

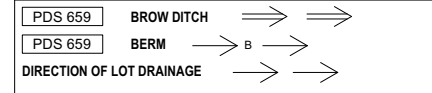
Plan 5

1,200 Square Feet

Accessory Dwelling Unit

Plans and Construction Documents

BMP LEGEND

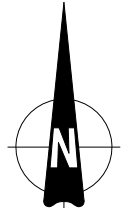


- MATERIALS & WASTE MANAGEMENT BMPs:**
- WM-1 MATERIAL DELIVERY & STORAGE
 - WM-4 SPILL PREVENTION AND CONTROL
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-9 SANITARY WASTE MANAGEMENT
 - WM-6 HAZARDOUS WASTE MANAGEMENT

- 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" =

SHEET INDEX

Sheet No.	SHEET NAME
A0.0	SITE PLAN
A0.1	GENERAL NOTES
A0.2	TITLE 24
A0.3	TITLE 24
A1	FLOOR PLAN
A1.1	CEILING PLAN
A2	ELECTRICAL PLAN
A3	ELEVATIONS - FRONT & BACK
A4	ELEVATIONS - RIGHT & LEFT
A5	ROOF PLAN / SOLAR LAYOUT
S0	SPECIAL INSPECTION & TESTING, FORMS, ABBREVIATIONS, LEGENDS & SHEET INDEX
S0.1	STRUCTURAL GENERAL NOTES
S1	STRUCTURAL DETAILS - FOUNDATION
S2	STRUCTURAL DETAILS - ROOF FRAMING
S3	TYPICAL STRUCTURAL DETAILS
S4	SHEAR WALL & HOLD-DOWN DETAILS
S5	PROJECT DETAILS
S6	TYPICAL CONCRETE DETAILS
S7	PROJECT FOUNDATION DETAILS
CS-1	MINIMUM CONSTRUCTION SPECIFICATIONS

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_{ps}: 1.25
 SEISMIC DESIGN CATEGORY: D₂
 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.

PLACE SITE PLAN IN BOX

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 1200 SF DETACHED ACCESSORY DWELLING UNIT	<table border="1"> <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"> <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>1538 SF</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	1538 SF		2	SFD				3	DRIVEWAY				4				
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San Joaquin County, Planning & Development Services
1200 SF ACCESSORY DWELLING UNIT
 BUILDING DIVISION



Sheet Number

A0.0

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.

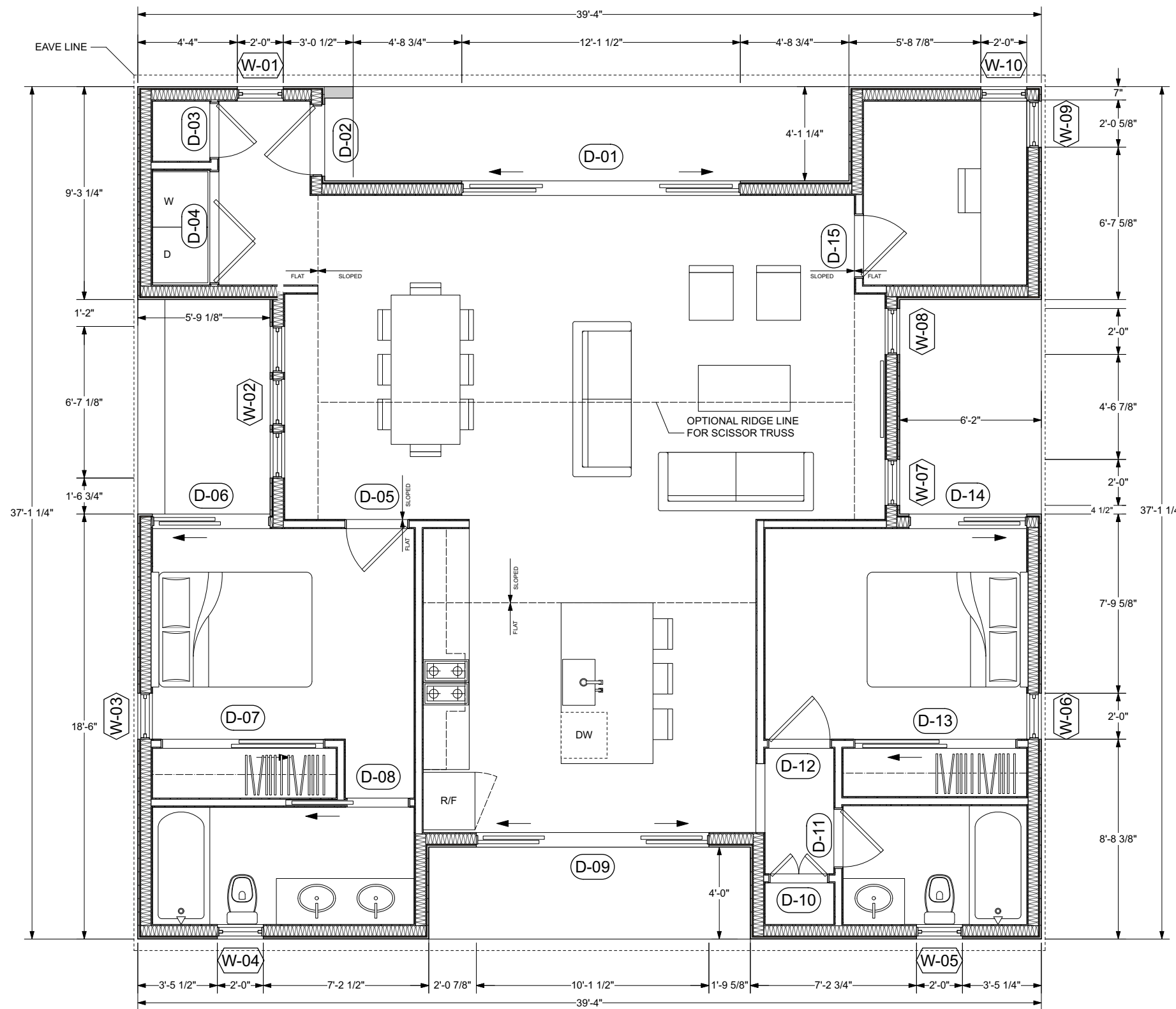
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San Joaquin County, Planning & Development Services
1200 SF ACCESSORY DWELLING UNIT
BUILDING DIVISION



Sheet Number

A0.1



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

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Sheet Number

A1

WINDOW SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
W-01	2'-0" x 3'-6"	CASEMENT		
W-02	2'-0" x 3'-6"	MULT. UNIT		
W-03	2'-0" x 3'-6"	AWNING		
W-04	2'-0" x 3'-6"	CASEMENT		
W-05	2'-0" x 3'-6"	CASEMENT		
W-06	2'-0" x 3'-6"	AWNING		
W-07	2'-0" x 3'-6"	CASEMENT		
W-08	2'-0" x 3'-6"	CASEMENT		
W-09	2'-0" x 3'-6"	AWNING		
W-10	2'-0" x 3'-6"	CASEMENT		

EXTERIOR WINDOWS, EXTERIOR GLAZED 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 101/I.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	12'-0" x 6'-8"	OXXO SLIDER		
D-02	3'-0" x 6'-8"	SWING		
D-03	2'-4" x 6'-8"	SWING		
D-04	4'-10" x 6'-8"	BI FOLD		
D-05	2'-8" x 6'-8"	SWING		
D-06	5'-0" x 6'-8"	XO SLIDER		
D-07	7'-0" x 6'-8"	XO SLIDER		
D-08	2'-8" x 6'-8"	POCKET		
D-09	10'-0" x 6'-8"	OXXO SLIDER		
D-10	2'-6" x 6'-8"	BI SWING		
D-11	2'-6" x 6'-8"	SWING		
D-12	2'-8" x 6'-8"	SWING		
D-13	7'-0" x 6'-8"	XO SLIDER		
D-14	5'-0" x 6'-8"	XO SLIDER		
D-15	2'-8" x 6'-8"	SWING		

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

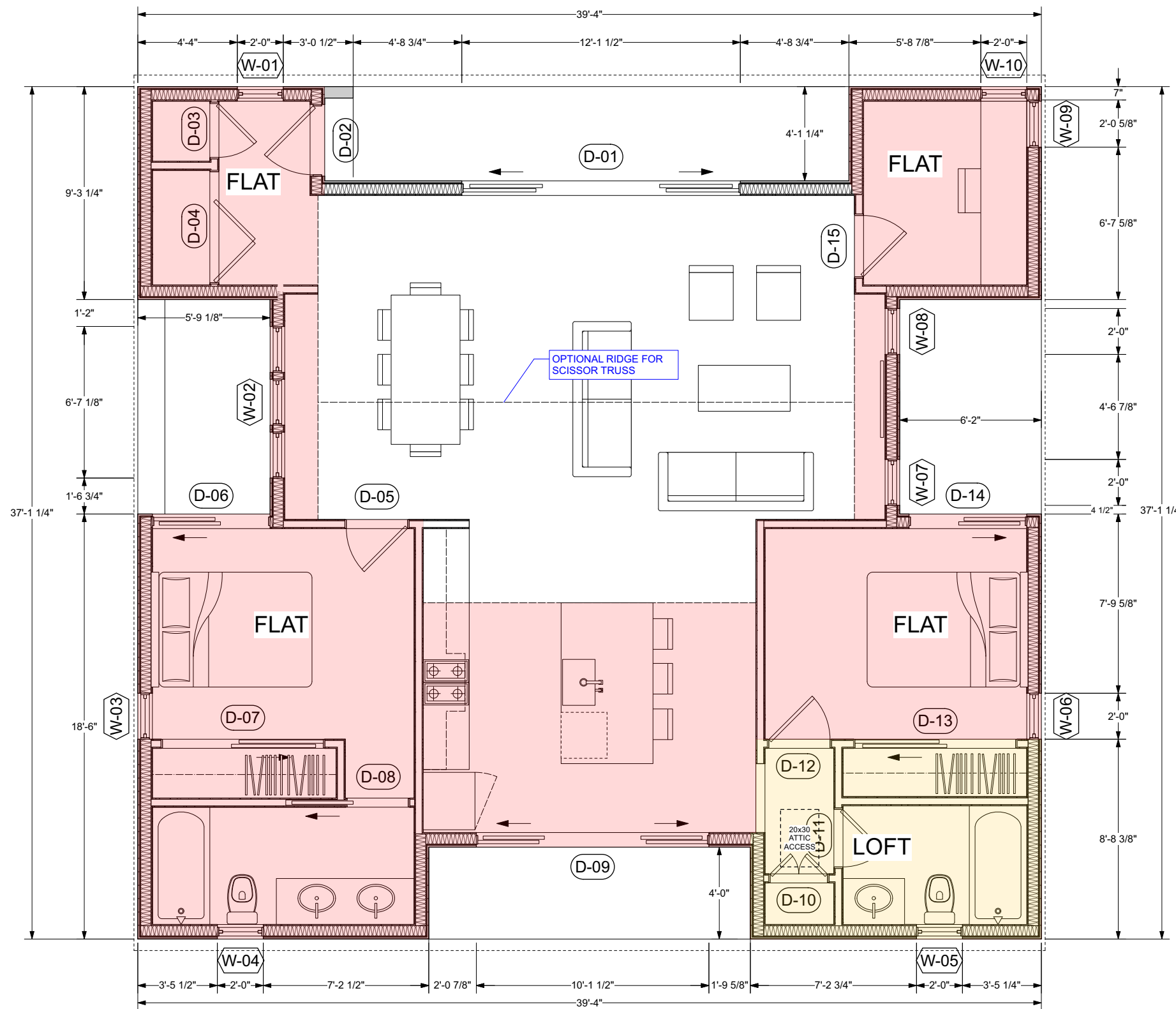
A. EXTERIOR SURFACE OR CLADDING OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL

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

FLOORPLAN
 3/8" = 1'-0"



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
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- 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

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San Joaquin County, Planning & Development Services
1200 SF ACCESSORY DWELLING UNIT
BUILDING DIVISION



Sheet Number

A1.1

WINDOW SCHEDULE

MARK	DIMENSION	TYPE	TEMPERED	NOTES
W-01	2'-0" x 3'-6"	CASEMENT		
W-02	2'-0" x 3'-6"	MULT. UNIT		
W-03	2'-0" x 3'-6"	AWNING		
W-04	2'-0" x 3'-6"	CASEMENT		
W-05	2'-0" x 3'-6"	CASEMENT		
W-06	2'-0" x 3'-6"	AWNING		
W-07	2'-0" x 3'-6"	CASEMENT		
W-08	2'-0" x 3'-6"	CASEMENT		
W-09	2'-0" x 3'-6"	AWNING		
W-10	2'-0" x 3'-6"	CASEMENT		

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

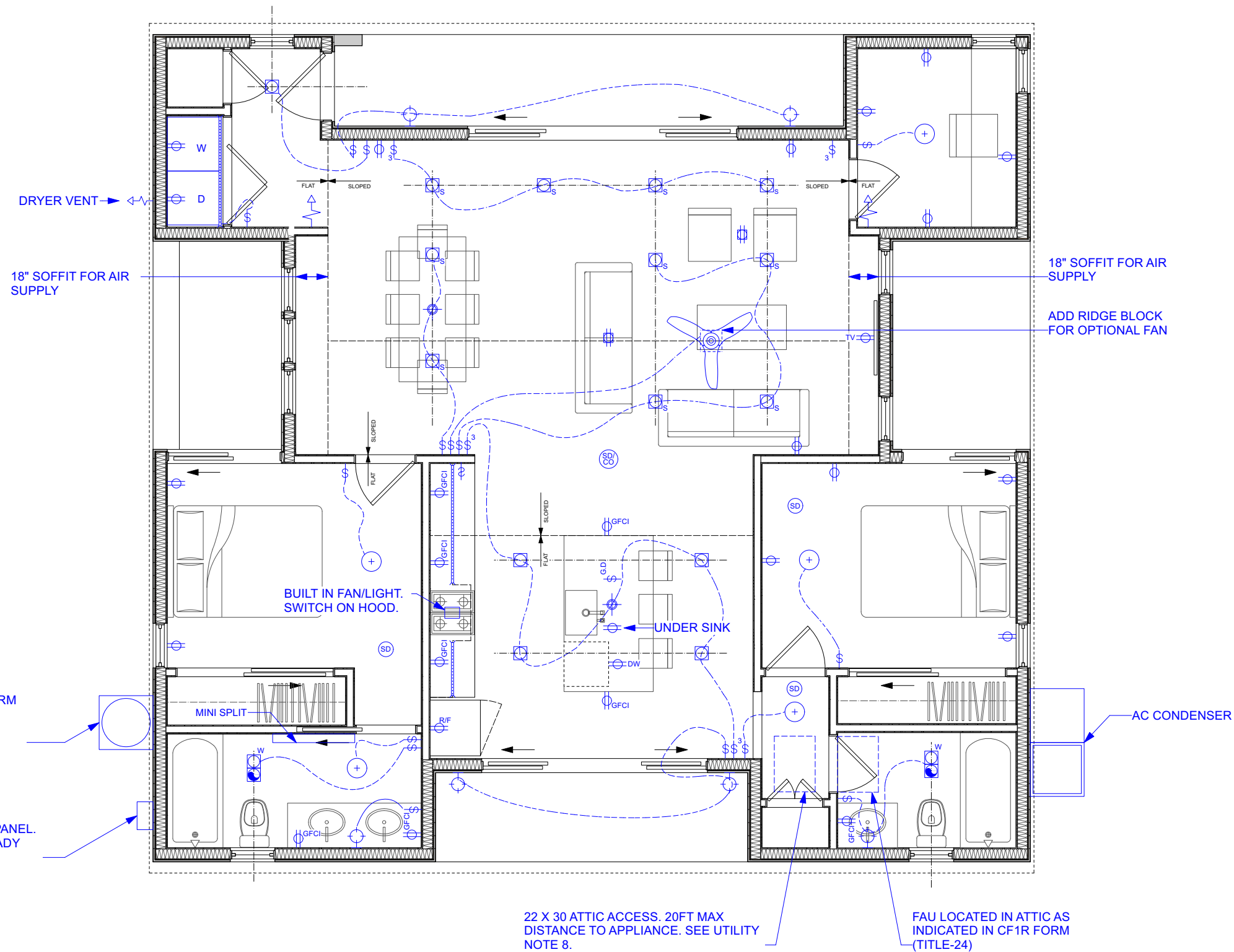
- MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 101/I.S.2/A40
- MINIMUM 20-MIN FIRE-RESISTANCE-RATED.
- MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

DOOR SCHEDULE

MARK	DIMENSION	TYPE	TEMPERED	NOTES
D-01	12'-0" x 6'-8"	OXXO SLIDER		
D-02	3'-0" x 6'-8"	SWING		
D-03	2'-4" x 6'-8"	SWING		
D-04	4'-10" x 6'-8"	BI FOLD		
D-05	2'-8" x 6'-8"	SWING		
D-06	5'-0" x 6'-8"	XO SLIDER		
D-07	7'-0" x 6'-8"	XO SLIDER		
D-08	2'-8" x 6'-8"	POCKET		
D-09	10'-0" x 6'-8"	OXXO SLIDER		
D-10	2'-6" x 6'-8"	BI SWING		
D-11	2'-6" x 6'-8"	SWING		
D-12	2'-8" x 6'-8"	SWING		
D-13	7'-0" x 6'-8"	XO SLIDER		
D-14	5'-0" x 6'-8"	XO SLIDER		
D-15	2'-8" x 6'-8"	SWING		

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

- EXTERIOR SURFACE OR CLADDING OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
- 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
- MINIMUM 20-MIN FIRE RATED WHEN TESTED PER NFPA 252
- MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1



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

200 AMP ELEC PANEL. SEE SOLAR READY NOTES.

18" SOFFIT FOR AIR SUPPLY

18" SOFFIT FOR AIR SUPPLY

ADD RIDGE BLOCK FOR OPTIONAL FAN

BUILT IN FAN/LIGHT SWITCH ON HOOD.

UNDER SINK

AC CONDENSER

22 X 30 ATTIC ACCESS. 20FT MAX DISTANCE TO APPLIANCE. SEE UTILITY NOTE 8.

FAU LOCATED IN ATTIC AS INDICATED IN CF1R FORM (TITLE-24)

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

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 CEC 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"

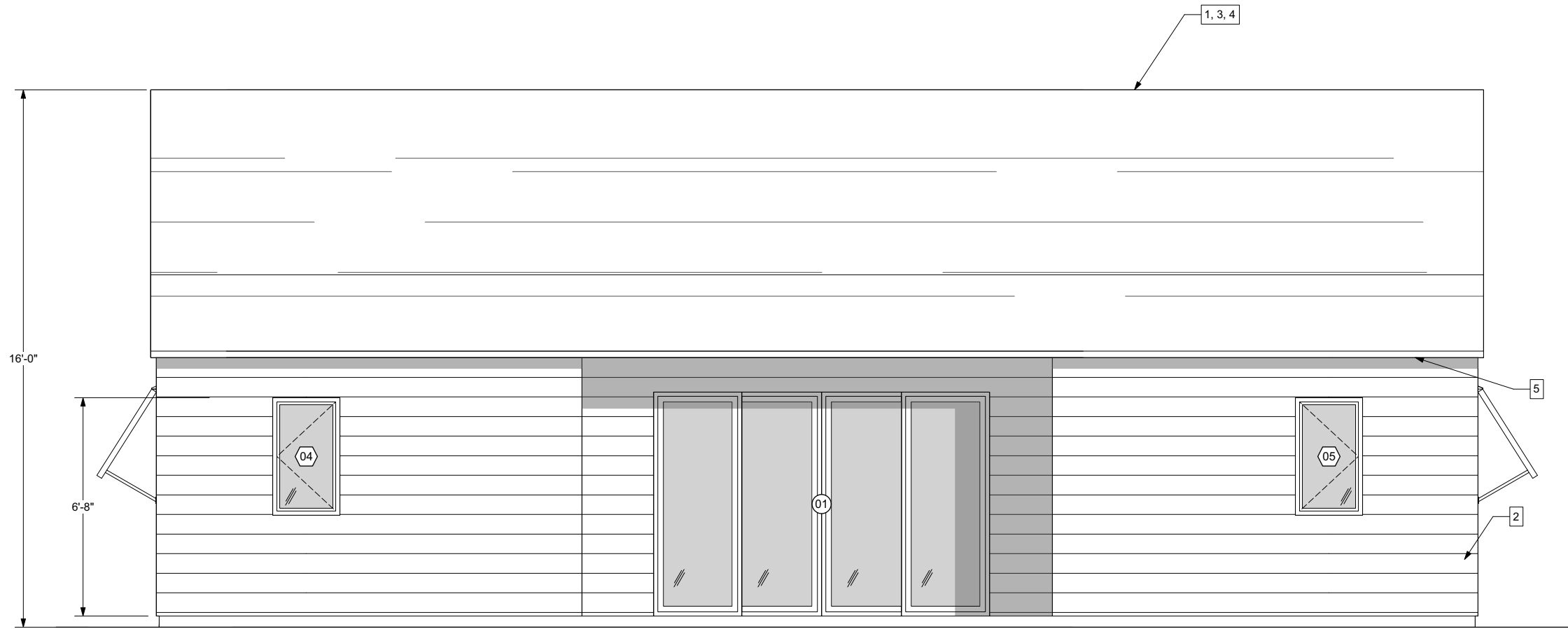
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San Joaquin County, Planning & Development Services
1200 SF ACCESSORY DWELLING UNIT
BUILDING DIVISION



Sheet Number

A2



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. RADIANT BARRIER IS REQUIRED
4. RIDGE VENT (SEE NOTE 5 & 6 BELOW)
 MANUFACTURER: _____
 MODEL: _____
 NFVA: _____ (MIN 97 in²)
5. SOFFIT VENT (SEE NOTE 5 & 6 BELOW) (SEE DETAIL ON SHEET A4)
 MANUFACTURER: _____
 MODEL: _____
 NFVA: _____ (MIN 36 in²)

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 MUDDERED, 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

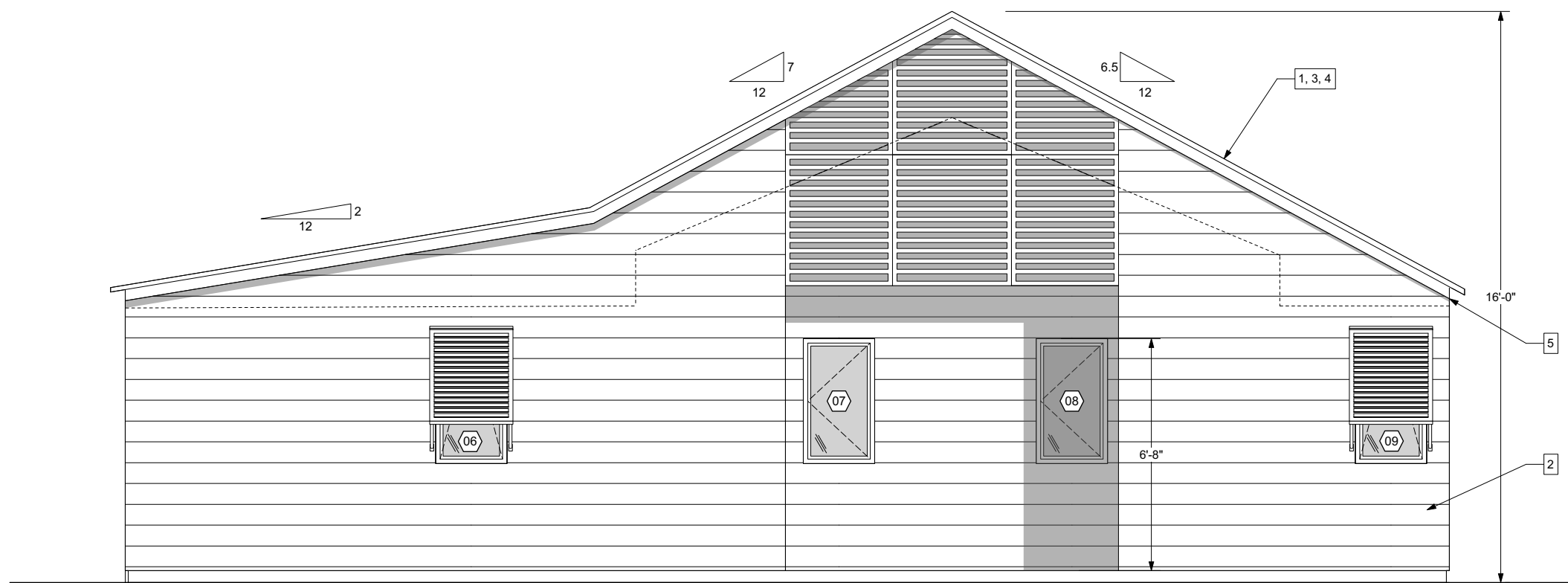
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San Joaquin County, Planning & Development Services
1200 SF ACCESSORY DWELLING UNIT
BUILDING DIVISION

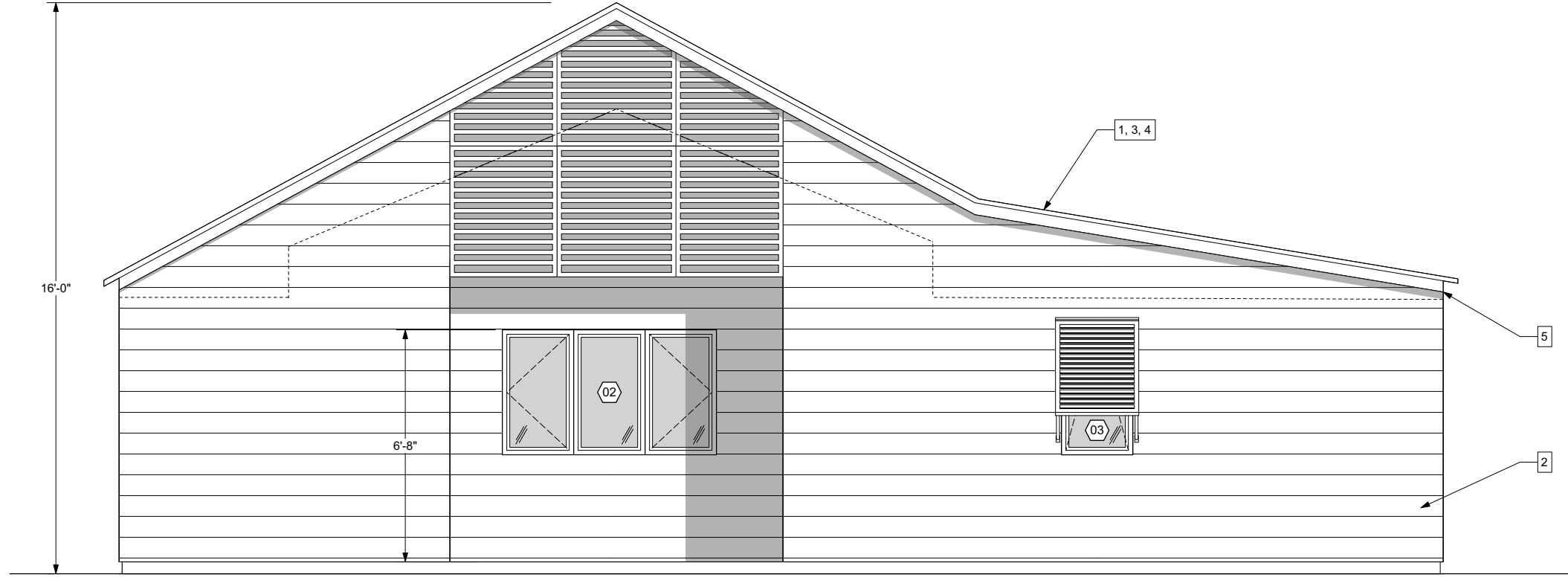


Sheet Number

A3



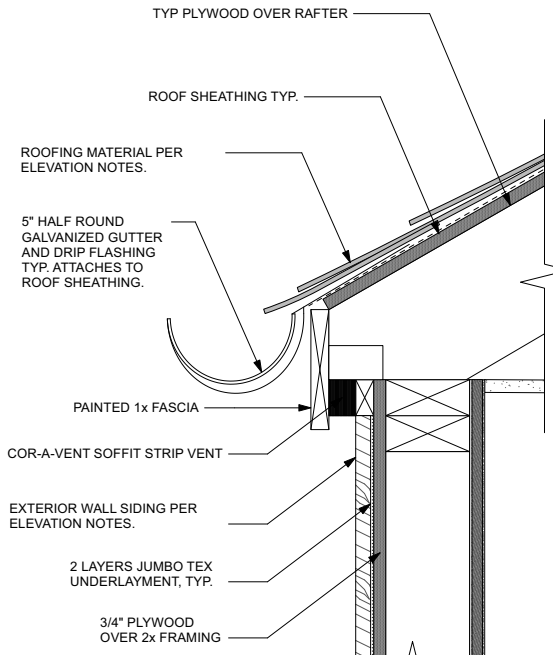
RIGHT



LEFT

ELEVATION KEY NOTES

SEE SHEET A3 FOR KEY NOTES



SOFFIT VENT DETAIL
Scale: 3" = 1'-0"

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1200 SF ACCESSORY DWELLING UNIT
BUILDING DIVISION



Sheet Number

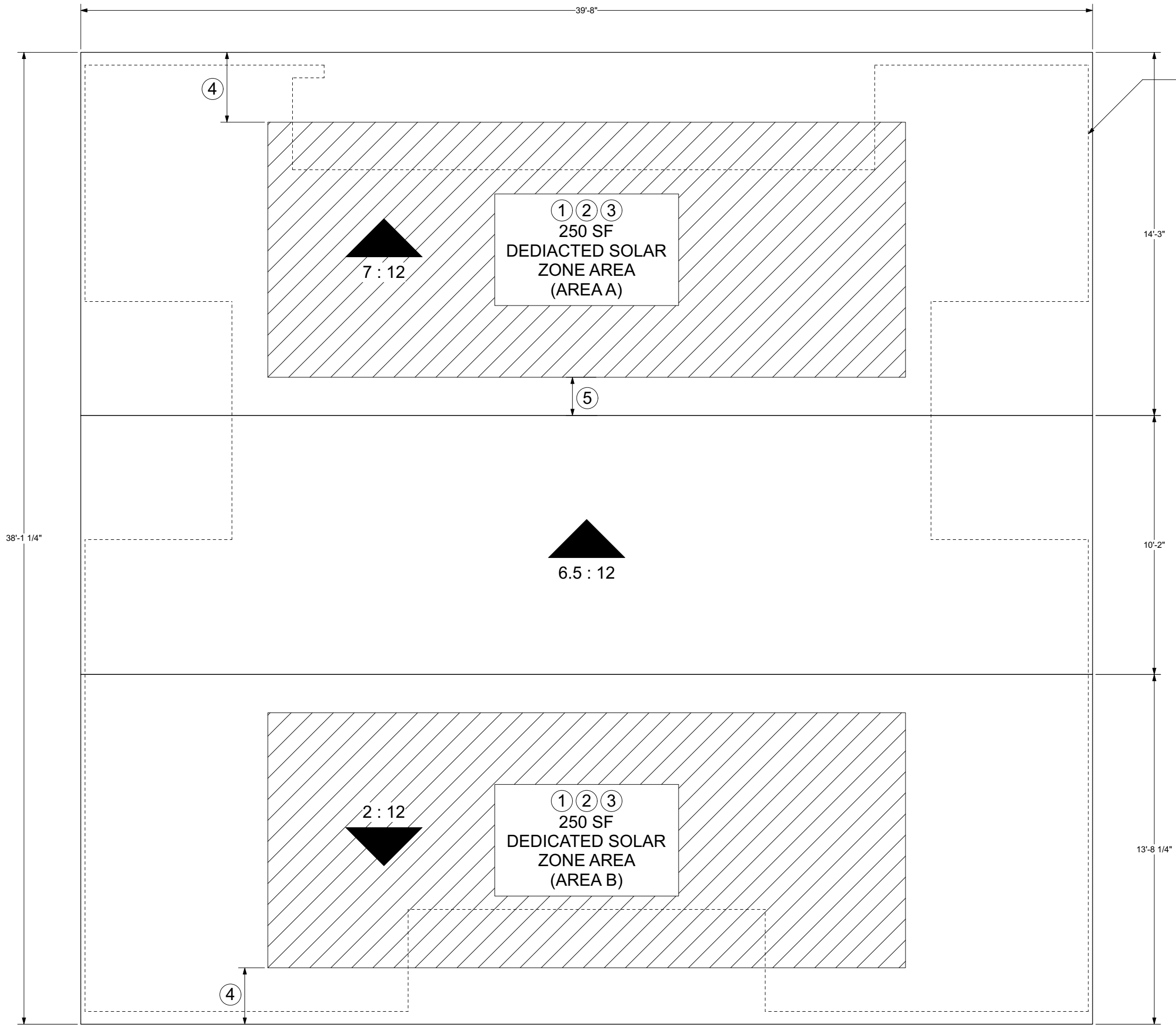
A4

ELEVATIONS
1/2" = 1'-0"

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 - USE AREA A OR B AS NEEDED.
3. NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE.
4. 3' MIN FIRE FIGHTER ACCESS
5. 1'-6" SMOKE VENTILATION SETBACK AT RIDGES

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ATTIC VENTILATION REQUIRED

NET FREE CROSS VENTILATION AREA = 1/300
 VENT AREA REQ'D = 1200 ft² / 300 = 4 ft² x 144 = 576 in²

GABLE END VENTS
 NFVA = 10 in²
 QTY = 28 VENTS
 VENT AREA PROVIDED = 28 x 10 in² = 280 in²

EAVE VENTS
 NFVA = 10 in²
 QTY = 30 VENTS
 VENT AREA PROVIDED = 30 x 10 in² = 300 in²

TOTAL VENT AREA PROVIDED
 (280 in²) + (300 in²) = 580 in² > 576 in²

San Joaquin County, Planning & Development Services
1200 SF ACCESSORY DWELLING UNIT
BUILDING DIVISION



Sheet Number

A5

ROOF PLAN / SOLAR LAYOUT

1/2" = 1'-0"

SHOP DRAWINGS / DEFERRED SUBMITTALS

- 1) ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PROJECT ENGINEER AND ARCHITECT PRIOR TO FABRICATION OF THE TRUSSES.
- 2) STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PROJECT ENGINEER PRIOR TO FABRICATION AND ERECTION.

PRIOR TO SUBMITTAL TO THE PROJECT ENGINEER, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS FOR 1) COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, 2) COORDINATION WITH OTHER TRADES, 3) CONSTRUCTABILITY, AND 4) DIMENSIONAL ACCURACY. REVIEW OF THE SHOP DRAWINGS BY THE PROJECT ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR COMPLETING THE WORK IN CONFORMANCE WITH THE PROJECT DOCUMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING DEPARTMENT APPROVAL OF ALL DEFERRED SUBMITTALS PRIOR TO BEGINNING CONSTRUCTION.

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
4. SOLE PLATE TO JOIST (BLKG)	16d @ 16" o.c.
7. T/P 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 T/P, END NAIL	(3) 8d
12. RIM JOIST TO T/P, 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 OF 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		
ROOF	19.0 psf	20 psf	3 SEC. GUST SPEED -	94 mph
EXTERIOR WALL	17.8 psf		WIND EXPOSURE RATING -	Exp. B
INTERIOR WALL	7.3 psf		END ZONE WALL PRESSURE -	24.96 psf
			INT. ZONE WALL PRESSURE -	19.51 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
			S41 -	0.427
			SEISMIC COEFFICIENT Cs -	0.118
			RESPONSE MOD. FACTOR R -	6.5
			SEISMIC BASE SHEAR -	5.539 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	PLWD.	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	SHGT.	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.	GALVINIZED	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

HANGER CONNECTION SCHEDULE

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

LEGEND

	CONCRETE SLAB	
	CONCRETE WALL	
	CONCRETE FOOTING, WIDTH AS INDICATED ON PLAN, DEPTH 1'-6" MIN BELOW GRADE	
	BAR BENDS AT FOOTINGS SHALL BE PER TYPICAL DETAIL	(-S8)
	WOOD-FRAMED BEARING WALL ABOVE WITH 2x4 STUDS @ 16" O.C. U.O.N. WITH 1/2" CD-X PLYWOOD EXTERIOR SHEATHING TYPICAL. CONSTRUCT BEARING WALLS PER TYPICAL DETAIL. SEE ARCHITECTURAL DRAWINGS FOR ALL OTHER WALL SHEATHING AND FINISHING	(1-S5)
	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	(-S6)
	SEISMIC COLLECTOR STRAP, PER PLAN & TYPICAL DETAIL	(-S6)
	MAXIMUM STUD AND JOIST PENETRATIONS ALLOWED SHALL BE PER TYPICAL DETAIL	(5-S5)
*	SHEAR WALL W/ FORCE TRANSFER	(7&8-S6)
	SIMPSON HOLDOWN WITH BOUNDARY CHORD SIZE, SIMPSON HDU2 OR EQUAL, U.O.N., REFER TO TYPICAL DETAILS.	(1-S6)
	SIMPSON STRONGWALL	(-SX)
	WOOD BEAM, RAFTER OR JOIST, PER PLAN	
	STEEL BEAM	
	HEADER OR DROPPED BEAM SIZE PER TYPICAL DETAIL	(4-S5)
	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 16 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	
	DIRECTION OF SPAN FOR BOTT. CONC. SLAB REINF.	
	CRAWL SPACE VENTING, S.A.D.	
	CONTROL JOINTS PER TYPICAL DETAIL	(-S8)

SHEET INDEX

S0	SPECIAL INSPECTION & TESTING, FORMS, ABBREVIATIONS, LEGEND & SHEET INDEX
S1	GENERAL NOTES
S2	FOUNDATION / FLOOR & ROOF FRAMING PLANS
S3	TYPICAL STRUCTURAL DETAILS
S4	TYPICAL SHEAR WALL & HOLD-DOWN DETAILS
S5	PROJECT DETAILS
S6	TYPICAL CONCRETE DETAILS
S7	PROJECT FOUNDATION DETAILS

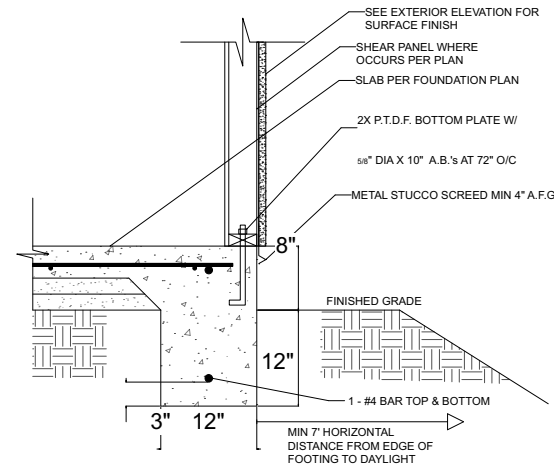
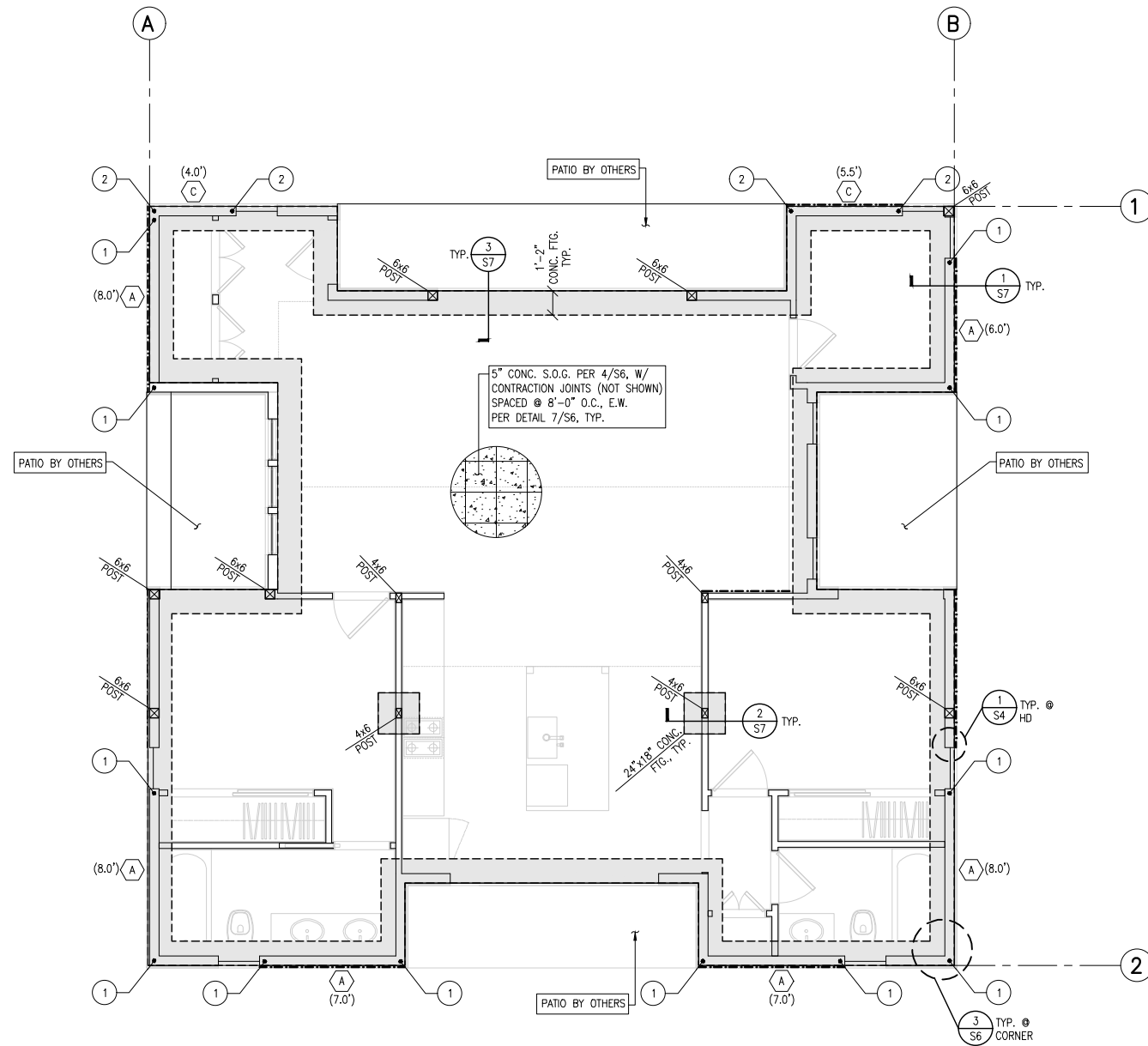
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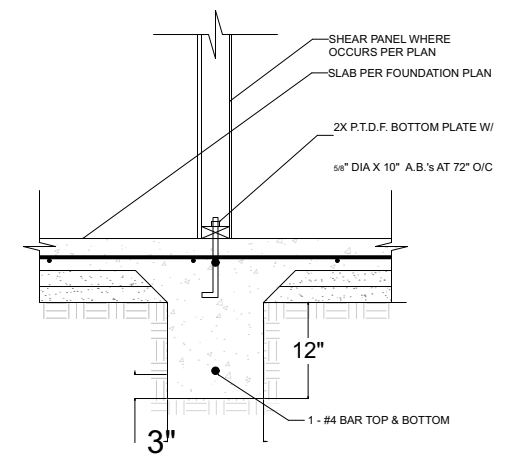


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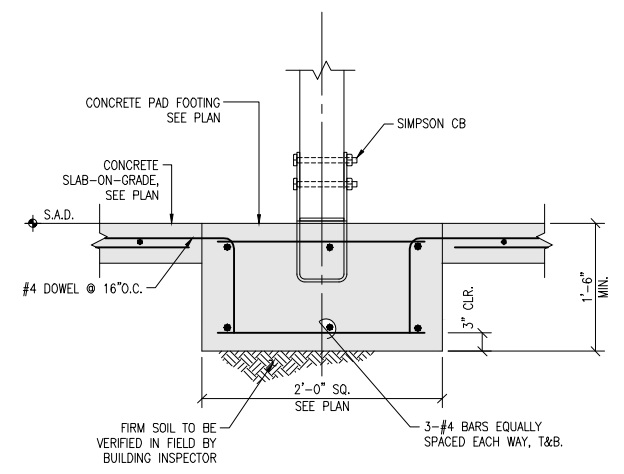
S0



{H0.33333x;12"}
DETAIL 1
 (NTS)



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



2 TYP WOOD POST ON CONCRETE PAD FOOTING
 N.T.S.
 20184DC03

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 5/16" 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

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)
▲	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

BRACED WALL LINE

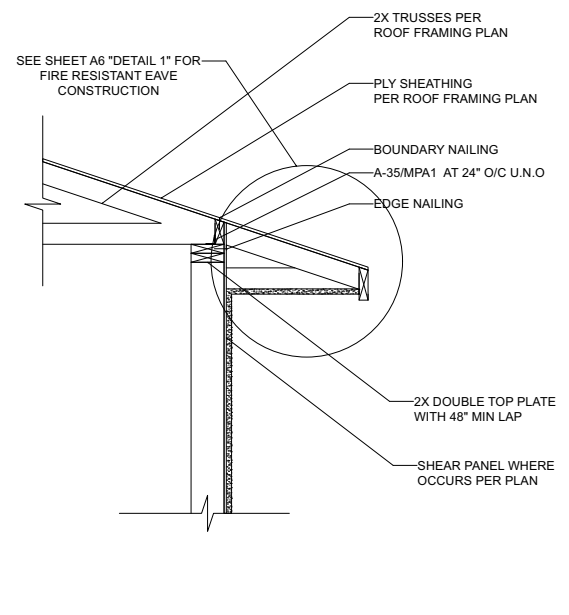
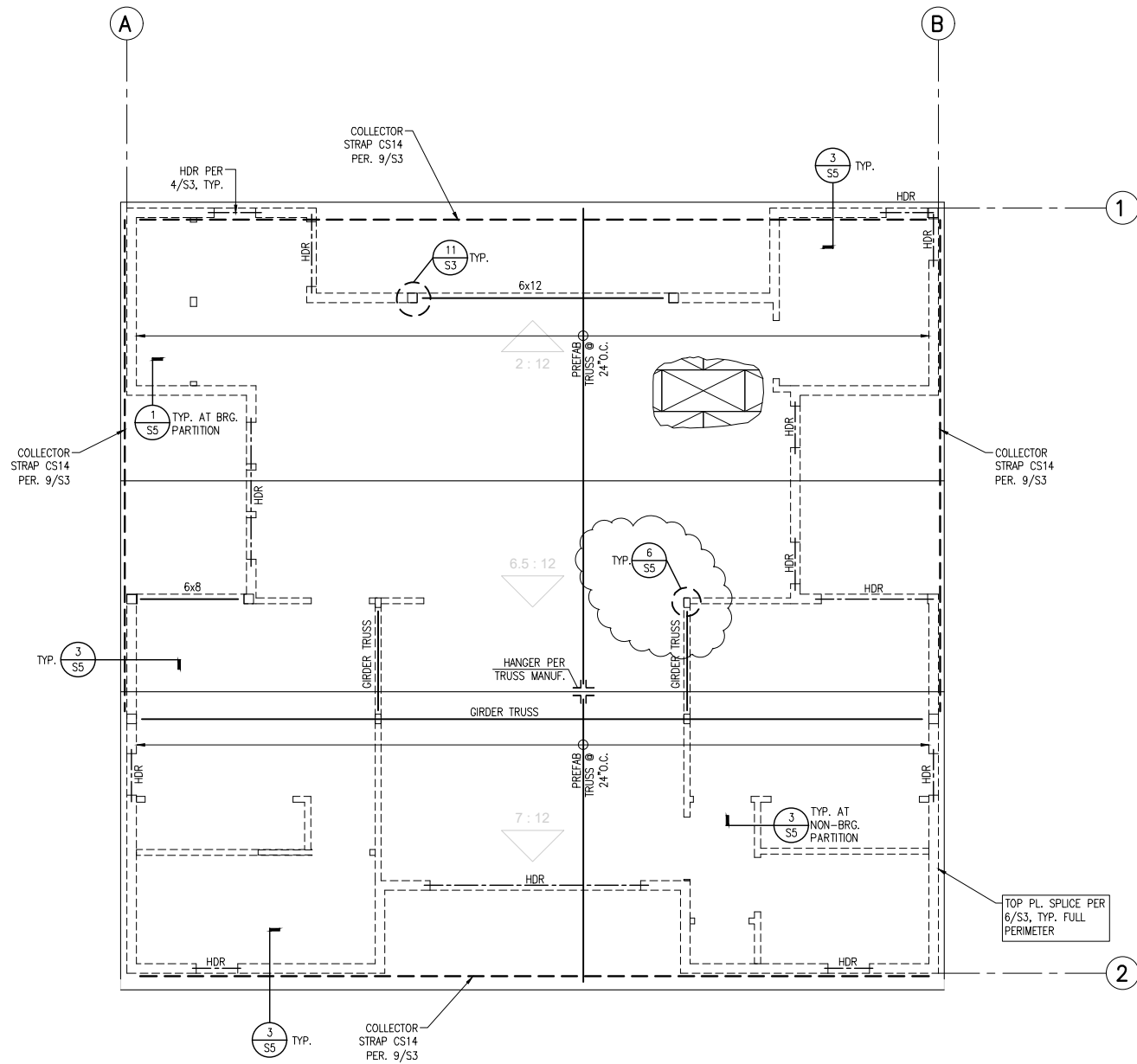
1 FOUNDATION PLAN/ DETAILS
 Scale: 1/4" = 1'0"

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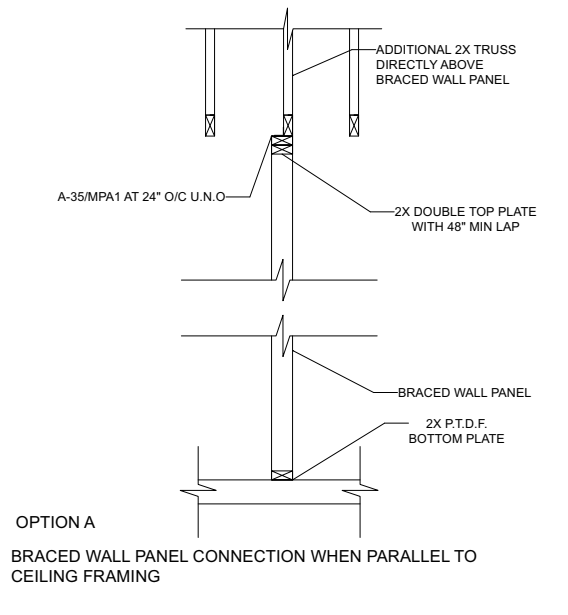
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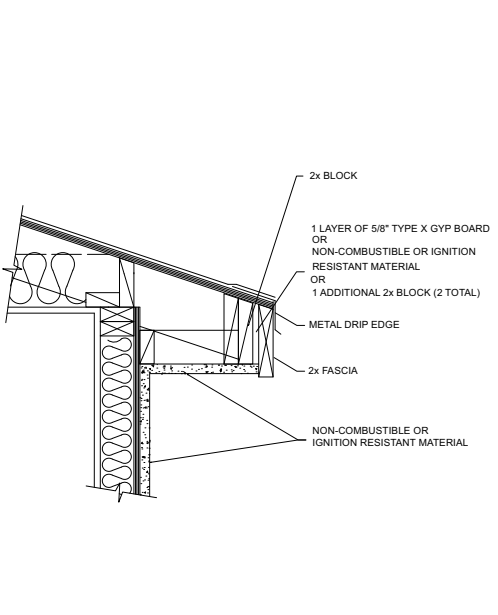
S1



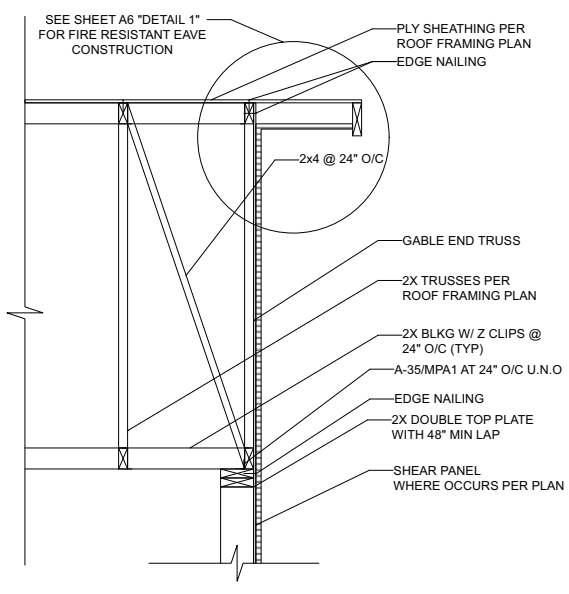
DETAIL 1
(NTS)



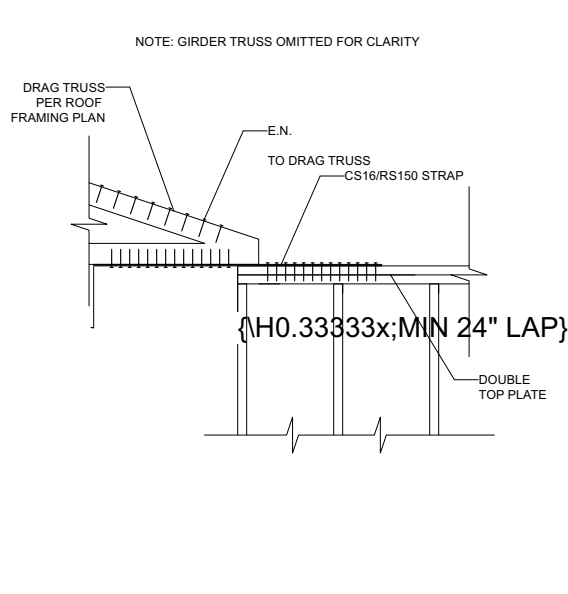
DETAIL 4
(NTS)



DETAIL 1
(NTS)



DETAIL 2
(NTS)



DETAIL 5
(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

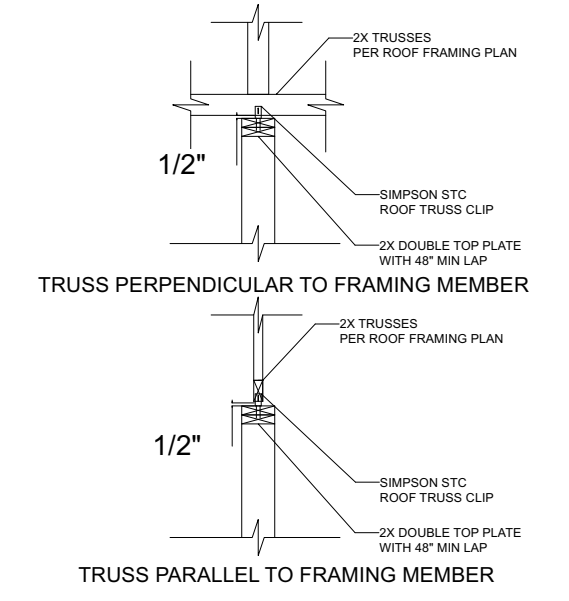
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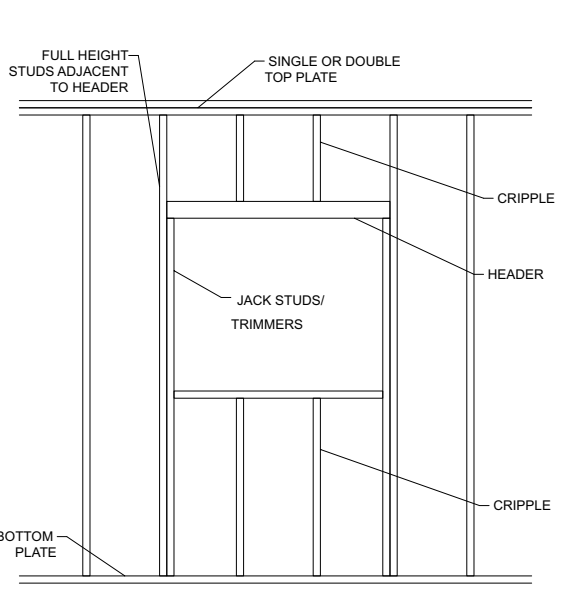
LEGEND

BRACED WALL LINE

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



DETAIL 3
(NTS)

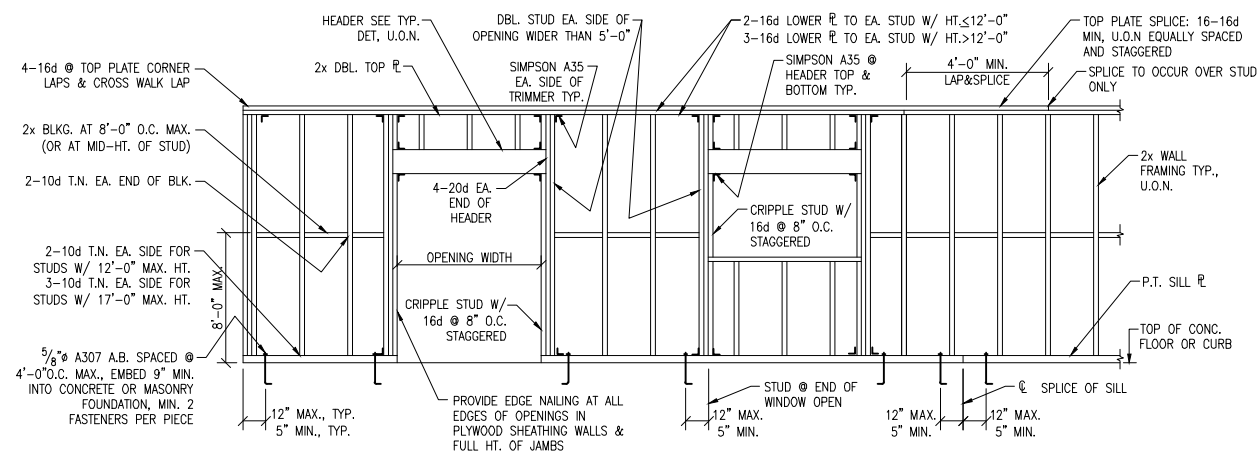


DETAIL 6
(NTS)

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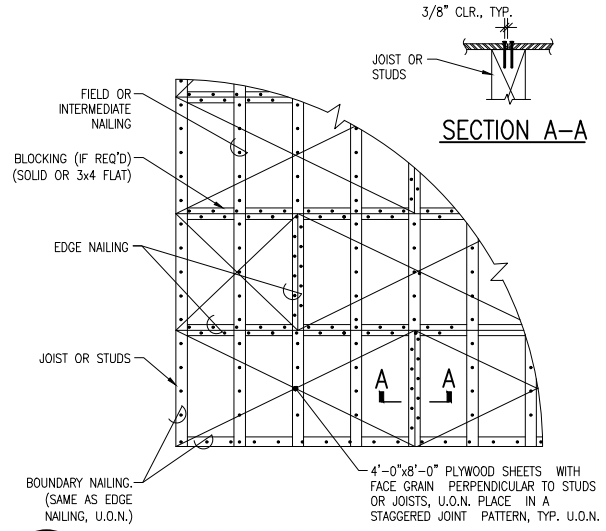
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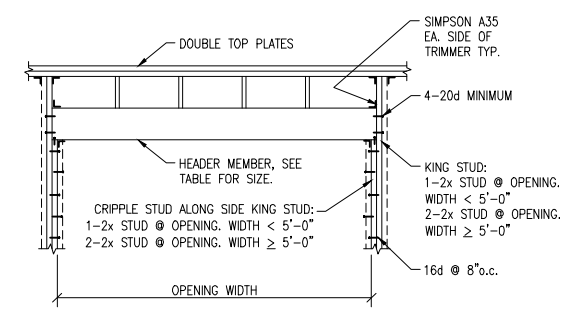
1 TYPICAL WALL FRAMING

N.T.S. TDW06



3 HORIZ DIAPHRAGM NAILING

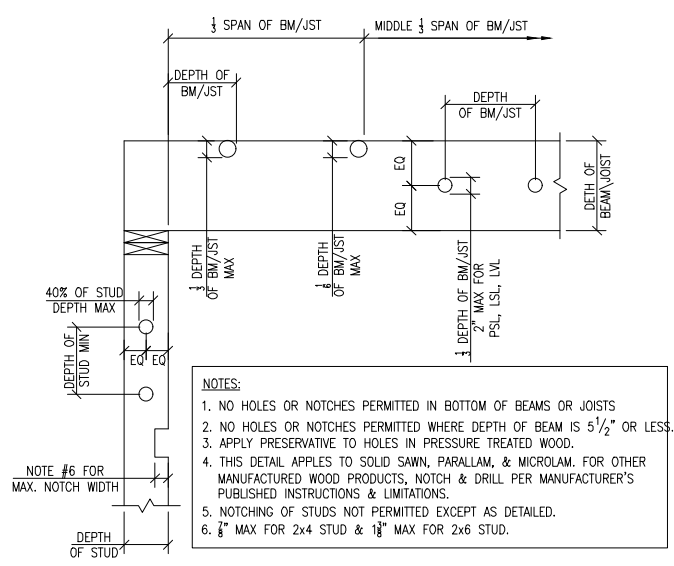
N.T.S. TDW01



MAXIMUM OPENING WIDTH	WALL STUD SIZE	
3'-0"	2x4	2x6
5'-0"	4x4	6x6
8'-0"	4x6	6x6
12'-0"	4x8	6x8
	4x10	6x10

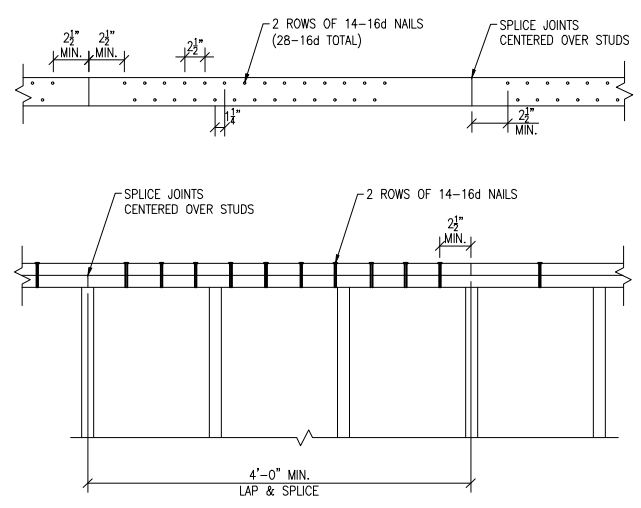
4 TYPICAL HEADER DETAIL & SCHEDULE

N.T.S. TDW05



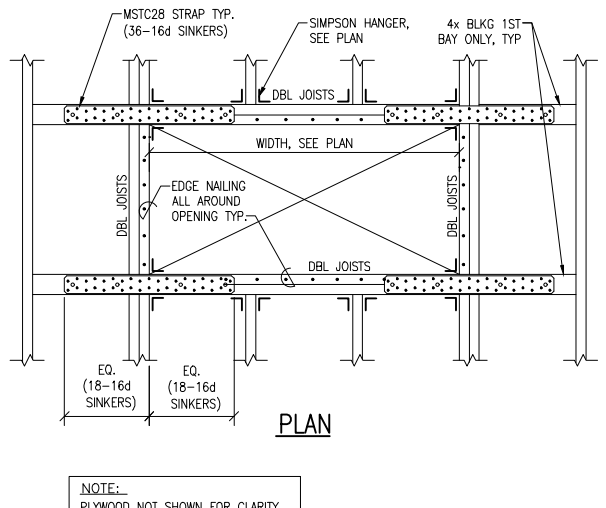
5 NOTCH & BORE LIMITS IN FRAMING

N.T.S. TDW07



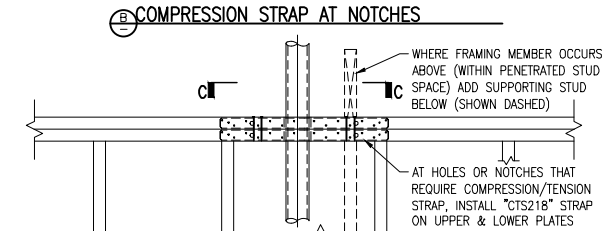
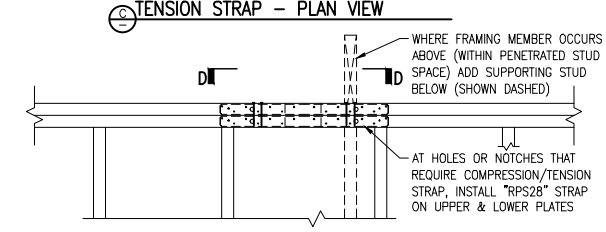
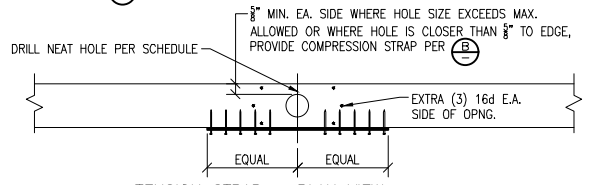
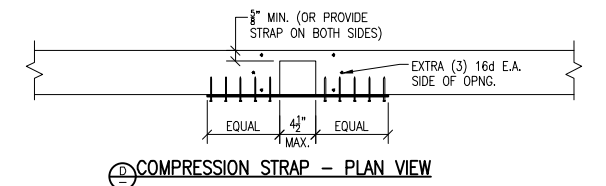
6 TYPICAL TOP PLATE CHORD LAP SPLICE (6.3 KIP-MAX. TENSION CAPACITY)

N.T.S. TDW23



7 DIAPHRAGM OPENING DETAIL (3.455 KIP TENSION CAPACITY)

N.T.S. TDW10

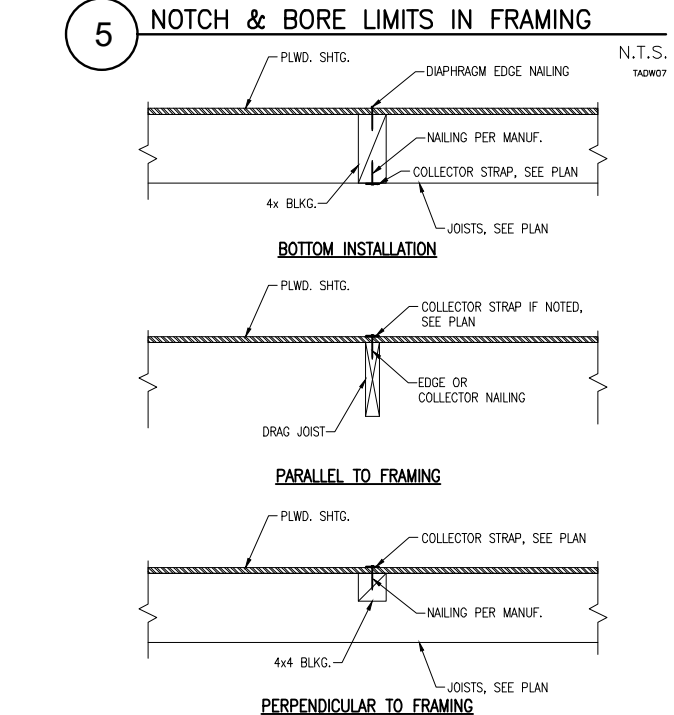


NOTE: SEE PLAN FOR ADDITIONAL SPLICE REQUIREMENTS WHERE OCCURS

	TOP PLATE SIZE	MAX. HOLE SIZE WITHOUT TENSION STRAPS	MAX. HOLE SIZE WITH TENSION STRAPS
EXT. OR INT. BRG. WALL OR SHEARWALL	2x4	8" 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.

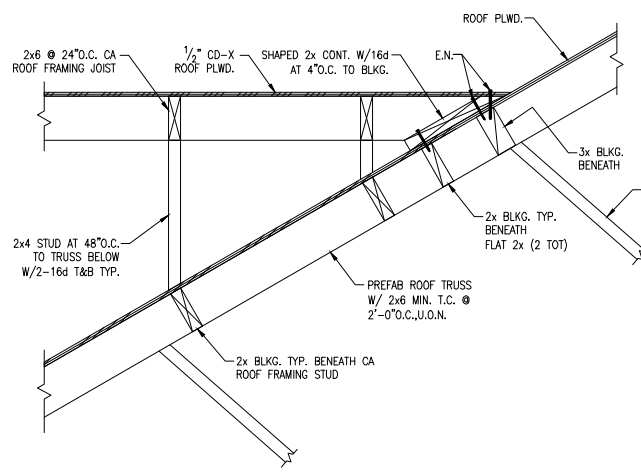
12 TOP PLATE SPLICES, BREAKS & PENETRATIONS

1" = 1'-0" TDW61.dwg



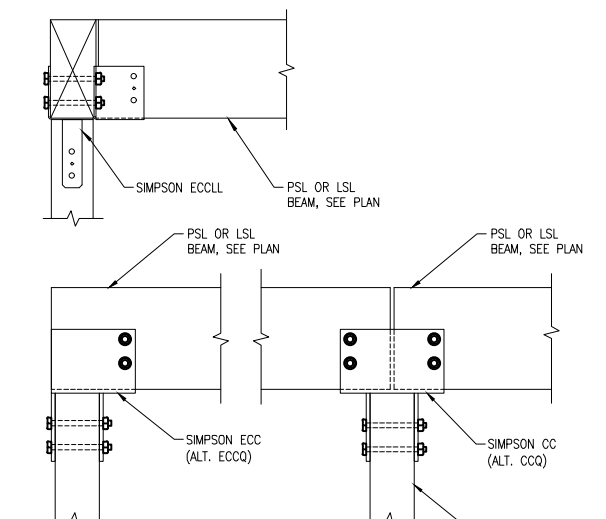
9 DETAIL - COLLECTOR STRAP INSTALL O/ROOF SHEATHING

1" = 1'-0" TDW50



10 TYPICAL CA ROOF FRAMING DETAIL

1" = 1'-0" TDW49.dwg



11 BEAM-TO-POST CONNECTION

N.T.S. TDW13A

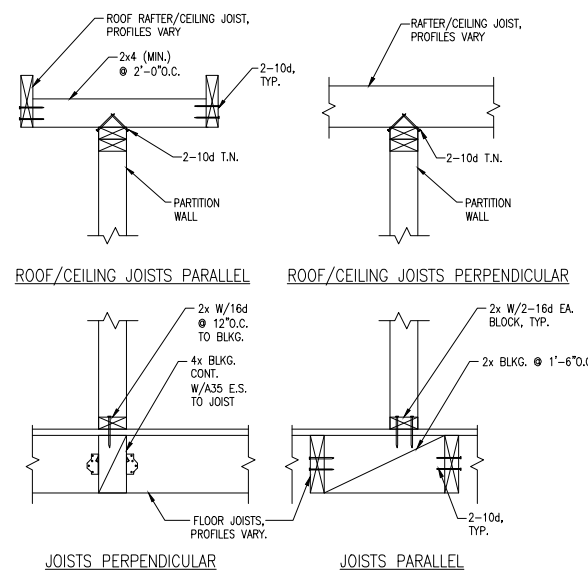
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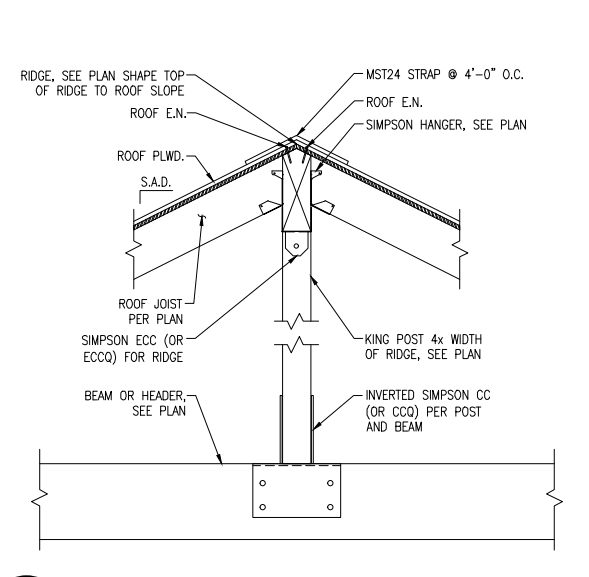


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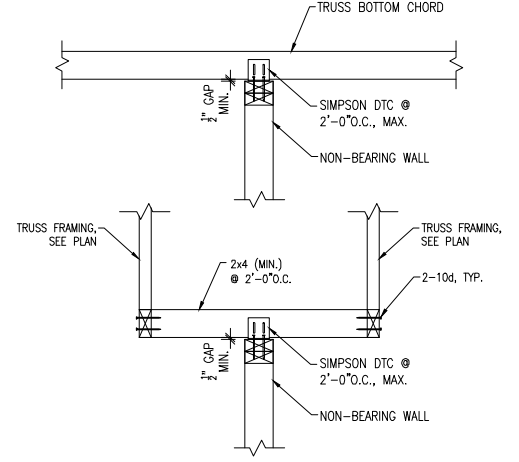
S3



1 **DETAIL - BEARING PARTITION CONN.**
1" = 1'-0"
TDW22B.dwg



2 **DETAIL - KING POST**
1" = 1'-0"
TDW25



3 **DETAIL NON-BEARING PARTITION CONN. @ ROOF TRUSS**
1" = 1'-0"
TDW22

NOTE:
1. A MINIMUM GAP OF 1" IS TO BE PLACED BETWEEN THE BOTTOM CHORD OF THE TRUSS AND TOP PLATE OF PARTITION
2. SIMPSON SDPW19600 SCREWS MAY BE USED IN LIEU OF DTC CLIPS SPACED AT 2'-0" O.C. MAX. INSTALL PER MANUF. SPECIFICATIONS W/ 1/2" MIN. - 1 1/2" MAX. GAP.
3. ROOF FINISHES TO BE PLACED PRIOR TO INSTALLATION OF INTERIOR PARTITION WALLS.

5

6

7

8

9

10

11

12

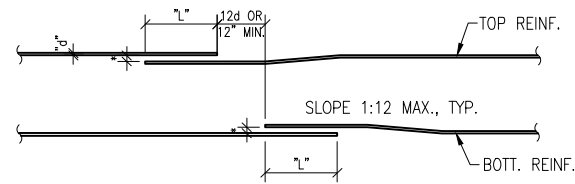
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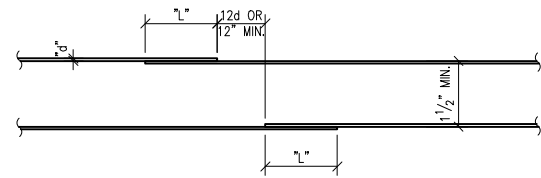


Sheet Number

S5



BOUNDARY, COLUMN & BEAM

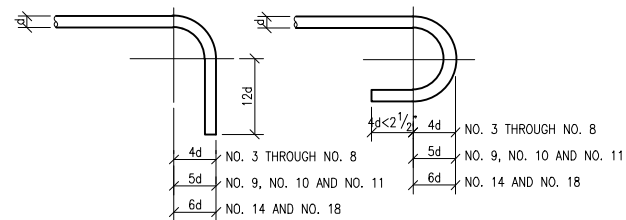


WALL OR SLAB

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

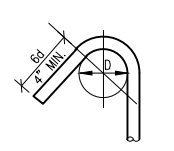
1 REINFORCING BAR SPLICE DETAIL

N.T.S.
TDC07



90° HOOK 180° HOOK

MAXIMUM OFFSET BEND PRINCIPAL REINFORCING

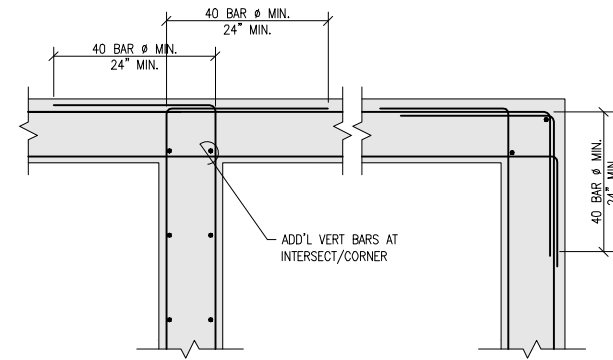


135° HOOK TIE OR STIRRUP

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

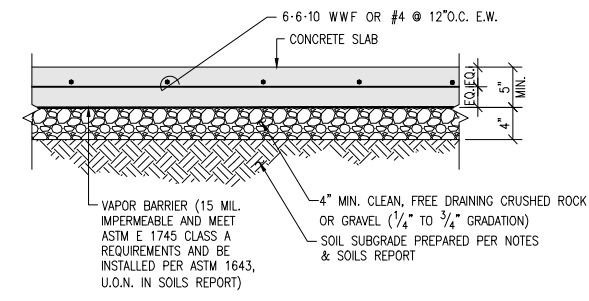
2 TYPICAL BAR BEND DETAILS

N.T.S.
TDC08



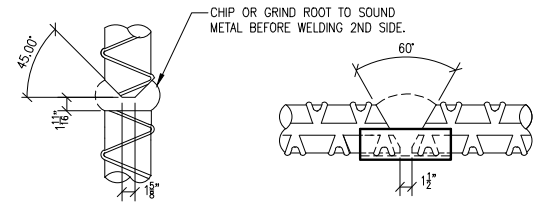
3 TYP HORIZ BARS - WALLS/FOOTINGS

N.T.S.
TDC02



4 TYPICAL CONCRETE SLAB-ON-GRADE

N.T.S.
TDC01



VERTICAL BARS

CADWELD C-SERIES MAY BE USED AS A SUBSTITUTE FOR VERTICAL COLUMN BAR SPLICE.

HORIZONTAL BARS

CADWELD T-SERIES MAY BE USED AS A SUBSTITUTE FOR HORIZONTAL BAR SPLICE.

NOTES:
 1. A PREQUALIFICATION TENSION TEST SHALL BE MADE BY AN APPROVED TESTING LABORATORY ON SAMPLES OF EVERY SIZE BAR BEING WELDED.
 2. MATERIALS, CONDITIONS AND WELDING PROCEDURES UTILIZED SHALL COMPLY WITH THE CURRENT APPLICABLE BUILDING CODE AND THE REQUIREMENTS OF THE GOVERNING INSPECTION AGENCY.
 3. ALL COST INCURRED FOR OBTAINING APPROVALS SHALL BE BORNE BY THE GENERAL CONTRACTOR.

8 BUTT WELDED REINFORCING BARS

N.T.S.
TDC34

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 (a)(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 3db 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

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

#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 2db AND CLEAR COVER NOT LESS THAN db.
 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

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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
 1200 SF ACCESSORY DWELLING UNIT
 BUILDING DIVISION



Sheet Number