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:**

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

1. ON APRIL 1, 2015, GOVERNOR BROWN ISSUED EXECUTIVE ORDER, EO B-29-15 DIRECTING THE DEPARTMENT OF WATER RESOURCES TO UPDATE A PREVIOUS MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) MTO BE MORE STRINGENT AND REDUCE LANDSCAPE WATER USE.
2. ALL NEW PROJECTS, WHETHER THEY INCLUDE LANDSCAPING OR NOT, REQUIRE SUBMITTAL OF A COMPLETED MWELO PROJECT INFORMATION FORM. **THE PLAN REVIEW PROCESS WILL NOT BE COMPLETED WITHOUT A SIGNED MWELO FORM UPLOADED TO ACCELA DURING PLAN REVIEW.**

ALTERNATIVE ROOF FRAMING SYSTEM

1. AN ALTERNATIVE TO A CONVENTIONAL CUT-AND-STACK ROOF FRAMING SYSTEM (RAFTERS/CEILING JOISTS) IS A PREFABRICATED ROOF TRUSS FRAMING SYSTEM. MANUFACTURED ROOF TRUSS CALCULATIONS SHALL BE SUBMITTED FOR REVIEW AS PART OF THE CONSTRUCTION DOCUMENTS.

RESTRICTIONS AND REQUIREMENTS FOR USE OF PLANS

1. THESE PLANS MAY ONLY BE USED FOR CONSTRUCTION ON LOTS WITHIN THE **COUNTY OF SAN JOAQUIN** AND ONLY IF ALL PROPERTY OWNERS EXECUTE A HOLD HARMLESS AGREEMENT.

SHEET INDEX

SHEET #	SHEET NAME
A0.1	COVER SHEET / SITE PLAN
A0.2	GENERAL NOTES / CAL-GREEN NOTES
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A6	CEILING FRAMING PLAN AND DETAILS
A7	FRONT AND REAR ELEVATIONS
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A9	DETAILS
T-24	ENERGY COMPLIANCE REPORT - T-24
FS	FIRE SPRINKLER PLANS (*)
PV	PV SOLAR SYSTEM PLANS (**)

NOTE: (*) INDICATES: IF FIRE SPRINKLER SYSTEM REQUIRED ; (**) INDICATES: IF PV SOLAR SYSTEM REQUIRED

NO PV REQUIRED: PER SECTION 150.1(C)140, EXCEPTION 2 (*IF ENERGY COMPLIANCE REPORT SIZED PV SYSTEM < 1.8KWDC*)

ADU OPTIONS

PRE-MANUFACTURED TRUSSES
WOOD OR FIBER-CEMENT SIDING

GENERAL CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED SAN JOAQUIN COUNTY AMENDMENTS:
- **-2022 CALIFORNIA BUILDING CODE (CBC)**
- **-2022 CALIFORNIA RESIDENTIAL CODE (CRC)**
- **-2022 CALIFORNIA PLUMBING CODE (CPC)**
- **-2022 CALIFORNIA MECHANICAL CODE (CMC)**
- **-2022 CALIFORNIA ELECTRICAL CODE (CEC)**
- **-2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS**
- **-2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)**
- **-2022 CALIFORNIA FIRE CODE (CFC)**

DESIGN BASIS

CONVENTIONAL LIGHT FRAME CONSTRUCTION: TYPE-VB
OCCUPANCY: R-3
CLIMATE ZONE: 12
ROOF LIVE LOAD: 20 PSF
ULTIMATE WIND SPEED: 110 MPH
EXPOSURE CATEGORY: C
SOIL SITE CLASS: D
RISK CATEGORY: II
S_{DS}: 1.25
SEISMIC DESIGN CATEGORY: D_0, D_3, D_2
ALLOW SOIL VERTICAL BEARING PRESSURE: 1500 PSF (SEE EXPANSIVE SOIL NOTE)
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.

COVER SHEET/SITE PLAN

SAN JOAQUIN COUNTY, PLANNING & DEVELOPMENT SERVICES

746 SF ACCESSORY DWELLING 2-BEDROOM UNIT

BUILDING DIVISION

DATE REVISED: DEC 2022

COS
VERSION: 3.0

Sheet Number

A0.1

GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ADEQUATE STAYS AND BRACING OF ALL FRAMING UNTIL ALL ELEMENTS OF DESIGN HAVE BEEN INCORPORATED IN THE PROJECT.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH NEW WORK.
3. WORK UNDER THIS PERMIT DOES NOT REQUIRE SPECIAL INSPECTION OR STRUCTURAL OBSERVATION.
4. IF APPLICABLE, FIRE WALLS/EAVES SHALL BE PROVIDED AND SHALL COMPLY WITH SECTION R302 AND THE FIRE-RATED DETAILS IN THESE PLANS BASED ON THE LOCATION OF THE ADU ON YOUR SITE.
5. LOCATION OF HVAC SUBJECT TO FIELD INSPECTION.
6. HERS VERIFICATION REQUIRED FOR THE HVAC COOLING, HVAC DISTRIBUTION, & HVAC FAN SYSTEMS. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.

SITE PLAN REQUIREMENTS

- APPLICANT SHALL PROVIDE A SITE PLAN FOR THE PROPERTY SHOWING THE LOCATION OF THE PROPOSED ADU AND INCORPORATE IT INTO THIS PLAN SET PRIOR TO SUBMITTING PLANS FOR REVIEW.
- LOCATION OF THE ADU SHALL COMPLY WITH ALL SETBACK REQUIREMENTS OF CURRENT ZONING.
- SHOW ALL DIMENSIONS FROM PROPERTY LINES AND EXISTING STRUCTURES TO THE PROPOSED ADU.
- SHOW ALL EXISTING AND PROPOSED UTILITIES.
- SITE PLAN SHALL BE DRAWN TO SCALE (INCLUDE NORTH ARROW)
-

PLACE SITE PLAN IN BOX

FIRE APPARATUS ACCESS ROAD STANDARD

1. BUILDINGS, PORTIONS OF BUILDINGS CONSTRUCTED OR MOVED AND LOCATED WITHIN 150 FEET OR MORE FROM THE PUBLIC ROADWAY SHALL CONFORM TO THE SAN JOAQUIN COUNTY FIRE CHIEF'S ASSOCIATION FIRE ROAD STANDARDS. THE EXISTING OR PROPOSED FIRE ACCESS ROAD/DRIVEWAY SHALL BE CLEARLY DELINEATED ON THE SITE-PLAN AND IN CONFORMANCE WITH THOSE STANDARDS AS TO DRIVEWAY WIDTH, ROAD SURFACE, HEIGHT CLEARANCE AND ROAD TURNAROUND DETAILS.

EXPANSIVE SOIL

2. PROJECTS LOCATED IN AN EXPANSIVE SOIL AREA- FOOTINGS AND PIERS SHALL HAVE A MINIMUM EMBEDMENT DEPTH OF 18 INCHES FROM THE SOIL SURFACE AND HAVE (2) - #4 REBAR AT THE TOP AND (2) - #4 REBAR AT THE BOTTOM OF THE FOOTING. (WWW.SJMAP.ORG/DISTRICT VIEWER/)

SITE DRAINAGE

3. LOTS SHALL BE GRADED TO DRAIN SURFACE AWAY FROM THE FOUNDATION WALLS AND THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0".

ADDRESS IDENTIFICATION

1. BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH, WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED, CRC R319.1DF

N

SCALE: 1" =

VICINITY MAP

OWNER INFORMATION

NAME	-
ADDRESS	-
PHONE	-
EMAIL	-

DESIGNER INFORMATION

NAME	-
ADDRESS	-
PHONE	-
EMAIL	-

PARCEL INFORMATION

APN:

SITE ADDRESS

PRIMARY SFR EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13D? (Y OR N)

PROPERTY CONNECTED TO THE ELECTRICAL GRID? (Y OR N)

PROPERTY SERVICED BY PROPANE? (Y OR N)
(PLANS **NOT** USABLE FOR PROPANE SERVICE)

PROPERTY SERVICED BY NATURAL GAS? (Y OR N)
(PLANS **NOT** USABLE FOR GAS SERVICE)

FHA - SITE IS IN A FLOOD HAZARD AREA? (Y OR N)
(PLANS **NOT** USABLE FOR FLOOD HAZARD AREA)

WUI - SITE IS IN A FIRE HAZARD AREA? (Y OR N)
(PLANS **NOT** USABLE FOR FIRE HAZARD ZONE)

PROJECT SCOPE

PROPOSED **746** SF DETACHED ACCESSORY DWELLING UNIT

EXISTING SFR CONDITIONED FLOOR AREA: _____

GRADING	
CUT	CU YDS
CUT	-
FILL	-
TOTAL	-

PERVIOUS AREA INFORMATION

PERVIOUS SURFACE AREA DETAIL

SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA sf)	NOTES
1	NA	NA	NA	NA
2	NA	PER PLAN	NA	NA
3	NA	NA	NA	NA
4	NA	NA	NA	NA
5	NA	NA	NA	NA

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 DETAIL

SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (sf)	EXISTING AREA (sf)
1	ADU + OVERHANGS	PER PLAN	NA	NA
2	SFD	PER PLAN	NA	NA
3	DRIVEWAY	-	NA	NA
4	NA	NA	NA	NA
5	NA	NA	NA	NA

CA MECHANICAL CODE NOTES

EXHAUST SYSTEMS

1. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND BE EQUIPPED WITH BACK DRAFT DAMPERS. (CMC SECTION 504.1)
2. KITCHEN RANGE VENTILATION DUCTS SHALL BE METAL WITH SMOOTH INTERIOR SURFACES.(CMC SECTION 504.3)
3. THE CLOTHES DRYER SHALL BE EXHAUSTED USING APPROVED 4" Ø MIN DUCTING. THE DUCTING SHALL NOT EXCEED 14' WITH A MAXIMUM OF 2-90° ELBOWS, UNLESS PERMITTED BY MANUFACTURER INSTRUCTIONS AND THE LOCAL JURISDICTION. (CMC SECTION 504.4)
4. NO HVAC OR WATER HEATER VENTS SHALL TERMINATE LESS THAN 4'-0" BELOW OR TO THE SIDE, OR LESS THAN 1'-0" ABOVE ANY DOOR OR OPERABLE WINDOW. (CMC SECTION806.6)

VENTILATION (PER CMC SECTION 402, CAEC SECTION 150(H), & ASHRAE 62.2)

5. KITCHEN - 100 CFM (ON DEMAND), 1 SONE, 5" Ø MIN DUCT
6. BATHROOM - 50 CFM (ON DEMAND), 1 SONE, 4" Ø MIN DUCT
   a. WHOLE HOUSE FAN - PER PLANS (PER ENERGY COMPLIANCE REPORT)
   b. INDOOR AIR QUALITY FAN - PER PLANS (PER ENERGY COMPLIANCE REPORT)

APPLIANCES

7. APPLIANCES INSTALLED IN ATTICS SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE AND NOT LESS THAN 22" X 30" WITH MINIMUM 30" HEADROOM CLEARANCE. THE APPLIANCE SHALL BE LOCATED WITHIN 20' OF THE PASSAGEWAY ACCESS WHEN ATTIC HAS LESS THAN 6' HEADROOM. PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ENTRANCE TO THE APPLIANCE. A PERMANENT 120- VOLT RECEPTACLE OUTLET AND LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. (CMC 304.4, CPC 509.4).

CA RESIDENTIAL CODE NOTES

WINDOWS

1. ALL NEW OR REPLACED WINDOWS SHALL BE DUAL GLAZED WITH LOW-E GLASS. DO NOT REMOVE NFRC STICKERS FROM GLAZING PRIOR TO APPROVED INSPECTION. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR ESCAPE OPENING OF 5.7 SF WITH A MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND MINIMUM NET CLEAR OPENING WIDTH OF 20". THE WINDOW OPENING BOTTOM EDGE SHALL NOT BE MORE THAN 44"ABOVE THE FLOOR. (CRC SECTION R310)
2. THE CONTRACTOR SHALL PROVIDE SAFETY GLAZING FOR ALL CONDITIONS DEEMED A "HAZARDOUS LOCATION" PER CRC SECTION R308.4.

BATHROOMS

3. WALL FINISHES AT SHOWER/ BATHTUB ENCLOSURES SHALL CONSIST OF A NON- ABSORBENT SURFACE AND EXTEND UP TO SIX FEET ABOVE FINISH FLOOR PER CRC R307.2. "GREEN BOARD" IS NOT ACCEPTABLE IN SHOWER/ BATHTUB ENCLOSURES. ACCEPTABLE TILE BASED MATERIALS AT SHOWER/ BATHTUB ENCLOSURES INCLUDE FIBER CEMENT, FIBER MAT REINFORCED CONCRETE, GLASS MAT GYPSUM BACKERS, OR FIBER REINFORCED GYPSUM BACKERS. (CRC SECTION R702.4.2)

CA ENERGY CODE NOTES

MANDATOMRY REQUIREMENTMS - ALL NEW CONSTRUCTION

1. MANDATORY MEASURES OF SECTION 150 SHALL APPLY ONLY TO AND/OR WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION. (ENERGY CODE SECTION 150.2)MANDATORY MEASURES (ENERGY CODE SECTIONS 110 & 150)
2. MANDATORY REQUIREMENTS TO LIMIT AIR LEAKAGE (ENERGY CODE SECTION110.7) - ALL JOIST PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCE FOR AIR LEAKAGE SHALL BE CAULKED, GASKETED,WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION & EXFILTRATION.
3. PHOTOVOLTAIC REQUIREMENTS ALL LOW-RISE RESIDENTIAL BUILDINGS SHALL HAVE A PHOTOVOLTAIC (PV) SYSTEM MEETING THE MINIMUM REQUIREMENTS AS SPECIFIED IN JOINT APPENDIX JA11,WITH ANNUAL ELECTRICAL OUTPUT EQUAL TO OR GREATER THAN THE DWELLING'S ANNUAL ELECTRICAL USAGE AS DETERMINED BY EQUATION 150.1-C
4. PIPE INSULATION - (ENERGY CODE SECTION 150 (J)) HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2" DIAMETER. INSULATE ALL PIPES USED TO CIRCULATE HOT WATER TO KITCHEN FIXTURES, TO A STORAGE TANK OR BETWEEN STORAGE TANKS. INSULATE THE FIRST 5' OF PIPING FROM THE WATER HEATER.
5. LIGHTING - (ENERGY CODE SECTION 150 (K))
   a. EFFICACY - ALL INSTALLED LUMINARIES SHALL BE HIGH-EFFICACY IN ACCORDANCE W/TABLE 150.0- A
   b. RECESSED DOWN LIGHT LUMINARIES IN CEILINGS - ALL ASSEMBLIES SHALL BE IC RATED, AT RATED, SEALED, AND COMPLY W/ JOINT APPENDIX JA8. RECESSED ASSEMBLIES SHALL NOT CONTAIN SCREW BASE SOCKETS.
   c. INTERIOR LIGHTING, SWITCHING DEVICES & CONTROLS - DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINARIES REQUIRED TO HAVE A LIGHT SOURCE COMPLIANT W/ JOINT APPENDIX JA8. (CLOSETS LESS THAN 70SF & HALLWAYS DO NOT REQUIRE DIMMERS OR VACANCY SENSORS). AT LEAST ONE LUMINAIRE IN A BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR.
   d. RESIDENTIAL OUTDOOR LIGHTING - ALL FIXTURES SHALL BE CONTROLLED BY EITHER PHOTOCELL & MOTION SENSOR, PHOTO CONTROL & AUTOMATIC TIME SWITCH, ASTRONOMICAL TIME CLOCK, OR EMCS.
6. HVAC - SEE TITLE 24 ENERGY CALCULATION DOCUMENTATION
7. WATER HEATER - (ENERGY CODE SECTION 150 (N)) WATER HEATER ASSEMBLIES SHALL BE "ON-DEMAND" COMPATIBLE.
   a. LOCATE A GFI WITHIN 3' OF THE WATER HEATER, WITHOUT OBSTRUCTIONS. INSTANTANEOUS WATER HEATERS WITH AN INPUT RATING GREATER THAN6,8KBTU/HR SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE HOT WATER
   b. SIZE THE GAS LINE FOR 200,000 BTU/H
   c. PROVIDE A CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS FOR NATURAL DRAINING WITHOUT PUMP ASSISTANCE.
8. VENTILATION - (ENERGY CODE SECTION 150 (O)) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE 62.2 SEE CALIFORNIA MECHANICAL NOTES.

PROJECT SPECIFIC REQUIREMENTS:

FOR COMPLIANCE WITH CA ENERGY CODE REQUIREMENTS, THESE PLANS ARE FOR AN ELECTRIC ONLY DWELLING. GAS SERVICE TO THE DWELLING IS NOT ALLOWED.

STANDARD MODEL:

- ·WALL INSULATION = R-15 CAVITY
- ·ATTIC/CEILING INSULATION: R-38 @ CEILING + R-13 UNDERSIDE OF ROOF DECK
- ·WHOLE HOUSE FAN REQUIRED (PER ENERGY COMPLIANCE REPORT)
- ·COOL ROOF RATED (CRRC) ROOFING MATERIAL REQUIRED
- ·ROOFTOP SOLAR SYSTEM REQUIRED, 3.1KW MIN. W/ MICRO INVERTERS (PER ENERGY COMPLIANCE REPORT)
- ·WINDOWS: U-FACTOR = 0.3 MAX. / SHGC = 0.23 MAX.
- ·WATER HEATER = 40 GALLON, HEAT PUMP
- ·HVAC SYSTEM: ELECTRIC DUCTLESS MINI-SPLIT, HSPF = 10 MIN. / SEER = 15 MIN.

CALGREEN CODE NOTES

MANDATORY MEASURES (CALGREEN CH 4)

1. INDOOR WATER USE - (CAL GREEN SECTION 4.303) ALL NEW PLUMBING FIXTURES, OR FIXTURES PART OF AN ADDITION OR ALTERATION SHALL COMPLY WITH THE FOLLOWING MANDATORY ALLOWABLE FLOW RATES

FIXTURE TYPE	MANDATORY FLOW RATE FOR NEW "WATER CONSERVING" FIXTURES
SHOWERHEADS	1.8 GPM @ 80 PSI
LAVATORY FAUCETS	1.2 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PPSI
GRAVITY TANK TYPE WATER CLOSETS	1.28 GAL/ FLUSH

WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWER-HEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED.

1. ENHANCED DURABILITY AND REDUCED MAINTENANCE - (CAL GREEN 4.406)ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS INFLATES AT EXTERIOR WALLS, SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENING WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
2. POLLUTANT CONTROL - (CAL GREEN SECTION 4.504) AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER APPROVED METHOD TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.
3. INTERIOR MOISTURE CONTROL - (CAL GREEN SECTION 4.505) BUILDING MATERIALS WITH VISIBLE SIGNS OF MOISTURE DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT PER CAL GREEN SECTION 4.505.3. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET- APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURER'S DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER AND CAPILLARY BREAK.
4. INDOOR AIR QUALITY - (CAL GREEN SECTION 4.506) EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH ENERGY STAR COMPLIANT FAN. THE FAN SHALL BE CONTROLLED BY A HUMIDITY CONTROL AND DUCTED OUTSIDE THE BUILDING. THE HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50TO 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZED MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENTS TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
5. ENVIRONMENTAL COMFORT - (CAL GREEN SECTION 4.507) PERFORM RESIDENTIAL LOAD CALCULATIONS USING ANSI/ACCA 2 MANUAL J APPROVED METHODS OR SOFTWARE. SIZE DUCTING IN ACCORDANCE WITH ANSI/ACCA 1 MANUAL D. SELECT COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S.

CA PLUMBING CODE NOTES

GENERAL

1. PROVIDE A BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBS AND WATER SUPPLY LINES. (CPC SECTION 603.3)
2. SHOWERS AND SHOWER/ TUB COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE. PROVIDE TEMPERATURE REGULATION TO LIMIT HOT WATER TEMPERATURE TO 120°F. THE WATER HEATER THERMOSTAT SHALL NOTE CONSIDERED APPROPRIATE MEANS. (CPC SECTION 408.3)
3. WATER CLOSET STOOL SHALL BE LOCATED MINIMUM 15" FROM ITS CENTER TO ANY SIDEWALL OR OBSTRUCTION (MINIMUM 30" CLEAR SPACE IN WIDTH) AND HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET NOT LESS THAN 24". (CPC 402.5)

SPECIFICATIONS AND CODE COMPLIANCE

San Joaquin County, Planning & Development Services

746 SF ACCESSORY DWELLING 2-BEDROOM UNIT

BUILDING DIVISION

DATE REVISED: MAY, 2025

COS

VERSION: 3.0

Sheet Number

A0.2

WALL LEGEND	
	EXTERIOR WALL - 2x4 D.F. #2 WOOD STUDS @16" O.C.
	INTERIOR WALL - 2x4 D.F. #2 WOOD STUDS @16" O.C.

DOOR AND FRAME SCHEDULE				
SYMBOL	SIZE			
	WD	HGT	THK	STYLE
1	3'-0"	6'-8"	1 3/4"	L.H.
2	2'-8"	6'-8"	1 3/8"	L.H.
3	3'-0"	6'-8"	1 3/8"	R.H.
4	PR 2'-4"	6'-8"	1 3/8"	LOUVERED
5	PR 2'-6"	6'-8"	1 3/8"	SLIDER
6	PR 2'-6"	6'-8"	1 3/8"	LOUVERED
7	3'-0"	6'-8"	1 3/8"	L.H.

NOTE:
(1)ALL HEADERS AT EXTERIOR DOOR AND WINDOWOPENINGS SHALL BE 4x8 D.F. #2 MIN.
(2)WINDOWS IN BEDROOMS THAT ARE A PART OFEMERGENCY EGRESS ESCAPE RESCUE OPENINGREQUIREMENTS SHALL HAVE A SILL HEIGHT NO MORE THAN 44" ABOVE FINISHED FLOOR.

FLOOR PLAN LEGEND	
1	60"x30" TUB/SHOWER UNIT SHOWER HEAD 1.8 GPM
2	TOILET 1.28 GPF
3	22"x30" ATTIC ACCESS PANEL
4	RANGE W/ MICROWAVE ABOVE/ EXH. HOOD
5	3'x3' CONCRETE PAD FOR AC CONDENSER, SHOWN FOR REFERENCE ONLY, LOCATE IN FIELD PER MANF. SPECS
6	ELECTRIC HEAT PUMP WATER HEATER, INSTALLED PER MANUFACTURER'S SPECIFICATIONS
7	LAVATORY / SINK, 1.2 GPM / 1.8 GPM
8	EXHAUST FOR DRYER
9	PROVIDE GRAB BAR REINFORCEMENT AT TOILET AND TUB/SHOWER, SEE NOTES ON SHEET A6

NOTE:
(1) ALL FIXTURES AND APPLIANCES SHALL BE SELECTED BY OWNER AND SHALL BE IN CONFORMANCE WITH THESE PLANS.

GENERAL NOTES:

(1) GAS WATER HEATER NOT ALLOWED IN BEDROOMS PER CMC.

(2) BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

(3) PROVIDE SEISMIC STRAP AT TANK TYPE WATER HEATER PER CPC.

FLOOR PLAN

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

FLOOR PLAN

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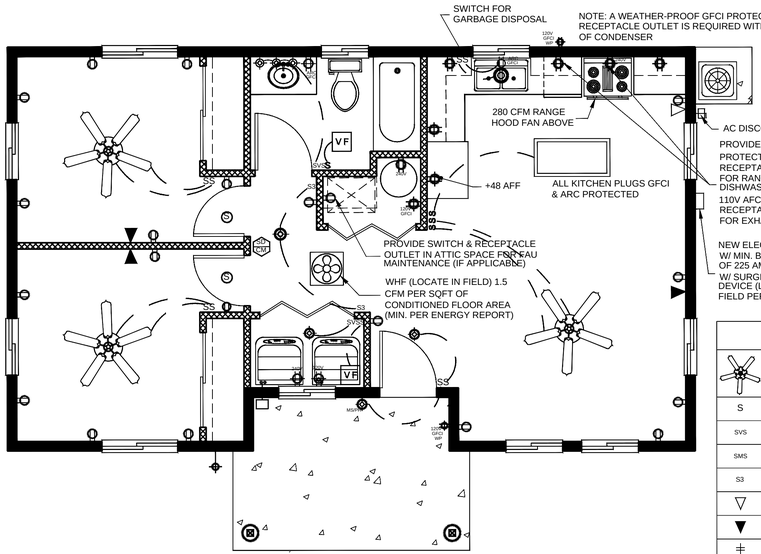
A1

ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS

1. At least one of the following shall be provided:
   a. ESS ready interconnection equipment with a minimum backed-up capacity of 60 amps and a minimum of four ESS-supplied branch circuits, or
   b. A dedicated raceway from the main service to a panelboard (subpanel) that supplies the branch circuits in Section 150.0(s)(2). All branch circuits are permitted to be supplied by the main service panel prior to the installation of an ESS. The trade size of the raceway shall be not less than 1 inch. The panelboard that supplies the branch circuits (subpanel) must be labeled "Subpanel shall include all backedup load circuits."
2. A minimum of four branch circuits shall be identified and have their source of supply collocated at a single panelboard suitable to be supplied by the ESS. At least one circuit shall supply the refrigerator, one lighting circuit shall be located near the primary egress and at least one circuit shall supply a sleeping room receptacle outlet.
3. The main panelboard shall have a minimum busbar rating of 225 amps.
4. Sufficient space shall be reserved to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard. Raceways shall be installed between the panelboard and the system isolation equipment/transfer switch location to allow the connection of backup power source.



ELECTRICAL PLAN

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

CA ELECTRICAL CODE NOTES

GROUNDING
1. Provide UFER ground located at main service panel per CEC Article 250.50.

CIRCUITS
2. Provide two minimum separate amp circuit to kitchen appliances. (CEC Article 220.52 (A)).
3. Provide one minimum 20 amp circuit to laundry appliances. (CEC Article 220.52 (B)).
4. At least one bathroom receptacle outlet supplied by at least one 20-amp branch circuit shall be located within 3' of the basin edge. Such circuits shall have no other outlets. (CEC Article 210.52 (D))
5. The following receptacles shall be GFCI protected (CEC Article 210.8):
   a. Bathrooms
   b. Garages
   c. Outdoors
   d. Kitchens- where the receptacles are installed to serve the countertop
   e. Within 6' of sink basins
   f. Laundry Rooms
6. All branch circuits that supply 120-volt, single phase, and 15 and 20 amp outlets installed in dwelling unit bedrooms, family rooms, living rooms, dens, closets, and hallways shall be protected by a listed arc-fault circuit interrupter. (CEC Article 210.12)

RECEPTACLES
7. Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet measured horizontally, from an outlet in that space, including any wall space 2 feet more in width. (CEC Article 210-52(A))
8. All 120-volt, 15 and 20 amp receptacles shall be listed tamper resistant. (CEC Article 406.12)
9. Clothes closet light fixtures shall be listed and installed in accordance with their listing. (CEC Article 410.16)
10. At least one 120-volt weather-proof receptacle should be located at the front & back at no more than 6.5' above grade.
11. All electrical receptacle outlets, switches, and controls (except for dedicated outlets and controls) shall located no more than 48" above the floor to the top of the box and not less than 15" above the floor from the bottom of the box.

LIGHTING
12. See CALIFORNIA ENERGY CODE NOTES on sheet A0.2.

FIRE PROTECTION REQUIREMENTS
13. Install combination smoke detector/ carbon monoxide alarms in dwelling units and sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Alarms shall be interconnected such that activation of one alarm will activate all alarms within the unit. (CRC Section R315.2)

MISCELLANEOUS
14. Ceiling fans shall not be supported by standard outlet boxes. Ceiling fan support boxes shall be listed accordingly. (CEC Article 314.27 (C))
15. Provide a minimum 30" wide by 36" deep by 6 1 ⁄ 2' high illuminated clear working area shall be provided in front of each panel.

ELECTRICAL LEGEND

	CEILING FAN WITH HIGH EFFICACY LIGHT FIXTURE		HIGH EFFICACY LIGHTING. IF OUTDOORS OR ABOVE A SHOWER/TUB IT MUST BE LISTED FOR WET OR DAMP LOCATIONS.
S	SINGLE WALL SWITCH		RECESSED LIGHT / BULB OR EXTERIOR LIGHT
SVS	WALL SWITCH WITH VACANCY SENSOR	VF	VENT FAN (MIN 50 CFM W/ HUMIDISTAT & ENERGY STAR COMPLIANT)
SMS	WALL SWITCH EQUIPPED WITH A MOTION SENSOR AND PHOTOCONTROL		WHOLE HOUSE FAN MIN. 1,119 CFMs
S3	THREE-WAY WALL SWITCH		COMBO UNIT SMOKE & CO2
	TELEPHONE JACK		SMOKE DETECTORS (CARBON MONOXIDE DETECTOR NOTED)
	TELEVISION JACK		SWITCH CONTROLLED RECEPTACLE OUTLET
	GAS STUB		110V DUPLEX RECEPTACLE OUTLET (ARC FAULT PROTECTED)
	2' X 4' LED PANEL		120V DUPLEX OUTLET ABOVE GRADE (WP & GFCI PROTECTED)
	HOSE BIB (LOCATE IN FIELD) PROTECTED BY A BACKFLOW PREVENTION DEVICE		110V DUPLEX OUTLET ABOVE COUNTER HEIGHT (GFCI & ARC FAULT PROTECTED)

NOTE: ALL RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT

ELECTRICAL PLAN
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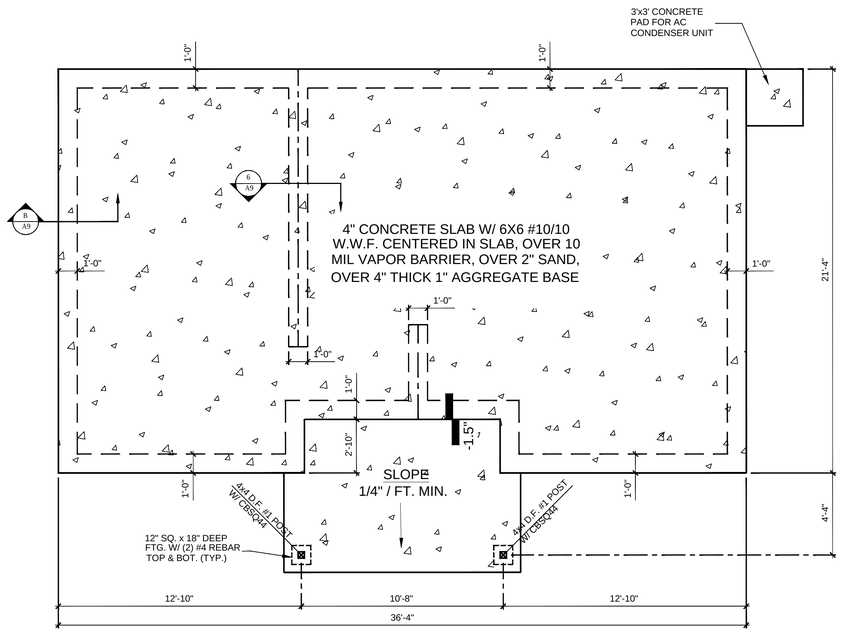
A2



FOUNDATION NOTES:

1. ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACI AND CRC/CBC CODES.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS. (R402.2)
3. ALL CONCRETE SHALL BE VIBRATED INTO PLACE WITH A MECHANICAL VIBRATOR.
4. CONCRETE TESTING SHALL BE IN ACCORDANCE WITH LATEST ACI STANDARDS.
5. REINFORCING MATERIALS:
   - 5.1. DEFORMED BARS - ASTM A615, GR 40, UNLESS OTHERWISE NOTED.
   - 5.2. ELECTRIC WELDED WIRE FABRIC (WWF) - ASTM A185
   - 5.3. ALL LAPS SHALL BE 24" MIN. UNLESS OTHERWISE NOTED.
   - 5.4. REINFORCING BARS SHALL BE HELD IN PLACE BY APPROVED METHODS. BARS SHALL NOT BE POSITIONED BY PULLING UP WITH HOOKS AS CONCRETE IS POURED.
   - 5.5. ANCHOR BOLTS MUST BE SECURELY SUPPORTED IN PLACE FOR CONCRETE POUR

FOUNDATION PLAN

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

FOUNDATION PLAN

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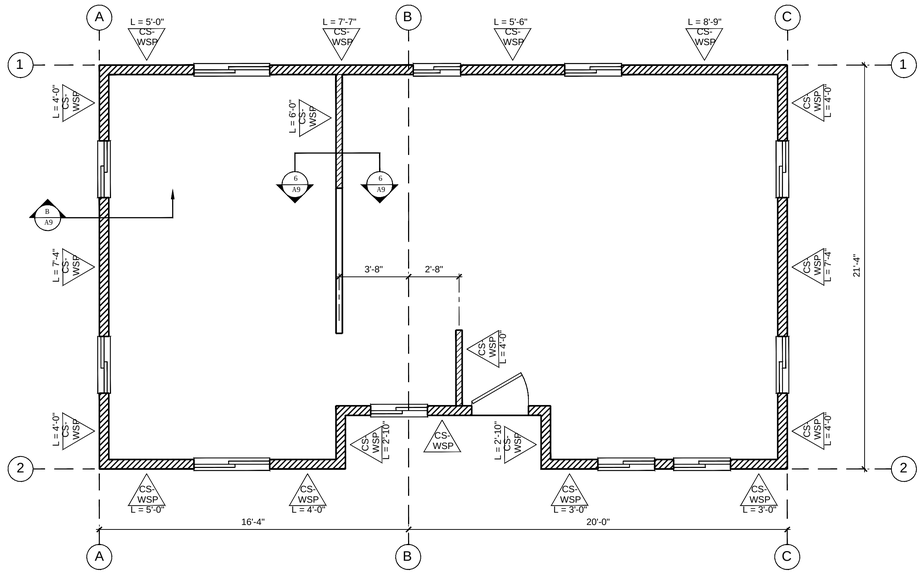
BRACED WALL PANEL SUMMARY								
BWL	METHOD	MATERIAL & MIN. THICKNESS	BWL LENGTH	BWL SPACING	WALL HEIGHT	ADJUSTMENT FACTOR	REQUIRED LENGTH	PROVIDED LENGTH
1	CS-WSP	3/8" OSB	36'-4"	21'-4"	8'-0"	1.0	8.5'	26.83'
2	CS-WSP	3/8" OSB	36'-4"	21'-4"	8'-0"	1.0	8.5'	15'
A	CS-WSP	3/8" OSB	21'-4"	16'-4"	8'-0"	1.0	6.4'	15.33'
B	CS-WSP	3/8" OSB	18'-6"	20'-0"	8'-0"	1.0	4.3'	10'
C	CS-WSP	3/8" OSB	21'-4"	20'-0"	8'-0"	1.0	6.4'	15.33'

NOTE: BRACED WALL PANEL REQUIREMENTS WERE DERIVED USING WORSE CASE SCENARIO SEISMIC DESIGN CATEGORY D2.

BRACED WALL PANEL SCHEDULE				
METHOD	MINIMUM THICKNESS	FASTENERS	EDGE	FIELD
CS-WSP	3/8" OSB	EXTERIOR SHEATHING PER CRC TBL. R602.3(3)	6" O.C.	12" O.C.
		INTERIOR SHEATHING PER CRC TBL. R602.3(1) OR R602.3(2)	6" O.C.	6" O.C.

NOTE: SEE DETAIL 6/A9 FOR ANCHOR BOLT SIZE AND SPACING.



BRACED WALL PLAN

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

BRACED WALL PLAN

San Joaquin County, Planning & Development Services

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ROOF FRAMING PLAN
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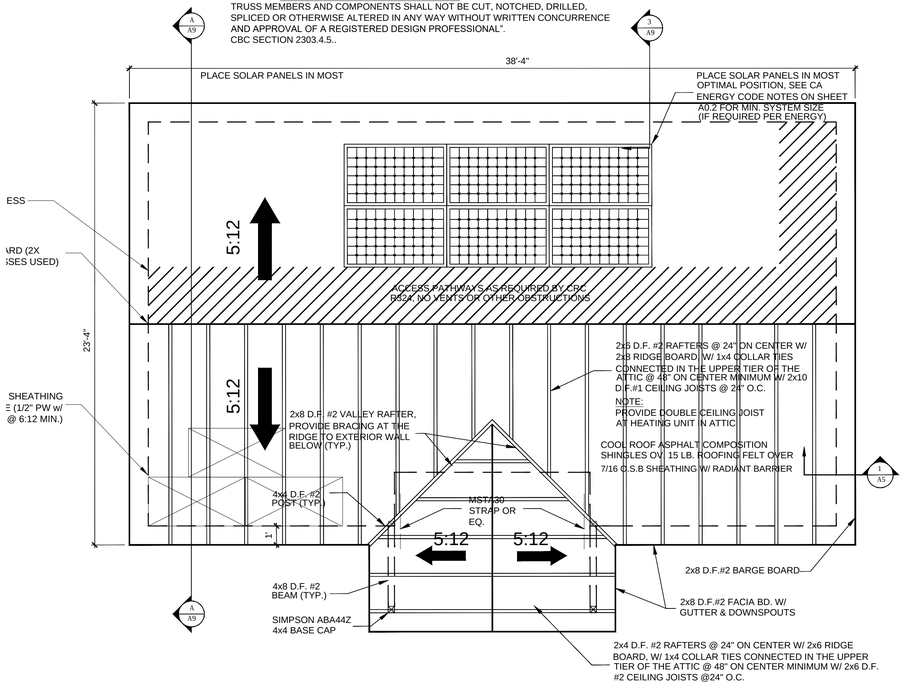
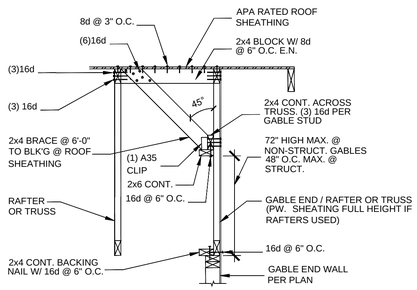
HEADER NOTE: DOOR HEADER PER NOTE (1) ON SHEET A1.

NOTE: IF A MANUFACTURED ROOF TRUSS SYSTEM IS USED:
TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL". CBC SECTION 2303.4.5..



ROOF FRAMING PLAN

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



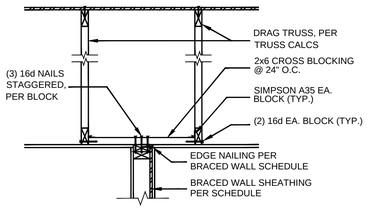
1 / A5 GABLE END DETAIL (TRUSS OPTION)
NOT TO SCALE

ATTIC VENT CALCULATIONS				
TYPE	SIZE	QUANTITY	NET FREE AREA	PROVIDED
GABLE VENT	12" x 18"	2	130 SQ. IN.	260 SQ. IN.
EAVE	22" x 3"	12	40 SQ. IN.	480 SQ. IN.

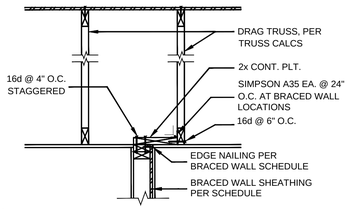
CALCULATION: ADU SQUARE FOOTAGE 746/150 = 4.98 SQ. FT.
4.98 x 144 = 717.12 SQ. IN. REQ'D
NOTE: EVENLY DISTRIBUTE EAVE VENTS

OPTION:
PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. W/ THE FOLLOWING REQUIREMENTS:
1. PROVIDE TRUSS CALCULATIONS FOR REVIEW AND APPROVAL.
2. AT INTERIOR BRACED WALL LOCATIONS, PROVIDE DRAG TRUSSES W/ DESIGN LOAD OF 150plf.
3. PROVIDE SIMPSON H-1 CONNECTORS AT EXTERIOR WALLS, EACH TRUSS.
4. PROVIDE SIMPSON STC TRUSS CLIPS AT INTERIOR NON-BEARING, WALLS, EACH TRUSS.

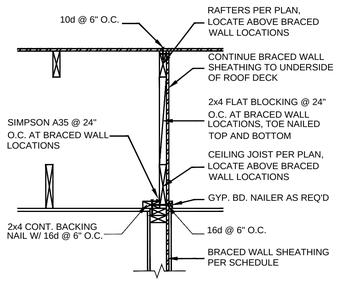
HEADER NOTE: SEE SHEET A1 FOR MIN. HEADER SIZE (AT EXTERIOR DOOR AND WINDOW OPENINGS)



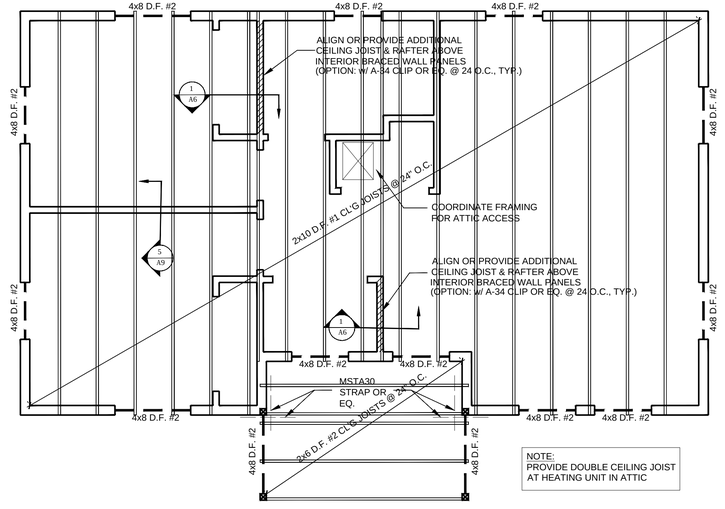
1X/A6 ALTERNATE SHEAR TRANSFER - TRUSS OFFSET (TRUSS OPTION ONLY)
SCALE: 3/4" = 1'-0"



1Y/A6 ALTERNATE SHEAR TRANSFER - TRUSS OFFSET (TRUSS OPTION ONLY)
SCALE: 3/4" = 1'-0"



1/A6 INTERIOR BRACED WALL SHEAR TRANSFER
SCALE: 3/4" = 1'-0"



NOTE:
PROVIDE DOUBLE CEILING JOIST AT HEATING UNIT IN ATTIC

GRAB BAR REINFORCEMENT REQ'D:

IN ACCORDANCE WITH SECTION R327 OF THE CALIFORNIA RESIDENTIAL CODE, PROVIDE REINFORCEMENT TO FACILITATE THE FUTURE INSTALLATION OF GRAB BARS IN ACCORDANCE WITH THE FOLLOWING:

1. REINFORCEMENT SHALL BE SOLID LUMBER.
2. REINFORCEMENT SHALL BE MIN. 2x8 NOMINAL LUMBER LOCATED BETWEEN 32" AND 39-1/4" ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3. REINFORCEMENT AT THE TOILET SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE OR ONE SIDE WALL AND THE BACK WALL. WHERE THE TOILE IS NOT ADJACENT TO A SIDE WALL, PROVIDE ADDITIONAL REINFORCEMENT AT THE BACK WALL TO FACILITATE A FOLDAWAY OR SIMILAR TYPE GRAB BAR.
4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5. BATHTUB AND COMBINATION TUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE TUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE THE TUB RIM.

CEILING FRAMING PLAN

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

CEILING FRAMING PLAN
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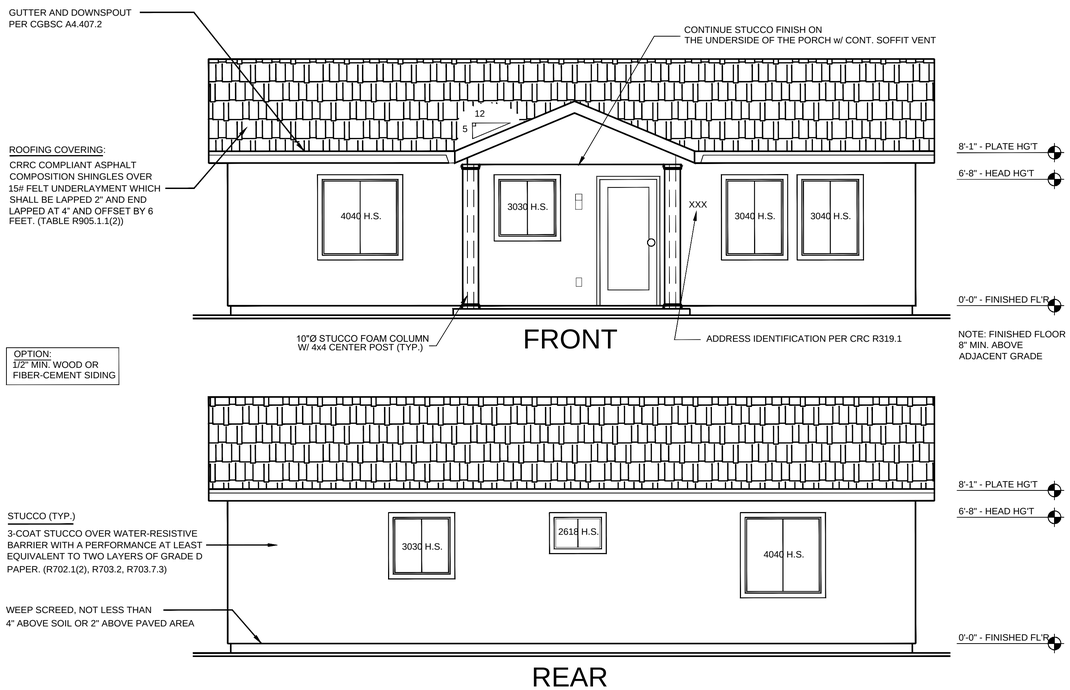

ELEVATIONS

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

FRONT AND REAR ELEVATIONS

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LEFT AND RIGHT ELEVATIONS

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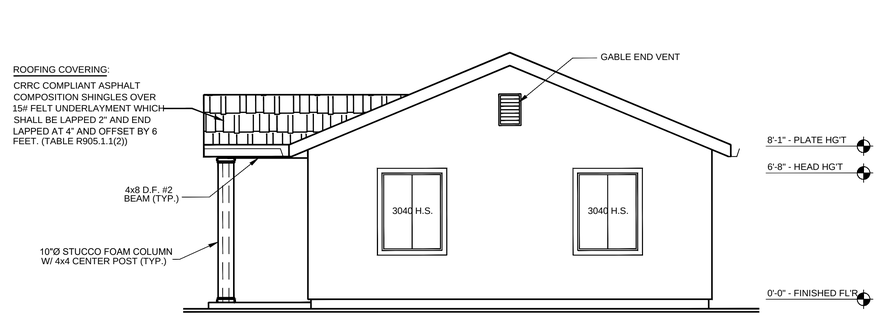


GA FILE NO. WP 8105

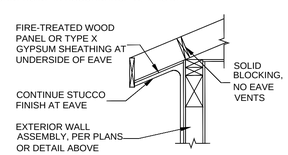
1-HOUR FIRE-RATED WALL:
IF EXTERIOR WALL OF ADU IS WITHIN 5-FEET OF P.L. (NON-SPRINKLERED) OR 3-FEET OF P.L. (SPRINKLERED).
PROVIDE FIRE-RATED WALL IN ACCORDANCE W/ THIS DETAIL.

EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2x6 studs 16" o.c. w/ 1-3/4" galv. roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top & bot. plates. Joints may be left untreated. Exterior finish as applicable, all attachments through sheathing to studs.

INTERIOR SIDE: One layer 5/8" type X gypsum wallboard or water-resistant gypsum backing board applied parallel or at right angles to studs w/ 6D coated nails 1-7/8" long, 0.0915" shank, 1/4" heads 7" o.c.

1/A8 1-HOUR FIRE-RATED EXT. WALL
NOT TO SCALE

FIRE-RATED PROJECTIONS:
IF ROOF OVERHANG(S) OF ADU IS BETWEEN 2-FEET TO 5-FEET OF P.L. (NON-SPRINKLERED) OR 2-FEET TO 3-FEET OF P.L. (SPRINKLERED), PROVIDE 1-HOUR FIRE-RATING AT UNDERSIDE IN ACCORDANCE W/ THIS DETAIL.



2/A8 1-HOUR FIRE-RATED PROJECTION
NOT TO SCALE

ELEVATIONS

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

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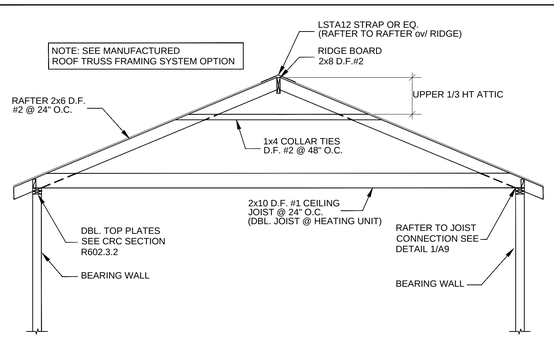


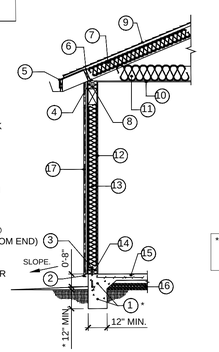
A/A9 BRACED RAFTER CONSTRUCTION

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

* SEE EXPANSIVE SOIL NOTE ON COVER SHEET
(2) #4 TOP & BOTT. CONT. REQ. & 18" MIN. EMBED. BELOW NATIVE SOIL

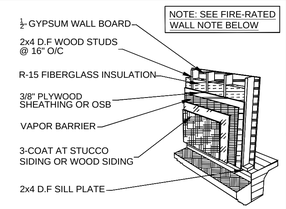
KEY NOTES:

1. *(1) #4 TOP & BOTTOM CONT. 24" OVERLAP AT ALL SPLICES.
2. WEEP SCREED, 26 GAUGE GALVANIZED
3. 1/2" DIA. X 10" ANCHOR BOLT W/ 3"x3"x1/4" SQUARE WASHER, TYP. (72" MAX. O.C. - MIN. TWO A.B. PER PANEL)
4. SIMPSON A-35 @ 24" O.C.
5. DRIP EDGE
6. 2x6 D.F. #2 BLOCKING W/ 8d NAILS @ 6" O.C
7. 2x6 D.F. #2 RAFTERS @ 24" O.C. (OR PRE-MANUFACTURED TRUSSES W/ R-15 INSULATION AT UNDERSIDE OF ROOF DECK - SEE CA ENERGY CODE NOTES ON SHEET A0.2)
8. DOUBLE TOP PLATE (MIN. 48" SPLICE) WITH (12) 16d NAILS @ EACH SIDE OF SPLICE
9. ROOF SHEATHING (SEE ROOF PLAN)
10. 5/8" GYPSUM BOARD APPLIED PERPENDICULAR @ CEILING
11. BOTTOM TRUSS CORD OR CEILING JOIST W/ R-38 INSULATION
12. INTERIOR WALL FINISH, 1/2" GYPSUM BOARD APPLIED PERPENDICULAR
13. R-15 INSULATION IN STUD CAVITY
14. 2x4 P.T.D.F. #2 BOTTOM PLATE WITH 1/2"x10" ANCHOR BOLT @ 6' O.C. MAX (MIN. TWO BOLTS PER SILL SECTION- 12" MAX. FROM END)
15. 4" CONCRETE SLAB 2,500 PSI MINIMUM REINFORCED WITH A MINIMUM OF 6x6 #10 GAUGE WELDED WIRE REINFORCING MESH CENTERED IN SLAB OVER 10 MIL VAPOR BARRIER, OVER 2" SAND, OVER 4" GRAVEL
16. 2" SAND / 4" GRAVEL MIN.
17. EXTERIOR WALL FINISH, SEE DETAIL 4/A9



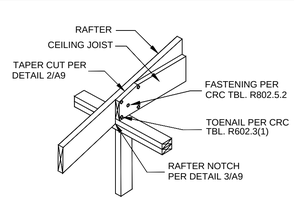
B/A9 WALL SECTION

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



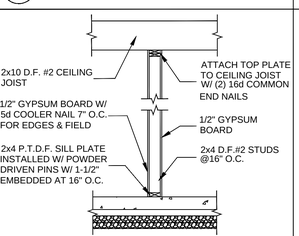
4/A9 EXTERIOR WALL FRAMING

NOT TO SCALE



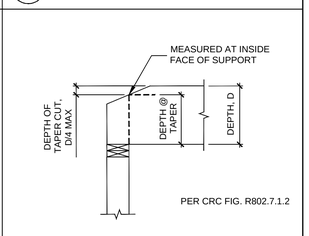
1/A9 CEILING JOIST TAPER CUT

NOT TO SCALE



5/A9 NON-BEARING WALL FRAMING (TYP.)

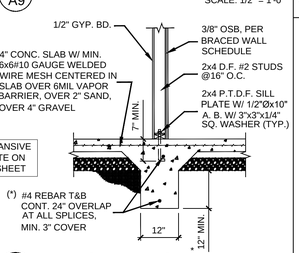
SCALE: 1/2" = 1'-0"



PER CRC FIG. R802.7.1.2

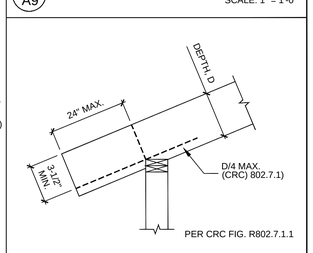
2/A9 CEILING JOIST TAPER CUT

SCALE: 1" = 1'-0"



6/A9 INTERIOR BEARING WALL

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



PER CRC FIG. R802.7.1.1

3/A9 RAFTER NOTCH

SCALE: 1" = 1'-0"

FRAMING DETAILS

San Joaquin County, Planning & Development Services

746 SF ACCESSORY DWELLING 2-BEDROOM UNIT

BUILDING DIVISION

DATE REVISED: MAY, 2025

COS VERSION: 3.0

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