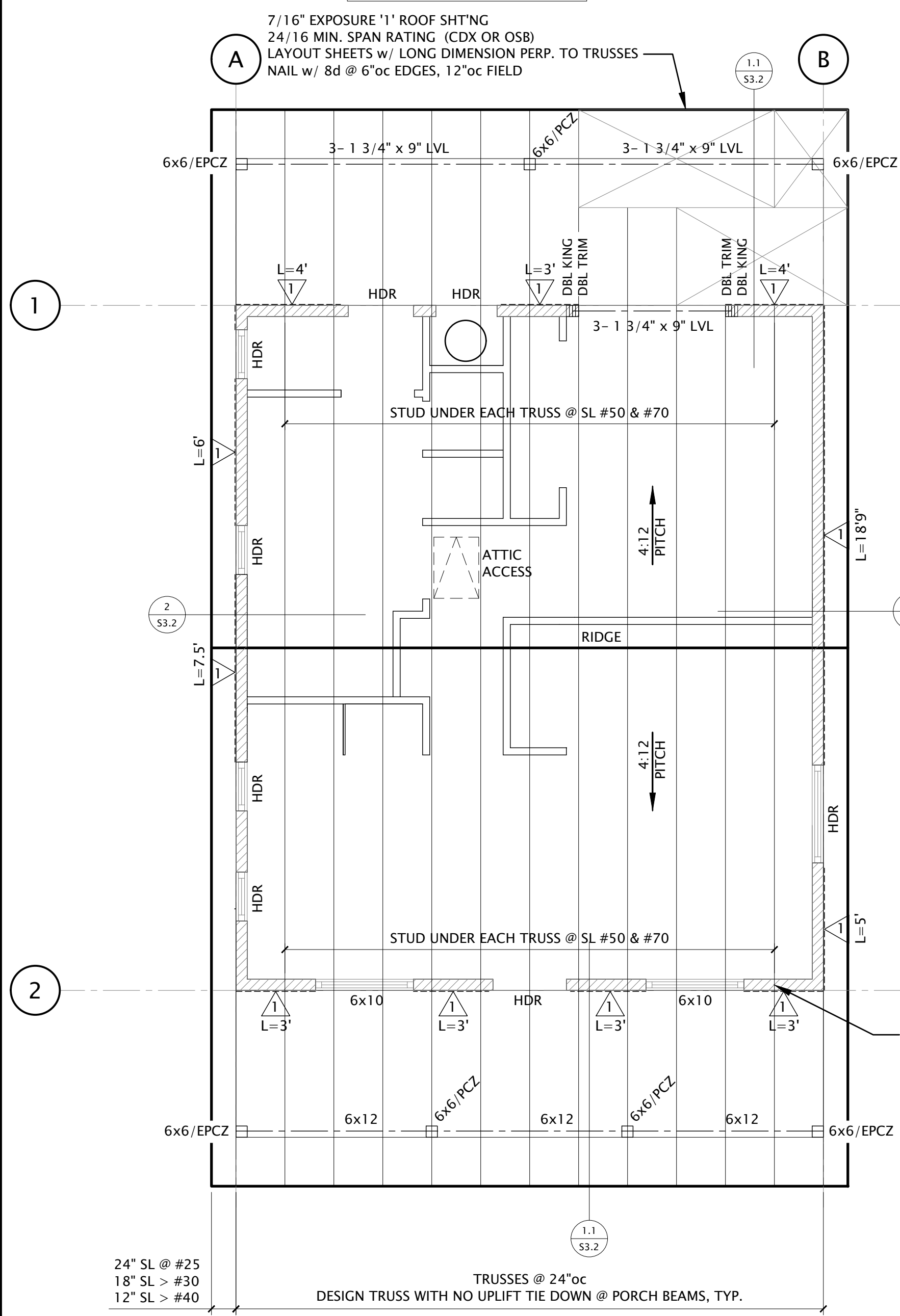
- * ALL CONCRETE FOR FOOTINGS TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI (5 SACK CEMENT PER CUBIC YARD ==>> SUGGESTED MINIMUM) 3000 PSI @ PATIO >>> SUGGEST (NOT REQ'D) <<< CONCRETE SHOULD BE VIBRATED TO ELIMINATE VOIDS AND PROMOTE BONDING w/ STEEL
- * ALL FOOTING STEEL TO BE GRADE 40 MIN.
- * CONNECTORS @ P.T. SILL TO BE IN COMPLIANCE w/ CRC R402.1.1/ CBC 2304.9.5
- HOT-DIP GALV. OR STAINLESS STEEL NAILS /// HOT-DIP GALV. OR ZINC COATED ANCHOR BOLTS
- * ANCHOR BOLTS TO BE 1/2" BOLTS @ 72"oc (MAX.) w/ 7" MIN. EMBED. (CRC R403.1.6/ CBC 2308.6)
- ALL CAST IN PLACE BOLTS TO HAVE EMBEDDED HEAD OR 'J' BEND INTO CONCRETE
- ALL BOLTS REQUIRE 3" x 3" x 1/4" PLATE WASHERS (CRC R403.1.6.1/ CBC 2308.12.)
- SLOT IN PLATE WASHER (1 3/4" MAX. LENGTH) OKAY IF STANDARD CUT WASHER ALSO USED

SLAB NOTES:

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

SPREAD FOOTING:

- 1 24" SQ. x 18"DP FTG w/ 2-#4 E.W. @ SNOW LOAD 70 psf
- 20" SQ. x 18"DP FTG w/ 2-#4 E.W. @ SNOW LOAD 50 psf
- 2 22" SQ. x 18"DP FTG w/ 2-#4 E.W. @ SNOW LOAD 70 psf
- 20" SQ. x 18"DP FTG w/ 2-#4 E.W. @ SNOW LOAD 50 psf
- 3 18" SQ. FTG @ SNOW LOAD 70 psf
- NO SPREAD FOOTING REQUIRED @ SNOW LOAD 50 psf



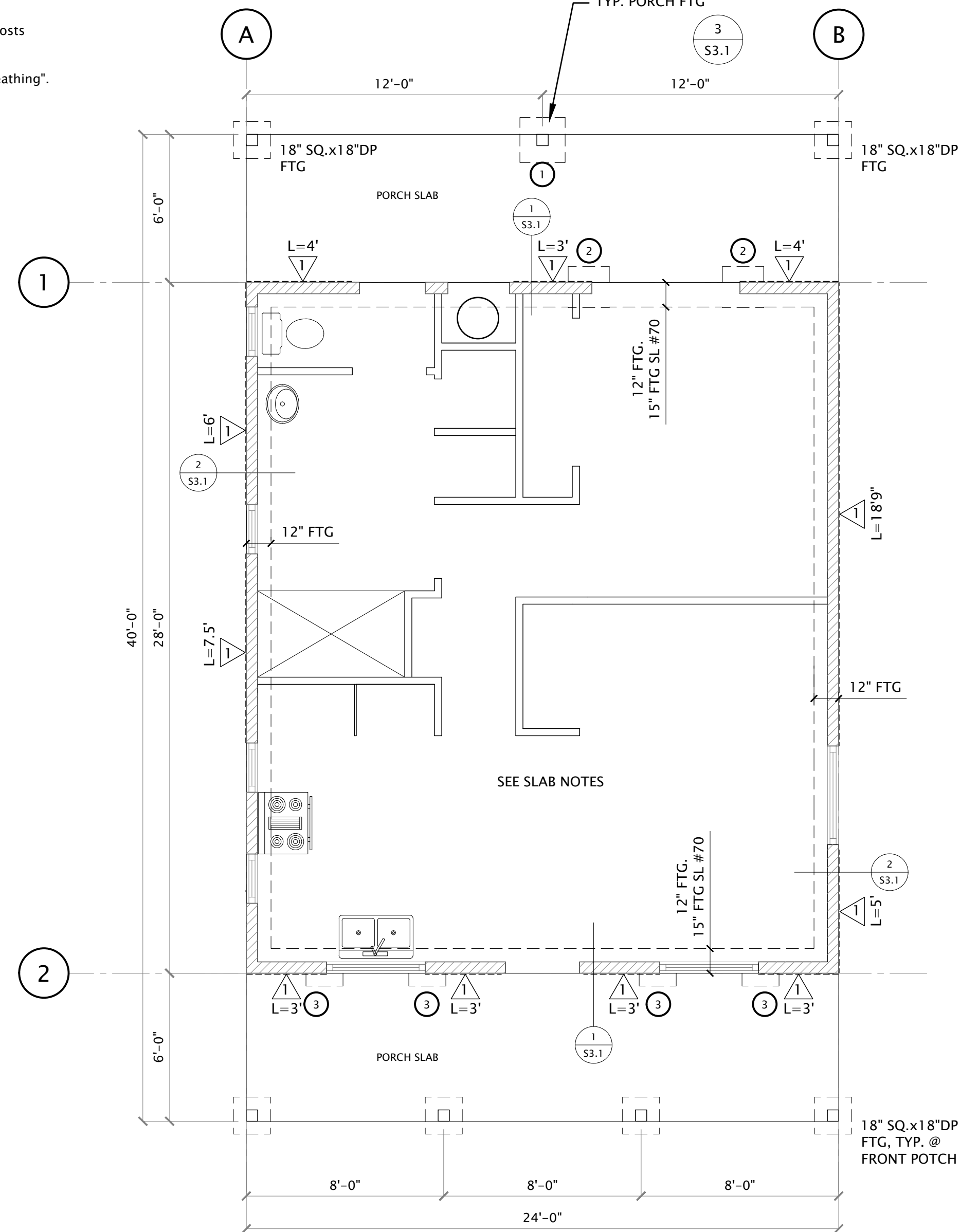
TRUSS BLOCKS DRAG LOADING TOTAL 1500 LB

TRUSS BLOCKS DRAG LOADING TOTAL 1500 LB

CONTRACTOR TO VERIFY TRUSS GRAVITY LOAD ON EXTERIOR BEARING WALL LESS THAN 2200LBS IF MORE THAN 2200LBS, ADD STUD UNDER EACH TRUSS, TYP.

FRAMING NOTES:

- * EXTERIOR FRAMING:
 - 2x DF#2 STUDS @ 16"oc /// (2) 2x TOP PLATE /// 6x8 (MIN) HDR U.O.N.
 - STANDARD TOP PLATE SPLICES ==> LAP 48" w/ 12-16d >> EACH SIDE<< OF UPPER SPLICE
 - ALL 4x LUMBER TO BE DF #2 (U.O.N.) /// ALL 6x LUMBER TO BE DF #1
- * INSTALL ALL HARDWARE WITH CONNECTORS PER MANUFACTURER'S SPECIFICATIONS, U.O.N. (HARDWARE USES COMMON NAILS, U.O.N.)
- * ALL 16d NAILS @ LUMBER/LUMBER CONNECTIONS CAN BE SINKER NAILS, U.O.N. ALL NAILS @ HARDWARE CONNECTIONS TO BE COMMON NAILS, U.O.N. (SINKER NAILS ARE 0.148" x 3 1/4" OR USE 0.131" x 3" PER TABLE R602.3 (1))
- * 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



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

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

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

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REVISIONS	DATE	JOB NUMBER	CADD FILE
	09/20/2023		

DATE: 09/20/2023
JOB NUMBER: [blank]
CADD FILE: [blank]

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

09/20/2023

COUNTY OF SHASTA CALIFORNIA

SHEET NAME & PROJECT
FOUNDATION/ROOF FRAMING PLAN
OPTION 'A'
NARROW ACCESSORY DWELLING UNIT

CMC ARCHITECTURE
3305 THE UNIVERSITY
REDFORD, CA 96080
(530) 440-9266

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WALL LEGEND:

- * BEARING WALL @ FOOTING
- 2x6 STUDS @ 16"oc (U.O.N.) BEARING WALL
- 2x4 / 2x6 NON-BEARING WALL w/ DTC CLIPS @ 48"oc
- HEADER 6x8, TYP. U.O.N.

SHEARWALL SCHEDULE:

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OPTIONAL: APPLIED DIRECTLY TO WALL (NO SHEATHING REQUIRED)
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- ..Use common or galvanized box nails (8d Common = 0.131" x 2 1/2")
 - ..Always use 16" min. (U.O.N.) wide pieces of sheathing on shearwalls
 - ..Nail heads shall not penetrate sheathing
 - ..Edge nail sheathing @ shearwall boundary (plate, post or stud) & at holddown posts [2x full depth blk'ng REQUIRED @ horiz. sheathing joints U.O.N.]
 - ..Okay to use 1/2" sht'ng w/ same nailing where 3/8" sht'ng specified
 - ..OSB may be used instead of CDX plywood & must be labeled as "APA rated sheathing".
 - 3/8" CDX ==> 3/8" or 7/16" OSB 1/2" CDX ==> 15/32" OSB
- EDGE NAIL SHEATHING TO HOLDOWN POST OR STUD

FOUNDATION NOTES:

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- * ALL CONCRETE FOR FOOTINGS TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI (5 SACK CEMENT PER CUBIC YARD ==>> SUGGESTED MINIMUM) 3000 PSI @ PATIO >>> SUGGEST (NOT REQ'D) <<< CONCRETE SHOULD BE VIBRATED TO ELIMINATE VOIDS AND PROMOTE BONDING w/ STEEL
- * ALL FOOTING STEEL TO BE GRADE 40 MIN.
- * CONNECTORS @ P.T. SILL TO BE IN COMPLIANCE w/ CRC R402.1.1/ CBC 2304.9.5
- HOT-DIP GALV. OR STAINLESS STEEL NAILS /// HOT-DIP GALV. OR ZINC COATED ANCHOR BOLTS
- * ANCHOR BOLTS TO BE 1/2" BOLTS @ 72"oc (MAX.) w/ 7" MIN. EMBED. (CRC R403.1.6/ CBC 2308.6) - ALL CAST IN PLACE BOLTS TO HAVE EMBEDDED HEAD OR 'J' BEND INTO CONCRETE - ALL BOLTS REQUIRE 3" x 3" x 1/4" PLATE WASHERS (CRC R403.1.6.1/ CBC 2308.12.) - SLOT IN PLATE WASHER (1 3/4" MAX. LENGTH) OKAY IF STANDARD CUT WASHER ALSO USED

SLAB NOTES:

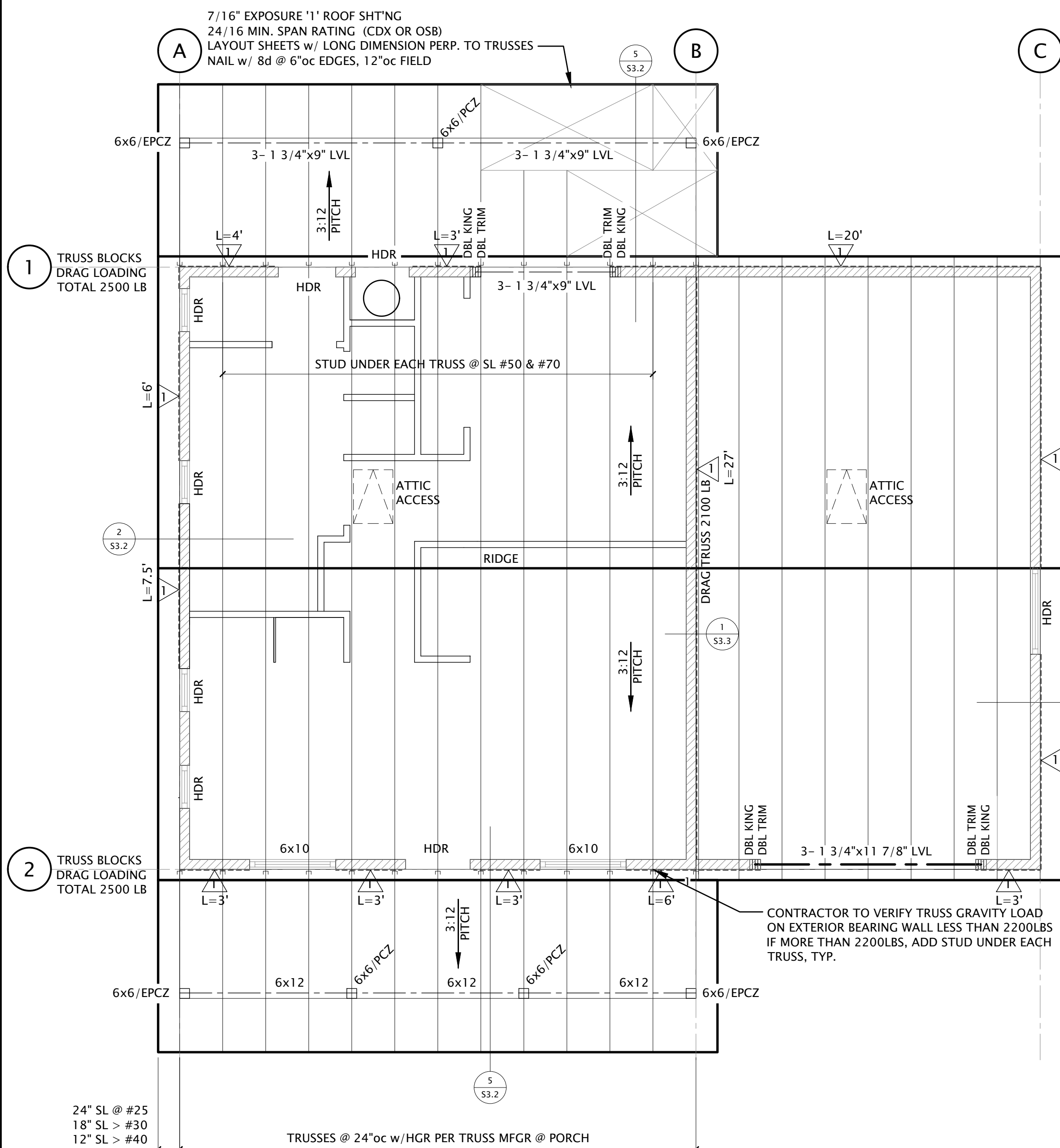
- SLAB @ DWELLING:
3 1/2" (MIN) CONCRETE SLAB (CRC R506.1) USING 4" MIN. IS >SUGGESTED<
STEEL AT MID-DEPTH (#3 @ 24"oc E.W. OR 6x6 - W4.0 x W4.0)
O/ OPTIONAL/SUGGESTED 2" (HOLD) SAND O/ 15 MIL VAPOR BARRIER O/ 4" (MIN) FREE-DRAINING GRAVEL BASE (4" TO 1")
- SLAB @ GARAGE:
3 1/2" (MIN) CONCRETE SLAB (CRC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

SPREAD FOOTING:

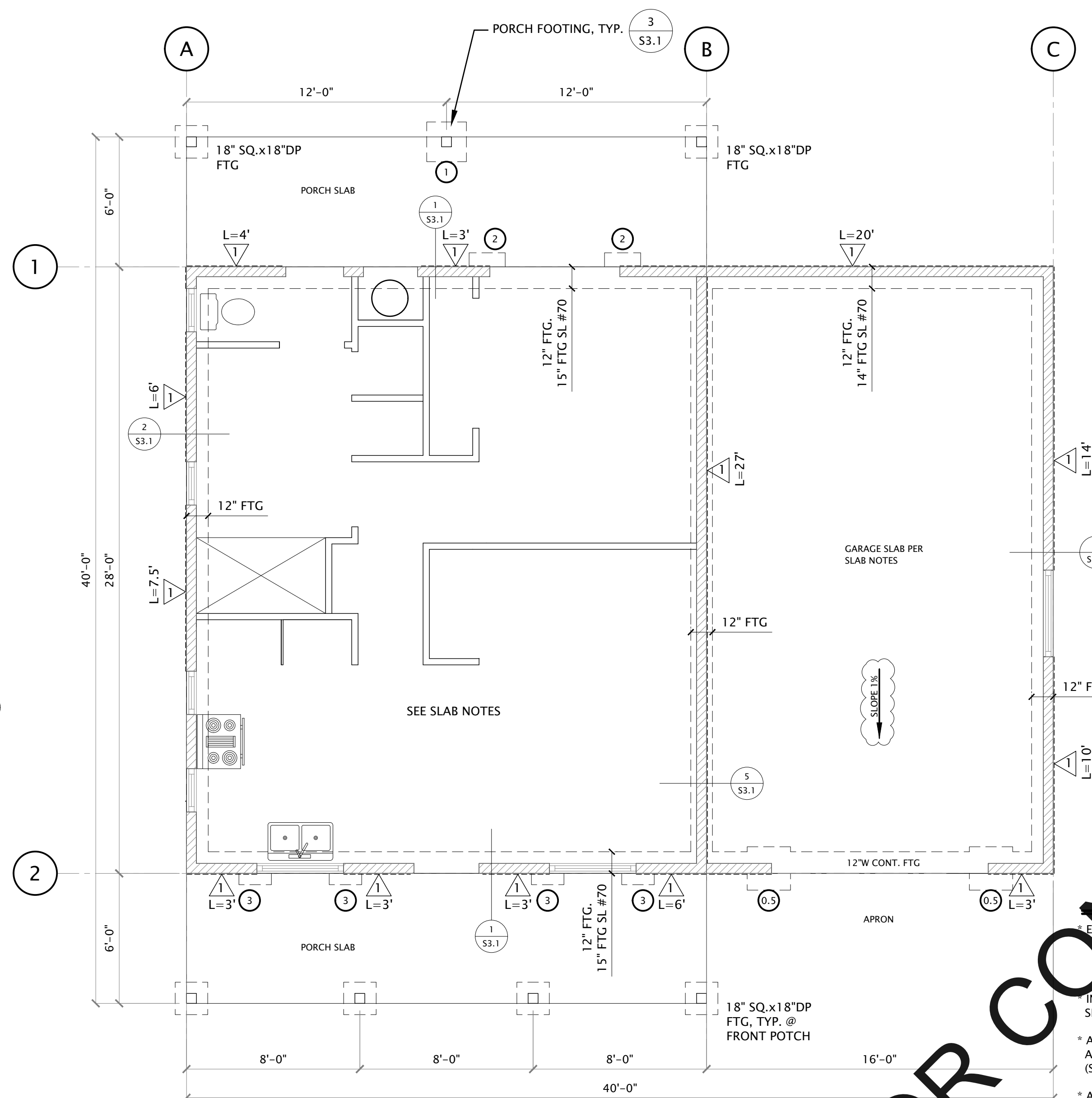
- 1 26" SQ. x 18" DP FTG w/ 2-#4 E.W. @ SNOW LOAD 70 psf
- 2 22" SQ. x 18" DP FTG w/ 2-#4 E.W. @ SNOW LOAD 50 psf
- 3 24" SQ. x 18" DP FTG w/ 2-#4 E.W. @ SNOW LOAD 70 psf
- 4 20" SQ. x 18" DP FTG w/ 2-#4 E.W. @ SNOW LOAD 50 psf
- 5 22" SQ. x 18" DP FTG w/ 2-#4 E.W. @ SNOW LOAD 70 psf
- 6 20" SQ. x 18" DP FTG w/ 2-#4 E.W. @ SNOW LOAD 50 psf
- 7 18" SQ. FTG @ SNOW LOAD 70 psf
- NO SPREAD FOOTING REQUIRED @ SNOW LOAD 50 psf

FRAMING NOTES:

- * EXTERIOR FRAMING:
2x6 #2 STUDS @ 16"oc /// (2) 2x TOP PLATE /// 6x8 (MIN) HDR U.O.N.
STANDARD TOP PLATE SPLICES => LAP 48" w/ 12-16d >>> EACH SIDE <<< OF UPPER SPLICE
ALL 4x LUMBER TO BE DF #2 (U.O.N.) /// ALL 6x LUMBER TO BE DF #1
- * INSTALL ALL HARDWARE WITH CONNECTORS PER MANUFACTURER'S SPECIFICATIONS, U.O.N. (HARDWARE USES COMMON NAILS, U.O.N.)
- * ALL 16d NAILS @ LUMBER/LUMBER CONNECTIONS CAN BE SINKER NAILS, U.O.N. ALL NAILS @ HARDWARE CONNECTIONS TO BE COMMON NAILS, U.O.N. (SINKER NAILS ARE 0.148" x 3 1/4" OR USE 0.131" x 3" PER TABLE R602.3 (1))
- * 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



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



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

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REVISIONS

DATE: 09/20/2023
JOB NUMBER: 1440-9256
CADD FILE: 1440-9256

09/20/2023

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

COUNTY OF SHASTA
CALIFORNIA

SHEET NAME & PROJECT
FOUNDATION/ROOF FRAMING PLAN
OPTION 'B'
YARROW ACCESSORY DWELLING UNIT

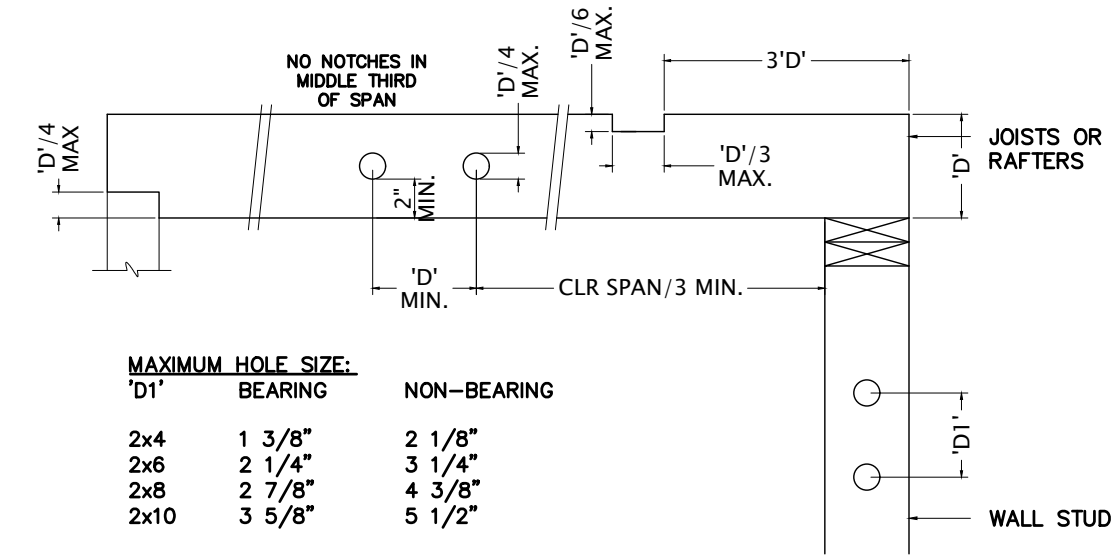
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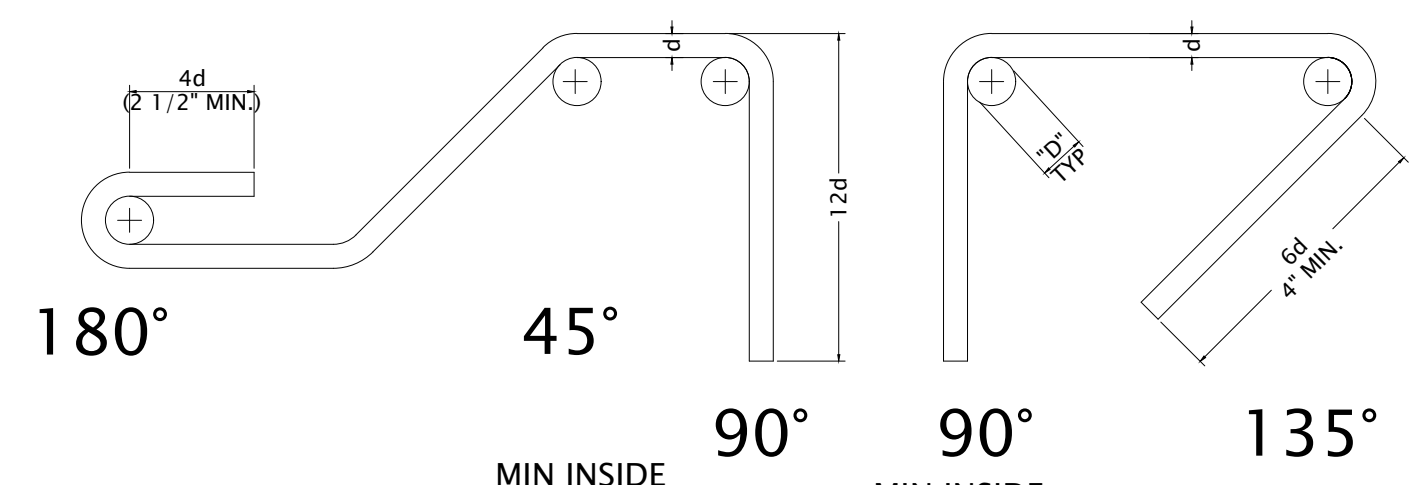
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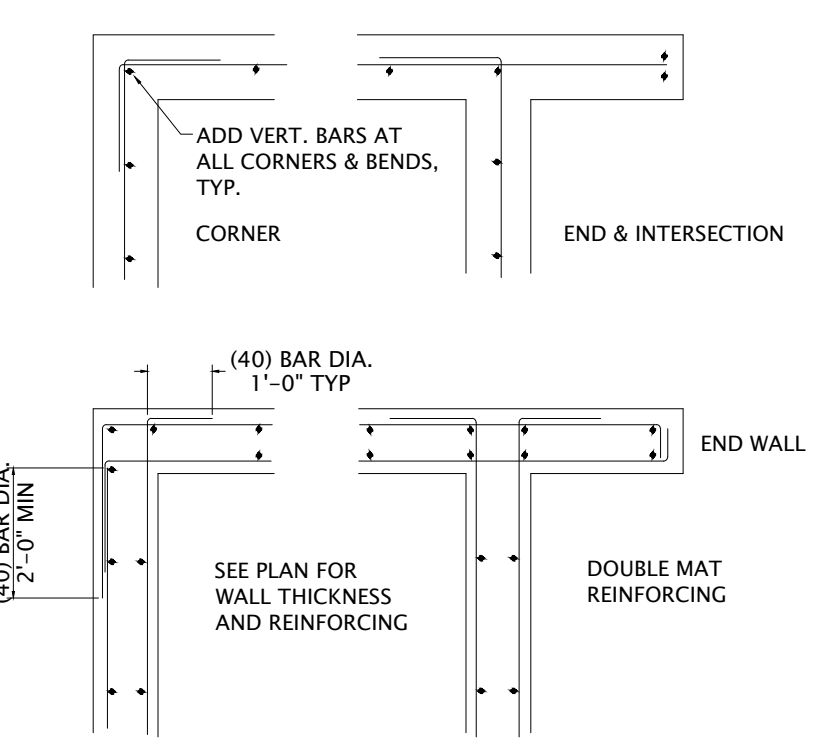
HOLES & NOTCH
NO SCALE



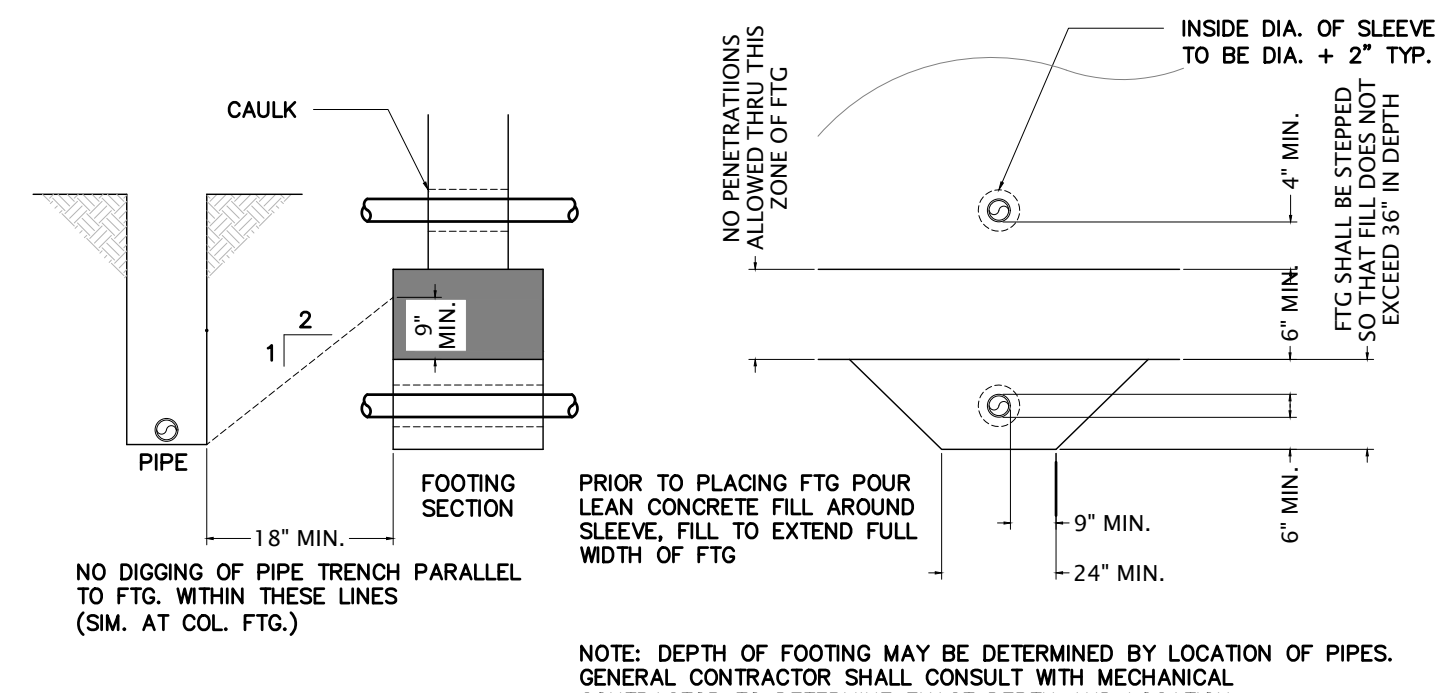
TYP. RE-BAR HOOKS & BENDS
NO SCALE

NOTE:
VERIFY ALL REBAR IN FOOTINGS WITH THE FOUNDATION PLAN

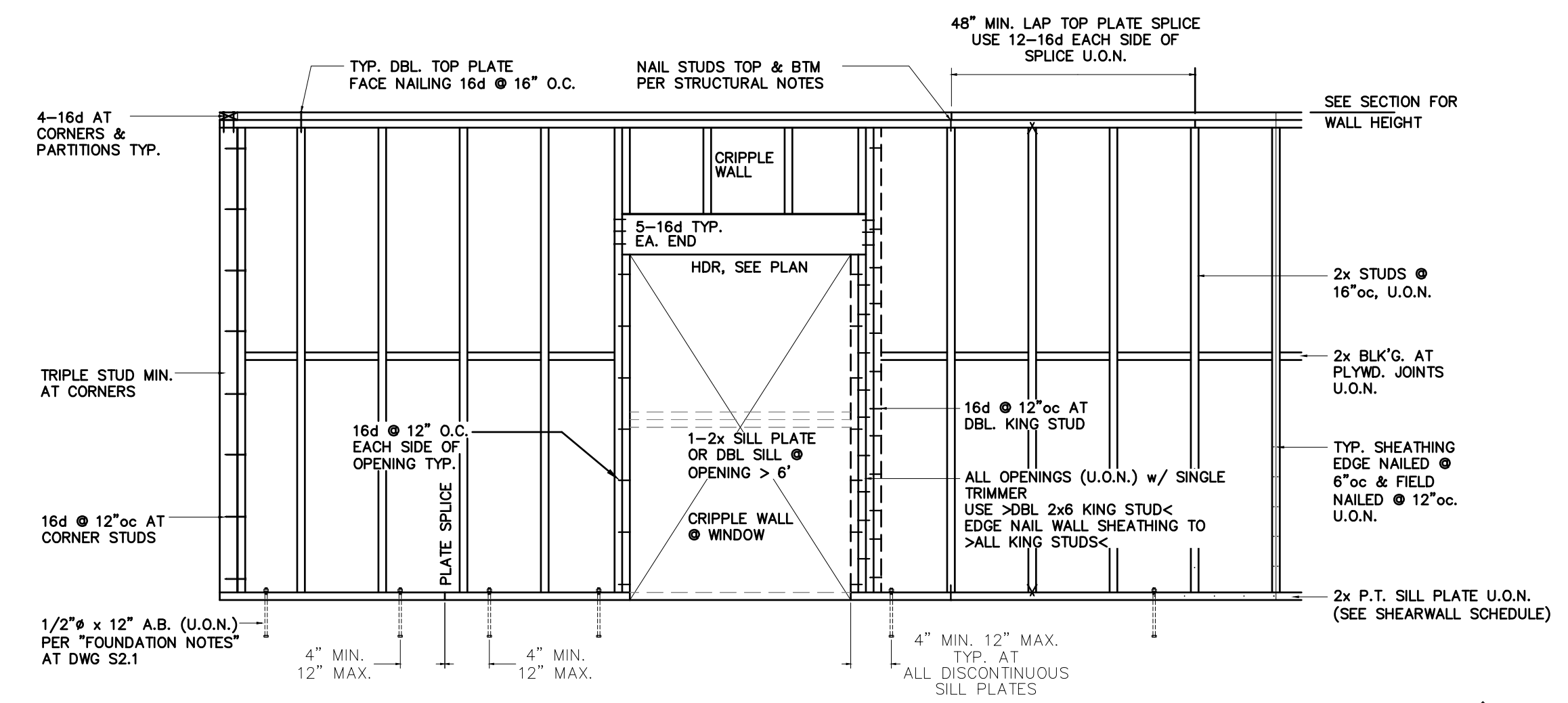
NOTE:
ALL SILL PLATES FOR SHEAR WALLS IN CONTACT WITH CONCRETE SHALL BE DOUGLAS FIR PRESSURE TREATED LUMBER.



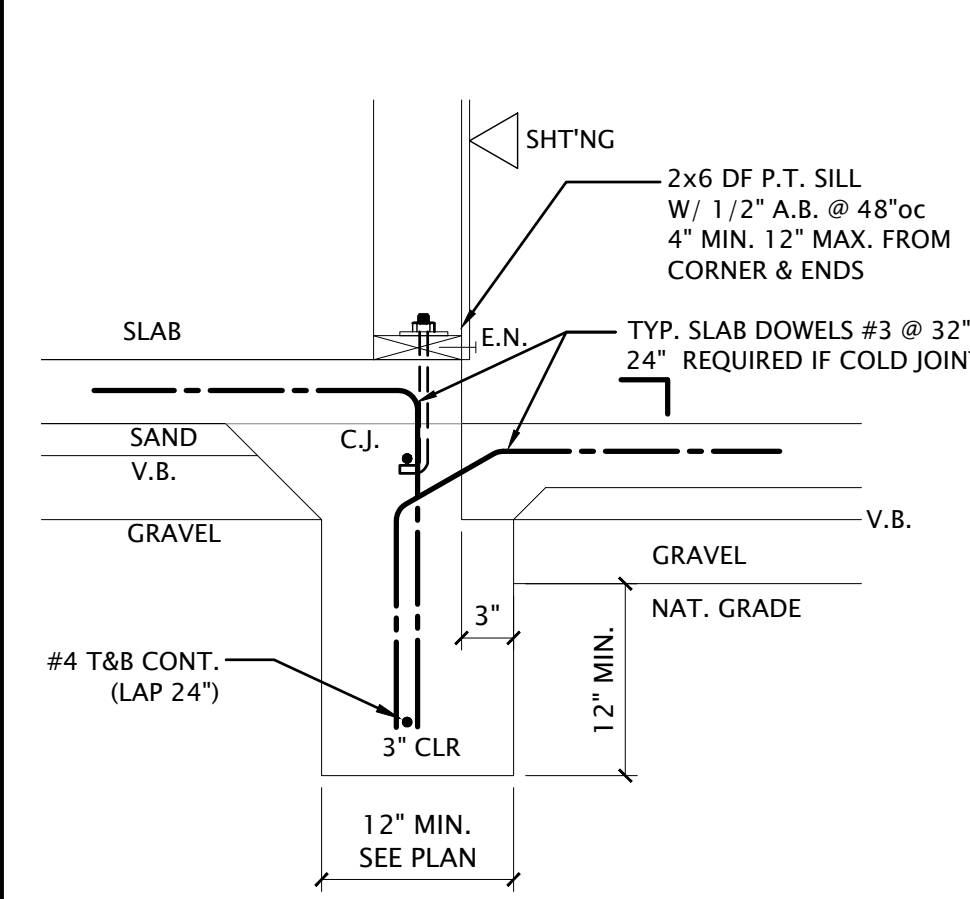
TYP. HORIZ. FOOTING REINF.
NO SCALE



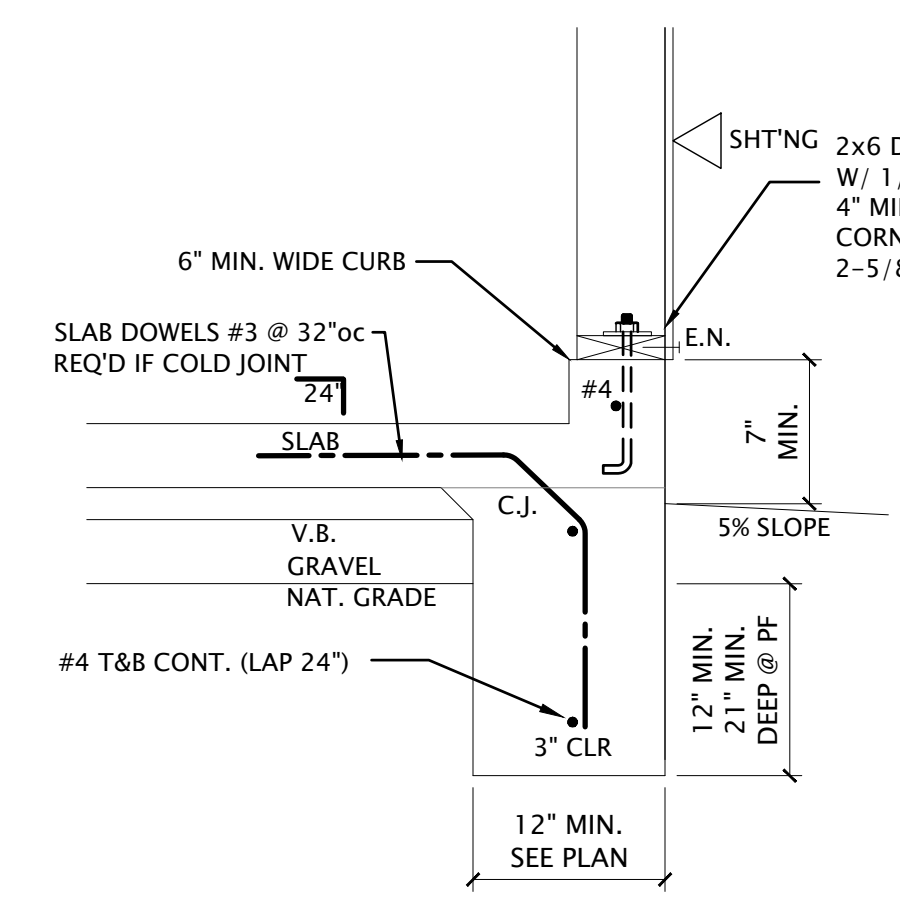
TYP. PIPE THRU FOOTING
NO SCALE



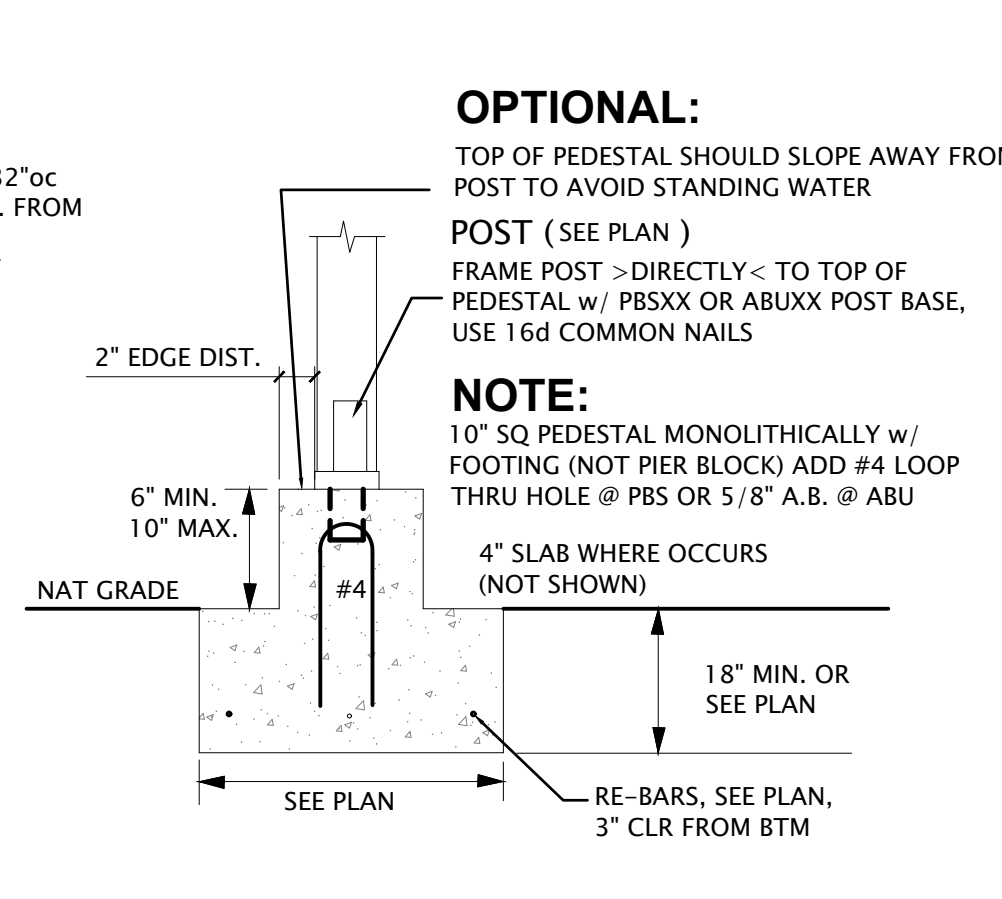
TYP. BEARING WALL DETAILS
NO SCALE



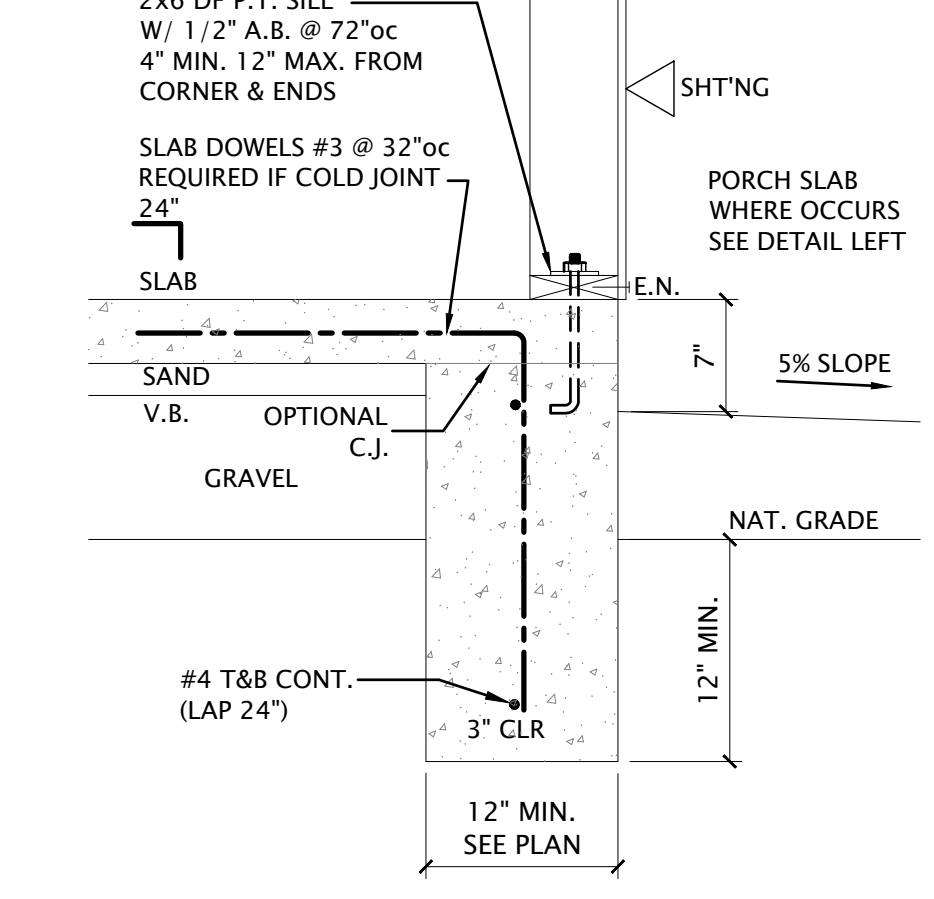
5 DWELLING TO GARAGE
SCALE: 1"=1'-0"



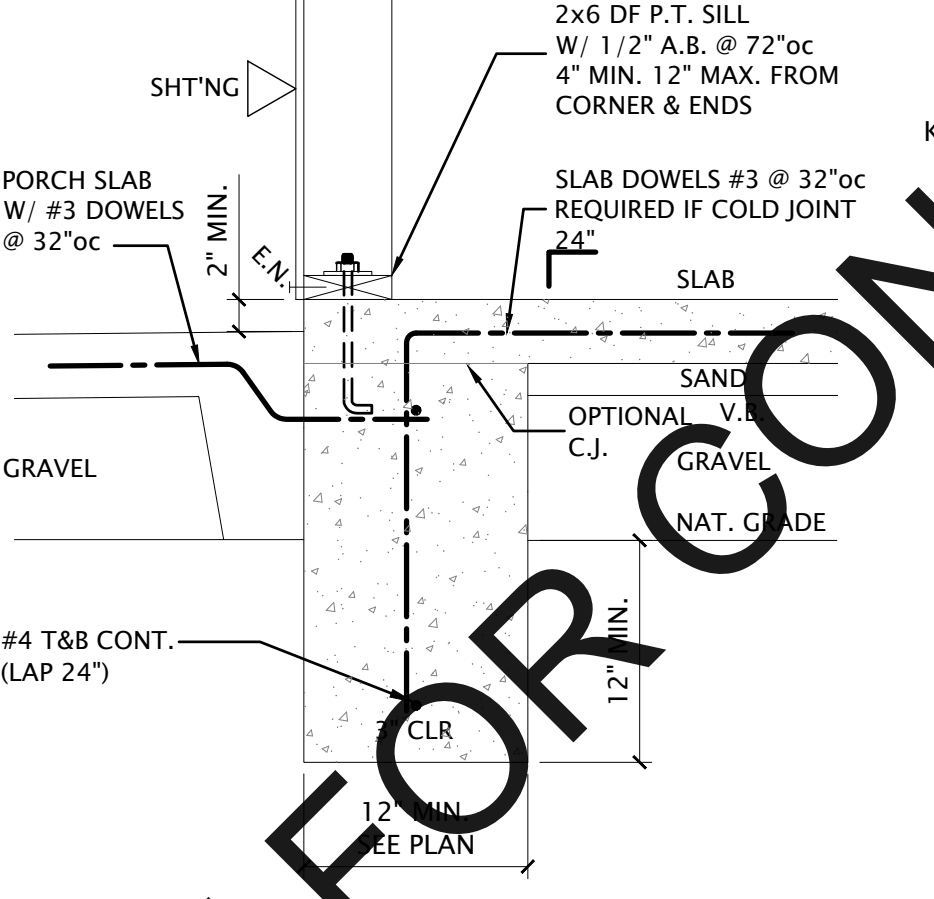
4 CURB FOOTING
SCALE: 1"=1'-0"



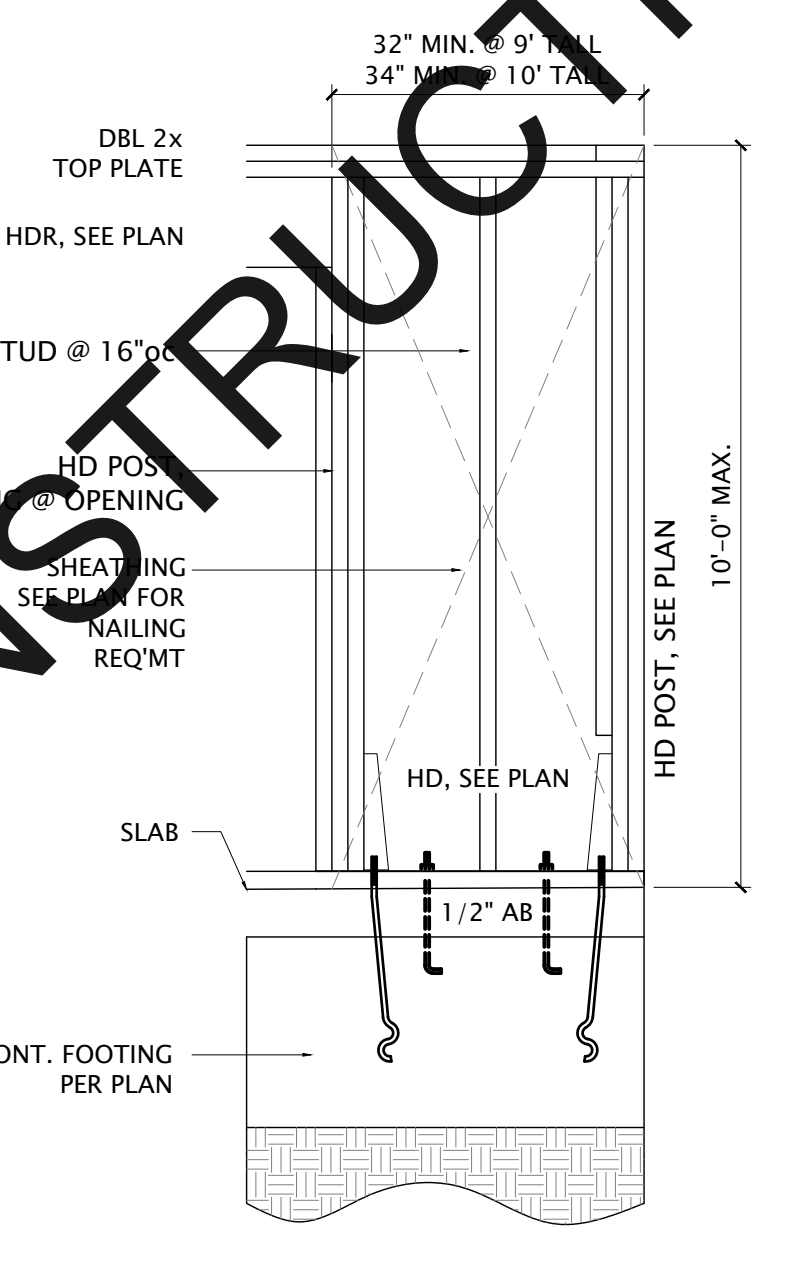
3 PORCH PIER FOOTING
SCALE: 1"=1'-0"



2 PERIMETER FOOTING
SCALE: 1"=1'-0"



1 FOOTING @ PORCH SLAB
SCALE: 1"=1'-0"



AB ALTERNATE BRACE WALL
NO SCALE

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REVISIONS

DATE: 09/20/2023
JOB NUMBER: 17-09080
CADD FILE: 17-09080-01.rvt

SEAL: 09/20/2023

COUNTY OF SHASTA CALIFORNIA

ANTONETTE C-35355
RENEWAL: 2/28/25

STRUCTURAL DETAILS - ALL OPTIONS
YARROW ACCESSORY DWELLING UNIT

SHEET NAME & PROJECT

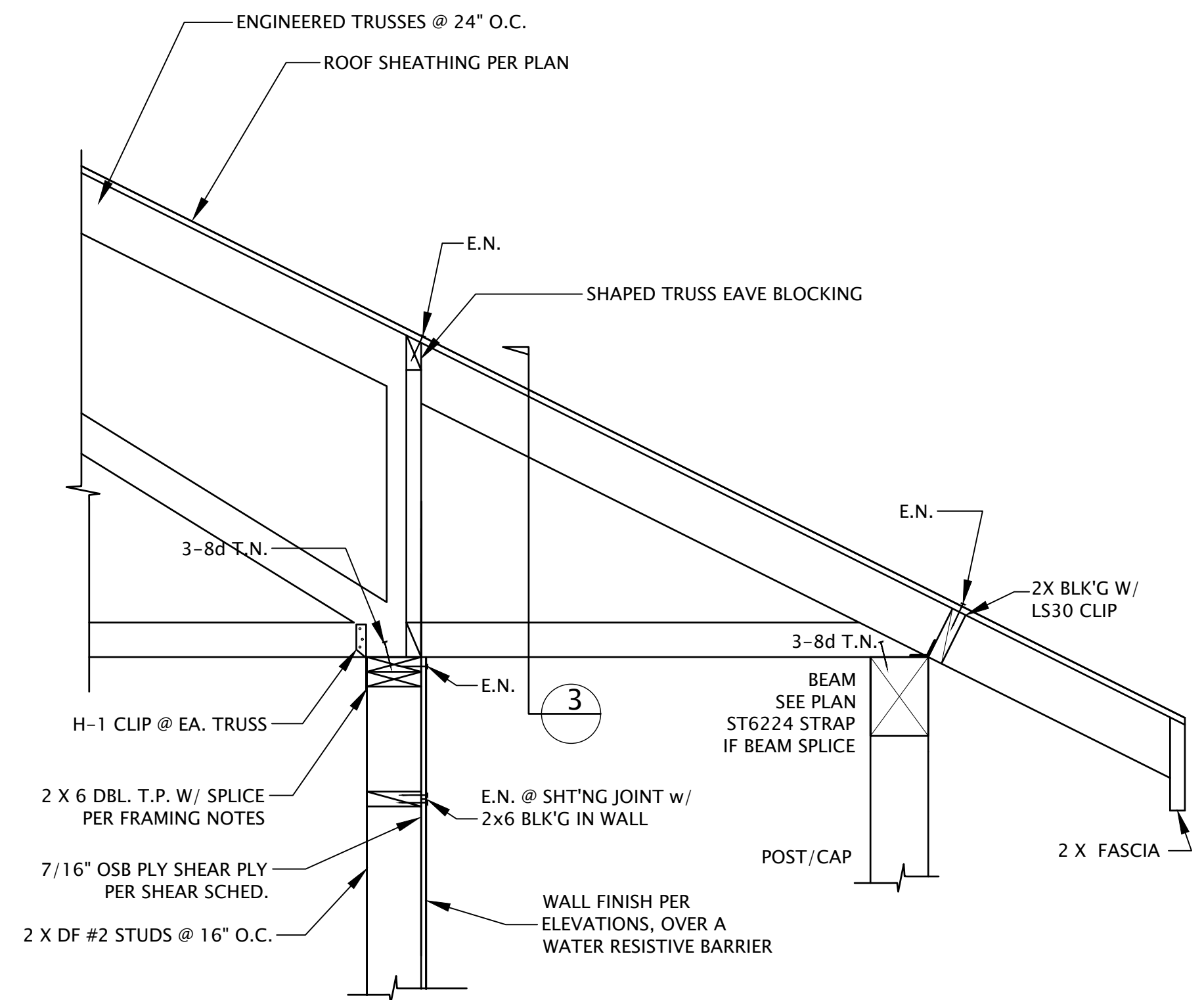
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REDFORD, CA 96080
(530) 440-9256

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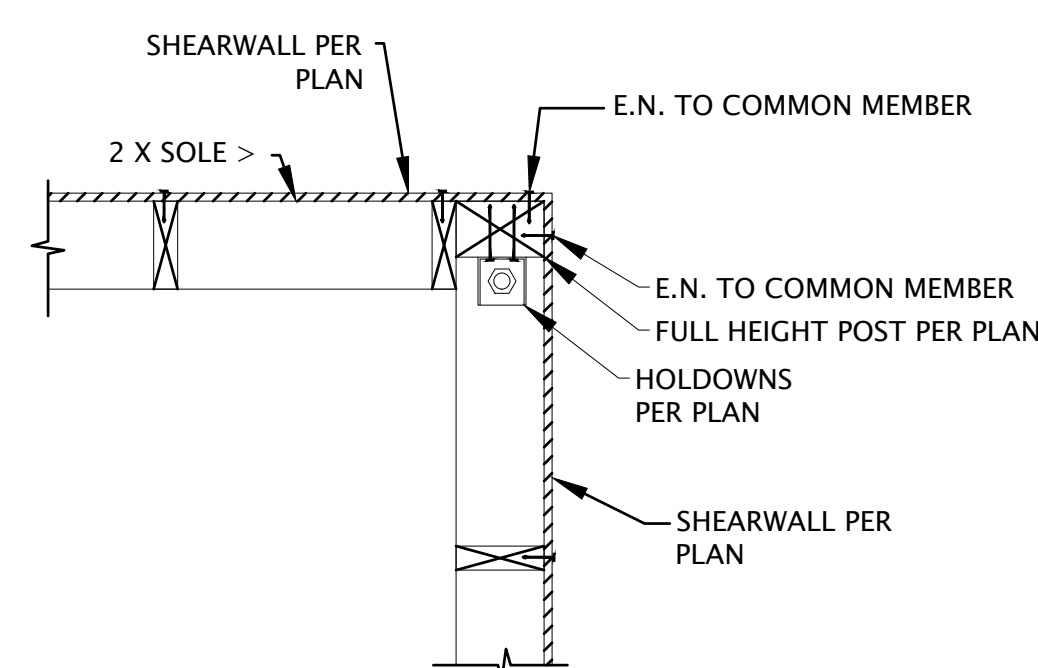
SHEET

S3.1

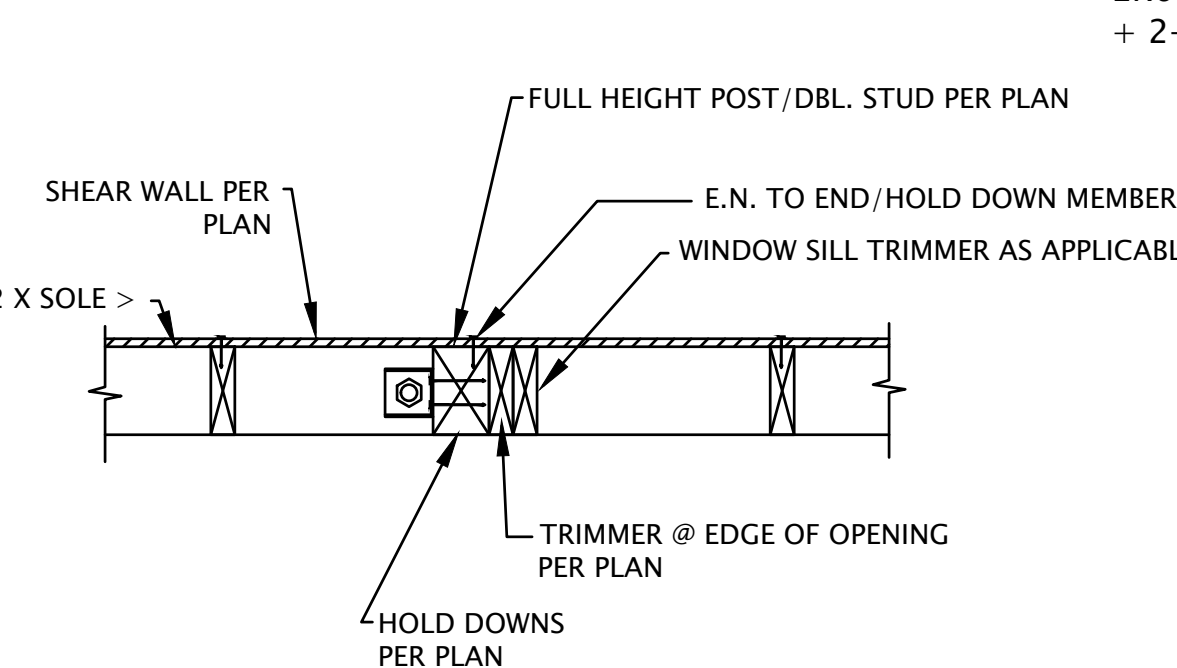
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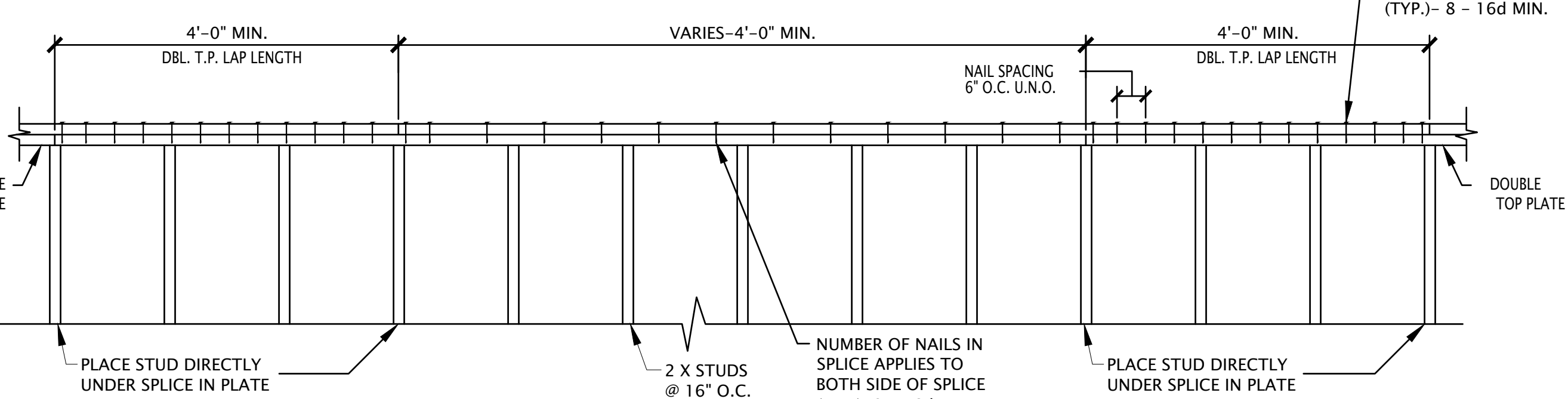
1.1 TYPICAL HIGH HEEL EAVE DETAIL



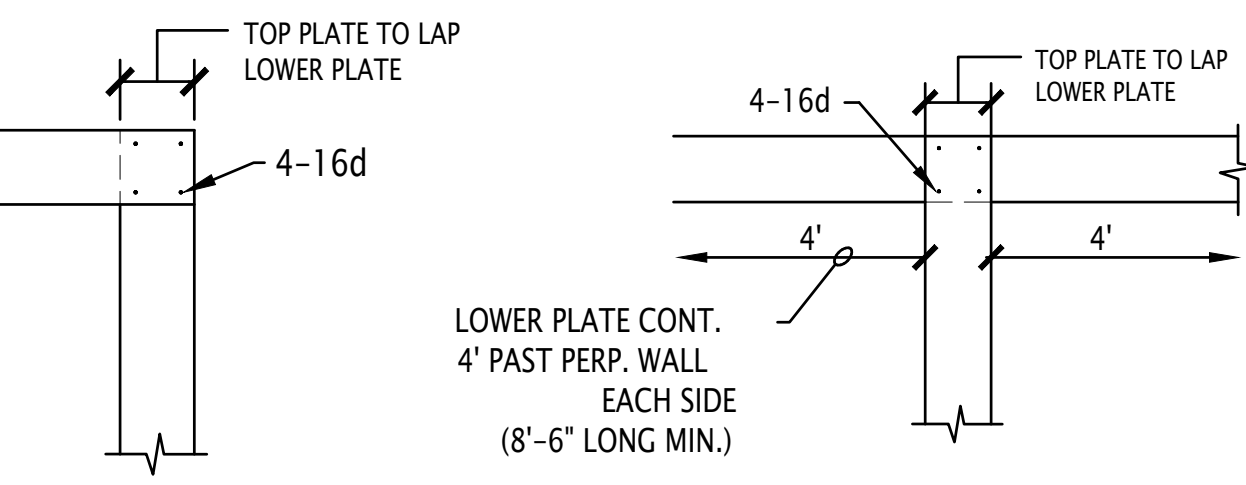
FRAMING @ CORNER W/ HOLD DOWN CASE 1



FRAMING @ INTERIOR W/ HOLD DOWN CASE 2

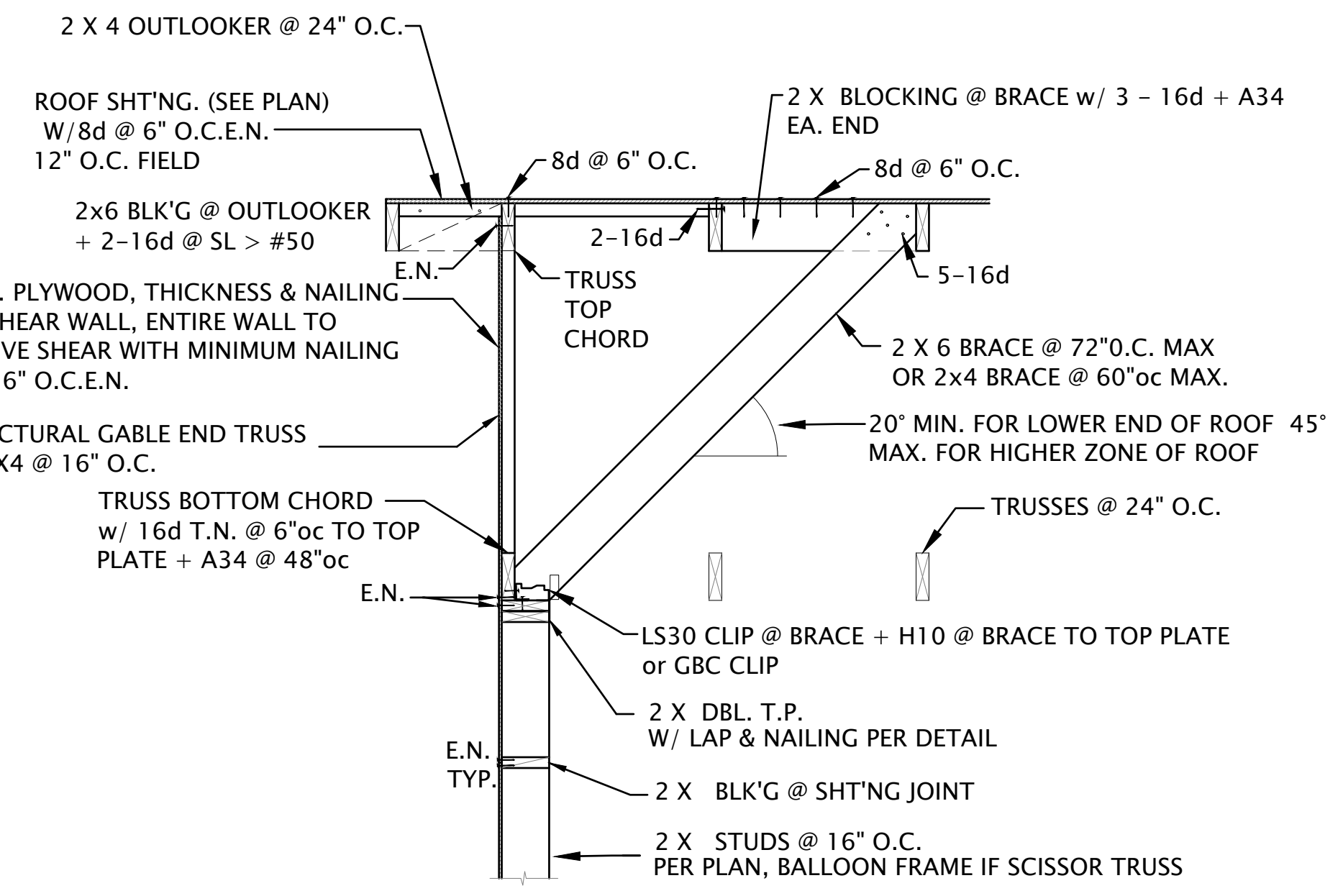


CHORD/DBL. T.P. LAP SPLICE
(TYPICAL THRU-OUT PLAN U.N.O. PER SCHEDULE)

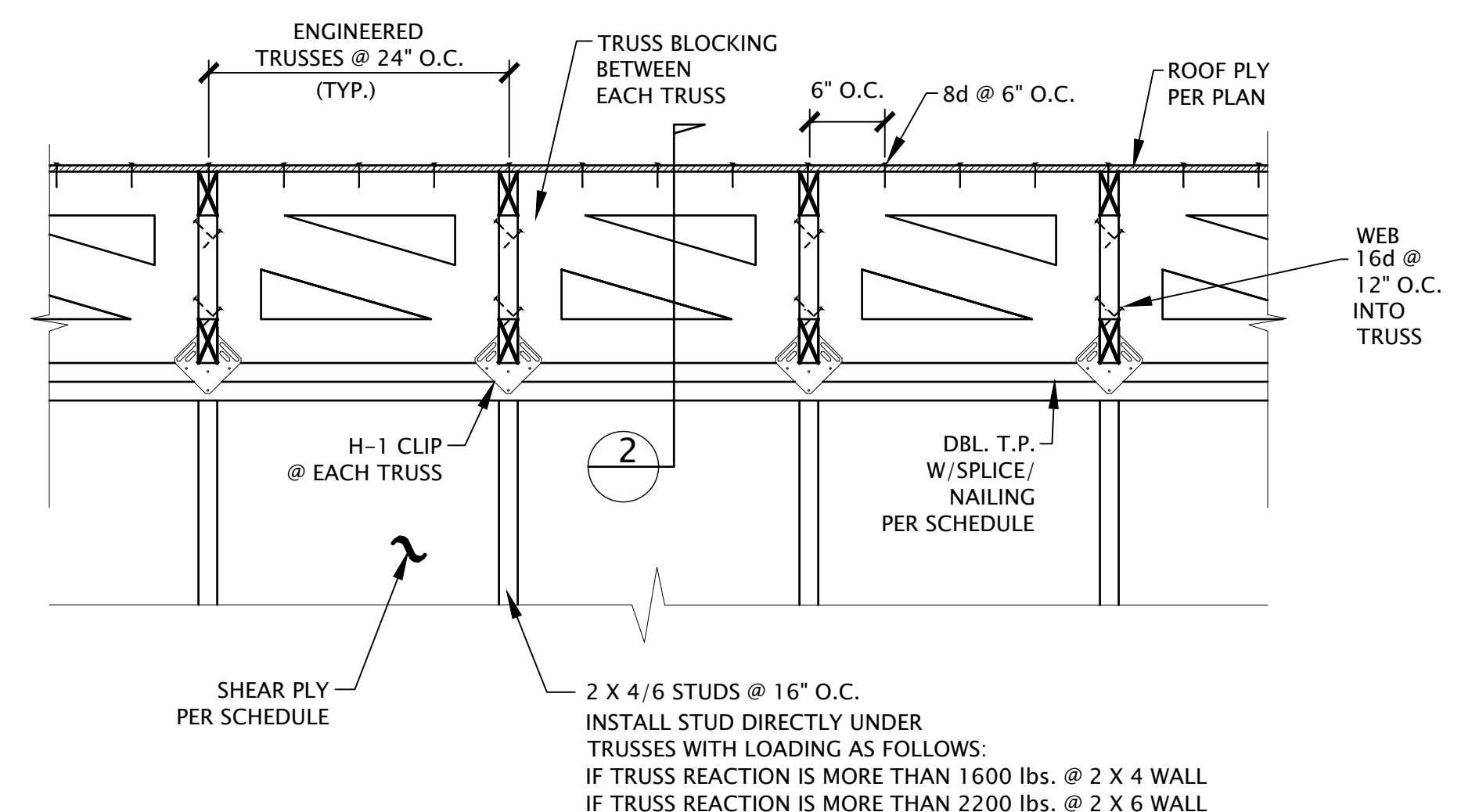


TYPICAL CORNER TYPICAL INTERSECTION
TOP PLATE TIES

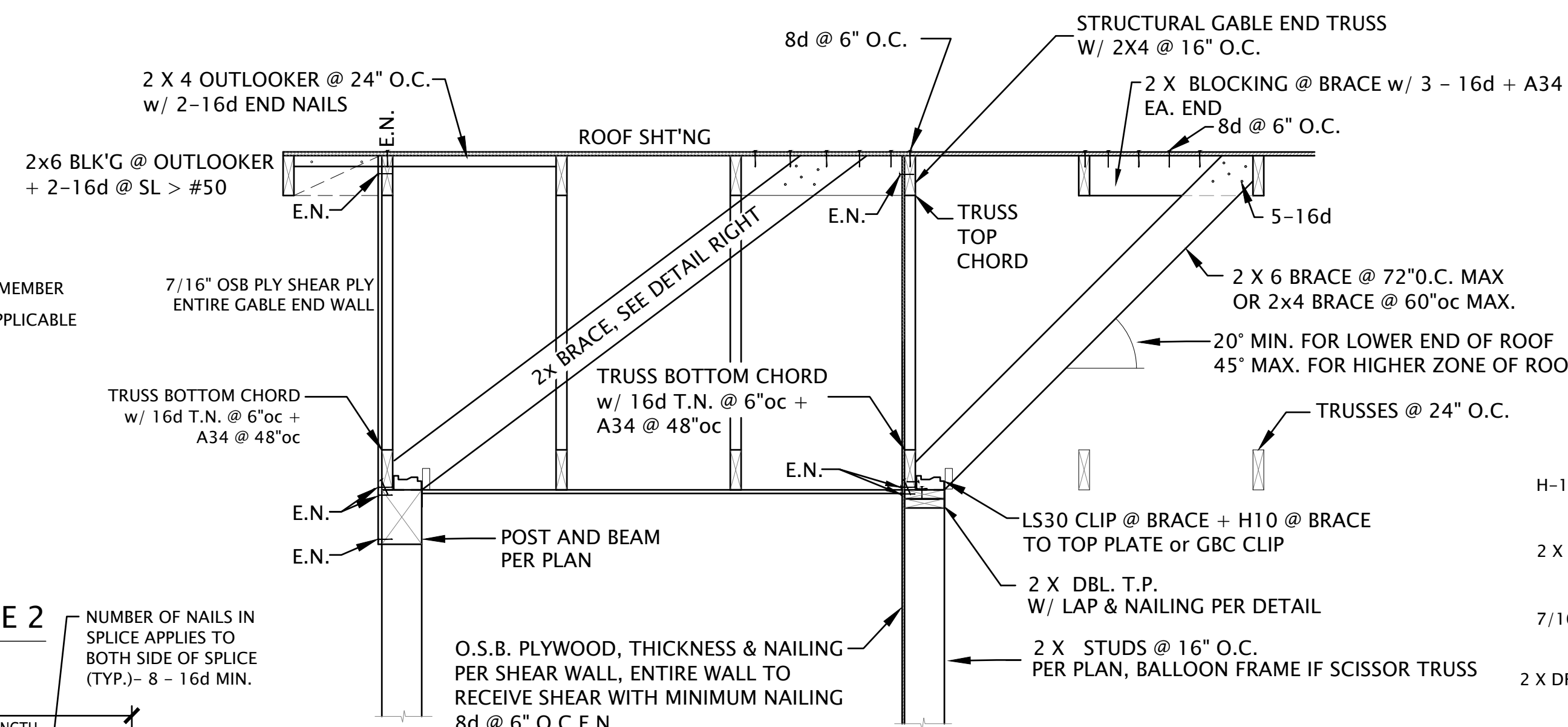
- NOTES:**
- 1) INSTALL TRUSSES, WEB & LATERAL BRACING IN STRICT ACCORDANCE WITH THE TRUSS MANUFACTURER SPECIFICATIONS, INCLUDING ALL REQUIRED HANGERS.
 - 2) ALL EXTERIOR HEADERS SHALL BE 6 X 12 DF #2 U.N.O.
 - 3) ALL FASTENERS FOR THE ROOFING SHALL PENETRATE THROUGH THE ROOF SHEATHING.



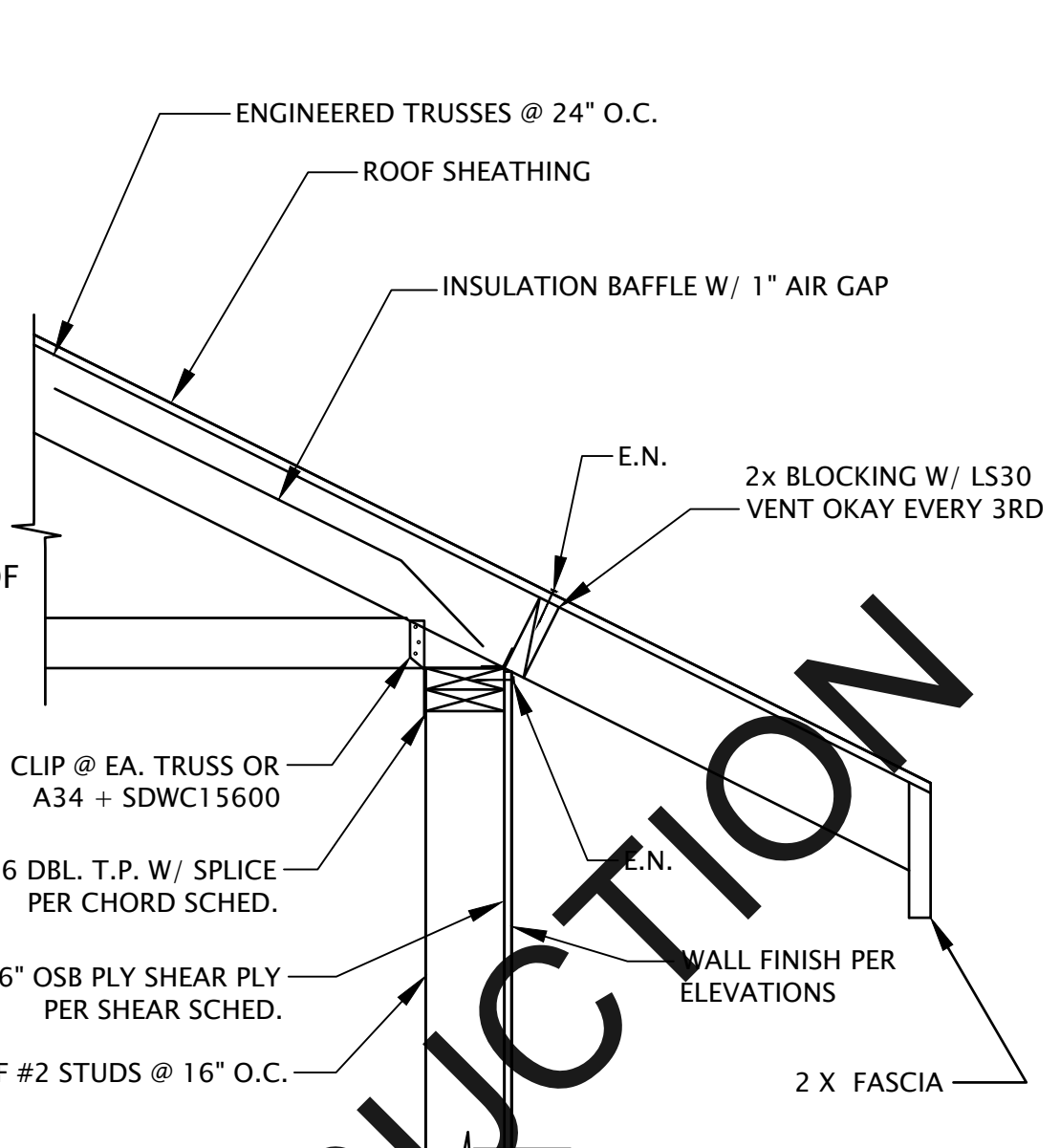
2 TYP. GABLE END SHEAR TRANSFER



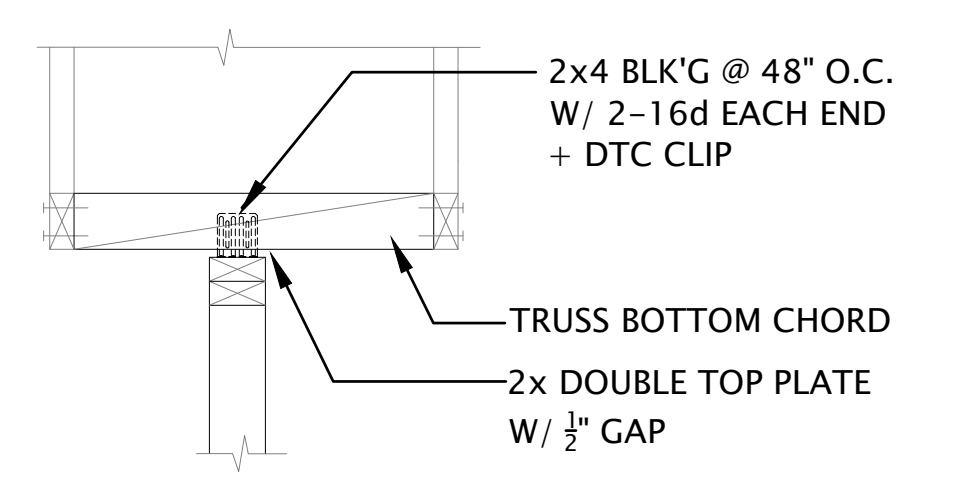
3 TRUSS BLOCKING SHEAR TRANSFER



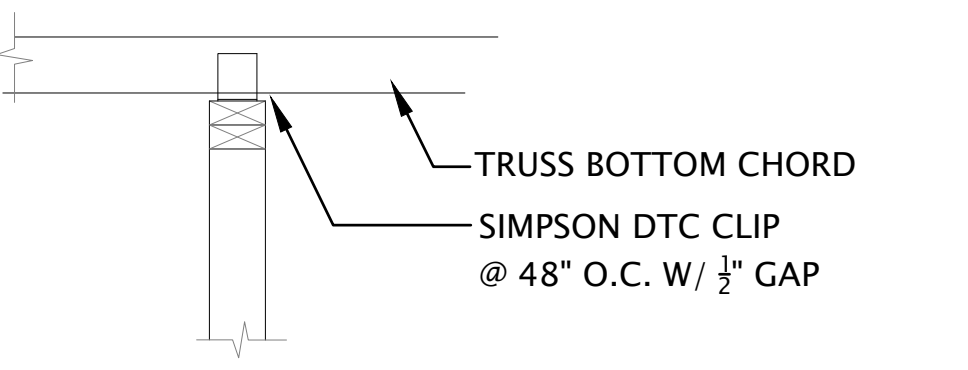
4 GABLE END SHEAR TRANSFER



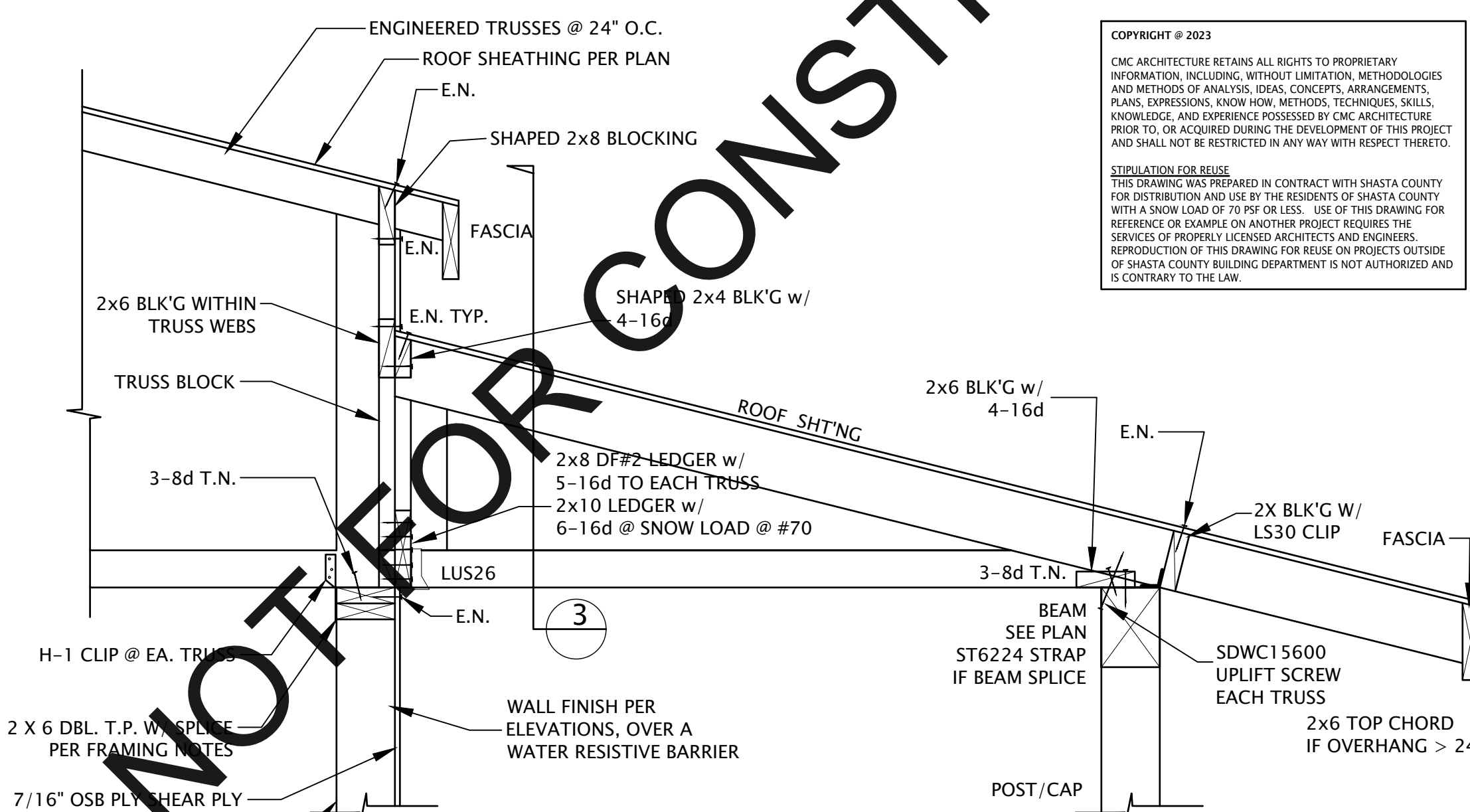
1 TYPICAL LOW EAVE DETAIL



NON-BEARING TOP OF WALL
WALL PARALLEL TO TRUSS



NON-BEARING TOP OF WALL
WALL PERPENDICULAR TO TRUSS



5 TYPICAL HIGH HEEL EAVE DETAIL

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REVISIONS

DATE: 09/20/2023
JOB NUMBER: 335355
CADD FILE: 335355-01.dwg
SHEET: 33 OF 33

ANTONETTE CARDENAS MCNUTTY
C-35355
RENEWAL: 2/28/25
STATE OF CALIFORNIA
09/20/2023

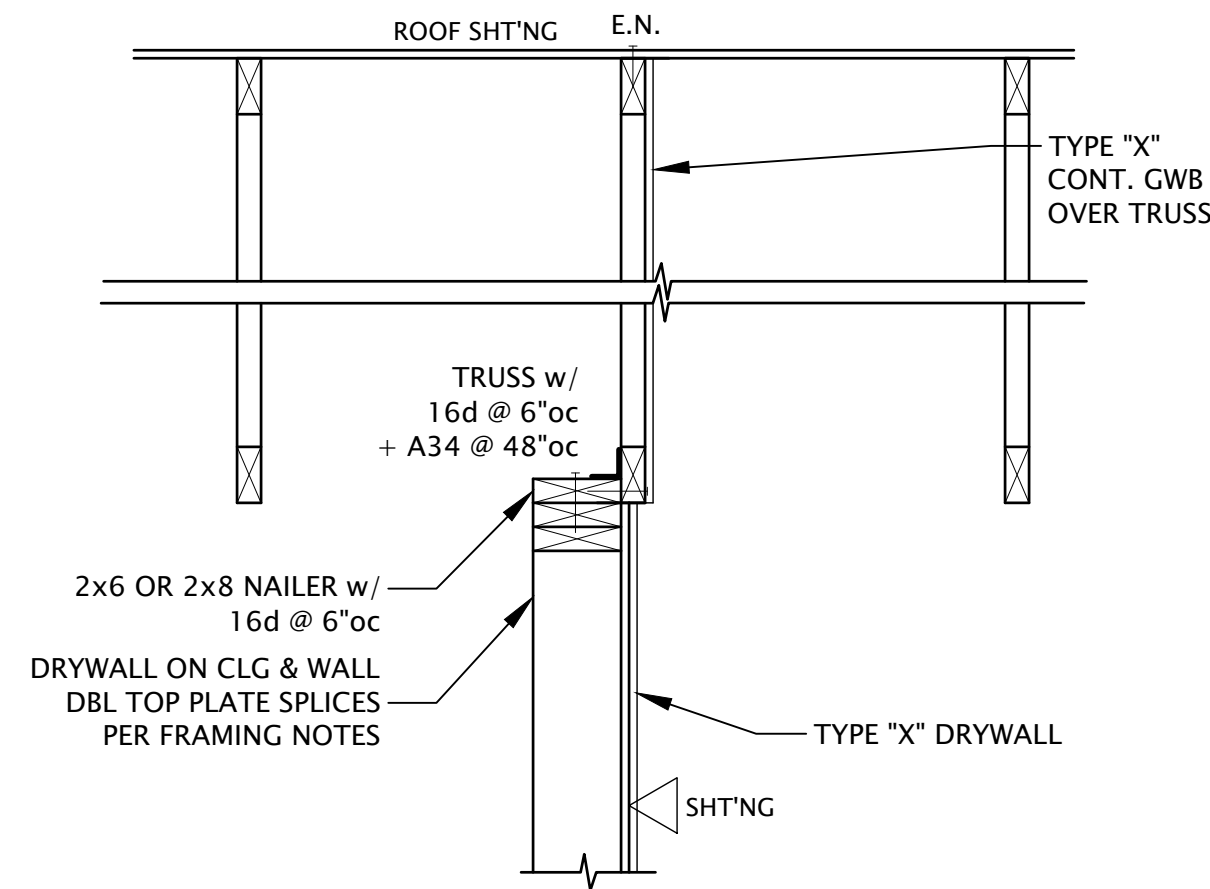
COUNTY OF SHASTA
CALIFORNIA

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

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SHEET
S3.2
PERMIT SET



1 SHEAR TRANSFER

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REVISIONS	DATE	JOB NUMBER	CADD FILE
	09/20/2023		

SEAL
 09/20/2023

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

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 3815 BIRCH STREET SUITE 1
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SHEET
S3.3

PERMIT SET

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