

THIS PROJECT IS WITHIN:		NOTE: THIS PLAN SET IS AN ADDENDUM TO THE ORIGINAL SUBMITTED 2 BEDROOM MASTER PLAN PERMIT NO: BP-20-01749 SIDE ENTRY				
WILDLAND URBAN INTERFACE (W.U.I.)						
THIS PROJECT IS TO BE CONSTRUCTED IN COMPLIANCE TO FOLLOWING STATE RESPINSIBILITY AREA / WILDLAND URBAN INTERFACE (SRA/WUI) REQUIREMENTS OF 2019 CRC R337.						
BUILDING INFORMATION:	PLAN SELECTION INFORMATION:	SHEET INDEX:	PAGES:	PROJECT DESCRIPTION:	DESIGN CRITERIA:	
OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B STORIES: BUILDING HEIGHT: 16' MAX FLOOR AREA: 960 SF COVERED PORCH: 144 SF FIRE SPRINKLERS: SITE SPECIFIC* FLOOD ZONE: FLOOD ZONE: _____ FIRM PANEL #: _____ BUILDING SHALL COMPLY WITH THE FOLLOWING CODE: CRC 2019, CEC 2019, CMC 2019, CPC 2019, CFC 2019, CIBC 2019, CERC 2019, AND ALL STATE, FEDERAL AND LOCAL ORDINANCES AS AMENDED BY THE LOCAL JURISDICTION. * FIRE SPRINKLERS ARE REQUIRED IF THE HOUSE THAT THIS ADU IS ACCESSORY TO, HAS FIRE SPRINKLERS OR WILL REQUIRE FIRE SPRINKLERS IF BEING NEWLY CONSTRUCTED. PARCELS CONTAINING FEMA FLOOD HAZARDOUS ZONES CAN NOT USE THIS MASTER PLAN.	TITLE 24 ENERGY REQUIREMENTS:89 1. WINDOWS: U-FACTOR= 0.3 SHGC=0.23 2. INSULATION: WALLS= R-21 FLOOR= SLAB, N/A ATTIC= R-38, RAFTERS= R-19 3. ROOF REQUIREMENTS: NO RADIANT BARRIER VENTILATION= 160 SQ.FT. *NO SPECIAL INSPECTIONS ON THIS PROJECT	COVER SHEET	CS	NEW CONSTRUCTION OF A 960 SQUARE FOOT 2 BEDROOM 2 BATH RESIDENCE	SEISMIC:ASCE7-16, CHP 12.8	
		NOTE SHEETS	GN1, GN2	OWNER:	EQUIVALENT LATERAL FORCE PROCEDURE.	
		CAL GREEN	GN3, GN4		I=	II
		FLOOR PLAN	A1		SS=	0.693
		ELEVATIONS	A2, A2.1		SI=	0.29
		ROOF PLAN	A3		SMS=	0.864
		FOUNDATION	A4, A4.1	ADDRESS:	SMI=	NULL
		SHEAR WALL & FRAMING PLAN	A5		SDS=	0.576
		SECTIONS	A6, A6.1		SDI=	NULL
		ELECTRICAL	A7		TL=	16
		STRUCTURAL NOTES	S1		RQ=	1.2
		STRUCTURAL DETAILS	S2, S3	APN #:	R=	6.5
					SITE CLASS	D
					SEISMIC DESIGN CATEGORY	D
					SNOW LOAD	37 PSF
		KIND:				
			MAIN WIND FORCE RESISTING SYSTEM, ALL HEIGHTS METHOD, ASCE7-16 CHP. 26 & 27			
			WIND SPEED=	45 MPH		
			EXPOSURE=	C		
			ENCLOSURE=	ENCLOSED		
			SOIL:			
			ALLOWABLE =	1500 PSF		
			SOIL BEARING			

General Notes

JACKSON AND SANDS ENGINEERING HAS PROVIDED THESE PLANS SOLELY FOR THE USE FOR THE PROJECT SPECIFIED ON THESE PLANS & DOES NOT REPRESENT THAT THESE PLANS ARE SUITABLE FOR ANY OTHER SITE WEATHER MODIFIED OR NOT.



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No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	
2		
3		

BID SET

HORN 2-2
SIDE ENTRY

Project	Sheet
Date 09/02/21	CS
Scale AS NOTED	

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3-8d COMMON (2.5" X 0.131")	TOENAIL
2. BRIDGING TO JOIST	2-8d COMMON (2.5" X 0.131")	TOENAIL EA. END
3. 1"x6" SUBFLOOR OR LESS TO EA. JOIST	2-8d COMMON (2.5" X 0.131")	FACE NAIL
4. WIDER THAN 1"x6" SUBFLOOR TO EA. JOIST	3-8d COMMON (2.5" X 0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (2.5" X 0.162")	BLIND AND FACENAIL
6. SOLE PLATE TO JOIST OR BLOCKING SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	16d (3.5" X 0.135") @ 16" O.C. 3" - 16d (3.5" X 0.135") @ 16" O.C.	TYPICAL FACE NAIL BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16d COMMON (2.5" X 0.162")	END NAIL
8. STUD TO SOLE PLATE	4-8d COMMON (2.5" X 0.131") 2-16d COMMON (3.5" X 0.162")	TOENAIL END NAIL
9. DOUBLE STUDS	16d (3.5" X 0.135") @ 24" O.C.	FACE NAIL
10. DOUBLE TOP PLATES DOUBLE TOP PLATES	16d (3.5" X 0.135") @ 16" O.C. 8-16d COMMON (2.5" X 0.162")	TYP. FACE NAIL LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON (2.5" X 0.131")	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2.5" X 0.131") @ 6" O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON (2.5" X 0.162")	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3.5" X 0.162")	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3-8d COMMON (2.5" X 0.131")	TOENAIL
16. CONTINUOUS HEADER TO STUD	4-8d COMMON (2.5" X 0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON (3.5" X 0.162") MINIMUM, TABLE 2308.10.4.1	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON (3.5" X 0.162") MINIMUM, TABLE 2308.10.4.1	FACE NAIL
19. RAFTER TO PLATE SEE SECTION 2308.10.1, TABLE 2308.10.1)	3-8d COMMON (2.5" X 0.131")	TOENAIL
20. 1" DIAGONAL BRACE TO EA. STUD AND PLATE	2-8d COMMON (2.5" X 0.131")	
21. 1"x8" SHEATHING TO EA. BEARING	3-8d COMMON (2.5" X 0.131")	
22. WIDER THAN 1"x8" SHEATHING TO EA. BEARING	3-8d COMMON (2.5" X 0.131")	
23. BUILT-UP CORNER STUDS	16d COMMON (3.5" X 0.162")	
24. BUILT-UP GIRDER AND BEAMS	20d COMMON (4" X 0.192") 32" O.C. 2 - 20d COMMON (4" X 0.192")	
25. 2" PLANKS	16d COMMON (3.5" X 0.162")	
26. COLLAR TIE TO RAFTER	3-10d COMMON (3" X 0.148")	
27. JACK RAFTER TO HIP	3-10d COMMON (3" X 0.148") 2-16d COMMON (3.5" X 0.162")	
28. ROOF RAFTER TO 2 BY RIDGE BEAM	2-16d COMMON (3.5" X 0.162") 2-16d COMMON (3.5" X 0.162")	
29. JOIST TO BAND JOIST	3-16d COMMON (3.5" X 0.162")	
30. LEDGER STRIP	3-16d COMMON (2.5" X 0.131")	
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS 6d c, 1 1/32" TO 3/4" 8d d OR 6d e 7/8" TO 1" 8d 1 1/8" TO 1 1/4" 10d d OR 8d	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	3/4" AND LESS 6d e 7/8" TO 1" 8d e 1 1/8" TO 1 1/4" 10d d OR 8d e	
32. PANEL SIDING (TO FRAMING)	1/2" AND LESS 6d f 5/8" AND LESS 8d f	
33. FIVERBOARD SHEATHING	1/2" AND LESS 25/32"	No. 11 GA ROOFING NAIL h 6d COMMON NAIL (2" X 0.113") No. 16 GA STAPLE i No. 11 GA ROOFING NAIL h 8d COMMON NAIL (2 1/2" X 0.131") No. 16 GA STAPLE i
34. INTERIOR PANELING	1/4" 4d j 3/8" 6d k	

EXTERIOR BUILDING FINISH:

- DWELLING WITH ATTACHED GARAGE:

FLOOR PLAN NOTES:

- ELECTRICAL NOTES:


- LIGHTING NOTES:

- ENERGY NOTES:

BUILDING SHALL COMPLY WITH THE FOLLOWING CODE:
DESIGN CODES 2019 CBC, 2019 CEC, 2019 CMC, 2019 CPC,
2019 CRC, 2019 CENC, 2019 CALGREEN, 2019 CFC

General Notes

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GENERAL

- Provide each bedroom, basement, and habitable attics with a minimum of one exterior window with a 44A maximum clear opening height, 5.7 sq. ft. minimum clear openable area (minimum 5.0 sq. ft. at grade floor openings), 24A minimum clear openable height and 20A minimum clear width, or an openable exterior exit door. (CRC R310.2.1) and CRC R310.2.2) Window wells, ladders, and steps shall comply with CRC R310.2.3. Bars, grilles, covers, and screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs to oper-ate the emergency escape and rescue openings. (CRC R310.4)
- Each bathroom containing a bathtub, shower or tub/shower combination shall be me-chanically ventilated with Energy Star approved equipment (minimum 50cfm) with an integral humidistat installed. (CRC R303.3.1)
- Provide attic cross ventilation: 1/150 of attic area or 1/300 with at least 40% but more than 50% of vents are 3 ft. above eave and balance is at eave. As an alternative in Climate Zone 16 (Truckee region), the net area may be reduced to 1/300 when a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling. Baffles are required at vents for insulation. Provide minimum of 1A inch of air space between insulation and roof sheathing. (CRC R306)
- Enclosed rafter spaces shall have 1-inch clear cross ventilation. (Properly sized rafters for insulation) (CRC R306.3)
- Under floor cross ventilation: minimum 1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class I vapor retarder is installed on the ground surface the minimum area of ventilation may be limited to 1sq.ft for each 1500 square feet of under-floor space. One ventilation opening shall be within three (3) feet of each corner of the building (CRC R408.1). Unvented crawl spaces shall comply with CRC R408.3.
- The following areas shall have safety glazing: (CRC R308.4) •Sliding/swinging glass doors
 - Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and swimming pools where the glazing is less than 60 inches above the standing surface within the compartment and within 60 inches horizontally of the water 's edge (CRC R308.4.5)
 - Glazing within a 24" arc of a door that is less than 60 inches above the floor. Glazing installed perpendicular to a door in a closed position and within 24 inches of the door only requires safety glazing if it is on the hinge side of an inswing door. (CRC R308.4.2).
 - Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18 in. and at least 36 in. above the floor, and adjacent to a walking surface.
 - Within 60in. of the bottom tread of a stairway and less than 36in. above the landing.
 - Glazing in guards and railings.
 - Glazing adjacent to stairways, landings, and ramps within 36in. horizontally of the walking surface less than 36in. above the walking surface.
- Provide landings and a porch light at all exterior doors. Landings are to be minimum 3 ft deep x width of door. Landings at required egress doors may step down a maximum of 7.75 inches when the door does not swing over the landing and 1.5 inches when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75 inches maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3-R311.3.2)

INGRESS/EGRESS WINDOWS IN BEDROOMS AND SLEEPING AREAS
R310.2.1 MINIMUM OPENING AREA.

Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm). exception: grade floor or below grade openings shall have a net clear opening of not less than 5 square feet (0.465 m2).

FOUNDATIONS & CONCRETE SLABS
Concrete Strength(s): 2500 PSI
Rebar Grades: 40 KSI U.O.N.

- Slope drainage 6" within the first 10ft. from the foundation wall. If physical obstruc-tions or lot lines prohibit the 10 ft. distance, a 2-5 percent slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces shall also be sloped a minimum of 2 percent for 10ft away from structures to an approved drainage way. (CRC R401.3)
- Stepped footings shall be used when slope of footing bottom is greater than 1 in 10 (V: H).
- Concrete slabs: 3 1/2" minimum (CRC R306.1). Slabs under living areas and garages shall be reinforced with wire 6" x 6", 10-gauge x 10 gauge welded mesh or equivalent steel reinforcement and 4" thickness of 3/8 minimum gravel under the concrete slab. Separate from soil with a 6-mil polyethylene vapor retarder with joints lapped not less than 6 inches in living areas. A capillary break shall be installed when a vapor retarder is required.
- Provide 18" X 24" foundation access through the floor or 16"x24" access through a perimeter wall. (CRC R408.4)
- Minimum sill bolting: 1/2" anchor bolts or approved anchors at 6 ft. o.c. maximum for one-story (CRC R403.16). Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in the middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, nor more than 12" from ends of sill members. In SDC DO and above: Provide 3"x3"x30.229" plate washers on each bolt at braced or shear wall locations; standard cut washers shall be permitted for anchor bolts not located in braced/shear wall lines.

CLEARANCES AND TREATMENT FOR WOOD FRAMING

- Weather exposed gium, beams and posts shall be pressure treated or shall be wood of natural resistance to decay (CRC R317.1.3 & 5)
- Columns exposed to the weather or in basements when supported on concrete pier or metal pedestals shall be pressure treated or natural resistance to decay unless the pier/pedestals project 1" above concrete or 6" above earth and the earth is covered by an approved impervious moisture barrier. (CRC R317.1.4 exc.)
- Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2)
- Deck posts supported by concrete piers or metal pedestals projecting not less than 1" above a concrete floor or 6" above exposed earth. (CRC R317.1.4 exc. 3)

WALLS

- Positive post to beam connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CEC 2304.9.7)
- All fasteners used for attachment of siding & Into pressure treated lumber shall be of a corrosion resistant type (CRC R317.3).
- Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ft. intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC R302.11)
- Provide approved building paper under the building siding and approved flashing at exterior openings (CRC R703.2). Specify a minimum of 2 layers of Grade D paper un-der stucco and 2 layers of 15lb felt (or equivalent) under stone veneer.
- Stucco shall have a minimum clearance to earth of 4 inches and 2 inches to paved sur-faces with an approved weep screed. (CRC R703.7.2.1) Masonry stone veneer shall be flashed beneath the first course of masonry and provided with weep holes immediately above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

- Provide a minimum 22A x 30A access opening to attic (CRC R307); may be required to be 30Axx30A to remove the largest piece of mechanical equipment per the California Mechanical Code.
- Roof drains/gutters required to be installed per the California Plumbing Code with leaf/ debris protection also installed.
- All roofing shall be tested/listed Class A minimum.
- Asphalt shingles with sloped roofs 2/12 to 4/12 shall have two layers of underlayment applied per CRC R905.2.2.

GARAGE AND CARPORT

- Garage shall be separated from the dwelling unit & attic area by ½inch gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated by not less than 5/8" type X gypsum board. Structure supporting floor/ceiling assemblies used for required separations shall have 1/2" gypsum board installed minimum. Door openings from the garage to the dwelling shall be solid wood/steel doors or honeycomb steel doors not less than 1 5/8" thick or a 20-minute rated fire door. Doors shall be self-closing & self-latching. No openings directly into a sleeping room from the garage. When the dwelling and garage has fire sprinklers installed per R309.6 and R313, doors into the dwelling unit from the garage only need to be self-closing and self-latching. (CRC R302.5.1 & T-R302.6) (Carports open on two or more sides and no enclosed areas above do not require a separation).
- Ducts penetrating the garage to dwelling separation shall be a minimum of 26 gauge with no openings into the garage. (CRC R302.5.2)
- Penetrations through the garage to dwelling separation wall (other than ducts as listed above) shall be fire-blocked per CRC section R302.11, item #4.
- Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening. (CRC R309.1)
- Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18A above floor unless it is listed as flammable vapor ignition resistant. Pro-vide protective post or other impact barrier from vehicles (CMC 308.0).

STAIRWAYS & RAMPS

- Exterior stair stringers must be naturally resistant to decay or pressure treated. (CRC R317.1)
- Rise shall be maximum 7.75A; Run shall be 10" minimum; headroom 6' -8" minimum; width 36" minimum, 315" between a handrail on one side and 27" with handrails on two sides. Variation between riser heights 3/8" maximum. A nosing not less than .75 inches but not more than 1.25 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches. The leading edge of treads shall project not more than 1.25 inches beyond the tread below. Open risers are permitted, pro-vided the opening between the treads does not permit the passage of a 4" sphere. (Openings are not limited when the stair has a rise of 30" or less). (CRC R311.7)
- Stairways with 4 or more risers shall have a handrail on one side 34" to 38" above the tread nosing. Circular handrails shall have an outside diameter of 1.25"-2"; if not circular, it shall have a perimeter dimension of 4"-6.25" with a maximum cross-sectional dimension of 2.25". See R311.7.8.3 Item# 2 for type II handrails with a parameter over 6.25". A minimum clearance of 1.5" shall be maintained from the wall or other surface. Handrails shall be returned, terminate in newel posts, or safety terminals. (CRC R311.7.8.2)
- Guards shall be 42" minimum height (unless acting as a handrail/guard for a stairway; the guard height may be 34"-38" in height), with openings less than 4" inches clear (guards on the open sides of stairs may have 4 3/8" openings). (CRC R312)
- Provide landings at the top/bottom of the stairway the width of the stairway. The depth of the landing shall be 36" minimum. (see CRC R311.7.6 for exceptions).
- Usable spaces underneath enclosed/unenclosed stairways shall be protected by a minimum of 1/2" gypsum board. (CRC R302.7)
- Ramps serving the egress door shall have a slope of not more than 1 unit vertical in 12 units horizontal (8.3-percent slope). All other ramps shall have a maximum slope of 1 unit vertical in 8 units horizontal (12.5-percent slope). Exception: Where it is technically infeasible to comply because of site constraints, ramps shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5-percent slope) (CRC R311.8.1). Provide 3 'X3 'landings at the top and bottom of ramps, where doors open onto ramps, and where ramps change directions. (CRC R311.8)
- Handrails shall be provided on each side of each continuous run of tread or flight with four or more risers. (CRC SEC. R311.7.8)
- Exterior stairs, balconies, decks, etc. shall be attached to the primary structure with lag screws or equivalent attachment that will resist against withdrawal and vertical lateral forces or shall be designed to be self-supporting. (CRC R311.5)

DECKS

- Guards are required if deck or floor is over 30" above grade, minimum 42" high, with openings less than 4" (CRC R312). Guardrails shall be designed and detailed for lat-eral forces according to CRC Table 301.5.
- Provide deck lateral load connections at each end of the deck and at deck intersec-tions per CRC R507.2.4. Connectors shall have a minimum allowable stress design capacity of 1500lbs and install with 24" of the end of the deck. 750lb rated devices are allowed (DTTIZ as example) if located evenly at 4 points along the deck.
- Posts/columns shall be restrained at the bottom end to prevent lateral displacement; clearly show approved post bases, straps, etc to achieve this per CRC R407.3
- Hardware and fasteners to be hot-dipped galvanized, stainless steel, silicon bronzed or copper. (CRC R317.3)

ELECTRICAL

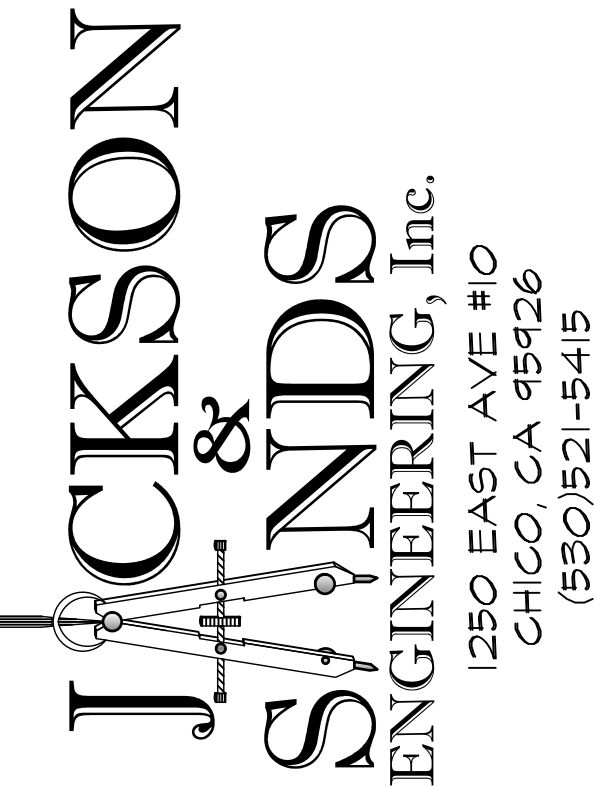
- No electrical panels shall be in closets of bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6' -6" high for headroom (CEC 110.26).
- A concrete-encased electrode (Ufer) consisting of 20' of rebar or #4 copper wire placed in the bottom of a footing is required for all new construction. (CEC 250.52(A) (3) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)
- All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant receptacles. (CEC 406.12)
- All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter. (CEC 210.12)
- Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(c)(2)) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(C)(3))
- Provide at least 1 outlet in basements, garages, laundry rooms, decks, balconies, porches and within 3' of the outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))
- Furnaces installed in attics and crawl spaces shall have an access platform (catwalk in attics), light switch and receptacle in the space. Provide a service receptacle for the furnace. (CEC 210.63)
- All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))
- Garage receptacles shall not serve outlets outside the garage. A minimum of 1 receptacle shall be provided for each car space. (210.52(G)(1))
- A 15/20-amp receptacle shall be installed within 50ft of electrical service equipment. (CEC 210.64)
- Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, and similar areas counter outlets must be installed in every counter space 12" inches or wider, not greater than 4 o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (G)) Island counter spaces shall have at least 1 receptacle outlet unless a range top or sink is installed then 2 receptacles may be required. 1 receptacle is required for peninsula counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner installations. (CEC Fig-ure 210.52(C)(1))
- Receptacles shall be installed at 12" o.c. maximum in walls starting at 6' maximum from the wall end. Walls longer than two feet shall have a receptacle. Hallway walls longer than 10 ft shall have a receptacle in hallways. (CEC 210.52(A))
- Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C) Light pendants, ceiling fans, lighting tracks, etc. shall not be located within 5ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
- All lighting/fan fixtures located in wet or damp locations shall be rated for the appli-cation. (CEC 410.10)
- GFCI outlets are required: for all kitchen receptacles that are designed to serve countertop surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, laundry areas, and in all garage outlets including outlets dedicated to a single device or garage door opener (CEC 210.8).
- Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315):
 - Outside of each separate sleeping area in the immediate vicinity of bedrooms
 - On every level of a dwelling unit including basements
 - Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated)
- Smoke alarms shall be installed (CRC R314):
 - In each room used for sleeping purposes.
 - Outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - In each story, including basements.
 - Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3(4)).
 - Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated)
- All smoke and carbon-monoxide alarms shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). (CRC R314.4 & R315.1.2)
- All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers in-stalled. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1))

PLUMBING

- Underfloor cleanouts shall not be more than 5 FEET from an underfloor access, access door or trap door. (CFC 707.9)
- ABs piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CFC 312.13)
- PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or otherwise protected from UV degradation. (CFC 312.14)
- The adjacent space next to showers without thresholds shall be considered a wet location when using the CRC, CEC, and the CEC. (CFC 408.5)
- Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (32" by 32") and shall also be capable of encompassing a 30" circle. The required area and dimensions shall be measured at a height equal to the top of the threshold and shall be maintained to a point of not less than 70" above the shower drain outlet. (CFC 408.6) Provide curtain rod or door a minimum of 22" in width (CFC 408.5). Showers and tubs with showers require a non-absorbent sur-face up to 6' above the floor. (CRC R307.2)
- Water Heaters: Provide pressure relief valve with drain to outside for water heater. (CFC 504.6) Provide seismic strapping in the upper & lower third of the water heater a minimum of 4" above controls. (CFC 507.2) The water heater shall be of an instantaneous type or the following shall be provided (new construction only) (CEC 150(n)):
 - A 120V receptacles provided within 3ft •A category III or IV vent, or a straight (without bends) Type B vent
 - Condensate drain that is no more than 2 inches higher than the base of the water heater
 - Gas supply line with a minimum 200,000 Btu/hr dedicated capacity for the water heater
- Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CFC 609.11)
 - A 3-inch gravity drain shall be provided at the low point of underfloor spaces, installed so as to provide 1/4-inch per foot grade and terminate at an exterior point of the building protected from blockage. The opening shall be screened with a corro-sion-resistant wire mesh with mesh openings of 1/4-inch in dimension. Lengths of the gravity drains over 10 feet in length shall be first approved by the Building Offi-cial. (L-V & 8.9)
- Water heaters located in attics, ceiling assemblies and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 1/2" deep pan under the water heater with a minimum 3/4 inch drain to the exterior of the building. (CFC 507.5)
 - Water closet shall be located in a space not less than 30" in width (15A on each side) and 24" minimum clearance in front. (CFC 402.5)
 - The maximum hot water temperature discharging from a bathtub or whirlpool bath-tub filler shall not exceed 120 degrees F. (CFC 418)
 - Provide anti-siphon valves on all hose bibs. (CFC 603.5.7)
 - Floor drains shall be provided with a trap primer. (CFC 1007)
 - Maximum water flow rates. (CEB5C.4.303.1):
 - Water Closets: 1.28gpf
 - Urinals: 125gpf
 - Kitchen Faucets: 1.8gpm @ 60psi
 - Lavatory Faucets: 1.2gpm @ 60psi
 - Showerheads: 2gpm
- Wood burning appliances shall be one of the following: •A pellet-fueled wood burning heater. •A U.S. EPA Phase II certified wood burning heater. •An appliance or fireplace determined to meet the U.S. EPA particulate matter emis-sion standard of less than 7.5 grams per hour for a non-catalytic wood fired appli-cance or 4.1 grams per hour for a catalytic wood fired appliance and is approved in writing by the APCO.
- All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CMC 912.2)
- Any installed wood stove or pellet stove shall have a permanent NSPS label certifying emission limits.
- Top chimney must extend a minimum of 2 ft. above any part of the building within 10 ft. (CMC 802.5.4)
- Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible fire dampener control. Continuous burning pilot lights are prohibited. (CEC 150.0(e))
- Provide combustion air for all gas fired appliances per CMC Chapter 7.
- Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (509.6.2.7)
- Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms unless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the outdoors. (CFC 504)
- Roof top equipment on roofs with over 4/12 slope shall have a level 30"x30" working platform. (CMC 304.2)
- Exhaust openings terminating to the outdoors shall be covered with a corrosion re-sistant screen 1/4"-1/2" in opening size (not required for clothes dryers). (CMC 502.1)
- Vent dryer to outside of building (not to under-floor area). Vent length shall be 14 ft. maximum. Shall terminate a minimum of 3' from the property line and any opening into the building. (CMC 504.4.2)
- Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings into the building and shall not discharge on to a public way. (CMC 502.2.1)
- Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (CMC 504.4.1(1))
- Heating system is required to maintain 68 degrees at 3 ft. above floor level and 2ft from exterior walls in all habitable rooms. (CRC R303.9)

General Notes

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No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	
2		
3		

BID SET

HORN 2-2
SIDE ENTRY

Project	Sheet
Date	09/02/21
Scale	AS NOTED

GN2

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y	NA	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	NA	RESPON. PARTY
			301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.			
			301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.			
			Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.			
			301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.			
			SECTION 302 MIXED OCCUPANCY BUILDINGS			
			302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.			
			ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New			
			CHAPTER 4 RESIDENTIAL MANDATORY MEASURES			
			DIVISION 4.1 PLANNING AND DESIGN			
			SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)			
			FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.			
			WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.			
			4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.			
			4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. <ol style="list-style-type: none">Retention basins of sufficient size shall be utilized to retain storm water on the site.Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.Compliance with a lawfully enacted storm water management ordinance.			
			Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)			
			4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: <ol style="list-style-type: none">SwalesWater collection and disposal systemsFrench drainsWater retention gardensOther water measures which keep surface water away from buildings and aid in groundwater recharge.			
			Exception: Additions and alterations not altering the drainage path.			
			4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code</i> , Article 625.			
			Exceptions: <ol style="list-style-type: none">On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:<ol style="list-style-type: none">Where there is no commercial power supply.Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit.Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.			
			4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.			
			4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".			
			4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.			
			Notes: <ol style="list-style-type: none">Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.			
			4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.			

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

- The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
- The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

- The minimum length of each EV space shall be 18 feet (5486 mm).
- The minimum width of each EV space shall be 9 feet (2743 mm).
- One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

- Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
- There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1	
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

- The minimum length of each EV space shall be 18 feet (5486mm).
- The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE	
FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

- The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <https://www.water.ca.gov/>

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

- Excavated soil and land-clearing debris.
- Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
- The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material collected will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

- Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
- Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
 - Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 - Roof and yard drainage, including gutters and downspouts.
 - Space conditioning systems, including condensers and air filters.
 - Landscape irrigation systems.
 - Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- Public transportation and/or carpool options available in the area.
- Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

4.502.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

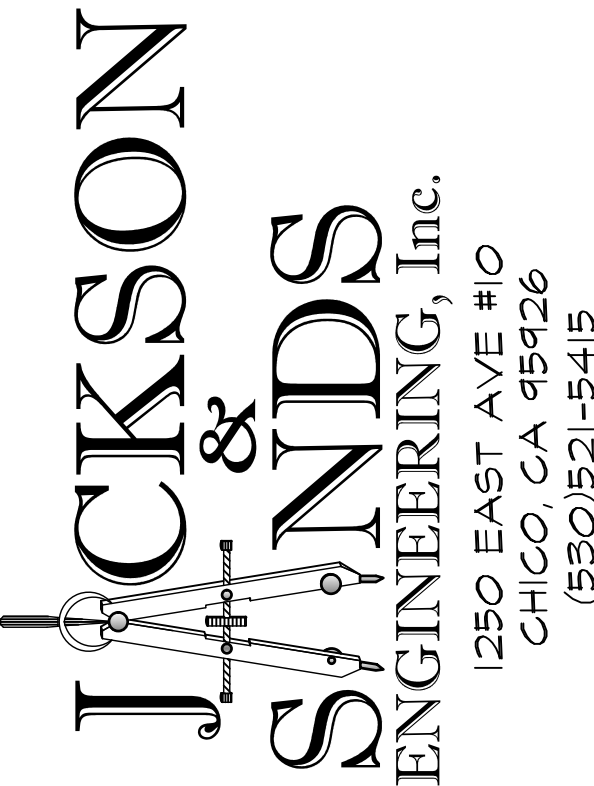
AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FFFE) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

General Notes

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No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	
2		
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BID SET

HORN 2-2
SIDE ENTRY

Project	Sheet
Date 09/02/21	GN3
Scale AS NOTED	

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE


RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

[illegible]

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

General Notes

JACKSON AND SANDS
ENGINEERING HAS PROVIDED
THESE PLANS SOLELY FOR THE
USE FOR THE PROJECT SPECIFIED
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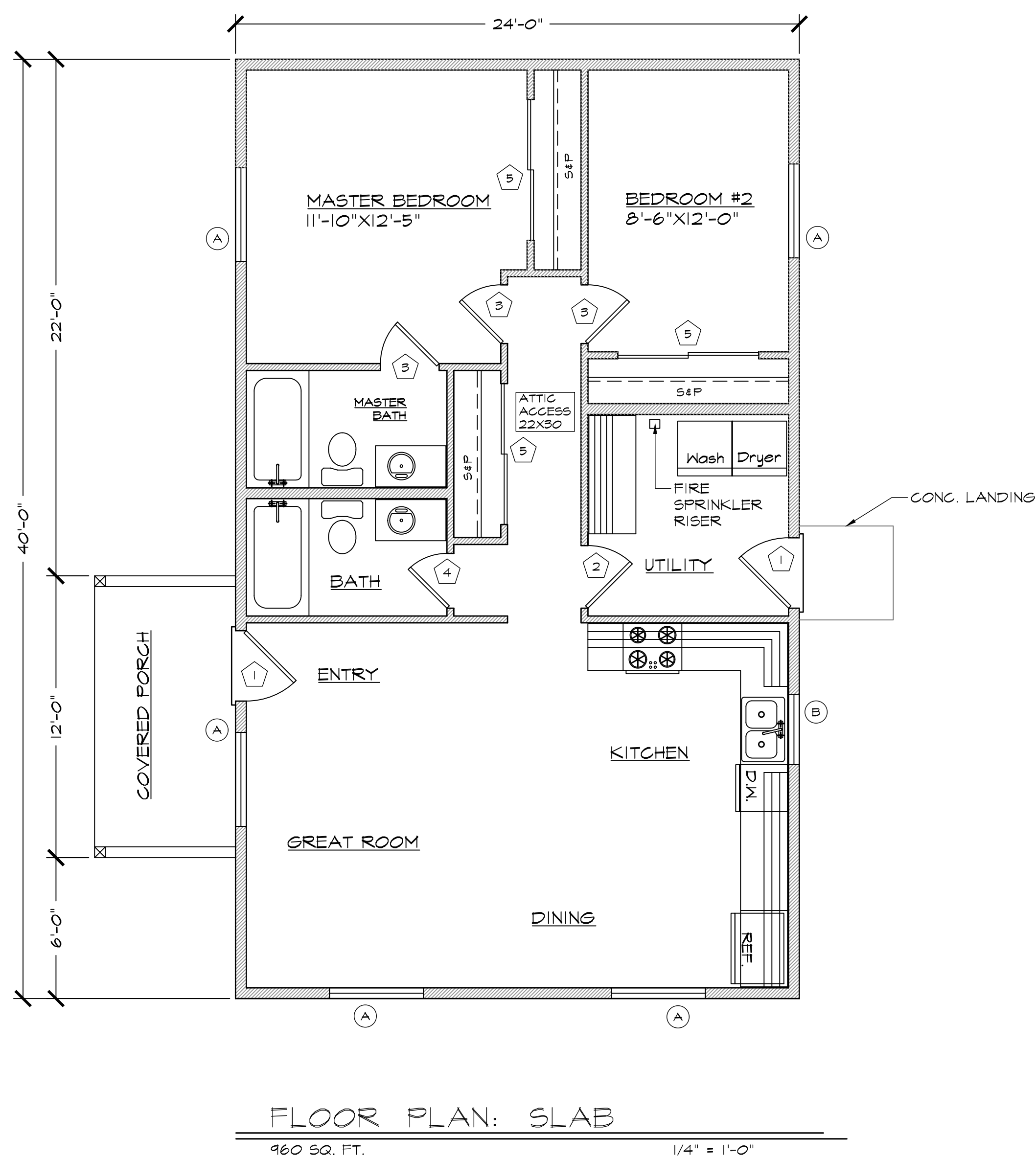
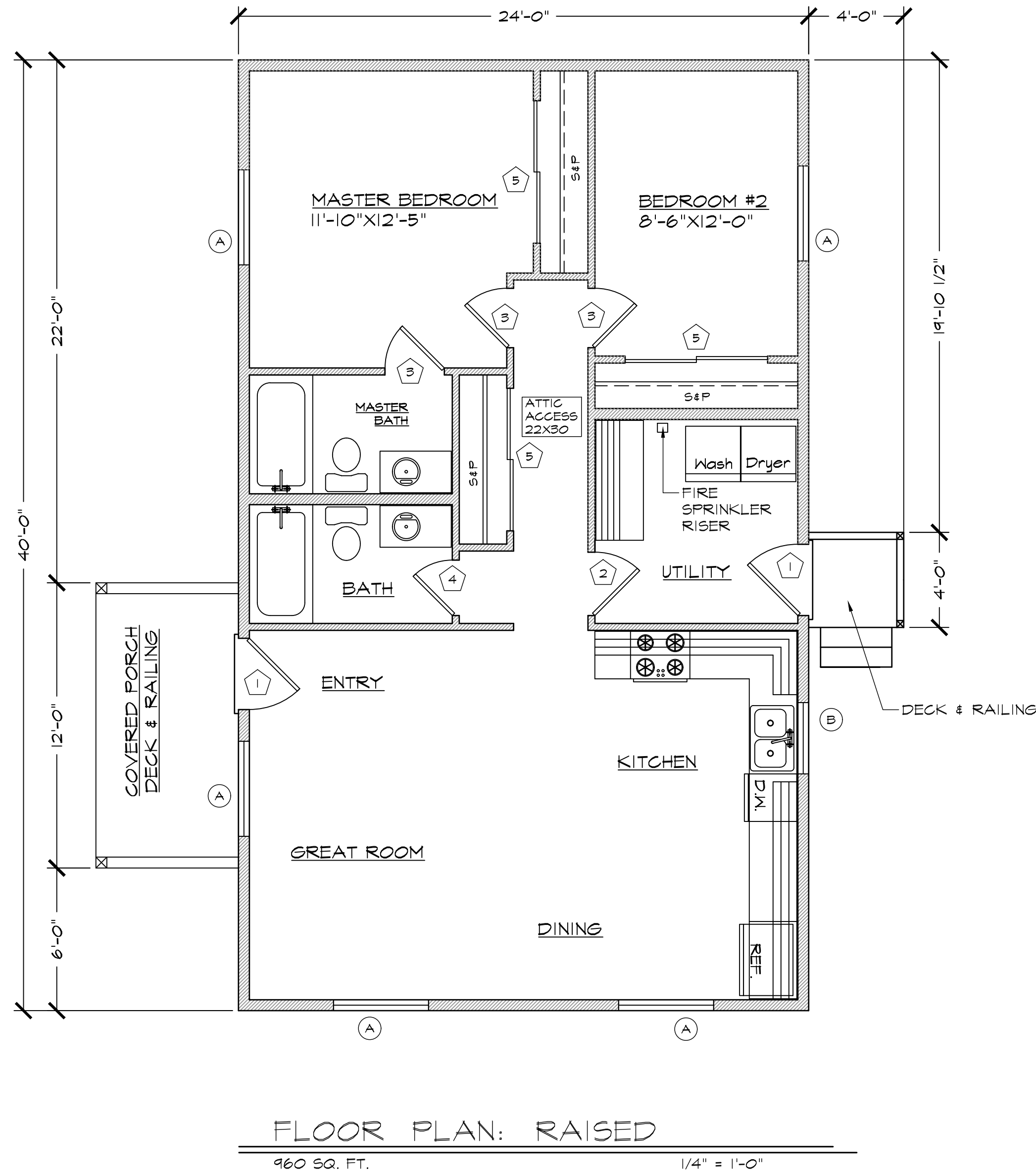
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FLOOR PLAN NOTES:

1. AUTOMATIC FIRE SPRINKLERS ARE REQUIRED THROUGHOUT THE RESIDENCE. FIRE SPRINKLERS SHALL BE DESIGNED BY A CALIFORNIA CONTRACTOR CLASSIFICATION C-16. FIRE SPRINKLER SHALL BE REQUIRED IF THE PRIMARY RESIDENCE HAS FIRE SPRINKLERS.
2. EXTERIOR WALLS TO BE 2X6 DF NO. 2 STUDS AT 16" O.C. WITH R-21 INSULATION. SIDING/ SHEAR AS SHOWN ON.
3. INTERIOR WALLS TO BE 2X4 DF NO.2 STUDS AT 16" O.C.
4. TYPICAL WALL HEIGHT IS 9'.
5. NO OPENING SHALL BE PERMITTED IN THE EXTERIOR WALLS, INCLUDING VENTS, OF GROUP R-3 OCCUPANCIES WHERE THE EXTERIOR WALL IS CLOSER THAN 5FT FROM PROPERTY LINE 2019 CRC TABLE R302.1(1) AND TABLE R302.1(2)
6. LISTED INSTALLATION INSTRUCTION OR MANUALS SHALL BE ON SITE AND AVAILABLE FOR PLUMBING, MECHANICAL, ELECTRICAL EQUIPMENT OR OTHER INSTALLATIONS DURING FIELD INSPECTION OF SPECIFIC APPLIANCES OR FEATURES.
7. RODENT PROOFING AND INSECT INTRUSION PROTECTION. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLE CONDUITS OR OTHER OPENINGS IN BOTTOM/SOLE PLATE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE 2019 CALGREEN BUILDING CODE, CHAPTER 4. DIVISION 4.4 CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE BY THE ENFORCING AGENCY. METHOD ACCEPTABLE BY THE CITY OF CHICO BUILDING DIVISION WOULD BE LOW VOC CAULKING WITH NON-COMBUSTIBLE FILLING MATERIAL.
8. PORTIONS OF THE PLAN CLOSER TO THE PROPERTY LINE THAN THE DISTANCES SPECIFIED IN CRC TABLE 302.1(1) OR IF APPLICABLE, 2019 CRC TABLE 302.1(2), SHALL REQUIRE A CONSTRUCTION OF A LISTED 1-HOUR FIREWALL ASSEMBLY SEPARATION OR OTHER APPROVED METHOD SPECIFIED IN THIS CODE. THE COMPLIANCE MEANS SHALL BE PROVIDED WITH THE SITE PLAN AT TIME OF APPLICATION. THIS MAY REQUIRE ADDITIONAL PLAN DESIGN BY A CALIFORNIA REGISTERED DESIGN PROFESSIONAL FOR EMERGENCY EGRESS, AND, LIGHT AND VENTILATION.
9. ATTIC ACCESS OPENINGS WITH MIN. SIZE OF 22"X30" CRC R807.1

*NO ALTERATIONS SHALL BE MADE TO THIS SET OF PLANS

NOTE:
*SEE FRAMING PLAN, PG. A5, FOR ADDITIONAL DIMENSIONS

DOOR SCHEDULE								
DOOR SYMBOL	DOOR SIZE			DOOR TYPE	CORE	MATERIAL	FRAME	NOTES:
	WIDTH	HEIGHT	THICK					
1	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	SOLID	WOOD/GLASS	WOOD	FRONT ENTRY DOOR, UTILITY DOOR
2	2'-8"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	INTERIOR DOORS
3	2'-6"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	INTERIOR DOORS
4	2'-4"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	INTERIOR DOORS
5	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	SOLID	METAL	WOOD	BI PASS CLOSET DOORS

- KUL NOTES:
1. THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF 2019 CRC SECTION R337
 2. ONE PANE OF ALL WINDOWS TO BE TEMPERED, R337.8
 3. DECKING MATERIAL TO BE IN ACCORDANCE WITH CRC SECTION R337.4
 4. UNDER-FLOOR PROTECTION IN ACCORDANCE WITH CRC SECTION R337.7.8
 5. ROOF GUTTERS SHALL BE OF NON COMBUSTIBLE MATERIALS AND PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
 6. EAVE AND SOFFIT VENTS SHALL BE IGNITION RESISTANT OR NON-COMBUSTIBLE MATERIAL.
 7. EXTERIOR DOORS SHALL BE FIRE RESISTIVE IN ACCORDANCE WITH CRC SECTION R337.8.3. (DOOR SHALL HAVE AN EXTERIOR SURFACE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS OR BE CONSTRUCTED OF SOLID CORE WOOD 1-3/8" THICK OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20-MINUTES.)
 8. IGNITION RESISTANT OR NON-COMBUSTIBLE EXTERIOR PORCH CEILING IN ACCORDANCE WITH CRC SECTION R 337.1.6
 9. GABLE ATTIC VENTS AND FOUNDATION VENTS SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NONCOMBUSTIBLE MATERIALS WITH MINIMUM OPENINGS OF 1/8" AND SHALL NOT EXCEED 1/8" OPENINGS IN COMPLIANCE WITH CRC SECTION R337.6.2
 10. EAVE VENTS SHALL BE APPROVED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS.

WINDOW SCHEDULE									
*ONE PANE OF ALL WINDOWS TO BE TEMPERED, R337.8 & (KUL.1)									
WINDOW SYMBOL	WINDOW SIZE		OPER	QNTY.	FRAME	HEAD HEIGHT	U-FACTOR	SHGC	NOTES:
	WIDTH	HEIGHT							
A	4'-0"	4'-0"	SLIDING	5	VINYL	6'-8"	0.3	0.25	EGRESS REQ. IN BEDROOMS.
B	3'-0"	3'-0"	SLIDING	1	VINYL	6'-8"	0.3	0.25	

*DO NOT REMOVE LABELS INDICATING U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT (SHGC) FROM WINDOWS AND DOORS. VERIFY TEMPORARY LABELS WITH BUILDING INSPECTOR.

General Notes

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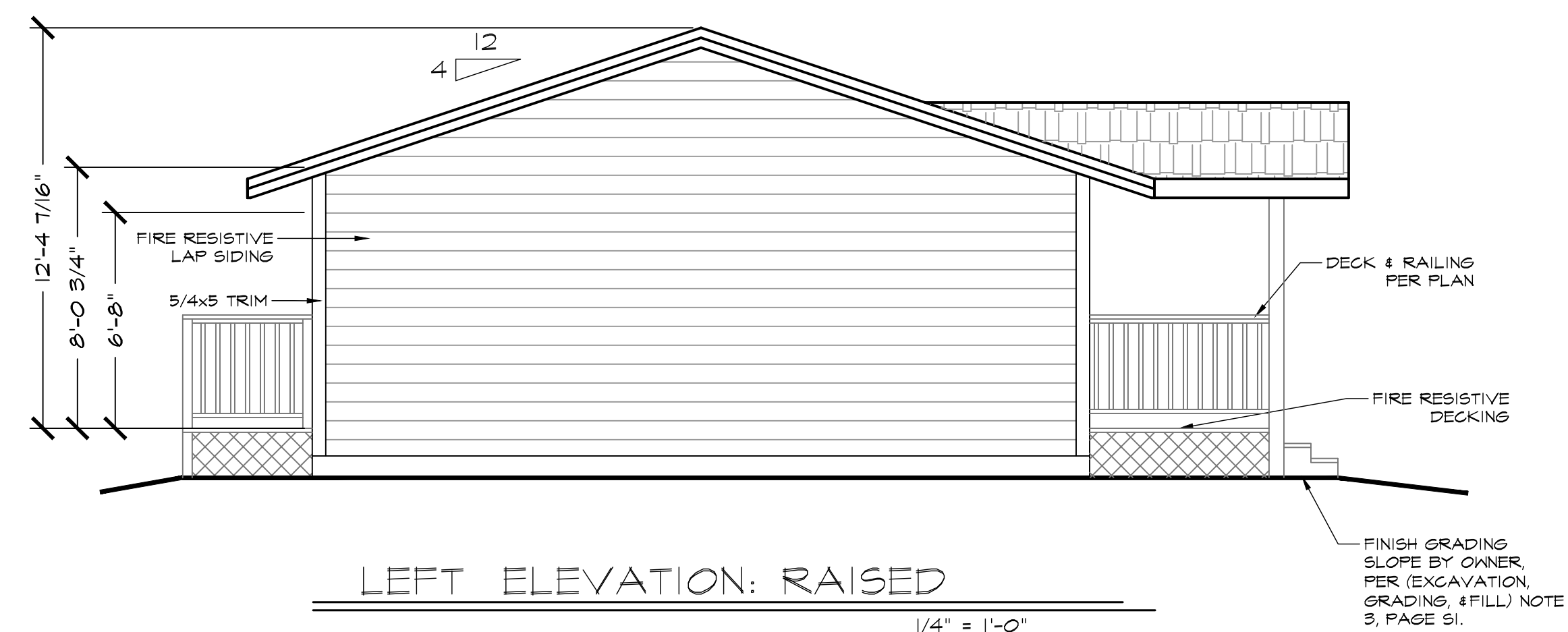
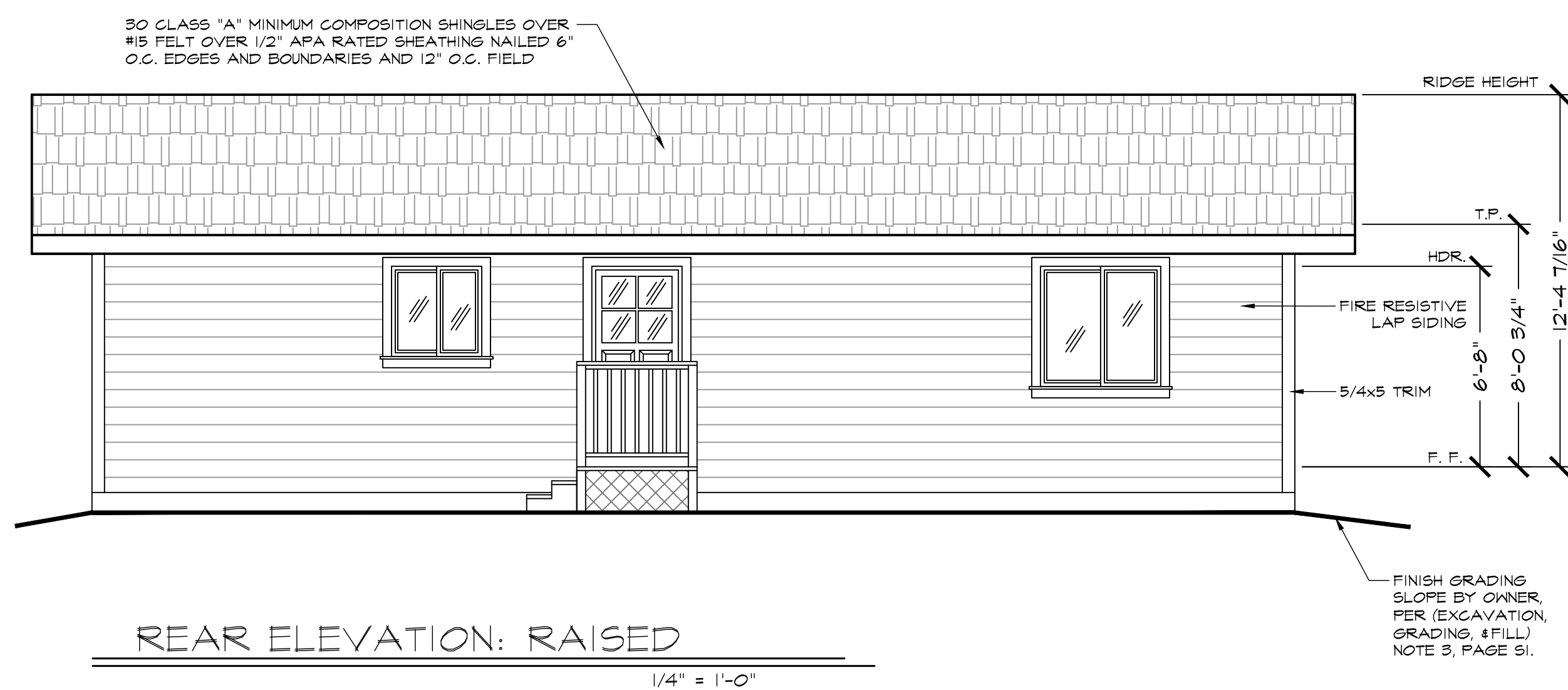
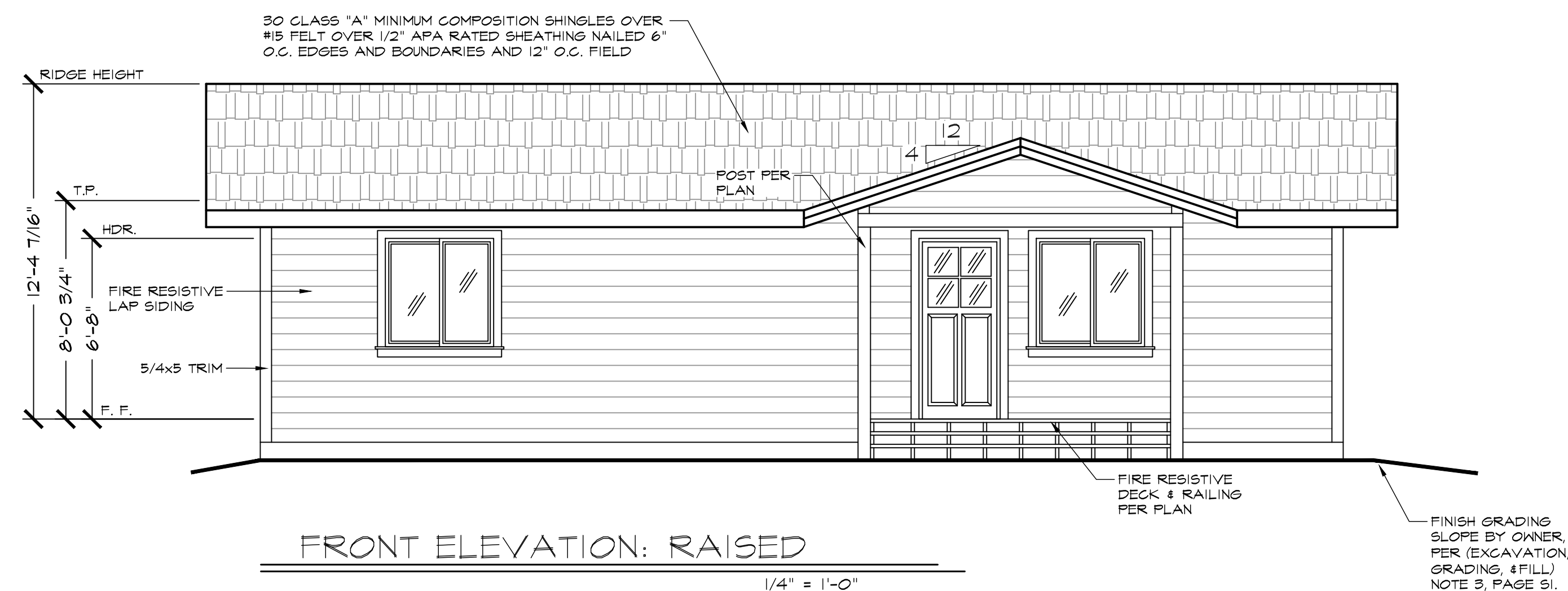
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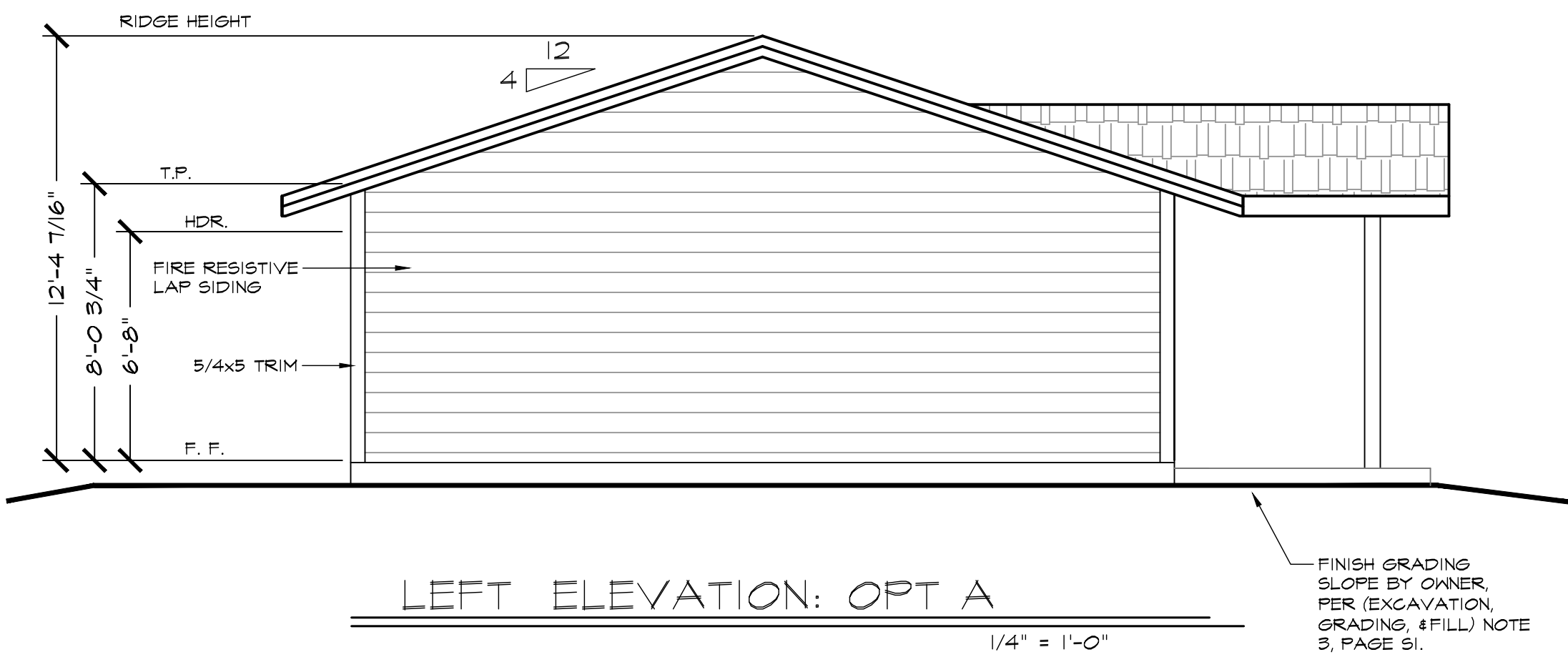
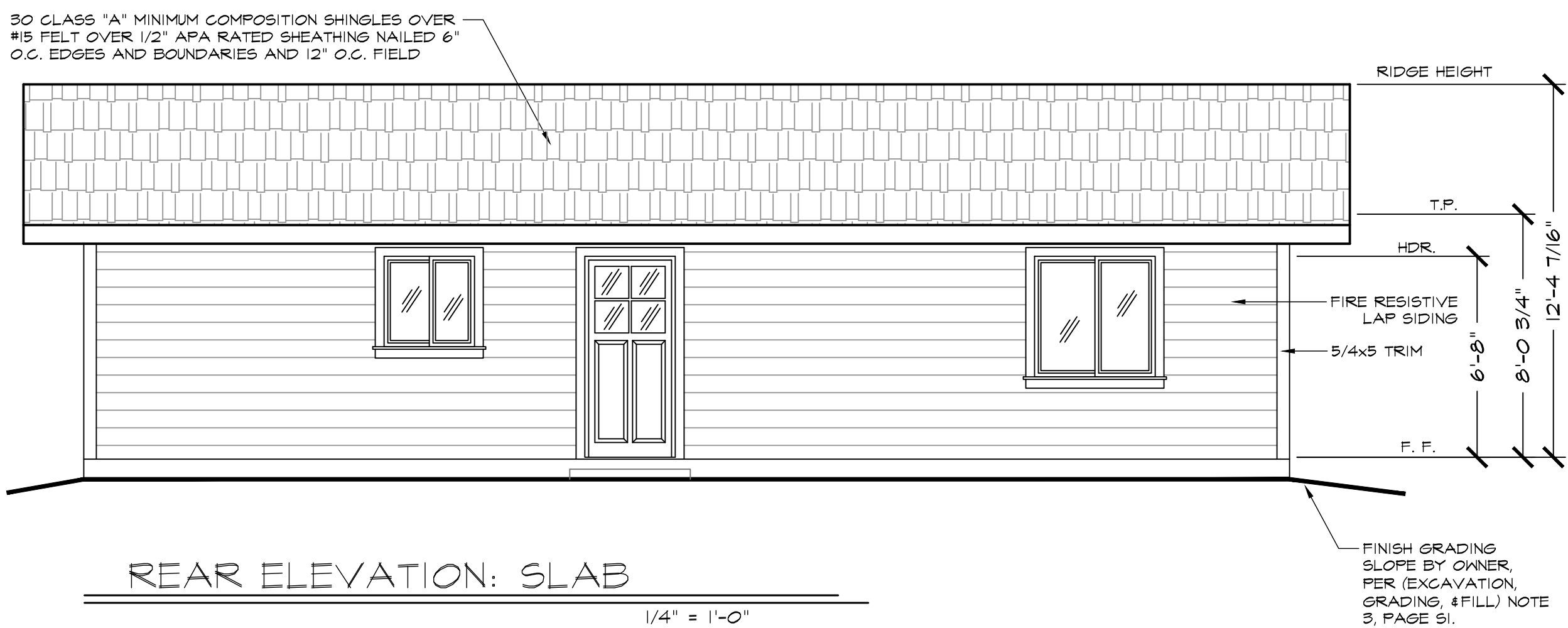
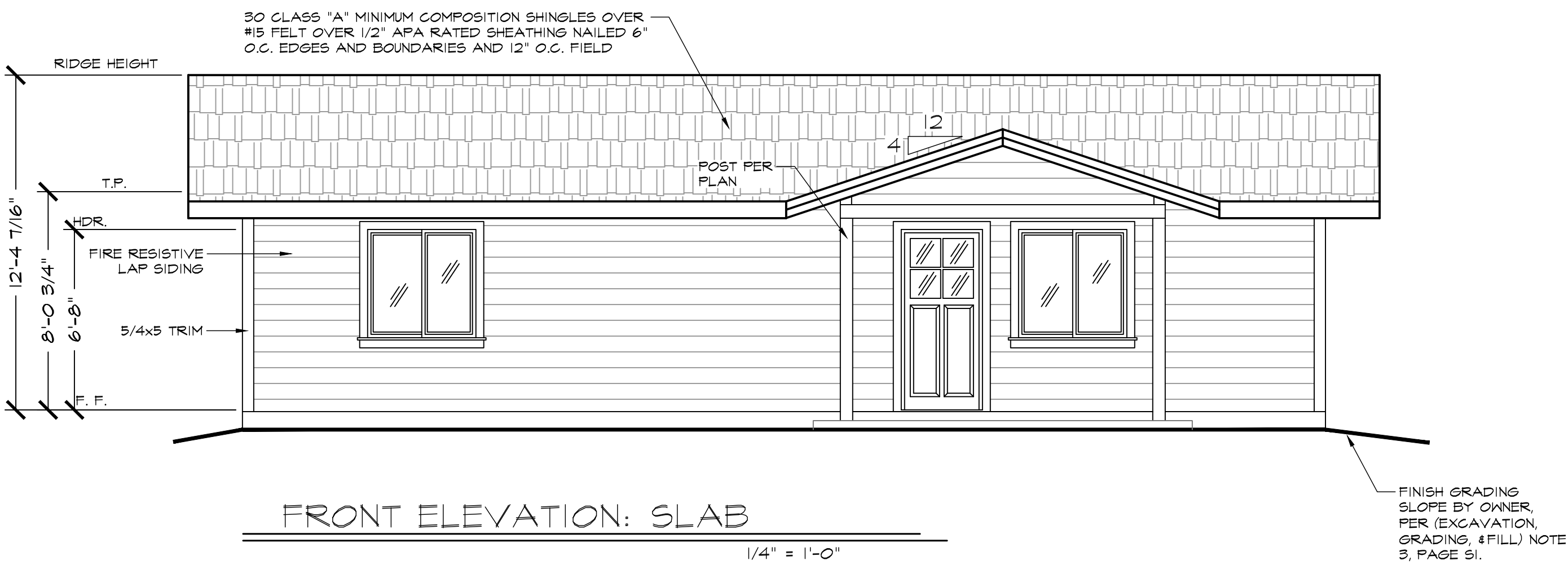
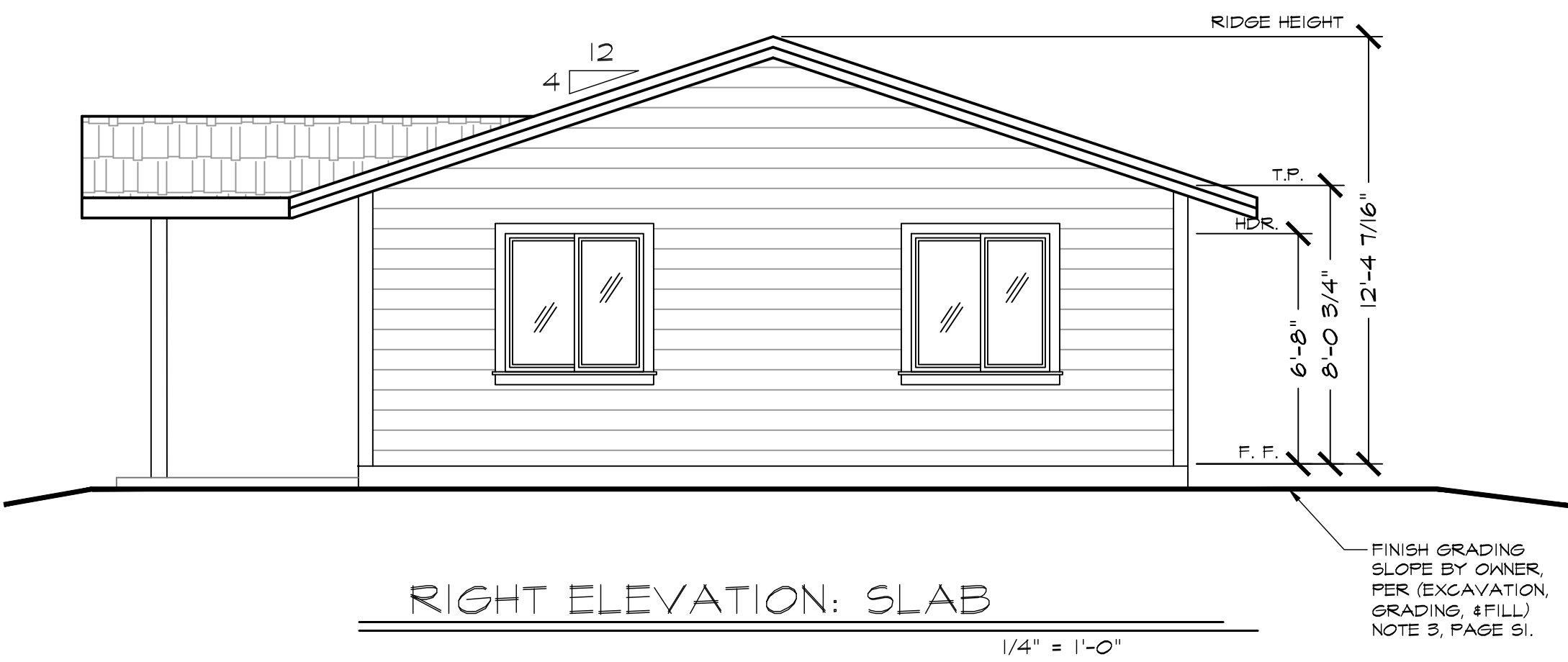
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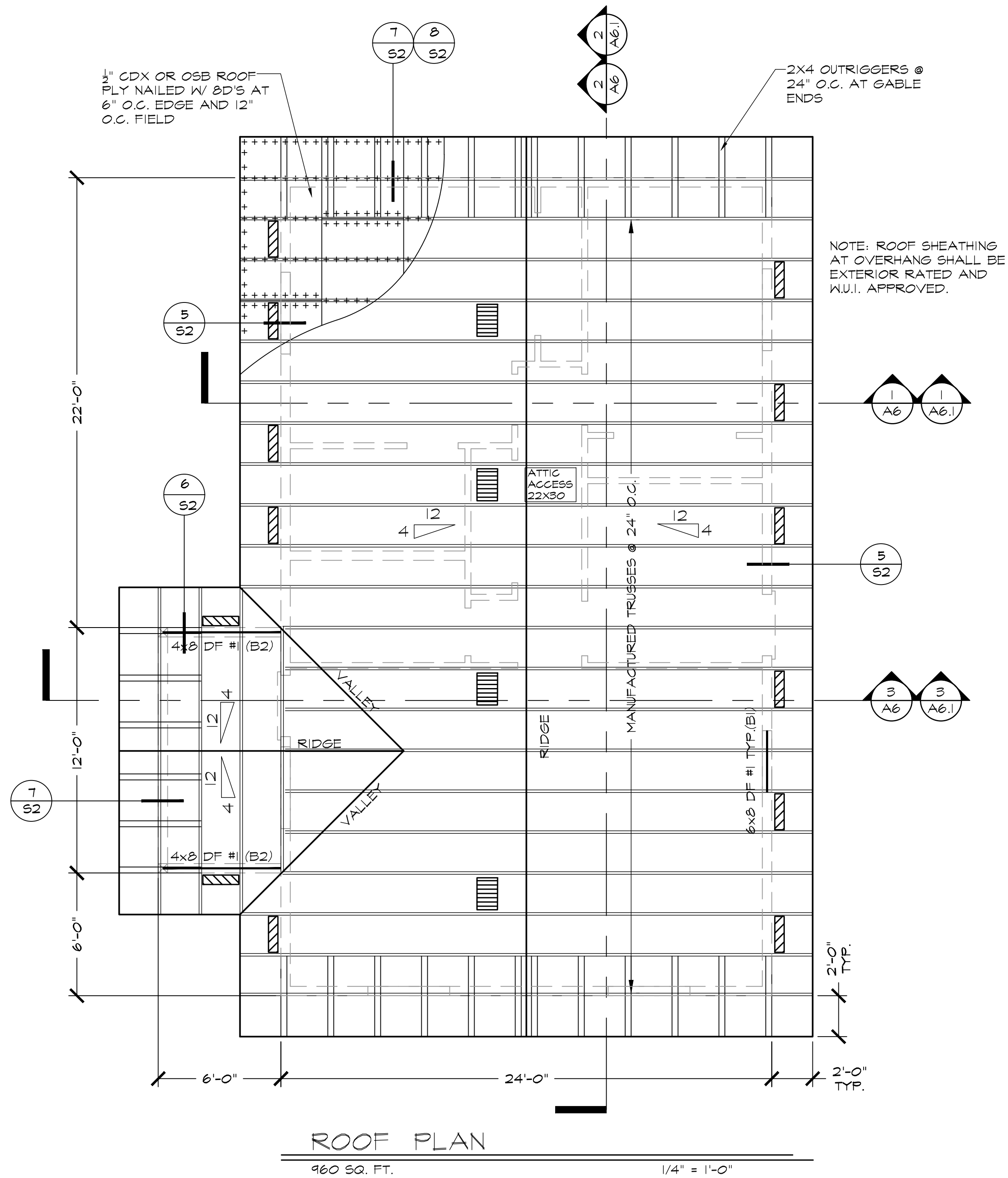
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TRUSS NOTES:

- 30 PSF SNOW LOAD
- ADD 3 PSF FOR SOLAR PANELS
- 30 YEAR COMP ROOFING OVER 15# FLET OVER 1/2" APA RATED SHEATHING NAILED WITH 8d NAILS @ 6" O.C. EDGES AND BOUNDARY AND 12" O.C. FIELD U.O.N.
- OVERHAND TO VARY AS NEEDED
- EXTERIOR WALL PLATE HEIGHT TO BE 9'-03/4" U.O.N.
- ATTIC ACCESS LOCATION IS APPROXIMATE AND INTENDED TO BE IN THIS AREA FOR GENERAL CONCEALMENT FROM VIEW.
- F.A.U. LOCATION SHOWN IS APPROXIMATE AND INTENDED TO BE IN THE GENERAL AREA NEAR ATTIC ACCESS AND NOT OVER KITCHEN AREA.

NOTES:

- ALL HEADERS TO BE 6X8 DF NO.1 U.O.N.
- ROOF TERMINATION EACH VENT PIPE OR STACK SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN 6" INCHES ABOVE THE ROOF NO LESS THAN 1' FOOT A VERTICAL SURFACE.
- EACH VENT SHALL TERMINATE NOT LESS THAN 10' FEET FROM, OR NOT LESS THAN 3' FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT, OR LESS THAN 3' FEET FOR A LOT LINE, ALLEY AND STREET EXCEPTED.
- ABS AND PVC PIPING EXPOSED TO SUNLIGHT SHALL BE PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT.
- 30 YEAR COMP ROOFING OVER 15# FLET OVER 1/2" APA RATED SHEATHING NAILED WITH 8d NAILS @ 6" O.C. EDGES AND BOUNDARY AND 12" O.C. FIELD U.O.N.
- OVERHANG TO VARY AS NEEDED
- EXTERIOR WALL PLATE HEIGHT TO BE 8'-03/4" U.O.N.
- ATTIC ACCESS LOCATION IS APPROXIMATE AND INTENDED TO BE IN THIS AREA FOR GENERAL CONCEALMENT FROM VIEW.
- F.A.U. LOCATION SHOWN IS APPROXIMATE AND INTENDED TO BE IN THE GENERAL AREA NEAR ATTIC ACCESS AND NOT OVER KITCHEN AREA.
- FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH NO. 26 GALVANIZED SHEET
- WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019 INCH NO. 26 GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36-INCH-WIDE RUNNING THE FULL LENGTH OF THE VALLEY.

ATTIC VENTILATION CALCULATION								
* EQUIVALENT MEANS OF ACHIEVING VENT AREA ARE ACCEPTABLE.								
DESCRIPTION	SQUARE FOOTAGE	REQUIREMENT	VALUE	PROPOSED VENT	SYMBOL	NET VENT AREA/ VENT	# VENTS	IN ² PROVIDED
ATTIC SPACE TOTAL	1,032	1/150	6.88 FT ²	480 IN ²				
LOWER VENT	--	1/300	3.44 FT ²	485 IN ²	VULCAN VES22	41 IN ² /LF	13 LF	533 IN ²
UPPER VENTS	--	1/300	3.44 FT ²	485 IN ²	VULCAN HALF ROUND DORMER VDRH224	147 IN ²	4	588 IN ²
							TOTAL=	1,121 IN ²

General Notes

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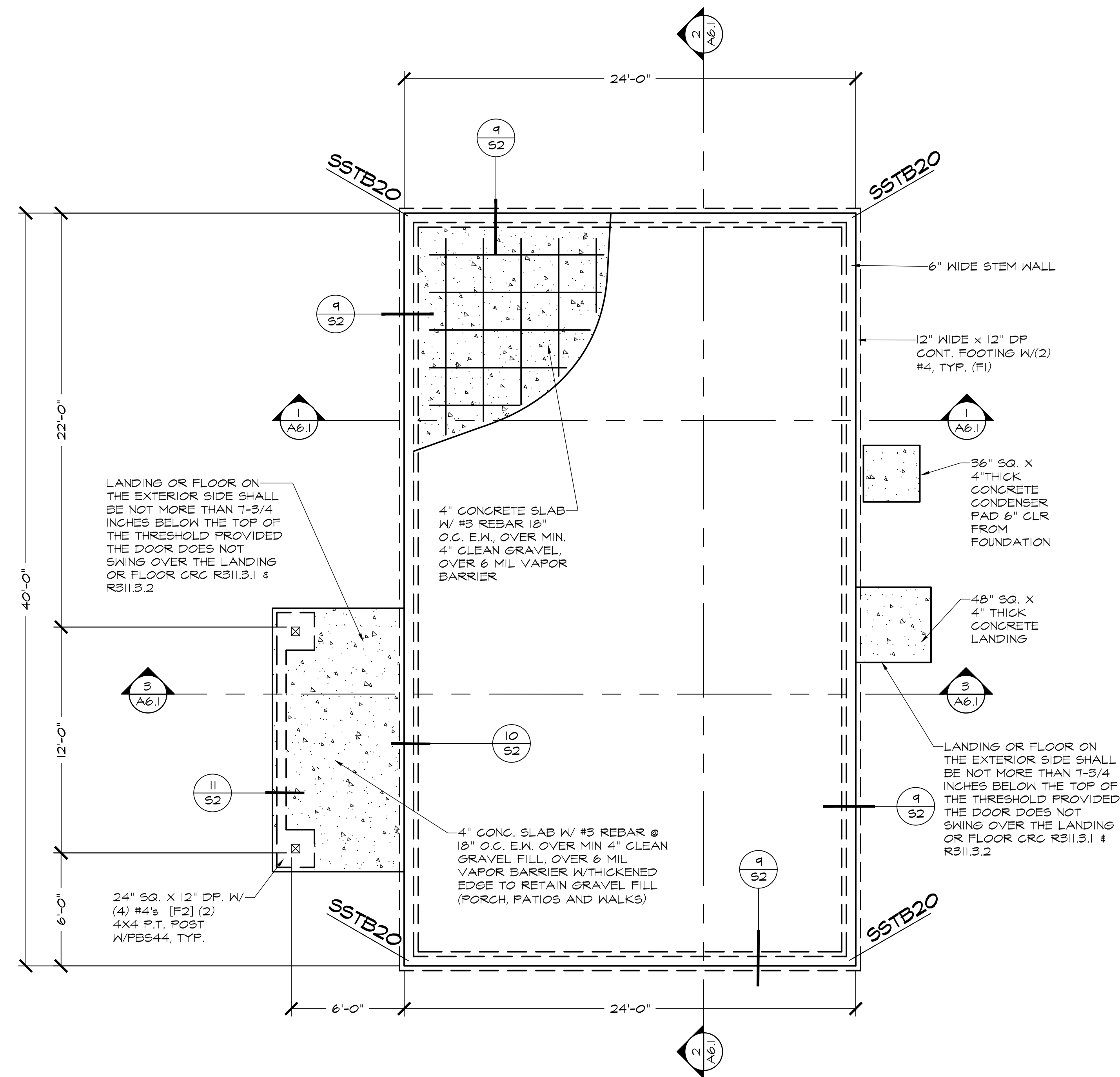
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FOUNDATION PLAN: SLAB

960 SQ. FT.

1/4" = 1'-0"

SSTB ANCHOR BOLT ARE TO BE LOCATED PER MANUFACTURES SPECS AND ARE THE RESPONSIBILITY OF THE FRAMING CONTRACTOR TO LOCATE, BASED ON TYPICAL FRAMING METHODS.

General Notes

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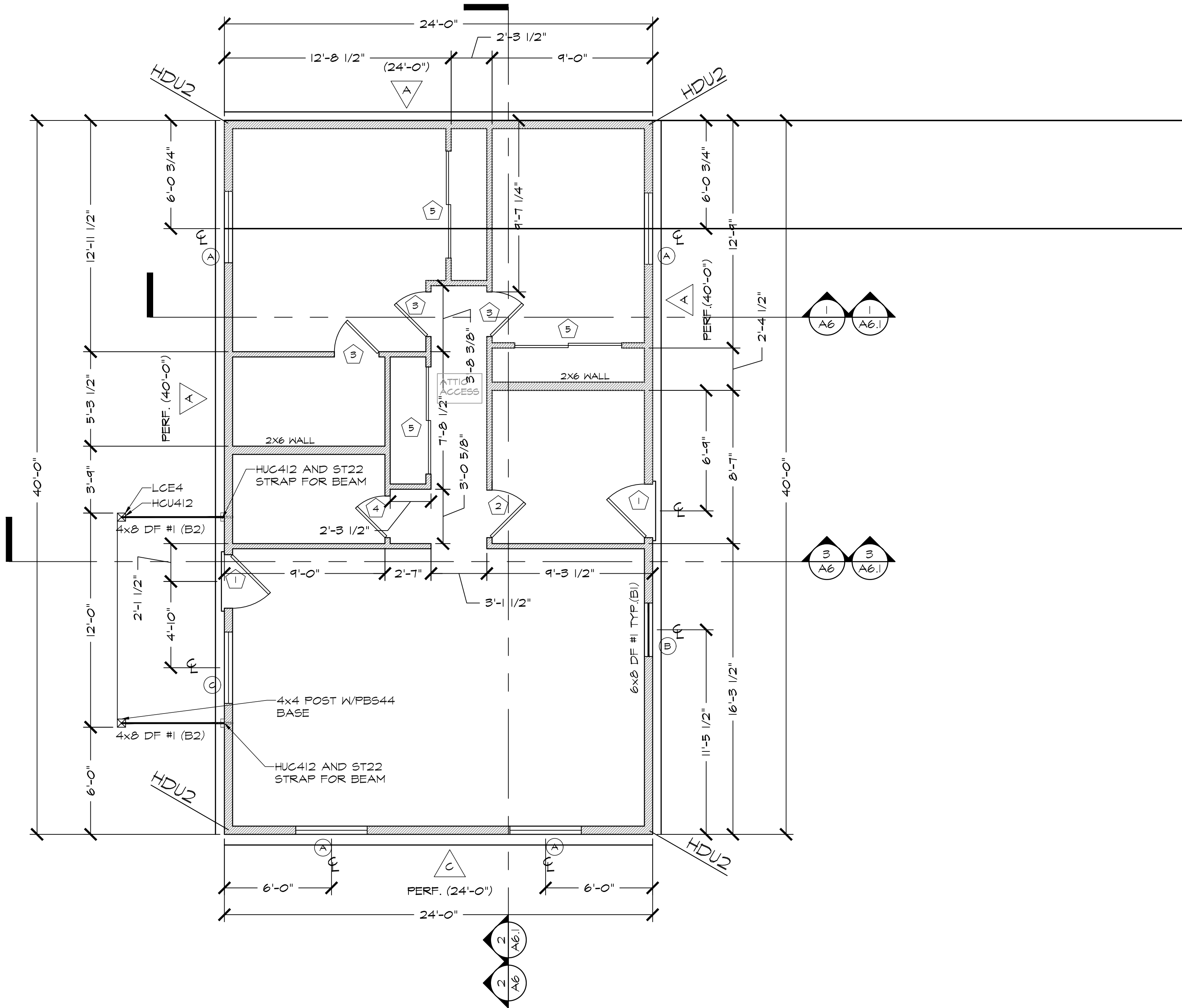


960 SQ. FT. 1/4" = 1'-0"

FLOOR VENTILATION CALCULATION * EQUIVALENT MEANS OF ACHIEVING VENT AREA ARE ACCEPTABLE.						
DESCRIPTION	SQUARE FOOTAGE	REQUIREMENT	VALUE	PROPOSED VENT	NET VENT AREA/ VENT	IN ² PROVIDED
CRAWL SPACE TOTAL	960	1/150	6.4 FT ²	6X16"	49 IN ²	588 IN ²
			921 IN ²	18X24" SCREENED ACCESS	350 IN ²	
TOTAL =						938 IN ²

SSTB ANCHOR BOLT ARE TO BE LOCATED PER MANUFACTURES SPECS AND ARE THE RESPONSIBILITY OF THE FRAMING CONTRACTOR TO LOCATE, BASED ON TYPICAL FRAMING METHODS.

SHEAR WALL SCHEDULE	
A	WALL SYSTEM STRENGTH: 173 PLF SEISMIC 173 PLF WIND
3/8" STRUCTURAL WOOD PANELS (BLOCKED)	
NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)	
6" O.C. @ EDGES 12" O.C. @ FIELD	
1/2"Ø ANCHOR BOLT SPACING 12" W/ 2X P.T. SILL	
SIMPSON A35 SHEAR TRANSFER @ 36" O.C. SILL SHEAR TRANSFER NAILING 16d @ 6" O.C. (COMMON, BOX OR SINKER)	
B	WALL SYSTEM STRENGTH: 260 PLF SEISMIC 260 PLF WIND
3/8" STRUCTURAL WOOD PANELS (BLOCKED)	
NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)	
6" O.C. @ EDGES 12" O.C. @ FIELD	
1/2"Ø ANCHOR BOLT SPACING 48" W/ 2X P.T. SILL	
SIMPSON A35 SHEAR TRANSFER @ 21" O.C. SILL SHEAR TRANSFER NAILING 16d @ 6" O.C. (COMMON, BOX OR SINKER)	
C	WALL SYSTEM STRENGTH: 260 PLF SEISMIC 346 PLF WIND
3/8" STRUCTURAL WOOD PANELS (BLOCKED)	
NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)	
6" O.C. @ EDGES 12" O.C. @ FIELD	
1/2"Ø ANCHOR BOLT SPACING 36" W/ 2X P.T. SILL	
SIMPSON A35 SHEAR TRANSFER @ 18" O.C. SILL SHEAR TRANSFER NAILING 16d @ 4" O.C. (COMMON, BOX OR SINKER)	
D	WALL SYSTEM STRENGTH: 390 PLF SEISMIC SEE NOTE 1 520 PLF WIND
3/8" STRUCTURAL WOOD PANELS (BLOCKED)	
NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)	
4" O.C. @ EDGES 12" O.C. @ FIELD	
1/2"Ø ANCHOR BOLT SPACING 24" W/ 2X P.T. SILL SIMPSON A35 SHEAR TRANSFER @ 12" O.C. SILL SHEAR TRANSFER NAILING (2) ROWS 16d @ 4" O.C. (COMMON, BOX OR SINKER)	
E	WALL SYSTEM STRENGTH: 640 PLF SEISMIC SEE NOTE 1 845 WIND
3/8" STRUCTURAL WOOD PANELS (BLOCKED)	
NAILING: 10d (COMMON OR HOT DIPPED GALVANIZED)	
2" O.C. @ EDGES 12" O.C. @ FIELD	
5/8"Ø ANCHOR BOLT SPACING 24" W/ 3X P.T. SILL SIMPSON A35 SHEAR TRANSFER @ 8" O.C. SILL SHEAR TRANSFER NAILING (2) ROWS 16d @ 4" O.C. (COMMON, BOX OR SINKER)	



DOOR SCHEDULE

DOOR SYMBOL	DOOR SIZE			DOOR TYPE	CORE	MATERIAL	FRAME	NOTES:
	WIDTH	HEIGHT	THICK					
1	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	SOLID	WOOD/GLASS	WOOD	FRONT ENTRY DOOR, UTILITY DOOR
2	2'-8"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	INTERIOR DOORS
3	2'-6"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	INTERIOR DOORS
4	2'-4"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	INTERIOR DOORS
5	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	SOLID	METAL	WOOD	BI PASS CLOSET DOORS

WINDOW SCHEDULE

*ONE PANE OF ALL WINDOWS TO BE TEMPERED, R337.8 & (W.U.I.)

WINDOW SYMBOL	WINDOW SIZE		OPER.	QNTY.	FRAME	HEAD HEIGHT	U-FACTOR	SHGC	NOTES:
	WIDTH	HEIGHT							
A	4'-0"	4'-0"	SLIDING	5	VINYL	6'-8"	0.3	0.23	EGRESS REQ. IN BEDROOMS
B	3'-0"	3'-0"	SLIDING	1	VINYL	6'-8"	0.3	0.23	

- *DO NOT REMOVE LABELS INDICATING U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT (SHGC) FROM WINDOWS AND DOORS. VERIFY TEMPORARY LABELS WITH BUILDING INSPECTOR.
- Notes:
- ALL HDR TO BE 6x8 DF NO.1 U.N.O.
 - TYP. INTERIOR HEADERS @ ROOF BEARING LINE SHALL BE MIN. 4x10 DF. NO.2
 - PERFORATED SHEAR WALL (PERF) ARE DESIGNED PER 2015 SDPWS 4.3.3.3. STRAPS TO TRANSFER FORCES AROUND OPENINGS ARE NOT REQUIRED.
 - FULLY SHEATH EXTERIOR WALLS WITH MIN 3/8" OSB, NAILED PER SHEAR WALL SCHEDULE
 - SEE SHEET S1 FOR ADDITIONAL SHEAR WALL AND CONSTRUCTION NOTES.
 - THIS PROJECT IS TO BE CONSTRUCTED IN COMPLIANCE TO SRA/W.U.I. SEE PAGE GN2 FOR REQUIREMENTS FOR EXTERIOR FINISHES INCLUDING DOORS, WINDOWS, AND SIDING.
 - EXTERIOR WALLS TO BE 2X6 DF NO.2 @ 16" O.C. W/ BOARD & BATT SIDING TYP.

General Notes

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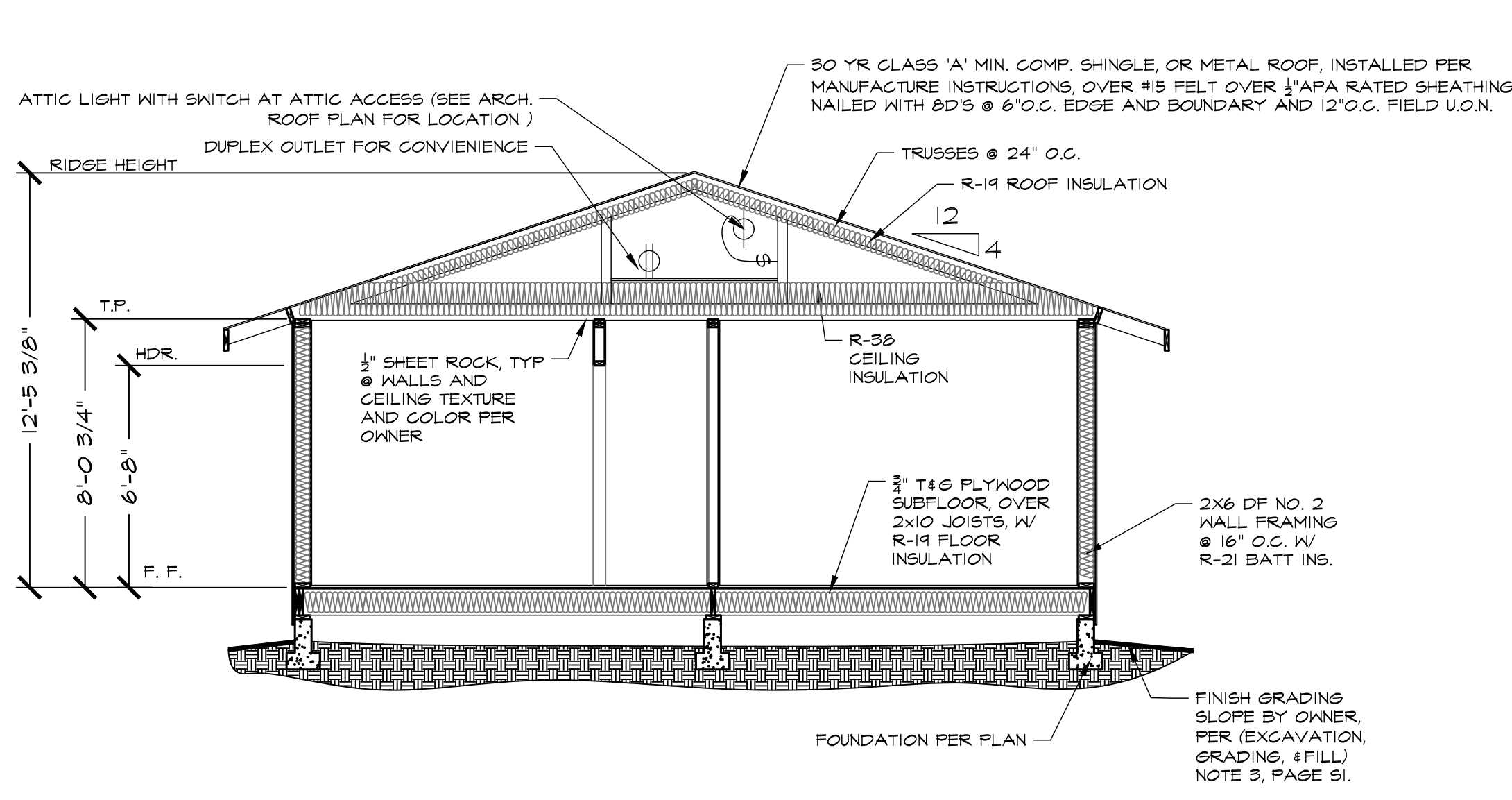
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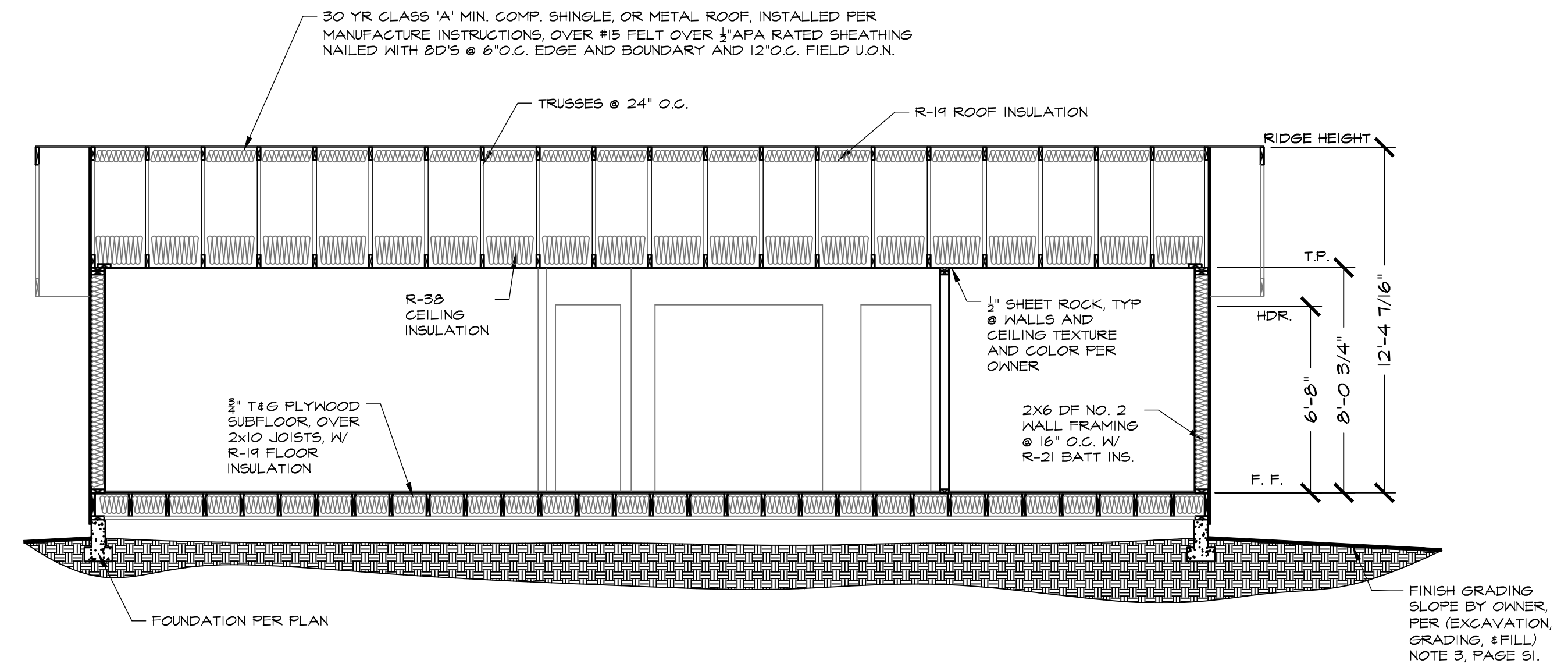
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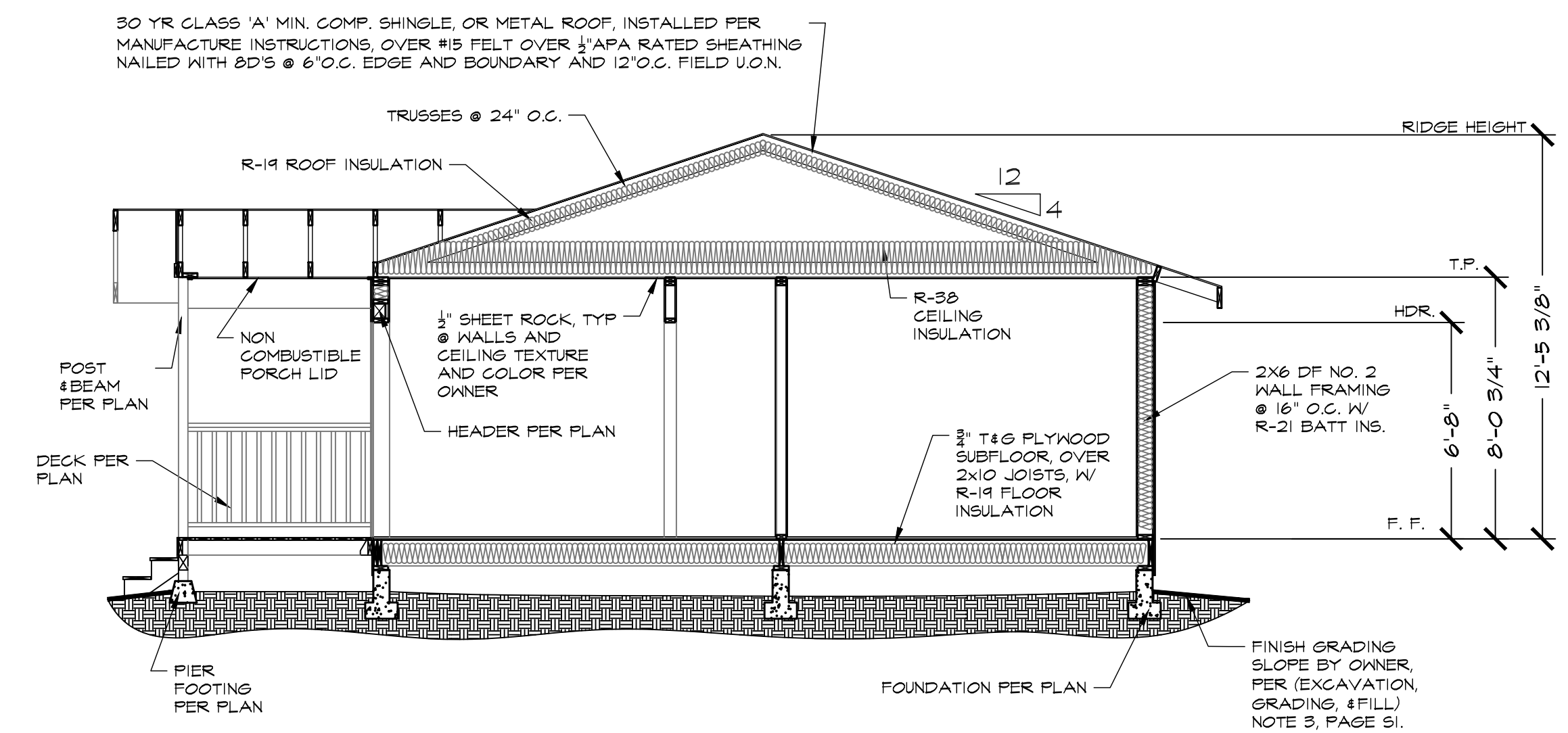
SECTION - 1 - RAISED

1/4" = 1'-0"



SECTION - 2 - RAISED

1/4" = 1'-0"



SECTION - 3 - RAISED

1/4" = 1'-0"

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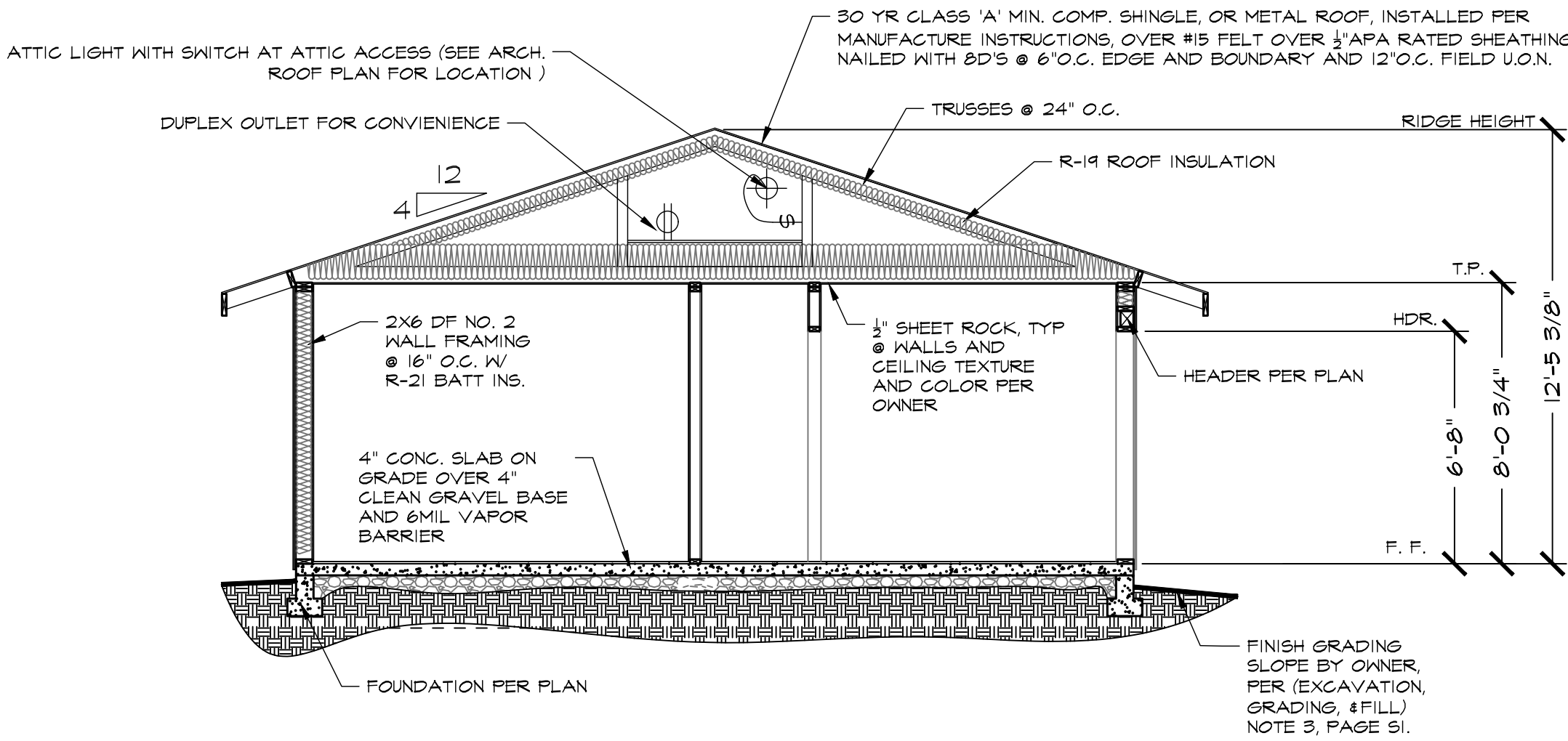
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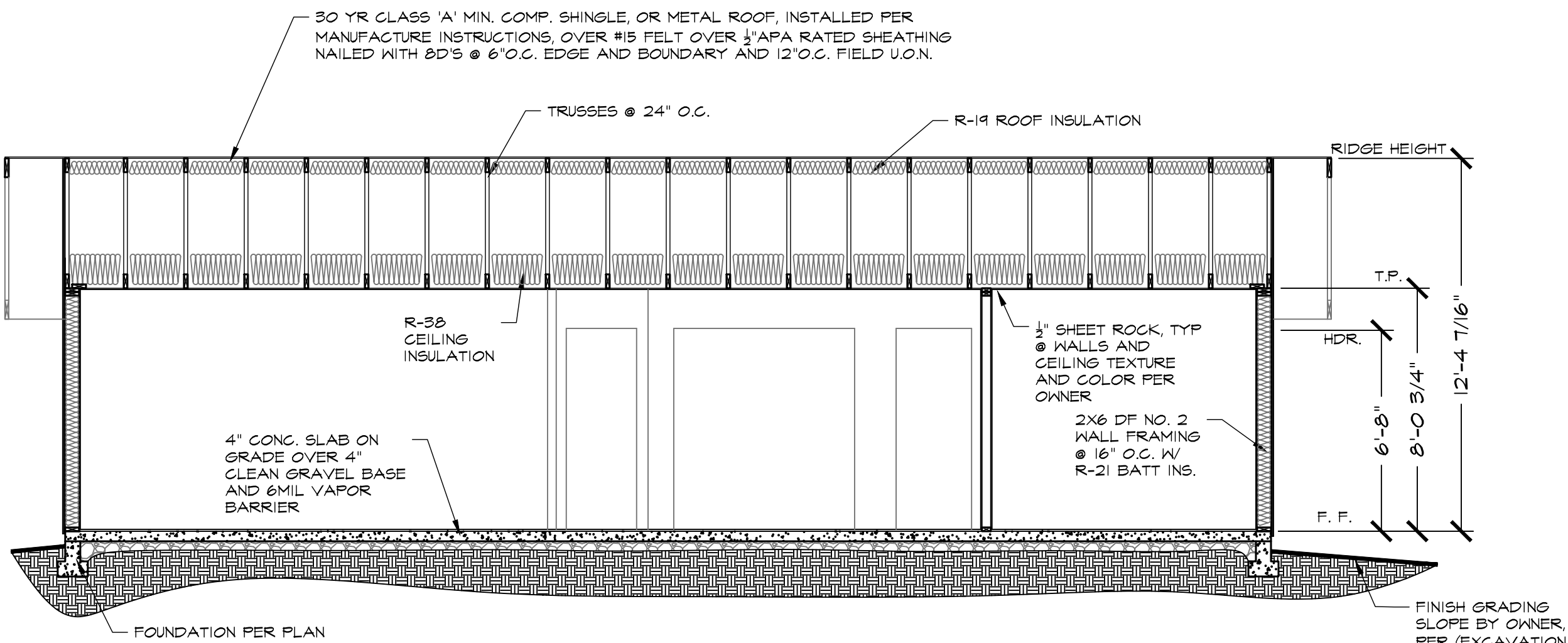
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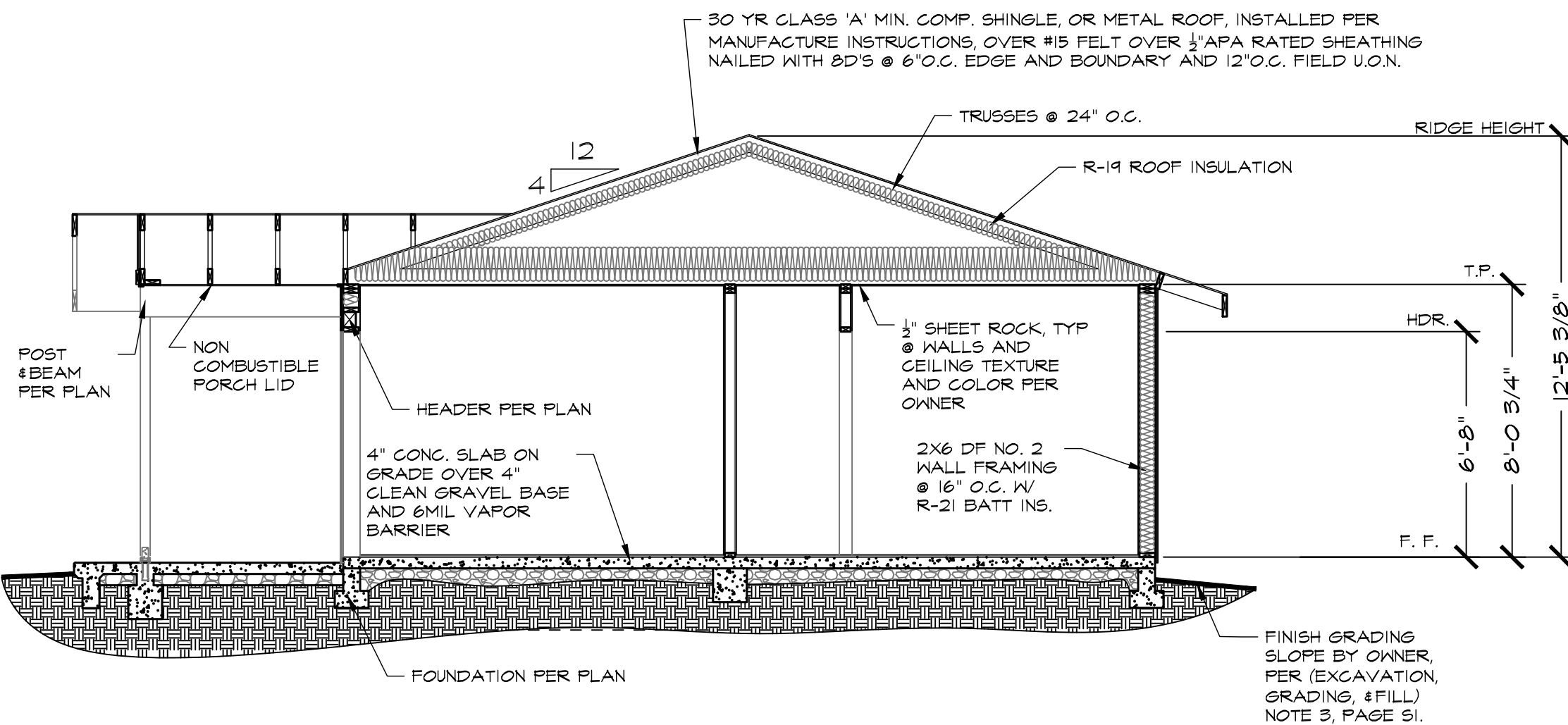
SECTION - 1 - SLAB

1/4" = 1'-0"



SECTION - 2 - SLAB

1/4" = 1'-0"



SECTION - 3 - SLAB

1/4" = 1'-0"

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No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	
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BID SET

HORN 2-2
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Project	Sheet
Date 09/02/21	A6.1
Scale AS NOTED	

ELECTRICAL SYMBOLS

DUPLEX RECEPTACLE	
DUPLEX RECEPTACLE 12" A.F.F.	
GROUND FAULT CIRCUIT, AS REQUIRED	
DUPLEX RECEPTACLE 220 VOLT	
DUPLEX RECEPTACLE, WATER-PROOF	
CABLE TV	
TELEPHONE OUTLET	
HOSE BIB W/ ANTI-SIPHON VALVE	
SWITCH @ 4'±	
SWITCH 3-WAY	
CEILING LIGHT FIXTURES	
SUBPANEL MIN. 200 AMP	
EXHAUST FAN	
SMOKE DETECTOR	
COMBINATION SMOKE & CARBON MONOXIDE DETECTOR	
CEILING FAN	
HVAC CONDENSER	
HVAC MINI-SPLIT HEAD	
GAS OUTLET	
TANKLESS WATER HEATER	
GAS METER	

200 AMP METER & PANEL

CENTER OF WATER CLOSET SHALL BE SET NO CLOSER THAN 15 INCHES FROM EDGE OF TUB AND LAVATORY CFC 402.5

RECEPTACLE(S) INSTALLED IN PORCH CEILING FOR CHRISTMAS / FESTIVAL LIGHTING

ACCESSIBLE FROM GRADE NO MORE THAN 6'-1/2' INSTALLED AT THE FRONT AND BACK OF DWELLING

ALL EXHAUST AIR DUCTS SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING ENVELOPE AND A MINIMUM 3' FROM OPENINGS INTO THE BUILDING.

ELECTRICAL PLAN

960 SQ. FT.

1/4" = 1'-0"

FIRE SPRINKLER RISER

ELECTRICAL DISCONNECT & A SERVICE RECEPTACLE WITHIN 25' OF MECHANICAL UNITS

CLOTHES DRYER MOISTURE EXHAUST DUCT, MIN. 4" DIA. NOT TO EXCEED 14' FEET IN LENGTH

WATER HEATER COMBUSTION AIR PER MANUFACTURE SPECS. LOCATION PER OWNER

FOR NEW WATER HEATER, LOOK AT ENERGY NOTES ON GNI SHEET.

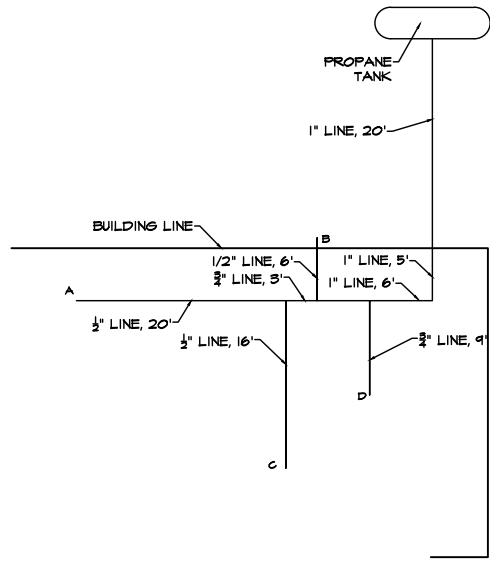
TANKLESS (GAS) WATER HEATER. PROVIDE TMP DRAIN TO EXTERIOR AND MOUNT FOR SEISMIC PER APPLICABLE CODES

EXHAUST FAN TO BE USED AS WHOLE HOUSE VENTILATION, PER CRC

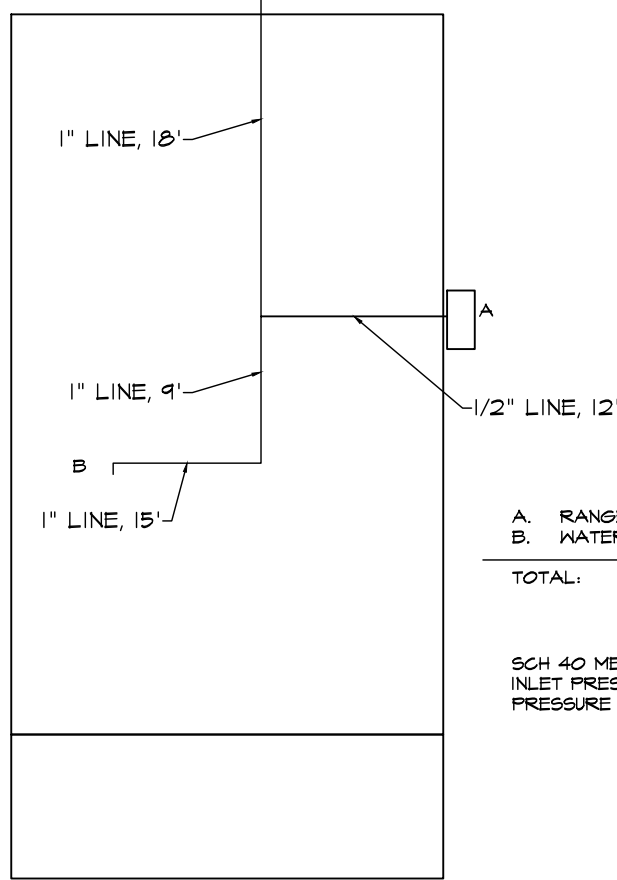
VERTICAL CLEARANCE ABOVE COOKING TOP (RANGE BURNERS) SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING SURFACE OF NOT LESS THAN 30" INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINET. A MIN. CLEARANCE IS PERMITTED OF 24" WHERE A LISTED COOKING APPLIANCE OR MICROWAVE OVEN INSTALLED. 2019 CEC Art. 210.6.3 & CEC SEC. 304.4.4

OUTLET FOR DISPOSAL, SWITCH UNDER SINK

RECEPTACLES INSTALLED TO SERVE KITCHEN COUNTERS SHALL BE SERVED BY A MIN OF TWO SMALL APPLIANCE CIRCUITS



GAS METER



GAS PIPING PLAN

NATURAL GAS

A. RANGE	65 CUFT/HR
B. WATER HEATER	185 CUFT/HR
TOTAL:	250 CUFT/HR

SCH. 40 METALIC PIPE
INLET PRESSURE: < 2 PSI
PRESSURE DROP: 0.5" H₂O

ELECTRICAL

- No electrical panels shall be in closets of bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for headroom (CEC 110.26).
- A concrete-encased electrode (vfer) consisting of 20' of rebar or #4 copper wire placed in the bottom of a footing is required for all new construction. (CEC 250.52(A) (3) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)
- All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant receptacles. (CEC 406.12)
- All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter. (CEC 210.12)
- Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(c)(2)) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(c)(3))
- Provide at least 1 outlet in basements, garages, laundry rooms, decks, balconies, porches and within 3' of the outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))
- Furnaces installed in attics and crawl spaces shall have an access platform (catwalk in attics), light switch and receptacle in the space. Provide a service receptacle for the furnace. (CEC 210.63)
- All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))
- Garage receptacles shall not serve outlets outside the garage. A minimum of 1 receptacle shall be provided for each car space. (210.52(G)(1))
- A 15/20-amp receptacle shall be installed within 50ft of electrical service equipment. (CEC 210.64)
- Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, and similar areas counter outlets must be installed in every counter space 12" inches or wider, not greater than 4' o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 receptacle outlet unless a range top or sink is installed then 2 receptacles may be required. 1 receptacle is required for peninsular counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner installations. (CEC Fig-ure 210.52(C)(1))

ELECTRICAL (CONT.)

- Receptacles shall be installed at 12' o.c. maximum in walls starting at 6' maximum from the wall end. Walls longer than two feet shall have a receptacle. Hallway walls longer than 10 ft shall have a receptacle in hallways. (CEC 210.52(A))
- Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C) Light pendants, ceiling fans, lighting tracks, etc shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
- All lighting/fan fixtures located in wet or damp locations shall be rated for the appli-cation. (CEC 410.10)
- GFCI outlets are required: for all kitchen receptacles that are designed to serve countertop surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, laundry areas, and in all garage outlets including outlets dedicated to a single device or garage door opener (CEC 210.8).
- Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315):
 - Outside of each separate sleeping area in the immediate vicinity of bedrooms
 - On every level of a dwelling unit including basements
 - Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated)
- Smoke alarms shall be installed (CRC (R314):
 - In each room used for sleeping purposes.
 - Outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - In each story, including basements.
 - Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3(4)).
 - Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated)
- All smoke and carbon-monoxide alarms shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). (CRC R314.4 & R315.1.2)
- All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers in-stalled. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1))
- Smoke and carbon monoxide alarms shall be interconnected in such a manner that the action of one alarm will activate all of the alarms in the individual unit. CRC Section R314.4 & R315.5

*NO ALTERATIONS SHALL BE MADE TO THIS SET OF PLANS

General Notes

JACKSON AND SANDS ENGINEERING HAS PROVIDED THESE PLANS SOLELY FOR THE USE FOR THE PROJECT SPECIFIED ON THESE PLANS & DOES NOT REPRESENT THAT THESE PLANS ARE SUITABLE FOR ANY OTHER SITE WEATHER MODIFIED OR NOT.



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TABLE 2304.10.1
FASTENING SCHEDULE

CONNECTION	FASTENING ^{a,m}	LOCATION
1. JOIST TO SILL OR GIRDER	3- <i>2d</i> COMMON (2.5" X 0.131")	TOENAIL
2. BRIDGING TO JOIST	2- <i>2d</i> COMMON (2.5" X 0.131")	TOENAIL EA. END
3. 1"X6" SUBFLOOR OR LESS TO EA. JOIST	2- <i>2d</i> COMMON (2.5" X 0.131")	FACE NAIL
4. WIDER THAN 1"X6" SUBFLOOR TO EA. JOIST	3- <i>2d</i> COMMON (2.5" X 0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2- <i>16d</i> COMMON (2.5" X 0.162")	BLIND AND FACENAIL
6. SOLE PLATE TO JOIST OR BLOCKING	1 <i>6d</i> (3.5" X 0.135") @ 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	3" - 1 <i>6d</i> (3.5" X 0.135") @ 16" O.C.	BRACED WALL PANELS
7. TOP PLATE TO STUD	2- <i>16d</i> COMMON (2.5" X 0.162")	END NAIL
8. STUD TO SOLE PLATE	4- <i>2d</i> COMMON (2.5" X 0.131")	TOENAIL
	2- <i>16d</i> COMMON (3.5" X 0.162")	END NAIL
9. DOUBLE STUDS	1 <i>6d</i> (3.5" X 0.135") @ 24" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	1 <i>6d</i> (3.5" X 0.135") @ 16" O.C.	TYP. FACE NAIL
DOUBLE TOP PLATES	8- <i>16d</i> COMMON (2.5" X 0.162")	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3- <i>2d</i> COMMON (2.5" X 0.131")	TOENAIL
12. RIM JOIST TO TOP PLATE	8 <i>d</i> (2.5" X 0.131") @ 6" O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2- <i>16d</i> COMMON (2.5" X 0.162")	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	1 <i>6d</i> COMMON (3.5" X 0.162")	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3- <i>2d</i> COMMON (2.5" X 0.131")	TOENAIL
16. CONTINUOUS HEADER TO STUD	4- <i>2d</i> COMMON (2.5" X 0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3- <i>16d</i> COMMON (3.5" X 0.162") MINIMUM, TABLE 2308.10.4.1	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3- <i>16d</i> COMMON (3.5" X 0.162") MINIMUM, TABLE 2308.10.4.1	FACE NAIL
19. RAFTER TO PLATE SEE SECTION 2308.10.1, TABLE 2308.10.1)	3- <i>2d</i> COMMON (2.5" X 0.131")	TOENAIL
20. 1" DIAGONAL BRACE TO EA. STUD AND PLATE	2- <i>2d</i> COMMON (2.5" X 0.131")	
21. 1"X8" SHEATHING TO EA. BEARING	3- <i>2d</i> COMMON (2.5" X 0.131")	
22. WIDER THAN 1"X8" SHEATHING TO EA. BEARING	3- <i>2d</i> COMMON (2.5" X 0.131")	
23. BUILT-UP CORNER STUDS	1 <i>6d</i> COMMON (3.5" X 0.162")	
24. BUILT-UP GIRDER AND BEAMS	2 <i>0d</i> COMMON (4" X 0.142") 32" O.C.	
	2 - 2 <i>0d</i> COMMON (4" X 0.142")	
25. 2" PLANKS	1 <i>6d</i> COMMON (3.5" X 0.162")	
26. COLLAR TIE TO RAFTER	3-1 <i>0d</i> COMMON (3" X 0.148")	
27. JACK RAFTER TO HIP	3-1 <i>0d</i> COMMON (3" X 0.148")	
	2- <i>16d</i> COMMON (3.5" X 0.162")	
28. ROOF RAFTER TO 2 BY RIDGE BEAM	2- <i>16d</i> COMMON (3.5" X 0.162")	
	2- <i>16d</i> COMMON (3.5" X 0.162")	
29. JOIST TO BAND JOIST	3- <i>16d</i> COMMON (3.5" X 0.162")	
30. LEDGER STRIP	3- <i>16d</i> COMMON (2.5" X 0.131")	
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS 1/4" TO 3/4" 7/8" TO 1" 1 1/8" TO 1 1/4"	6 <i>d</i> ^{d,1} 6 <i>d</i> ^a OR 6 <i>d</i> ^a 8 <i>d</i> 10 <i>d</i> ^c OR 8 <i>d</i> ^a
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	3/4" AND LESS 7/8" TO 1" 1 1/8" TO 1 1/4"	6 <i>d</i> ^a 8 <i>d</i> ^a 10 <i>d</i> ^a OR 8 <i>d</i> ^a
32. PANEL SIDING (TO FRAMING)	1/2" AND LESS 5/8"	6 <i>d</i> ^f 8 <i>d</i> ^f
33. FIVERBOARD SHEATHING	1/2" AND LESS 25/32"	No. 11 GA ROOFING NAIL ^h 8 <i>d</i> COMMON NAIL (2" X 0.113") No. 16 GA STAPLE ^l No. 11 GA ROOFING NAIL ^h 8 <i>d</i> COMMON NAIL (2 1/2" X 0.131") No. 16 GA STAPLE ^l
34. INTERIOR PANELING	1/4" 3/8"	4 <i>d</i> ^j 6 <i>d</i> ^k

a. Common or box nails are permitted to be used except where otherwise noted.
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particle board diaphragms and shear walls, refer to Section 2305. Nails for wall sheating are permitted to be common, box or casing.
c. Common or deformed shank (6*d* - 2" x 0.113"; 8*d* - 2 1/2" x 0.131"; 10*d* - 3" x 0.148").
d. Common (6*d* - 2" x 0.113"; 8*d* - 2 1/2" x 0.131"; 10*d* - 3" x 0.148").
e. Deformed shank (6*d* - 2" x 0.113"; 8*d* - 2 1/2" x 0.131"; 10*d* - 3" x 0.148").
f. Corrosion resistant sliding (6*d* - 1 7/8" x 0.106"; 8*d* - 2 3/8" x 0.128") or casing (6*d* - 2" x 0.094"; 8*d* - 2 1/2" x 113") nail.
g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
h. Corrosion resistant roofing nails with 7/16 inch dia. head and 1 1/2" inch length for 1/2" length for 1/2" inch sheathing and 1 3/4 inch length for 25/32 inch sheathing.
i. Corrosion resistant staples with nominal 7/16" crown and 1 1/8" length for 1/2" inch sheathing and 1 3/4" inch length for 25/32 inch sheathing.
j. Casing (1 1/2" x 0.080" or Finish (1 1/2" x 0.072") nails spaced 6" on panel edges, 12" at intermediate supports.
k. Panel supports at 24". Casing or finish nails spaced 6" on panel edges, 12" at intermediate supports.
l. For roof sheathing applications, 8*d* nails (2 1/2" x 0.113") are the minimum required for wood structural panels.
m. Staples shall have a minimum crown width of 7/16 inch.
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
o. Fastners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

EXCAVATION, GRADING AND FILL:

- EXCAVATION NEAR FOUNDATION FOR ANY PURPOSE SHALL NOT REDUCE LATERAL SUPPORT FROM ANY FOUNDATION OR ADJACENT FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST DETRIMENTAL LATERAL OR VERTICAL MOVEMENT OR BOTH.
 - WHERE UNDERPINNING IS CHOSEN TO PROVIDE THE PROTECTION OR SUPPORT OF ADJACENT STRUCTURES, THE UNDERPINNING STEM WALL SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PROVISIONS OF CURRENT CALIFORNIA BUILDING CODE.
- UNDERPINNING SHALL BE INSTALLED IN A SEQUENTIAL MANNER THAT PROTECTS THE NEIGHBORING STRUCTURE AND THE WORKING CONSTRUCTION SITE. THE ENGINEER OF RECORD SHALL BE NOTIFIED IF THIS CONDITION EXISTS TO ALLOW FOR PREPARATION OF CONSTRUCTION DOCUMENTS.
- PLACEMENT OF BACKFILL: THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL.
- SITE GRADING: THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET AN APPROVED METHOD OF DRAINAGE AWAY FROM STRUCTURE SHALL BE USED. SNALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING. 2% SLOPES MAY BE USED WHEN APPROVED BY THE ENGINEER OF RECORD.
- WHERE SHALLOIN FOUNDATIONS WILL BEAR ON COMPACTED FILL MATERIAL, THE COMPACTED FILL SHALL COMPLY WITH THE APPROVED GEOTECHNICAL REPORT.
 - WHERE COMPACTED FILL MATERIAL 12 INCHES IN DEPTH OR LESS NEED NOT COMPLY WITH AN APPROVED REPORT, PROVIDED THE IN-PLACE DRY DENSITY IS NOT LESS THAN 90% OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557. THE COMPACTION SHALL BE VERIFIED BY SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1705.6

DAMPFPROOFING AND WATERPROOFING:

- WALLS OR PORTIONS THEREOF THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED AND DAMPPROOFED IN ACCORDANCE WITH THIS SECTION.
 - VENTILATION FOR CRAWL SPACES SHALL COMPLY WITH CBC SECTION 1203.4
- STORY ABOVE GRADE PLANE: WHERE A BASEMENT IS CONSIDERED A STORY ABOVE GRADE PLANE AND THE FINISHED GROUND LEVEL ADJACENT TO THE BASEMENT WALL IS BELOW THE BASEMENT FLOOR ELEVATION FOR 25% OR MORE OF THE PERIMETER, THE FLOOR AND WALLS SHALL BE DAMPPROOFED IN ACCORDANCE WITH THIS SECTION AND A FOUNDATION DRAIN SHALL BE INSTALLED.
- THE FINISHED GROUND LEVEL OF AN UNDER-FLOOR SPACE SUCH AS A CRAWL SPACE SHALL NOT BE LOCATED BELOW THE BOTTOM OF THE FOOTINGS. WHERE THERE IS EVIDENCE THAT THE GROUND WATER TABLE RISES TO WITHIN 6 INCHES OF THE GROUND LEVEL AT THE OUTSIDE BUILDING PERIMETER, OR THAT THE SURFACE WATER DOES NOT READILY DRAIN FROM THE BUILDING SITE, THE GROUND LEVEL OF THE UNDER-FLOOR SPACE SHALL BE AS HIGH AS THE OUTSIDE FINISHED GROUND LEVEL, UNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED.
 - DAMPFPROOFING MATERIALS FOR WALLS SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL.
 - DAMPFPROOFING SHALL CONSIST OF A BITUMINOUS MATERIAL, 3 POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT, & COAT OF SURFACE BONDING MATERIAL COMPLYING WITH ASTM C881, ANY OF THE MATERIALS PERMITTED FOR WATERPROOFING BY SECTION 1803.3.2 OR OTHER APPROVED METHODS OR MATERIALS.
- WHERE GROUND WATER IS UNCOVERED BY INVESTIGATION OR EXCAVATIONS THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY FOR WATERPROOFING SOLUTIONS.
- A DRAIN SHALL BE PLACED AROUND THE PERIMETER OF A FOUNDATION THAT CONSIST OF GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN 10% MATERIAL THAT PASSES THE #10 SIEVE. THE DRAIN SHALL EXTEND A MINIMUM OF 12" BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE THICKNESS SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE UNDER THE FLOOR, AND THE TOP OF THE DRAIN IS NOT LESS THAN 6" ABOVE THE TOP OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. WHERE A DRAIN TILE OR PERFORATED PIPE IS USED, THE INVERT OF THE PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS OR THE TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL.
- THE FLOOR BASE AND FOUNDATION PERIMETER DRAIN SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM THAT COMPLIES WITH THE CPC. WHEN A SITE IS LOCATED IN A WELL-DRAINED GRAVEL OR SAND/ GRAVEL MIXTURE SOILS, A DEDICATED DRAINAGE SYSTEM IS NOT REQUIRED.

FOUNDATIONS:

- NO FILL OR OTHER SURCHARGE LOADS SHALL BE PLACED ADJACENT TO ANY BUILDING OR STRUCTURE UNLESS SUCH STRUCTURE IS CAPABLE OF WITHSTANDING THE ADDITIONAL LOADS CAUSED BY THE FILL OR SURCHARGE.
- IF VIBRATORY LOADS ARE TO BE PRESENT DURING THE USE OF THE STRUCTURE, THE ENGINEER OF RECORD SHALL BE NOTIFIED TO DETERMINE IF ADDITIONAL CONSIDERATION IS REQUIRED TO PREVENT DETRIMENTAL DISTURBANCES OF THE SOIL.
- IF EXPANSIVE SOILS ARE DISCOVERED THE ENGINEER OF RECORD SHALL BE NOTIFIED TO PROVIDE ADDITIONAL FOUNDATION DESIGN AND CONSTRUCTION REQUIREMENTS.
- BUILDING CLEARANCE FROM ASCENDING SLOPES SHALL IN GENERAL BE SET A SUFFICIENT DISTANCE FROM THE SLOPE TO PROVIDE PROTECTION FROM SLOPE DRAINAGE, EROSION AND SHALLOW FAILURES.
- FOUNDATION SETBACK FROM DESCENDING SLOPE SURFACE SHALL BE FOUNDED IN FIRM MATERIAL WITH AN EMBEDMENT AND SET BACK FROM THE SLOPE SURFACE SUFFICIENT TO PROVIDE VERTICAL AND LATERAL SUPPORT FOR THE FOUNDATION WITHOUT DETRIMENTAL SETTLEMENT.
- FOR FOUNDATIONS SUPPORTING GROUP R OR U OCCUPANCIES OF LIGHT-FRAME CONSTRUCTION, TWO STORIES OR LESS IN HEIGHT, ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 psi
- CONCRETE FOUNDATIONS ARE PERMITTED TO BE CAST AGAINST THE EARTH WHERE SOIL CONDITIONS DO NOT REQUIRE FORMWORK.
- SHALLOW FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL. COMPACTED FILL MATERIAL OR CLSM, COMPACTED FILL MATERIAL SHALL BE PLACED IN ACCORDANCE WITH CBC SECTION 1804.5
- THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEEDING 10%. FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTING OR WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 10%.
- FOR SINGLE STORIES, THE MIN. DEPTH OF FOOTINGS SHALL BE 12" BELOW UNDISTURBED GROUND SURFACE. THE MIN. WIDTH OF FOOTING SHALL BE 12". FOR TWO STORIES, THE MIN DEPTH OF FOOTINGS SHALL BE 18" BELOW UNDISTURBED GROUND SURFACE AND THE MIN. WIDTH OF THE FOOTING SHALL BE 15".
- ALL LOAD BEARING WALLS SHALL BE PLACED ON CONTINUOUS CONCRETE FOOTINGS BOUND INTEGRALLY WITH THE EXTERIOR WALL FOOTINGS.
- MIN. SLAB THICKNESS SHALL BE 4". A 6-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE BASE COURSE AND THE CONCRETE FLOOR SLAB. A VAPOR RETARDER IS NOT REQUIRED FOR DETACHED STRUCTURES ACCESSORY TO OCCUPANCIES IN GROUP R-3, SUCH AS GARAGES, UTILITY BUILDINGS OR OTHER UNHEATED FACILITIES.

SHEAR WALL NOTES: (PER SDPWS-2015)

- FRAMING REQUIREMENTS: ALL FRAMING MEMBERS AND BLOCKING USED FOR SHEAR WALL CONSTRUCTION SHALL BE 2" NOMINAL OR GREATER. WHERE SHEAR WALLS ARE DESIGNED AS BLOCKED, ALL JOINTS IN SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON FRAMING MEMBERS OR COMMON BLOCKING. SHEAR WALL BOUNDARY ELEMENTS SUCH AS END POSTS SHALL BE PROVIDED TO TRANSMIT THE DESIGN TENSION AND COMPRESSION FORCES. SHEAR WALL SHEATHING SHALL NOT BE USED TO SPLICE BOUNDARY ELEMENTS. END POSTS (STUDS OR COLUMNS) SHALL BE FRAMED TO PROVIDE FULL END BEARING.
- COMMON FRAMING MEMBER: WHERE A COMMON FRAMING MEMBER IS REQUIRED AT ADJOINING PANEL EDGES, TWO FRAMING MEMBERS THAT ARE AT LEAST 2" NOMINAL THICKNESS SHALL BE PERMITTED PROVIDED THEY ARE FASTENED TOGETHER WITH FASTENERS DESIGNED IN ACCORDANCE WITH THE NDS TO TRANSFER THE INDUCED SHEAR BETWEEN MEMBERS. WHEN FASTENERS CONNECTING THE TWO FRAMING MEMBERS ARE SPACED LESS THAN 4" ON CENTER, THEY SHALL BE STAGGERED.
- TENSION AND COMPRESSION CHORDS SHALL BE INSTALLED AT EACH END OF SHEAR WALL.
- FASTENERS: SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS USING NAILS OR OTHER APPROVED FASTENERS. NAILS SHALL BE DRIVEN WITH THE HEAD OF THE NAIL FLUSH WITH THE SURFACE OF THE SHEATHING. OTHER APPROVED FASTENERS SHALL BE DRIVEN AS REQUIRED FOR PROPER INSTALLATION OF THAT FASTENER. SEE TABLE FOR NAIL DIMENSIONS.
- ANCHOR BOLTS: FOUNDATION ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"x3"x3" IN SIZE. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/4" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1-3/4". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT, THE PLATE WASHER SHALL EXTEND TO WITHIN 1/4" OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING OR OTHER MATERIAL WITH NOMINAL UNIT SHEAR CAPACITY GREATER THAN 400 PLF FOR WIND OR SEISMIC (TYPE D AND E SHEAR WALLS) EXCEPTIONS MAY APPLY PER SECTION 4.3.6.4.3.
- WOOD STRUCTURAL PANEL SHEAR WALL CONSTRUCTION: PANELS SHALL NOT BE LESS THAN 4'X8", EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING.
 - ALL EDGES OF PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
 - NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE PANEL EDGES. MAXIMUM NAIL SPACING AT PANEL EDGES SHALL BE 6" ON CENTER.
 - NAILS ALONG INTERMEDIATE FRAMING MEMBERS SHALL BE THE SAME SIZE AS NAILS SPECIFIED FOR PANEL EDGE NAILING. AT INTERMEDIATE FRAMING MEMBERS, THE MAXIMUM NAILING SPACING SHALL BE 6" ON CENTER. WHERE PANELS ARE THICKER THAN 3/4" NOMINAL OR STUDS ARE SPACED LESS THAN 24" ON CENTER, THE MAXIMUM NAIL SPACING SHALL BE 12" ON CENTER.
 - THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS AND BLOCKING SHALL BE 2" NOMINAL OR GREATER.
 - WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR, THE WIDTH OF THE NAILED FACE OF A COMMON FRAMING MEMBER OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR GREATER AND NAILING SHALL BE STAGGERED AT ALL PANEL EDGES (IN LIEU OF A SINGLE COMMON FRAMING MEMBER, TWO FRAMING MEMBERS THAT ARE AT LEAST 2" IN NOMINAL THICKNESS SHALL BE PERMITTED):
 - NAIL SPACING OF 2" ON CENTER AT ADJOINING PANEL EDGES IS SPECIFIED (TYPE E SHEAR WALL), OR
 - 100 COMMON NAILS HAVING PENETRATION INTO FRAMING MEMBERS AND BLOCKING OF MORE THAN 1-1/2" ARE SPECIFIED AT 3" ON CENTER, OR LESS AT ADJOINING PANEL EDGES, OR
 - THE NOMINAL UNIT SHEAR CAPACITY ON EITHER SIDE OF THE SHEAR WALL, TYPE E, EXCEEDS 200 PLF IN SEISMIC DESIGN CATEGORY D, E, OR F.
 - MAXIMUM STUD SPACING SHALL BE 24" ON CENTER.
 - WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR ITS TYPE.
- SHEAR WALL CONSTRUCTION WITH GYPSUM WALLBOARD OR GYPSUM SHEATHING BOARD SHALL MEET THE FOLLOWING REQUIREMENTS:
 - END JOINTS OF ADJACENT COURSES OF GYPSUM WALLBOARD OR SHEATING SHALL NOT OCCUR OVER THE SAME STUD. THE SIZE AND SPACING OF FASTENERS AT SHEAR WALL BOUNDARIES, PANEL EDGES, AND INTERMEDIATE SUPPORTS SHALL BE PER SHEAR WALL SCHEDULE. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE EDGES AND ENDS OF PANELS. THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS AND BLOCKING SHALL BE 2" NOMINAL OR GREATER.
 - GYPSUM WALLBOARD SHALL BE APPLIED PARALLEL OR PERPENDICULAR TO STUDS. GYPSUM WALLBOARD SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C 840.
 - GYPSUM SHEATHING BOARD: 4" WIDE PIECES OF GYPSUM SHEATING BOARD SHALL BE APPLIED PARALLEL OR PERPENDICULAR TO STUDS. 2" WIDE PIECES OF GYPSUM SHEATHING BOARD SHALL BE APPLIED PERPENDICULAR TO THE STUDS. GYPSUM SHEATHING BOARD SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C 1280.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENTLY ACCEPTED EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND CBC STANDARDS, AND CALIFORNIA RESIDENTIAL BUILDING CODE CRC.
- IF CONDITIONS ARISE OUTSIDE THE SCOPE OF THESE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED.
- ALL CONCRETE SHALL HAVE A MIN. STRENGTH OF 2500 PSI (28 DAY)
- REINFORCEMENT BAR SHALL BE GRADE 40 FOR BARS #4 AND SMALLER AND GRADE 60 FOR BARS #5 AND LARGER
- BOTTOM HORIZONTAL REINFORCING BAR PLACED IN THE FOOTING SHALL BE 3" CLEAR OF BOTTOM OF FOOTING. TOP HORIZONTAL REINFORCING BAR PLACED IN THE FOOTING SHALL BE 2" CLEAR OF THE TOP OF THE FOOTING

SHEAR WALL SCHEDULE



WALL SYSTEM STRENGTH: 173 PLF SEISMIC
173 PLF WIND

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

NAILING: 8*d* (COMMON OR HOT DIPPED GALVANIZED)

6" O.C. @ EDGES

12" O.C. @ FIELD

1/2"φ ANCHOR BOLT SPACING 12" W/ 2X P.T. SILL

SIMPSON A35 SHEAR TRANSFER @ 36" O.C.
SILL SHEAR TRANSFER NAILING 16*d*
@ 6" O.C. (COMMON, BOX OR SINKER)



WALL SYSTEM STRENGTH: 260 PLF SEISMIC
260 PLF WIND

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

NAILING: 8*d* (COMMON OR HOT DIPPED GALVANIZED)

6" O.C. @ EDGES

12" O.C. @ FIELD

1/2"φ ANCHOR BOLT SPACING 48" W/ 2X P.T. SILL

SIMPSON A35 SHEAR TRANSFER @ 27" O.C.
SILL SHEAR TRANSFER NAILING 16*d*
@ 6" O.C. (COMMON, BOX OR SINKER)



WALL SYSTEM STRENGTH: 260 PLF SEISMIC
346 PLF WIND

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

NAILING: 8*d* (COMMON OR HOT DIPPED GALVANIZED)

6" O.C. @ EDGES

12" O.C. @ FIELD

1/2"φ ANCHOR BOLT SPACING 36" W/ 2X P.T. SILL

SIMPSON A35 SHEAR TRANSFER @ 18" O.C.
SILL SHEAR TRANSFER NAILING 16*d*
@ 4" O.C. (COMMON, BOX OR SINKER)



WALL SYSTEM STRENGTH: 390 PLF SEISMIC
520 PLF WIND
SEE NOTE 1

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

NAILING: 8*d* (COMMON OR HOT DIPPED GALVANIZED)

4" O.C. @ EDGES

12" O.C. @ FIELD

1/2"φ ANCHOR BOLT SPACING 24" W/ 2X P.T. SILL

SIMPSON A35 SHEAR TRANSFER @ 12" O.C.
SILL SHEAR TRANSFER NAILING (2) ROWS
16*d* @ 4" O.C. (COMMON, BOX OR SINKER)



WALL SYSTEM STRENGTH: 640 PLF SEISMIC
845 WIND
SEE NOTE 1

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

NAILING: 10*d* (COMMON OR HOT DIPPED GALVANIZED)

2" O.C. @ EDGES

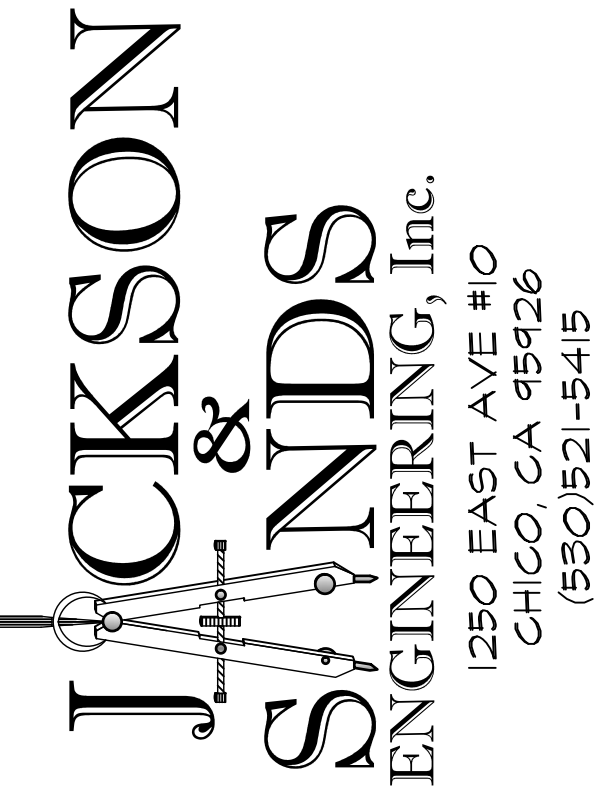
12" O.C. @ FIELD

5/8"φ ANCHOR BOLT SPACING 24" W/ 3X P.T. SILL

SIMPSON A35 SHEAR TRANSFER @ 8" O.C.
SILL SHEAR TRANSFER NAILING (2) ROWS
16*d* @ 4" O.C. (COMMON, BOX OR SINKER)

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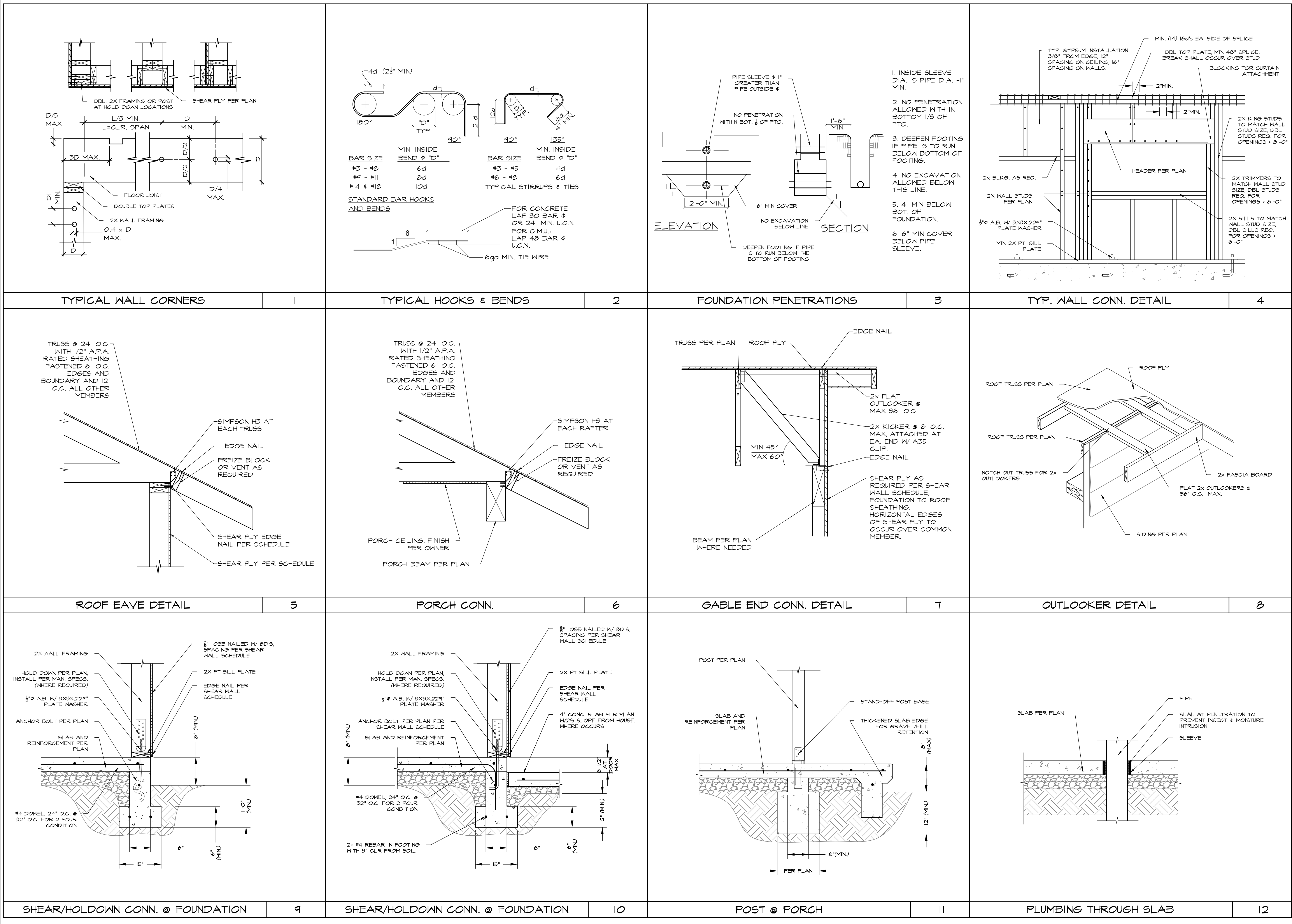


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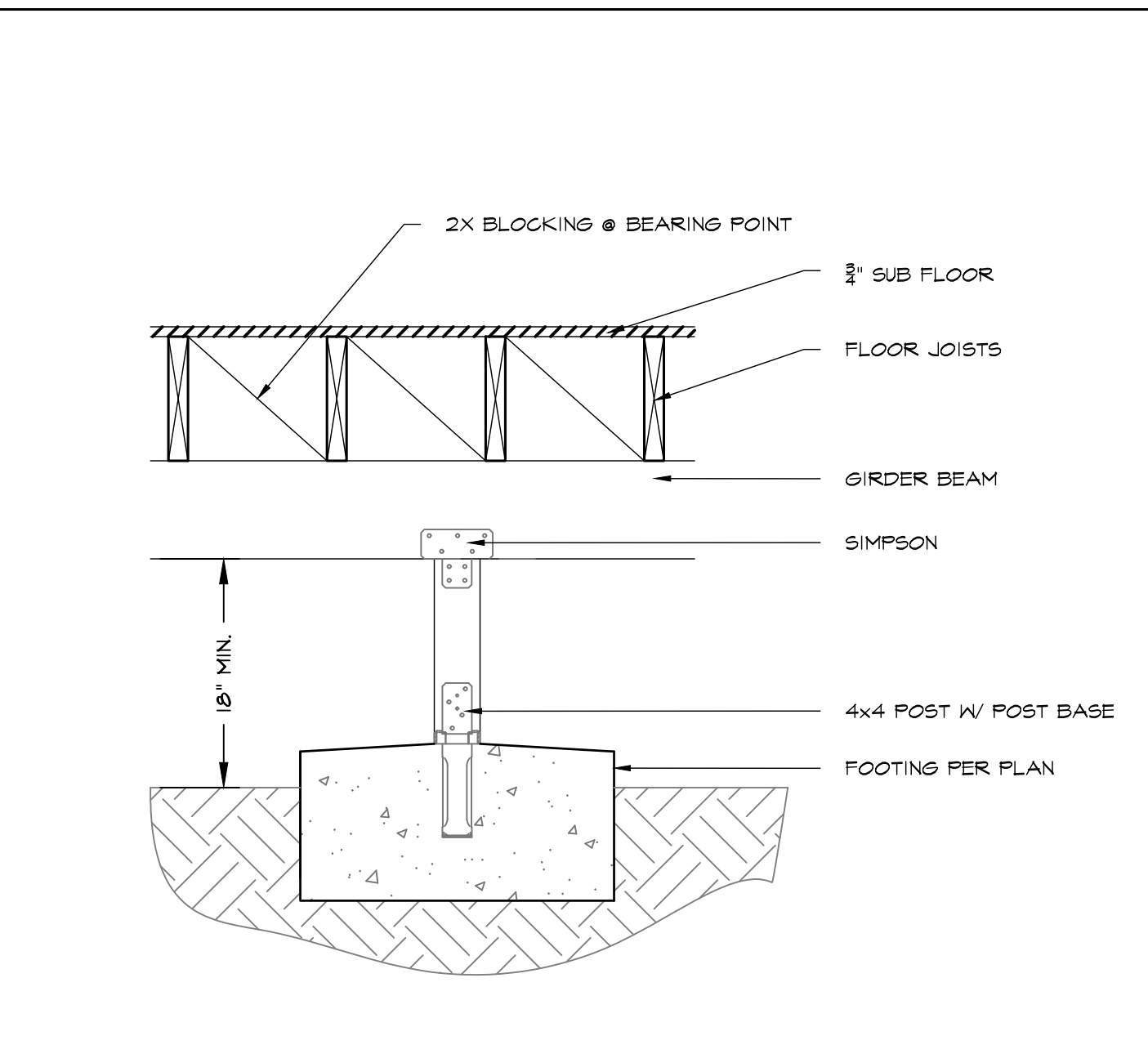
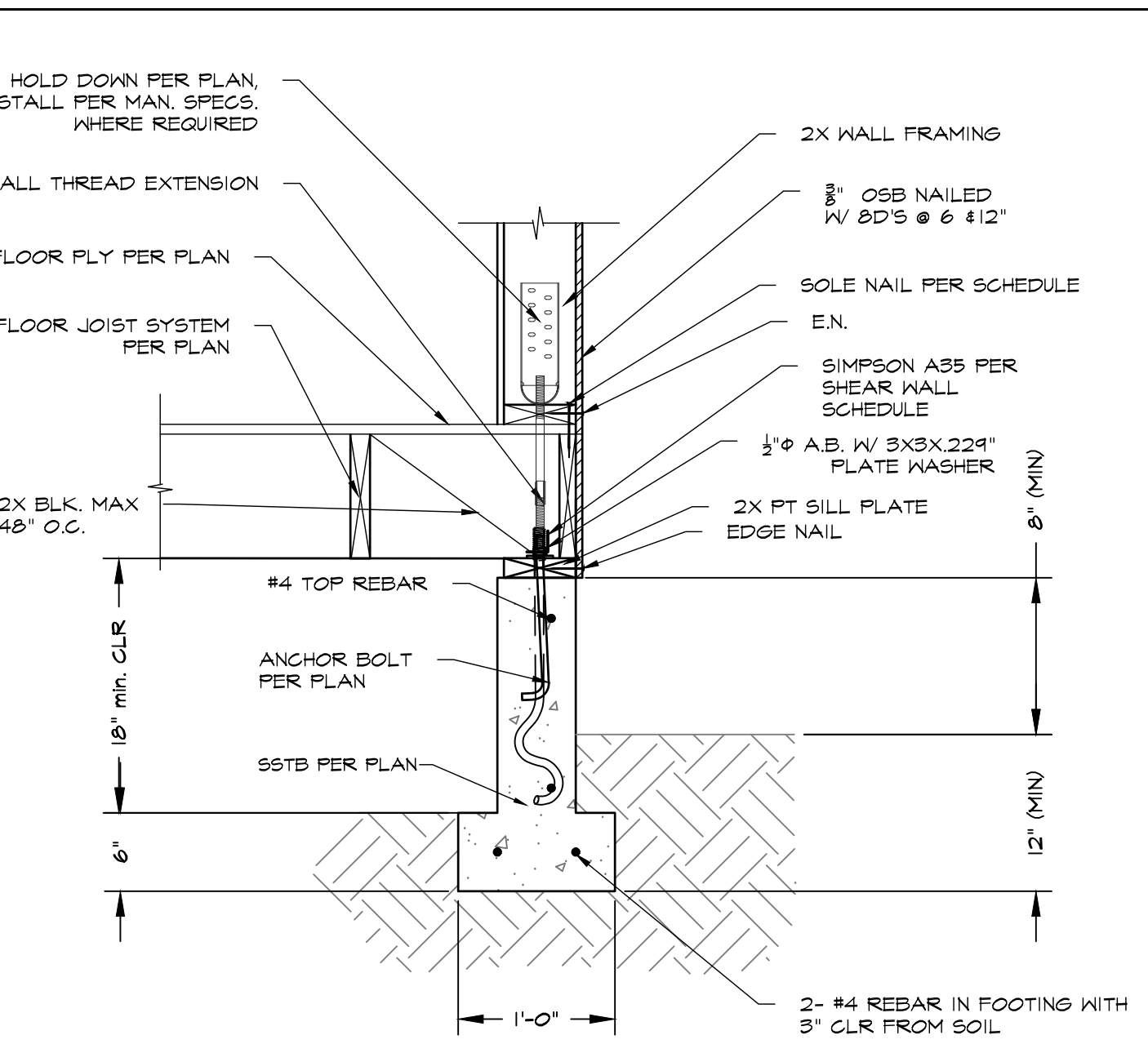
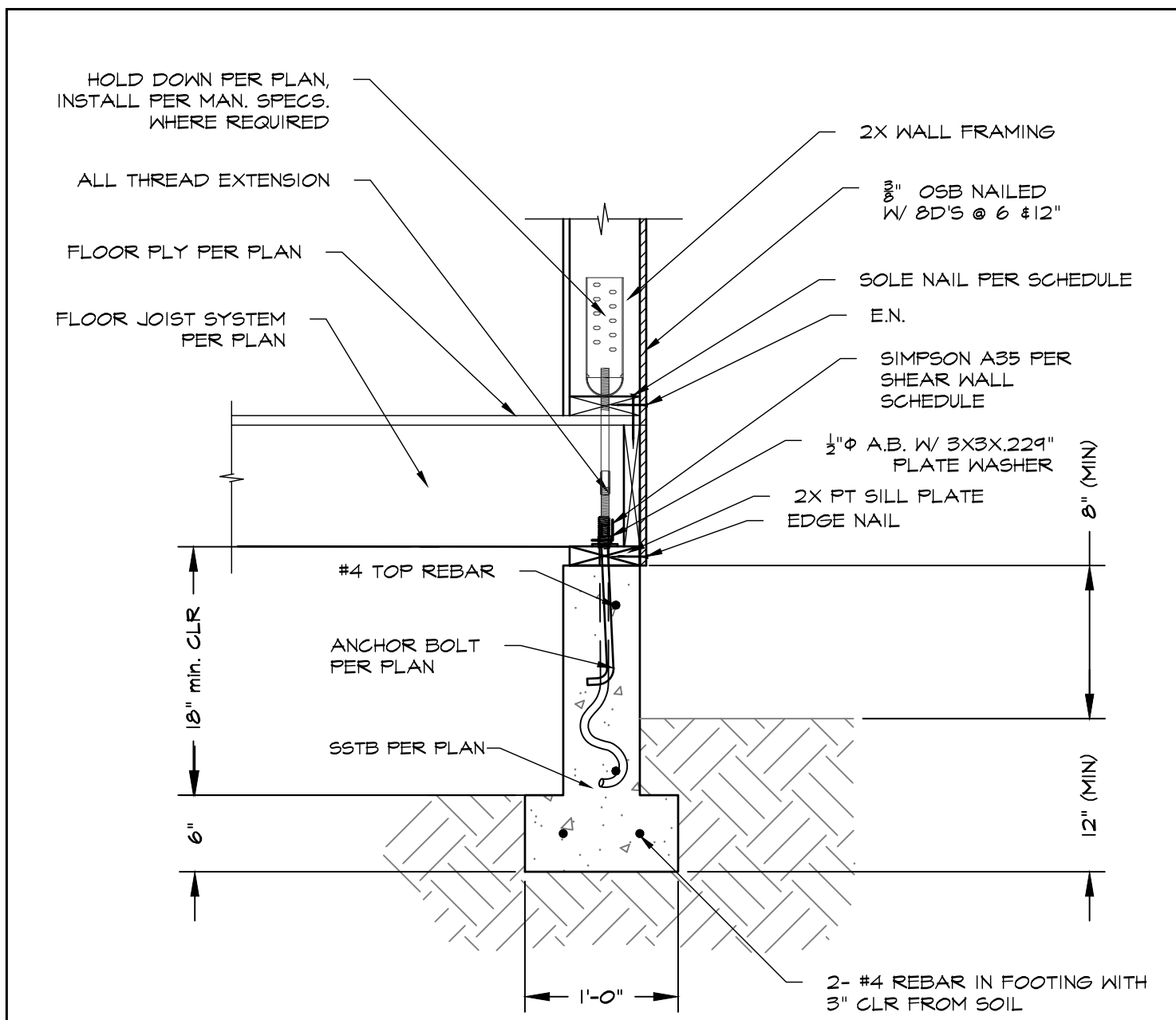
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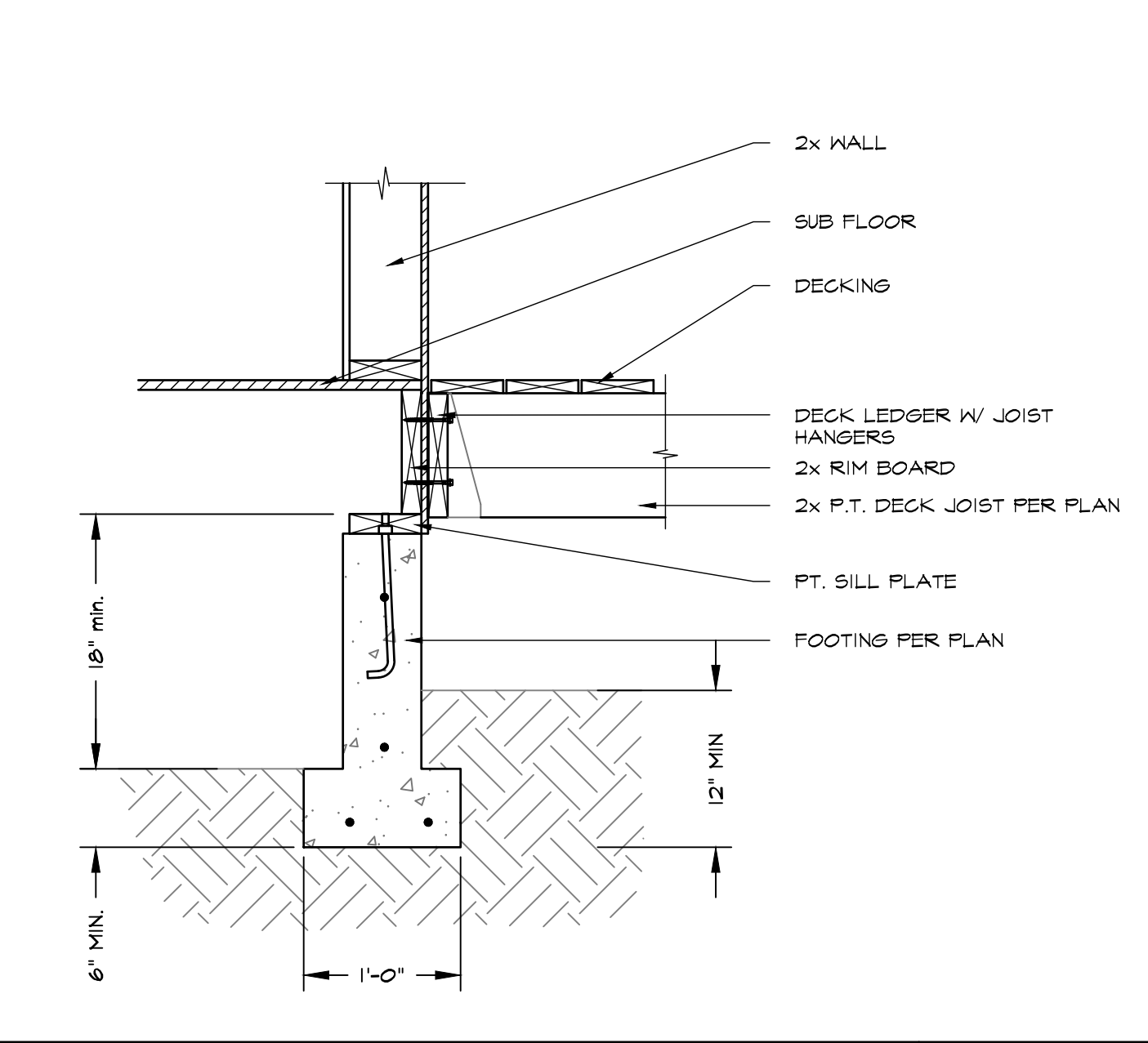
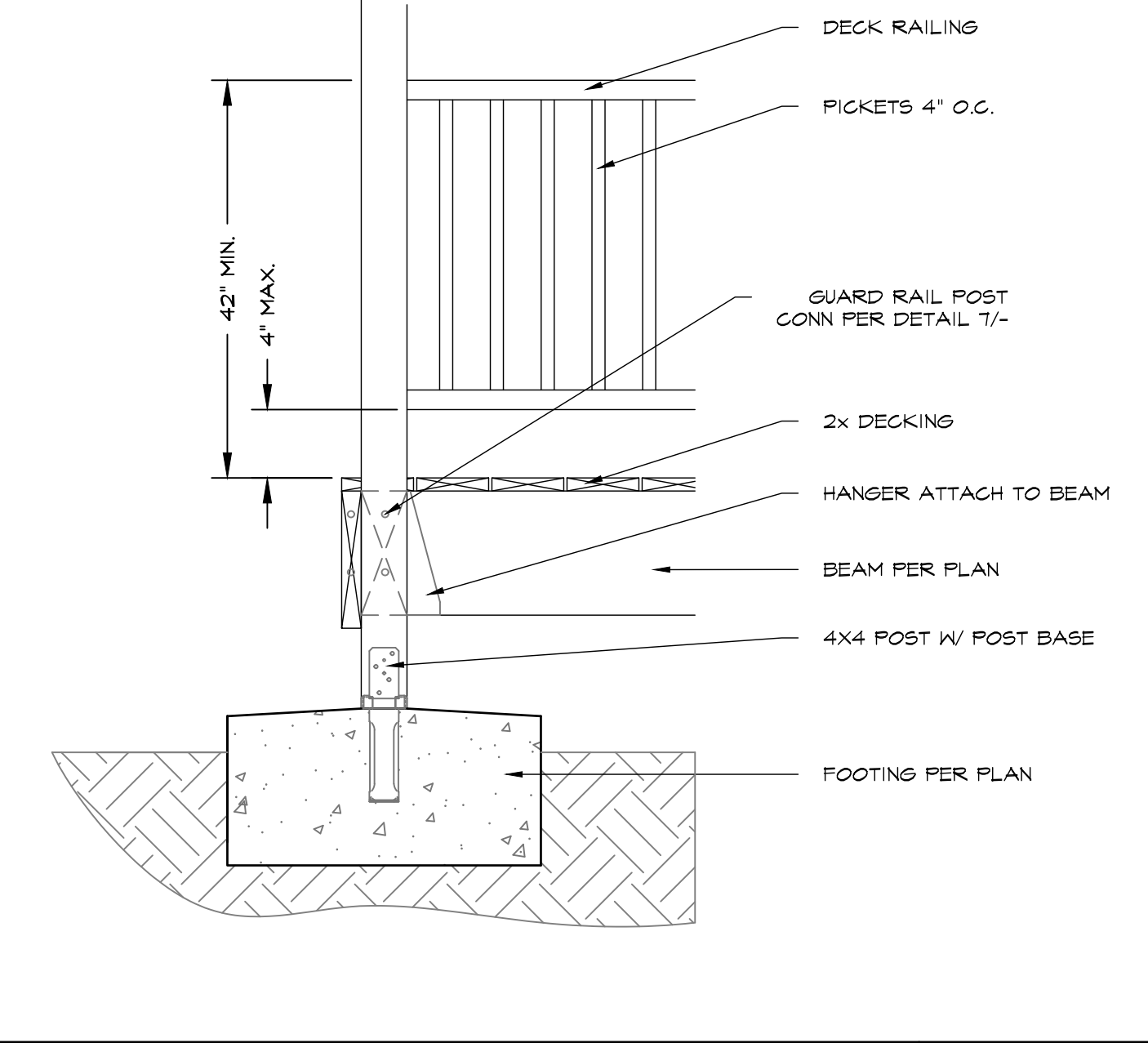
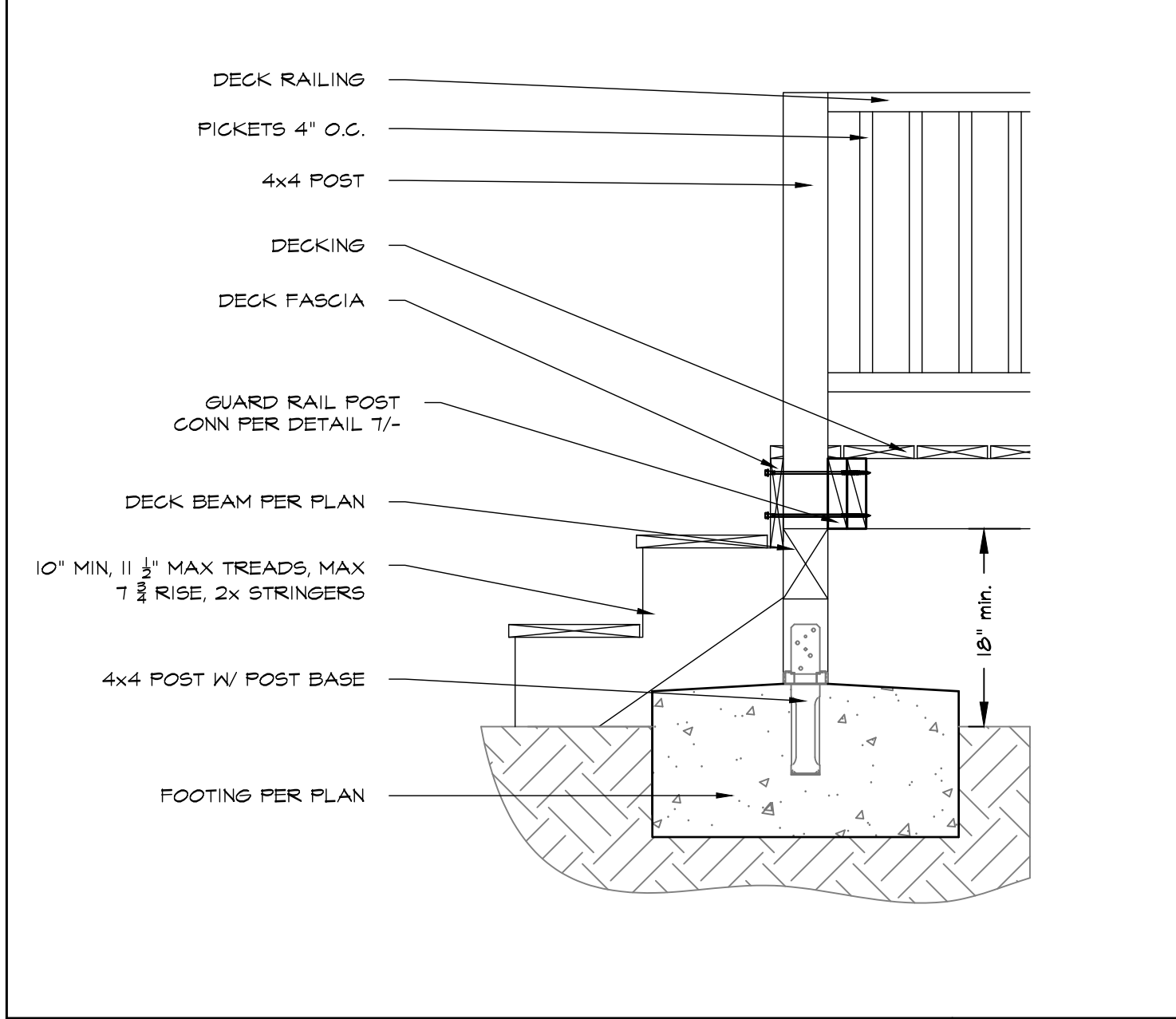
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SHEAR/HOLDOWN CONN. @ FOUNDATION 1

SHEAR/HOLDOWN CONN. @ FOUNDATION 2

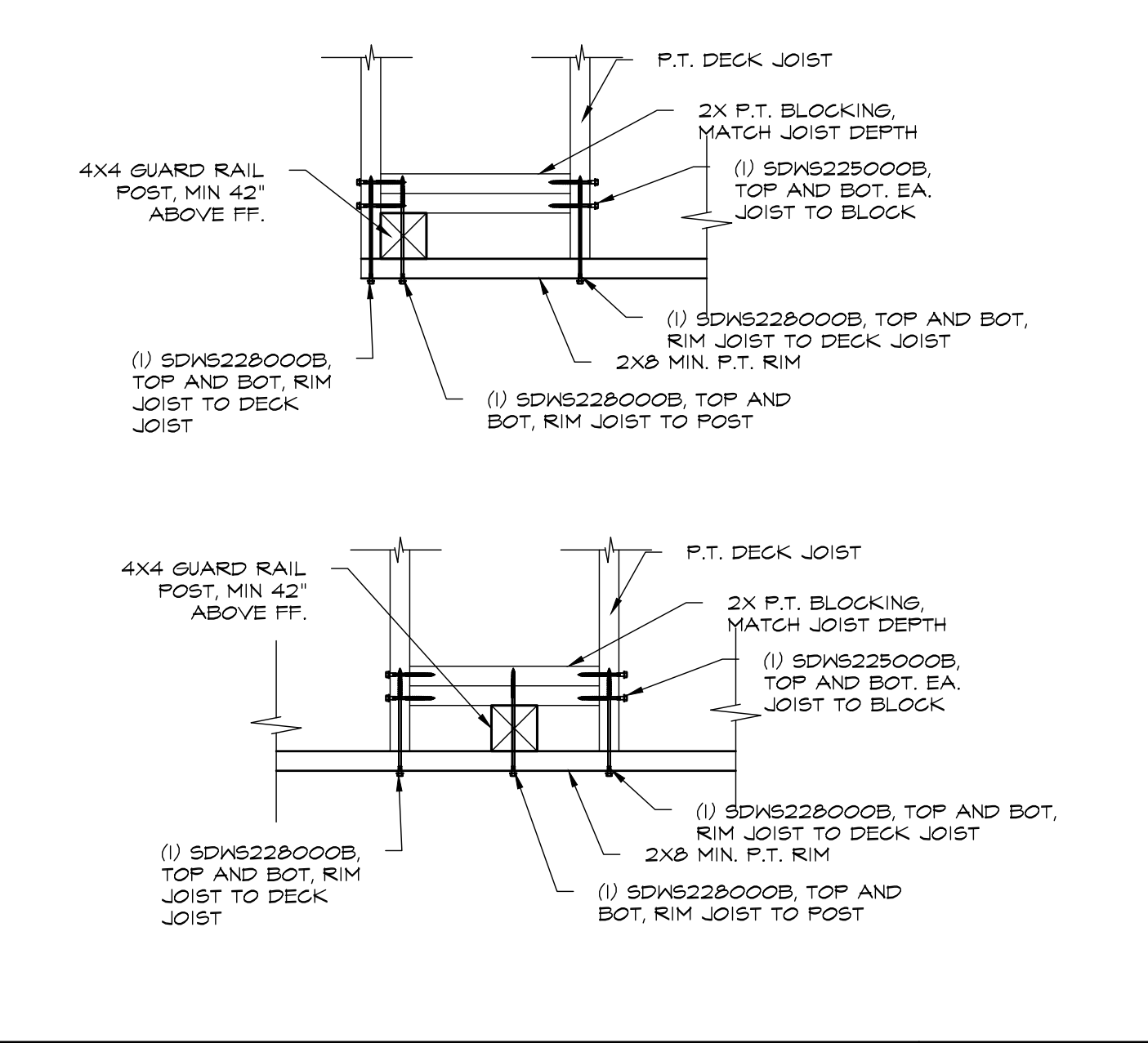
POST & GIRDER FOOTING DETAIL 3



POST & BEAM AT DECK DETAIL 4

POST & BEAM AT DECK DETAIL 5

TYP. DECK LEDGER 6



GUARD RAIL POST CONN. 7

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