Plan 5

1,200 Square Feet Accessory Dwelling Unit

Plans and Construction Documents

BMP LEGEND

PDS 659 **BROW DITCH**

PDS 659 **BERM** B

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** PEV PEV
- SS-3 **BONDED OR STABILIZED FIBER MATRIX (WINTER)** M M
- SS-4 **HYDROSEEDING (SUMMER)** TSP TSP
- SS-6 / SS-8 **STRAW OR WOOD MULCH** S/W S/W
- SS-7 **PHYSICAL STABILIZATION (WINTER)** EBM EBM
- SS-10 **ENERGY DISSIPATOR**
- SC-1 **SILT FENCE**
- SC-2 **SEDIMENT / DESILTING BASIN**
- SC-5 **FIBER ROLLS** FR FR
- SC-6 / SC-8 **GRAVEL OR SAND BAGS**
- SC-7 **STREET SWEEPING AND VACUUMING**
- SC-10 **STORM DRAIN INLET PROTECTION**
- NS-2 **DEWATERING FILTRATION** DW DW
- TC-1 **STABILIZED CONSTRUCTION ENTRANCE**
- TC-2 **CONSTRUCTION ROAD STABILIZATION**
- TC-3 **ENTRANCE / EXIT TIRE WASH**

POST-CONSTRCUTION SITE DESIGN BMPs

- 4.3.1 **MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES**
- 4.3.2 **CONSERVE NATURAL AREAS, SOILS, AND VEGITATION**
- 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**

N

ENGINEERING SCALE: 1" =

PLACE SITE PLAN IN BOX

SHEET INDEX

Sheet No.	SHEET NAME
A0.0	SITE PLAN
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A0.2	TITLE 24
A0.3	TITLE 24
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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_{DS}: 1.25
SEISMIC DESIGN CATEGORY: D_2
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):

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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."

VICINITY MAP

OWNER INFORMATION

NAME:

ADDRESS:

PHONE:

EMAIL:

CONTACT INFORMATION

NAME:

ADDRESS:

PHONE:

EMAIL:

PARCEL INFORMATION

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

PROJECT SCOPE

PROPOSED 1200 SF DETACHED ACCESSORY DWELLING UNIT

PERVIOUS AREA INFORMATION

PERVIOUS SURFACE AREA TABLE

SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (sf)	NOTES

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

IMPERVIOUS AREA INFORMATION

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				

LAND DISTURBANCE: _____SF

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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 requirments:
   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 662º F (350ºC).
   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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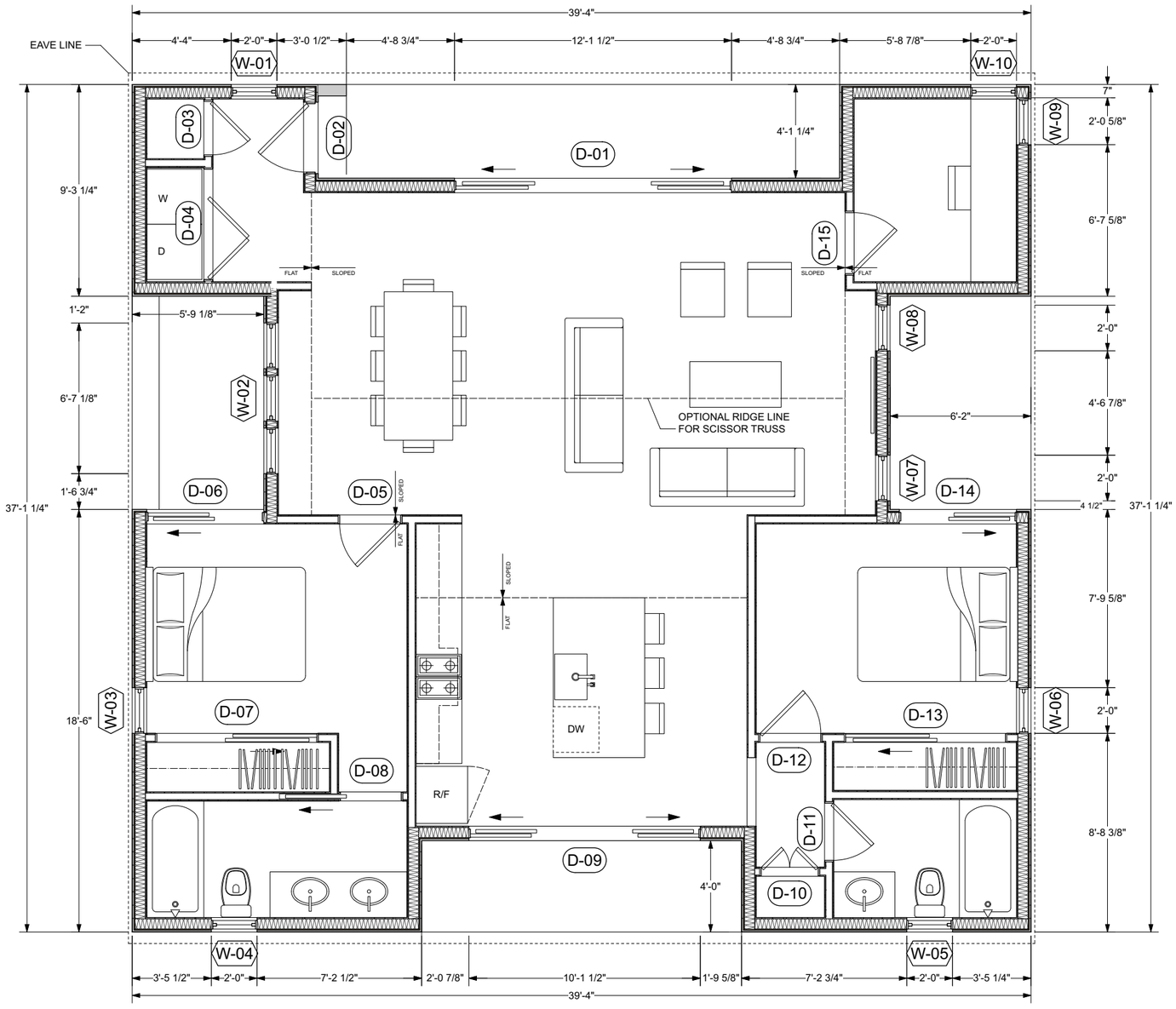
San Joaquin County, Planning & Development Services

1200 SF ACCESSORY DWELLING UNIT

BUILDING DIVISION

Sheet Number

A0.1



FLOOR PLAN NOTES

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

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 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"

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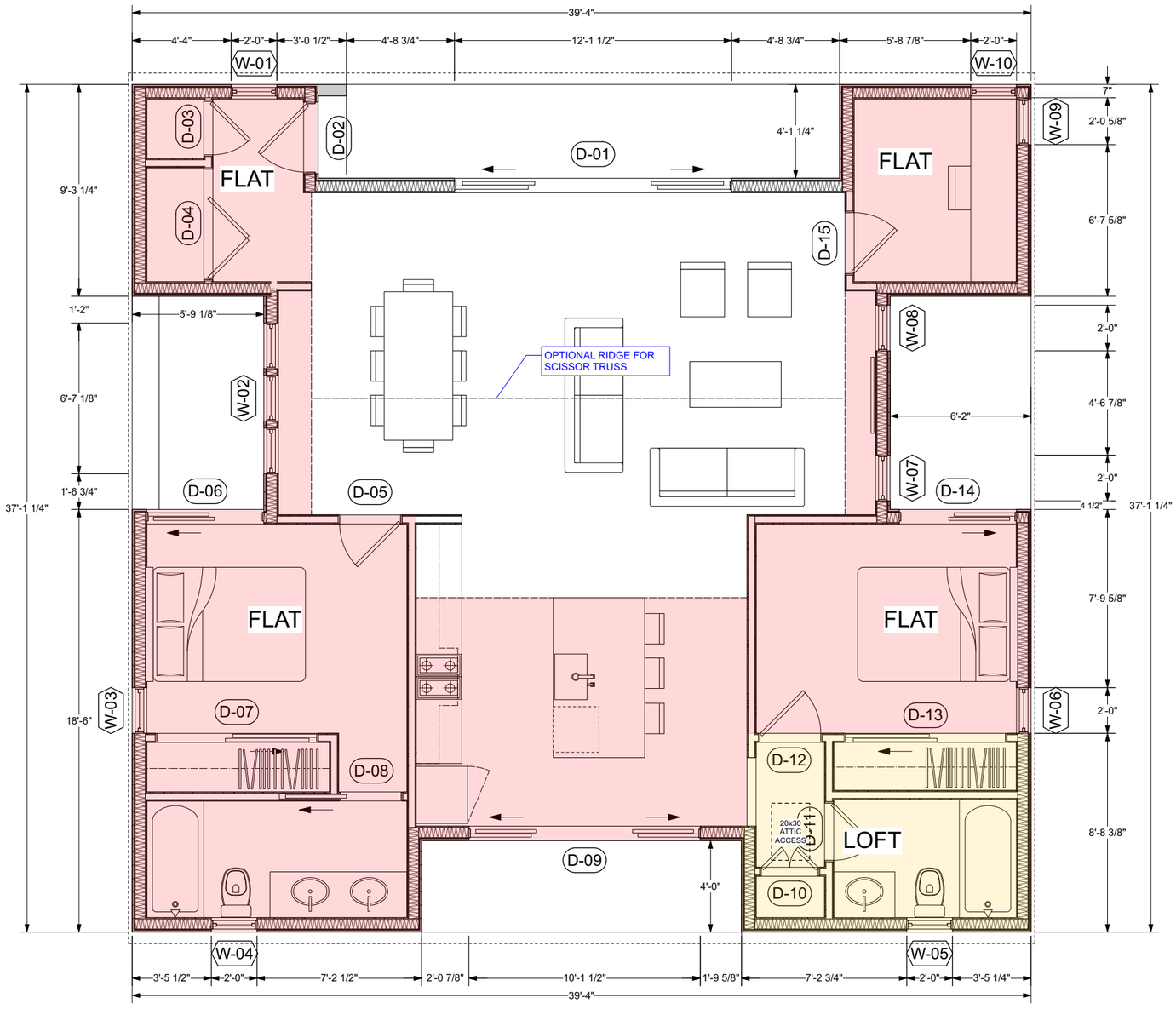
San Joaquin County, Planning & Development Services
1200 SF ACCESSORY DWELLING UNIT
BUILDING DIVISION

Sheet Number

A1



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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
1/2" = 1'-0"

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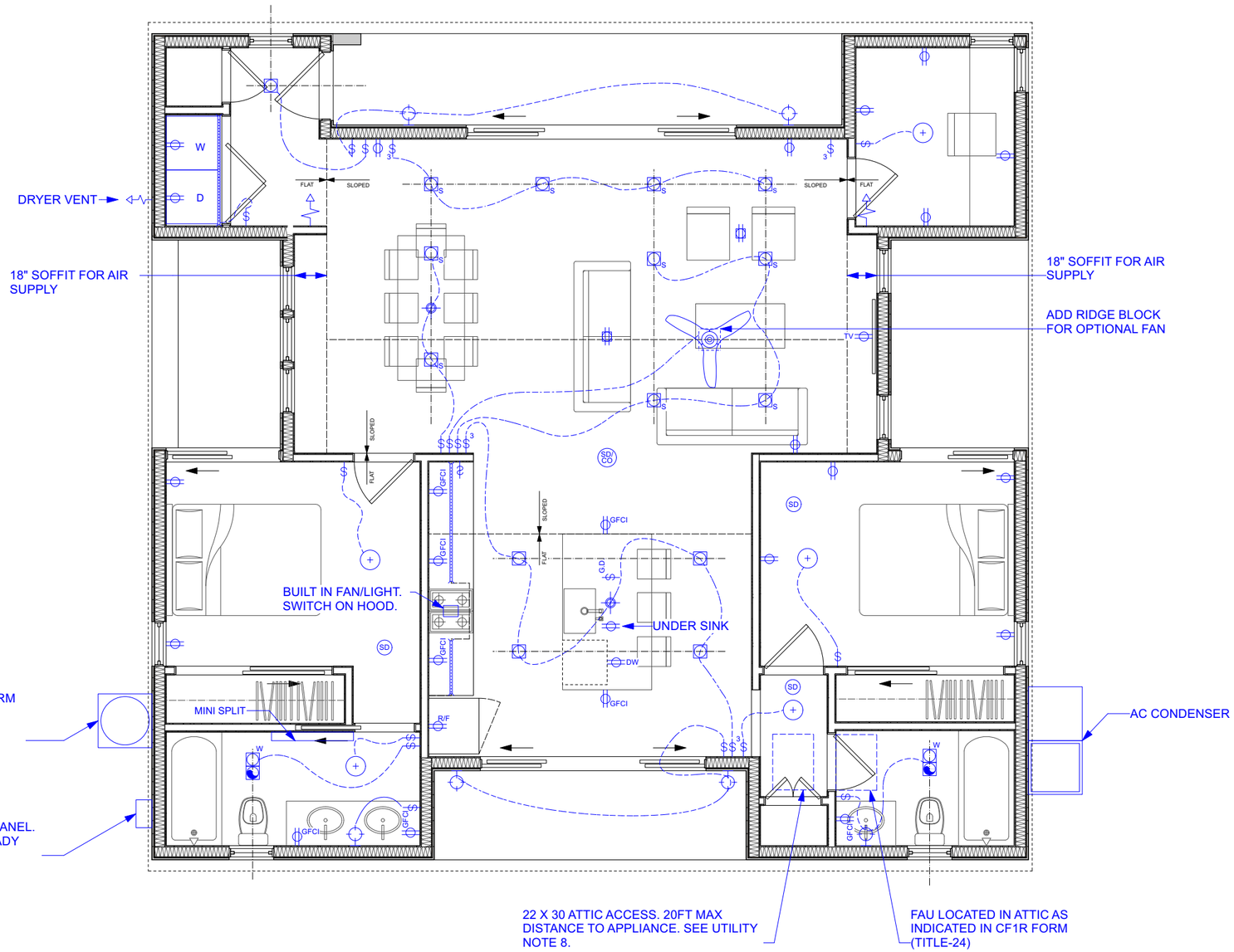
Sheet Number

A1.1



ELECTRICAL LEGEND

	DUPLEX OUTLET		HIGH EFFICACY RECESSED LIGHT
GFCI	DUPLEX GFCI OUTLET	S	OPTIONAL RECESSED LIGHT FOR SLOPED CIELING
	FLOOR MOUNTED OUTLET		PENDANT LIGHT FIXTURE
	WALL SWITCH		CIELING MOUNTED LIGHT FIXTURE
3	THREE WAY WALL SWITCH		WALL MOUNTED LIGHT FIXTURE
G.D.	GARBAGE DISPOSAL SWITCH		LINEAR STRIPE LIGHT FIXTURE
	SUPPLY	W	FAN AND LIGHT COMBINATION
SD/CO	COMBO SMOKE/ CARBON MONOXIDE DETECTOR		FAN
SD	SMOKE DETECTOR		
CO	CARBON MONOXIDE ALARM		

ELECTRICAL PLAN
3/8" = 1'-0"

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 CONFROM 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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BUILDING DIVISION

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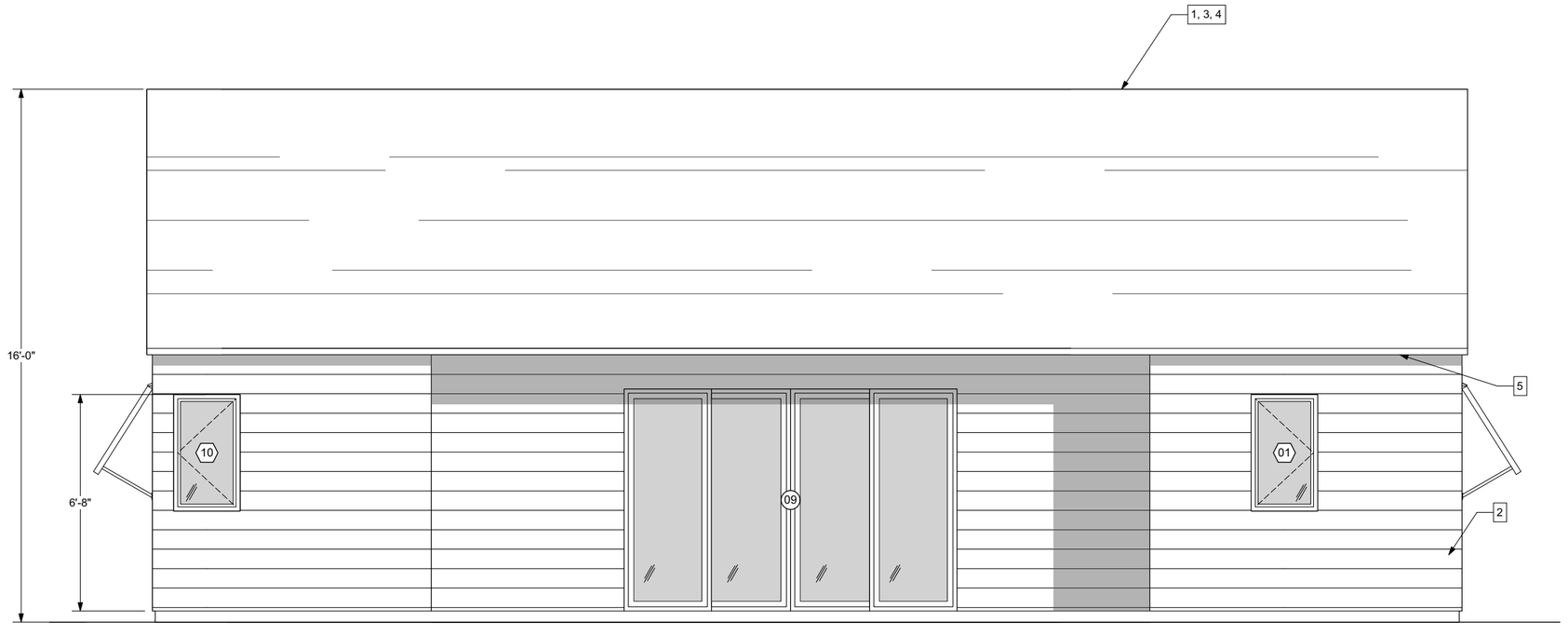
A2

FRONT



BACK

ELEVATIONS
1/2" = 1'-0"

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 in^2)

5. SOFFIT VENT (SEE NOTE 5 & 6 BELOW) (SEE DETAIL ON SHEET A4)
MANUFACTURER:_____
MODEL: _____
NFVA:_____ (MIN 36 in^2)

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
- NONCOMBUSTIBLE 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.
b. IGNITION-RESISTANT MATERIAL

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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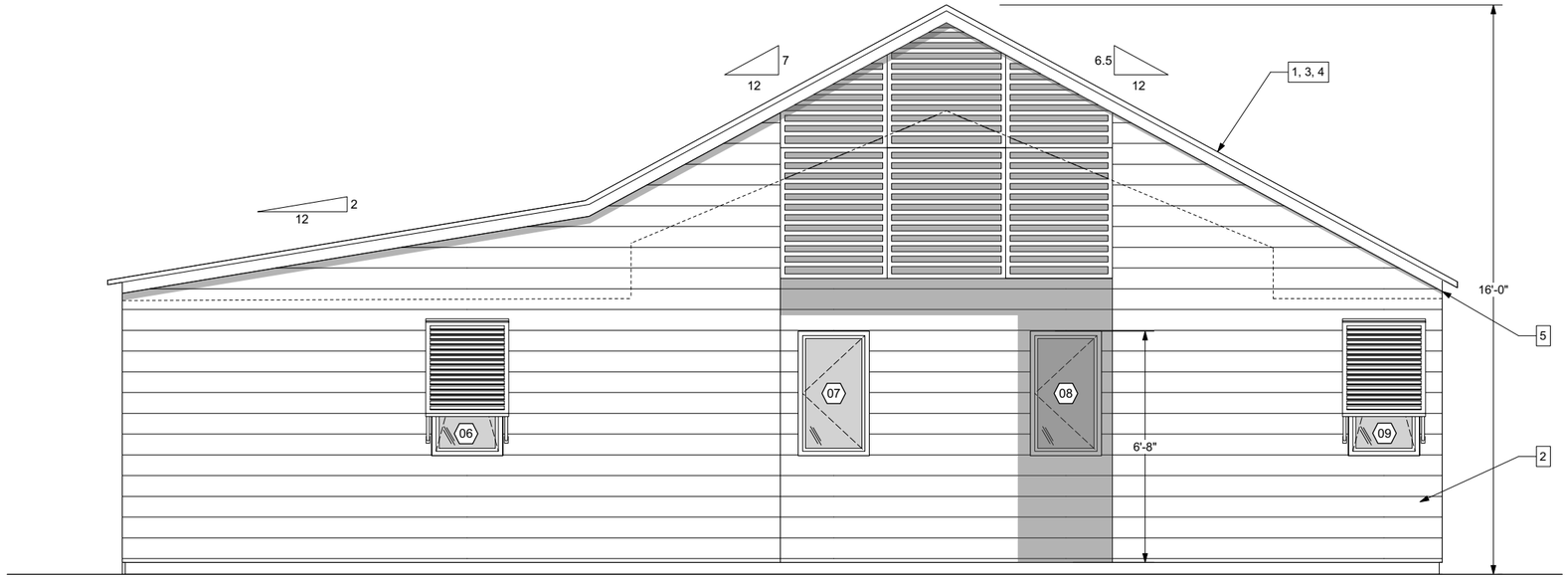
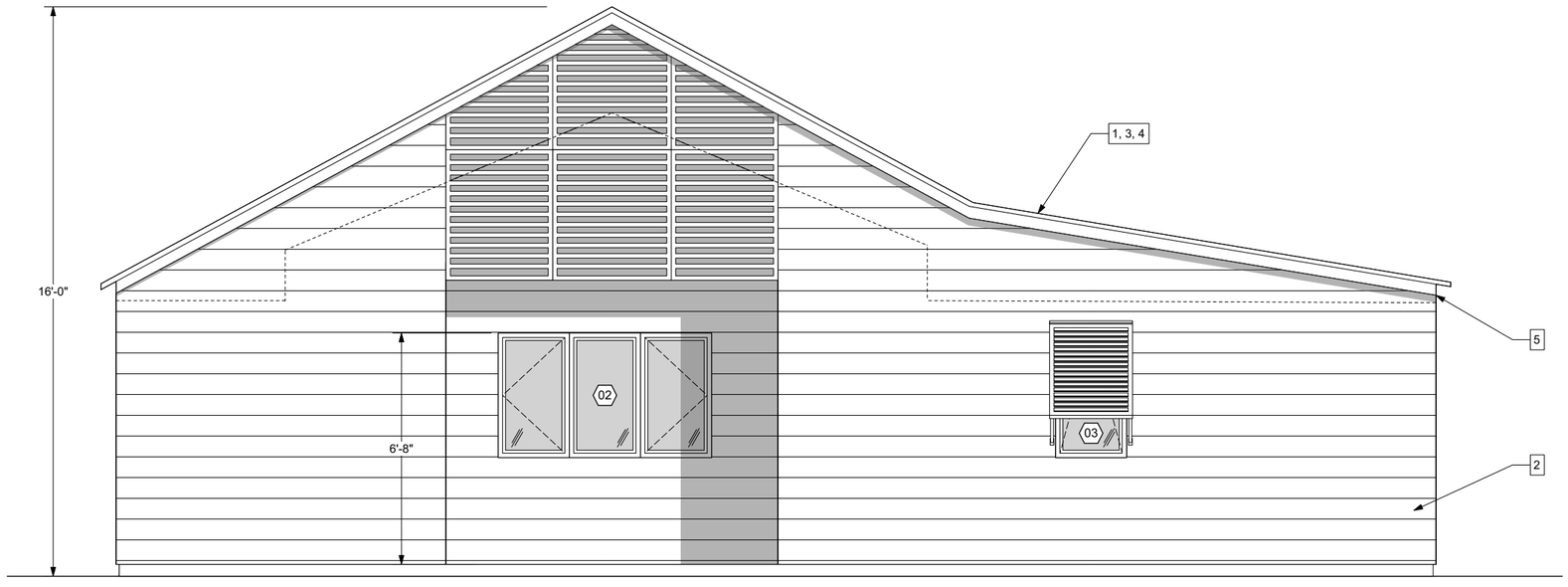
A3



RIGHT

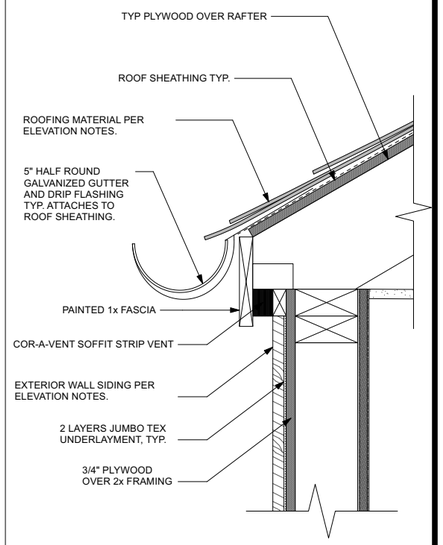


LEFT

ELEVATIONS
1/2" = 1'-0"

ELEVATION KEY NOTES

SEE SHEET A3 FOR KEY NOTES



SOFFIT VENT DETAIL 4
Scale: 3" = 1'-0"

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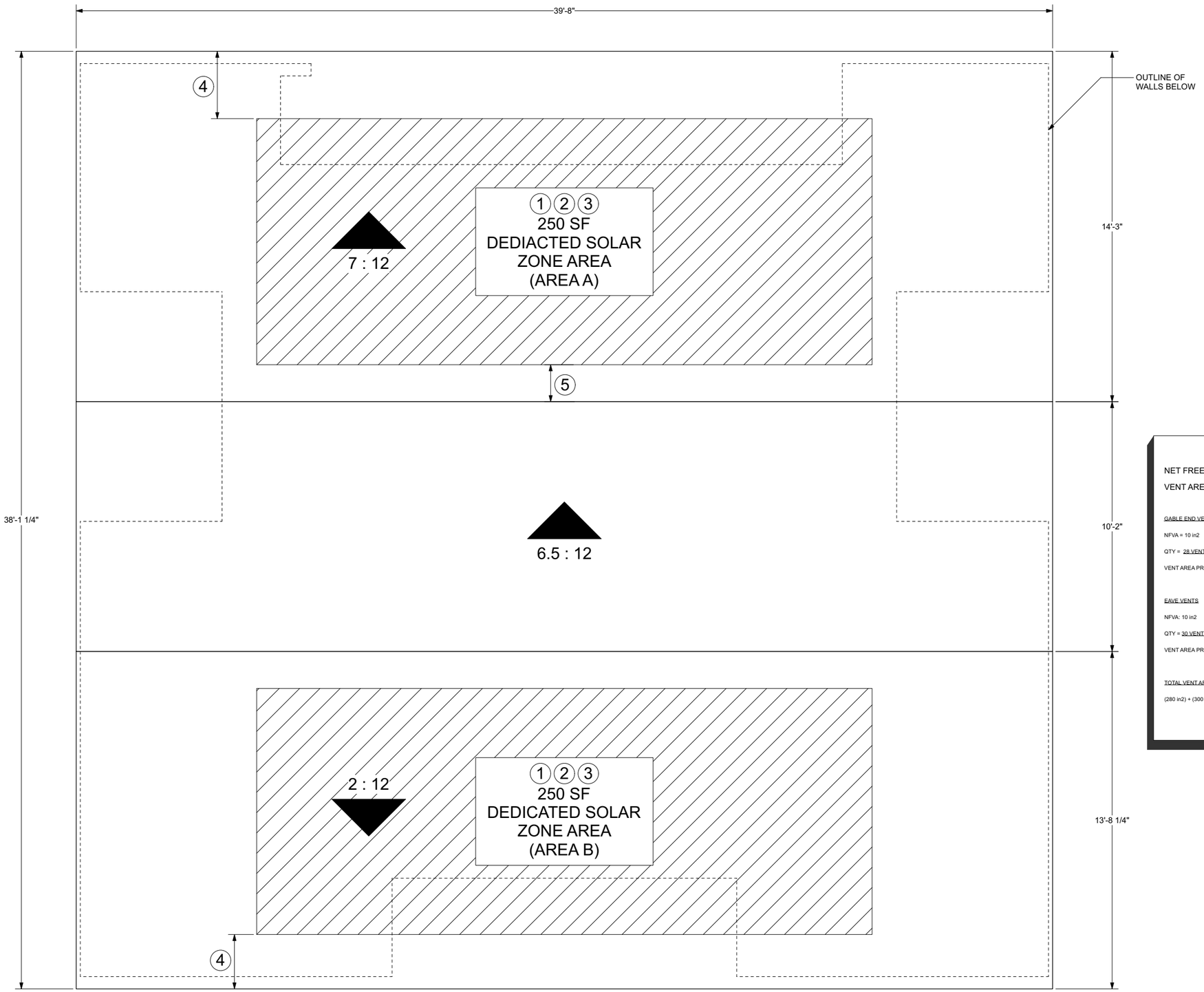
San Joaquin County, Planning & Development Services

1200 SF ACCESSORY DWELLING UNIT

BUILDING DIVISION

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 - 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

ATTIC VENTILATION REQUIRED

NET FREE CROSS VENTILATION AREA = 1/300

VENT AREA REQ'D = 1200 ft^2 / 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 10in2 = 300 in2

TOTAL VENT AREA PROVIDED

(280 in2) + (300 in2) = 580 in2 > 576 in2

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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

(PARTIAL LIST)

	CONNECTION	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.	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 JOSITS 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 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

MATERIAL	DEAD LOAD	LIVE LOAD
ROOF	19.0 psf	20 psf
EXTERIOR WALL	17.8 psf	
INTERIOR WALL	7.3 psf	

GENERAL DESIGN DATA

IMPORTANCE FACTOR -	1
OCCUPANCY CATEGORY -	II
ANALYSIS PROCEDURE -	ELFP
LAT. FORCE R.S. -	WOOD SHEAR WALLS

LATERAL SYSTEM DESIGN DATA

3 SEC. GUST SPEED -	94 mph
WIND EXPOSURE RATING -	Exp. B
END ZONE WALL PRESSURE -	24.96 psf
INT. ZONE WALL PRESSURE -	19.51 psf
SOIL DESIGN CATAGORY -	D (DEFAULT)
SEISMIC DESIGN CATAGORY -	D
Ss -	0.960
S1 -	0.332
Sds -	0.768
Sd1 -	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	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.	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
3½"	9½"	HUI49.5TF	4,550 LB	HGUS410	9,100 LB
	9½"	HUI49.5TF	4,550 LB	HGUS410	9,100 LB
	11⅞"	GLTV3.56/11.25	7,400 LB	HGUS412	9,600 LB
	11⅞"	GLTV3.511	7,400 LB	HGUS412	9,600 LB
	14"	GLTV3.514	7,000 LB	HGUS414	10,100 LB
5¼"-5½"	9½"	HB5.50/9.5	5,640 LB	HHUS5.50/10	5,660 LB
	9½"	HB5.50/9.5	5,640 LB	HHUS5.50/10	5,660 LB
	11⅞"	GLTV5.50/11.25	7,400 LB	HGUS5.50/12	9,600 LB
	11⅞"	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 (WSW 18x8) — –/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 (U410)
- 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 THAN SIX 16d NAILS.
- ⊠ POST BEARING ON FRAMING
- □ POST BELOW FRAMING
- DIRECTION OF SPAN FOR BOTT. CONC. SLAB REINF.
- (V) 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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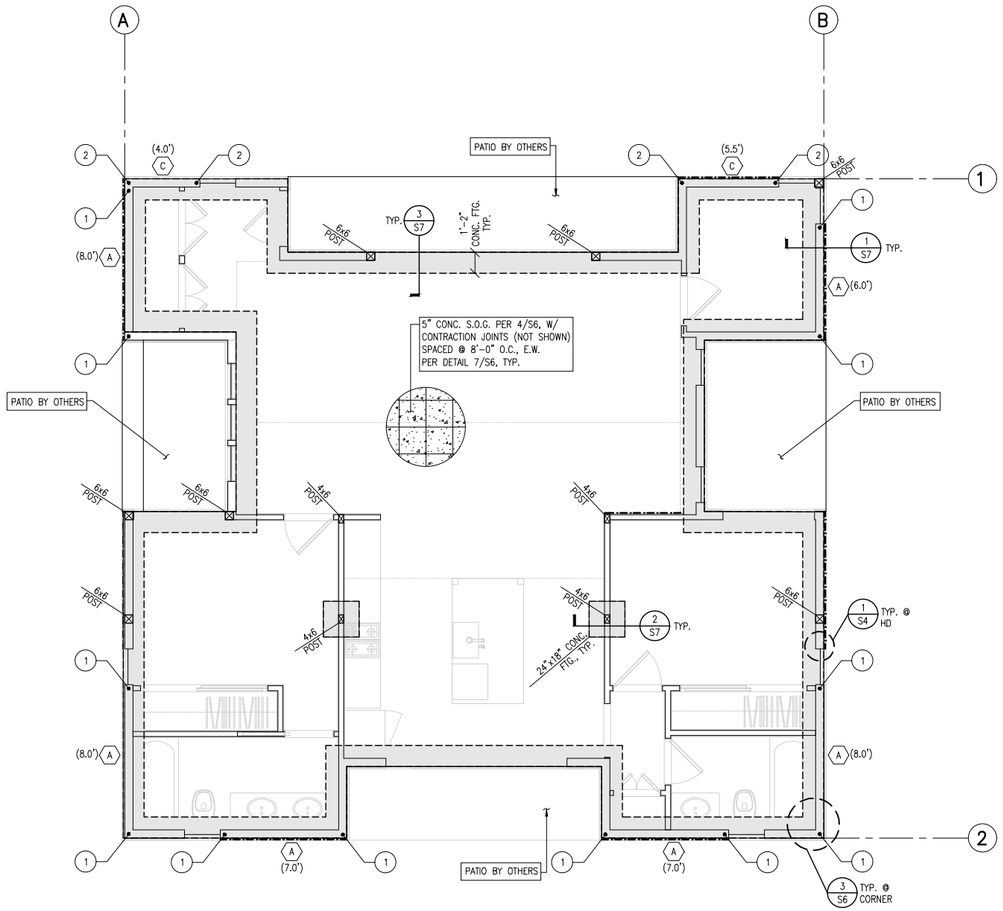
San Joaquin County, Planning & Development Services

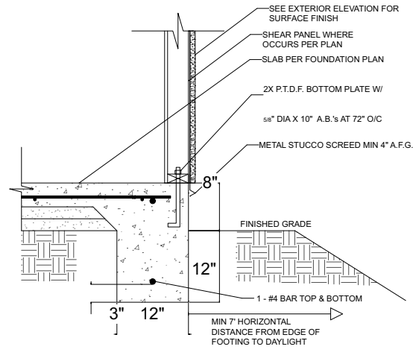
1200 SF ACCESSORY DWELLING UNIT

BUILDING DIVISION

Sheet Number

S0





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DETAIL 1

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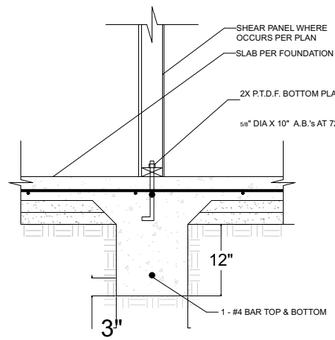

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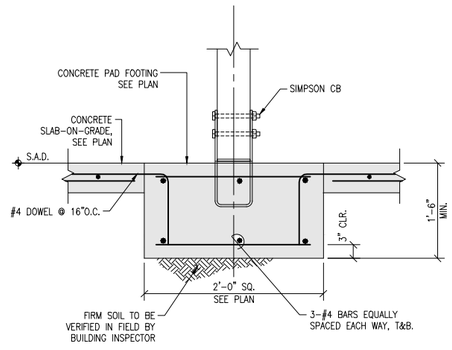

2 TYP WOOD POST ON CONCRETE PAD FOOTING

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 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

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

(#) BRACED WALL LINE

1 FOUNDTION PLAN/ DETAILS

Scale: 1/4" = 1'0"

1

3

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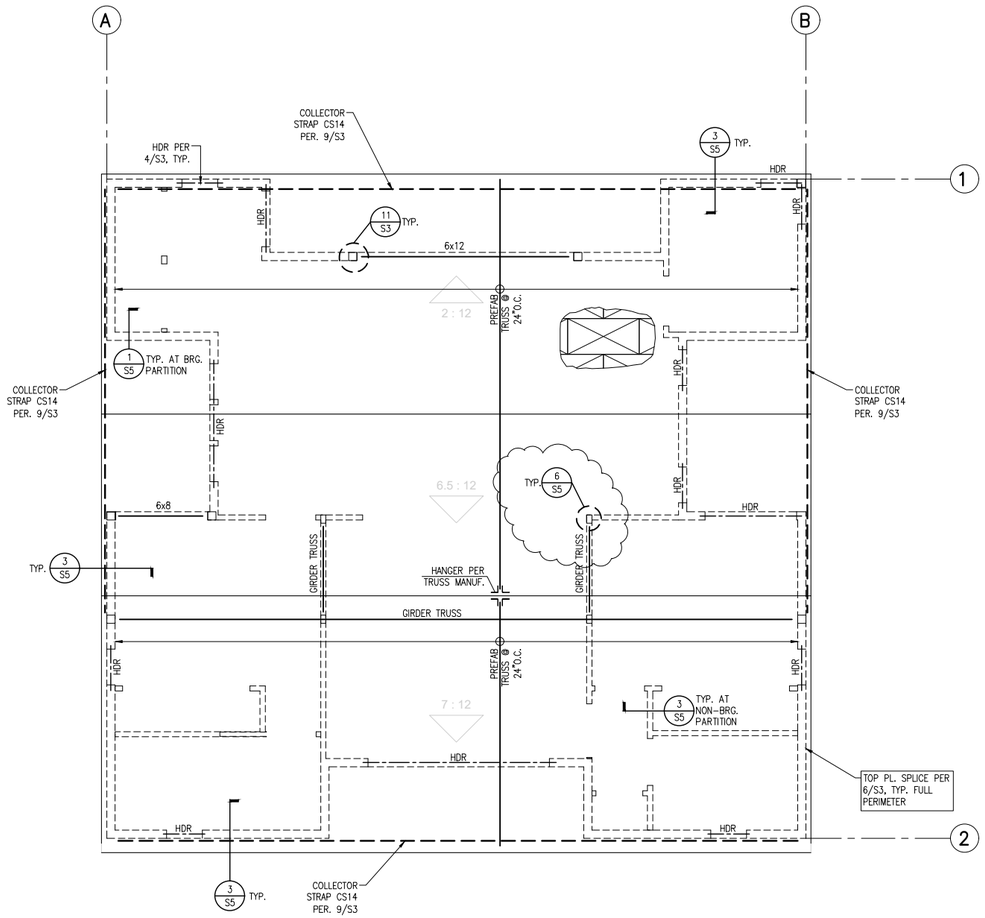
S1



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.

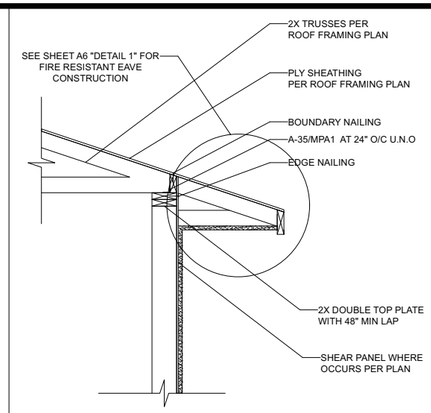
LEGEND

(#) 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

2 ROOF FRAMING PLAN/ DETAILS

Scale: 1/4" = 1'0"



DETAIL 1
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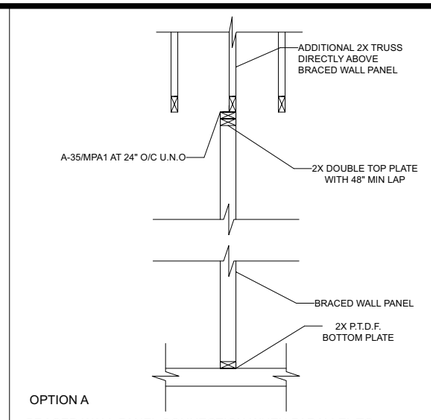
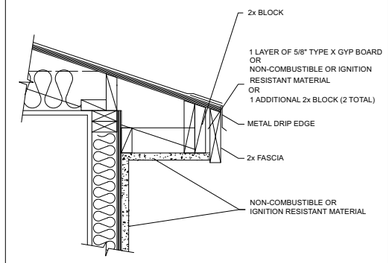


BRACED WALL PANEL CONNECTION WHEN PARALLEL TO CEILING FRAMING

DETAIL 4
(NTS)



DETAIL 1
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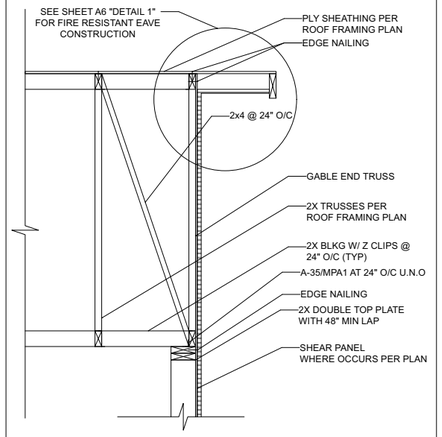

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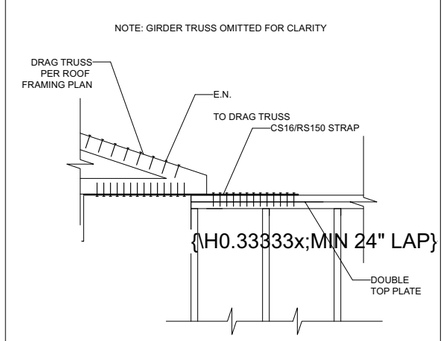

DETAIL 5
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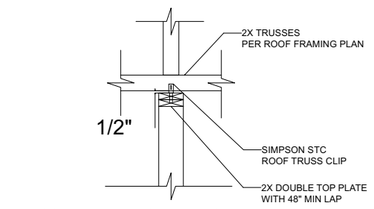

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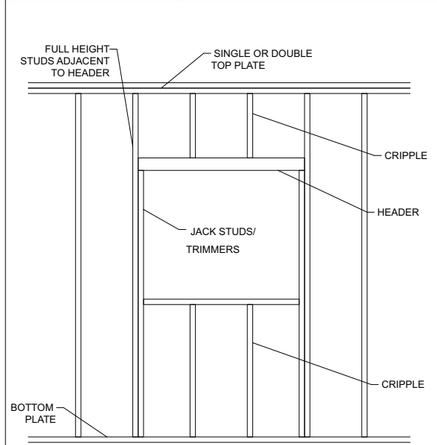

DETAIL 6
(NTS)

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San Joaquin County, Planning & Development Services

1200 SF ACCESSORY DWELLING UNIT

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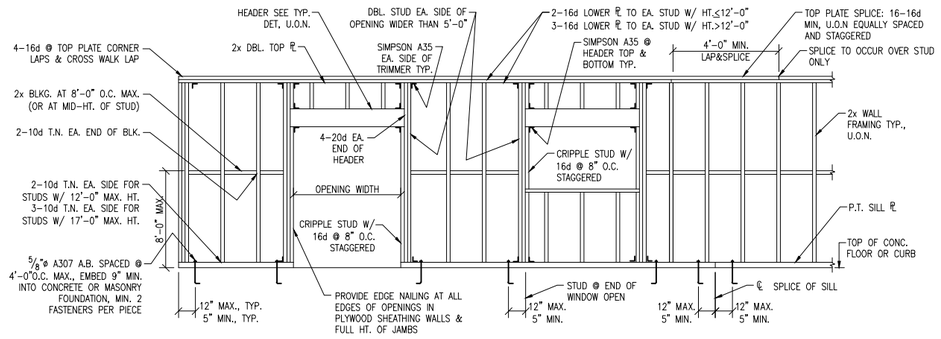
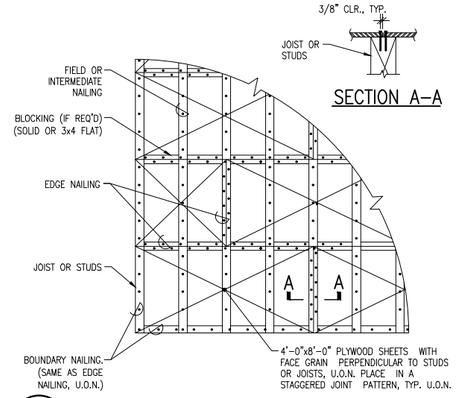
S2



1 TYPICAL WALL FRAMING

N.T.S.

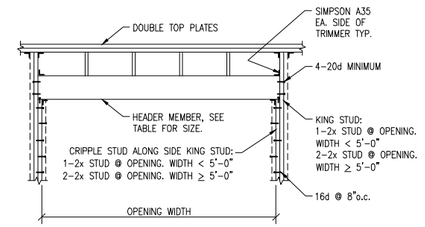
TDW06



3 HORIZ DIAPHRAGM NAILING

N.T.S.

TDW01



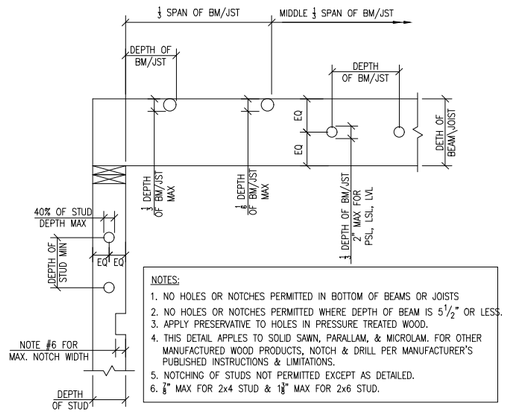
MAXIMUM OPENING WIDTH	WALL STUD SIZE	
	2x4	2x6
3'-0"	4x4	6x6
5'-0"	4x6	6x6
8'-0"	4x8	6x8
12'-0"	4x10	6x10

NOTE:
A 4x12 MIN HEADER MAY BE USED IN LIEU OF THE HEADERS NOTED IN THE TABLE.

4 TYPICAL HEADER DETAIL & SCHEDULE

N.T.S.

TDW05

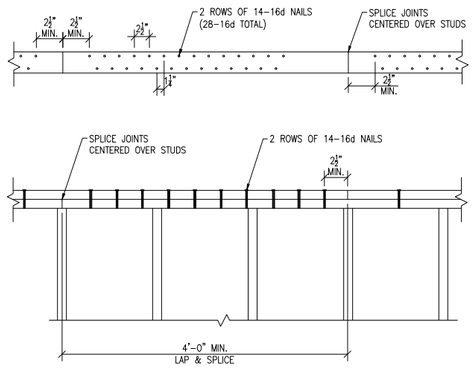


NOTES:
1. NO HOLES OR NOTCHES PERMITTED IN BOTTOM OF BEAMS OR JOISTS
2. NO HOLES OR NOTCHES PERMITTED WHERE DEPTH OF BEAM IS 5 1/2" OR LESS.
3. APPLY PRESERVATIVE TO HOLES IN PRESSURE TREATED WOOD.
4. THIS DETAIL APPLES TO SOLID SAWN, PARALLAM, & MICROLAM. FOR OTHER MANUFACTURED WOOD PRODUCTS, NOTCH & DRILL PER MANUFACTURER'S PUBLISHED INSTRUCTIONS & LIMITATIONS.
5. NOTCHING OF STUDS NOT PERMITTED EXCEPT AS DETAILED.
6. 1/4" MAX FOR 2x4 STUD & 1/8" MAX FOR 2x6 STUD.

5 NOTCH & BORE LIMITS IN FRAMING

N.T.S.

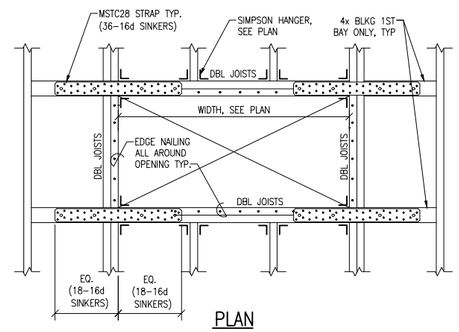
TADW07



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

N.T.S.

TDW23



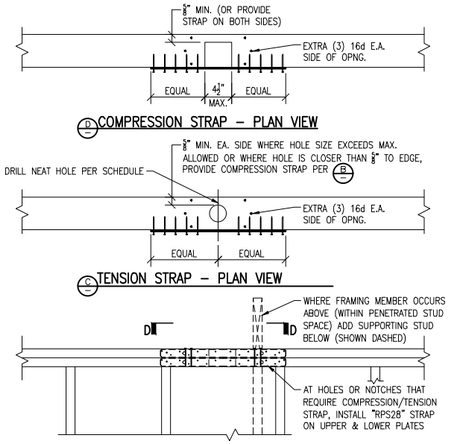
PLAN

NOTE:
PLYWOOD NOT SHOWN FOR CLARITY.

7 DIAPHRAGM OPENING DETAIL (3.455 KIP TENSION CAPACITY)

N.T.S.

TDW10



NOTE:
SEE PLAN FOR ADDITIONAL SPLICE REQUIREMENTS WHERE OCCURS

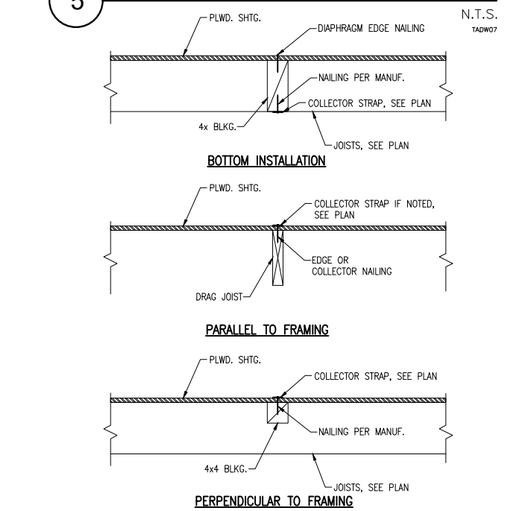
DRILLED HOLE SCHEDULE

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

12 TOP PLATE SPLICES, BREAKS & PENETRATIONS

1" = 1'-0"

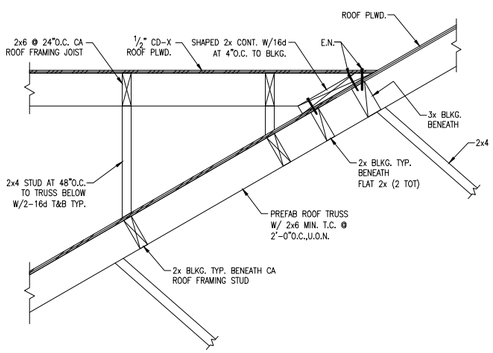
TDW61.dwg



9 DETAIL - COLLECTOR STRAP INSTALL O/ROOF SHEATHING

1" = 1'-0"

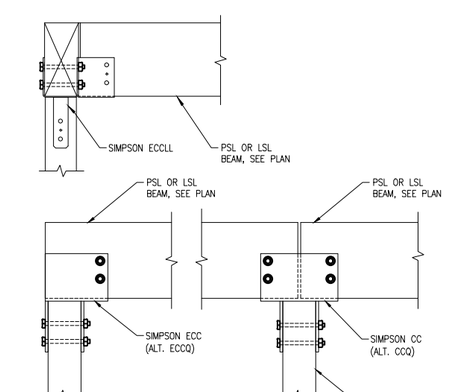
TDW50



10 TYPICAL CA ROOF FRAMING DETAIL

1" = 1'-0"

TDADW49.dwg



11 BEAM-TO-POST CONNECTION

N.T.S.

TDW13A

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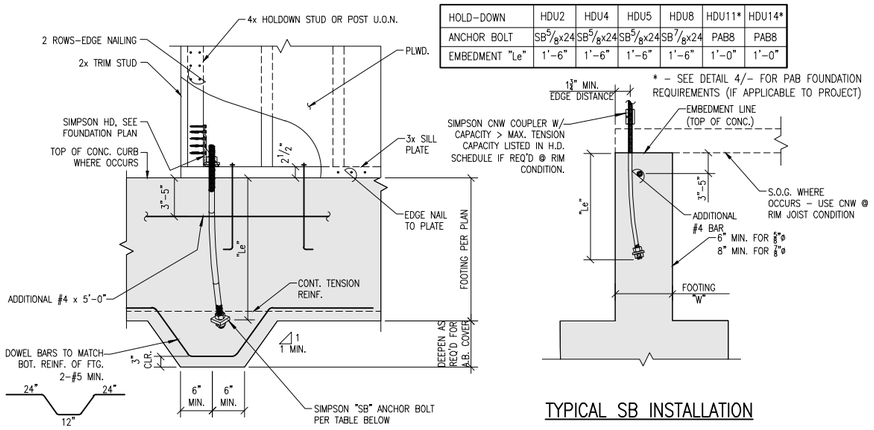
S3



HOLD-DOWN	HDU2	HDU4	HDU5	HDU8	HDU11*	HDU14*
ANCHOR BOLT	SB5/8x24	SB5/8x24	SB5/8x24	SB7/8x24	PAB8	PAB8
EMBEDMENT "Le"	1'-6"	1'-6"	1'-6"	1'-6"	1'-0"	1'-0"

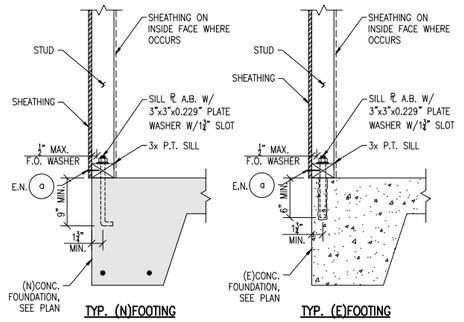
* - SEE DETAIL 4/- FOR PAB FOUNDATION REQUIREMENTS (IF APPLICABLE TO PROJECT)

TYPICAL SB INSTALLATION

1 TYPICAL HD-TO-(N) FOOTING DETAIL

N.T.S.

TDW04A.dwg



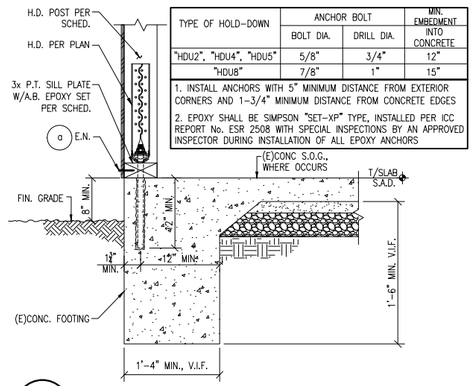
TYP. (N)FOOTING TYP. (E)FOOTING

NOTES:
1. SEE SHEAR WALL SCHEDULE FOR FASTENING.
2. SIMPSON "SET-XP" EPOXY. DRILL HOLE PER MANUF. REQUIREMENTS. WIRE BRUSH HOLD AND BLOW OUT DUST WITH COMPRESSED AIR A MINIMUM OF TWO TIMES PRIOR TO APPLYING EPOXY IN HOLE

3 TYPICAL ANCHOR BOLT SECTION @ CONCRETE FOUNDATION

N.T.S.

TDW16A



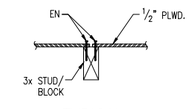
TYPE OF HOLD-DOWN	ANCHOR BOLT		MIN. EMBEDMENT INTO CONCRETE
	BOLT DIA.	DRILL DIA.	
"HDU2", "HDU4", "HDU5"	5/8"	3/4"	12"
"HDU8"	7/8"	1"	15"

1. INSTALL ANCHORS WITH 5" MINIMUM DISTANCE FROM EXTERIOR CORNERS AND 1-3/4" MINIMUM DISTANCE FROM CONCRETE EDGES
2. EPOXY SHALL BE SIMPSON "SET-XP" TYPE, INSTALLED PER ICC REPORT No. ESR 2508 WITH SPECIAL INSPECTIONS BY AN APPROVED INSPECTOR DURING INSTALLATION OF ALL EPOXY ANCHORS

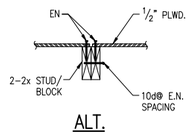
4 TYPICAL HOLD-DOWN @ EXISTING CONCRETE FOUNDATION

1" = 1'-0"

TDW04E.dwg



TYPICAL



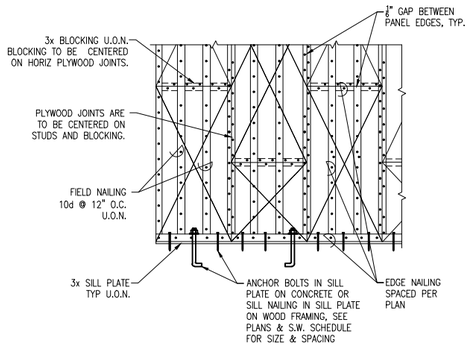
ALT.

NOTES:
1. VERTICAL SPLICE JOINTS SHALL BE STAGGERED WHERE THEY OCCUR.
2. EDGE NAILING TO BE SPACED PER S.W. SCHED

5 ALT. SHEAR WALL PANEL EDGE STUD/BLOCK

N.T.S.

TDW02A

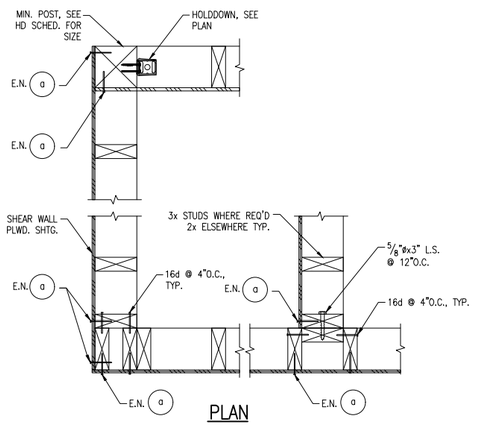


NOTES:
1. VERTICAL SPLICE JOINTS SHALL BE STAGGERED WHERE THEY OCCUR.
2. ⅛" GAP TYPICAL BETWEEN PANEL EDGES AT EACH FLOOR LEVEL.
3. ANCHOR BOLTS SPACED AT 4'-0" MAX U.O.N. SEE PLANS AND DETAILS FOR SIZE.
4. USE 3x STUDS AND BLOCKING WHERE REQUIRED.

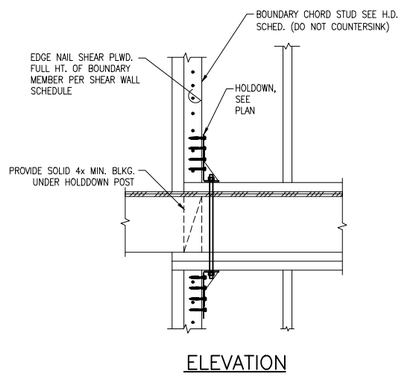
6 TYPICAL SHEARWALL ELEVATION PLYWOOD NAILING

N.T.S.

TDW02



PLAN



ELEVATION

7 DETAIL - SHEAR WALL CONNECTIONS AT INTERSECTIONS & CORNERS

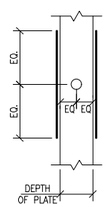
N.T.S.

TDW03

8 FLOOR TO FLOOR HOLDOWN DETAIL

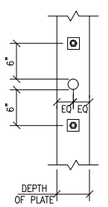
N.T.S.

TDW11



FOR HOLE GREATER THAT 1/3 DEPTH OF PLATE STRAP EACH SIDE OF PLATE PER DET. #12 ON TYPICAL DETAILS SHEET

TOP PLATE OR SOLE PLATE



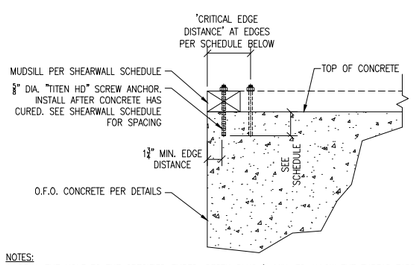
FOR HOLE GREATER THAT 1/3 DEPTH OF PLATE INSTALL ANCHOR BOLTS EA. SIDE AS SHOWN

MUDSILL PLATE

9 DETAIL - HOLES IN PLATES

N.T.S.

TDW08.dwg



NOTES:
1. DRILL THE HOLE TO THE SPECIFIED EMBED. DEPTH PLUS ⅛" MIN. TO ALLOW THE THREAD TAPPING DUST TO SETTLE & BLOW IT CLEAN USING COMPRESSED AIR.
2. INSERT THE ANCHOR THROUGH THE WASHER AND INTO THE HOLE.
3. TIGHTEN THE ANCHOR UNTIL THE HEX WASHER HEAD COMES IN CONTACT WITH THE WASHER.
4. CAUTION: OVERSIZED HOLES IN THE BASE MATERIAL WILL REDUCE OR ELIMINATE THE MECHANICAL INTERLOCK OF THE THREADS WITH THE BASE MATERIAL AND WILL REDUCE THE ANCHOR'S LOAD CAPACITY. USE A TITEN HD SCREW ANCHOR ONE TIME ONLY. INSTALLING THE ANCHOR MULTIPLE TIMES MAY RESULT IN THREAD WEAR AND REDUCE LOAD CAPACITY.
5. NO "TITEN HD' BOLTS ALLOWED IN CONCRETE CURB CONDITIONS.

NOMINAL. ANCHOR DIA.	DRILL BIT DIA.	MAX.INSTALL-ATION TORQUE	MAX. INPACT WRENCH TORQUE RATING	EMBEDMENT DEPTH	CRITICAL EDGE DISTANCE
⅝"	⅝"	100	340	4"	4½"

10 TITEN HD - ANCHOR & NOTES

1" = 1'-0"

TDW04H.dwg

HOLDOWN SCHEDULE

TYPE	HOLDOWN	ANCHOR	MIN. POST SIZE	"SB" BOLT SIZE (IN)	ANCHOR-AGE TO POST	OFF SET (IN)	EMBED-MENT "Le"	ALLOWABLE LOAD (LBS)
1	HDU2	SB5/8x24	2-2x**	⅝"	6-SDS 25212	1⅛"	18"	3,075
2	HDU4	SB5/8x24	4x4	⅝"	10-SDS 25212	1⅛"	18"	4,565
3	HDU5	SB5/8x24	4x4	⅝"	14-SDS 25212	1⅛"	18"	5,645
4	HDU8	SB7/8x24	4x6	⅞"	20-SDS 25212	1⅛"	18"	7,870
5	HDU11	PAB8	6x8 OR 4x8	1"	30-SDS 25212	1⅛"	24"	11,175
6	HDU14	PAB8	6x8 OR 4x8	1"	36-SDS 25212	1⅛"	24"	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 HOLDOWN 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 HOLDOWN PURPOSES MAY NOT BE SPECIFICALLY INDICATED ON THE FRAMING PLANS.
6. COUNTERSINKING OF HOLDOWN 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 HOLDOWN POSTS.
8. **HOLDOWN POSTS FROM MULTIPLE STUDS (SEE SCHEDULE): FACE NAIL MULTIPLE STUDS WITH 2 ROWS OF 16d @ 6"O.C., FULL HEIGHT.
9. RE-TIGHTEN ALL BOLTS PRIOR TO SHEARWALL CLOSE-IN

SHEARWALL SCHEDULE (SHEATHING ONE FACE)

SHEAR WALL DESIGNATION:	(A)(x.x')	(B)(x.x')	(C)(x.x')	(D)(x.x')	(E)(x.x')	SHEATHING EA. FACE (F)(x.x')	(G)(x.x')	(H)(x.x')
PLYWOOD OR OSB SHEATHING THICKNESS:	½"	½"	½"	½"	½" STR. 1	½" STR. 1 EACH FACE	½" STR. 1 EACH FACE	½" STR. 1 EACH FACE
(a) 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"
(c) SILL CONNECTION: NAILS (16d NAILS)	@ 6" O.C. @ 12" O.C.	@ 5" O.C. @ 9" O.C.	@ 4" O.C. @ 6" O.C.	-- @ 5" O.C.	-- @ 4" O.C.	-- @ 3" O.C.	-- (2) @ 7" O.C.	-- (2) @ 5" O.C.
(e) ⅝" MUDSILL A.B. WITH 2x SILL WITH 3x SILL	@ 36" MAX @ 42" MAX	@ 24" MAX @ 30" MAX	-- @ 24" MAX	-- @ 18" MAX	-- @ 16" MAX	-- @ 12" MAX	-- @ 10" MAX	-- @ 9" MAX
(d) TOP CONNECTION (U.O.N.): RBC LTP4 LSTO A35	@ 16" MAX @ 24" MAX @ 24" MAX @ 16" MAX	@ 12" MAX @ 16" MAX @ 16" MAX @ 16" MAX	@ 8" MAX @ 12" MAX @ 12" MAX @ 10" MAX	@ 6" MAX @ 8" MAX @ 8" MAX @ 8" MAX	@ 6" MAX @ 8" MAX @ 10" MAX @ 8" MAX	@ 6" MAX @ 8" MAX @ 8" MAX @ 12" MAX	-- -- @ 6" MAX @ 10" 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 TUMBLED.
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. PREDRILL 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 I = STRUCTURAL I GRADE PLYWOOD OR STRUCTURAL 1 GRADE OSB.
9. SDS = SIMPSON SDS x ¼" 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

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.

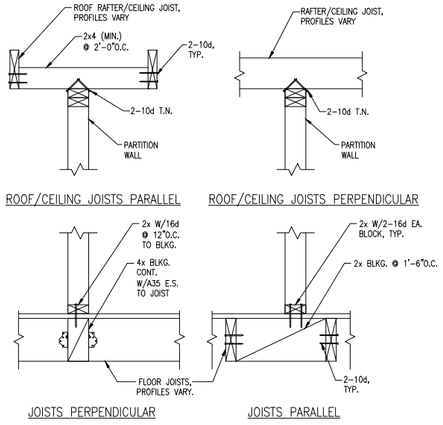
San Joaquin County, Planning & Development Services

1200 SF ACCESSORY DWELLING UNIT

BUILDING DIVISION

Sheet Number

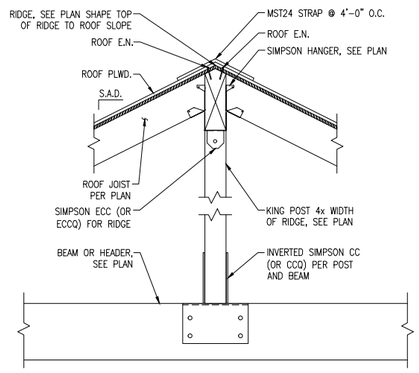
S4



1 DETAIL– BEARING PARTITION CONN.

1" = 1'–0"

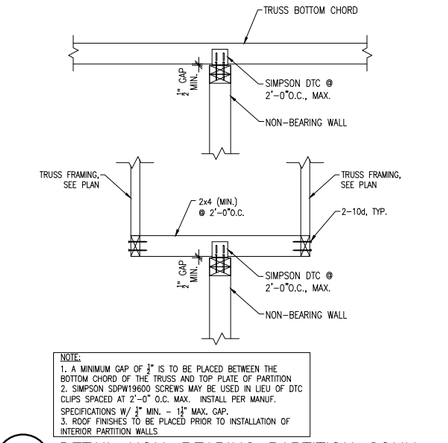
TDW22B.dwg



2 DETAIL – KING POST

1" = 1'–0"

TDW25



3 DETAIL NON–BEARING PARTITION CONN. @ ROOF TRUSS

1" = 1'–0"

TDW22

4

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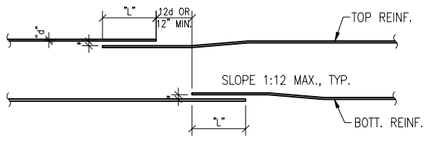
San Joaquin County, Planning & Development Services

1200 SF ACCESSORY DWELLING UNIT

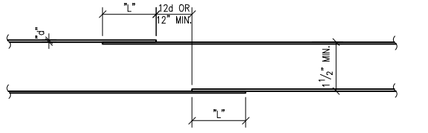
BUILDING DIVISION

Sheet Number

S5



BOUNDARY, COLUMN & BEAM



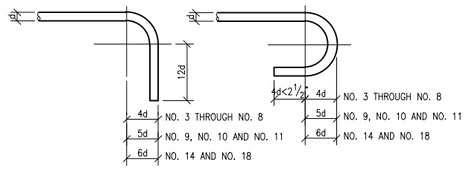
WALL OR SLAB

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

1 REINFORCING BAR SPLICE DETAIL

N.T.S.

TDC07



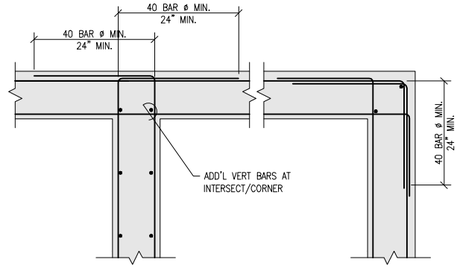
PRINCIPAL REINFORCING

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.

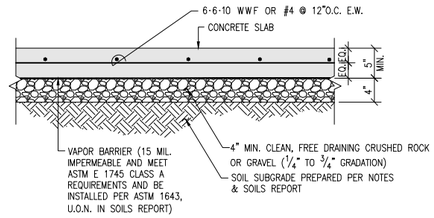
TDC08



3 TYP HORIZ BARS – WALLS/FOOTINGS

N.T.S.

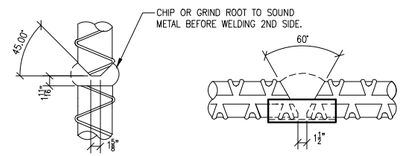
TDC02



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

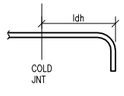
5

6

7

F'c = 2500psi			
#3	9"	6"	6"
#4	12"	9"	7"
#5	15"	11"	9"

BAR SIZE	BASIC LENGTH ldh	12.5.3 (a) MODIF 0.7 ldh	12.5.3 (a)(b)(c) MODIF 0.7(0.8) ldh
F'c = 3000psi			
#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"



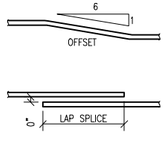
NOTE:
1. EMBEDMENT LENGTHS ARE BASED ON ACI 318-14 12.5, GR 60 STEEL AND NORMAL WEIGHT AGGREGATE.
2. FOR MODIF 12.5.3 (a) SIDE COVER NOT LESS THEN 2½", COVER ON EXTENSION OF 90° HOOK NOT LESS THAN 2".
3. FOR MODIF 12.5.3 (b)(c) BARS ENCLOSED IN TIES OR STIRRUPS PERP TO THE BAR SPACED NOT GREATER THAN 3db ALONG ldh.

9 TENSION DEVELOPMENT FOR STANDARD HOOKS

N.T.S.

TDC45

BAR SIZE	CLASS B SPLICE (in) TOP BARS	CLASS B SPLICE (in) OTHER BARS	CLASS A SPLICE (in) TOP BARS	CLASS A SPLICE (in) OTHER BARS
F'c = 2500psi				
#3	31	24	24	18
#4	41	32	32	24
#5	51	39	39	30
F'c = 3000psi				
#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

11

12

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1200 SF ACCESSORY DWELLING UNIT

BUILDING DIVISION

Sheet Number

S6