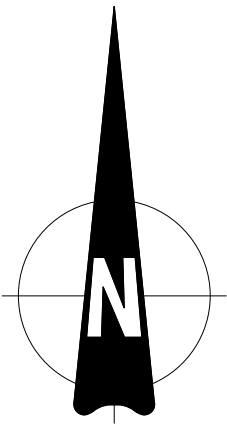


By using these standard plans, the user agrees to release the County of San Benito from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents.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



ENGINEERING SCALE: 1" =

- SHOW TOPOGRAPHY IF LOT SLOPE EXCEEDS 15%
- PROJECT REQUIRES STRUCTURAL ENGINEERING IF: GRADE SLOPE EXCEEDS 1 VERTICAL UNIT IN 5 HORIZONTAL UNITS

VICINITY MAP	OWNER INFORMATION	CONTACT INFORMATION	PARCEL INFORMATION	PROJECT SCOPE	PERVIOUS AREA INFORMATION	IMPERVIOUS AREA INFORMATION	SHEET TITLE																																																		
	NAME: ADDRESS: PHONE: EMAIL:	NAME: ADDRESS: PHONE: EMAIL:	APN: SITE ADDRESS: PROPERTY CONNECTED TO THE ELECTRICAL GRID (Y or N) PROPERTY SERVICED BY PROPANE (Y or N) IF YES, SHOW TANK ON PLOT PLAN PROPERTY SERVICED BY NATURAL GAS (Y or N) ENTIRE LOT IS FUEL MODIFIED (Y or N) IF NO, DIMENSION 100' FUEL MODIFICATION ZONE SPRINKLERS (Y or N) WUI/HIGH FIRE (Y or N)	PROPOSED 750 SF DETACHED ACCESSORY DWELLING UNIT MODEL #3	<table><thead><tr><th colspan="5">PERVIOUS SURFACE AREA TABLE</th></tr><tr><th>SITE ID</th><th>PERVIOUS ITEM</th><th>DIMENSIONS</th><th>AREA (sf)</th><th>NOTES</th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></tbody></table> PERVIOUS ELEMENT MANUFACTURER: _____ PERVIOUS ELEMENT SLOPE AND DIRECTION OF SLOPE: _____ MAINTENANCE PROGRAM: _____ PERVIOUS ELEMENT CROSS SECTION LOCATED IN SHEET: _____ CONSTRUCTED PERVIOUS SURFACES SHALL NOT BE SEALED	PERVIOUS SURFACE AREA TABLE					SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (sf)	NOTES											<table><thead><tr><th colspan="5">IMPERVIOUS SURFACE AREA TABLE</th></tr><tr><th>SITE ID</th><th>IMPERVIOUS ITEM</th><th>DIMENSIONS</th><th>NEW OR REPLACED AREA (sf)</th><th>EXISTING AREA (sf)</th></tr></thead><tbody><tr><td>1</td><td>ADU + OVERHANGS</td><td>43'-0" x 34'-0"</td><td>1462 SF</td><td></td></tr><tr><td>2</td><td>SFD</td><td></td><td></td><td></td></tr><tr><td>3</td><td>DRIVEWAY</td><td></td><td></td><td></td></tr><tr><td>4</td><td></td><td></td><td></td><td></td></tr></tbody></table> LAND DISTURBANCE: _____SF	IMPERVIOUS SURFACE AREA TABLE					SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (sf)	EXISTING AREA (sf)	1	ADU + OVERHANGS	43'-0" x 34'-0"	1462 SF		2	SFD				3	DRIVEWAY				4					SHEET NAME SITE PLAN SHEET NUMBER A - 100
PERVIOUS SURFACE AREA TABLE																																																									
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WILDFIRE ZONE PLAN NOTES	BMP LEGEND	SHEET INDEX	
1. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS. a. FIRE-STOPPING WITH APPROVED MATERIALS b. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING c. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS 2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. 3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS. 4. SKYLIGHTS SHALL BE TEMPERED GLASS. 4(A). WINDOW AND DOOR GLAZING = 1 SIDE TEMPERED GLASS. 5. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS 6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING: a. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST b. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST c. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) 7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING: a. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC) - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK - NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION-RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL. b. IGNITION-RESISTANT MATERIAL 8. PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING: - NON-COMBUSTIBLE MATERIAL - 1-HOUR FIRE-RESISTANT-RATED MATERIAL - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD - MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS) 9. DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING: a. FRAMING - NON-COMBUSTIBLE MATERIAL - 1-HOUR FIRE-RESISTANT-RATED MATERIAL - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD - MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS) b. DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING): - NON-COMBUSTIBLE MATERIAL - 1-HOUR FIRE-RESISTANT-RATED MATERIAL - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD - APPROVED ALTERNATIVE DECKING MATERIAL MEETING REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4) 10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS a. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4 b. DOOR OVERLAPS ONTO JAMBS AND HEADERS c. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING 11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES. 12. FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING: a. NON-COMBUSTIBLE MATERIAL b. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD c. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS DRAINAGE AND SEWER 1. WATER FROM LANDSCAPE DRAINAGE, OR ANY OTHER RUNOFF SHALL BE FIRST MAINTAINED ON ALL PROPERTY THROUGH DRY WELLS, DRAINAGE SWALES, DETENTION PONDS, RETENTION PONDS, PERCOLATION PONDS, OR OTHER MEANS APPROVED BY THE COUNTY ENGINEER. THIS APPLIES TO EXISTING CONDITIONS IN ORDER TO KEEP WATER OUT OF THE PUBLIC RIGHT-OF-WAY AND ANY WALK WAYS, AND ROADWAYS 2. IF THE PROPERTY LINE IS WITHIN 200 FEET OF A SEWER LINE, THEN ALL NEW DWELLINGS SHALL CONNECT TO THE SEWER LINE. ALL EXISTING SYSTEMS WILL BE REQUIRED TO CONNECT TO THE SEWER LINE UPON A REPAIR OR AN UPGRADE. OTHERWISE, ALL ADUs (2 BEDROOMS OR LESS) SHALL HAVE THEIR OWN INDIVIDUAL SEPTIC SYSTEM. LOT SIZE SHOULD BE A MINIMUM OF 2.5 ACRES IN ORDER TO ACCOMODATE MULTIPLE SEPTIC SYSTEMS.	PDS 659 BROW DITCH PDS 659 BERM DIRECTION OF LOT DRAINAGE MATERIALS & WASTE MANAGEMENT BMPs: WM-1 MATERIAL DELIVERY & STORAGE WM-4 SPILL PREVENTION AND CONTROL WM-8 CONCRETE WASTE MANAGEMENT WM-5 SOLID WASTE MANAGEMENT WM-9 SANITARY WASTE MANAGEMENT WM-6 HAZARDOUS WASTE MANAGEMENT TEMPORARY RUNOFF CONTROL BMPs: SS-2 PRESERVATION OF EXISTING VEGETATION SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER) SS-4 HYDROSEEDING (SUMMER) SS-6 / SS-8 STRAW OR WOOD MULCH SS-7 PHYSICAL STABILIZATION (WINTER) SS-10 ENERGY DISSIPATOR SC-1 SILT FENCE SC-2 SEDIMENT / DESILTING BASIN SC-5 FIBER ROLLS SC-6 / SC-8 GRAVEL OR SAND BAGS SC-7 STREET SWEEPING AND VACUUMING SC-10 STORM DRAIN INLET PROTECTION NS-2 DEWATERING FILTRATION TC-1 STABILIZED CONSTRUCTION ENTRANCE TC-2 CONSTRUCTION ROAD STABILIZATION TC-3 ENTRANCE / EXIT TIRE WASH POST-CONSTRUCTION SITE DESIGN BMPs 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES 4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION 4.3.3 MINIMIZE IMPERVIOUS AREA 4.3.4 MINIMIZE SOIL COMPACTION 4.3.5 IMPERVIOUS AREA DISPERSION 4.3.6 RUNOFF COLLECTION 4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES 4.3.8 HARVESTING AND USING PRECIPITATION POST CONSTRUCTION SOURCE CONTROL BMPs 4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4 4.2.2 STORM DRAIN STENCILING AND POSTING OF SIGNAGE 4.2.3 PROTECTED OUTDOOR MATERIALS STORAGE AREAS 4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS 4.2.5 PROTECT TRASH STORAGE AREAS 4.2.6 ADDNL BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS: A ON-SITE STORM DRAIN INLETS B INTERIOR FLOOR DRAINS & ELEVATOR SHAFT SUMPS C INTERIOR PARKING GARAGES D NEED FOR FUTURE INDOOR & STR. PEST CONTROL E LANDSCAPE/OUTDOOR PESTICIDE USE F POOLS, SPAS, PONDS, FOUNTAINS, & WATER FEATURES G FOOD SERVICE H TRASH OR REFUSE AREAS I INDUSTRIAL PROCESSES J OUTDOOR STORAGE OF EQUIP. OR MATERIALS K VEHICLE AND EQUIPMENT CLEANING L VEHICLE/EQUIPEMENT REPAIR AND MAINTENANCE M FUEL DISPENSING AREAS N LOADING DOCKS O FIRE SPRINKLER TEST WATER P MISCELLANEOUS DRAIN OR WASH WATER Q PLAZAS, SIDEWALKS, DRIVEWAYS, AND PARKING LOTS	Sheet No. SHEET NAME A-100 SITE PLAN GB1 RESIDENTIAL MANDATORY MEASURES GB2 RESIDENTIAL MANDATORY MEASURES A-101 FLOOR PLAN A-102 POWER AND LIGHTING PLAN A-103 ELEVATIONS A-105 ROOF PLAN DEFERRED SUBMITTALS: FIRE SPRINKLER (IF REQ'D)	
GENERAL CODES		THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN BENITO AMENDMENTS: -2022 CALIFORNIA RESIDENTIAL CODE -2022 CALIFORNIA BUILDING CODE -2022 CALIFORNIA GREEN BUILDING STANDARDS CODE -2022 CALIFORNIA ELECTRICAL CODE -2022 CALIFORNIA MECHANICAL CODE -2022 CALIFORNIA PLUMBING CODE -2022 CALIFORNIA FIRE CODE -2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS -2021 ICC RESIDENTIAL CODE	
DESIGN BASIS		CONVENTIONAL LIGHT FRAME CONSTRUCTION ROOF LIVE LOAD: 20 PSF ULTIMATE WIND SPEED: 110 MPH EXPOSURE CATEGORY: C SITE CLASS: D RISK CATEGORY: II S _{ps} : 1.25 SEISMIC DESIGN CATEGORY: D ₃ ALLOW SOIL VERTICAL BEARING PRESSURE: 1500 PSF ALLOW SOIL LATERAL BEARING PRESSURE: 100 PSF/FT	
ENERGY EFFICIENCY SPECIAL FEATURES		SPECIFY AS INDICATED IN CF1R FORM (TITLE 24): • HIGH PERFORMANCE ROOF • •	
ENERGY EFFICIENCY HERS VERIFICATION		SEPARATE SUBMITAL REQ'D SPECIFY AS INDICATED IN CF1R FORM (TITLE 24): • DUCT SEALING (Y or N) • REFRIGERANT CHARGE (Y or N) • COOLING SYSTEM AIRFLOW (Y or N) • COOLING SYSTEM UNIT FAN EFFICACY (Y or N) • COOLING SYSTEM SEER AND/OR EER ABOVE MIN. (Y or N) • WHOLE-BUILDING VENTILATION AIRFLOW (Y or N) • BUILDING ENVELOPE AIR LEAKAGE (Y or N) • QUALITY INSULATION INSTALLATION (Y or N) • OTHER (SPECIFY BELOW)	



California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



CONTACT

ADDRESS: 2301 Technology Parkway
Hollister, CA 95023-9174

PHONE: 831-637-5313

PROJECT

County of San Benito - Resource Management Agency

DRAWING TITLE

TITLE: RESIDENTIAL MANDATORY MEASURES

SCALE:

SHEET NUMBER

GB1

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PHONE: 831-637-5313

PROJECT

County of San Benito - Resource Management Agency

DRAWING TITLE

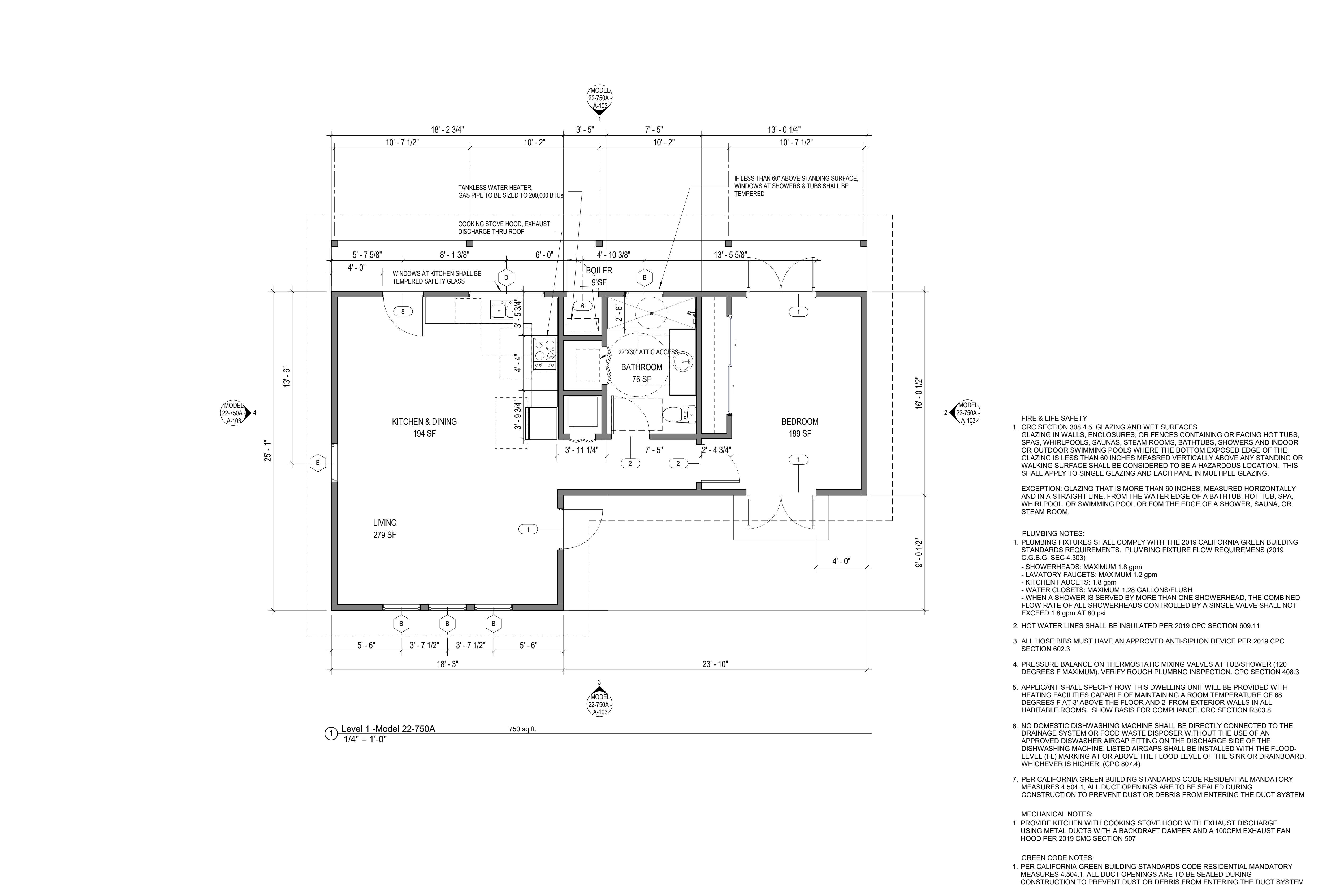
TITLE: RESIDENTIAL MANDATORY MEASURES

SCALE:

SHEET NUMBER

GB2

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 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.



WINDOW SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
(A)	24" x 48"			
(B)	36" x 48"			
(C)	48" x 48"			
(D)	72" x 48"			
(E)	24" x 84"			
(F)	72" x 84"			
(G)	72" x 192"			

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

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

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

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

D. WUI REQUIRES AT LEAST ONE SID/PANE BE TEMPERED GLASS

DOOR SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
(1)	36" x 82"		YES	
(2)	36" x 82"			
(3)	36" x 82"			
(4)	36" x 82"			
(5)	28" x 82"			
(6)	30" x 82"			
(7)	36" x 82"			
(8)	36" x 82"		YES	

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

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

B. SOLID CORE WOOD COMPLYING WITH THE FOLLOWING:

- STILES AND RAILS MINIMUM 1-3/8 INCHES THICK
- RAISED PANELS MINIMUM 1-1/4 INCHES THICK

EXCEPTION: EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE MINIMUM 3/8 INCHES THICK

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

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

E. WUI REQUIRES AT LEAST ONE SID/PANE BE TEMPERED GLASS

FLOOR PLAN NOTES

- EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES
- PROJECTIONS:
 - PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
 - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
 - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
- OPENINGS:
 - PROHIBITED WITHIN 3FT OF PROPERTY LINE
 - MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
- PENETRATIONS:
 - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
 - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
- CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD
- ATTIC ACCESS SHALL BE WEATHER-STRIPPED TO PREVENT AIR LEAKAGE AND SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS
- PROVIDE 100 sq.in. FOR DRYER MAKE-UP AIR

OPTIONAL ROLL-IN SHOWER PLAN NOTES

- SHOWER COMPARTMENT SEAT
 - MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED
 - LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS
 - LOCATED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR
 - SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTRY
 - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
- SHOWER GRAB BARS
 - MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR
 - NOT EXTENDING OVER SHOWER SEAT
 - IF CROSS SECTION IS CIRCULAR, MINIMUM 1-1/4" AND MAXIMUM 2" OUTSIDE DIAMETER
 - IF CROSS SECTION IS NON-CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM 2-1/4" CROSS SECTION DIMENSION
 - GRAB BARS MOUNTED ADJACENT TO A WALL, 1-1/2" ABSOLUTE SPACE BETWEEN WALL AND GRAB BAR
 - MINIMUM 1-1/2" SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW AND AT ENDS
 - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE
 - SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES
 - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
 - WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
- OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
 - INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
 - LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
 - LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
 - CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
 - SINGLE-LEVER DESIGN
 - OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
 - OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST
- SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING:
 - OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
 - OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET
 - MINIMUM 59 INCH LONG HOSE
 - CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER
 - ON/OFF CONTROL WITH NON-POSITIVE SHUT OFF
 - ADJUSTABLE -HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS
- WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
- MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS
- MAXIMUM 1" HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS
- WHERE DRAINS ARE PROVIDED AT ROLL-IN SHOWERS, MAXIMUM 1/4" GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

REVISION ISSUE

REV	DATE	ISSUED BY	COMMENTS
1	XX/XX/XX	-	Plan Review Corrections
2	XX/XX/XX	-	Plan Review Corrections



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PHONE: 831-637-5313

County of San Benito - Resource Management Agency
750 SF ACCESSORY DWELLING UNIT

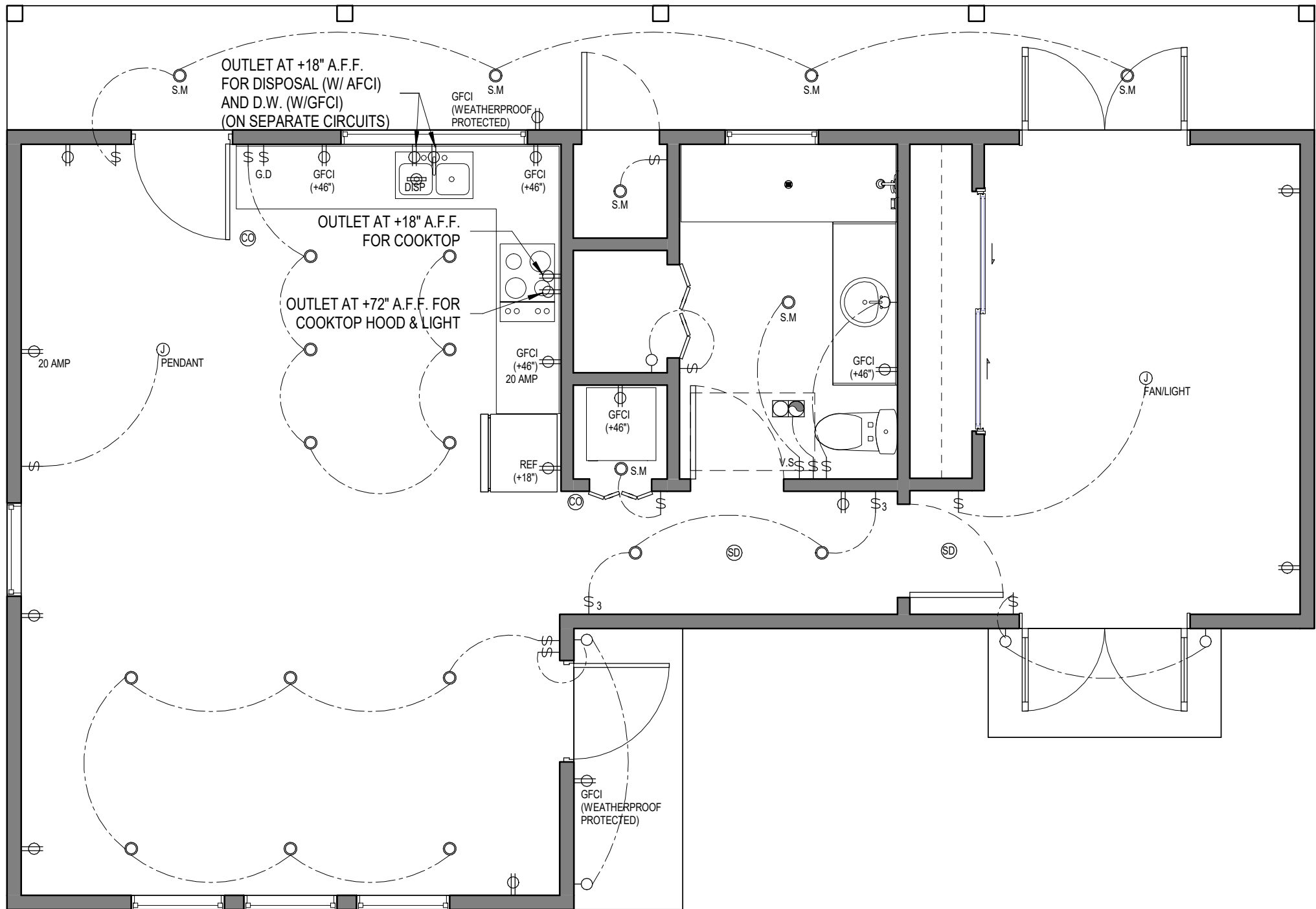
DRAWING TITLE

TITLE: FLOORPLAN

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

SHEET NUMBER

A-101



1 Level 1 -Model 22-750A Power and Lighting

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

- ELECTRICAL NOTES:
- THE UNDERGROUND SERVICE CONDUCTOR WILL REQUIRE A WARNING RIBBON/WARNING TAPE PER 2019 CEC ART. 300.5(D),(3)
 - CONDUIT PROTECTION FOR PROPOSED EXTERIOR LOCATION CONDUITS: VERIFY THAT COVER COMPLIES WITH CEC TABLE 300.5. BE SURE TO SPECIFY W - WET USE INSULATION FOR CONDUIT UNDERGROUND. [CEC 300.5(B)]
 - KITCHEN CIRCUITS TO BE IN ACCORDANCE WITH CALIFORNIA ELECTRICAL CODE ARTICLE 210-52(B)
 - TAMPER-RESISTANT OUTLETS ARE REQUIRED AT ALL NEW CIRCUITS IN A DWELLING UNIT PER 2019 CEC ART.406.12
 - ALL LAUNDRY ROOM RECEPTACLES TO BE SUPPLIES BY A DEDICATED 20 AMP CIRCUIT AND GFCI PROTECTION
 - ALL BATHROOM RECEPTACLES ARE TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT WITH GFCI PROTECTION. CEC ART. 210.8 & 210.11(C)(3)
 - ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED IN DWELLING UNIT KITCHEN, FAMILY ROOM, LIVING ROOM, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS PER 2019 CEC ART. 210.12 (A)
 - UNDERGROUND SERVICE CONDUCTORS THAT ARE NOT ENCASED IN CONCRETE AND THAT ARE BURIED 18" OR MORE BELOW GRADE SHALL HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH AT LEAST 12" ABOVE THE UNDERGROUND SERVICE CONDUCTOR PER 2022 CEC ARTICLE 300.5, D.(3)
 - UNDERGROUND SERVICE CONDUCTOR NOT IN A PVC SHALL BE BURIED 24" PER 2022 CEC TABLE 300.5

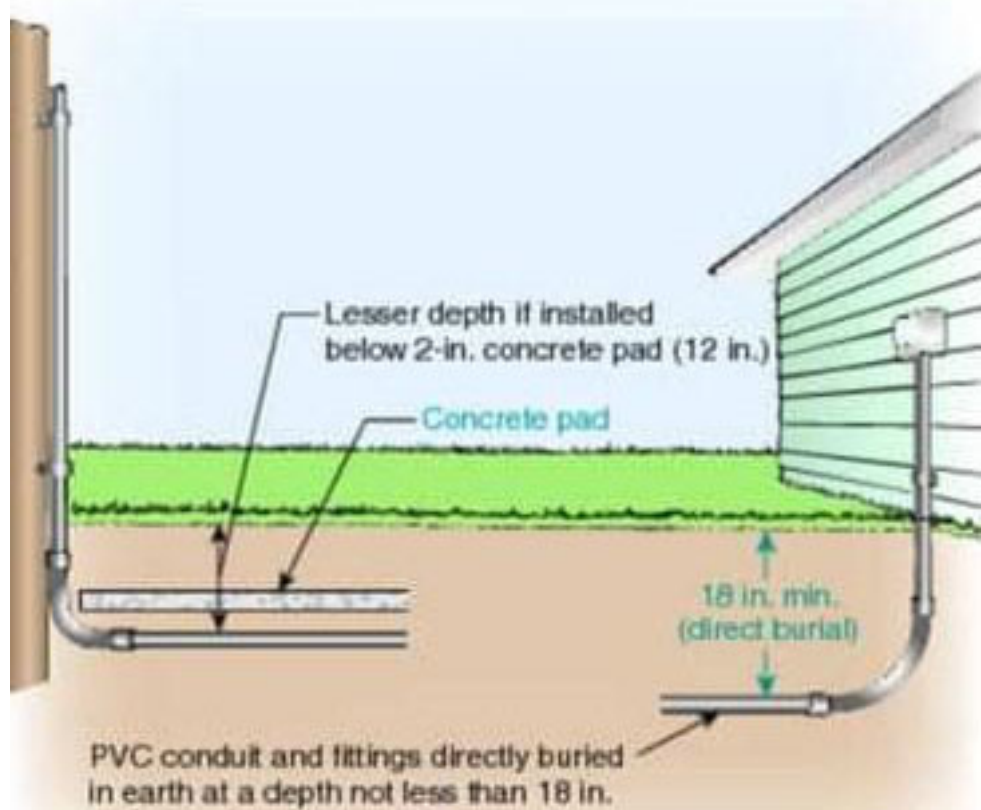


EXHIBIT 300.5 RIGID POLYVINYL CHLORIDE (PVC) CONDUIT BURIED 18 INCHES BELOW GRADE AND ALSO AT 12 INCHES AS PERMITTED WHEN INSTALLED IN A TRENCH BELOW A MINIMUM OF A 2 INCH CONCRETE PAD.

GROUNDING ELECTODES (PER 2022 CEC ART. 250.52):

- (A) ELECTRODES PERMITTED FOR GROUNDING
3. CONCRETE-ENCASED ELECTRODE

A CONCRETE-ENCASED ELECTRODE SHALL CONSIST OF AT LEAST 6.0M (20FT) OF EITHER (1) OR (2):

(1) ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 13MM (1/2 IN.) IN DIAMETER, INSTALLED IN ONE CONTINUOUS 6.0 M (20FT) LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A 6.0 M (20 FT) OR GREATER LENGTH; OR

(2) BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG

METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 50 MM (2 IN.) OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH OR WITHIN VERTICAL FOUNDATIONS OR STRUCTURAL COMPONENTS OR MEMBERS THAT ARE IN DIRECT CONTACT WITH THE EARTH. IF MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT A BUILDING OR STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM.

INFORMATIONAL NOTE: CONCRETE INTALLED WITH INSULATION, VAPOR BARRIERS, FILMS OR SIMILAR ITEMS SEPARATING THE CONCRETE FROM THE EARTH IS NOT CONSIDERED TO BE IN "DIRECT CONTACT" WITH THE EARTH.

- (B) NOT PERMITTED FOR USE AS GROUNDING ELECTRODES

THE FOLLOWING SYSTEMS AND MATERIALS SHALL NOT BE USED AS GROUNDING ELECTRODES:

- METAL UNDERGROUND GAS PIPING SYSTEMS
- ALUMINUM
- THE STRUCTURES AND STRUCTURAL REINFORCING STEEL DESCRIBED IN 680.26(B)(1) AND (B)(2)

UTILITY PLAN NOTES

- LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION.
- SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R314.6
- CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R315.5
- 4" Ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
- A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
- AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
- WATER HEATER OR FURNACE SHALL BE A DIRECT-VENT APPLIANCE
- LISTED GASKETED SELF CLOSING DOOR REQUIRED FOR GAS FAU
- NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL AFTER INSULATION INSPECTION IS COMPLETED

LIGHTING PLAN NOTES

- ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEES TABLE 150.0-A
- ALL LED LUMINAIRES AND LAMPS SHALL BE MARKED "JA8-2016" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT [HTTPS://CACERT/APPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX](https://cacert.appliances.energy.ca.gov/pages/appliancesearch.aspx)
- ALL RECESSED DOWNLIGHT AND ENCLOSED LUMINAIRES SHALL BE MARKED "JA8-2016-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT [HTTPS://CACERT/APPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX](https://cacert.appliances.energy.ca.gov/pages/appliancesearch.aspx)
- RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL NOT BE SCREW-BASED
- BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR
EXCEPTION: CLOSETS LESS THAN 70 S.F. & HALLWAYS
- ALL LUMINAIRES REQUIRING "JA8-2016" OR "JA8-2016-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR
EXCEPTION: CLOSETS LESS THAN 70 S.F. & HALLWAYS
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO BUILDINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING:
 - PHOTOCONTROL AND MOTION SENSOR
 - PHOTOCONTROL AND AUTOMATIC TIME-SWITCH CONTROL
 - ASTRONOMICAL TIME CLOCK
 - ENERGY MANAGEMENT CONTROL SYSTEM PER CBEES 150.0(K)3A11C

SOLAR READY KEY NOTES

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

ELECTRICAL LEGEND

	DUPLEX OUTLET (TYP MOUNTED AT +18" A.F.F., U.N.O.)		HIGH EFFICACY RECESSED LIGHT
	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER		HIGH EFFICACY LIGHT SURFACE MOUNTED
	WALL SWITCH		HIGH EFFICACY LIGHT WALL MOUNTED (+84" A.F.F.)
	MULTIWAY WALL SWITCH		JUNCTION BOX FOR PENDANT OR FAN/LIGHT AS NOTED
	GARBAGE DISPOSAL SWITCH		FAN AND LIGHT COMBINATION
	VACANCY SENSOR		GARBAGE DISPOSAL
	4" DIA DRYER VENT		
	SMOKE DETECTOR		
	CARBON MONOXIDE ALARM		



CONTACT

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PROJECT

County of San Benito - Resource Management Agency
750 SF ACCESSORY DWELLING UNIT

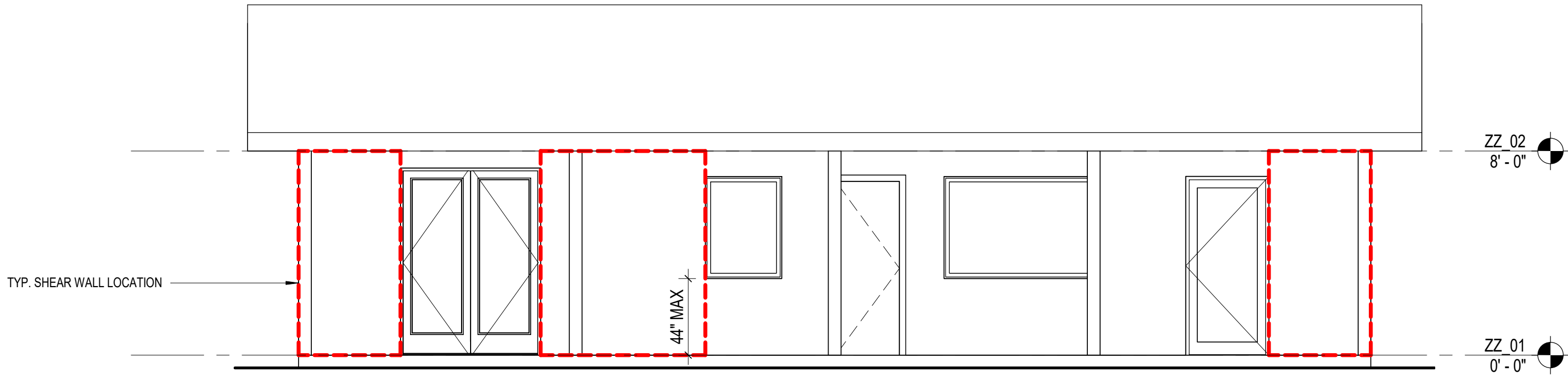
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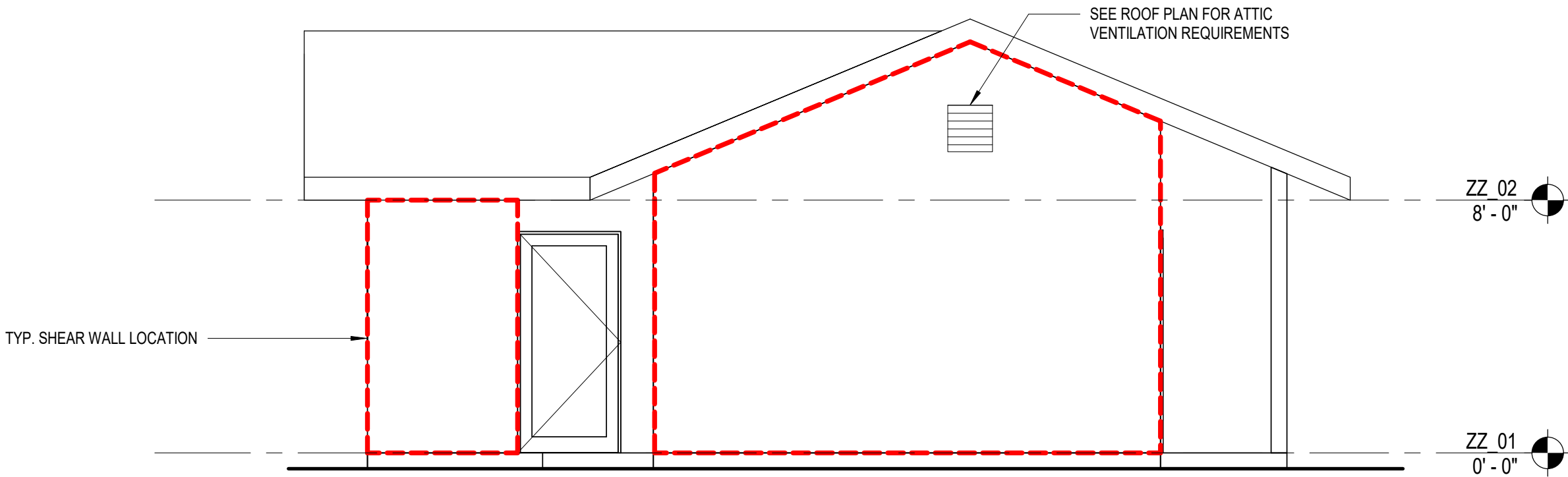
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SHEET NUMBER

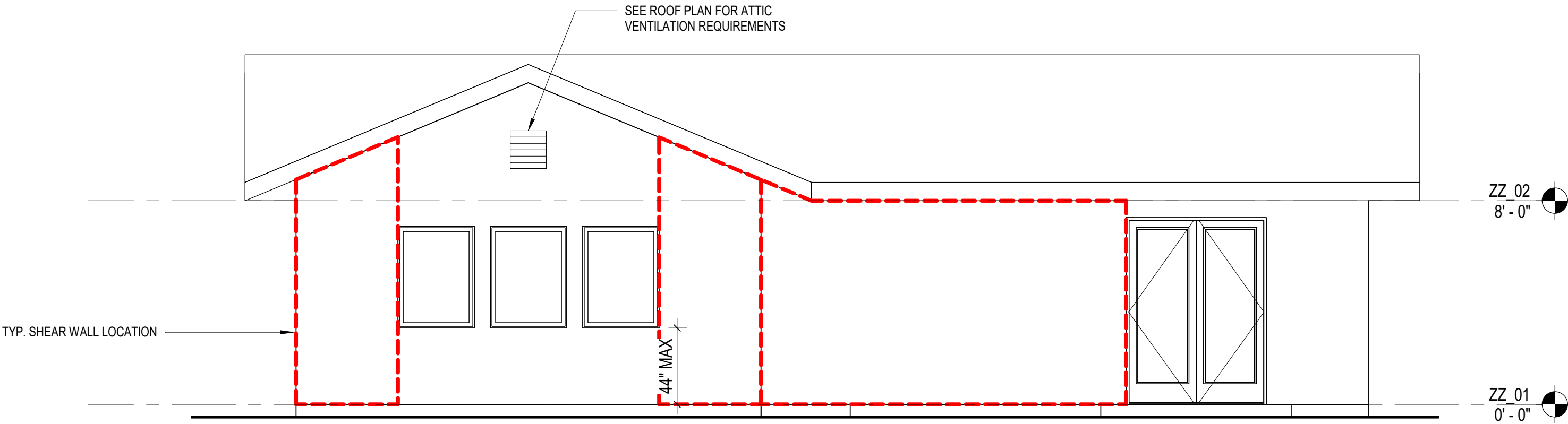
A-102



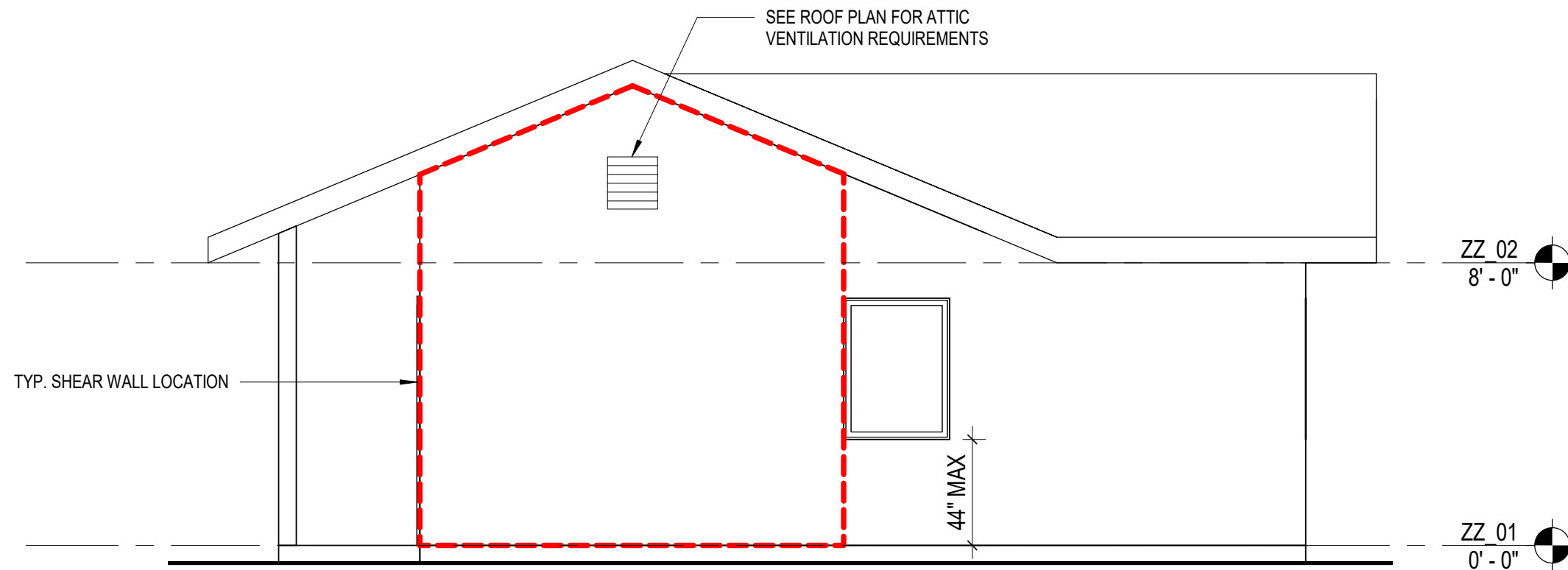
① Model 22-750A - Elevation 01
1/4" = 1'-0"



② Model 22-750A - Elevation 02
1/4" = 1'-0"



③ Model 22-750A - Elevation 03
1/4" = 1'-0"



④ Model 22-750A - Elevation 04
1/4" = 1'-0"

ELEVATION KEY NOTES

1. ROOF: CLASS 'A' FIRE RATING -
ROOF MATERIAL: _____
UNDERLAYMENT: _____
LISTING REPORT #: _____
2. EXTERIOR WALL FINISH: _____ (SEE NOTE 7 BELOW)
3. ROOF PITCH: 4:12
4. RADIANT BARRIER IS REQUIRED
5. GABLE VENT (SEE NOTE 5 & 6 BELOW)
MANUFACTURER: _____
MODEL: _____
NFVA: _____ (MIN 115 in²)
6. EAVE VENT (SEE NOTE 5 & 6 BELOW)
MANUFACTURER: _____
MODEL: _____
NFVA: _____ (MIN 36 in²)
7. SIDING AND ROOF MATERIALS SHALL BE CONSISTENT AND COMPATIBLE WITH THE MAIN DWELLING UNIT ON THE LOT.
8. AUTOMATIC SPRINKLERS REQUIRED IN ALL BATHROOMS, ATTACHED GARAGES AND STRUCTURES, ACCESILE STORAGE AREAS (IF REQUIRED IN ADU).



CONTACT

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PROJECT

County of San Benito - Resource Management Agency
750 SF ACCESSORY DWELLING UNIT

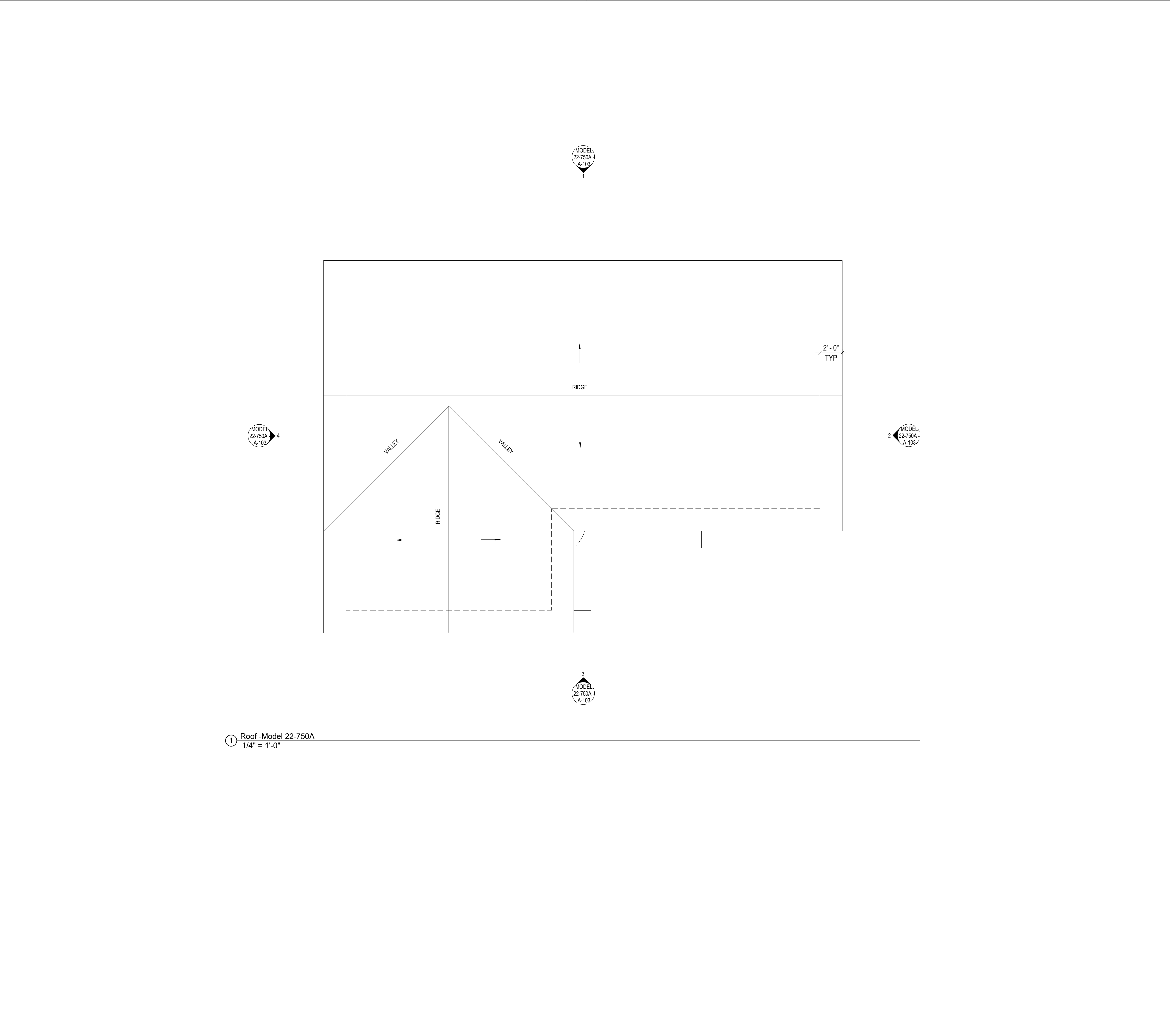
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TITLE: ELEVATIONS

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

SHEET NUMBER

A-103



① Roof -Model 22-750A
1/4" = 1'-0"

SOLAR READY KEY NOTES		 CONTACT ADDRESS: 2301 Technology Parkway Hollister, CA 95023-9174 PHONE: 831-637-5313 PROJECT County of San Benito - Resource Management Agency 750 SF ACCESSORY DWELLING UNIT DRAWING TITLE TITLE: ROOF PLAN SCALE: 1/4" = 1'-0" SHEET NUMBER A-105
1. MIN 250 S.F. SOLAR ZONE AREA 2. DEDICATED SOLAR ZONE AREA LOCATED BETWEEN 110 AND 270 DEGREES OF TRUE NORTH - USE AREA A OR B AS NEEDED. 3. NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE. 4. 3" MIN FIRE FIGHTER ACCESS 5. 1'-6" SMOKE VENTILATION SETBACK AT RIDGES		
ATTIC VENTILATION REQUIRED NET FREE CROSS VENTILATION AREA = $\frac{1}{300}$ VENT AREA REQ'D = $750 \text{ ft}^2 / 300 = 2.5 \text{ ft}^2 \times 144 = 360 \text{ in}^2$ GABLE END VENTS NFVA = 115 in^2 QTY = 2 VENTS VENT AREA PROVIDED = $2 \times 115 \text{ in}^2 = 230 \text{ in}^2$ EAVE VENTS NFVA: 36 in^2 QTY = 4 VENTS VENT AREA PROVIDED = $4 \times 36 \text{ in}^2 = 144 \text{ in}^2$ TOTAL VENT AREA PROVIDED $(230 \text{ in}^2) + (144 \text{ in}^2) = 374 \text{ in}^2 > 360 \text{ in}^2$		

PHONE: 831-637-5313

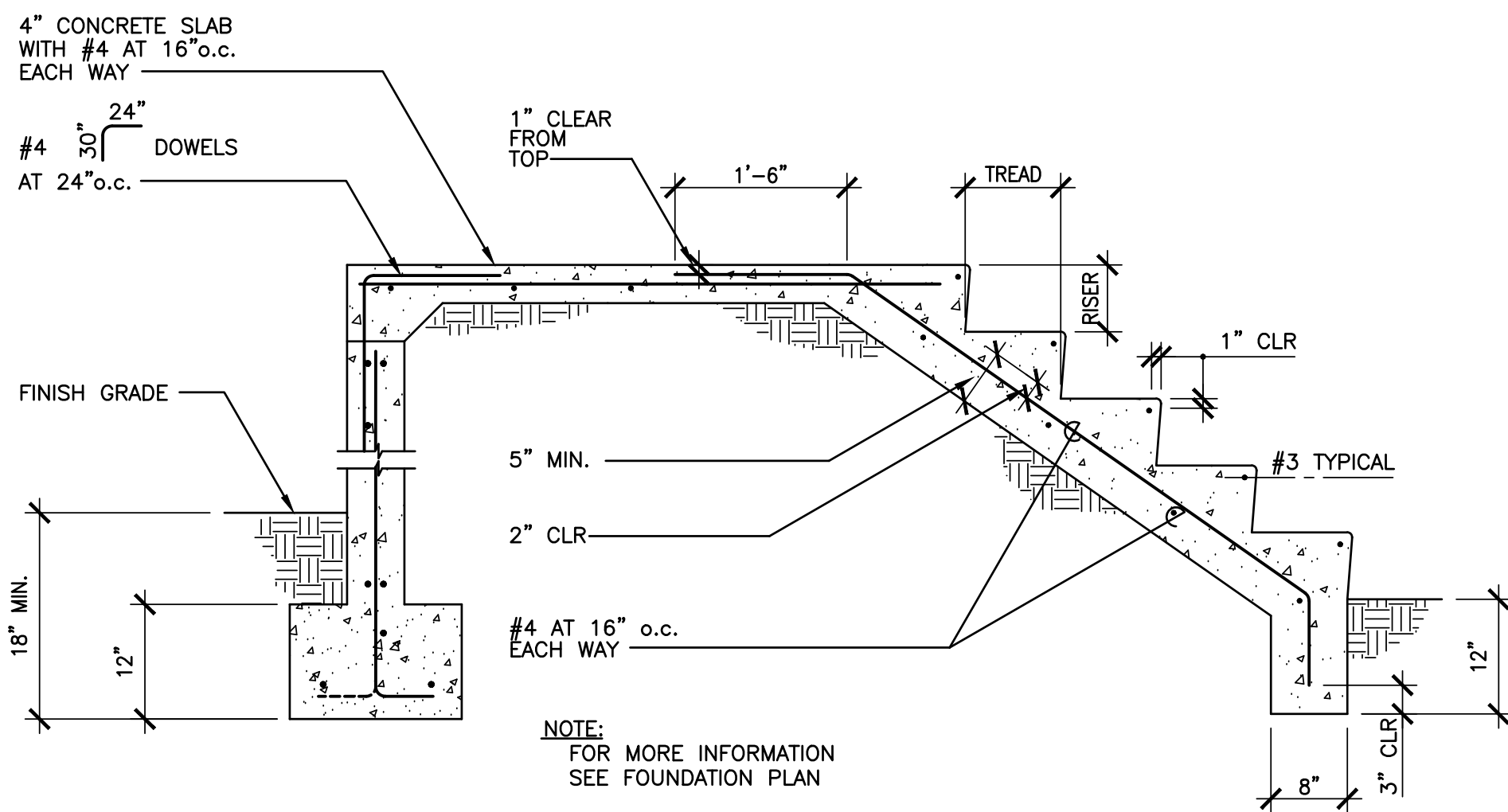


750 SF ACCESSORY DWELLING UNIT

TITLE: STRUCTURAL GENERAL NOTES

SCALE: NO SCALE

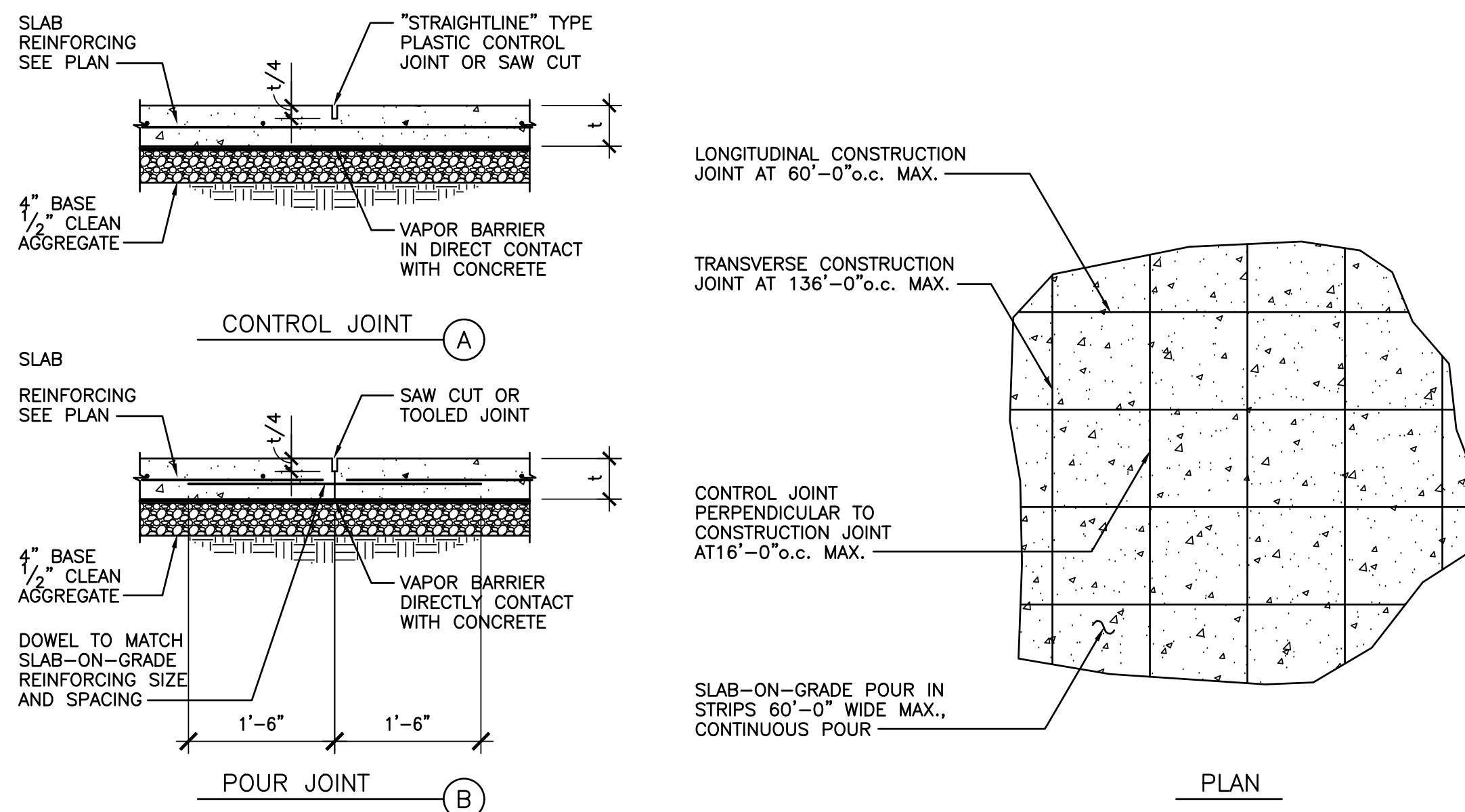
S1.1



TYPICAL STAIR ON GRADE

3/4"-1"

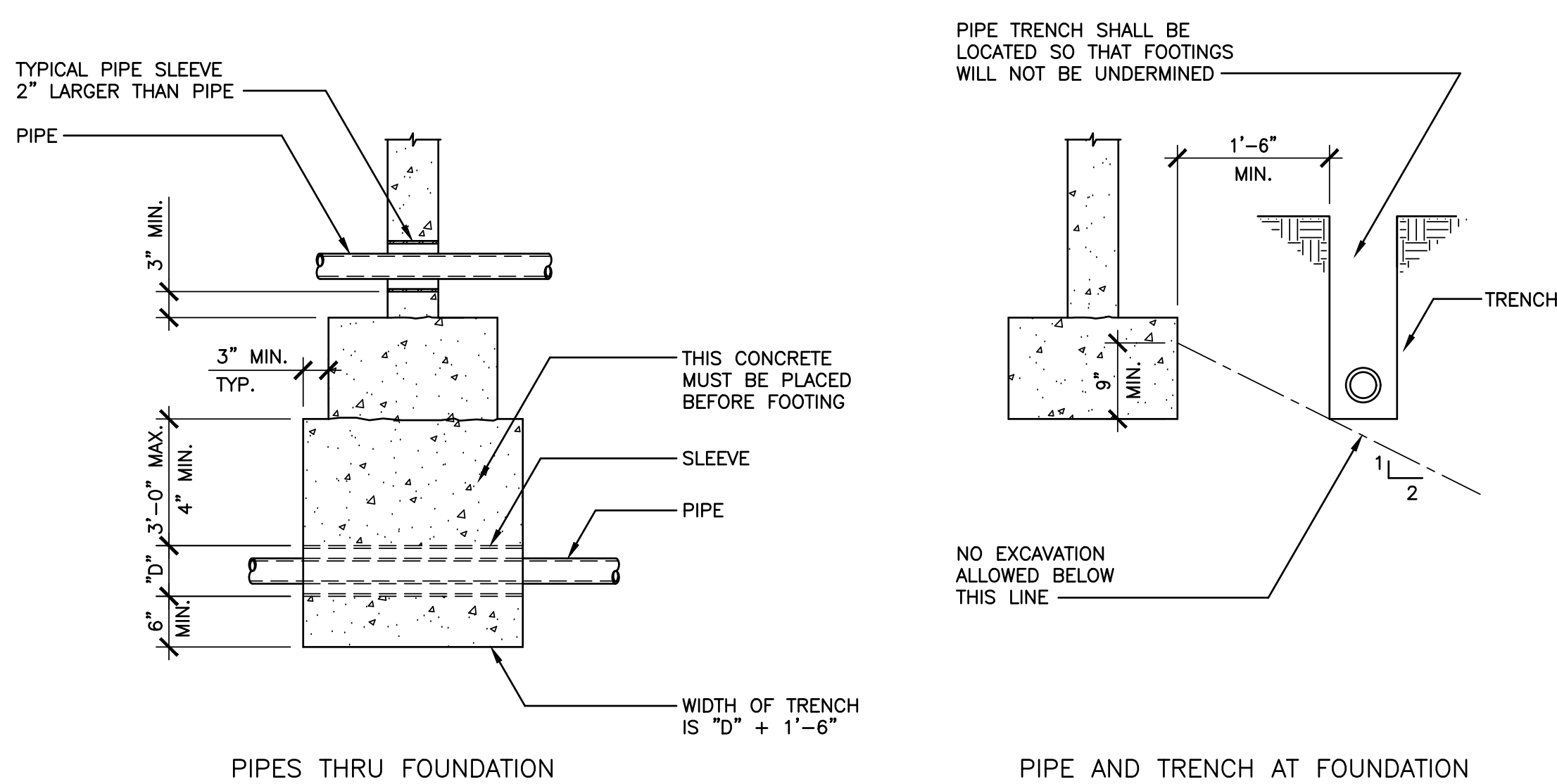
6



TYPICAL SLAB-ON-GRADE DETAIL

3/4"-1"

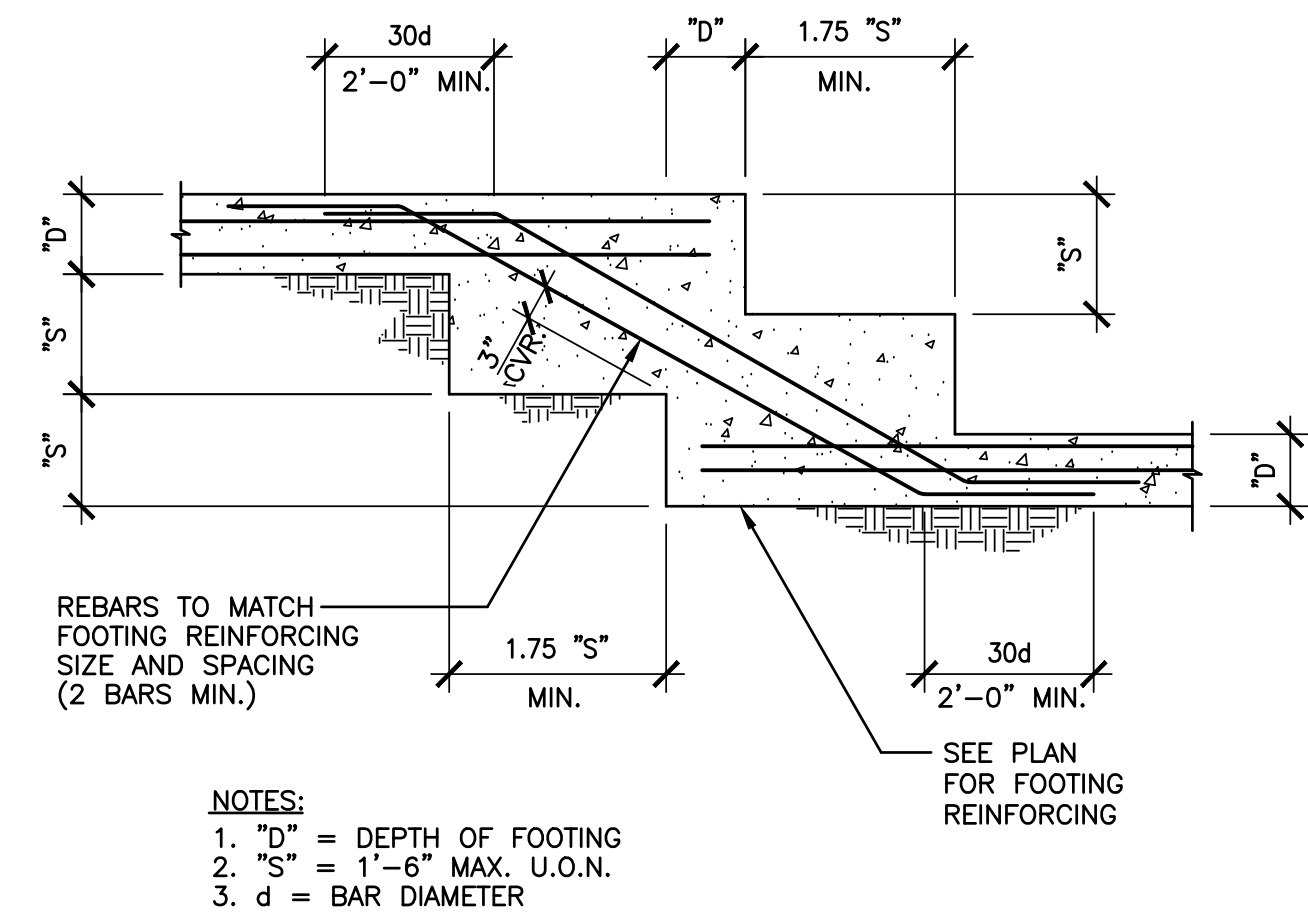
5



TYPICAL PIPE AT FOOTING

3/4"-1"

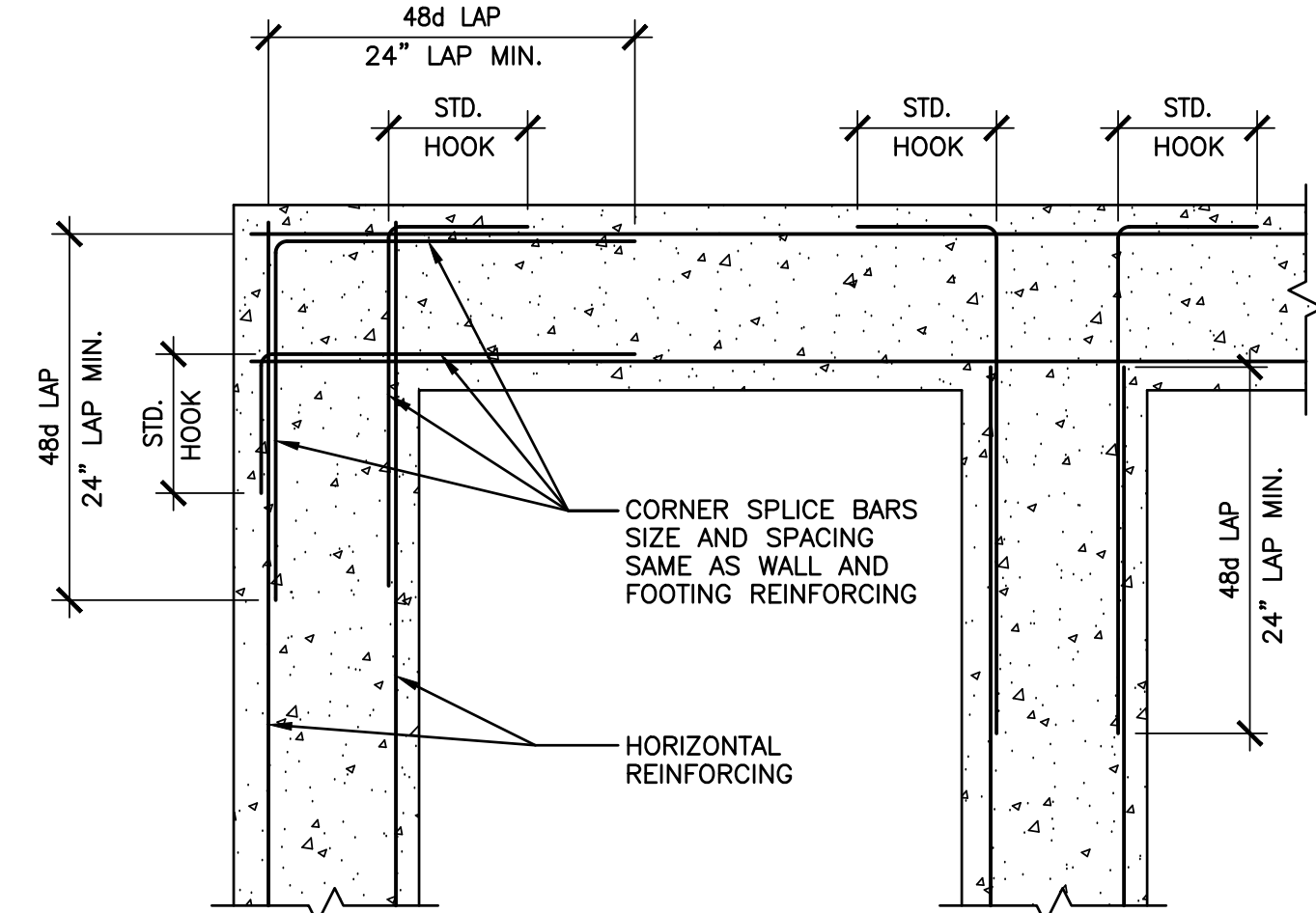
4



TYPICAL STEPPED FOOTING

3/4"-1"

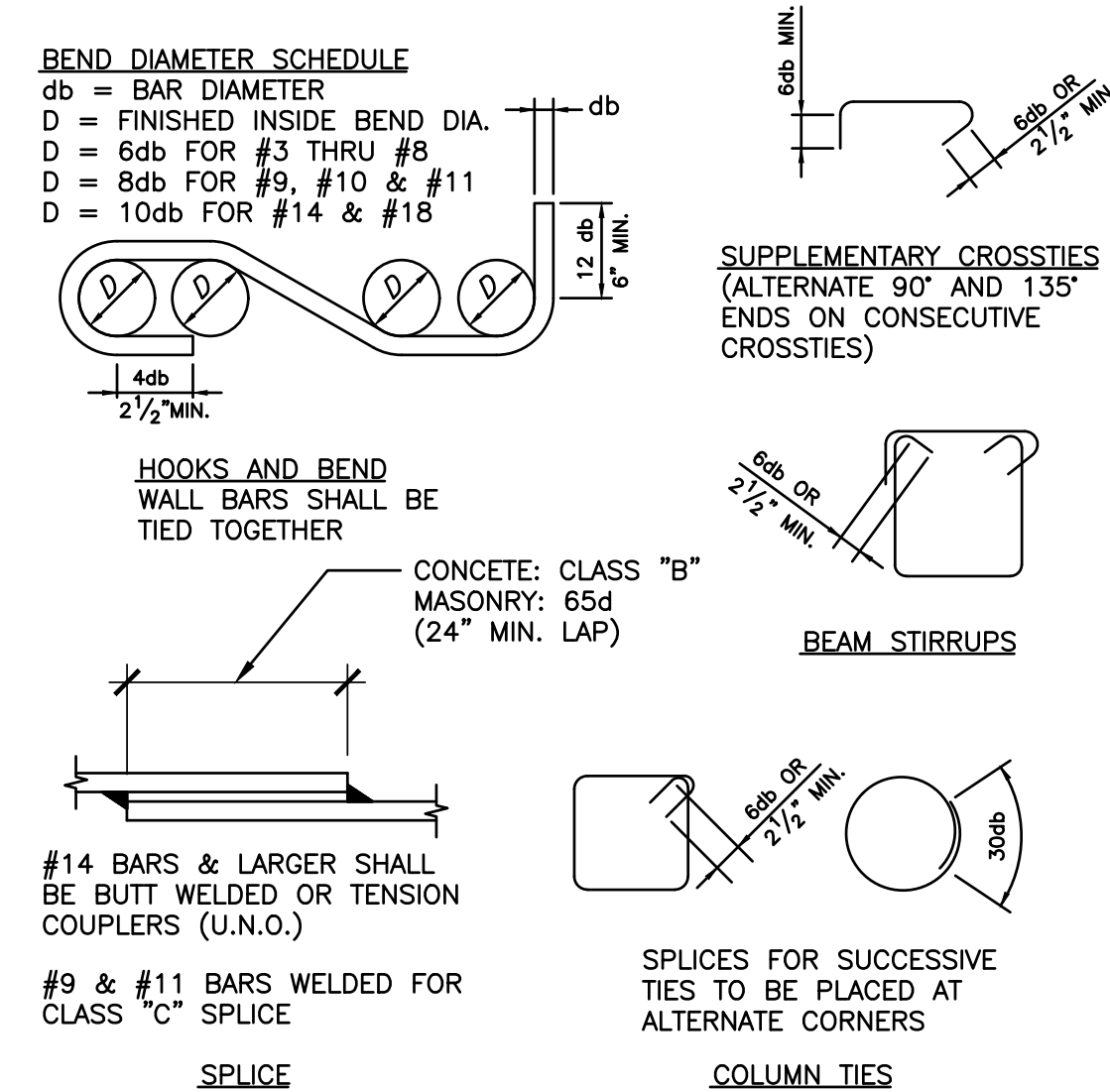
3



TYPICAL FOOTING/WALL CORNER REINFORCING

3/4"-1"

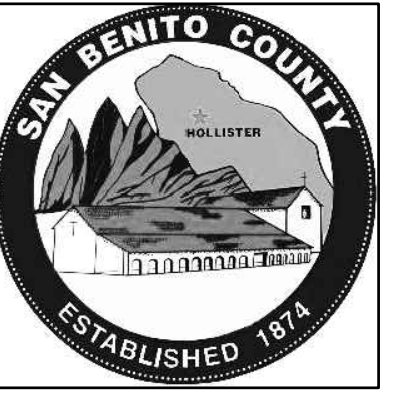
2



TYPICAL REBAR BENT

3/4"-1"

1



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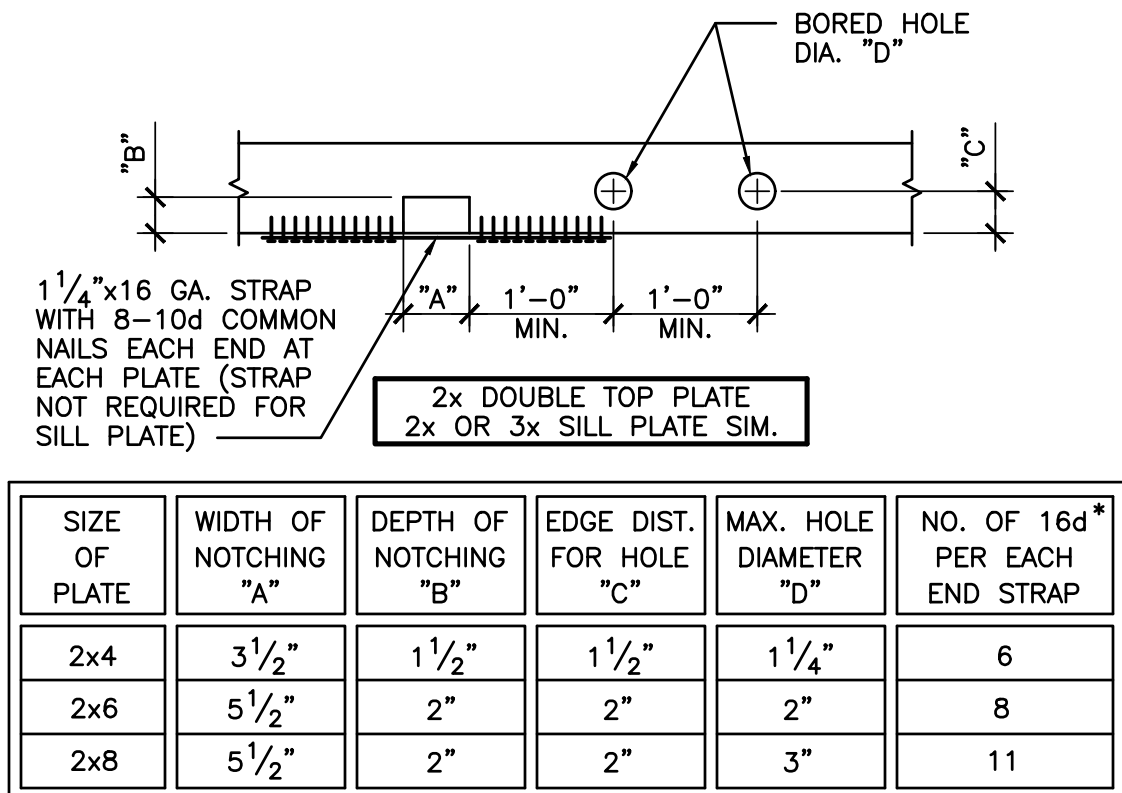
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TITLE: TYPICAL CONCRETE DETAILS

SCALE: 3/4" = 1'-0"

SHEET NUMBER

S1.2

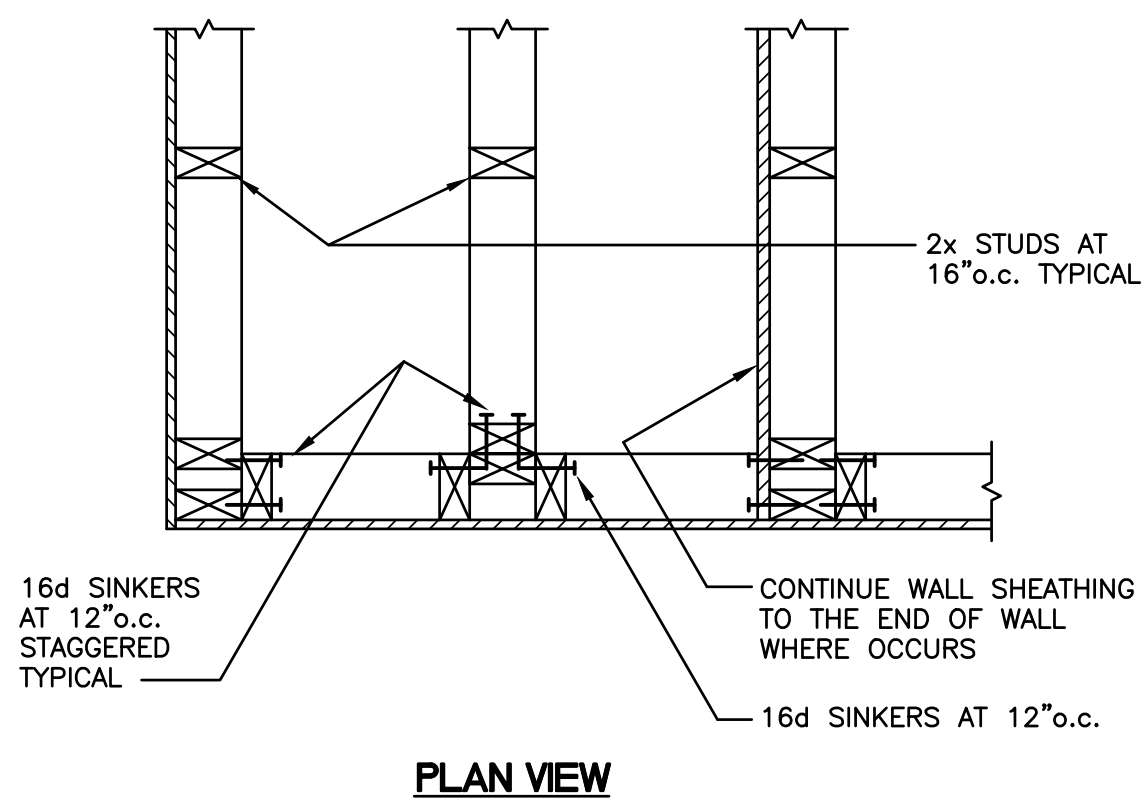


NOTE:
1. STRAP NOT REQUIRED FOR SILL PLATE.
2. PREDRILL CORNERS OF NOTCHES.
3. HOLES SHALL BE DRILLED.
4. WHERE NOTCH IS GREATER THAN NOTED, PROVIDE ANCH. BOLT EA. SIDE OF NOTCH.

DOUBLE TOP/SILL PLATE BORING-NOTCHING DETAIL

3/4"=1'

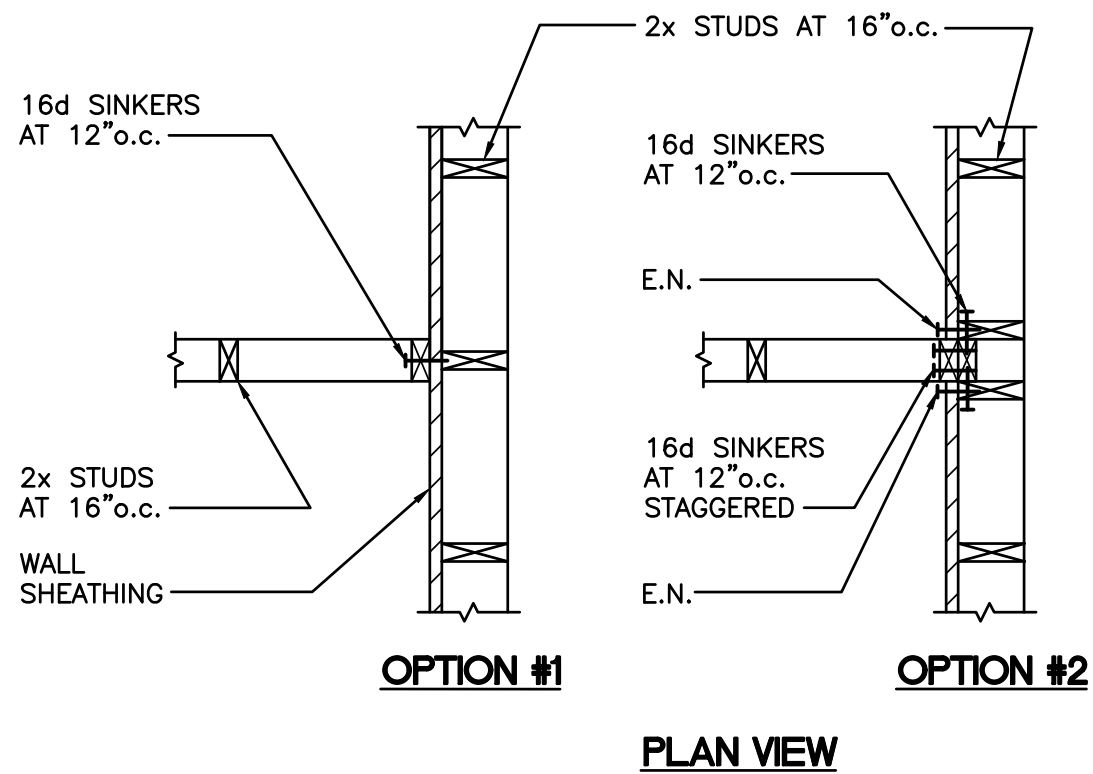
12



TYPICAL WALL CORNER

3/4"=1'

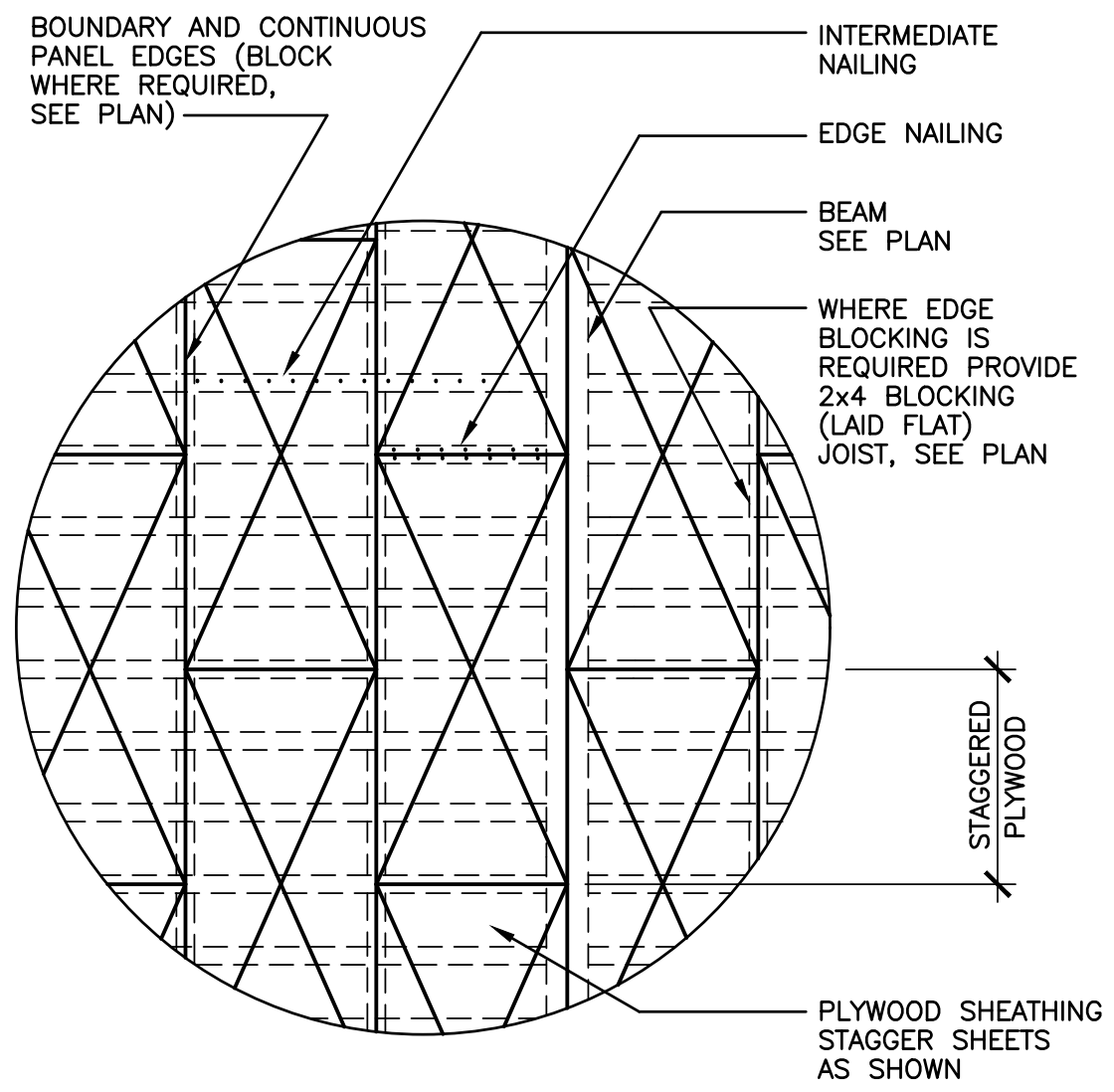
11



TYP. WALL INTERSECTION

3/4"=1'

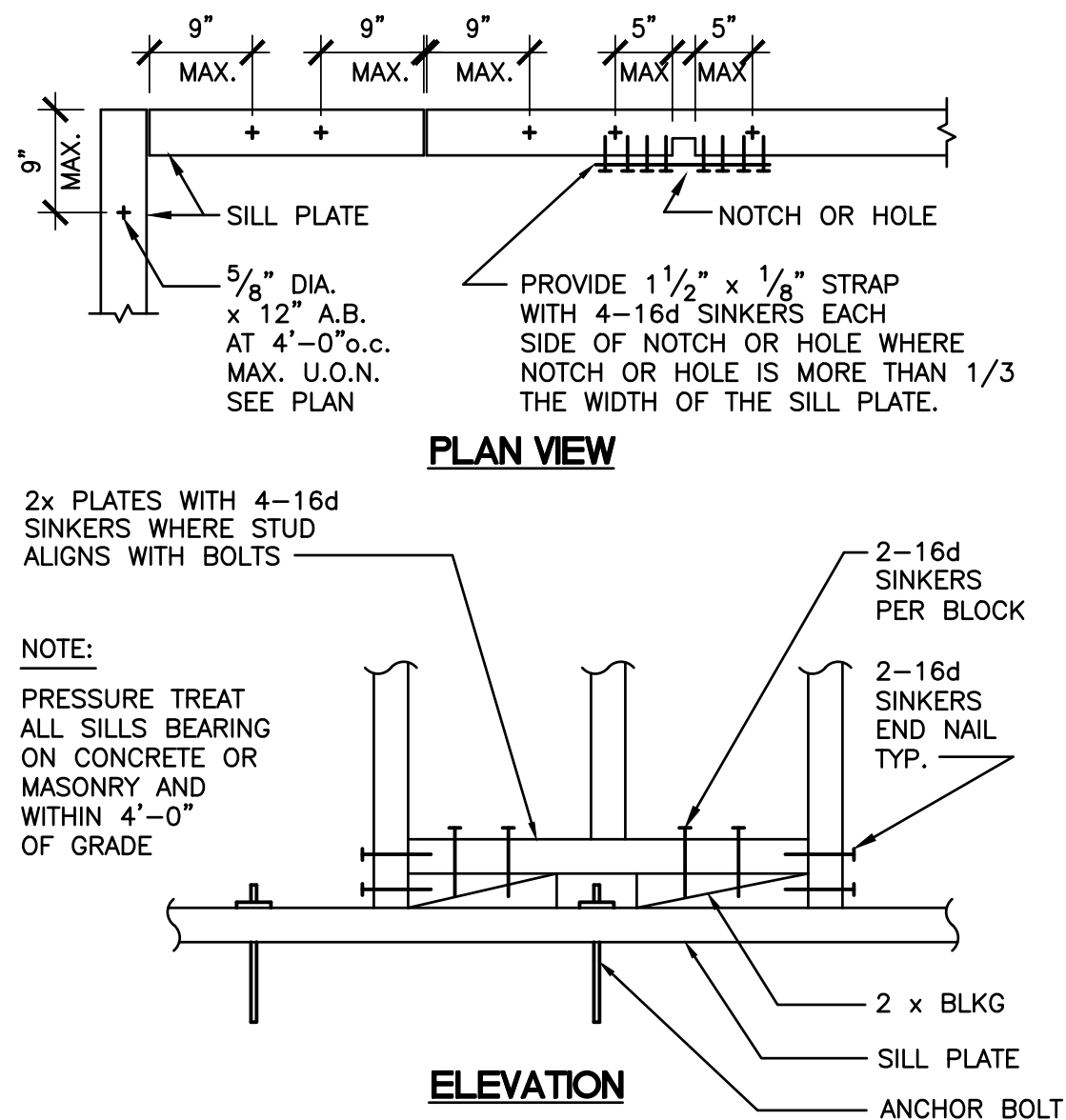
10



ROOF/FLOOR SHEATHING

3/4"=1'

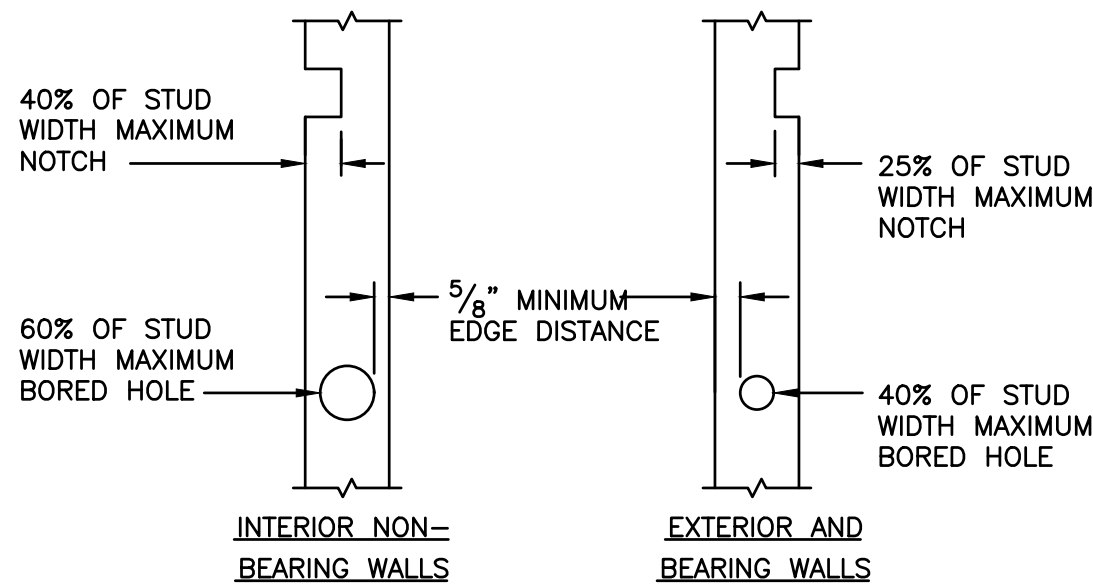
9



TYPICAL SILL PLATE

3/4"=1'

8



NOTES:
1. NOTCHES AND HOLES SHALL NOT OCCUR AT THE SAME LOCATION ON A STUD.
2. ANY STUD MAY BE BORED WITH A MAXIMUM HOLE OF 60% OF THE STUD WIDTH PROVIDED EACH BORED STUD IS DOUBLED AND NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS ARE BORED.

NOTCH/BORE % OF STUD WIDTH	2x4	2x6
25%	7/8"	1 3/8"
40%	1 3/8"	2 1/8"
60%	2"	3 1/4"

TYP. STUD WALL BORING AND NOTCHING DETAIL

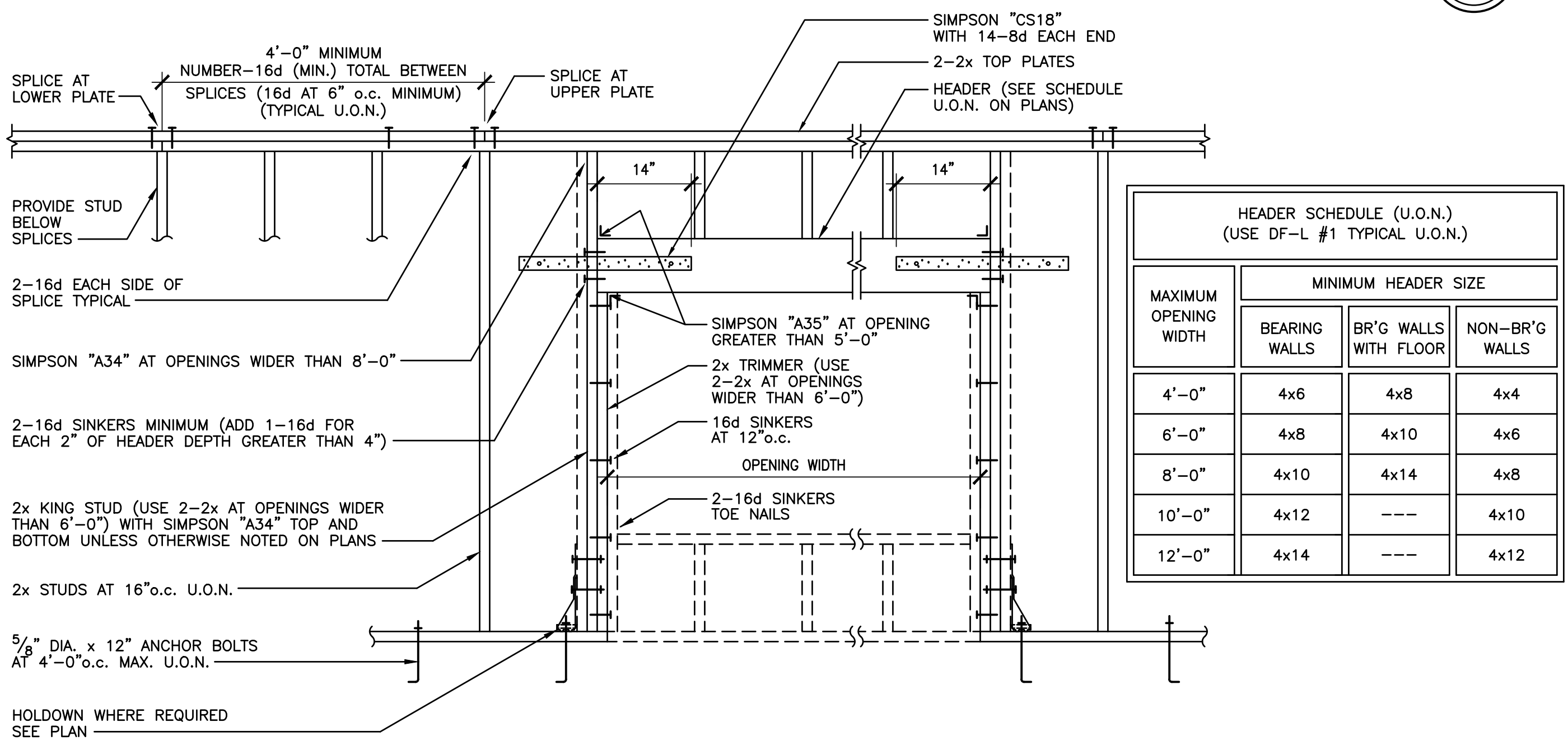
3/4"=1'

7

CONNECTION (MINIMUM NAILING SCHEDULE)	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16"o.c. 3-16d PER 16"
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24"o.c.
10. DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLED TOP PLATES, LAP SPLICE	16d AT 16"o.c. 8-16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6"o.c.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER, TWO PIECES	16d AT 16"o.c. ALONG EA. EDGE
15. CEILING JOISTS TO PLATE, TOENAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d AT 24"o.c.
24. BUILT-UP GIRDER AND BEAMS 20d AT 32"o.c. AT TOP AND BOT. AND STAGG. 2-20d AT ENDS AND AT EA. SPLICE	2-16d AT EA. BEARING
25. 2" PLANKS	2-16d AT EA. BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR AND WALL SHEATHING (TO FRAMING): 1/2" AND LESS 19/32" - 3/4" 1/8" - 1" 1/8" - 1 1/4" COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): 3/8" AND LESS 3/4" - 1" 1 1/8" - 1 1/4"	6d 3 8d OR 6d 3 8d 3 10d OR 8d 3 6d 3 8d 3 10d OR 8d 3
27. PANEL SIDING (TO FRAMING): 1/2" OR LESS 5/8"	6d 3 8d 3
28. FIBERBOARD SHEATHING: 1/2" 25/32"	NO. 11 GA. 8 6d 4 NO. 16 GA. 8 NO. 11 GA. 8 8d 4 NO. 16 GA. 8
29. INTERIOR PANELING 1/4" 3/8"	4d 10 6d 11

NAILING SCHEDULE

3/4"=1'



TYPICAL WALL FRAMING

3/4"=1'

¹ COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.

² NAILS SPACED AT 6"o.c. AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTIONS 2315.3.3 AND 2315.4. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.

³ COMMON OR DEFORMED SHANK.

⁴ COMMON

⁵ DEFORMED SHANK.

⁶ CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.

⁷ FASTENERS SPACED 3"o.c. AT EXTERIOR EDGES AND 6"o.c. AT INTERMEDIATE SUPPORTS.

⁸ CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIA. HEAD AND 1 1/8" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.

⁹ CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" CROWN AND 1 1/8" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.

¹⁰ PANEL SUPPORTS AT 16" [20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.

¹¹ PANEL SUPPORTS AT 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.

NAILING SCHEDULE:

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
2. BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
3. SOLE PLATE TO JOIST OR BLOCKING FACE NAIL	16d AT 16"o.c.
4. TOP PLATE TO STUD, END NAIL	2-16d
5. STUD TO SOLE PLATE, END NAIL TOE NAIL	2-16d 4-8d
6. DOUBLE STUDS, FACE NAIL	16d AT 24"o.c.
7. DOUBLE TOP PLATES, FACE NAIL	2-16d AT 16"o.c.
8. TOP PLATES, LAPS AND INTERSECTIONS, U.O.N. FACE NAIL	2-16d
9. CONT. HEADER TO STUD, TOE NAIL	4-8d
10. RAFTER TO PLATE, TOE NAIL	3-8d
11. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
12. BUILT-UP CORNER STUDS	16d AT 24"o.c.



ADDRESS: 2201 Technology Parkway
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PHONE: 831-637-5313



County of San Benito - Resource Management Agency

750 SF ACCESSORY DWELLING UNIT

DRAWING TITLE

TITLE: TYPICAL WOOD DETAILS

SCALE: 3/4" = 1'-0"

SHEET NUMBER

S1.3

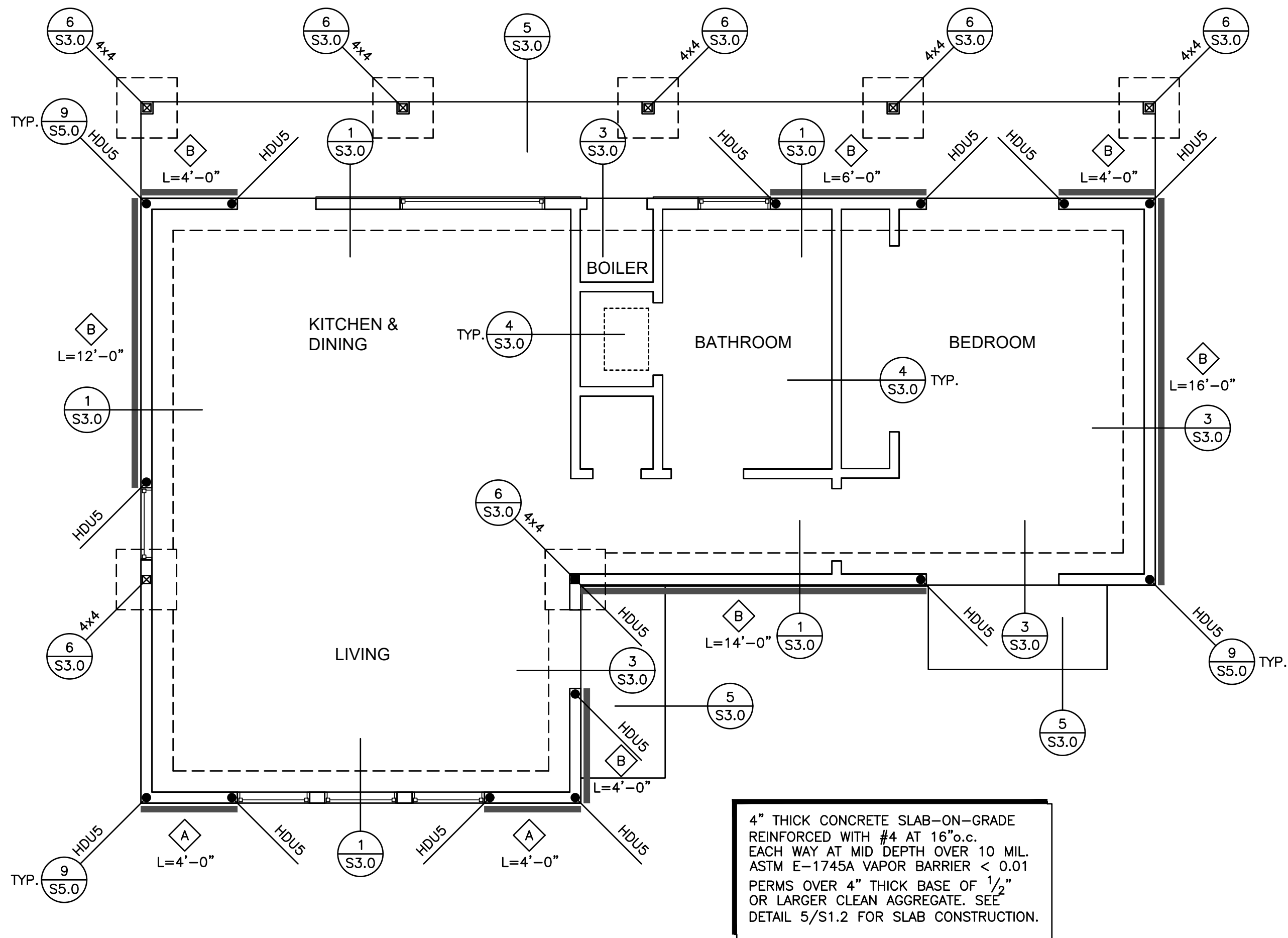


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County of San Benito - Resource Management Agency
750 SF ACCESSORY DWELLING UNIT



FOUNDATION PLAN

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

NOTES:

- ALL COLUMN FOOTINGS ARE CENTERED ON GRIDS U.O.N. WALL FOOTINGS ARE CENTERED BENEATH WALLS U.O.N.
- SEE SHEET S1.1 FOR GENERAL STRUCTURAL NOTES.
- SEE SHEET S1.2 FOR TYPICAL CONCRETE DETAILS.
- SEE SHEET S1.3 FOR TYPICAL WOOD DETAILS.
- VERIFY SIZE, LOCATION AND DEPTH OF UTILITIES AND SLEEVES WITH OTHER TRADES. FOR MECH LINES BELOW FOUNDATION, STEP AND THICKEN FOOTING AS INDICATED IN DETAIL 4/S1.2
- VERIFY SHOWN DIMENSIONS WITH ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
- FOR TYPICAL FOOTING/WALL CORNER BAR REINFORCING SEE 2/S1.2
- DESIGNATES SHEATHED SHEAR WALL PANEL. NAILING SCHEDULE SEE SHEET S5.0.
- DESIGNATES SIMPSON HOLDOWN TO NEW FOOTING SEE 9/S5.0
- DESIGNATES SIMPSON HOLDOWN TO (E) FOOTING SEE 10/S5.0
- DESIGNATES NEW FOOTING, SEE PLAN FOR REINFORCEMENT
- DESIGNATES NEW PAD FOOTING, SEE PLAN FOR REINFORCEMENT
- CONCRETE STRENGTH FOR FOUNDATIONS SHALL BE 2,500 PSI MINIMUM.
- MINIMUM FOOTING REINFORCEMENT SHALL BE TWO #4 BAR-TOP AND TWO #4 BAR-BOTTOM.

- PLATE WASHERS ARE REQUIRED FOR ALL HOLD-DOWNS.
- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS. HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.
- ALL ANCHOR BOLTS (INCLUDING HOLD-DOWN BOLT ANCHORS) SHALL HAVE MINIMUM EDGE DISTANCE OF 1/4".
- FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIP ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED.
- HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- POWER-DRIVEN FASTENERS SHALL NOT BE USED TO ANCHOR SILL PLATES EXCEPT AT INTERIOR NONBEARING WALLS NOT DESIGNED AS SHEAR WALLS.
- PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPAN SHALL CONFORM WITH TABLE 2304.8.

SHEAR WALL SCHEDULE

MARK	MATERIAL	NAILING (EDGE:FIELD)	UPPER FLOOR SILL PLATE NAILING	BLOCKING TO DOUBLE PLATE	ANCHOR BOLT SPACING	REMARKS
A	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 6:12	16d @ 4"o.c.	SIMPSON A35 @ 16"o.c. ALT. SIMPSON LTP4 @ 16"o.c.	5/8" @ 32"o.c.	CAPACITY:340 PLF
B	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 4:12	16d @ 3 1/2"o.c.	SIMPSON A35 @ 10"o.c. ALT. SIMPSON LTP4 @ 10"o.c.	5/8" @ 32"o.c.	CAPACITY:510 PLF
C	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 3:12	1/2" LAG SCREW @ 13"o.c. *	SIMPSON A35 @ 8"o.c. ALT. SIMPSON LTP4 @ 8"o.c.	5/8" @ 24"o.c.	CAPACITY:665 PLF PRE-DRILL FOR LAG SCREW
D	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 2:12	1/2" LAG SCREW @ 9"o.c. *	SIMPSON A35 @ 6"o.c. ALT. SIMPSON LTP4 @ 6"o.c.	5/8" @ 16"o.c.	CAPACITY:870 PLF PRE-DRILL FOR LAG SCREW

* INDICATES WITH 4 1/4" EMBEDMENT INTO MINIMUM 1 3/4"x TIMBER STRAND BLOCKING OR RIM JOIST. MINIMUM EDGE DISTANCE SHALL BE 3/4". USE FULL BODY DIAMETER LAG SCREWS ONLY.

NOTES:

- FRAMING AT ADJOINING PANEL EDGES SHALL BE NOMINAL 3" OR WIDER. NAILS SHALL BE STAGGERED IN TWO ROWS ALONG PANEL EDGES.
- ALL NAILS SHALL BE COMMON NAILS. PROVIDE HOT DIPPED GALVANIZED NAILS AT ALL FIRE TREATED OR PRESSURE TREATED PLYWOOD AND STUDS.
- WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE BE STAGGERED. 3x FRAMING SHALL BE USED AT BOTTOM SILL PLATE AND ALL BLOCKING.
- NAILS SHALL BE PLACED AT LEAST 1/2" FROM PANEL EDGES AND AT LEAST 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS.
- SIMPSON 'LTP4' FRAMING ANCHOR (LARR #25293) MAY BE APPLIED OVER 1/2" SHEATHING WITH 8d COMMON NAILS IN LIEU OF 8dx1 1/2" NAILS.
- INDICATES SHEATHING OCCURS ON BOTH SIDES OF WALL.
- SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SUCH THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. OVER-DRIVEN NAILS WILL BE DEEMED UNSATISFACTORY.
- PROVIDE A SINGLE 3x NOMINAL OR WIDER FRAMING MEMBER AT BOTTOM SILL PLATE AND BEHIND VERTICAL AND HORIZONTAL EDGES, MINIMUM 1/2" EDGE NAILING DISTANCE AT PANEL ENDS AND EDGES, AND STRUCTURAL OBSERVATION PER GENERAL NOTES.
- SPECIAL INSPECTION IS REQUIRED FOR SHEAR WALL TYPES B, C, D, E, BB, CB, DB.
- THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUES USING ALLOWABLE STRESS DESIGN (ASD) EXCEED 350 PLF. THESE WALLS SHALL PROVIDE WITH THE FOLLOWINGS:
 - 3x STUDS AND BLOCKINGS FOR ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS.
 - 1/2" EDGE DISTANCE FROM THE PANEL EDGES AND 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS.
 - ALL WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.

DRAWING TITLE

TITLE: FOUNDATION PLAN

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

SHEET NUMBER

S2.1



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DRAWING TITLE

TITLE: ROOF FRAMING PLAN

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

SHEET NUMBER

S2.2



ROOF FRAMING PLAN

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

NOTES:

- ALL COLUMN FOOTINGS ARE CENTERED ON GRIDS U.O.N. WALL FOOTINGS ARE CENTERED BENEATH WALLS U.O.N.
- SEE SHEET S1.1 FOR GENERAL STRUCTURAL NOTES.
- SEE SHEET S1.2 FOR TYPICAL CONCRETE DETAILS.
- SEE SHEET S1.3 FOR TYPICAL WOOD DETAILS.
- VERIFY SIZE, LOCATION AND DEPTH OF UTILITIES AND SLEEVES WITH OTHER TRADES. FOR MECH LINES BELOW FOUNDATION, STEP AND THICKEN FOOTING AS INDICATED IN DETAIL (4) (S1.2)
- VERIFY SHOWN DIMENSIONS WITH ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
- FOR TYPICAL FOOTING/WALL CORNER BAR REINFORCING SEE (2) (S1.2)
- (?) DESIGNATES SHEATHED SHEAR WALL PANEL. NAILING SCHEDULE SEE SHEET S5.0.
- (HD2) DESIGNATES SIMPSON HOLDDOWN TO NEW FOOTING SEE (9) (S5.0)
- (HD2) DESIGNATES SIMPSON HOLDDOWN TO (E) FOOTING SEE (10) (S5.0)
- DESIGNATES NEW FOOTING, SEE PLAN FOR REINFORCEMENT
- () DESIGNATES NEW PAD FOOTING, SEE PLAN FOR REINFORCEMENT
- CONCRETE STRENGTH FOR FOUNDATIONS SHALL BE 2,500 PSI MINIMUM.
- MINIMUM FOOTING REINFORCEMENT SHALL BE TWO #4 BAR-TOP AND TWO #4 BAR-BOTTOM.

- PLATE WASHERS ARE REQUIRED FOR ALL HOLD-DOWNS.
- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS. HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.
- ALL ANCHOR BOLTS (INCLUDING HOLD-DOWN BOLT ANCHORS) SHALL HAVE MINIMUM EDGE DISTANCE OF 1/4".
- FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIP ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED.
- HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- POWER-DRIVEN FASTENERS SHALL NOT BE USED TO ANCHOR SILL PLATES EXCEPT AT INTERIOR NONBEARING WALLS NOT DESIGNED AS SHEAR WALLS.
- PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPAN SHALL CONFORM WITH TABLE 2304.8.

SHEAR WALL SCHEDULE

MARK	MATERIAL	NAILING (EDGE:FIELD)	UPPER FLOOR SILL PLATE NAILING	BLOCKING TO DOUBLE PL	ANCHOR BOLT SPACING	REMARKS
A	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 6:12	16d @ 4"o.c.	SIMPSON A35 @ 16"o.c. ALT. SIMPSON LTP4 @ 16"o.c.	5/8" @ 32"o.c.	CAPACITY:340 PLF
B	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 4:12	16d @ 3 1/2"o.c.	SIMPSON A35 @ 10"o.c. ALT. SIMPSON LTP4 @ 10"o.c.	5/8" @ 32"o.c.	CAPACITY:510 PLF
C	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 3:12	1/2" LAG SCREW @ 13"o.c. *	SIMPSON A35 @ 8"o.c. ALT. SIMPSON LTP4 @ 8"o.c.	5/8" @ 24"o.c.	CAPACITY:665 PLF PRE-DRILL FOR LAG SCREW
D	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 2:12	1/2" LAG SCREW @ 9"o.c. *	SIMPSON A35 @ 6"o.c. ALT. SIMPSON LTP4 @ 6"o.c.	5/8" @ 16"o.c.	CAPACITY:870 PLF PRE-DRILL FOR LAG SCREW

* INDICATES WITH 4 1/4" EMBEDMENT INTO MINIMUM 1 3/4"x TIMBER STRAND BLOCKING OR RIM JOIST. MINIMUM EDGE DISTANCE SHALL BE 3/4".
USE FULL BODY DIAMETER LAG SCREWS ONLY.

NOTES:

- FRAMING AT ADJOINING PANEL EDGES SHALL BE NOMINAL 3" OR WIDER. NAILS SHALL BE STAGGERED IN TWO ROWS ALONG PANEL EDGES.
- ALL NAILS SHALL BE COMMON NAILS. PROVIDE HOT DIPPED GALVANIZED NAILS AT ALL FIRE TREATED OR PRESSURE TREATED PLYWOOD AND STUDS.
- WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE BE STAGGERED. 3x FRAMING SHALL BE USED AT BOTTOM SILL PLATE AND ALL BLOCKING.
- NAILS SHALL BE PLACED AT LEAST 1/2" FROM PANEL EDGES AND AT LEAST 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS.
- SIMPSON "LTP4" FRAMING ANCHOR (LARR #25293) MAY BE APPLIED OVER 1/2" SHEATHING WITH 8d COMMON NAILS IN LIEU OF 8dx1 1/2" NAILS.
- (DB) INDICATES SHEATHING OCCURS ON BOTH SIDES OF WALL.
- SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SUCH THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. OVER-DRIVEN NAILS WILL BE DEEMED UNSATISFACTORY.
- PROVIDE A SINGLE 3x NOMINAL OR WIDER FRAMING MEMBER AT BOTTOM SILL PLATE AND BEHIND VERTICAL AND HORIZONTAL EDGES, MINIMUM 1/2" EDGE NAILING DISTANCE AT PANEL ENDS AND EDGES, AND STRUCTURAL OBSERVATION PER GENERAL NOTES.
- SPECIAL INSPECTION IS REQUIRED FOR SHEAR WALL TYPES B, C, D, E, BB, CB, DB.
- THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUES USING ALLOWABLE STRESS DESIGN (ASD) EXCEED 350 PLF. THESE WALLS SHALL PROVIDE WITH THE FOLLOWINGS:
 - 3x STUDS AND BLOCKINGS FOR ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS.
 - 1/2" EDGE DISTANCE FROM THE PANEL EDGES AND 8" FROM THE EDGE OF THE CONNECTING MEMBERS.
 - ALL WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.



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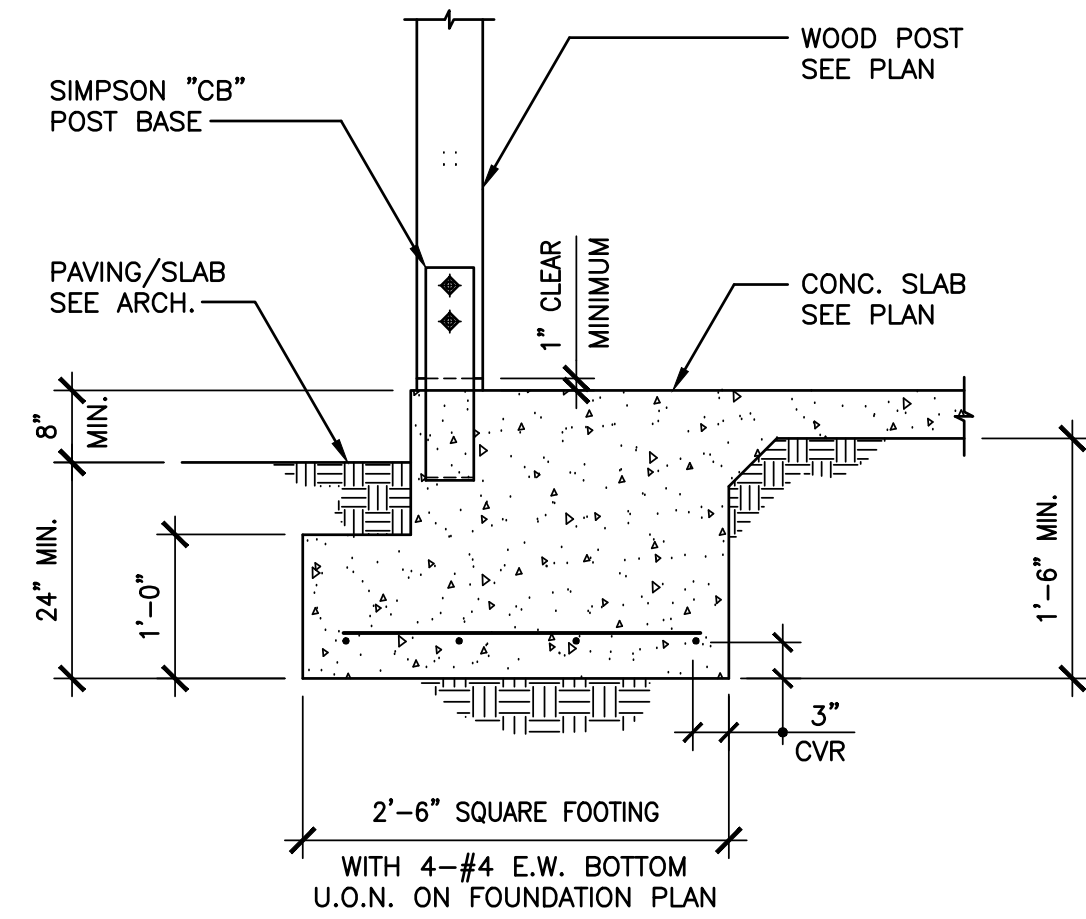
DRAWING TITLE

TITLE: FOUNDATION DETAILS

SCALE: 3/4" = 1'-0"

SHEET NUMBER

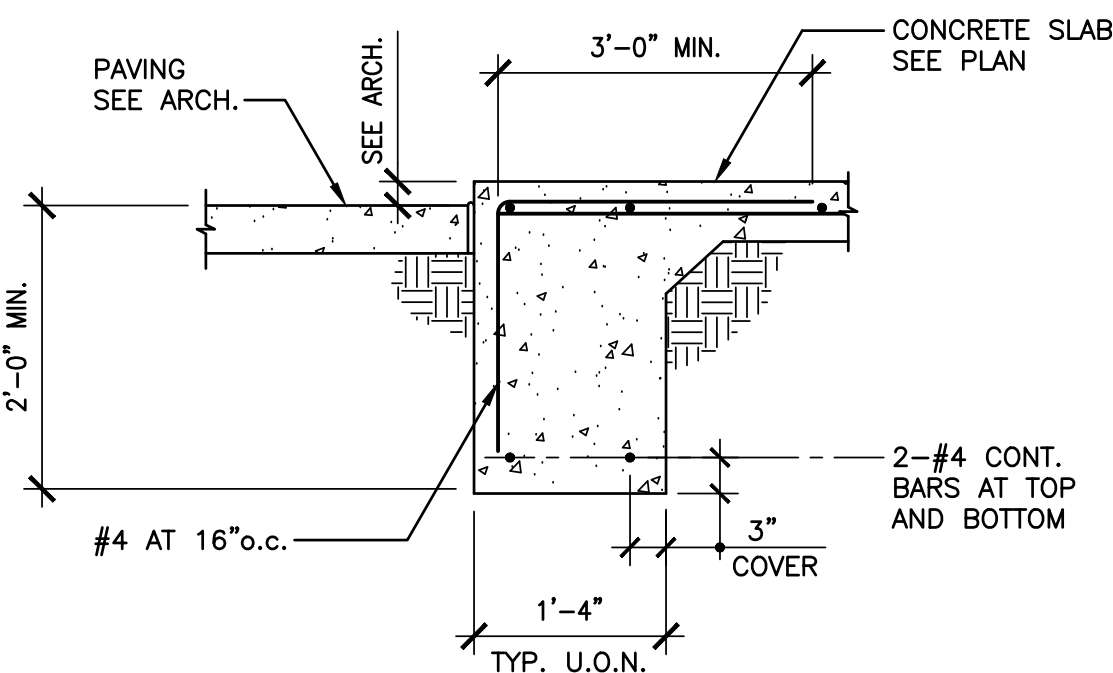
S3.0



WOOD POST AT PAD FTG.

3/4"-1"

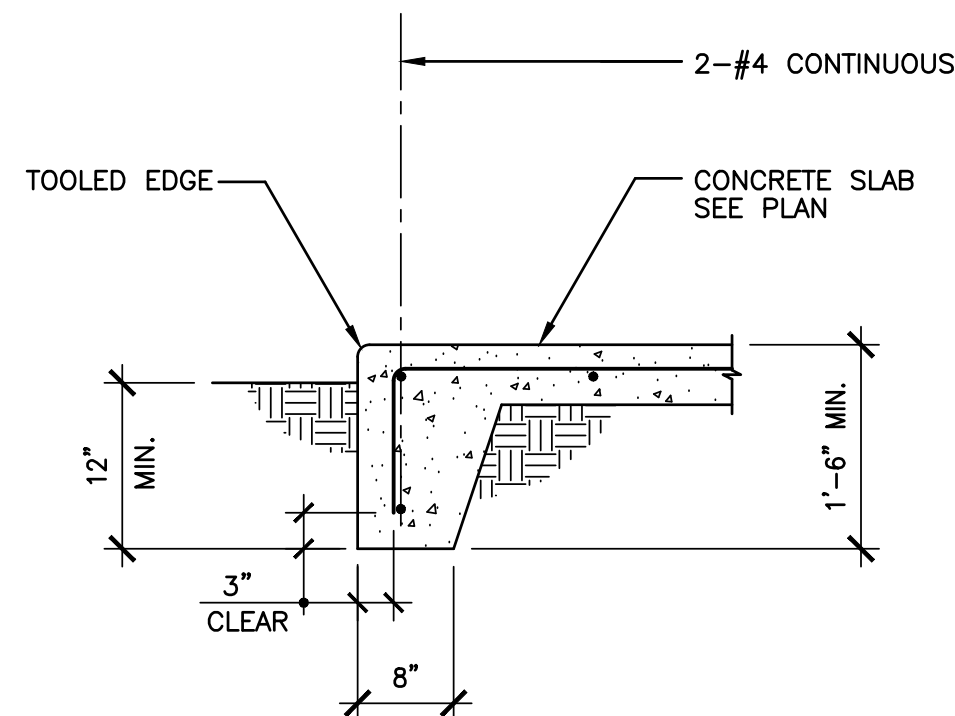
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ENTRY SLAB

3/4"-1"

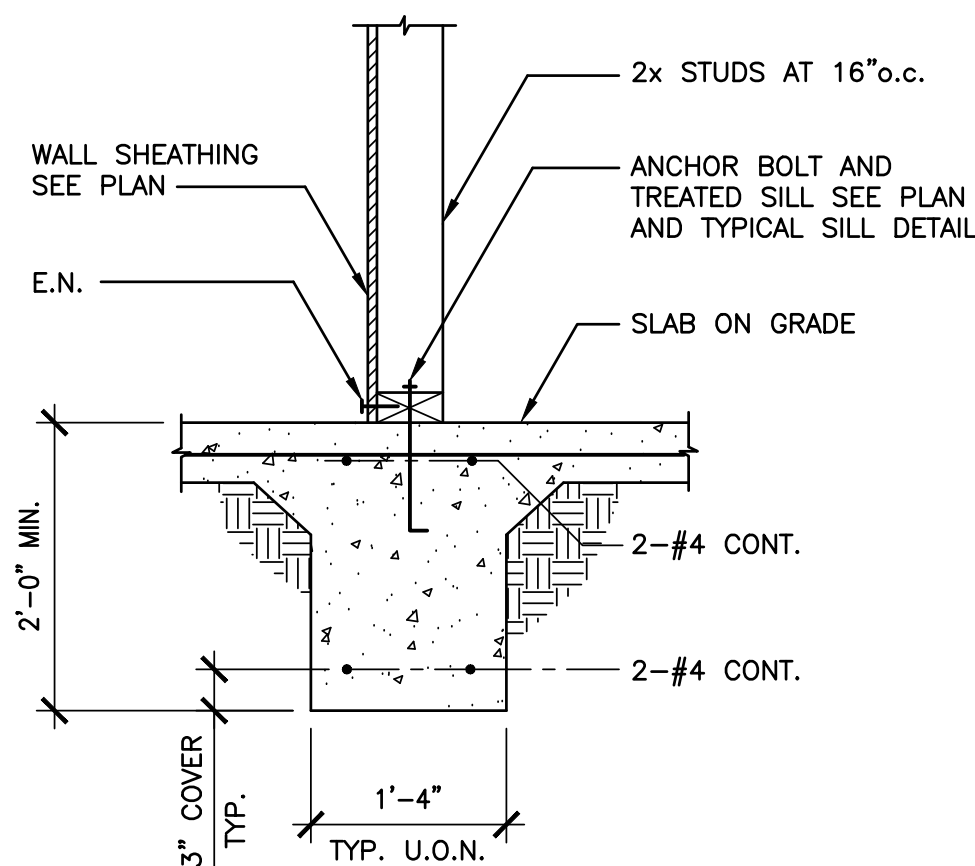
3



TYPICAL EDGE OF SLAB

3/4"-1"

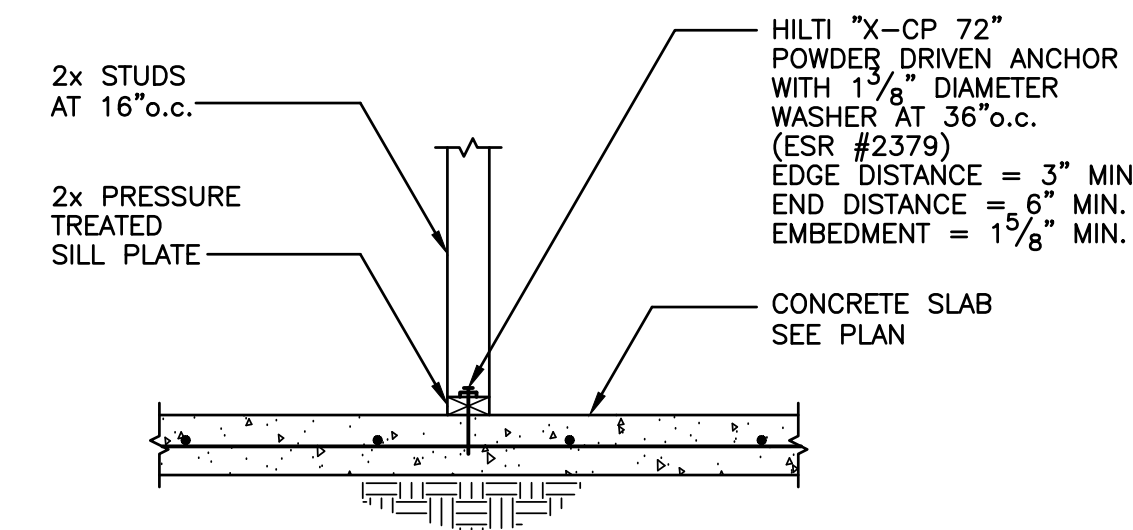
5



INTERIOR WALL FOOTING

3/4"-1"

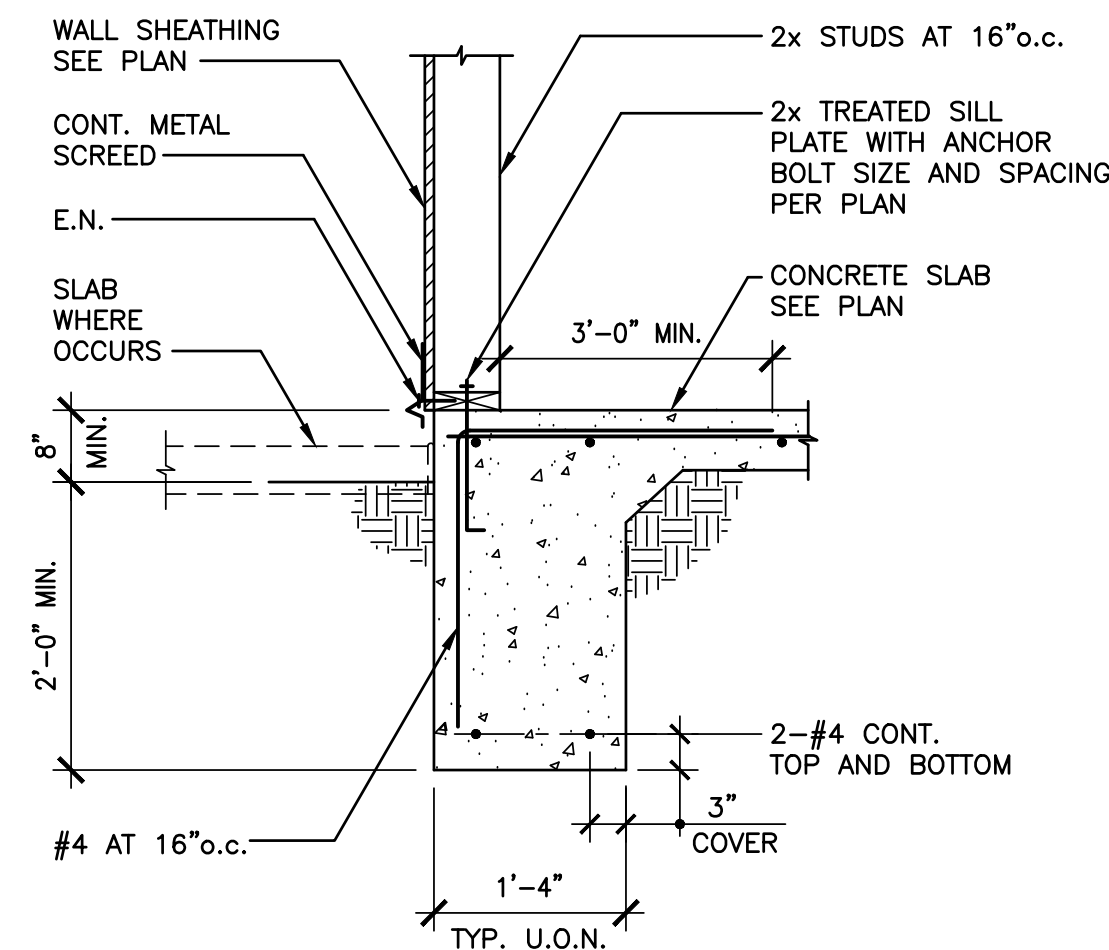
2



TYP. NON-BEARING WALL

3/4"-1"

4



TYP. EXTERIOR FOOTING

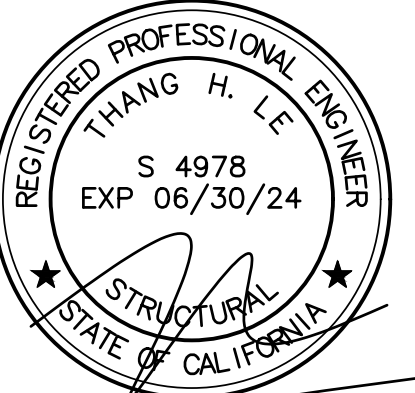
3/4"-1"

1



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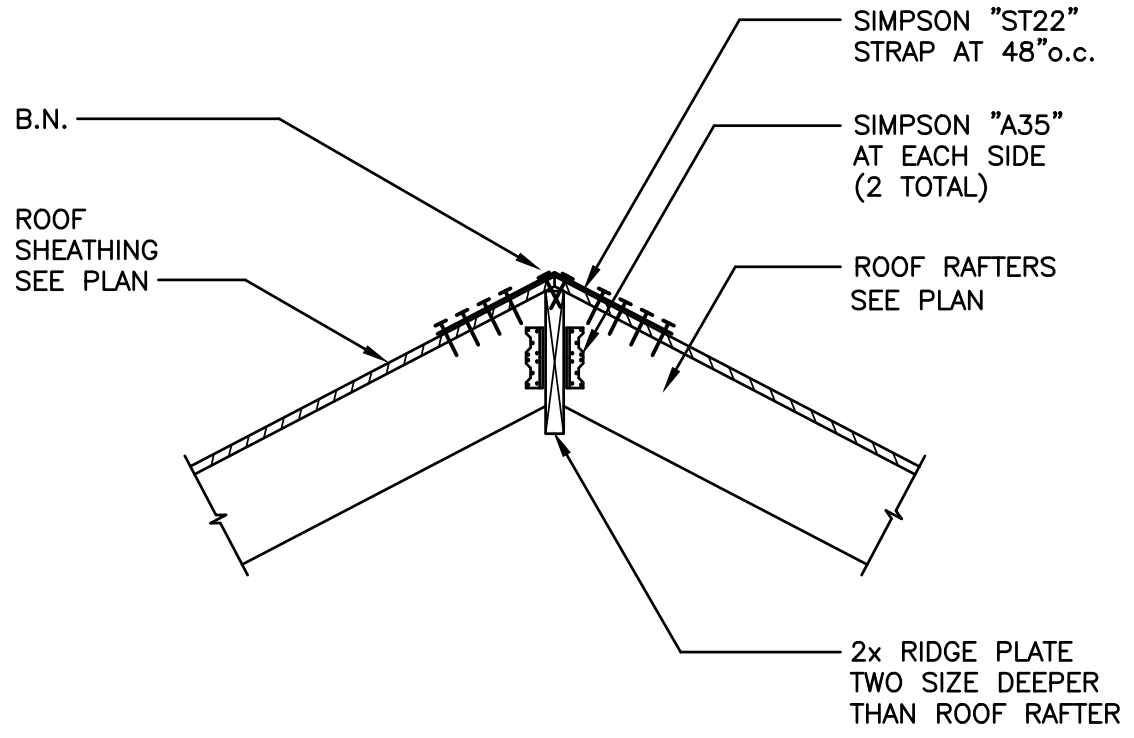
DRAWING TITLE

TITLE: FRAMING DETAILS

SCALE: 3/4" = 1'-0"

SHEET NUMBER

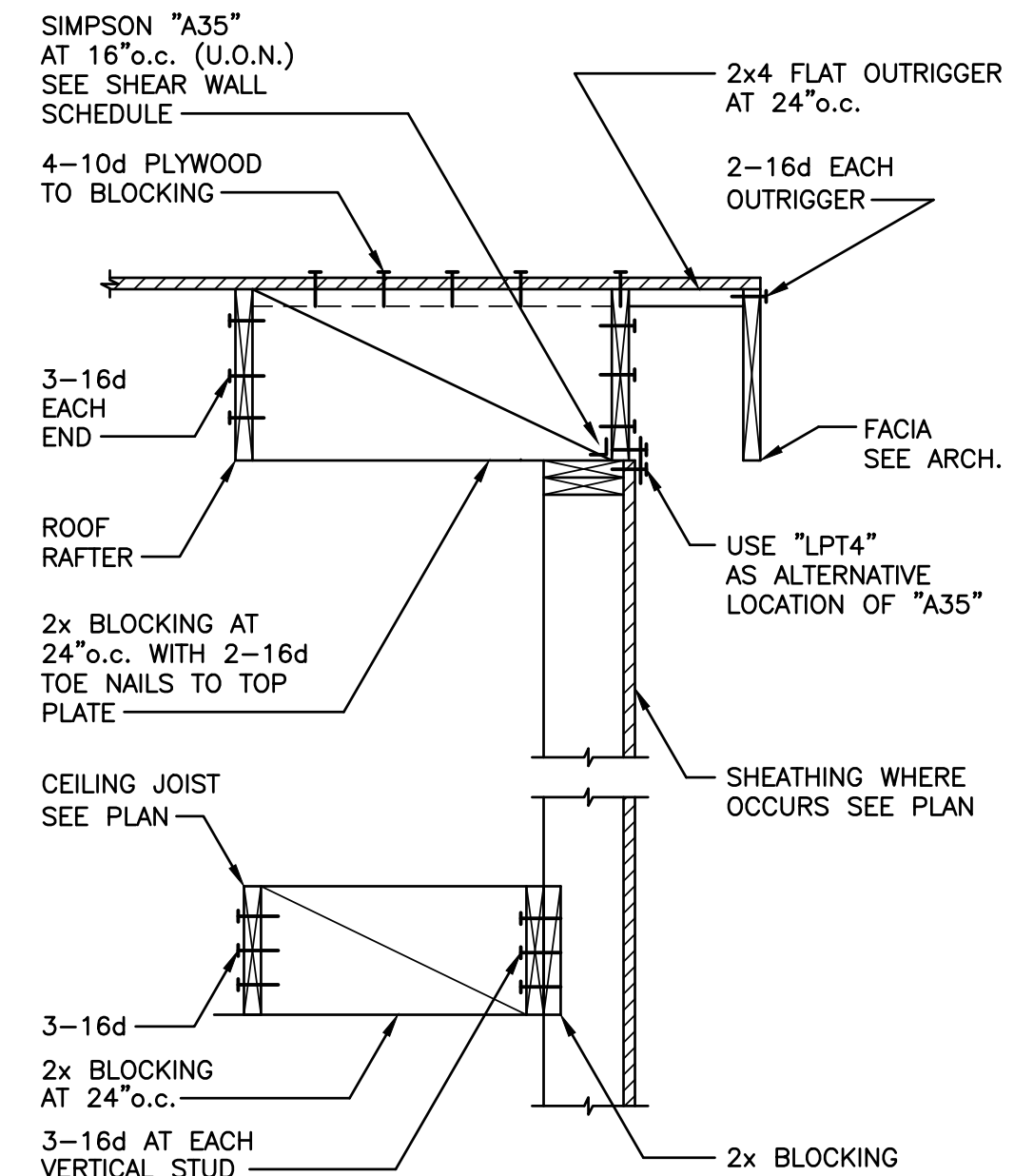
S4.0



RAFTER AT RIDGE PLATE

3

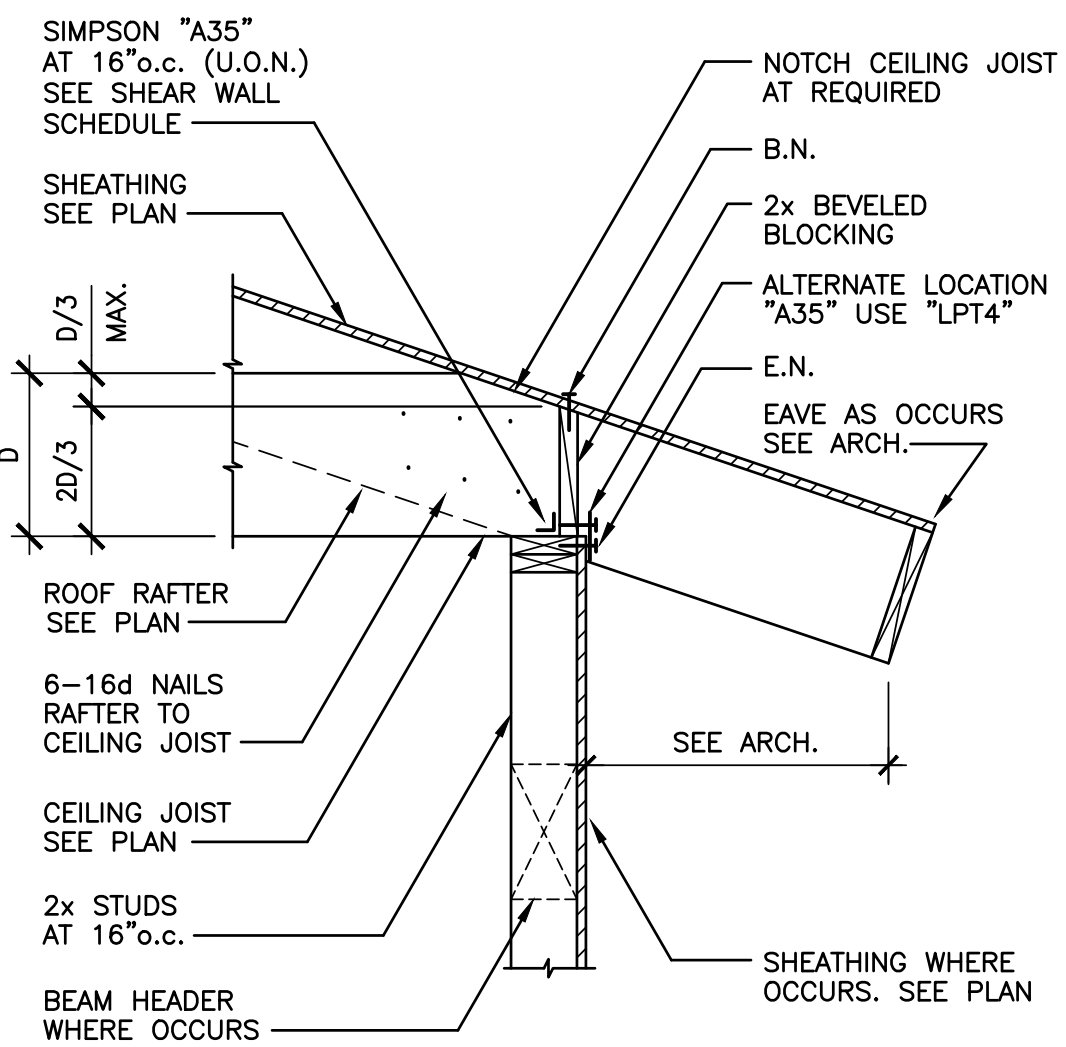
3/4"-1"



ROOF JOIST // TO WALL

2

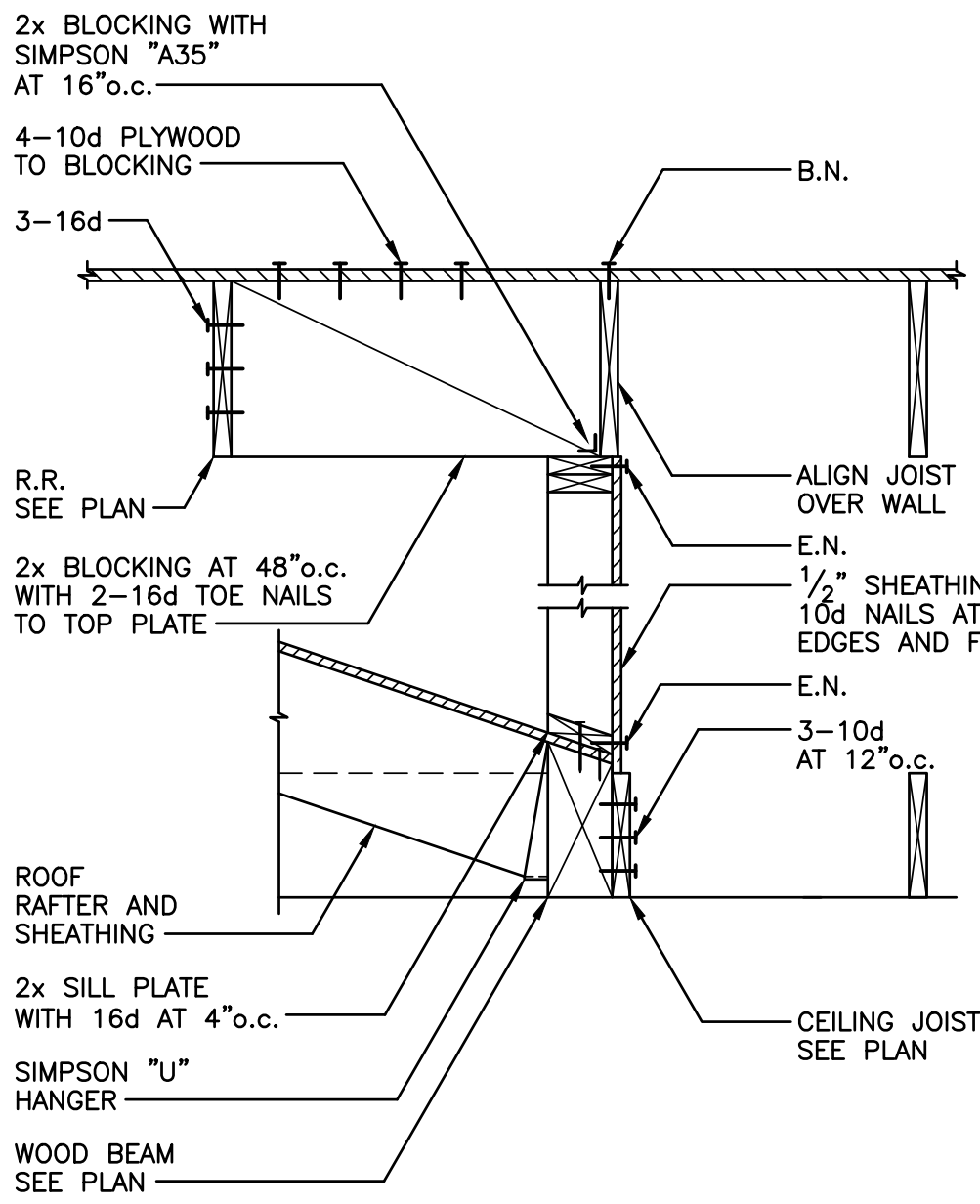
3/4"-1"



TYPICAL RAFTER AT WALL

1

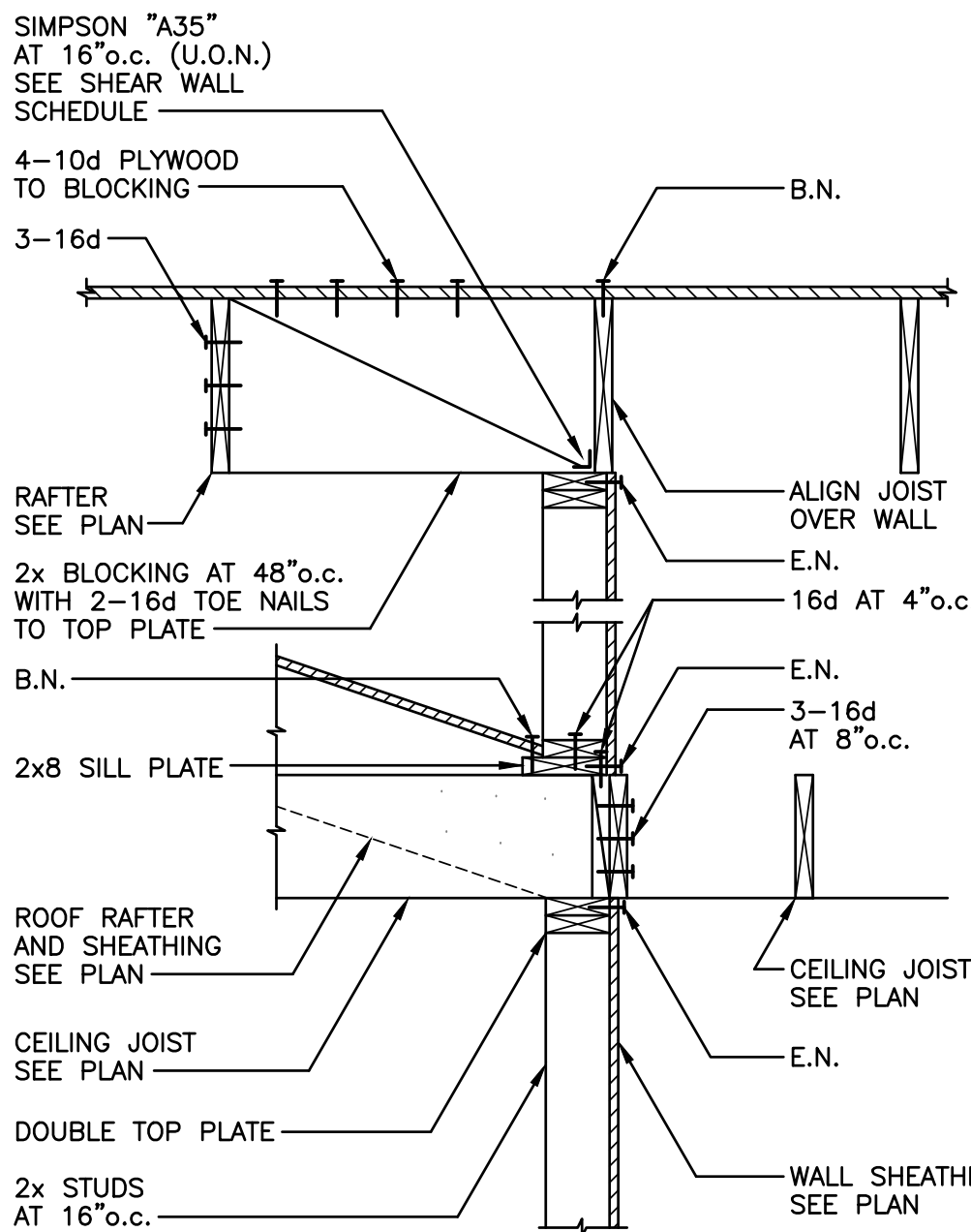
3/4"-1"



ROOF RAFTER AT BEAM

6

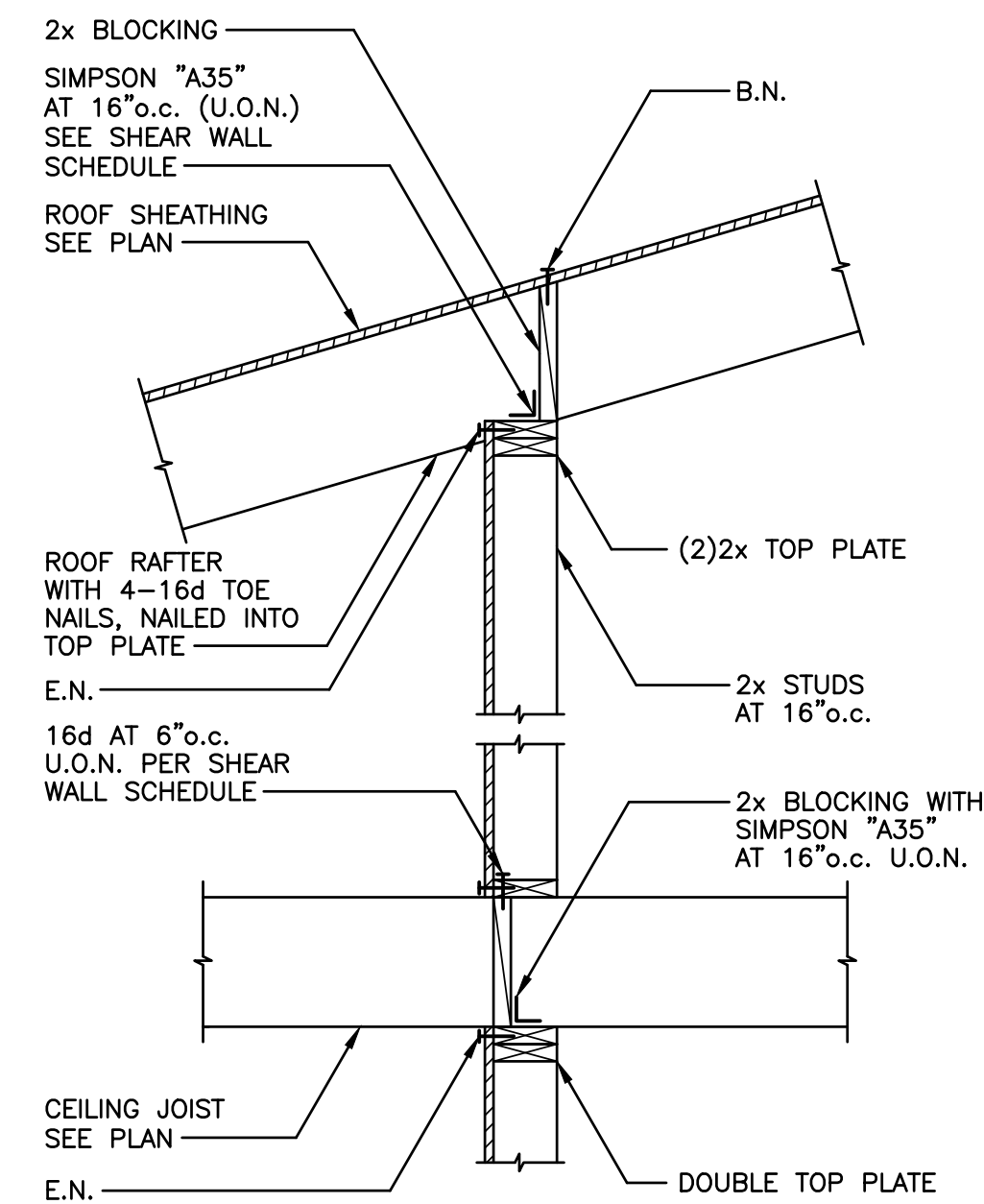
3/4"-1"



ROOF RAFTER AT (E) WALL

5

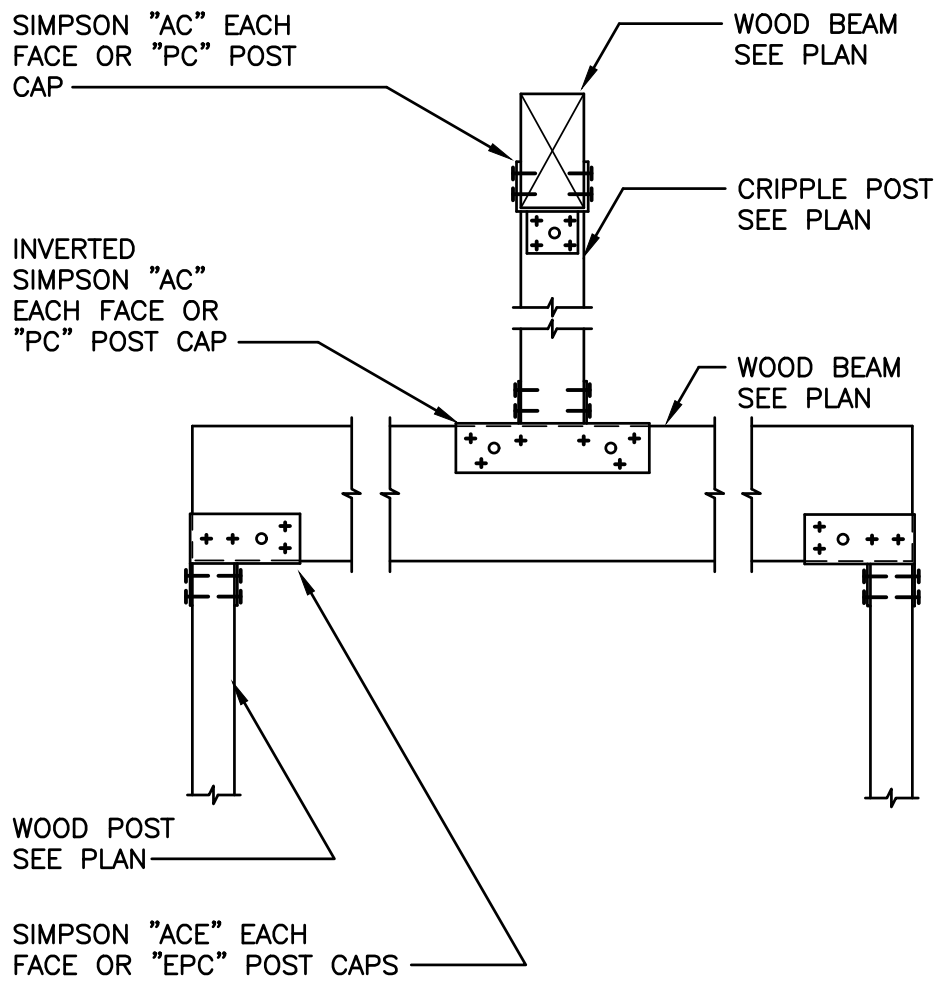
3/4"-1"



ROOF RAFTER AT WALL

4

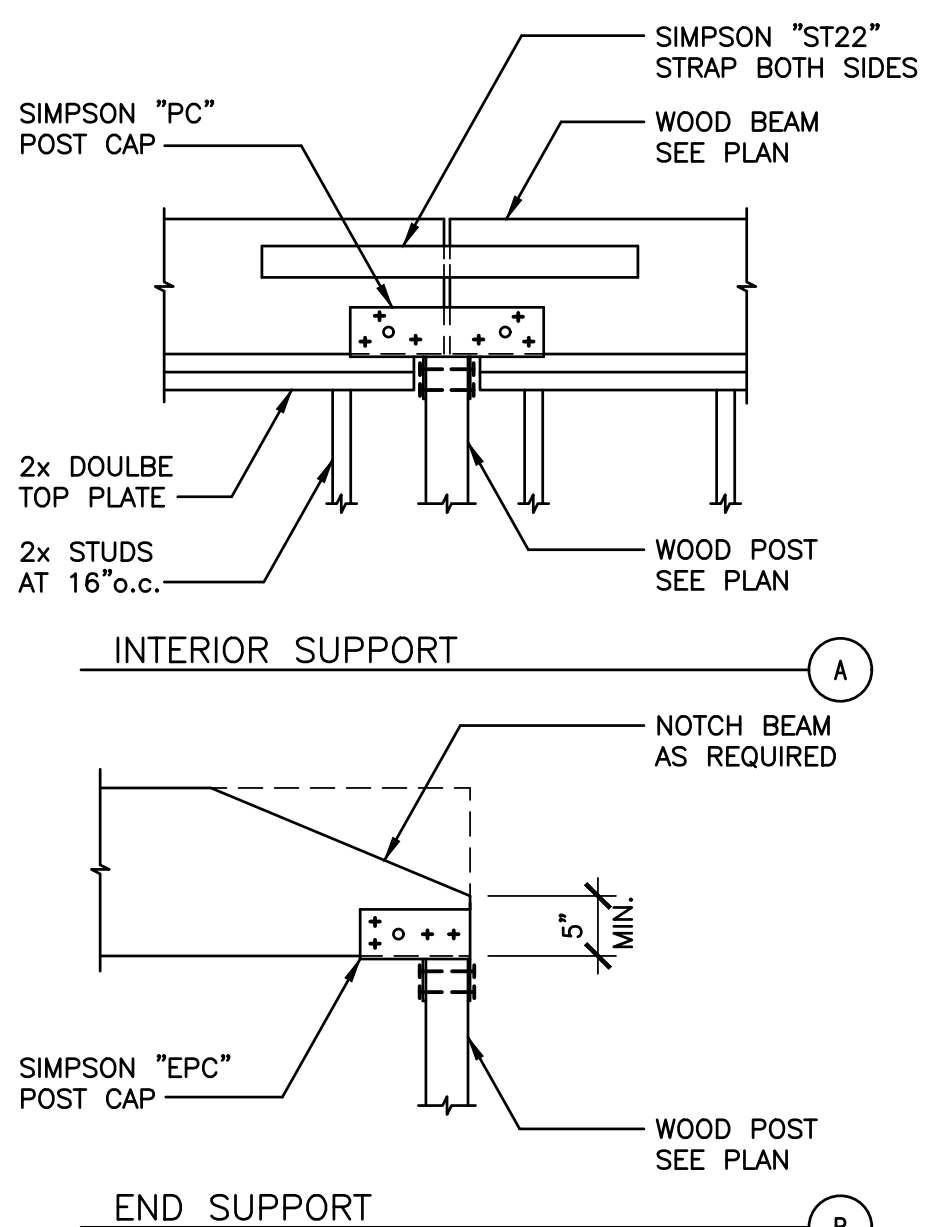
3/4"-1"



CRIPPLE POST DETAIL

9

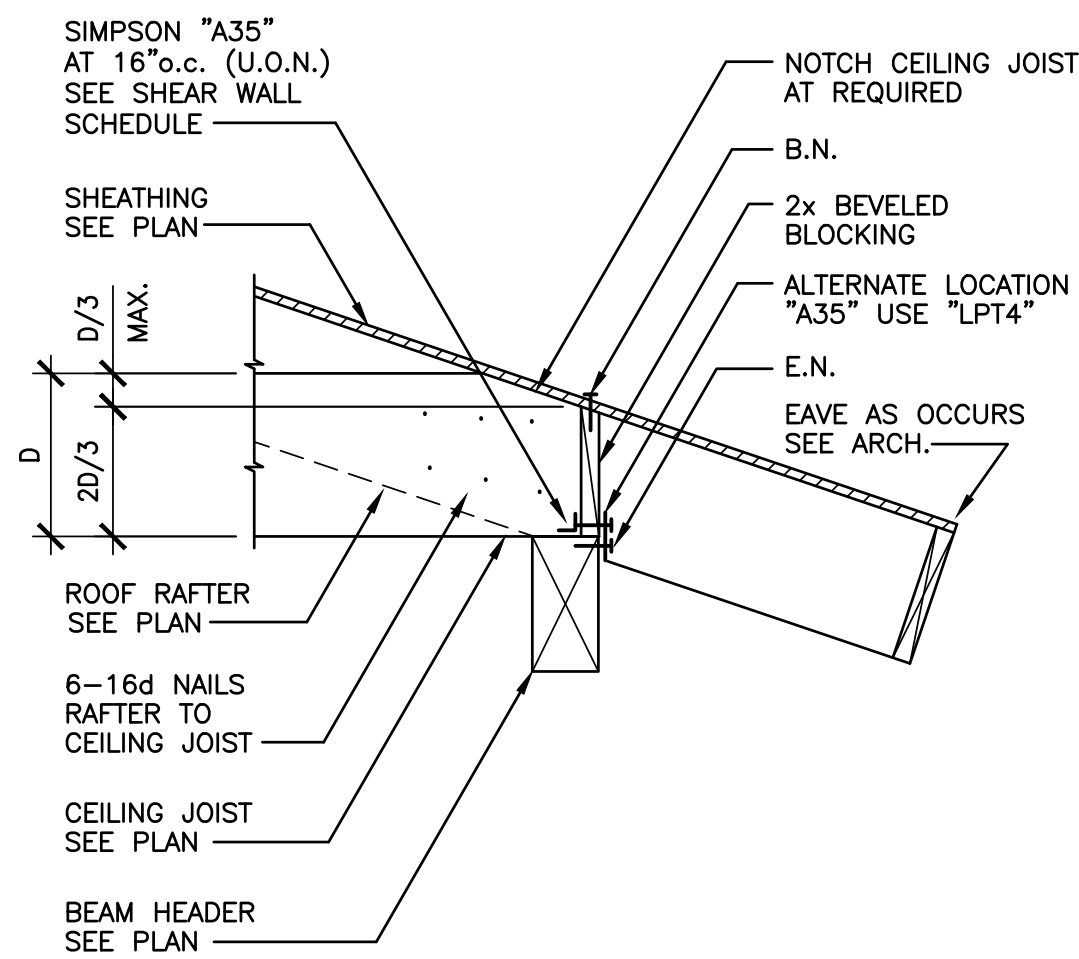
3/4"-1"



BEAM TO POST

8

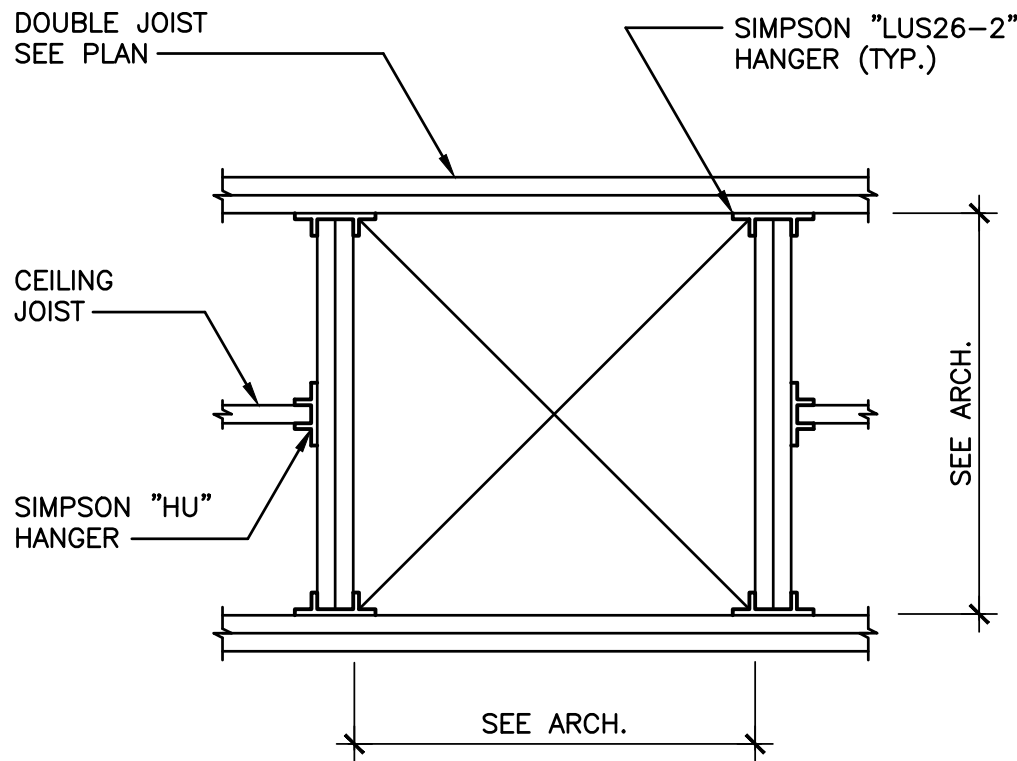
3/4"-1"



TYPICAL RAFTER AT BEAM

7

3/4"-1"



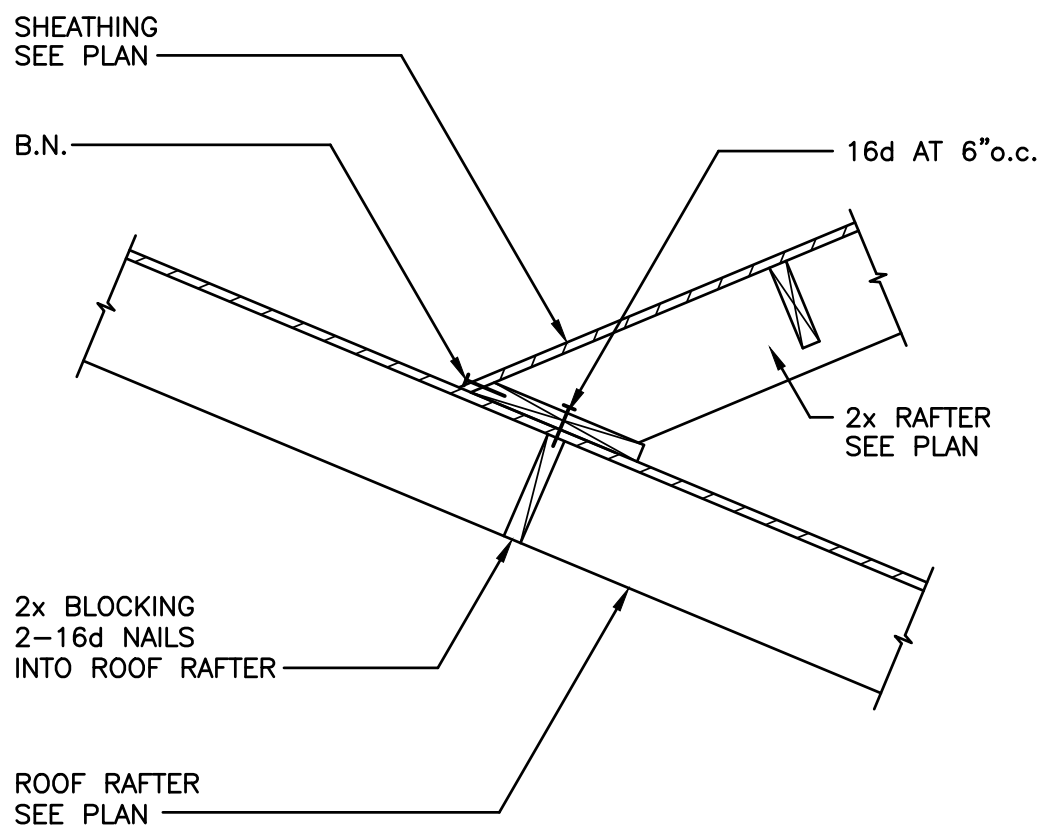
PLAN VIEW

NOTE:
1. SEE ARCHITECTURAL DRAWINGS FOR SIZES
AND LOCATIONS OF OPENINGS

OPENING AT ATTIC ACCESS

11

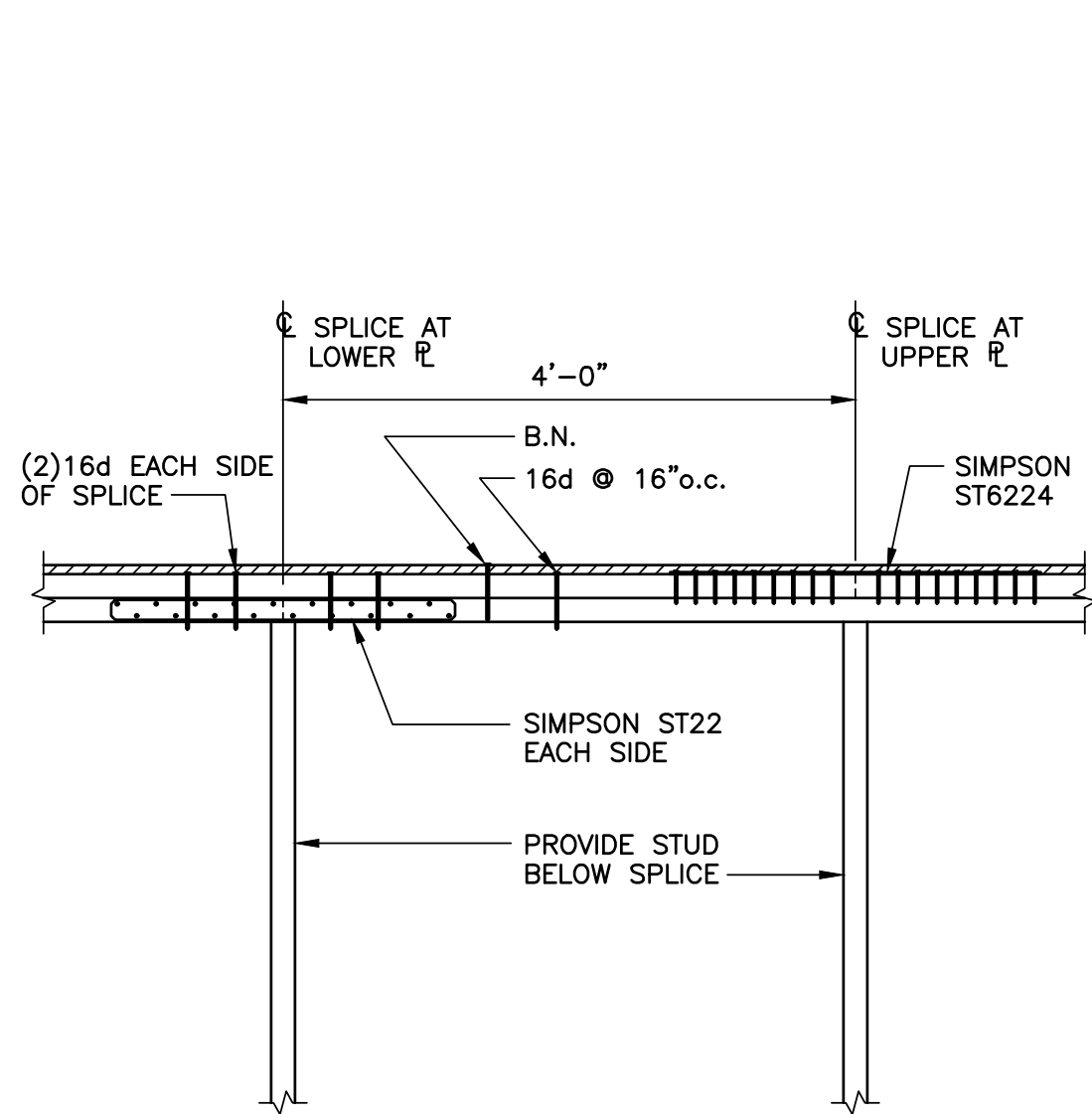
3/4"-1"



CALIFORNIA FRAMED ROOF

10

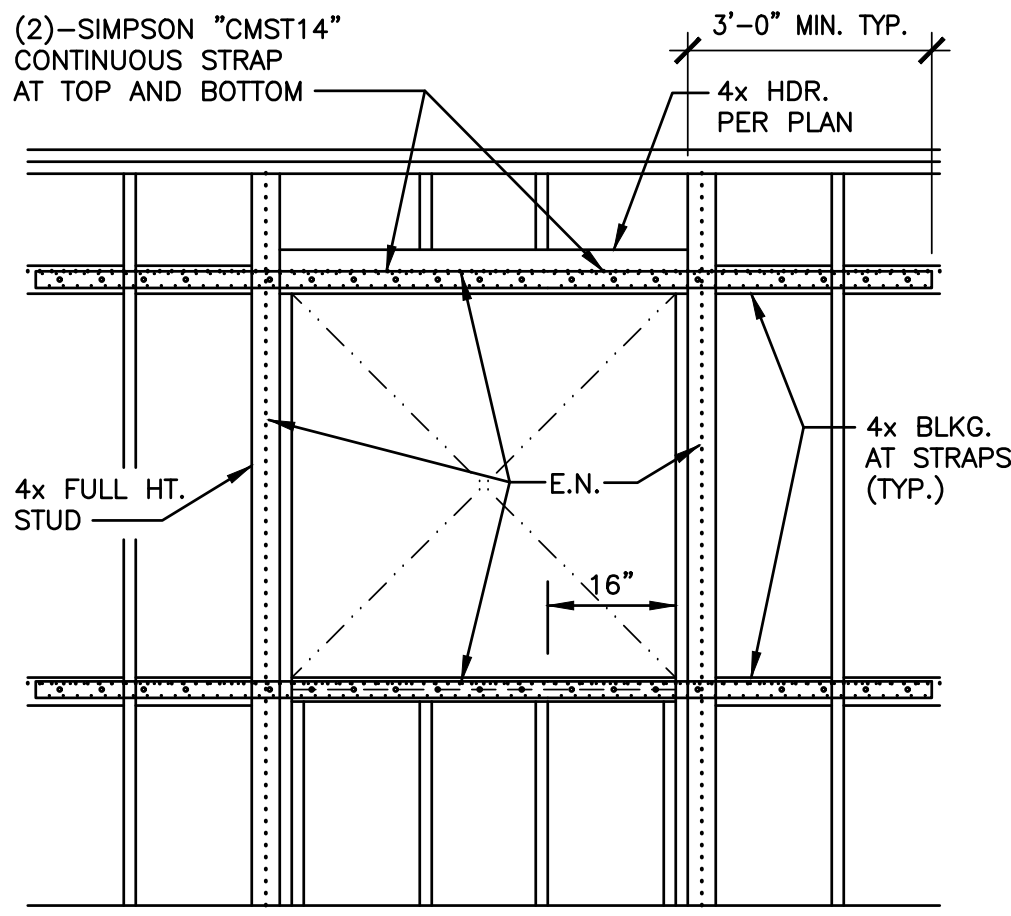
3/4"-1"



TYPICAL TOP PLATE SPLICE

12

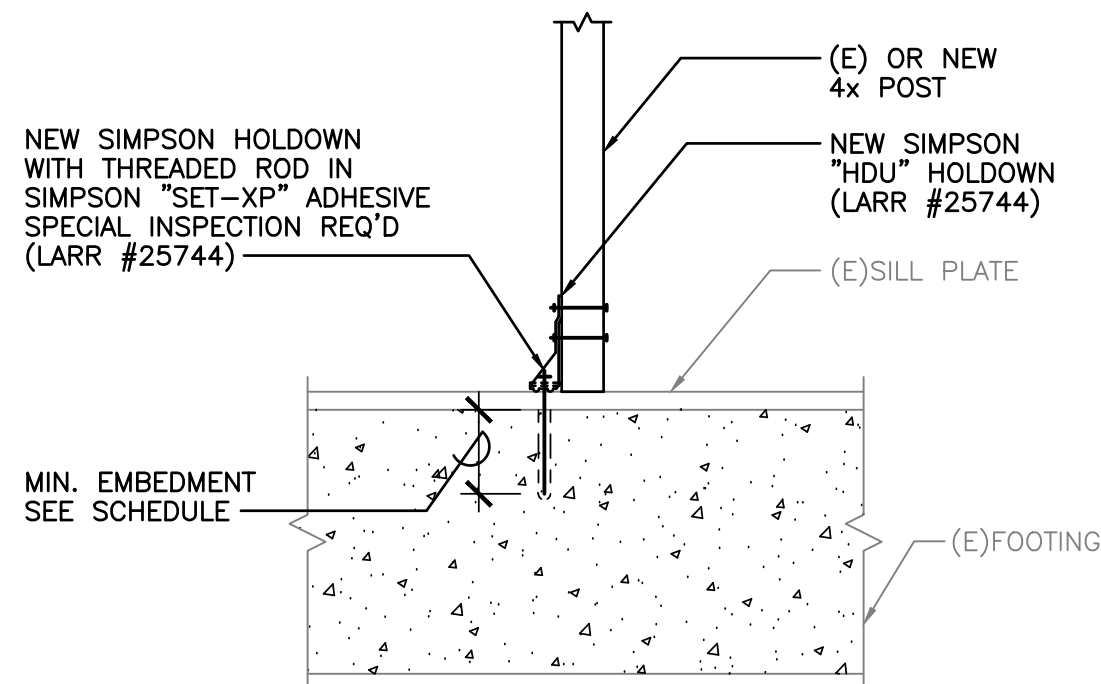
3/4"-T



PERFORATED SHEARWALL

11

3/4"-T

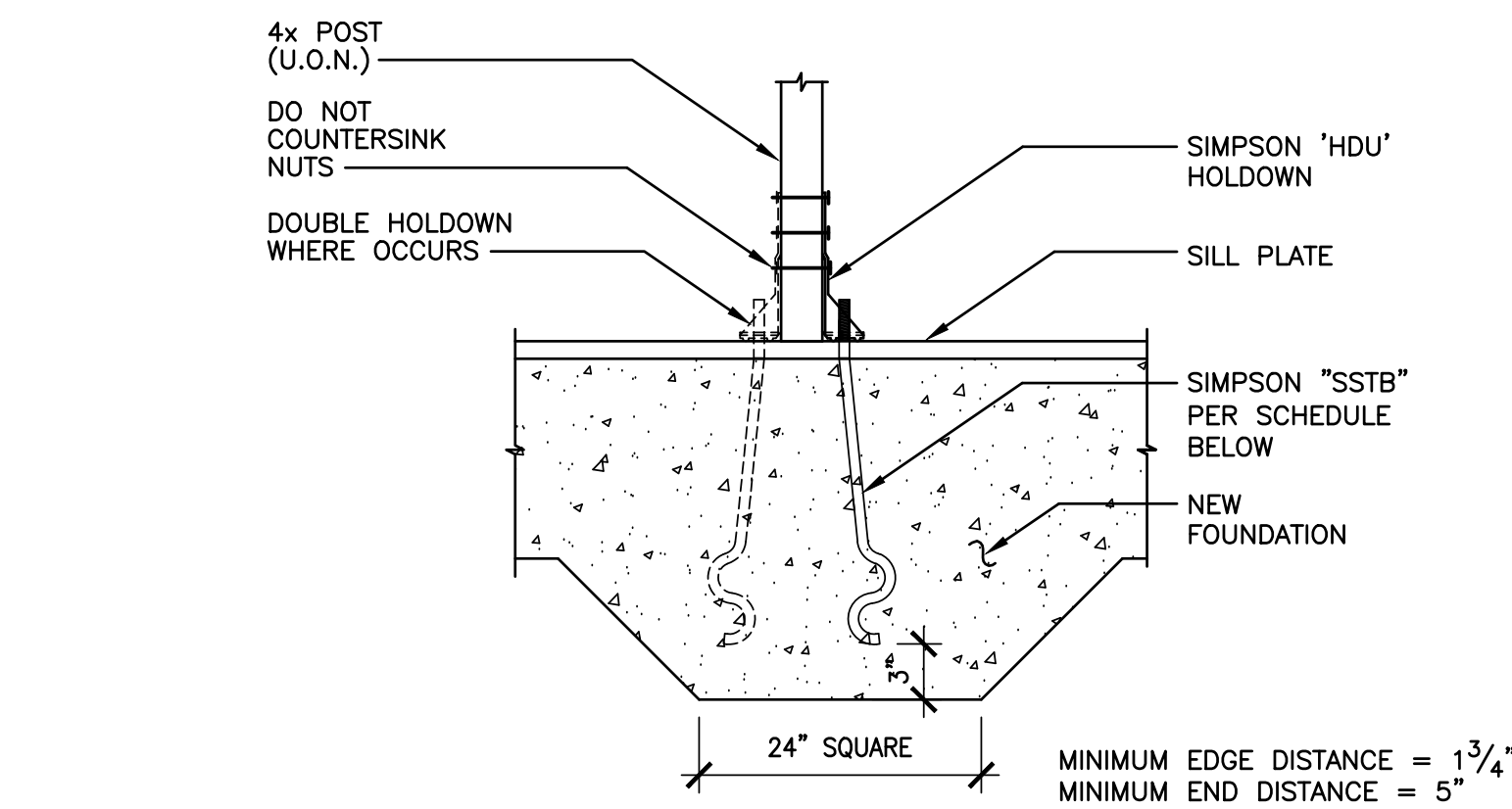


HOLDOWN SCHEDULE			
SIMPSON HOLDOWN	THREADED ROD DIAMETER (INCHES)	MINIMUM EMBEDMENT (INCHES)	TENSION CAPACITY (POUNDS)
HDU2	5/8"	10"	2306
HDU5	3/4"	12"	4233
HDU8	7/8"	15"	5227
HDU11	1"	18"	8381
HDU14	1"	20"	10792

HOLDOWN TO (E) FOOTING

10

3/4"-T

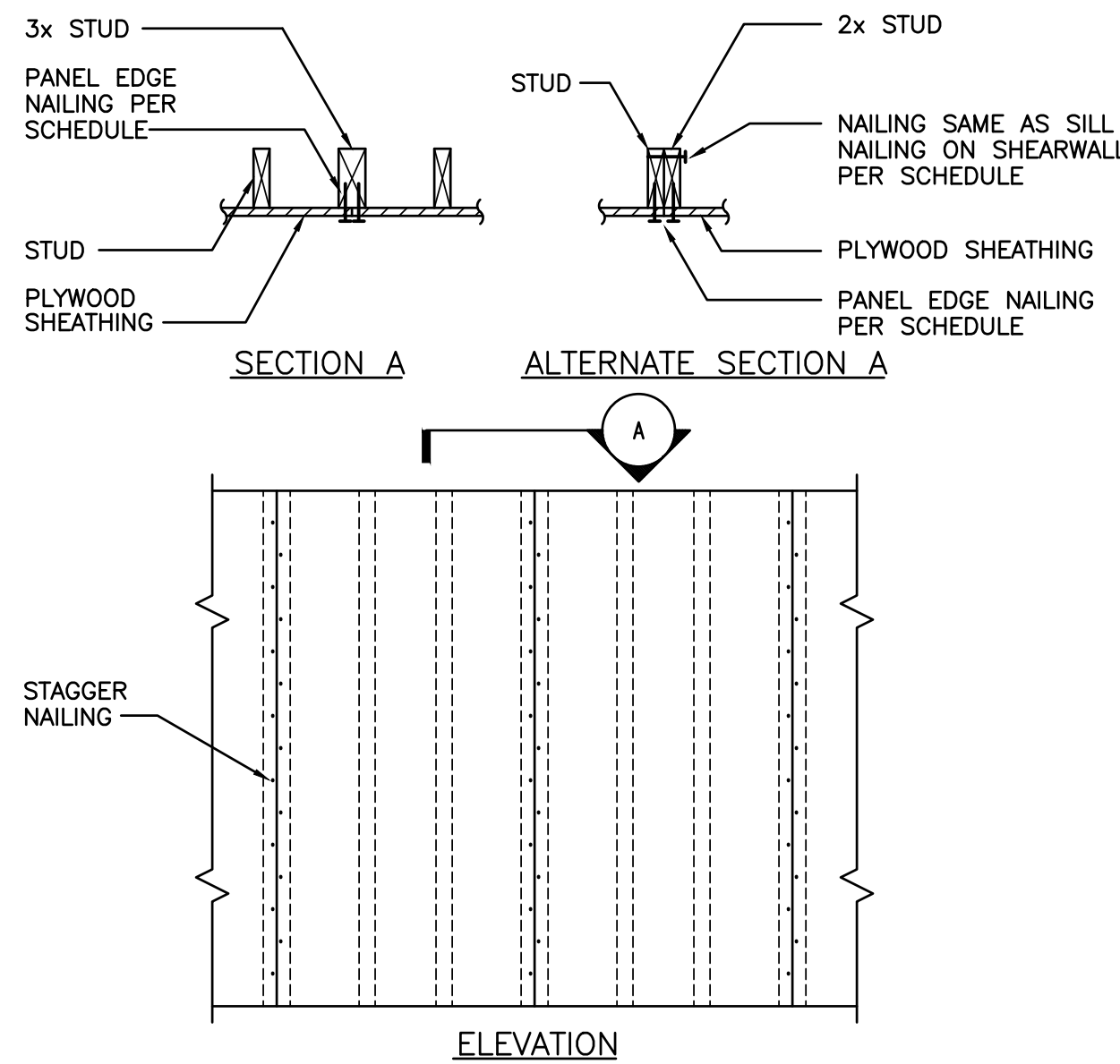


MARK	HOLDOWN	POST FASTENERS	POST SIZE	ALLOWABLE TENSION	75% OF THE ALLOWABLE	SIMPSON 'SSTB' ANCHOR BOLTS	ALLOWABLE TENSION
1	HDU2	6-SDS 1/4x2 1/2	4x4	3075 LBS	2306 LBS	SSTB16	3780 LBS
2	HDU4	10-SDS 1/4x2 1/2	4x4	4565 LBS	3423 LBS	SSTB20	4785 LBS
3	HDU5	14-SDS 1/4x2 1/2	4x6	5645 LBS	4233 LBS	SSTB24	5790 LBS
4	HDU8	20-SDS 1/4x2 1/2	4x6	6970 LBS	5227 LBS	SSTB28	11060 LBS
5	HDU11	30-SDS 1/4x2 1/2	4x8	11175 LBS	8381 LBS	SB1x30	16300 LBS
6	HDU14	36-SDS 1/4x2 1/2	4x10	14375 LBS	10781 LBS	SB1x30	16300 LBS

HOLDOWN TO FOOTING

9

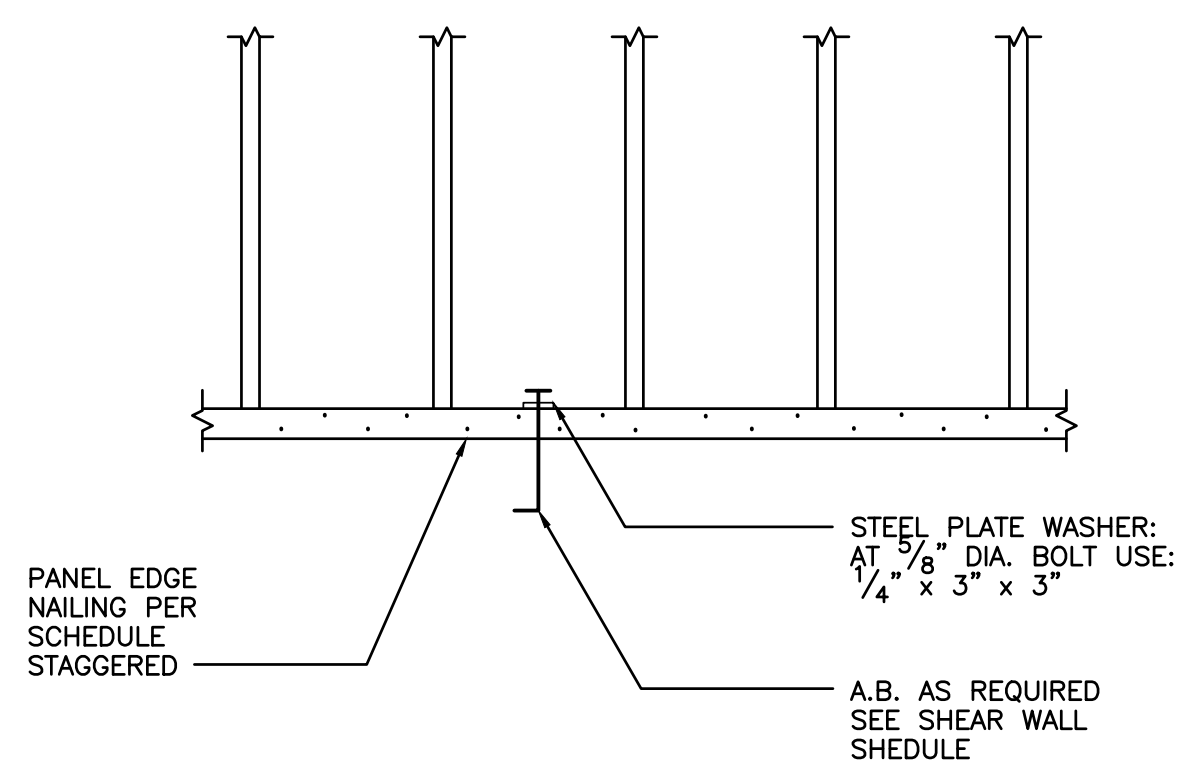
3/4"-T



PANEL EDGE ELEVATION

8

3/4"-T



SILL PLATE DETAIL

7

3/4"-T

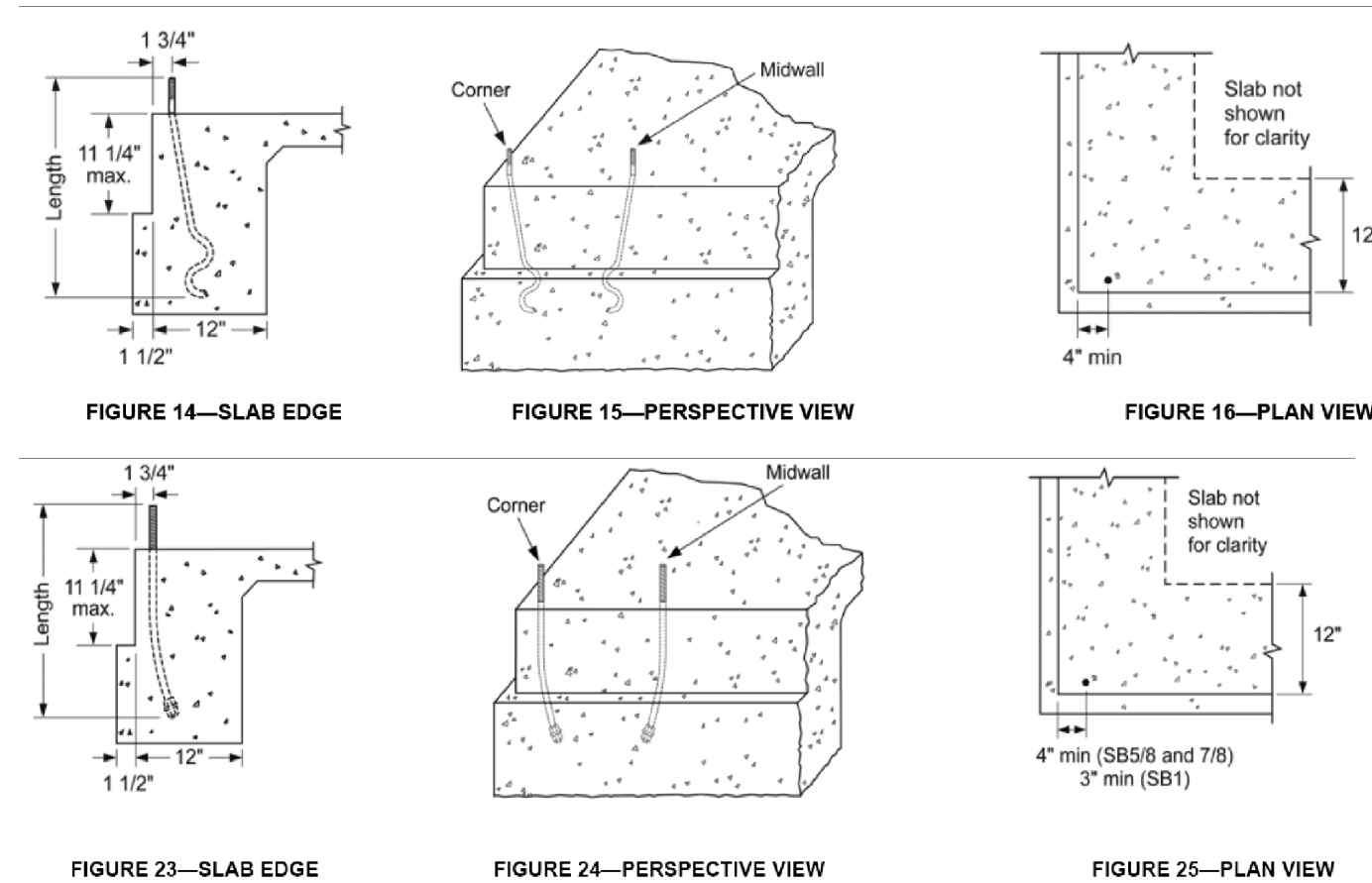


FIGURE 14—SLAB EDGE FIGURE 15—PERSPECTIVE VIEW FIGURE 16—PLAN VIEW

FIGURE 23—SLAB EDGE FIGURE 24—PERSPECTIVE VIEW FIGURE 25—PLAN VIEW

SHEAR WALL SCHEDULE						
MARK	MATERIAL	NAILING (EDGE/FIELD)	UPPER FLOOR SILL PLATE NAILING	BLOCKING TO DOUBLE PLATE	ANCHOR BOLT SPACING	REMARKS
A	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 6:12	16d @ 4"o.c.	SIMPSON A35 @ 16"o.c. ALT. SIMPSON LTP4 @ 16"o.c.	5/8" @ 32"o.c.	CAPACITY:340 PLF
B	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 4:12	16d @ 3 1/2"o.c.	SIMPSON A35 @ 10"o.c. ALT. SIMPSON LTP4 @ 10"o.c.	5/8" @ 32"o.c.	CAPACITY:510 PLF
C	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 3:12	1/2" LAG SCREW @ 13"o.c. *	SIMPSON A35 @ 8"o.c. ALT. SIMPSON LTP4 @ 8"o.c.	5/8" @ 24"o.c.	CAPACITY:665 PLF PRE-DRILL FOR LAG SCREW
D	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 2:12	1/2" LAG SCREW @ 9"o.c. *	SIMPSON A35 @ 6"o.c. ALT. SIMPSON LTP4 @ 6"o.c.	5/8" @ 18"o.c.	CAPACITY:870 PLF PRE-DRILL FOR LAG SCREW
BB	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 4:12	1/2" LAG SCREW @ 8"o.c. *	SIMPSON A35 @ 10"o.c. EACH SIDE ALT. SIMPSON LTP4 @ 6"o.c.	5/8" @ 16"o.c.	CAPACITY:1020 PLF PRE-DRILL FOR LAG SCREW
CB	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 3:12	1/2" LAG SCREW @ 6"o.c. *	SIMPSON A35 @ 8"o.c. EA. SIDE ALT. SIMPSON LTP4 @ 8"o.c. EA. SIDE	5/8" @ 12"o.c.	CAPACITY:1330 PLF PRE-DRILL FOR LAG SCREW
DB	15/32" STRUCT-I 4-PLY OR 5-PLY PLYWOOD 32/16	10d @ 2:12	1/2" LAG SCREW @ 5"o.c. *	SIMPSON A35 @ 6"o.c. EA. SIDE ALT. SIMPSON LTP4 @ 6"o.c. EA. SIDE	5/8" @ 9"o.c.	CAPACITY:1740 PLF PRE-DRILL FOR LAG SCREW

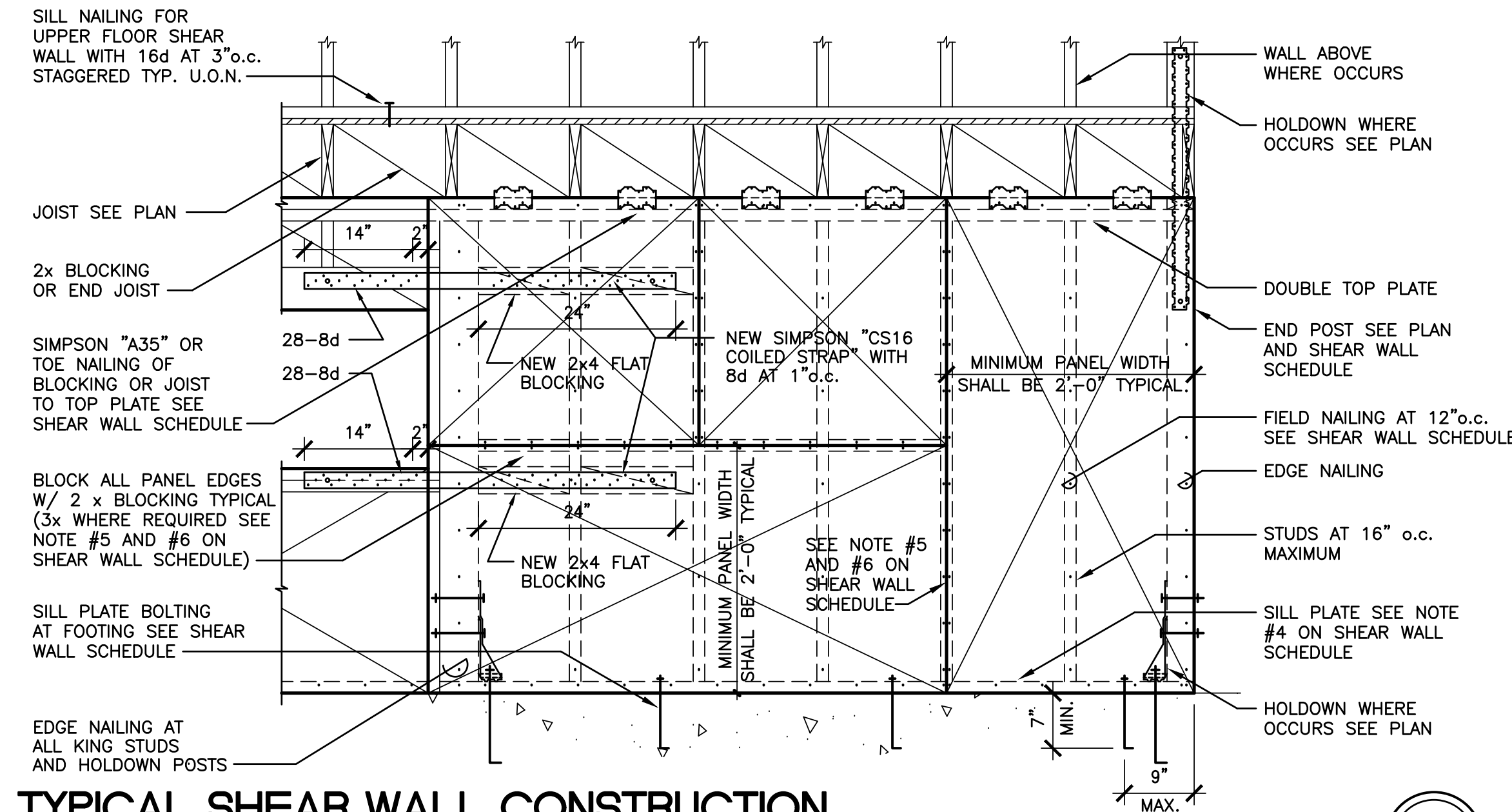
NOTES:

- FRAMING AT ADJOINING PANEL EDGES SHALL BE NOMINAL 3" OR WIDER. NAILS SHALL BE STAGGERED IN TWO ROWS ALONG PANEL EDGES.
- ALL NAILS SHALL BE COMMON NAILS. PROVIDE HOT DIPPED GALVANIZED NAILS AT ALL FIRE TREATED OR PRESSURE TREATED PLYWOOD AND STUDS.
- WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE BE STAGGERED. 3x FRAMING SHALL BE USED AT BOTTOM SILL PLATE AND ALL BLOCKING.
- NAILS SHALL BE PLACED AT LEAST 1/2" FROM PANEL EDGES AND AT LEAST 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS.
- SIMPSON 'LTP4' FRAMING ANCHOR (LARR #25293) MAY BE APPLIED OVER 1/2" SHEATHING WITH 8d COMMON NAILS IN LIEU OF 8d x 1 1/2" NAILS.
- CB — INDICATES SHEATHING OCCURS ON BOTH SIDES OF WALL.
- SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SUCH THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. OVER-DRIVEN NAILS WILL BE DEEMED UNSATISFACTORY.
- PROVIDE A SINGLE 3x NOMINAL OR WIDER FRAMING MEMBER AT BOTTOM SILL PLATE AND BEHIND VERTICAL AND HORIZONTAL EDGES, MINIMUM 1/2" EDGE NAILING DISTANCE AT PANEL ENDS AND EDGES, AND STRUCTURAL OBSERVATION PER GENERAL NOTES.
- SPECIAL INSPECTION IS REQUIRED FOR SHEAR WALL TYPES B, C, D, E, BB, CB, DB.
- THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUES USING ALLOWABLE STRESS DESIGN (ASD) EXCEED 350 PLF. THESE WALLS SHALL PROVIDE WITH THE FOLLOWINGS:
 - 3x STUDS AND BLOCKINGS FOR ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS.
 - 1/2" EDGE DISTANCE FROM THE PANEL EDGES AND 3" FROM THE EDGE OF THE CONNECTING MEMBERS.
 - ALL WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.

SHEAR WALL SCHEDULE

2

3/4"-T



TYPICAL SHEAR WALL CONSTRUCTION

1

3/4"-T



ADDRESS: 2201 Technology Parkway
Hollister, CA 95023-9174

PHONE: 831-637-5313



County of San Benito - Resource Management Agency

750 SF ACCESSORY DWELLING UNIT

DRAWING TITLE

TITLE: TYPICAL SHEATHED SHEAR WALL DETAILS

SCALE:

3/4" = 1'-0"

SHEET NUMBER

S5.0