

Plan 1

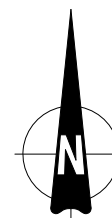
350 Square Feet

Accessory Dwelling Unit

Plans and Construction Documents

**BMP LEGEND**

- PDS 659 BROW DITCH
- PDS 659 BERM
- DIRECTION OF LOT DRAINAGE
- MATERIALS & WASTE MANAGEMENT BMPs:**
  - WM-1 MATERIAL DELIVERY & STORAGE
  - WM-4 SPILL PREVENTION AND CONTROL
  - WM-8 CONCRETE WASTE MANAGEMENT
  - WM-5 SOLID WASTE MANAGEMENT
  - WM-9 SANITARY WASTE MANAGEMENT
  - WM-6 HAZARDOUS WASTE MANAGEMENT
- TEMPORARY RUNOFF CONTROL BMPs:**
  - SS-2 PRESERVATION OF EXISTING VEGETATION
  - SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER)
  - SS-4 HYDROSEEDING (SUMMER)
  - SS-6 / SS-8 STRAW OR WOOD MULCH
  - SS-7 PHYSICAL STABILIZATION (WINTER)
  - SS-10 ENERGY DISSIPATOR
  - SC-1 SILT FENCE
  - SC-2 SEDIMENT / DESILTING BASIN
  - SC-5 FIBER ROLLS
  - SC-6 / SC-8 GRAVEL OR SAND BAGS
  - SC-7 STREET SWEEPING AND VACUUMING
  - SC-10 STORM DRAIN INLET PROTECTION
  - NS-2 DEWATERING FILTRATION
  - TC-1 STABILIZED CONSTRUCTION ENTRANCE
  - TC-2 CONSTRUCTION ROAD STABILIZATION
  - TC-3 ENTRANCE / EXIT TIRE WASH
- POST-CONSTRUCTION SITE DESIGN BMPs:**
  - 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
  - 4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
  - 4.3.3 MINIMIZE IMPERVIOUS AREA
  - 4.3.4 MINIMIZE SOIL COMPACTION
  - 4.3.5 IMPERVIOUS AREA DISPERSION
  - 4.3.6 RUNOFF COLLECTION
  - 4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES
  - 4.3.8 HARVESTING AND USING PRECIPITATION
- POST CONSTRUCTION SOURCE CONTROL BMPs:**
  - 4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
  - 4.2.2 STORM DRAIN STENCILING AND POSTING OF SIGNAGE
  - 4.2.3 PROTECTED OUTDOOR MATERIALS STORAGE AREAS
  - 4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS
  - 4.2.5 PROTECT TRASH STORAGE AREAS
  - 4.2.6 **ADDNL BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS:**
    - A ON-SITE STORM DRAIN INLETS
    - B INTERIOR FLOOR DRAINS & ELEVATOR SHAFT SUMPS
    - C INTERIOR PARKING GARAGES
    - D NEED FOR FUTURE INDOOR & STR. PEST CONTROL
    - E LANDSCAPE/OUTDOOR PESTICIDE USE
    - F POOLS, SPAS, PONDS, FOUNTAINS, & WATER FEATURES
    - G FOOD SERVICE
    - H TRASH OR REFUSE AREAS
    - I INDUSTRIAL PROCESSES
    - J OUTDOOR STORAGE OF EQUIP. OR MATERIALS
    - K VEHICLE AND EQUIPMENT CLEANING
    - L VEHICLE/EQUIPEMENT REPAIR AND MAINTENANCE
    - M FUEL DISPENSING AREAS
    - N LOADING DOCKS
    - O FIRE SPRINKLER TEST WATER
    - P MISCELLANEOUS DRAIN OR WASH WATER
    - Q PLAZAS, SIDEWALKS, DRIVEWAYS, AND PARKING LOTS



ENGINEERING SCALE: 1" =

**PLACE SITE PLAN IN BOX**

**SHEET INDEX**

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**GENERAL CODES**

**THIS PROJECT SHALL COMPLY WITH THE CODES IN EFFECT AT THE TIME AN APPLICATION FOR A BUILDING PERMIT IS SUBMITTED.**

**DESIGN BASIS**

CONVENTIONAL LIGHT FRAME CONSTRUCTION  
 ROOF LIVE LOAD: 20 PSF  
 ULTIMATE WIND SPEED: 110 MPH  
 EXPOSURE CATEGORY: C  
 SITE CLASS: D  
 RISK CATEGORY: II  
 S<sub>ps</sub>: 1.25  
 SEISMIC DESIGN CATEGORY: D<sub>2</sub>  
 ALLOW SOIL VERTICAL BEARING PRESSURE: 1500 PSF  
 ALLOW SOIL LATERAL BEARING PRESSURE: 100 PSF/FT

**ENERGY EFFICIENCY SPECIAL FEATURES**

SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):

**ENERGY EFFICIENCY HERS VERIFICATION**

SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):

- DUCT SEALING ( Y or N )
- REFRIGERANT CHARGE ( Y or N )
- COOLING SYSTEM AIRFLOW ( Y or N )
- COOLING SYSTEM UNIT FAN EFFICACY ( Y or N )
- COOLING SYSTEM SEER AND/OR EER ABOVE MIN. ( Y or N )
- WHOLE-BUILDING VENTILATION AIRFLOW ( Y or N )
- BUILDING ENVELOPE AIR LEAKAGE ( Y or N )
- QUALITY INSULATION INSTALLATION ( Y or N )
- OTHER (SPECIFY BELOW)

PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.

PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.

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**San Joaquin County, Planning & Development Services**  
**350 SF ACCESSORY DWELLING UNIT**  
**BUILDING DIVISION**



Sheet Number

**A0.0**

VICINITY MAP	OWNER INFORMATION	CONTACT INFORMATION	PARCEL INFORMATION	PROJECT SCOPE	PERVIOUS AREA INFORMATION	IMPERVIOUS AREA INFORMATION																																																							
	NAME:  ADDRESS:  PHONE:  EMAIL:	NAME:  ADDRESS:  PHONE:  EMAIL:	APN:  SITE ADDRESS:  PROPERTY CONNECTED TO THE ELECTRICAL GRID ( Y or N )  PROPERTY SERVICED BY PROPANE ( Y or N ) IF YES, SHOW TANK ON PLOT PLAN  PROPERTY SERVICED BY NATURAL GAS ( Y or N )  ENTIRE LOT IS FUEL MODIFIED ( Y or N ) IF NO, DIMENSION 100' FUEL MODIFICATION ZONE	PROPOSED 350 SF DETACHED ACCESSORY DWELLING UNIT	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">PERVIOUS SURFACE AREA TABLE</th> </tr> <tr> <th>SITE ID</th> <th>PERVIOUS ITEM</th> <th>DIMENSIONS</th> <th>AREA (sf)</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>PERVIOUS ELEMENT MANUFACTURER: _____                  PERVIOUS ELEMENT SLOPE AND DIRECTION OF SLOPE: _____                  MAINTENANCE PROGRAM: _____                  PERVIOUS ELEMENT CROSS SECTION LOCATED IN SHEET: _____                  CONSTRUCTED PERVIOUS SURFACES SHALL NOT BE SEALED</p>	PERVIOUS SURFACE AREA TABLE					SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (sf)	NOTES																<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">IMPERVIOUS SURFACE AREA TABLE</th> </tr> <tr> <th>SITE ID</th> <th>IMPERVIOUS ITEM</th> <th>DIMENSIONS</th> <th>NEW OR REPLACED AREA (sf)</th> <th>EXISTING AREA (sf)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ADU + OVERHANGS</td> <td>PER PLAN</td> <td> </td> <td> </td> </tr> <tr> <td>2</td> <td>SFD</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>3</td> <td>DRIVEWAY</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>4</td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>LAND DISTURBANCE: _____ SF</p>	IMPERVIOUS SURFACE AREA TABLE					SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (sf)	EXISTING AREA (sf)	1	ADU + OVERHANGS	PER PLAN			2	SFD				3	DRIVEWAY				4				
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**ELECTRICAL NOTES**

1. Ground fault circuit interrupter (GFCI): GFCI protected receptacles or GFCI branch circuits shall be provided for all receptacles within 6 feet of any water source: at all bathrooms, in the garage, exterior spaces, equipment room, in the crawlspace, and at all non-dedicated outlets at kitchen and laundry room. (Per CEC 210-8 (A.)). Provide GFCI receptacle outlets within 2 feet from edge of kitchen sink, appliances and edge of countertops as well as no more than 48 inches on center CEC 210.52. Receptacles in kitchens shall be placed no more than 20 inches above the counter top nor more than 12 inches below it.
2. All 120V, single phase, 15 and 20 amp branch circuits supplying outlets and devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas or similar rooms shall be protected by a listed arc-fault circuit interrupter, combination type, or a listed outlet branch-circuit type AFCI located at the first receptacle outlet of the existing branch circuit installed to provide protection of the branch circuit. CEC 210.12 (B)
3. Metal water piping and other interior metal piping shall be bonded to service equipment. The points of attachment to the bonding jumper shall be accessible.
4. Provide at least one 20 amp circuit without other outlets on the circuit, for bathroom receptacles. CEC 210.11 (C)(3).
5. Outlet spacing shall not exceed 12'-0" OC per CEC. All outlet plates to be bright white UON. Receptacles shall be placed such that no point along the floor line in any wall space is more than 6 feet and at all 2 foot lengths of wall. (CEC 210-52(A)). Install outlets horizontal in baseboards. Center outlets on wall UON for bathrooms/kitchen, see interior elevations.
6. Provide at least two separate 20 amp circuits for small appliances in kitchen, dining, and similar areas with no other outlets on the circuit per CEC 210.11(C) and 210.52(B).
7. Provide separate 120-volt circuit to laundry. CEC 210.11(C)(2) and provide 30 amp branch circuits to the laundry room per CEC 220.54.
8. A permanent GFI protected electrical outlet and a lighting fixture controlled by a switch located at the passageway opening shall be provided near the water heater per CMC909.5.
9. Install UFER ground in new foundation per CEC 250.52 (A)(3)
10. All exterior and garage outlets to have waterproof plate covers.
11. All 15 and 20 amp receptacles installed in a wet location shall have an enclosure that is weatherproof whether or not an attachment plug cap is inserted.
12. All 125-volt receptacles in any dwelling unit shall be tamper-resistant. CEC 406.11.

**PLUMBING NOTES**

1. Plumbing system shall be design/build by plumbing subcontractor (including but limited to water distribution, drainage, and venting systems, and installation of plumbing fixtures and accessories).
2. Drain systems within the building shall be hubless cast iron, including all fittings and traps. Vent systems may be schedule 40 ABS DWV pipe. Drain and vent piping shall be isolated from the building structure.
3. All water supply piping shall be metal.
4. Hot water distribution piping shall be insulated.
5. Gas line schematic diagram and calculations and pipe size must be approved by the building official prior to requesting a rough plumbing inspection (per CPC 1209.)
6. Gas shut-off must be located within 6 feet of appliance and must be accessible and shall not be located behind appliance. (Per CPC 1212.3)
7. All plumbing fixtures and fittings shall be certified by the California energy commission. All shower heads, lavatory faucets and sink faucets shall be certified by the manufacturer as complying with applicable California appliance efficiency standards. All toilets shall use 1.28-gallon maximum per flush, typical. All faucets shall have flow control aerators that limit water delivery to no more than 1.5 gallons per minute for sinks and lavatories, and 2.0 gallons per minute for showers.
8. Site built showers – CPC 408:
  - a. The base for wall tile in tub and shower areas and wall and ceiling panels in shower areas shall be cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C 1178, C 1288, C 1325
  - b. Showers are to be provided with a water dam a minimum of 2" above high point of shower drain to retain water to drain. CPC x408.5.
  - c. Finish floor in shower to have minimum ¼" and ½" pitch to drain per foot.
  - d. WP membrane to extend a minimum 3" above top of finish dam at back and sides CPC 408.7.
9. Shower control valves and showerheads shall be located so that the showerhead does not discharge directly at the entrance to the compartment and the bather can adjust the valve prior to stepping into the shower spray.
10. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strappings shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a minimum distance of four inches shall be maintained above the controls with the strapping. (Per CPC 510.5)
11. Install a watertight pan of corrosion-resistant materials beneath all water heaters with a minimum ¾" drain, separate from relief valve drain to an approved location.
12. Plumbing fixtures shall be in compliance with the most restrictive flow rate of, CGBSC table 4.303.1, CPC 402, or Green Point Rating.
13. All sinks to have cleanouts and all faucets shall have air chambers. Install all hot water pipes with ½" pipe insulation.
14. The maximum hot water temperature discharging from the bathtub filler shall be limited to 120 degrees F (Per CPC 414.5)
15. Hand shower(s) shall be equipped with an approved backflow prevention device or assembly. Per CPC 602 and 603.
16. All toilets to have 15" minimum clearance from the centerline of fixture to each side. Provide 24" minimum clearance from the front edge of fixture. Per CPC 407.5.
17. If any tub in this project is a spa tub, access to motor and all serviceable parts will be shown and bonding will be detailed. (Per CPC 414)
18. No domestic dishwashing machine shall be directed connected to a drainage system or food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine.(Per CPC 807.4)
19. See plan for location of hose bibs (verify with owner and architect). Provide a listed non-removable backflow preventer or atmospheric vacuum breaker installed at least 6" above the highest point of usage shall protect those bibs. CPC 603.4.6 and 603.4.7.
20. Install approved type of cleanout fitting between the building drain and the building sewer. (Per CPC 707.4)
21. Prior to close in, the contractor shall perform air pressure and water pressure tests to ensure there are no leaks in plumbing and drainage systems. The owner shall be informed when such testing will occur so (s)he can plan to visit the site.
22. Confirm that all plumbing fixtures will be able to drain to the public sewer by gravity.

**MECHANICAL NOTES**

1. Verify all equipment sizes before beginning work. Install all equipment and materials per manufacturer's instructions and recommendations.
2. Mechanical equipment shall be fixed in position and securely fastened in place per CMC 304.4. 3"x3"x1/4" stl. angle welded to furnace frame and lagged down to framing with 5/8" diameter lag bolts on four sides, typical.
3. Verify gas, electrical, water stub-outs at all air handlers, furnaces, air conditioners and all appliances of similar equipment with manufacturer's recommendations and owner's requirements.
4. Install all thermostats at 64" AFF from centerline of plate to finish floor. All thermostats to be bright white finish, field verify locations with owner.
5. Any appliances in a garage or compartment accessed from garage which generate a spark, glow, or flame shall be elevated a minimum of 18" above the floor to point of ignition unless listed as Flammable vapor ignition resistant. (Per CMC 308.1 and CMC 508.14)
6. Provide clothes dryer vent to outside with a maximum length of 14 feet equipped with a backdraft damper including two 90 degree elbows and a minimum diameter of 4" (Per CMC 504.3.2.2)
7. Bathroom fans shall be connected directly to the outside. Fans and other exhaust systems exhausting air from conditioned space to the outside shall be provided with backdraft dampers to prevent air leakage.
8. 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 one of the following requirements:
  1. Listed vents complying with ASTM E2886 with the following results:
    - (a) The Ember Intrusion Test shall have no flaming ignition of the cotton material.
    - (b) There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test. The maximum temperature of the unexposed side of the vent shall not exceed 662° F (350°C).
  2. Vents complying with all of the following:
    - (a) The dimensions of the openings therein shall be a minimum of 1/16" and shall not exceed 1/8".
    - (b) The materials used shall be noncombustible. Exception: Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials.
    - (c) The materials used shall be corrosion resistant. CRC R337.6.2.

**FINISH NOTES**

1. All gypsum wallboard shall be installed in accordance with the provisions of the CBC, applicable edition, state and local codes.
2. Provide moisture resistant gypsum board at walls adjacent to plumbing fixtures.
3. Side walls, ceilings, and soffits of closet and any other usable space beneath interior stairs shall be protected with one layer type "x" gypsum board taped and finished.
4. Gypsum wallboard shall not be installed until weather protection for the installation is provided.
5. All edges and ends of gypsum wallboard shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. All edges and ends of gypsum wallboard shall be in moderate contact except in concealed spaces where fire-resistive construction or diaphragm action is not required.
6. Cement-fiber or glass mat gypsum backer board shall be used as a base for wall tile in tub and shower area and wall and ceiling panels in shower areas. Shower area walls shall be finished with a non-absorbent surface to a height not less than 6 feet above the floor. (Per CRC R307)
7. Tub and shower enclosure: stone or glazed wall tile extending to ceiling, typical. Think set wall tile on cement backer board, Provide thickset floor tile over 40 mil. shower pan membrane. (Owner to select tile)
8. Ceramic and stone floor tiles to be thickset mortar bed (owner to select tile).
9. Exterior paint: two (2) coats vinyl acrylic paint over primer sealer recommended for painted surfaces. Brush-apply all paint. Assume two (2) paint colors, including trim color.
10. Interior paint: Low V.O.C., two (2) coats paint over primer sealer recommended for each surface. Assume four (4) paint colors, including trim color.
11. All interior wood / formaldehyde-free M.D.F. boards and trim to have final coat of paint applied with brush (verify with architect).
12. Stucco finish shall be smooth and include three (3) coats of stucco over metal or wire fabric lath over two (2) layers of grade "D" paper.
13. Flooring material to be selected 2by owner.
14. All exterior wood trim, molding, and boards shall be back-primed.

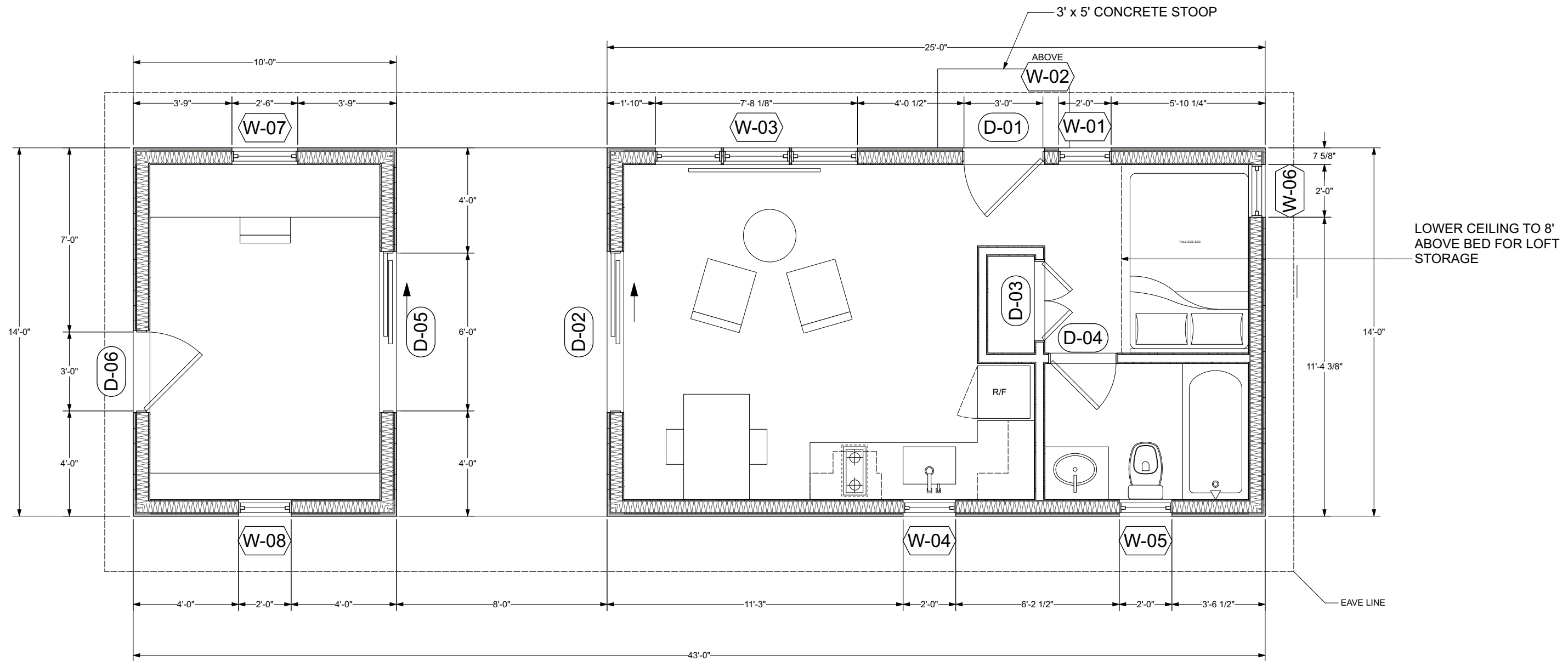
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**San Joaquin County, Planning & Development Services**  
**350 SF ACCESSORY DWELLING UNIT**  
**BUILDING DIVISION**



Sheet Number

**A0.1**



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Sheet Number

**A1**

WINDOW SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
W-01	2'-0" x 4'-0"	CASEMENT		
W-02	5'-10" x 2'-0"	AWNING UNIT		
W-03	8'-8" x 2'-0"	AWNING UNIT		
W-04	2'-0" x 3'-6"	CASEMENT		
W-05	2'-0" x 3'-6"	AWNING		
W-06	2'-0" x 3'-6"	CASEMENT		
W-07	2'-6" x 2'-0"	CASEMENT		
W-08	2'-0" x 3'-6"	AWNING		

EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)

**A.** MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 1011.1.S.2/A40

**B.** MINIMUM 20-MIN FIRE-RESISTANCE-RATED.

**C.** MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

DOOR SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
D-01	3'-0" x 6'-8"	SWING		
D-02	6'-0" x 6'-8"	XO SLIDER		
D-03	3'-0" x 6'-8"	BI SWING		
D-04	2'-6" x 6'-8"	SWING		
D-05	6'-0" x 6'-8"	XO SLIDER		
D-06	3'-0" x 6'-8"	SWING		

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)

**A.** EXTERIOR SURFACE OR CLADDING OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL

**B.** SOLID CORE WOOD COMPLYING WITH THE FOLLOWING:  
 - STILES AND RAILS MINIMUM 1-3/8 INCHES THICK  
 - RAISED PANELS MINIMUM 1-1/4 INCHES THICK  
**EXCEPTION:** EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE MINIMUM 3/8 INCHES THICK

**C.** MINIMUM 20-MIN FIRE RATED WHEN TESTED PER NFPA 252

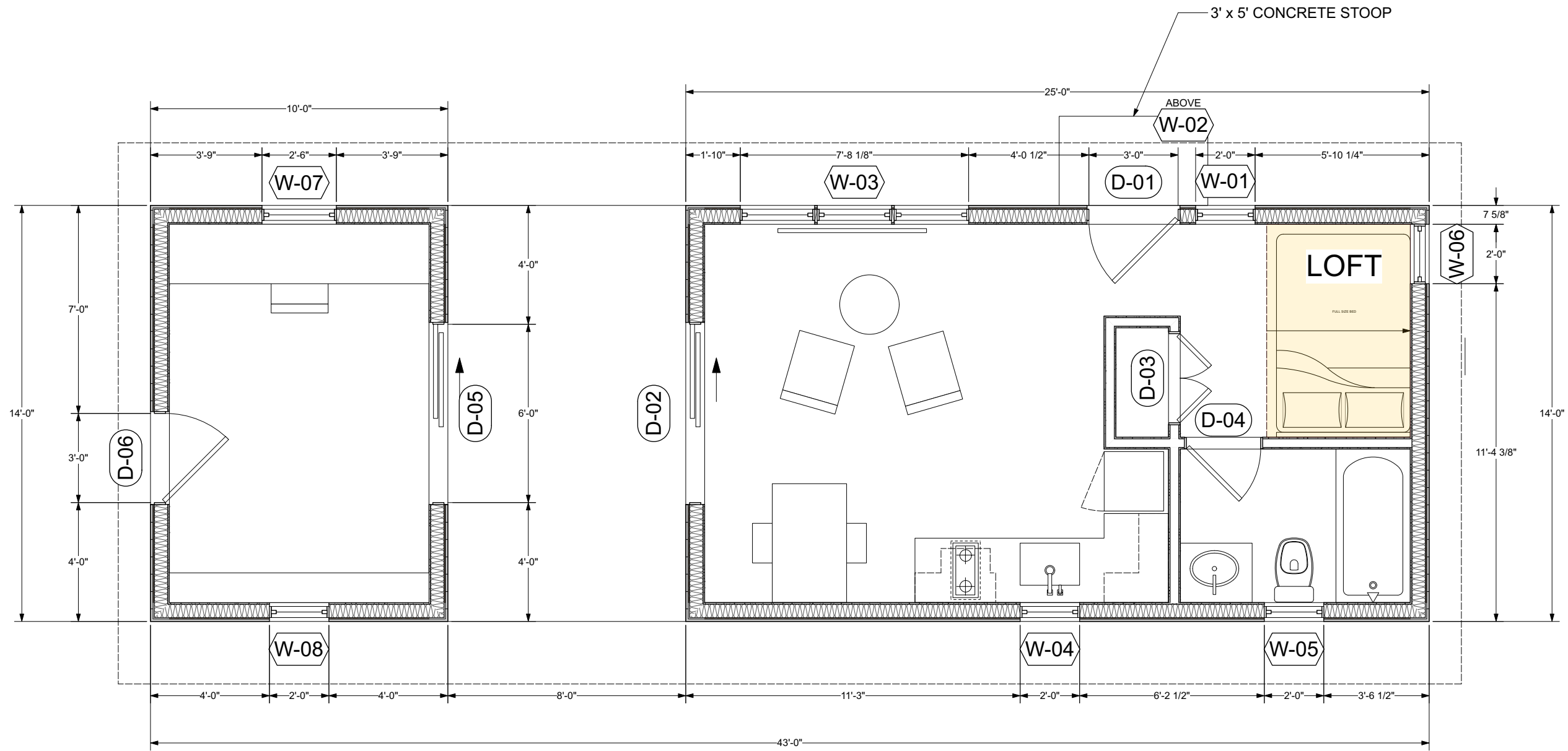
**D.** MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1

**FLOOR PLAN NOTES**

- EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES
- PROJECTIONS:  
 - PROHIBITED WITHIN 2 FEET OF PROPERTY LINE  
 - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)  
 - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
- OPENINGS:  
 - PROHIBITED WITHIN 3FT OF PROPERTY LINE  
 - MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
- PENETRATIONS:  
 - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)  
 - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
- CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

**ADDITIONAL NOTES**

**FLOORPLAN**  
 1/2" = 1'-0"



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W-05	2'-0" x 3'-6"	AWNING		
W-06	2'-0" x 3'-6"	CASEMENT		
W-07	2'-6" x 2'-0"	CASEMENT		
W-08	2'-0" x 3'-6"	AWNING		

EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)

- A. MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 1011.1.S.2/A40
- B. MINIMUM 20-MIN FIRE-RESISTANCE-RATED.
- C. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

DOOR SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
D-01	3'-0" x 6'-8"	SWING		
D-02	6'-0" x 6'-8"	XO SLIDER		
D-03	3'-0" x 6'-8"	BI SWING		
D-04	2'-6" x 6'-8"	SWING		
D-05	6'-0" x 6'-8"	XO SLIDER		
D-06	3'-0" x 6'-8"	SWING		

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)

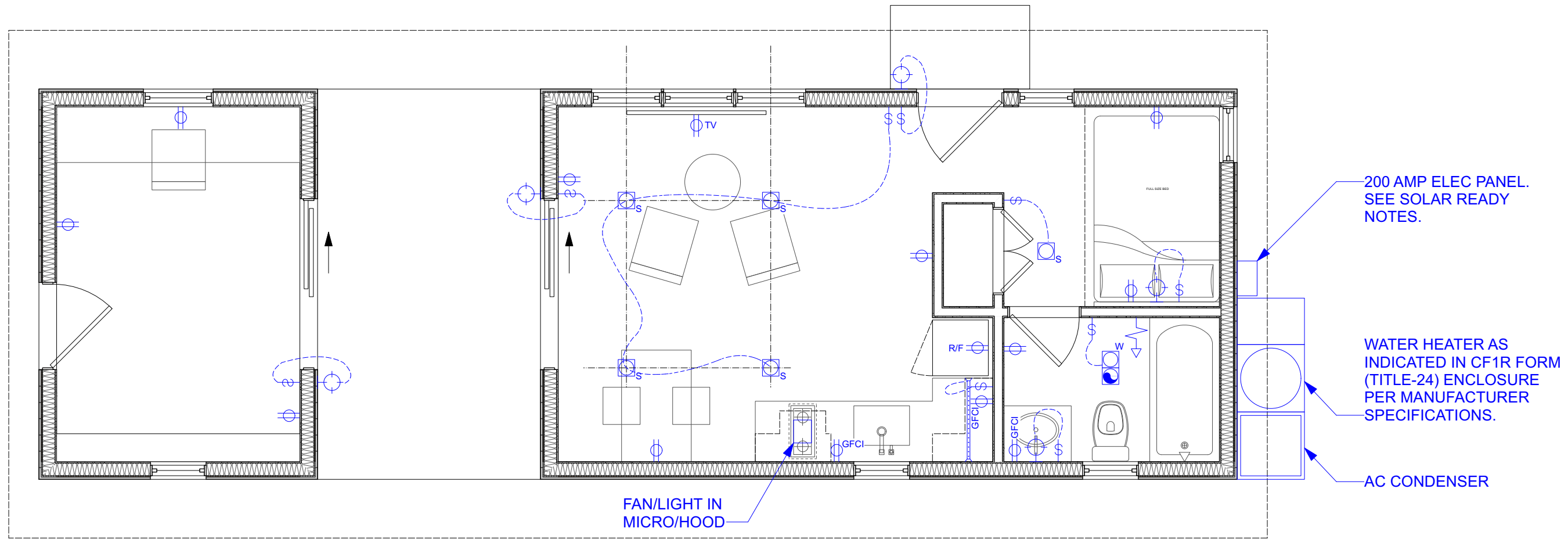
- A. EXTERIOR SURFACE OR CLADDING OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
- B. SOLID CORE WOOD COMPLYING WITH THE FOLLOWING:
  - STILES AND RAILS MINIMUM 1-3/8 INCHES THICK
  - RAISED PANELS MINIMUM 1-1/4 INCHES THICK
  - EXCEPTION:** EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE MINIMUM 3/8 INCHES THICK
- C. MINIMUM 20-MIN FIRE RATED WHEN TESTED PER NFPA 252
- D. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1

**FLOOR PLAN NOTES**

1. EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES
2. PROJECTIONS:
  - PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
  - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
  - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
3. OPENINGS:
  - PROHIBITED WITHIN 3FT OF PROPERTY LINE
  - MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
4. PENETRATIONS:
  - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
  - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
5. CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

**ADDITIONAL NOTES**

FLOORPLAN  
 1/2" = 1'-0"



200 AMP ELEC PANEL.  
SEE SOLAR READY  
NOTES.

WATER HEATER AS  
INDICATED IN CF1R FORM  
(TITLE-24) ENCLOSURE  
PER MANUFACTURER  
SPECIFICATIONS.

AC CONDENSER

FAN/LIGHT IN  
MICRO/HOOD

ELECTRICAL LEGEND	
	DUPLEX OUTLET
	DUPLEX GFCI OUTLET
	FLOOR MOUNTED OUTLET
	WALL SWITCH
	THREE WAY WALL SWITCH
	GARBAGE DISPOSAL SWITCH
	SUPPLY
	COMBO SMOKE/ CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	CARBON MONOXIDE ALARM
	HIGH EFFICACY RECESSED LIGHT
	OPTIONAL RECESSED LIGHT FOR SLOPED CEILING
	PENDANT LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	LINEAR STRIPE LIGHT FIXTURE
	FAN AND LIGHT COMBINATION
	FAN

#### UTILITY PLAN NOTES

1. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION.
2. SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R314.6
3. CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R315.5
4. 4" Ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
5. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
6. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.

#### LIGHTING PLAN NOTES

1. ALL FIXTURES TO BE HIGH EFFICACY (NO EXCEPTIONS) PER CENC SECTION 150.0(K)(I).
2. CLOTHES CLOSET LIGHT FIXTURE CLEARANCES SHALL CONFORM TO CEC 410-8.
3. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES OR OTHER WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS." PER CEC 410-4(A).
4. KITCHENS - SECTION 150 (K) 2: PERMANENTLY INSTALLED LUMINARIES IN KITCHEN SHALL BE HIGH-EFFICACY LUMINARIES.
5. PORCHES AND OUTDOOR LIGHTING - SECTION 150(K) 6: LUMINARIES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH-EFFICACY LUMINARIES.
6. AIRTIGHT - RECESSED FIXTURES INSTALLED IN AN INSULATED SPACE SHALL BE CERTIFIED AIRTIGHT IN ACCORDANCE WITH ASTM E283.

#### SOLAR READY KEY NOTES

1. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE-POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"
2. APPROVED MINIMUM 4-INCH SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICAL OF MAIN ELECTRICAL SERVICE PANEL
3. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX
4. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL
5. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"

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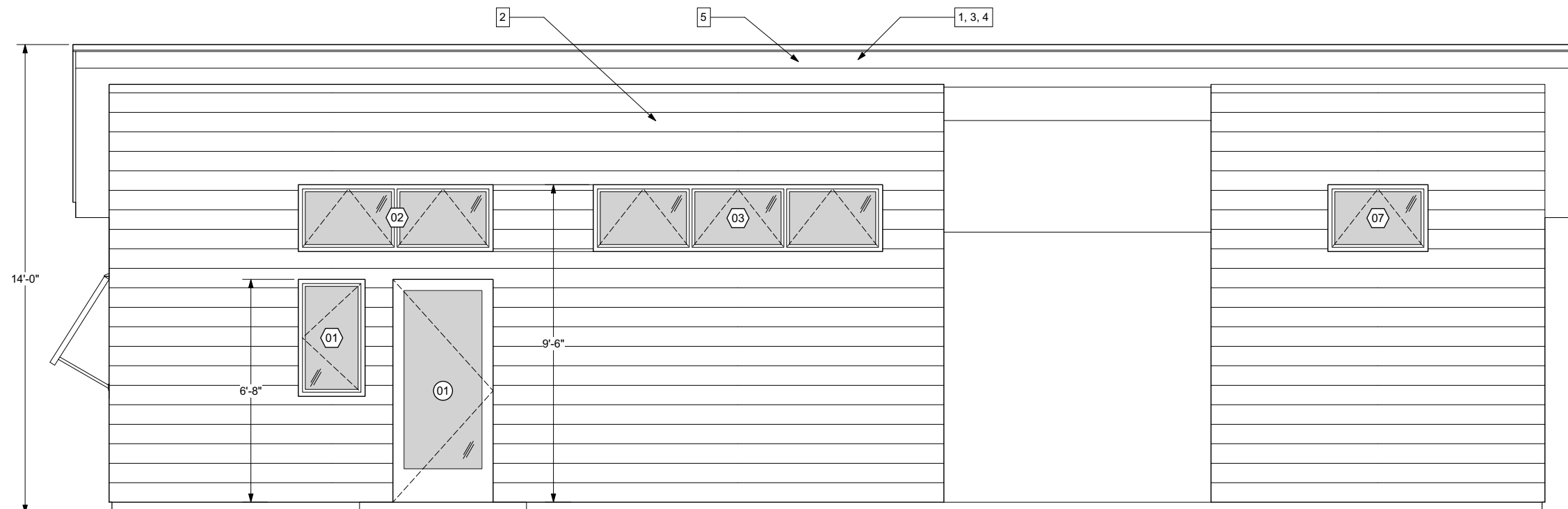
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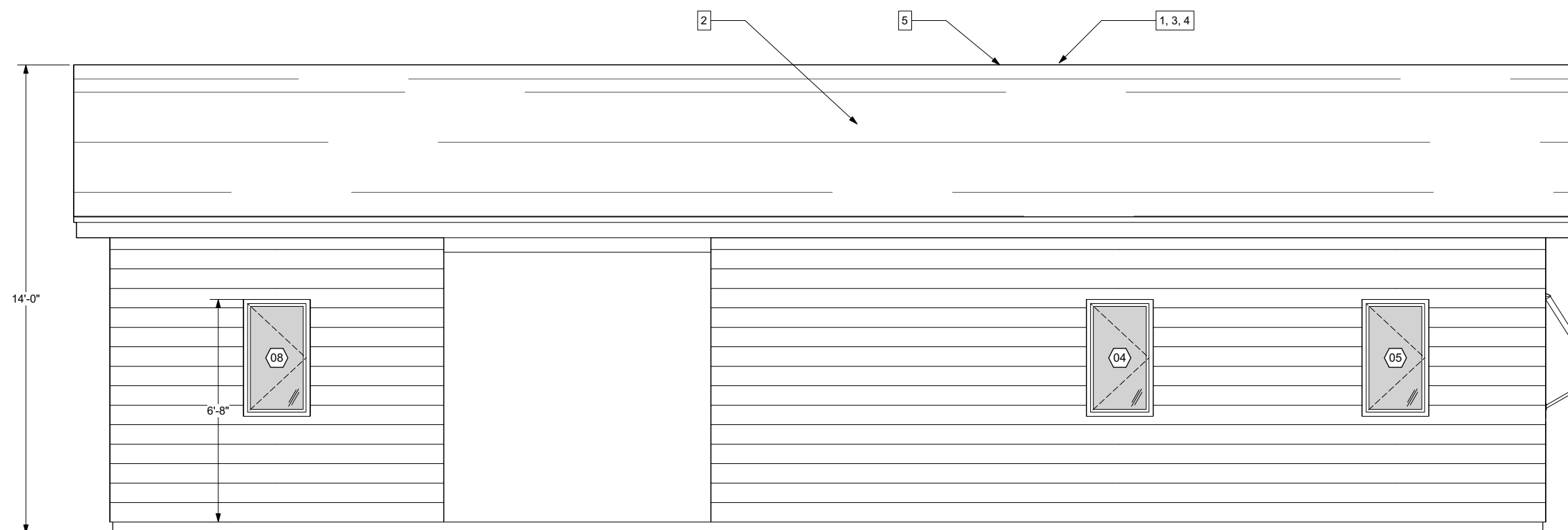
#### ELECTRICAL PLAN

1/2" = 1'-0"





# FRONT



# BACK

## ELEVATION KEY NOTES

1. ROOF: CLASS 'A' FIRE RATING  
 ROOF MATERIAL: \_\_\_\_\_  
 UNDERLAYMENT: \_\_\_\_\_  
 LISTING REPORT #: \_\_\_\_\_
2. EXTERIOR WALL FINISH: \_\_\_\_\_ (SEE NOTE 7 BELOW)
3. ROOF PITCH: 3:12
4. RADIANT BARRIER IF REQUIRED
5. EAVE VENT (SEE NOTE 5 & 6 BELOW) (SEE  
 MANUFACTURER: \_\_\_\_\_  
 MODEL: \_\_\_\_\_  
 NFVA: \_\_\_\_\_ (MIN 97 in<sup>2</sup>)

## WILDFIRE ZONE PLAN NOTES

1. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.
  - a. FIRE-STOPPING WITH APPROVED MATERIALS
  - b. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
  - c. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
4. SKYLIGHTS SHALL BE TEMPERED GLASS.
5. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
  - a. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
  - b. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
  - c. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - a. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC) - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK
  - b. NON-COMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION-RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL.
8. PATIO COVER, CARPORT AND TRELLIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
  - NON-COMBUSTIBLE MATERIAL
  - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
  - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVESHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)
9. DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
  - a. FRAMING
    - NON-COMBUSTIBLE MATERIAL
    - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
    - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
    - MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS)
  - b. DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):
    - NON-COMBUSTIBLE MATERIAL
    - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
    - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
    - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)
10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS
  - a. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
  - b. DOOR OVERLAPS ONTO JAMBS AND HEADERS
  - c. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
12. FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
  - a. NON-COMBUSTIBLE MATERIAL
  - b. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - c. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS

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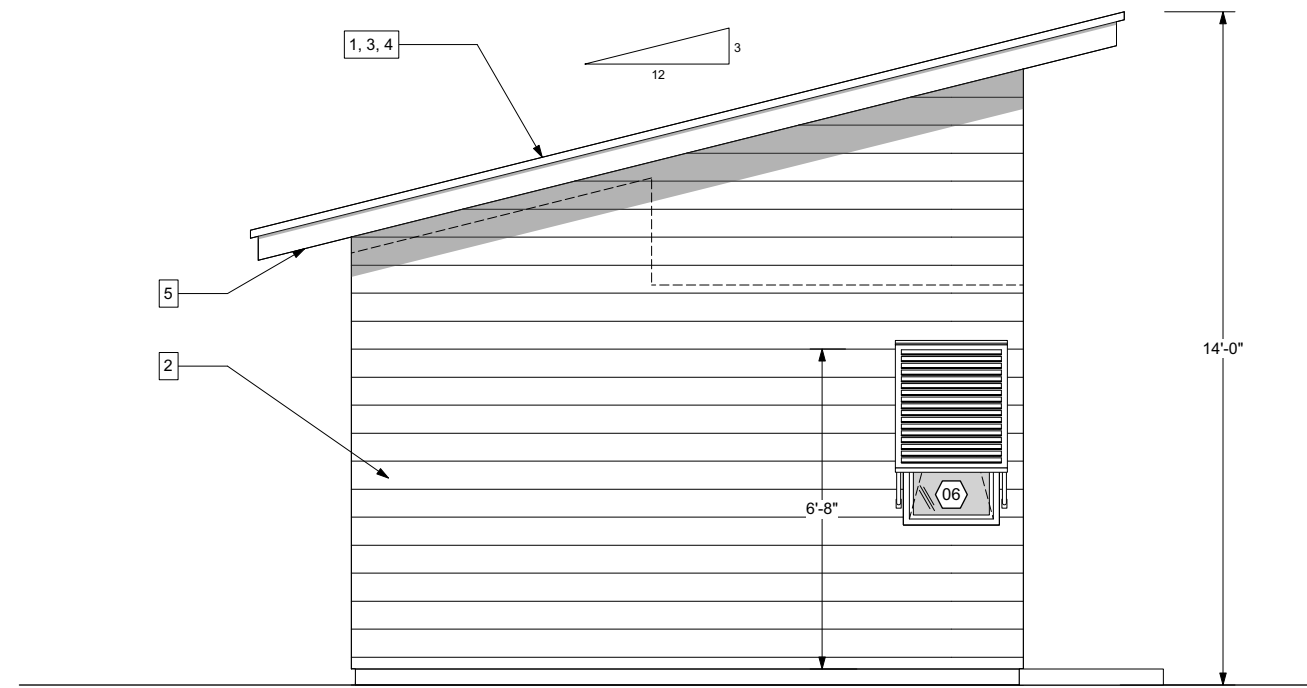


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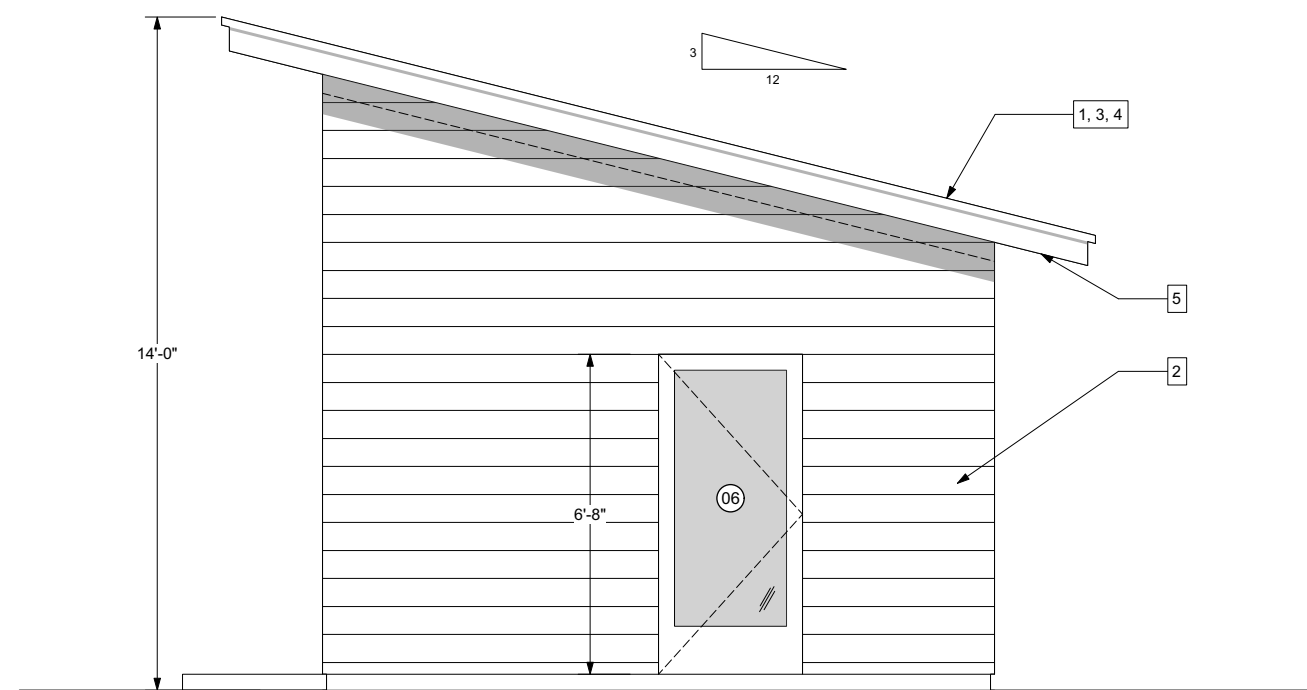
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ELEVATION KEY NOTES

SEE SHEET A3 FOR KEY NOTES



RIGHT



LEFT

ELEVATIONS  
1/2" = 1'-0"

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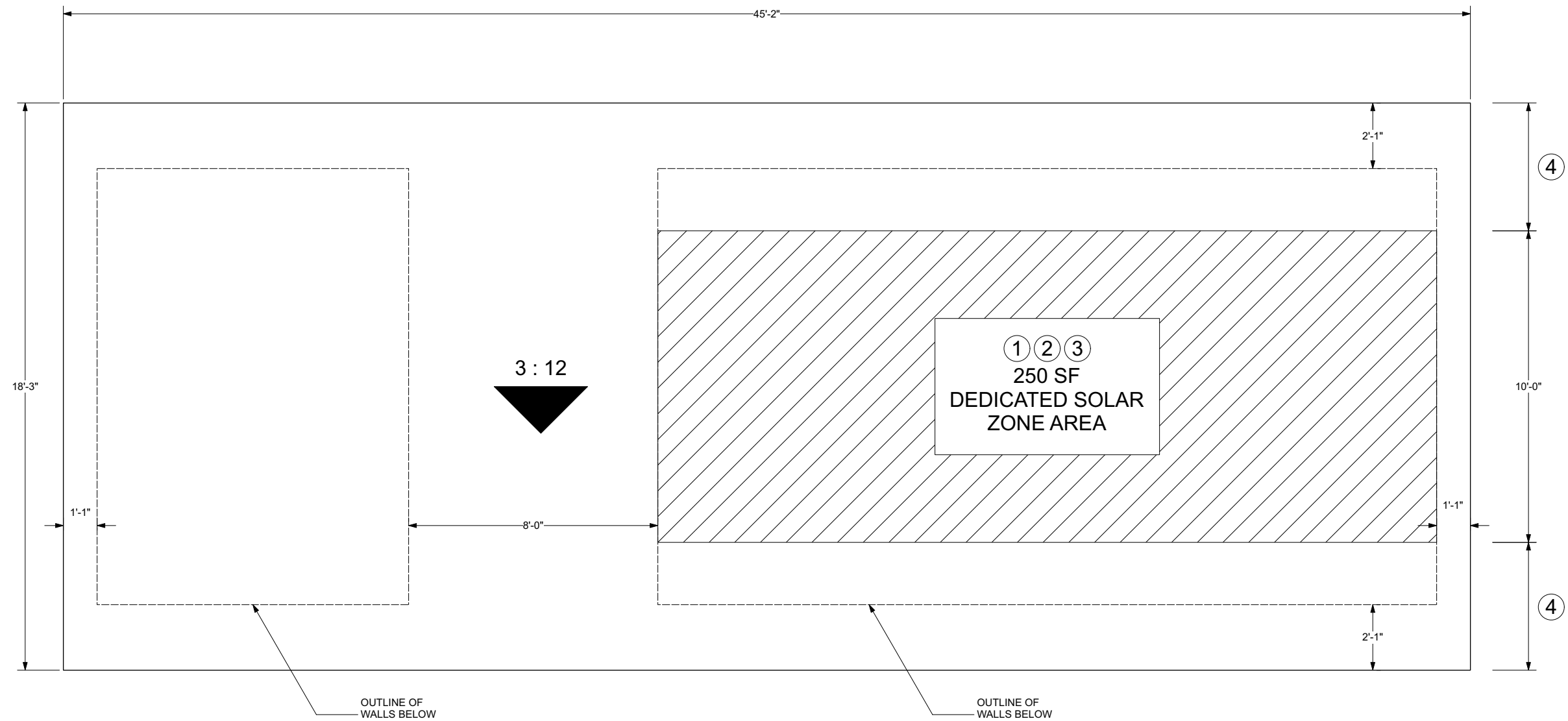
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Sheet Number

**A4**





- SOLAR READY KEY NOTES**
1. MIN 250 S.F. SOLAR ZONE AREA
  2. DEDICATED SOLAR ZONE AREA LOCATED BETWEEN 110 AND 270 DEGREES OF TRUE NORTH.
  3. NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE.
  4. 3" MIN FIRE FIGHTER ACCESS

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**ATTIC VENTILATION REQUIRED**

NET FREE CROSS VENTILATION AREA = 1/300  
 VENT AREA REQ'D =  $320 \text{ ft}^2 / 300 = 1.05 \text{ ft}^2 \times 144 = 153.6 \text{ in}^2$

EAVE VENTS  
 NFVA: 36 in<sup>2</sup>  
 QTY = 5 VENTS  
 VENT AREA PROVIDED =  $5 \times 36 \text{ in}^2 = 180 \text{ in}^2$

TOTAL VENT AREA PROVIDED  
 180 in<sup>2</sup> > 153.6 in<sup>2</sup>

San Joaquin County, Planning & Development Services  
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**NOTE REGARDING STRUCTURAL DRAWINGS**

THE STRUCTURAL DRAWINGS SHOW ONLY THE BASIC STRUCTURAL FRAME. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NONSTRUCTURAL ITEMS INCLUDING NONSTRUCTURAL WALLS, WHICH REQUIRE SPECIAL PROVISIONS DURING CONSTRUCTION. ONLY OPENINGS REQUIRING SPECIAL FRAMING ARE SHOWN ON STRUCTURAL PLANS. SEE TYPICAL DETAILS FOR REINFORCING AROUND NOMINAL OPENINGS NOT SHOWN.

**TABLE 2304.10.1 FASTENING SCHEDULE**

CONNECTION	(PARTIAL LIST)	NAILING
1.	JOIST TO SILL (GIRDER), TOENAIL	(4) 8d
2.	BRACING TO JOIST (RAFTER), TOENAIL EA. END	(2) 8d
6.	SOLE PLATE TO JOIST (BLKG)	16d @ 16" o.c.
7.	TIP AND SOLE PLATE TO STUD, END NAIL	(2) 16d
8.	STUD TO SOLE PLATE (ALTERNATE)	(4) 8d TOENAIL
9.	DOUBLE STUDS, FACE NAIL	16d @ 6" o.c.
10.	FLOOR & ROOF JOISTS OR BLOCKING TO TOP PLATE	(4) 10d TOENAIL
11.	BLKG. BTWN. JOISTS (RAFTERS) TO TIP, END NAIL	(3) 8d
12.	RIM JOIST TO TIP, TOENAIL	8d @ 6" o.c.
13.	TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	(2) 16d
15.	CEILING JOISTS TO PLATE, TOENAIL	(4) 8d
16.	CONTINUOUS HDR TO STUD, TOENAIL	(4) 20d
17.	CEILING JOISTS, LAPS O/ PARTITIONS, FACE NAIL	(3) 16d
18.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
19.	RAFTER TO PLATE, TOENAIL	(3) 8d
23.	BUILT-UP CORNER STUDS	16d @ 24" o.c.
24.	POST TO SILL/SOLE PLATE	(4) 8d TOENAIL

**STRUCTURAL DESIGN INFORMATION**

BASIS OF STRUCTURAL DESIGN: CALIFORNIA BUILDING CODE  
DESIGN CRITERIA FOR PROJECT SOILS: CALIFORNIA BUILDING CODE

**CALIFORNIA BUILDING CODE PRESUMPTIVE LOAD BEARING VALUES  
CLASS 4/5 MATERIALS:**

DEAD + LIVE LOADS - 1,500 PSF  
DEAD + LIVE LOADS + SEISMIC/WIND - 1,995 PSF

GRAVITY LOAD SCHEDULE			LATERAL SYSTEM DESIGN DATA	
MATERIAL	DEAD LOAD	LIVE LOAD	3 SEC. GUST SPEED -	94 mph
ROOF	18.0 psf	20 psf	WIND EXPOSURE RATING -	Exp. B
EXTERIOR WALL	17.8 psf		END ZONE WALL PRESSURE -	27.26 psf
INTERIOR WALL	7.3 psf		INT. ZONE WALL PRESSURE -	18.22 psf
GENERAL DESIGN DATA			SOIL DESIGN CATEGORY -	D (DEFAULT)
IMPORTANCE FACTOR -	1		SEISMIC DESIGN CATEGORY -	D
OCCUPANCY CATEGORY -	II		Ss -	0.960
ANALYSIS PROCEDURE -	ELFP		Si -	0.332
LAT. FORCE R.S. -	WOOD SHEAR WALLS		Sds -	0.768
			Sd1 -	0.427
			SEISMIC COEFFICIENT Cs -	0.118
			RESPONSE MOD. FACTOR R -	6.5
			SEISMIC BASE SHEAR -	3.471 kips

**ABBREVIATIONS**

A.B.	ANCHOR BOLT	INSUL.	INSULATION
ABV.	ABOVE	INT.	INTERIOR
ADH.	ADHESIVE	JNT.	JOINT
ALT.	ALTERNATE	JST.	JOIST
ARCH.	ARCHITECTURAL	LOC.	LOCATION
AWS.	AMERICAN WELDING SOCIETY	LSL.	LAMINATED STRAND LUMBER
BLW.	BELOW	LVL.	LAMINATED VENEER LUMBER
BLDG.	BUILDING	LWC.	LIGHT WEIGHT CONCRETE
BLKG.	BLOCKING	MATL.	MATERIAL
BM.	BEAM	MAX.	MAXIMUM
B.O.	BOTTOM OF	MECH.	MECHANICAL
BRG.	BEARING	MFS.	MANUFACTURER
BOTT.	BOTTOM	MIN.	MINIMUM
BTWN.	BETWEEN	(N)	NEW
C.I.P.	CAST IN PLACE	N/A	NOT APPLICABLE
CL.	CENTERLINE	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	NO. #	NUMBER
CLR.	CLEAR	NS	NEAR SIDE
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	N.W.C.	NORMAL WEIGHT CONCRETE
CONN.	CONNECTION	O/	OVER
CONSTR.	CONSTRUCTION	O.C.	ON CENTER
CONT.	CONTINUOUS	O.H.	OPPOSITE HAND
CTR.	CENTER	OPP.	OPPOSITE
DBL.	DOUBLE	OPNG.	OPENING
DET.	DETAIL	OSB.	ORIENTED STRAND BOARD
DF.	DOUGLAS FIR	OWSJ.	OPEN WEB STEEL JOISTS
DIA.	DIAMETER	PDF.	POWER DRIVEN FASTENER
DIAG.	DIAGONAL	PERP.	PERPENDICULAR
DIM.	DIMENSION	PERIM.	PERIMETER
DWG.	DRAWING	PL.	PLATE
(E)	EXISTING	PLVD.	PLYWOOD
E.A.	EACH	PSL.	PARALLEL STRAND LUMBER
E.F.	EACH FACE	P.T.	PRESSURE TREATED
EL.	ELEVATION	REF.	REFERENCE
EMBED.	EMBEDMENT	REINF.	REINFORCING
E.N.	EDGE NAIL	REQ'D.	REQUIRED
EQUIP.	EQUIPMENT	RET.	RETAINING
E.W.	EACH WAY	RO.	ROUGH OPENING
EXP.	EXPANSION	RDWD.	REDWOOD
EXT.	EXTERIOR	S.A.D.	SEE ARCHITECTURAL DRAWINGS
FNDN.	FOUNDATION	SCHED.	SCHEDULE
F.F.	FINISHED FLOOR	SHTG.	SHEATHING
FLR.	FLOOR	SIM.	SIMILAR
F.O.	FACE OF	S.O.G.	SLAB ON GRADE
FRMG.	FRAMING	SPEC.	SPECIFICATIONS
F.S.	FAR SIDE	SQ.	SQUARE
FT.	FOOT	SS.	STAINLESS STEEL
FTG.	FOOTING	STD.	STANDARD
GA.	GAGE	T&B.	TOP AND BOTTOM
GALV.	GALVANIZED	T&G.	TONGUE AND GROOVE
GR.	GRADE	T.N.	TOE NAIL
GL.	GLULAM	T.O.	TOP OF
G.B.	GYPSUM BOARD	TYP.	TYPICAL
HDG.	HOT DIPPED GALVANIZED	U.O.N.	UNLESS OTHERWISE NOTED
HDR.	HEADER	VERT.	VERTICAL
HGR.	HANGER	W.P.	WATER PROOFING
HK.	HOOK	WT.	WEIGHT
HORIZ.	HORIZONTAL	WWF.	WELDED WIRE FABRIC
HSB.	HIGH STRENGTH BOLT	W/.	WITH
HSS.	HOLLOW STRUCTURAL STEEL	XS.	EXTRA STRONG
INFO.	INFORMATION	XXS.	DOUBLE-EXTRA STRONG

**LEGEND**

	CONCRETE SLAB	
	CONCRETE FOOTING, WIDTH AS INDICATED ON PLAN, DEPTH 1'-6" MIN BELOW GRADE	(3) S7
	BAR BENDS AT FOOTINGS SHALL BE PER TYPICAL DETAIL	
	WOOD-FRAMED BEARING WALL ABOVE WITH 2x4 STUDS @ 16" O.C. U.O.N. WITH 1/2" CD-X PLYWOOD EXTERIOR SHEATHING	(1) S3
	TYPICAL CONSTRUCT BEARING WALLS PER TYPICAL DETAIL. SEE ARCHITECTURAL DRAWINGS FOR ALL OTHER WALL SHEATHING AND FINISHING	
	SHEAR/BEARING WALLS BELOW	
	WOOD PART. WALL-NON STRUCTURAL	
	WOOD-FRAMED WALL ABOVE TO BE CONSTRUCTED AS A SHEAR WALL WITH 1/2" CD-X PLYWOOD WITH FASTENING PER SHEAR WALL SCHEDULE AND TYPICAL DETAILS	(6) S4
	SEISMIC COLLECTOR STRAP, PER PLAN & TYPICAL DETAIL	(9) S3
	MAXIMUM STUD AND JOIST PENETRATIONS ALLOWED SHALL BE PER TYPICAL DETAIL	(5) S3
	SIMPSON HOLD-DOWN WITH BOUNDARY CHORD SIZE, SIMPSON HDU2 OR EQUAL, U.O.N., REFER TO TYPICAL DETAILS.	(1) S4
	WOOD BEAM, RAFTER OR JOIST, PER PLAN	
	HEADER OR DROPPED BEAM SIZE PER TYPICAL DETAIL	(4) S3
	LEDGER, SEE PLAN FOR SIZE	
	FLUSH FRAMED BEAM-TO-BEAM CONNECTIONS WITH SIMPSON HARDWARE TYPE	
	REFER TO ARCHITECTURAL DRAWINGS FOR ALL PLAN DIMENSIONS. ANY DIMENSIONS GIVEN ON THESE DRAWINGS ARE FOR REFERENCE AND SHOULD BE VERIFIED ON THE ARCHITECTURAL DRAWINGS.	
	WHERE WALL SOLES OR PLATES ARE CUT FOR PLUMBING, HEATING OR OTHER ITEMS, A METAL TIE SHALL BE PROVIDED NOT LESS THAN 18 GA GALVANIZED AND 1.5" WIDE, FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN SIX 16d NAILS.	
	POST BEARING ON FRAMING	
	POST BELOW FRAMING	
	CONTROL JOINTS PER TYPICAL DETAIL	(7) S7

**SHEET INDEX**

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**HANGER CONNECTION SCHEDULE**

SUPPORTED MEMBER WIDTH	SUPPORTED MEMBER DEPTH	TOP FLANGE HANGER	ALLOWABLE LOAD	FACE MOUNTED HANGER	ALLOWABLE LOAD
3 1/2"	9 1/2"	HUJ49.5TF	4,550 LB	HGUS410	9,100 LB
	9 1/2"	HUJ49.5TF	4,550 LB	HGUS410	9,100 LB
	11 1/2"	GLTV3.56/11.25	7,400 LB	HGUS412	9,600 LB
	11 1/2"	GLTV3.511	7,400 LB	HGUS412	9,600 LB
5 1/2"-5 1/4"	14"	GLTV3.514	7,000 LB	HGUS414	10,100 LB
	9 1/2"	HBS.50/9.5	5,640 LB	HHUS5.50/10	5,660 LB
	9 1/2"	HBS.50/9.5	5,640 LB	HHUS5.50/10	5,660 LB
	11 1/2"	GLTV5.50/11.25	7,400 LB	HGUS5.50/12	9,600 LB
	11 1/2"	GLTV5.511	7,400 LB	HGUS5.50/12	9,600 LB
	14"	GLTV5.514	7,400 LB	HGUS5.50/14	10,100 LB

NOTES:  
1. USE FOR PARALAM, MICROLAM AND DOUGLAS FIR.  
2. LOAD VALUES BASED ON SIMPSON WOOD CONSTRUCTION CONNECTORS CATALOG 2017-2018 EDITION.

By using these standard plans, the user agrees to release San Joaquin County from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.

San Joaquin County, Planning & Development Services  
**350 SF ACCESSORY DWELLING UNIT**  
**BUILDING DIVISION**



Sheet Number

**S0**

## GENERAL NOTES

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE APPLICABLE EDITION OF THE CALIFORNIA BUILDING CODE (CBC); THE MOST RECENT VERSIONS OF THE CMC, CPC AND CEC; ALL APPLICABLE LOCAL CODES AND ORDINANCES; AND LOCALLY ACCEPTED STANDARDS OF PRACTICE.
- THE CONTRACTOR SHALL REVIEW ALL DRAWINGS IMMEDIATELY UPON THEIR RECEIPT AND SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND ORDINANCES.
- ALL DETAIL REFERENCES SHALL BE CONSIDERED "TYPICAL". THE INTENT OF TYPICAL DETAILS SHALL BE APPLIED TO SIMILAR CONDITIONS ELSEWHERE IN THE PROJECT. WHEN DETAILS LABELED "SIMILAR" ARE GIVEN ON DRAWINGS, THE CONTRACTOR SHALL APPLY THE GENERAL INTENT OF THE DETAIL TO THE REFERENCED CONDITION.
- WRITTEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION. DO NOT SCALE DRAWINGS.
- STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS OF PRACTICE TO MEET THE MINIMUM REQUIREMENTS OF THE APPLICABLE EDITION OF THE CBC. ANY OMISSIONS OR DISCREPANCIES ON THE PLANS OR ANY DEVIATIONS FROM THE PLANS THAT ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITION DIFFERENT FROM THOSE INDICATED ON THE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION. ALL WORK SHALL BE COORDINATED SO COOPERATION BETWEEN THE TRADES IS ACCOMPLISHED.
- THE STRUCTURAL DRAWINGS SHOW ONLY THE BASIC STRUCTURAL SYSTEMS. REFER TO THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE BUILDING.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING NECESSARY TO COMPLETE THE CONSTRUCTION.
- THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED EXCLUSIVELY FOR USE ON THIS PROJECT ONLY. THE DRAWINGS AND SPECIFICATIONS, OR PORTIONS THEREOF, SHALL NOT BE USED ON OTHER PROJECTS OR ADDITIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION OF THE ENGINEER.
- THE STRUCTURAL SYSTEMS HAVE BEEN DESIGNED TO CARRY THE SUPERIMPOSED LIVE LOADS AS PRESCRIBED BY THE CALIFORNIA BUILDING CODE AND IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES, WITH NO SPECIAL PROVISIONS TO CARRY CONCENTRATED LOADS FROM STORAGE AND HANDLING OF CONSTRUCTION MATERIALS OR FROM OPERATION OF CONSTRUCTION EQUIPMENT.
- THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, BRACING, AND SHORING SYSTEMS AS REQUIRED FOR INSTALLATION, STABILITY AND SAFETY OF NEW WORK AND EXISTING STRUCTURES, PIPING, AND FOUNDATION SYSTEMS. CONTRACTOR SHALL ALSO PROVIDE FOR THE SAFETY OF PEDESTRIANS AND JOB SITE PERSONNEL. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITION OF THE JOB SITE, INCLUDING SAFETY OF PERSONS AND PROPERTY. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING CONSTRUCTION FROM INCREMENT WEATHER AND FROM PHYSICAL DAMAGE.
- CONTRACTOR SHALL COORDINATE WITH THE CITY TO ENSURE ALL INSPECTIONS (INCLUDING SPECIAL INSPECTIONS) ARE COMPLETED PER THE LOCAL BUILDING DEPARTMENT REQUIREMENTS. APPROVALS BY BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.
- IF PROVIDED, OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER IS INTENDED TO IMPROVE THE PROBABILITY THAT THE WORK IS COMPLETED IN GENERAL CONFORMANCE WITH THE ENGINEERING DESIGN INTENT. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR COMPLETING THE CONSTRUCTION IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE.
- ALL FRAMING HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONGTIE. ALTERNATE FRAMING HARDWARE MANUFACTURERS SHALL NOT BE PROVIDED UNLESS SPECIFICALLY AUTHORIZED BY THE ENGINEER AND THE BUILDING OWNER. IF ALTERNATE HARDWARE SYSTEMS ARE AUTHORIZED, THE CONTRACTOR SHALL FORWARD COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

## CONCRETE NOTES

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE ACI BUILDING CODE (ACI-318) AND THE CALIFORNIA BUILDING CODE (CBC). DETAILING, FABRICATION, AND ERECTION OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF STANDARD PRACTICE (ACI-315).
- CONCRETE SHALL CONFORM TO ASTM 94 AND REACH THE MINIMUM STRENGTH SPECIFIED ON THE FOUNDATION PLANS. CONCRETE QUALITY SHALL CONFORM TO PROVISIONS OF CBC SECTION 19. CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
- MIXING WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OIL, ACIDS, ALKALIES, ORGANIC MATERIALS OR OTHER DELETERIOUS SUBSTANCES. COURSE AGGREGATE SHALL BE HARD, DURABLE CRUSHED STONE OR GRAVEL GRADED PER ASTM C33. MAXIMUM SIZE AGGREGATE SHALL BE ¾" DIAMETER. SAND SHALL BE CLEAN, HARD, DURABLE, WASHED FREE FROM SILT, LOAM OR CLAY.
- REINFORCEMENT SHALL NOT BE DISPLACED OR CUT TO PROVIDE FOR PENETRATIONS, INSERTS, OR EMBEDMENT.
- LOOSE SOIL, SAWDUST, AND OTHER DEBRIS SHALL BE REMOVED FROM THE FORMS PRIOR TO PLACING CONCRETE. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED DURING THE PLACEMENT USING A MECHANICAL VIBRATOR.
- CONCRETE SHALL BE REGULAR WEIGHT CONCRETE (145 PCF) U.O.N. AND SHALL ATTAIN THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS. (MINIMUM CEMENT CONTENT: FIVE SACKS/CU. YD.)

LOCATION	MIN. STRENGTH @ 28 DAYS - PSI*	MAX. AGG. SIZE - INCHES	MAX SLUMP - INCHES
FOUNDATIONS*	3000	¾	4
SLABS-ON-GRADE*	3000	¾	4

\* SPECIAL INSPECTION OF PLACEMENT IS NOT REQUIRED WHEN "MIN. STRENGTH AT 28 DAY" IS LESS THAN 2500 PSI OR MARKED WITH AN ASTERISK (\*)  
\*\* LTWT. CONC. 110 PCF W/ FRP ADMIXTURE FOR CRACK CONTROL.
- SPECIAL INSPECTION IS REQUIRED PER 2019 CBC FOR ALL CONCRETE WHERE REQUIRED 28-DAY STRENGTH EXCEEDS 2500 PSI.
- CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER, INCLUDING CURING COMPOUND, CURING PAPER, ETC. NOTE: FOOTINGS ARE EXCEPTED FROM THIS REQUIREMENT.
- ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
- FLY ASH OR POZZOLANS, IF USED, SHALL CONFORM WITH ASTM C618. COAL FLY ASH AND RAW OR CALCIFIED NATURAL POZZOLAN FOR USE AS A MINERAL ADMIXTURE IN CONCRETE. USAGE SHALL NOT EXCEED 25 PERCENT, BY WEIGHT OF THE TOTAL CEMENTITIOUS MATERIALS. WHEN POZZOLANS ARE USED TO MITIGATE THE EFFECT OF SULFATE CONTAINING SOILS THEY SHALL BE OF A TYPE THAT HAS DEMONSTRATED SUCH ABILITY BY TEST OR SERVICE RECORD.

## REINFORCING STEEL NOTES

- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, INTERMEDIATE GRADE. FOUNDATION STEEL SHALL BE NEW ASTM GRADE 40 (#3 AND SMALLER) OR GRADE 60 (#4 AND LARGER). DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO OR EQUAL THAT SET FORTH IN THE MANUAL OF STANDARD PRACTICE (ACI-315) FOR DETAILING REINFORCED CONCRETE STRUCTURES, AND BETTER WHERE REQUIRED BY THE DRAWINGS. STANDARD HOOKS SHALL COMPLY WITH THOSE NOTED IN DETAILS.
- REINFORCING SHALL BE INSTALLED CONTINUOUS FOR THE MAXIMUM LENGTH POSSIBLE. STAGGER ALL LAP SPLICES A MINIMUM OF 12 INCHES IN CONCRETE AND CONCRETE BLOCK UNLESS OTHERWISE LENGTHS NOTED IN DETAILS. LAP SPLICE ALL BARS A MINIMUM OF 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED IN DETAILS.
- ALL DOWELS, ANCHOR BOLTS AND OTHER INSERTS SHALL BE WELL SECURED IN PLACE PRIOR TO POURING CONCRETE. SUITABLE DEVICES SHALL BE USED TO HOLD THE REINFORCING IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCING DURING THE PLACING OF THE CONCRETE. ALL PIPES AND DUCTS THROUGH CONCRETE SHALL BE SLEEVED. VERIFY OPENINGS WITH PLUMBER AND ELECTRICIAN.
- IF SPECIFIED, WELDED WIRE FABRIC SHALL BE 6x6, #10#10. WIRE FABRIC SHALL BE ELECTRICALLY WELDED STEEL PER ASTM A185. LAP 6" MINIMUM AT ALL EDGES AND TIE AT THREE PLACES TO REINFORCING DOWELS (WHERE OCCUR) EXCEPT LOCATIONS WHERE SLAB IS INDEPENDENT OF FOUNDATION. CONTRACTOR SHALL PROVIDE SUPPORT CHAIRS TO ENSURE FABRIC IS LOCATED IN THE CENTER OF THE SLAB.
- CLEAR DISTANCE OF REINFORCEMENT SHALL BE AS FOLLOWS:  
EXPOSED WALL SURFACES 1½" CLEAR  
FORMED SURFACES IN CONTACT WITH EARTH 2" CLEAR  
UNFORMED SURFACES IN CONTACT WITH EARTH 3" CLEAR  
MINIMUM DISTANCE BETWEEN ADJACENT BARS 2" CLEAR
- WELDING OF REINFORCING BARS SHALL CONFORM TO AWS D1.4 USING ASTM A706 REINFORCING BAR SPECIFICATIONS.
- SUITABLE DEVICES OF STANDARD MANUFACTURE SHALL BE USED TO HOLD REINFORCEMENTS IN ITS TRUE AND HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCING DURING PLACING OF CONCRETE.
- IN LIEU OF LAP SPLICES, REBAR COUPLERS MAY BE USED. ERICO'S LENTON AND/OR ERICO'S CADWELD OR FOX-HOWLETT MAY BE USED. ALTERNATIVES WILL BE CONSIDERED UPON SUBMITTAL OF MANUFACTURER'S DOCUMENTATION AND ICBO REPORTS. STAGGER ALL COUPLERS A MINIMUM OF 24 INCHES.

## GENERAL FRAMING NOTES

- NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY THE ENGINEER. NOTCH DETAILS, IF PROVIDED, ARE FOR GENERAL GUIDANCE ONLY. THE ENGINEER SHALL BE CONTACTED TO APPROVE LOCATIONS OF PROPOSED NOTCHES. STUDS IN EXTERIOR WALLS AND BEARING PARTITIONS MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF STUD WIDTH. CUTTING OR NOTCHING OF STUDS IN NON-BEARING PARTITIONS SHALL NOT EXCEED 40% OF THE WIDTH.
- ALL STUD WALLS SHOWN ON STRUCTURAL DRAWINGS SHALL BE FRAMED AS FOLLOWS (U.O.N.):  

INTERIOR WALLS, MAXIMUM HEIGHT:	EXTERIOR WALLS, MAXIMUM HEIGHT:
UP TO 14 FT. 2x4 @ 16" O.C.	UP TO 10 FT. 2x4 @ 16" O.C.
UP TO 20 FT. 2x6 @ 16" O.C.	UP TO 18 FT. 2x6 OR DBL. 2x4 @ 16" O.C.
	UP TO 21 FT. DBL. 2x6 @ 16" O.C.
  - TOP PLATES SHALL BE DOUBLED ON ALL STUD WALLS. LAP 4'-0" MINIMUM AT TOP PLATE SPLICES, WITH (28) 16D NAILS EACH SIDE OF SPLICE, U.O.N. SPLICES IN UPPER AND LOWER PLATES SHALL BE STAGGERED AT LEAST 4 FEET.
  - POSTS IN WALLS MAY BE MADE WITH MULTIPLE STUDS OF EQUIVALENT WIDTH AND DEPTH, U.O.N. SECURE MULTIPLE STUDS WITH 16D NAILS AT 8" O.C. STAGGERED.
  - PROVIDE KING STUDS AT THE ENDS OF ALL HEADERS OR OTHER BEAMS INSTALLED IN WALLS. PROVIDE DBL. KING STUDS AT ALL OPENINGS GREATER THAN 5 FT WIDE. ADJACENT, STACKING WINDOWS SHALL BE SEPARATED BY KING STUDS THAT ARE CONTINUOUS FROM SILL TO TOP PLATE (TO PREVENT ROTATION). END NAIL KING STUDS TO HEADERS. CRIPPLE STUDS UNDER HEADERS SHALL BE CONTINUOUS TO SOLE PLATE.
  - ALL MEMBERS IN BEARING SHALL BE ACCURATELY CUT AND ALIGNED SO THAT FULL BEARING IS PROVIDED WITHOUT THE USE OF SHIMS.
  - BLOCK ALL STUD WALLS AS REQUIRED FOR SHEATHING AND FINISHES. BALLOON FRAME ALL WALLS WITH SLOPING CEILING OR WITH RAISED CEILINGS.
  - INSTALL HORIZONTAL MEMBERS WITH CROWN UP. WHERE KNOTS EXIST NEAR THE TOP OR BOTTOM OF HORIZONTAL MEMBERS, INSTALL MEMBER WITH KNOTS UP. CANTILEVERED DECK JOISTS SHALL BE CAREFULLY NOTCHED AND TRIMMED (IF NECESSARY) TO PROVIDE SLOPE WITHOUT OVER-CUTTING.
  - PROVIDE FULL DEPTH BLOCKING OR CONTINUOUS RIM JOIST AT ALL FLOOR AND ROOF FRAMING SUPPORTS. FRAMING MEMBERS SHALL HAVE A MINIMUM OF 2" BEARING AT SUPPORTS. LAPPING JOISTS SHALL HAVE 6" MINIMUM OVERLAP CENTERED OVER INTERIOR SUPPORTS.
  - ALL FRAMING LUMBER SHALL BE DOUGLAS FIR, AND SHALL BE STAMPED WITH A GRADE MARK WITH THE FOLLOWING GRADES. FRAMING LUMBER SHALL CONFORM TO GRADING RULES OF WWPA. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19% AT TIME OF INSTALLATION.  
STUDS AND PLATES: #2 GRADE MINIMUM.  
JOISTS AND RAFTERS: #1 GRADE MINIMUM, U.O.N.  
HEADERS, BEAMS, GIRDERS: #1 GRADE MINIMUM, U.O.N.  
4X POSTS: #1 GRADE, U.O.N.  
6X POSTS AND LARGER: #1 GRADE, U.O.N.
  - ALL BOLTED WOOD CONNECTIONS SHALL HAVE A WASHER UNLESS A STEEL PLATE IS SPECIFIED. HOLES SHALL BE PROPERLY ALIGNED. OVERSIZED HOLES ARE NOT ALLOWED. NUTS SHALL BE SNUG TIGHTENED. BOLT HOLES SHALL BE NOMINAL DIAMETER OF BOLT PLUS ¼". BOLTS SHALL BE ½" DIAMETER, MINIMUM, GRADE A307 OR BETTER.
  - NAILED WOOD CONNECTIONS SHALL USE COMMON WIRE NAILS, U.O.N. MINIMUM NAILING REQUIREMENTS FOR STANDARD CONNECTIONS SHALL BE IN ACCORDANCE WITH CBC FASTENING SCHEDULE (TABLE 2304.10.1).
  - ALL MANUFACTURED CONNECTION HARDWARE SHALL BE AS DESIGNATED ON DRAWINGS AND INSTALLED (WITH ALL NAIL HOLES FILLED) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLICABLE ICBO APPROVALS.
  - INSTALL LAG SCREWS IN DRILLED LEAD HOLES WITH A DIAMETER EQUAL TO ¾ OF THE SHANK DIAMETER. LAG SCREWS SHALL NOT BE HAMMERED IN. PROVIDE WASHERS UNDER HEADS BEARING ON WOOD. HOLES SHALL BE PROPERLY ALIGNED.
  - FASTENERS FOR PRESSURE TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS, STEEL.
  - 229x3"x3" PLATE WASHERS SHALL BE PROVIDED AT ALL SILL BOLTS.
  - ALL GABLE & RAKE WALLS ARE TO BE BALLOON FRAMED U.O.N. ON STRUCTURAL PLANS.

## PLYWOOD

- EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE, TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCTS STANDARD PS-1. PLYWOOD SHALL BE DOUGLAS FIR AND AS FOLLOWS:  
ROOF: APA RATED SHTG. 24/0, EXPOSURE 1\*  
WALL: APA RATED SHTG. 32/16, EXPOSURE 1  
\*PROVIDE PLYWOOD CLIPS BETWEEN JOISTS WHERE EDGES ARE NOT BLOCKED.  
\*\*CONTRACTOR MAY OMIT T&G WHERE EDGES ARE BLOCKED.
- PLYWOOD SHEETS SHALL BE THICKNESS NOTED ON STRUCTURAL DRAWINGS.
- PLYWOOD SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS.
- PLYWOOD SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL EDGES WITH A MINIMUM OF 3X BLOCKS.
- DRIVE NAILS FLUSH WITH PLYWOOD SURFACE. DO NOT FRACTURE SURFACE BY OVERDRIVING NAILS. REPLACE OVERDRIVEN NAILS WITH NEW HOLE.

## SHEARWALL NOTES

- WHERE A STRUCTURAL SHEARWALL IS INDICATED ON PLANS THE ASSEMBLY SHALL RUN HORIZONTALLY AND CONTINUOUSLY TO THE NEAREST WALL OPENING OR END OF THE WALL; THE ASSEMBLY SHALL RUN VERTICALLY CONTINUOUSLY FROM THE BOTTOM OF THE NEAREST SOLE OR BOTTOM PLATE UP TO THE TOP OF THE NEAREST DOUBLE TOP PLATE (OR BEAM). ALL PLYWOOD PANEL EDGES SHALL BE BLOCKED AND EDGE NAILED.
- WHERE HOLDOWN POSTS OR STUDS ARE INDICATED AT THE END OF A SHEARWALL, THE SHEAR PLYWOOD SHALL BE EDGE NAILED AND THE POST SHALL RUN CONTINUOUSLY FROM THE SOLE PLATE TO THE DOUBLE TOP PLATE. HOLDOWNS SHALL BE ATTACHED TO POSTS AT THE ENDS OF SHEARWALLS AND SHALL EXTEND TO EITHER FRAMING BELOW OR TO FOUNDATION AS SHOWN ON PLANS.
- SEE SHEARWALL SCHEDULE ON PLANS FOR REQUIRED SHEARWALL NAILING, ANCHOR BOLTS, SILL NAILS, AND OTHER SHEAR TRANSFER HARDWARE.
- SHEARWALL PLYWOOD SHALL NOT BE CUT FOR PIPE, DUCTS, SLEEVES, ETC., U.O.N. OR DETAILED.
- UNLESS OTHERWISE DETAILED, ALL INTERIOR SHEARWALLS SHALL BE CONTINUOUS TO THE ROOF OR FLOOR PLYWOOD IN ACCORDANCE WITH THE TYPICAL SHEAR TRANSFER DETAILS.
- SEE SHEARWALL SCHEDULE ON PLAN FOR SHEARWALLS THAT REQUIRE 3x MUDDSILLS AND 3x FRAMING AT ADJOINING PLYWOOD PANEL EDGES. SILL PLATES, TOP PLATES AND MEMBERS IN THE FIELD OF INDIVIDUAL PLYWOOD PANELS DO NOT TYPICALLY BACK ADJOINING PANEL EDGES AND THUS MAY BE 2x.

## STRUCTURAL STEEL NOTES

- ALL STEEL COMMON BOLTS SHALL CONFORM WITH ASTM A307 GRADE A UNLESS OTHERWISE NOTED. NUTS SHALL BE ASTM A563 AND WASHERS SHALL BE ASTM F436. ALL BOLT HEADS AND NUTS THAT BEAR ON WOOD SHALL HAVE MALLEABLE IRON WASHERS IF EXPOSED, OR CUT WASHERS IF CONCEALED.
- ALL STEEL THREADED RODS SHALL BE A36 U.O.N.
- ALL STEEL ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36 TYPE 3 GALVANIZED.

## EPOXY ANCHOR NOTES

### CONCRETE:

- EPOXY (ADHESIVE) ANCHORS SHALL BE SIMPSON SET-XP PER ICC-ESR 2508 OR APPROVED EQUAL. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- PROVIDE SPECIAL INSPECTION OF ALL EPOXY (ADHESIVE) ANCHOR INSTALLATIONS, AS OUTLINED IN ESR, EXCEPT FOR SLAB ON GRADE DOWELS AND FOOTING TO FOOTING CONNECTIONS. PROVIDE SPECIAL INSPECTION OF ALL EXPANSION ANCHORS, AS OUTLINED IN ESR.

## SELECT FILL AND SITE PREPARATION

SITE WORK SHALL BE CARRIED OUT AS RECOMMENDED IN THE CALIFORNIA BUILDING CODE:

- STRIP THE AREA TO BE BUILT OVER OF ALL ORGANIC MATERIAL AND TOP SOIL.
- SCARIFY THE TOP 6 INCHES OF THE STRIPPED SURFACE; BRING TO THE CORRECT MOISTURE CONTENT; THEN RE COMPACT TO AT LEAST 95% RELATIVE COMPACTION UNDER FOOTINGS, PAVEMENTS, AND SLAB SUBGRADES AND 90% ELSEWHERE.
- FILL MATERIAL TO BE PLACED IN 6 INCH LAYERS AND COMPACTED.
- FILL MATERIAL SHALL BE FREE OF PLASTIC CLAYS, VEGETATION, AND OTHER DELETERIOUS MATERIAL; IT SHALL BE OF SUCH QUALITY THAT IT WILL COMPACT THOROUGHLY WHEN WATERED AND ROLLED. THE FILL SHALL NOT CONTAIN ROCKS OR LUMPS OVER 2 INCHES IN GREATEST DIMENSION.

## PRESSURE TREATMENT OF WOOD

- ALL LUMBER IN THE FOLLOWING LOCATIONS SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA C-2 WITH A PRESERVATIVE AND RETENTION SUITABLE FOR THE APPLICATION ABOVE THE GROUND:
  - IN CONTACT WITH ROOFING, FLASHING, WATERPROOFING.
  - IN CONTACT WITH MASONRY OR CONCRETE.
  - WITHIN 18 INCHES OF GRADE.
  - WOOD OR PLYWOOD EXPOSED TO WEATHER
  - WHERE CALLED FOR ON THE DRAWINGS
- ALL LUMBER TO RECEIVE PRESSURE TREATMENT SHALL HAVE A MINIMUM MOISTURE CONTENT OF 19% AFTER PRESSURE TREATMENT. AS AN ALTERNATE, CONTRACTOR MAY USE REDWOOD OF EQUIVALENT STRENGTH PROPERTIES AS WOOD SPECIFIED IN THESE NOTES, AND AN APPROVED PRIMER.
- AMMONIACAL COPPER QUATERNARY COMPOUND (ACQ) THAT DOES NOT USE ARSENIC OR CHROMIUM MAY BE USED. AMINE & CHLORINE PRESERVATIVES, CHROMATED COPPER ARSENATE (CCA) AND AMMONIACAL COPPER ARSENATE (ACA) SHALL NOT BE USED.
- BORING AND CUT-OFFS: TREAT PER AWPA STANDARD M-4. FIELD TREAT CUT ENDS AND DRILL HOLES WITH SOLUTION OF COPPER NAPHTHANATE (MINIMUM 2% COPPER AS METAL)
- FASTENERS: FOR PRESSURE-PRESERVATIVE TREATED WOOD, PROVIDE STEEL FASTENERS WITH HOT-DIPPED ZINC-COATED GALVANIZED TREATMENT PER ASTM A153/A153M, STAINLESS STEEL, SILICON BRONZE, COPPER OR SIMPSON'S "Z-MAX" COATING.
- ALL EXTERIOR GLUED LAMINATED BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH A PRESERVATIVE. ALL CUT ENDS SHALL ALSO BE TREATED WITH A PRESERVATIVE. AS AN ALTERNATE, GLU-LAM BEAMS MAY BE FABRICATED OF ALASKAN, OR PORT ORFORD CEDAR, AND FIELD PAINTED WITH AN APPROVED PRIMER.

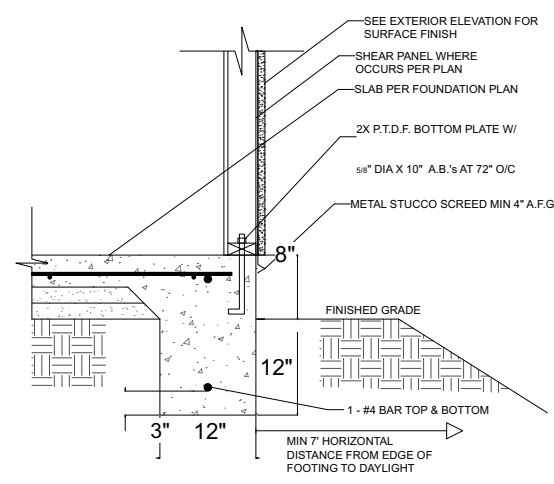
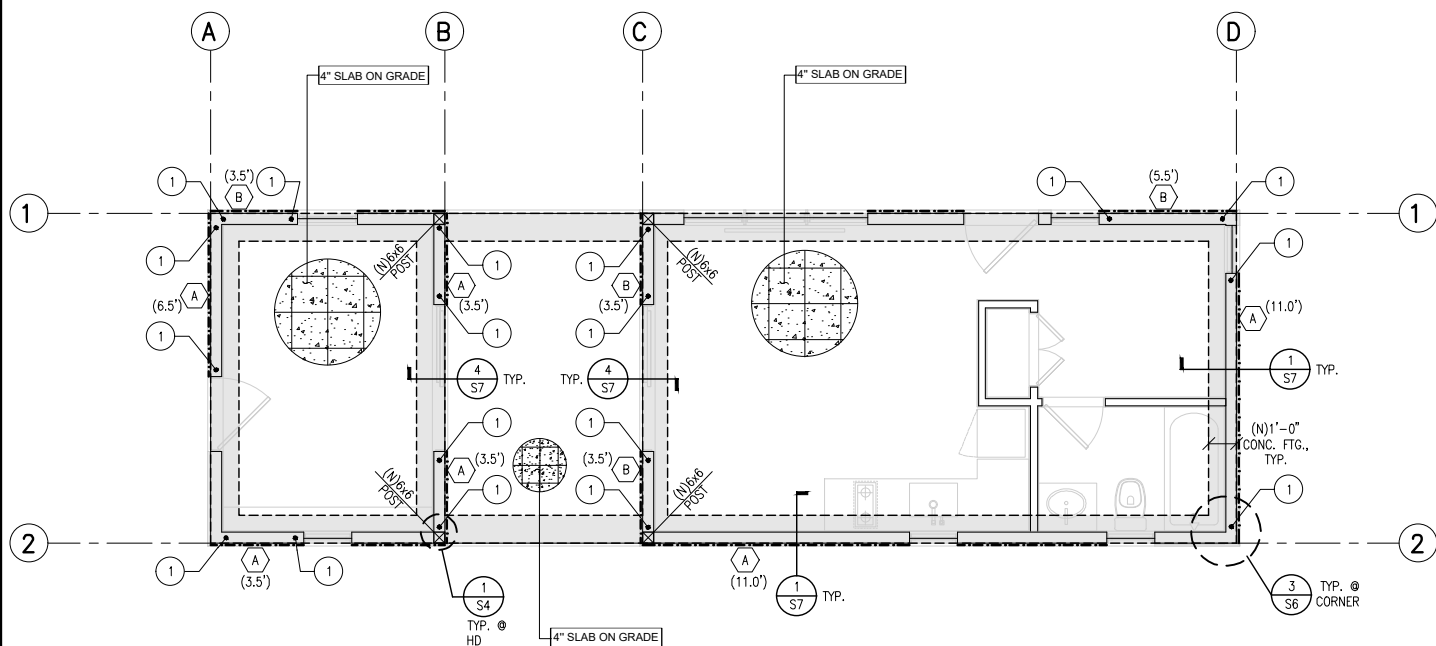
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San Joaquin County, Planning & Development Services  
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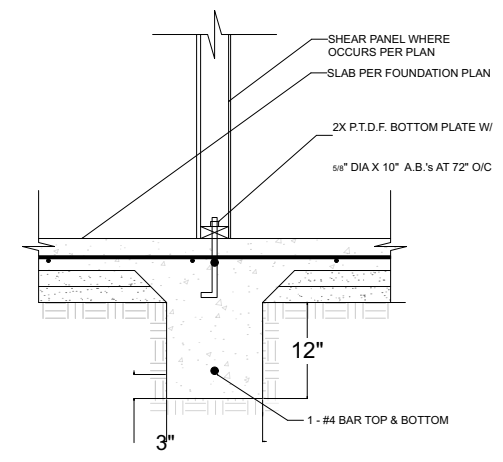


Sheet Number

**S0.1**



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**DETAIL 1**  
 (NTS)



{H0.33333x;12"}  
**DETAIL 2**  
 (NTS)

**FOUNDATION PLAN NOTES**

1. ALL ANCHORS BOLTS SHALL BE 5/8" DIAMETER AND HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) AND NOT SPACED MORE THAN 6 FEET APART
2. 3"x3"x0.229" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT
3. FOR STANDARD CUT WASHERS PLACED BETWEEN PLATE WASHER AND NUT, HOLE IN PLATE WASHER MAY BE DIAGONALLY SLOTTED WITH MAXIMUM 3/16" LARGER WIDTH THAN BOLT DIAMETER AND MAXIMUM 1-3/4" SLOT LENGTH
4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED MAXIMUM 12" AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SECTION.
5. BOLTS LOCATED IN THE MIDDLE THIRD OF THE SILL PLATE WIDTH
6. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER
7. NO LPG PIPING ASSEMBLIES ALLOWED IN OR BENEATH SLABS WITHIN THE STRUCTURE

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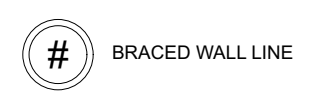
**WOOD STRUCTURAL PANEL SHEATHING**

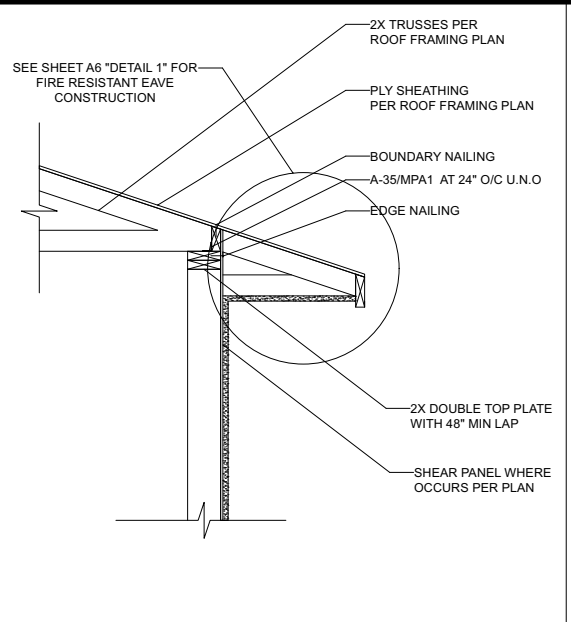
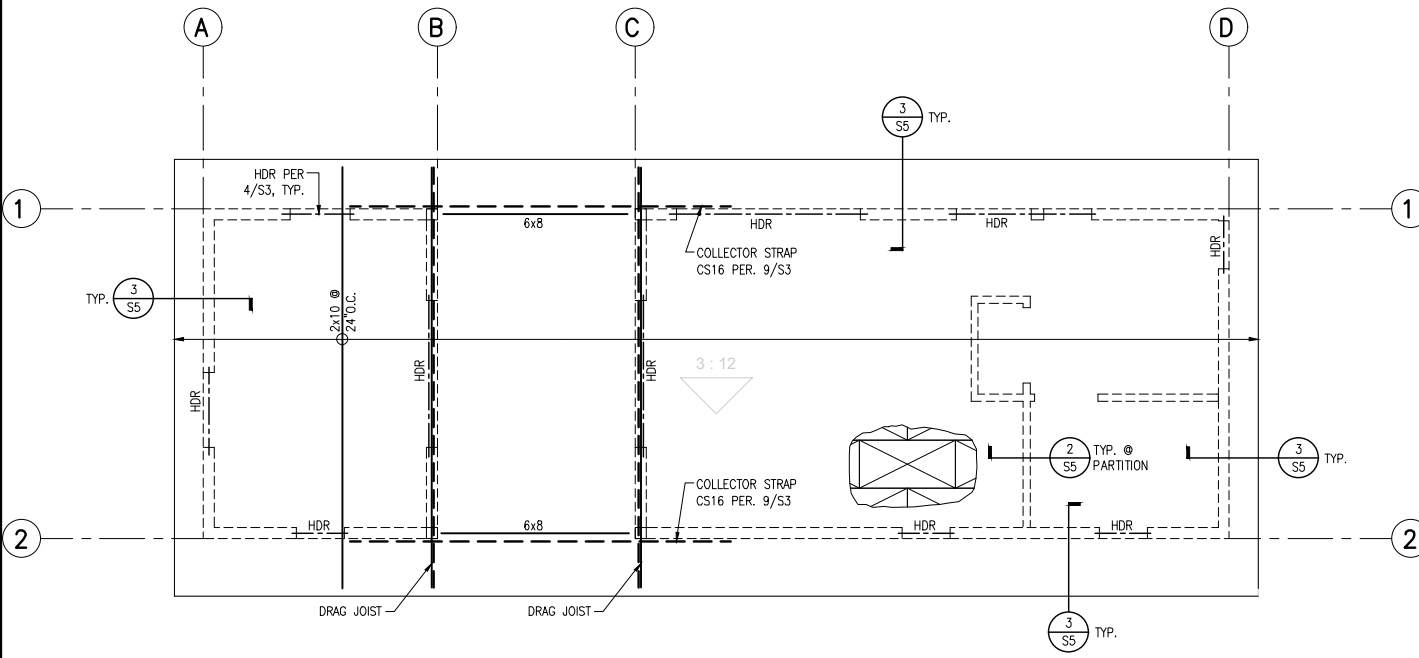
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMUNAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING	
	SIZE	PENETRATION (in)				EDGES (inches o/c)	FIELD (inches o/c)
①	6D COMMON	1.5	24:0	3/8"	16	6	12
	8D COMMON	1.75	24:16	7/16"	16	6	12

WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210, CSA O437 OR CSA O325. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY

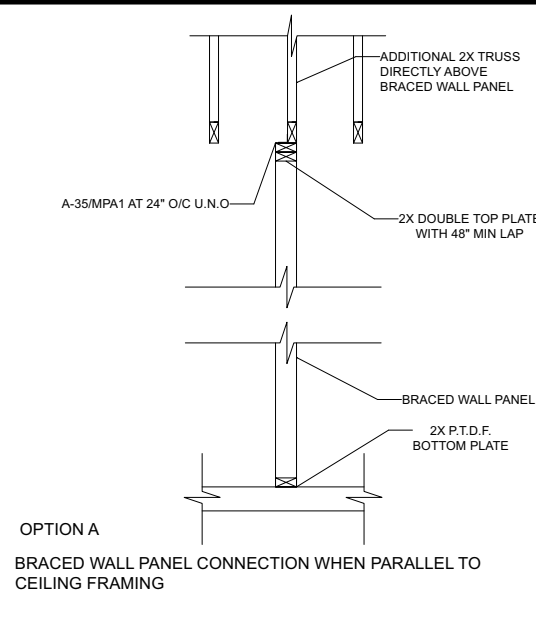
VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS.  
 HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1 1/2 INCH THICKNESS.

**LEGEND**

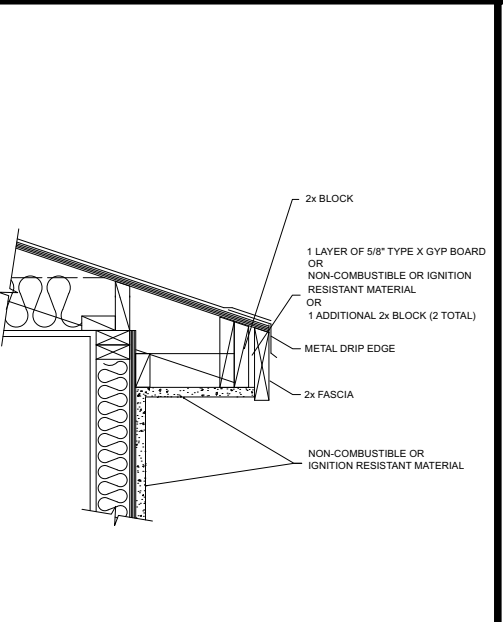




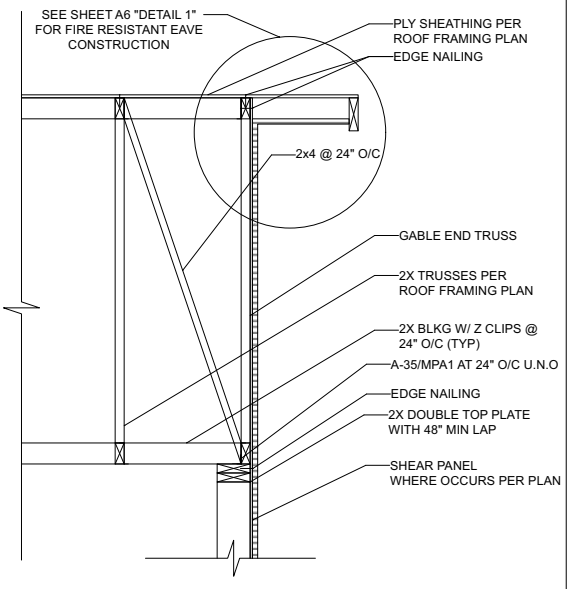
**DETAIL 1**  
(NTS)



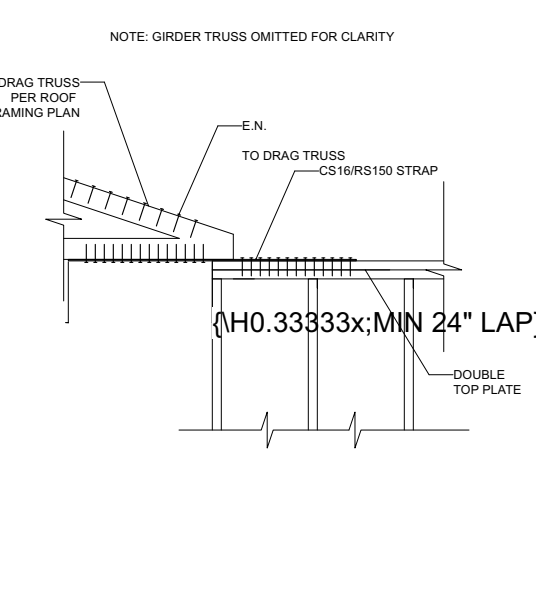
**DETAIL 4**  
(NTS)



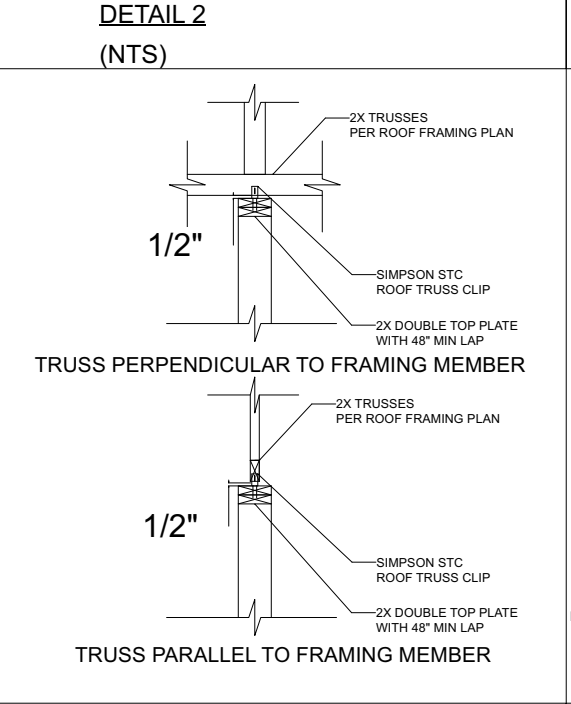
**DETAIL 1**  
(NTS)



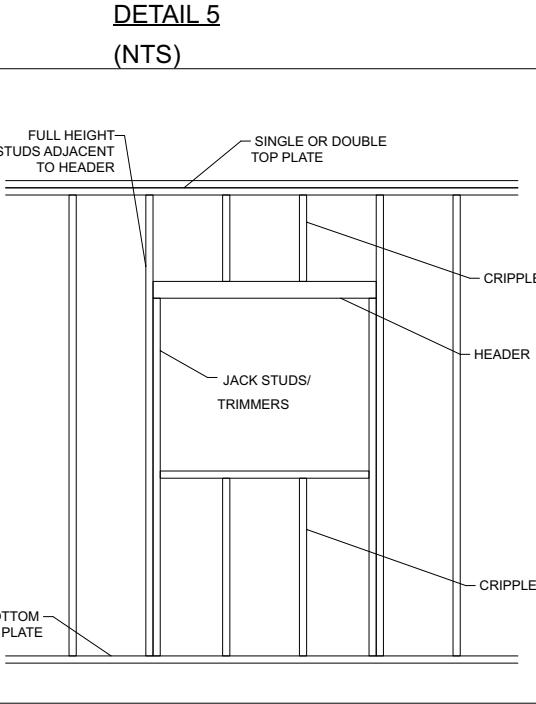
**DETAIL 2**  
(NTS)



**DETAIL 5**  
(NTS)



**DETAIL 3**  
(NTS)



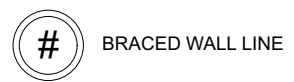
**DETAIL 6**  
(NTS)

WOOD STRUCTURAL PANEL SHEATHING							
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING	
	SIZE	PENETRATION (in)				EDGES (inches o/c)	FIELD (inches o/c)
▲	6D COMMON	1.5	24:0	3/8"	16	6	12
	8D COMMON	1.75	24:16	7/16"	16	6	12

WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC. PS 1, DOC. PS 2 OR ANSI/APA PRP 210, CSA O437 OR CSA O325. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY

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**LEGEND**



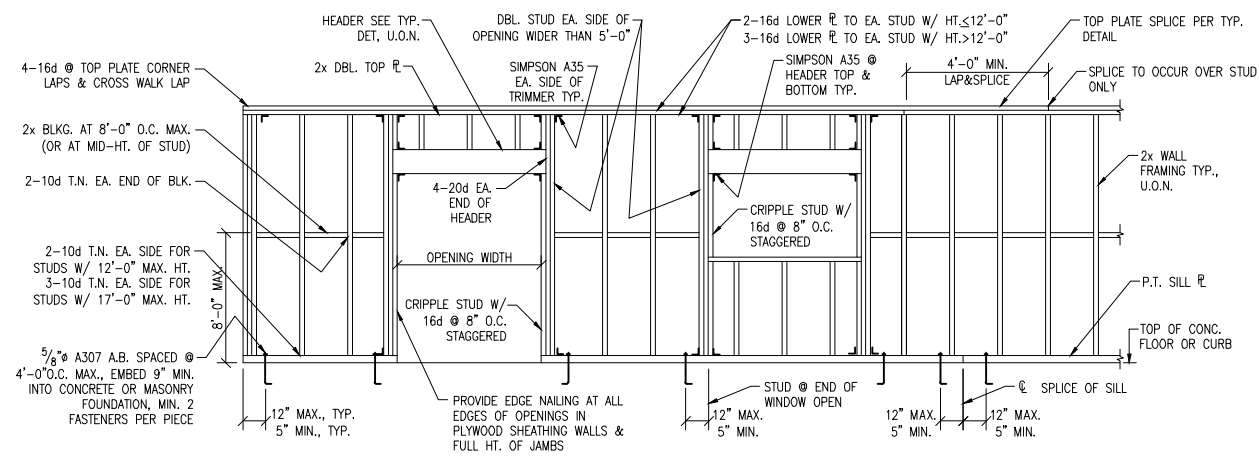
NOTE: ROOF SHEATHING TO BE 1/2" APA RATED SHEATHING 24:0 AT 6" O/C EDGE NAILING AND 12" O/C FIELD NAILING

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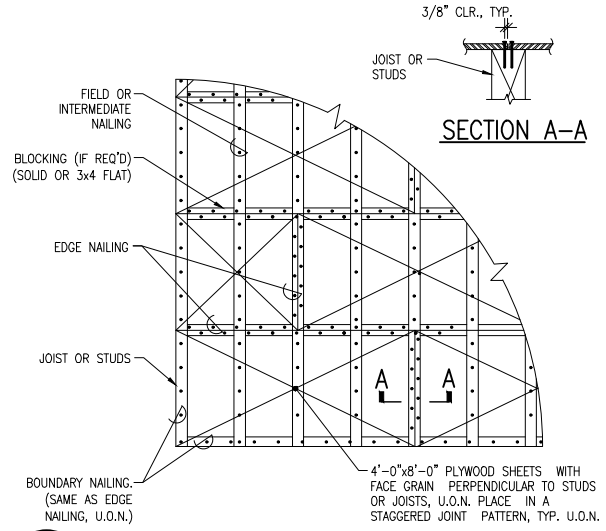


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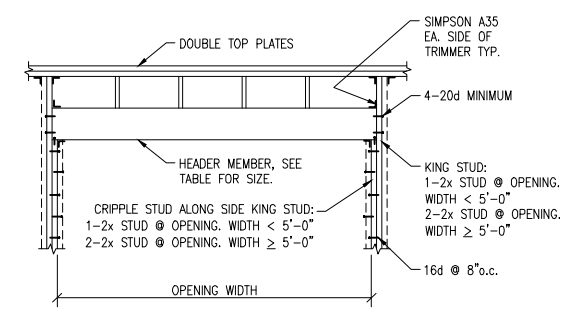
1 TYPICAL WALL FRAMING

N.T.S. TDW06



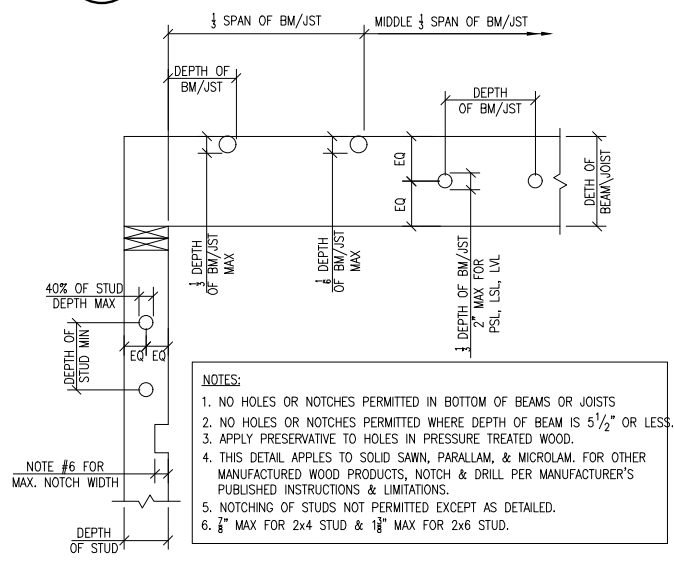
3 HORIZ DIAPHRAGM NAILING

N.T.S. TDW01



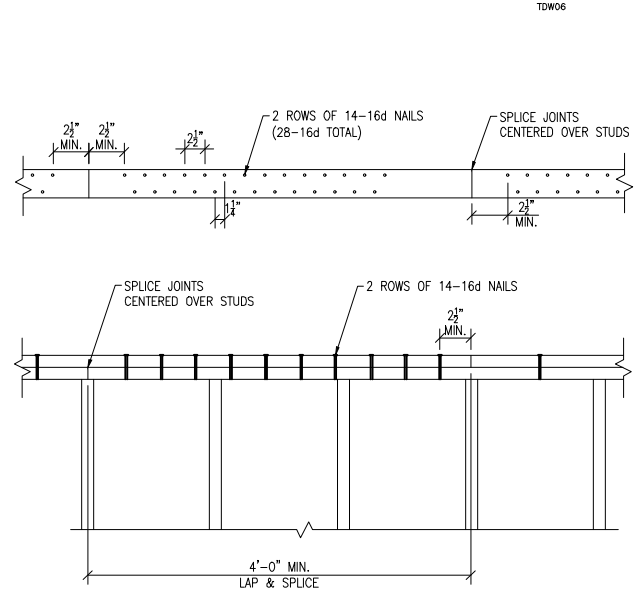
4 TYPICAL HEADER DETAIL & SCHEDULE

N.T.S. TDW05



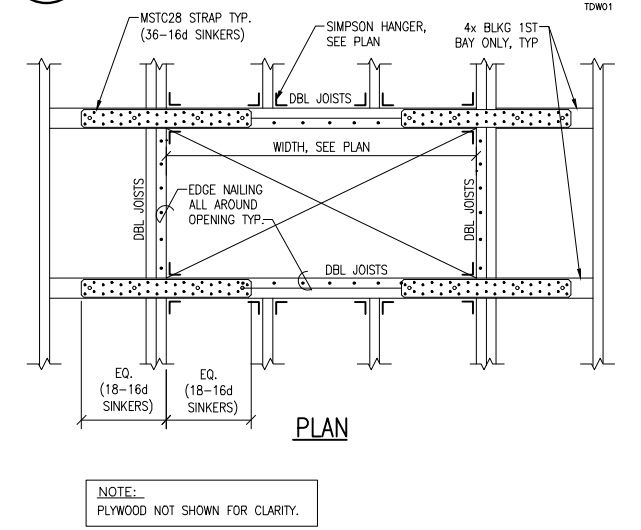
5 NOTCH & BORE LIMITS IN FRAMING

N.T.S. TDW07



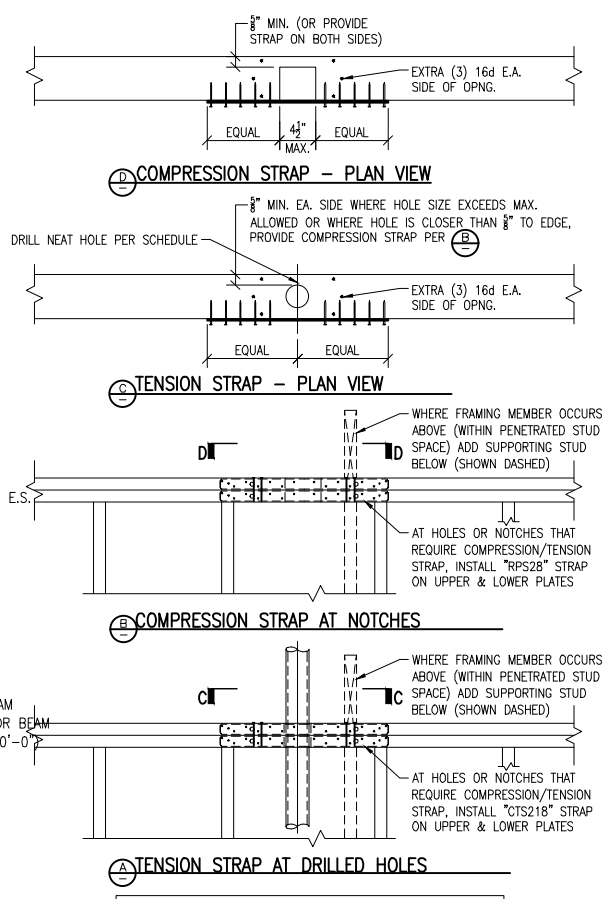
6 TYPICAL TOP PLATE CHORD LAP SPLICE (6.3 KIP-MAX. TENSION CAPACITY)

N.T.S. TDW23



7 DIAPHRAGM OPENING DETAIL (3.455 KIP TENSION CAPACITY)

N.T.S. TDW10

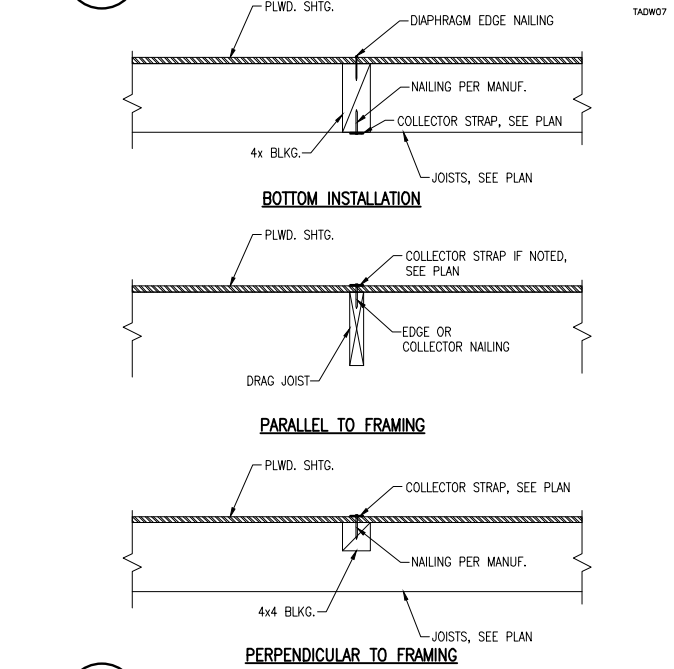


NOTE:  
 SEE PLAN FOR ADDITIONAL SPLICE REQUIREMENTS WHERE OCCURS

DRILLED HOLE SCHEDULE			
	TOP PLATE SIZE	MAX. HOLE SIZE WITHOUT TENSION STRAPS	MAX. HOLE SIZE WITH TENSION STRAPS
EXT. OR INT. BRG. WALL OR SHEARWALL	2x4	1/2" DIA.	2-1/2" DIA.
	2x6	2-7/8" DIA.	4-1/2" DIA.
INT. NON-STRUCTURAL PARTITION	2x4	2-3/8" DIA.	2-1/2" DIA.
	2x6	4-3/8" DIA.	4-1/2" DIA.

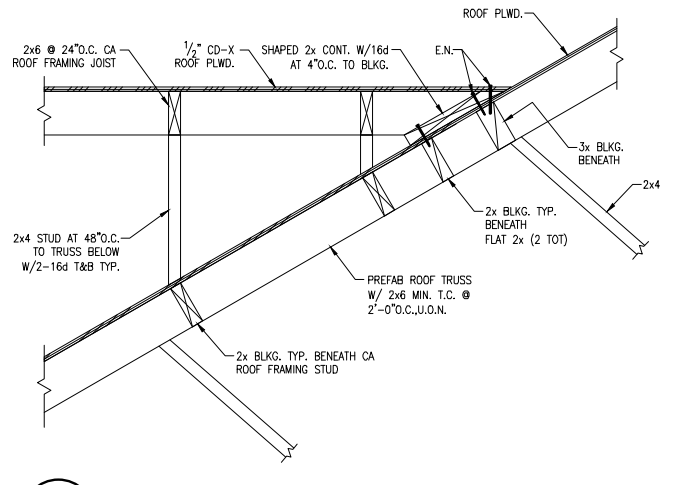
12 TOP PLATE SPLICES, BREAKS & PENETRATIONS

1" = 1'-0" TDW61.dwg



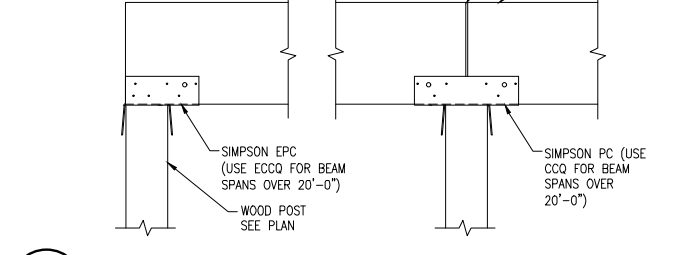
9 DETAIL - COLLECTOR STRAP INSTALL O/ROOF & FLOOR SHEATHING

1" = 1'-0" TDW50



10 TYPICAL CA ROOF FRAMING DETAIL

1" = 1'-0" TDA0W49.dwg



11 DETAIL - TYP. BEAM-TO-POST CONNECTION

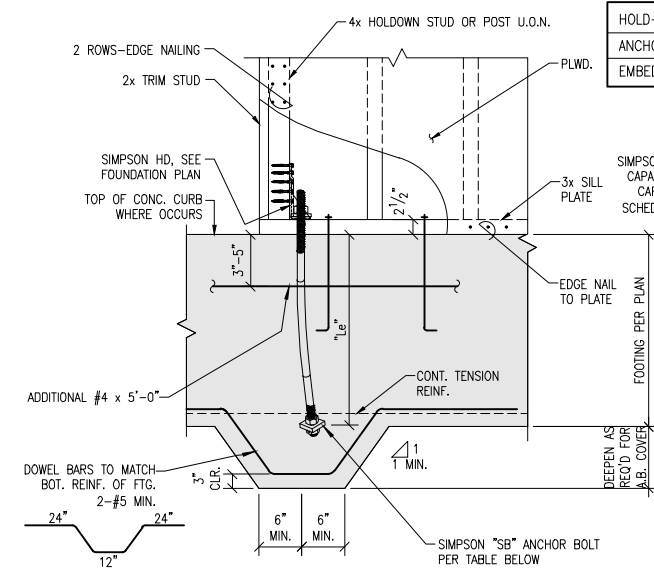
N.T.S. TDW130.dwg

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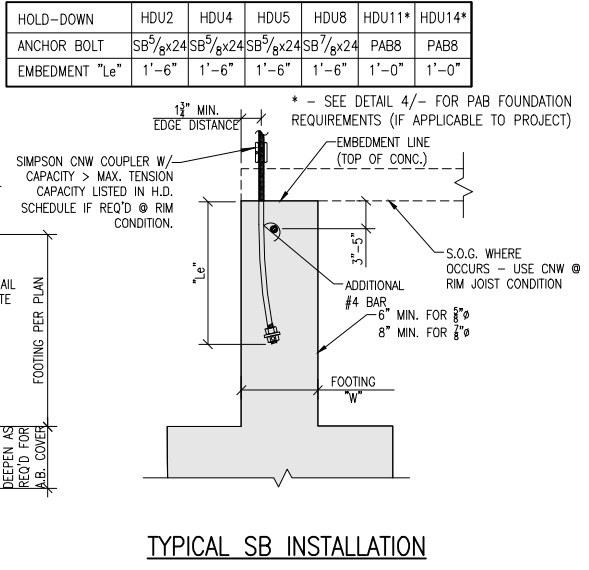
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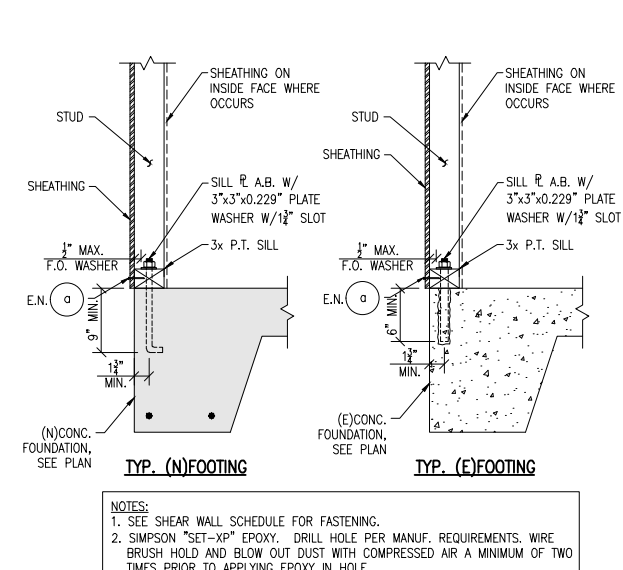
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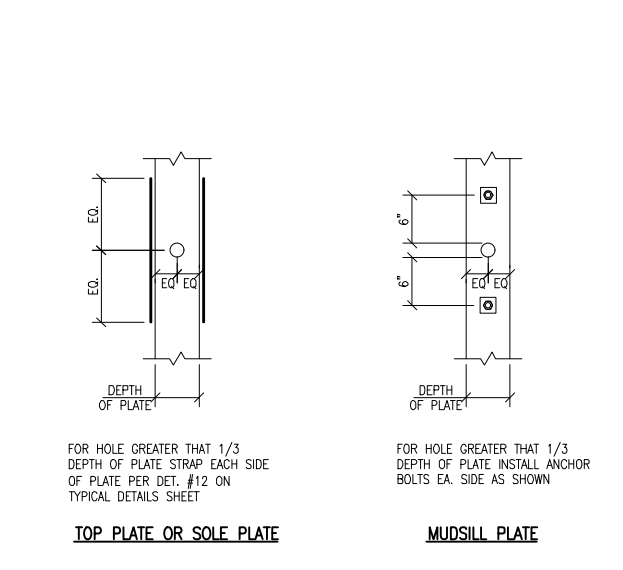
1 TYPICAL HD-TO-(N) FOOTING DETAIL  
N.T.S.  
TDW04A.dwg



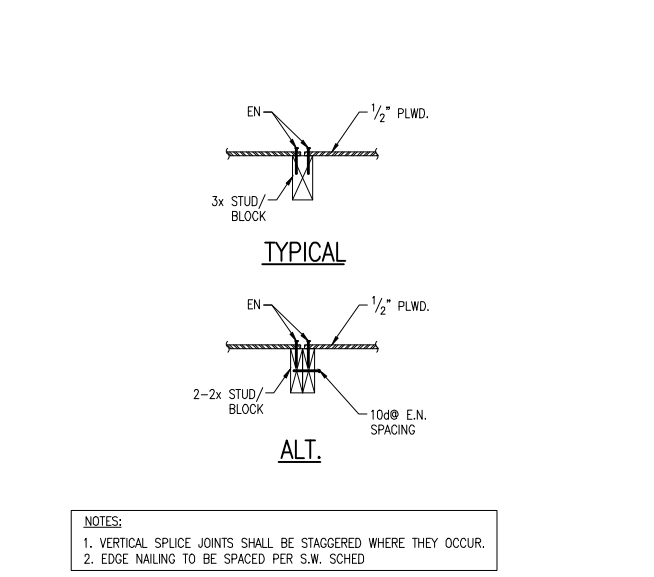
2 TYPICAL SB INSTALLATION  
N.T.S.  
TDW04A.dwg



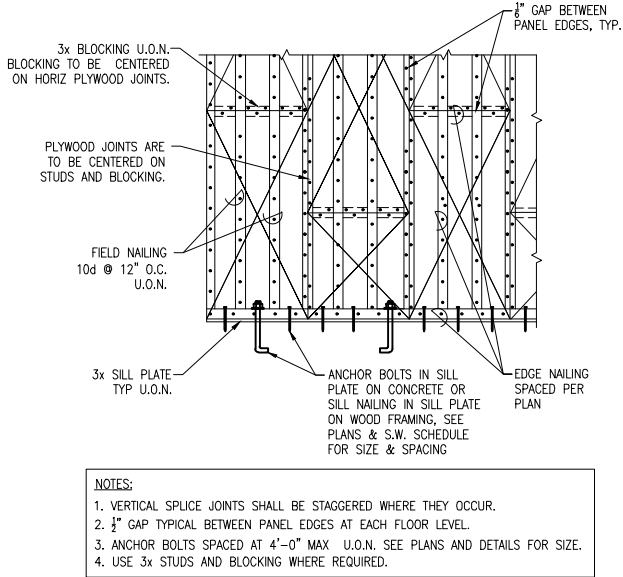
3 TYPICAL ANCHOR BOLT SECTION @ CONCRETE FOUNDATION  
N.T.S.  
TDW16A



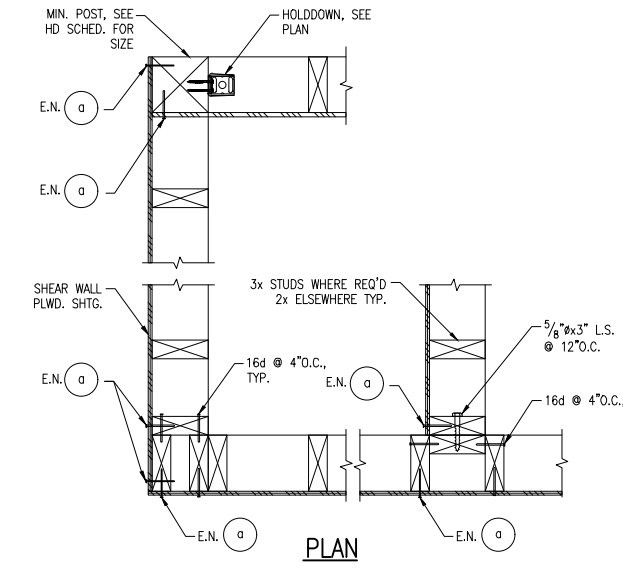
4 DETAIL - HOLES IN PLATES  
N.T.S.  
TDW08.dwg



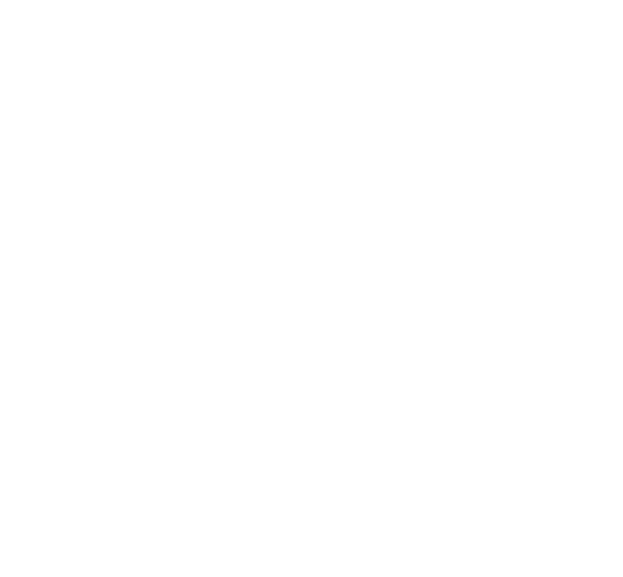
5 ALT. SHEAR WALL PANEL EDGE STUD/BLOCK  
N.T.S.  
TDW02A



6 TYPICAL SHEARWALL ELEVATION PLYWOOD NAILING  
N.T.S.  
TDW02



7 DETAIL - SHEAR WALL CONNECTIONS AT INTERSECTIONS & CORNERS  
N.T.S.  
TDW03



8 DETAIL - HOLES IN PLATES  
N.T.S.  
TDW08.dwg

HOLD-DOWN SCHEDULE						
TYPE	HOLD-DOWN	ANCHOR	MIN. POST SIZE	"SB" BOLT SIZE (N)	ANCHOR-AGE TO POST	ALLOWABLE LOAD (LBS)
1	HDU2	SB <sup>5</sup> / <sub>8</sub> x24	2-2x**	5/8"	6-SDS 25212	3,075
2	HDU4	SB <sup>5</sup> / <sub>8</sub> x24	4x4	5/8"	10-SDS 25212	4,565
3	HDU5	SB <sup>5</sup> / <sub>8</sub> x24	4x4	5/8"	14-SDS 25212	5,645
4	HDU8	SB <sup>7</sup> / <sub>8</sub> x24	4x6	7/8"	20-SDS 25212	7,870
5	HDU11	PAB8	6x8 OR 4x8	1"	30-SDS 25212	11,175
6	HDU14	PAB8	6x8 OR 4x8	1"	36-SDS 25212	14,390

NOTES:  
1. SEE STRUCTURAL NOTES FOR MATERIALS SPECIFICATIONS.  
2. PROVIDE SOLID BLOCKING IN THE FLOOR SPACE UNDER FULL CROSS SECTION OF POST.  
3. INCREASE DEPTH OF FOUNDATION WHERE REQUIRED TO ACCOMMODATE ANCHOR EMBEDMENT. EXTEND FOUNDATION 18" ON EACH SIDE OF ANCHOR.  
4. MINIMUM SIZED POSTS ARE REQUIRED AT ALL SHEAR WALL ENDS WHERE HOLD-DOWNS ARE SPECIFIED. END POST SIZE IS INDICATED IN THE HOLD-DOWN SCHEDULE.  
5. THE HOLD-DOWN POST AND VERTICAL ANCHORAGE ROD ARE TO BE LOCATED AS CLOSE TO THE END OF THE SHEAR WALL AS POSSIBLE. POSTS WHICH ARE PROVIDED PRIMARILY FOR HOLD-DOWN PURPOSES MAY NOT BE SPECIFICALLY INDICATED ON THE FRAMING PLANS.  
6. COUNTERSINKING OF HOLD-DOWN BOLTS INTO THE POST IS NOT ALLOWED. PROVIDE ADDITIONAL 2x NAILER IF REQUIRED TO COVER BOLT HEADS.  
7. WHERE POSSIBLE, USE VERTICAL LOAD CARRYING POSTS SHOWN ON PLANS AS HOLD-DOWN POSTS.  
8. \*HOLD-DOWN POSTS FROM MULTIPLE STUDS (SEE SCHEDULE): FACE NAIL MULTIPLE STUDS WITH 2 ROWS OF 16d @ 8" O.C., FULL HEIGHT.  
9. RE-TIGHTEN ALL BOLTS PRIOR TO SHEARWALL CLOSE-IN.

SHEARWALL SCHEDULE (SHEATHING ONE FACE)								
SHEAR WALL DESIGNATION:	SHEATHING EA. FACE							
	A (x,x')	B (x,x')	C (x,x')	D (x,x')	E (x,x')	F (x,x')	G (x,x')	H (x,x')
PLYWOOD OR OSB SHEATHING THICKNESS:	1/2"	1/2"	1/2"	1/2"	1/2" STR. 1	1/2" STR. 1 EACH FACE	1/2" STR. 1 EACH FACE	1/2" STR. 1 EACH FACE
EDGE NAILING:	10d @ 6"	10d @ 4"	10d @ 3"	10d @ 2"	10d @ 2"	10d @ 4"	10d @ 3"	10d @ 2"
3x MEMBERS REQ'D @ PANEL EDGES:	NO	YES	YES	YES	YES	YES	YES	YES
3x SILL REQUIRED:	NO	NO	YES	YES	YES	YES	YES	YES
FIELD NAILING:	10d @ 12"	10d @ 12"	10d @ 12"	10d @ 12"	10d @ 12"	10d @ 12"	10d @ 12"	10d @ 12"
SILL CONNECTION: NAILS (16S NAILS) SCREWS (SDS25600)	6" O.C. @ 12" O.C.	5" O.C. @ 9" O.C.	4" O.C. @ 6" O.C.	5" O.C. @ 5" O.C.	4" O.C. @ 4" O.C.	3" O.C. @ 3" O.C.	(2) @ 7" O.C.	(2) @ 5" O.C.
5/8" MUDDSILL A.B. WITH 2x SILL WITH 3x SILL	38" MAX @ 42" MAX	24" MAX @ 30" MAX	24" MAX @ 30" MAX	18" MAX @ 18" MAX	16" MAX @ 16" MAX	12" MAX @ 12" MAX	10" MAX @ 10" MAX	9" MAX @ 9" MAX
TOP CONNECTION (U.O.N.): RBC L374 LS70 ASS	16" MAX @ 24" MAX @ 16" MAX	12" MAX @ 16" MAX @ 16" MAX	8" MAX @ 12" MAX @ 10" MAX	6" MAX @ 8" MAX @ 8" MAX	6" MAX @ 8" MAX @ 8" MAX	6" MAX @ 8" MAX @ 8" MAX	6" MAX @ 8" MAX @ 8" MAX	6" MAX @ 8" MAX @ 8" MAX
ALLOWABLE SHEAR (PLF):	310	460	600	770	870	920	1200	1540

NOTES:  
1. ALL NAILS SHALL BE COMMON OR GALVANIZED BOX. GALV. BOX NAILS SHALL BE HOT DIPPED OR TUMBLER.  
2. PLYWOOD AND OSB SHALL BE TYPE CD-X GRADE OR BETTER (EXCEPT WHERE STRUCTURAL 1 GRADE IS NOTED).  
3. SHEARWALLS THAT REQUIRE 3x FRAMING SHALL USE 3x (MIN.) AT PANEL EDGES AND NAILING SHALL BE STAGGERED.  
4. ALL ANCHOR BOLTS MUST BE INSTALLED WITH 3x3x0.229" GALVANIZED PLATE WASHERS PER 2016 CBC.  
5. REDRILL SILL CONNECTIONS WHERE NEEDED TO AVOID WOOD SPLITTING. USE DRILL BIT SIZE = 0.75 x NAIL (OR SCREW) DIAMETER.  
6. ALL DOUBLE SIDED WALLS REQUIRE 3x SILL MIN.  
7. ALL FASTENERS THAT ARE INSTALLED INTO P.T. LUMBER ARE TO BE HOT DIPPED GALVANIZED.  
8. STR 1 = STRUCTURAL 1 GRADE PLYWOOD OR STRUCTURAL 1 GRADE OSB.  
9. SDS = SIMPSON SDS 1/2" DIAMETER x 6" LONG SCREWS.  
10. WHERE SHEAR MATERIAL IS APPLIED ON BOTH FACES OF A SHEARWALL, AND NAIL SPACING IS LESS THAN 6" O.C. THE FOLLOWING REQUIREMENTS SHALL BE:  
A. USE 3x SILLS AND 3x TOP PLATES.  
B. THE VERTICAL SHEAR PANEL JOINTS ON OPPOSITE FACES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, UNLESS SUCH FRAMING MEMBERS ARE 4x OR THICKER.

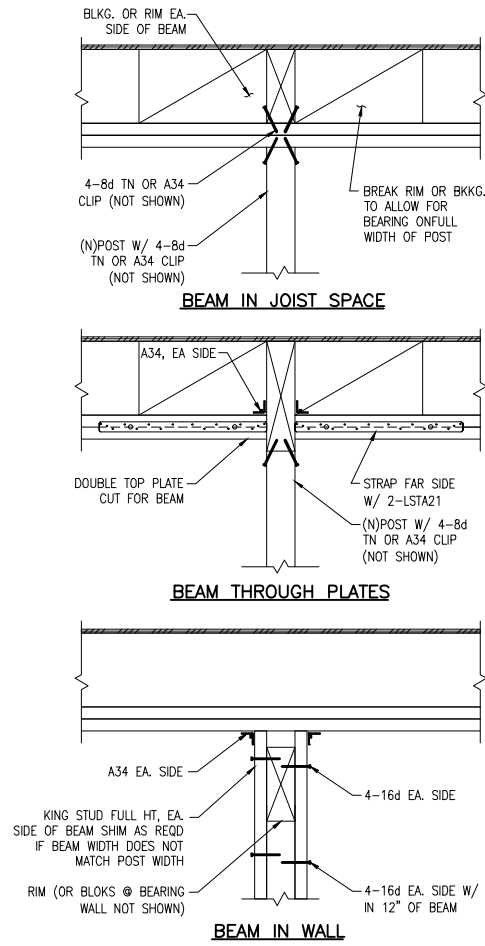
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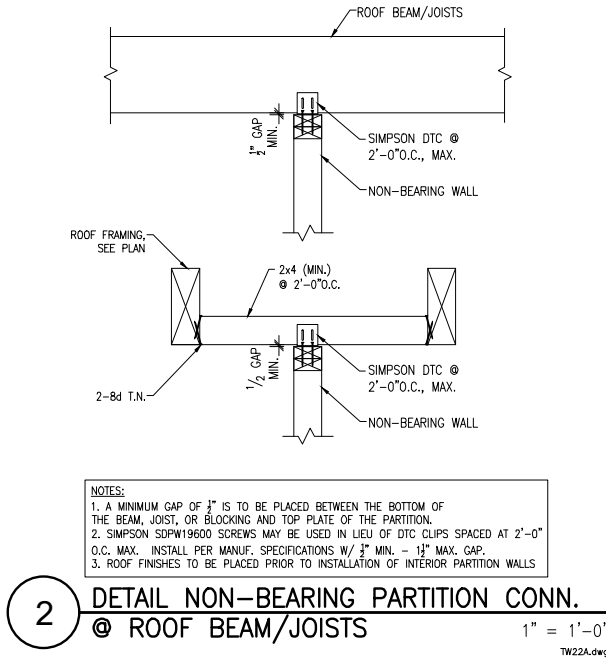
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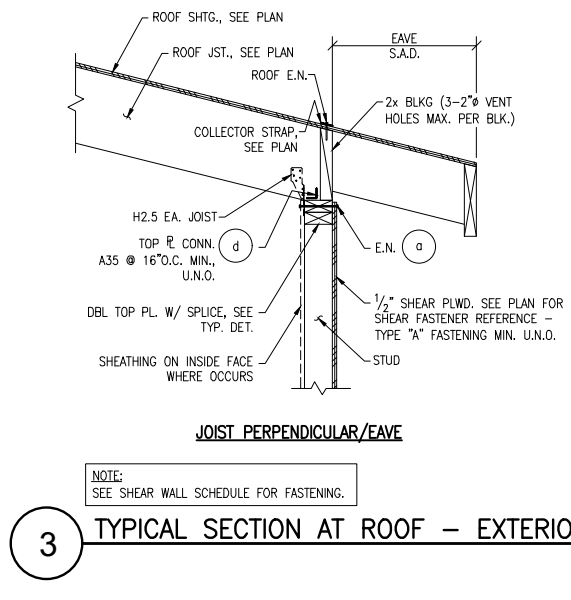


1 TYPICAL BEAM SUPPORT AT WALL 1" = 1'-0" TDW44.dwg

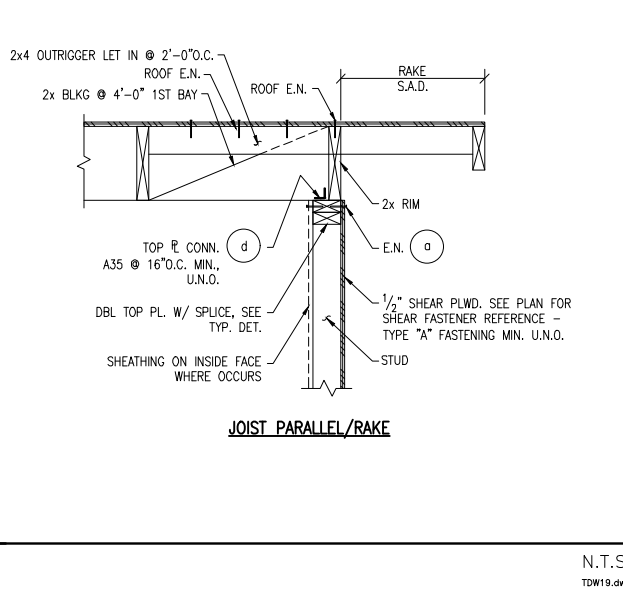
6



2 DETAIL NON-BEARING PARTITION CONN. @ ROOF BEAM/JOISTS 1" = 1'-0" TW22A.dwg



3 TYPICAL SECTION AT ROOF - EXTERIOR



8

N.T.S. TDW19.dwg

9

10

11

12

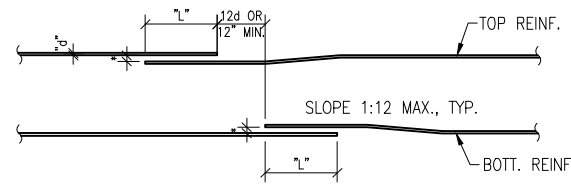
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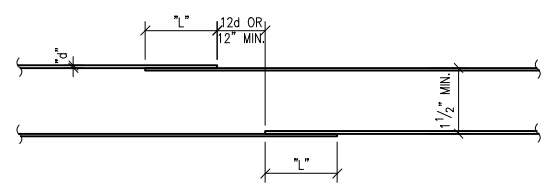


Sheet Number

**S5**



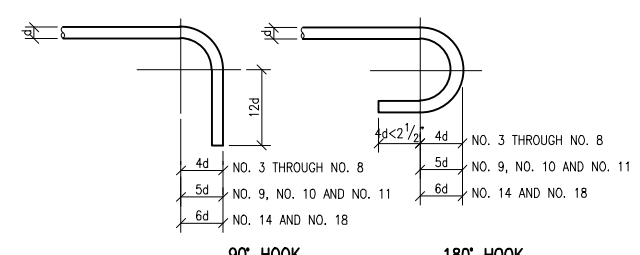
BOUNDARY, COLUMN & BEAM



WALL OR SLAB

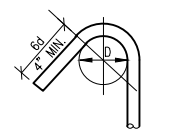
NOTES:  
 d = DIAMETER OF REINFORCEMENT BAR  
 L = LAP LENGTH, SEE CONCRETE NOTES  
 \* 1/2" OR WIRED IN CONTACT

1 REINFORCING BAR SPLICE DETAIL N.T.S. TDC07



90° HOOK 180° HOOK

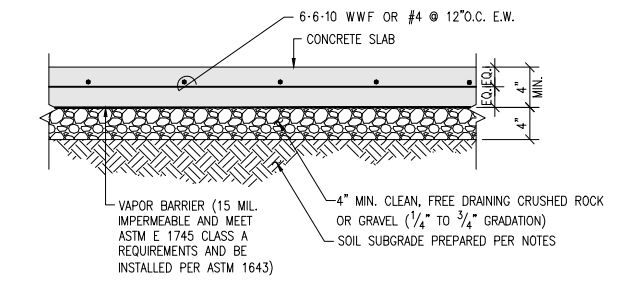
MAXIMUM OFFSET BEND PRINCIPAL REINFORCING



135° HOOK TIE OR STIRRUP

NOTES:  
 1. ALL BENDS SHALL BE MADE COLD.  
 2. FOR D ETC. SEE ACI-318 LATEST EDITION.

2 TYPICAL BAR BEND DETAILS N.T.S. TDC08



4 TYPICAL CONCRETE SLAB-ON-GRADE N.T.S. TDC01

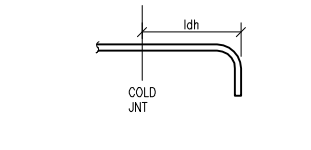
5

$F'c = 2500\text{psi}$

#3	9"	6"	6"
#4	12"	9"	7"
#5	15"	11"	9"

$F'c = 3000\text{psi}$

BAR SIZE	BASIC LENGTH $l_{dh}$	12.5.3 (a) MODIF 0.7 $l_{dh}$	12.5.3 (b)(c) MODIF 0.7(0.8) $l_{dh}$
#3	8"	6"	6"
#4	11"	8"	6"
#5	14"	10"	8"
#6	17"	12"	10"
#7	20"	14"	11"
#8	22"	16"	13"
#9	25"	18"	14"



NOTE:  
 1. EMBEDMENT LENGTHS ARE BASED ON ACI 318-14 12.5, OR 60 STEEL AND NORMAL WEIGHT AGGREGATE.  
 2. FOR MODIF 12.5.3 (a) SIDE COVER NOT LESS THAN 2 1/2". COVER ON EXTENSION OF 90° HOOK NOT LESS THAN 2".  
 3. FOR MODIF 12.5.3 (b)(c) BARS ENCLOSED IN TIES OR STIRRUPS PERP TO THE BAR SPACED NOT GREATER THAN 3d\_b ALONG  $l_{dh}$ .

9 TENSION DEVELOPMENT FOR STANDARD HOOKS N.T.S. TDC45

6

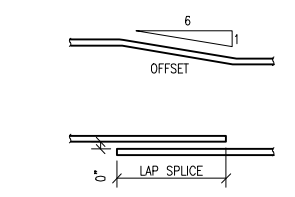
BAR SIZE	CLASS B SPLICE (in)		CLASS A SPLICE (in)	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	31	24	24	18
#4	41	32	32	24
#5	51	39	39	30

$F'c = 2500\text{psi}$

#3	31	24	24	18
#4	41	32	32	24
#5	51	39	39	30

$F'c = 3000\text{psi}$

#3	28	22	22	17
#4	37	29	29	22
#5	47	36	36	28
#6	56	43	43	33
#7	81	63	63	48
#8	93	72	72	55
#9	105	81	81	62



NOTE:  
 1. LAP SPLICE LENGTHS ARE BASED ON ACI 318-14 12.2.2, GR. 60 STEEL AND NORMAL WEIGHT AGGREGATE. CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN 2d\_b AND CLEAR COVER NOT LESS THAN d\_b.  
 2. CLASS A SPLICES ARE LIMITED TO CASES WHERE ONE-HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH (STAGGERED SPLICE). FOR WALLS THE SPLICES SHALL ALSO BE STAGGERED WITH RESPECT TO THE OPPOSITE CURTAIN.  
 3. TOP BARS ARE BARS WITH MORE THAN 12" OF CONCRETE POURED BELOW THE BARS.

10 TENSION LAP SPLICES FOR DEFORMED BARS N.T.S. TDC44

7

11

8

12

By using these standard plans, the user agrees to release San Joaquin County from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.

San Joaquin County, Planning & Development Services  
 350 SF ACCESSORY DWELLING UNIT  
 BUILDING DIVISION



Sheet Number

S6

1

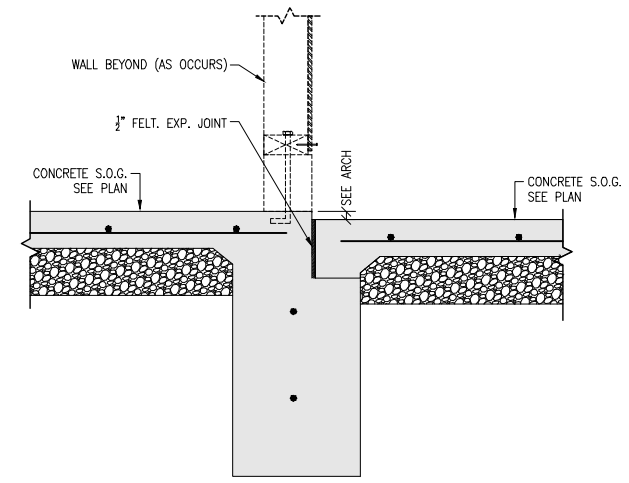
2

3

4

DETAIL - PATIO FOUNDATION  
AT DOOR THRESHOLD

N.T.S.  
201840003



FOR INFORMATION NOT NOTED, SEE 

1	3
S7	S7

5

6

7

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12

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**BUILDING DIVISION**



Sheet Number

**S7**