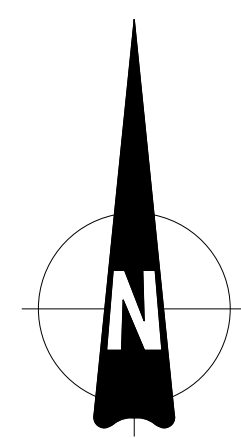


By using these standard plans, the user agrees to release the County of San Benito from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents.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

**WILDFIRE ZONE PLAN NOTES**

- 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.
  - FIRE-STOPPING WITH APPROVED MATERIALS
  - ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
  - OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
- 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 3/8-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- SKYLIGHTS SHALL BE TEMPERED GLASS.
- WINDOW AND DOOR GLAZING = 1 SIDE TEMPERED GLASS.
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
- 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:
  - THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
  - THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
  - THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
- EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC)
    - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK
    - NON-COMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION-RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL.
    - IGNITION-RESISTANT MATERIAL
  - 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)
- DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
  - 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)
  - 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) TESTS
- 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
  - WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
  - DOOR OVERLAPS ONTO JAMBS AND HEADERS
  - GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
- PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
- FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
  - NON-COMBUSTIBLE MATERIAL
  - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS



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

**BMP LEGEND**

- BROW DITCH
- BERM
- DIRECTION OF LOT DRAINAGE
- MATERIALS & WASTE MANAGEMENT BMPs:**
  - MATERIAL DELIVERY & STORAGE
  - SPILL PREVENTION AND CONTROL
  - CONCRETE WASTE MANAGEMENT
  - SOLID WASTE MANAGEMENT
  - SANITARY WASTE MANAGEMENT
  - HAZARDOUS WASTE MANAGEMENT
- TEMPORARY RUNOFF CONTROL BMPs:**
  - PRESERVATION OF EXISTING VEGETATION
  - BONDED OR STABILIZED FIBER MATRIX (WINTER)
  - HYDROSEEDING (SUMMER)
  - STRAW OR WOOD MULCH
  - PHYSICAL STABILIZATION (WINTER)
  - ENERGY DISSIPATOR
  - SILT FENCE
  - SEDIMENT / DESILTING BASIN
  - FIBER ROLLS
  - GRAVEL OR SAND BAGS
  - STREET SWEEPING AND VACUUMING
  - STORM DRAIN INLET PROTECTION
  - DEWATERING FILTRATION
  - STABILIZED CONSTRUCTION ENTRANCE
  - CONSTRUCTION ROAD STABILIZATION
  - ENTRANCE / EXIT TIRE WASH
- POST-CONSTRUCTION SITE DESIGN BMPs:**
  - MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
  - CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
  - MINIMIZE IMPERVIOUS AREA
  - MINIMIZE SOIL COMPACTION
  - IMPERVIOUS AREA DISPERSION
  - RUNOFF COLLECTION
  - LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES
  - HARVESTING AND USING PRECIPITATION
- POST CONSTRUCTION SOURCE CONTROL BMPs:**
  - PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
  - STORM DRAIN STENCILING AND POSTING OF SIGNAGE
  - PROTECTED OUTDOOR MATERIALS STORAGE AREAS
  - PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS
  - PROTECT TRASH STORAGE AREAS
  - ADDNL BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS:
  - ON-SITE STORM DRAIN INLETS
  - INTERIOR FLOOR DRAINS & ELEVATOR SHAFT SUMPS
  - INTERIOR PARKING GARAGES
  - NEED FOR FUTURE INDOOR & STR. PEST CONTROL
  - LANDSCAPE/OUTDOOR PESTICIDE USE
  - POOLS, SPAS, PONDS, FOUNTAINS, & WATER FEATURES
  - FOOD SERVICE
  - TRASH OR REFUSE AREAS
  - INDUSTRIAL PROCESSES
  - OUTDOOR STORAGE OF EQUIP. OR MATERIALS
  - VEHICLE AND EQUIPMENT CLEANING
  - VEHICLE/EQUIPEMENT REPAIR AND MAINTENANCE
  - FUEL DISPENSING AREAS
  - LOADING DOCKS
  - FIRE SPRINKLER TEST WATER
  - MISCELLANEOUS DRAIN OR WASH WATER
  - PLAZAS, SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

**SHEET INDEX**

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<sub>ps</sub>: 1.25  
SEISMIC DESIGN CATEGORY: D<sub>1</sub>  
ALLOW SOIL VERTICAL BEARING PRESSURE: 1500 PSF/FT  
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)

**DRAINAGE AND SEWER**

- 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
- 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 ACCOMMODATE MULTIPLE SEPTIC SYSTEMS.

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 ) <small>IF YES, SHOW TANK ON PLOT PLAN</small>  PROPERTY SERVICED BY NATURAL GAS ( Y or N )  ENTIRE LOT IS FUEL MODIFIED ( Y or N ) <small>IF NO, DIMENSION 100' FUEL MODIFICATION ZONE</small>  SPRINKLERS ( Y or N )  WUI/HIGH FIRE ( Y or N )	PROPOSED 500 SF DETACHED ACCESSORY DWELLING UNIT  MODEL #4	<table border="1"> <thead> <tr> <th colspan="5">PERVIOUS SURFACE AREA TABLE</th> </tr> <tr> <th>SITE ID</th> <th>PERVIOUS ITEM</th> <th>DIMENSIONS</th> <th>AREA (sf)</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>PERVIOUS ELEMENT MANUFACTURER: _____          PERVIOUS ELEMENT SLOPE AND DIRECTION OF SLOPE: _____          MAINTENANCE PROGRAM: _____          PERVIOUS ELEMENT CROSS SECTION LOCATED IN SHEET: _____</p> <p>CONSTRUCTED PERVIOUS SURFACES SHALL NOT BE SEALED</p>	PERVIOUS SURFACE AREA TABLE					SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (sf)	NOTES																<table border="1"> <thead> <tr> <th colspan="5">IMPERVIOUS SURFACE AREA TABLE</th> </tr> <tr> <th>SITE ID</th> <th>IMPERVIOUS ITEM</th> <th>DIMENSIONS</th> <th>NEW OR REPLACED AREA (sf)</th> <th>EXISTING AREA (sf)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ADU + OVERHANGS</td> <td>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> <p>LAND DISTURBANCE: _____ SF</p>	IMPERVIOUS SURFACE AREA TABLE					SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (sf)	EXISTING AREA (sf)	1	ADU + OVERHANGS	43'-0" x 34'-0"	1462 SF		2	SFD				3	DRIVEWAY				4					<p><b>SITE PLAN</b></p> <p>SHEET NUMBER</p> <p><b>A - 100</b></p>
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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

**CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL**

**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.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

**Note:** Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

**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.

**Exceptions:**

- [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
- [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

**DIVISION 4.1 PLANNING AND DESIGN**

**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**

**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.

- 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](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:

- Swales
- Water collection and disposal systems
- French drains
- Water retention gardens
- Other 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 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

**Exceptions:**

- 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:
  - Where there is no local utility power supply or the local utility is unable to supply adequate power.
  - Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
- 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 in 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 208/240-volt minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device.

**Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

**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, hotels and motels and new residential parking facilities.** When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

**4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.** The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

**1.EV Capable.** 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.

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.

**Exceptions:**

- When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.
- When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

**Notes:**

- 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 receptacles for EV charging or EV chargers are installed for use.

**2.EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

**Exception:** Areas of parking facilities served by parking lifts.

**4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.** The number of dwelling units or guest rooms shall be based on all buildings on a project site subject to this section.

**1.EV Capable.** 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.

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.

**Exception:** When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

**Notes:**

- Construction documents shall show locations of future EV spaces.
- There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

**2.EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

**Exception:** Areas of parking facilities served by parking lifts.

**3.EV Chargers.** Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

**4.106.4.2.2.1 Electric vehicle charging stations (EVCS).** Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

**Exception:** Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

**4.106.4.2.2.1.1 Location.** EVCS shall comply with at least one of the following options:

- The charging 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 charging 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 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1, Item 3.

**4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.** The charging spaces 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 charging spaces, but not less than one, 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.

**4.106.4.2.2.1.3 Accessible EV spaces.** In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

**4.106.4.2.3 EV space requirements.**

**1.** 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 in 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 208/240-volt minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved for permit installation of a branch circuit overcurrent protective device.

**Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

**2.** Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. 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.

**4.106.4.2.4 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.

**4.106.4.2.5 Electric Vehicle Ready Space Signage.** Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

**4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.** When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

**Notes:**

- 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.

**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 4.303.1.4.

**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.

**4.303.1.4.5 Pre-rinse spray valves.** When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shut-off.

**FOR REFERENCE ONLY:** The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019	
PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Table 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force (gf)].

**4.303.2 Submersers for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.** Submersers shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

**4.303.3 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 code 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](http://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 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.
- Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
- Information and/or drawings identifying the location of grab bar reinforcements.

**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**

**4.502 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 (FFAE) 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 I-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.









ADDRESS: 2301 Technology Parkway  
Hollister, CA 95023-9174

PHONE: 831-637-5313

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

**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
  - MOUNTED 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 1/4" 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

**DRAWING TITLE**

TITLE: FLOORPLAN

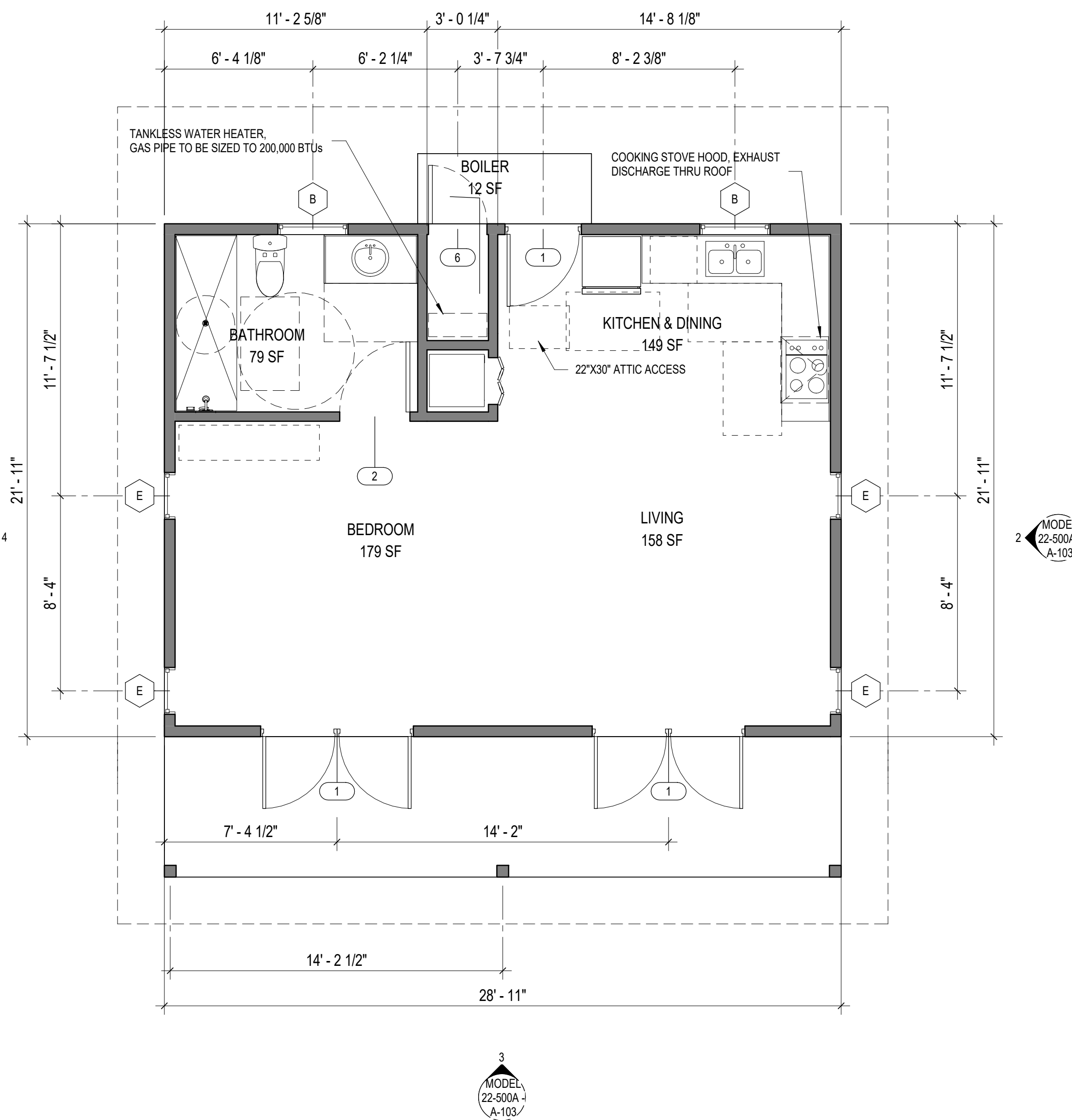
SCALE: 1/4" = 1'-0"

**SHEET NUMBER**

**A-101**

**REVISION ISSUE**

REV	DATE	ISSUED BY	COMMENTS
1	XXXXXX	-	Plan Review Corrections
2	XXXXXX	-	Plan Review Corrections



1 Level 1 - Model 22-500A 500 sq.ft.  
1/4" = 1'-0"

**FIRE & LIFE SAFETY**

- CRC SECTION 308 4.5. GLAZING AND WET SURFACES. GLAZING IN WALLS, ENCLOSURES, OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.

EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL, OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA, OR STEAM ROOM.

**PLUMBING NOTES:**

- PLUMBING FIXTURES SHALL COMPLY WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS REQUIREMENTS. PLUMBING FIXTURE FLOW REQUIREMENTS (2019 C.G.B.G. SEC 4.303)
  - SHOWERHEADS: MAXIMUM 1.8 gpm
  - LAVATORY FAUCETS: MAXIMUM 1.2 gpm
  - KITCHEN FAUCETS: 1.8 gpm
  - WATER CLOSETS: MAXIMUM 1.28 GALLONS/FLUSH
  - WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 gpm AT 80 psi
- HOT WATER LINES SHALL BE INSULATED PER 2019 CPC SECTION 609.11
- ALL HOSE BIBS MUST HAVE AN APPROVED ANTI-SIPHON DEVICE PER 2019 CPC SECTION 602.3
- PRESSURE BALANCE ON THERMOSTATIC MIXING VALVES AT TUB/SHOWER (120 DEGREES F MAXIMUM), VERIFY ROUGH PLUMBING INSPECTION, CPC SECTION 408.3
- APPLICANT SHALL SPECIFY HOW THIS DWELLING UNIT WILL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES F AT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. SHOW BASIS FOR COMPLIANCE. CRC SECTION R303.8
- NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. (CPC 807.4)
- PER CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES 4.504.1, ALL DUCT OPENINGS ARE TO BE SEALED DURING CONSTRUCTION TO PREVENT DUST OR DEBRIS FROM ENTERING THE DUCT SYSTEM

**MECHANICAL NOTES:**

- PROVIDE KITCHEN WITH COOKING STOVE HOOD WITH EXHAUST DISCHARGE USING METAL DUCTS WITH A BACKDRAFT DAMPER AND A 100CFM EXHAUST FAN HOOD PER 2019 CMC SECTION 507

**GREEN CODE NOTES:**

- PER CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES 4.504.1, ALL DUCT OPENINGS ARE TO BE SEALED DURING CONSTRUCTION TO PREVENT DUST OR DEBRIS FROM ENTERING THE DUCT SYSTEM

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"		YES	
(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)

- 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 101/1.S.2/A40
- MINIMUM 20-MIN FIRE-RESISTANCE-RATED.
- MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
- 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"			

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

- EXTERIOR SURFACE OR CLADDING OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
- SOLID CORE WOOD COMPLYING WITH THE FOLLOWING:
  - STILES AND RAILS MINIMUM 1-3/8 INCHES THICK
  - RAISED PANELS MINIMUM 1-1/4 INCHES THICK
  - EXCEPTION: EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE MINIMUM 3/8 INCHES THICK
- MINIMUM 20-MIN FIRE RATED WHEN TESTED PER NFPA 252
- MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1
- WUI REQUIRES AT LEAST ONE SID/PANE BE TEMPERED GLASS





**CONTACT**

ADDRESS: 2301 Technology Parkway  
Hollister, CA 95023-9174

PHONE: 831-637-5313

**PROJECT**

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

**DRAWING TITLE**

TITLE: ELECTRICAL PLAN

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

**SHEET NUMBER**

**A-102**

**UTILITY PLAN NOTES**

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

**LIGHTING PLAN NOTES**

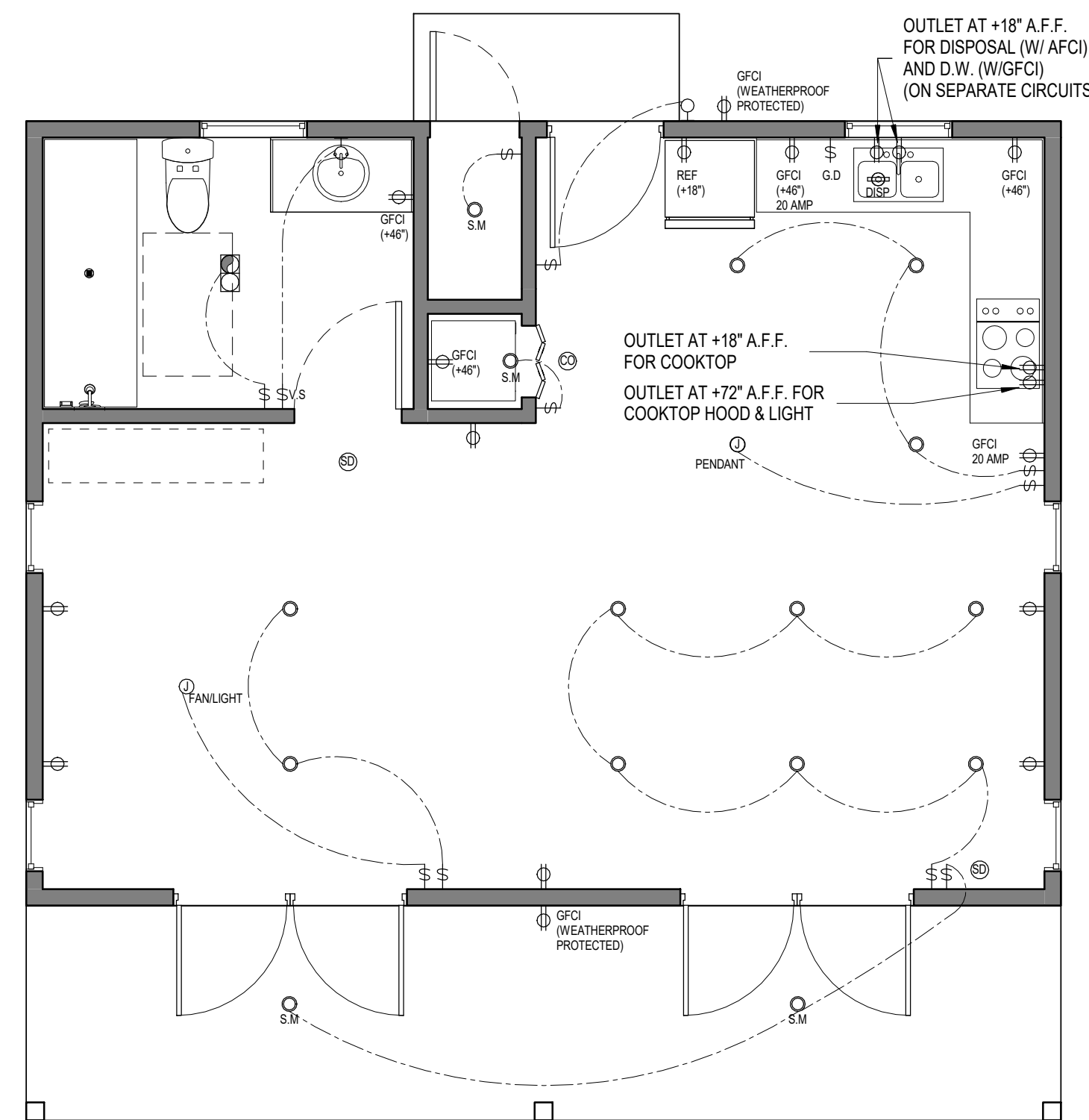
1. ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEEB TABLE 150.0-A
2. ALL LED LUMINAIRES AND LAMPS SHALL BE MARKED "JA8-2016" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT [HTTPS://CACERT/APPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX](https://CACERT/APPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX)
3. 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)
4. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL NOT BE SCREW-BASED
5. BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR
6. 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
7. 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 CBEEB 150.0(K)3A(1)(C)

**SOLAR READY KEY NOTES**

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

**ELECTRICAL LEGEND**

⊕	DUPLEX OUTLET (TYP MOUNTED AT +18" A.F.F., U.N.O.)	⊙	HIGH EFFICACY RECESSED LIGHT
⊕	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER	⊙ <sub>SM</sub>	HIGH EFFICACY LIGHT SURFACE MOUNTED
⊞	WALL SWITCH	⊙	HIGH EFFICACY LIGHT WALL MOUNTED (+84" A.F.F.)
⊞ <sub>3</sub>	MULTIWAY WALL SWITCH	⊙	JUNCTION BOX FOR PENDANT OR FAN/LIGHT AS NOTED
⊞ <sub>GD</sub>	GARBAGE DISPOSAL SWITCH	⊙	FAN AND LIGHT COMBINATION
⊞ <sub>VS</sub>	VACANCY SENSOR	⊕	GARBAGE DISPOSAL
⊞ <sub>4</sub>	4" DIA DRYER VENT		
⊞	SMOKE DETECTOR		
⊞	CARBON MONOXIDE ALARM		



1 Level 1 -Model 22-500A Power and Lighting  
SCALE: 1/4" = 1'-0"

- ELECTRICAL NOTES:**
1. THE UNDERGROUND SERVICE CONDUCTOR WILL REQUIRE A WARNING RIBBON/WARNING TAPE PER 2019 CEC ART. 300.5(D),(3)
  2. 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)]
  3. KITCHEN CIRCUITS TO BE IN ACCORDANCE WITH CALIFORNIA ELECTRICAL CODE ARTICLE 210-52(B)
  4. TAMPER-RESISTANT OUTLETS ARE REQUIRED AT ALL NEW CIRCUITS IN A DWELLING UNIT PER 2019 CEC ART.406.12
  5. ALL LAUNDRY ROOM RECEPTACLES TO BE SUPPLIES BY A DEDICATED 20 AMP CIRCUIT WITH GFCI PROTECTION. CEC ART. 210.8 & 210.11(C)(3)
  6. ALL BATHROOM RECEPTACLES ARE TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT WITH GFCI PROTECTION. CEC ART. 210.8 & 210.11(C)(3)
  7. 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)
  8. 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)
  9. UNDERGROUND SERVICE CONDUCTOR NOT IN A PVC SHALL BE BURIED 24" PER 2022 CEC TABLE 300.5

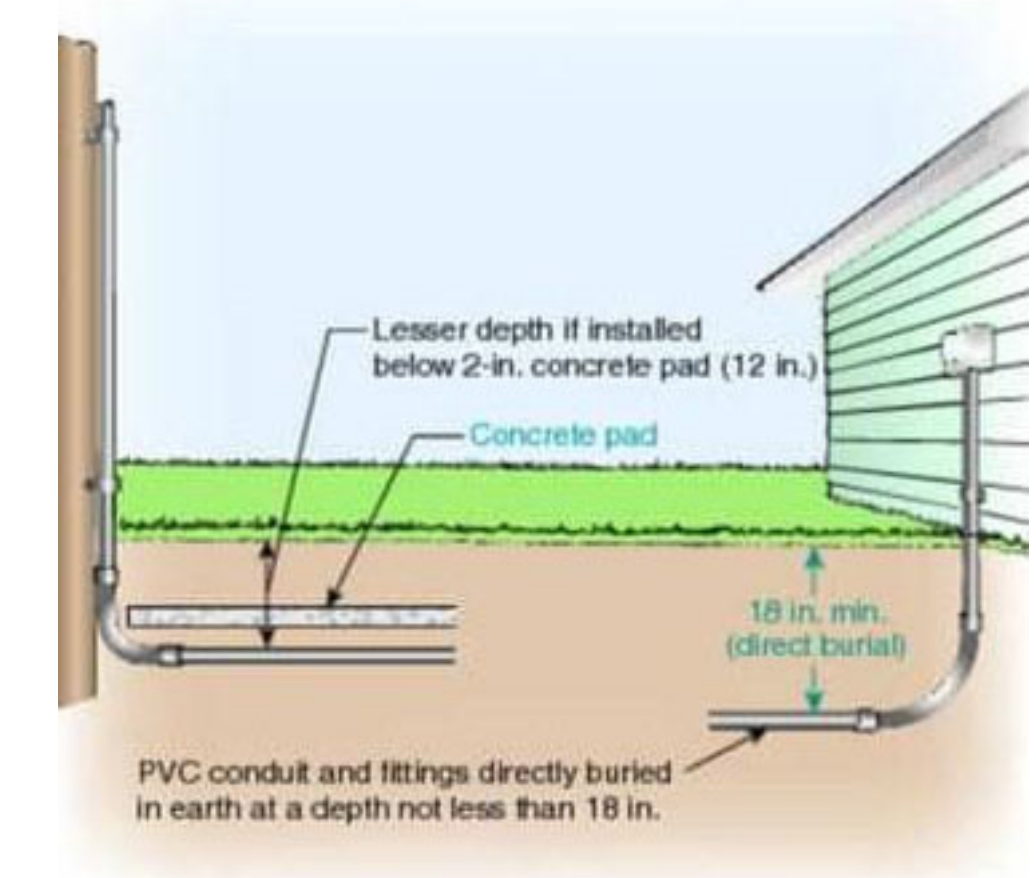
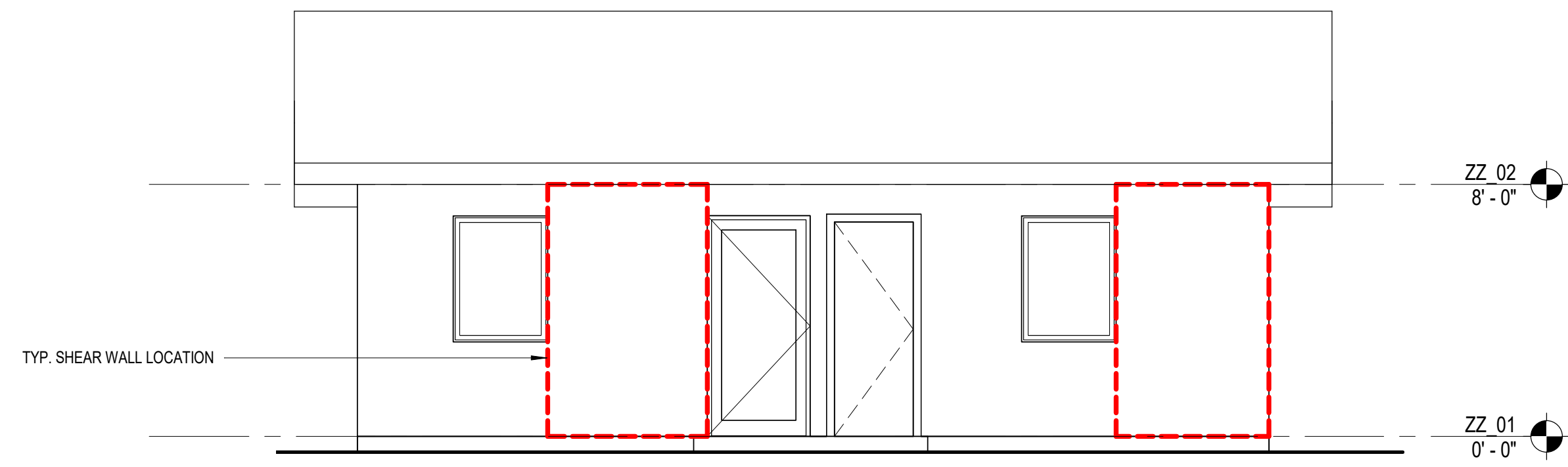
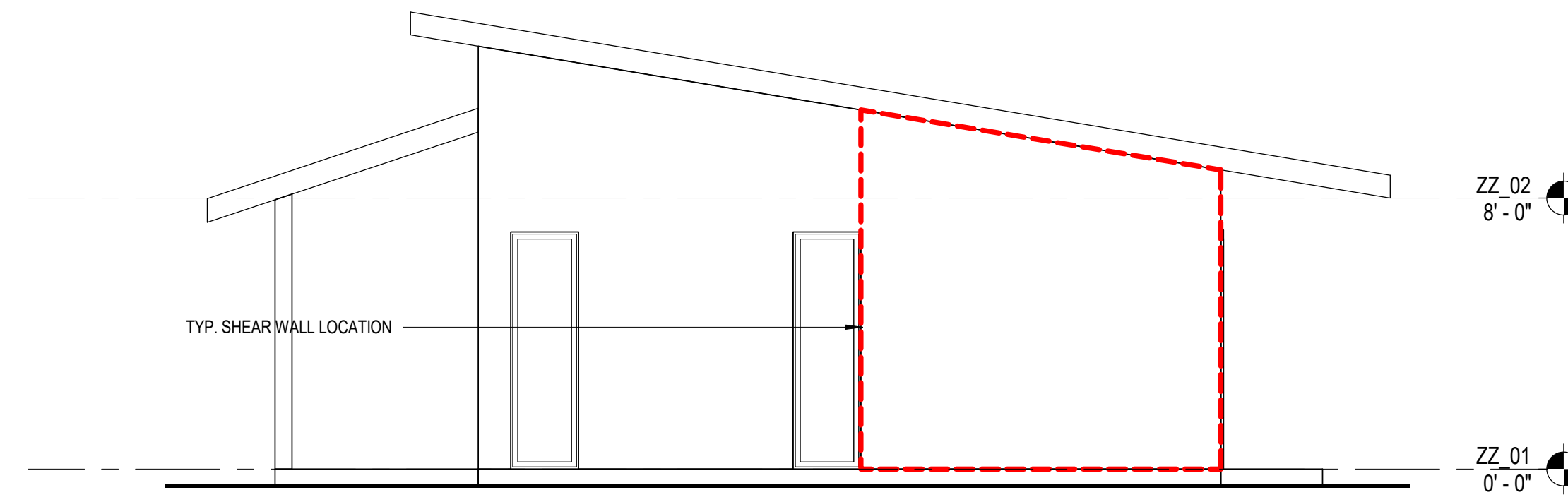


EXHIBIT 300.5 RIGID POLYVINYL CHLORIDE (PVC) CONDUIT BURIED 18 INCHES BELOW GRADE AND ALSO AT 12 INCHES AS PERMITTED WHEN INSTALLED IN A TRENCH BELOW A MINIMUM OF A 2 INCH CONCRETE PAD.

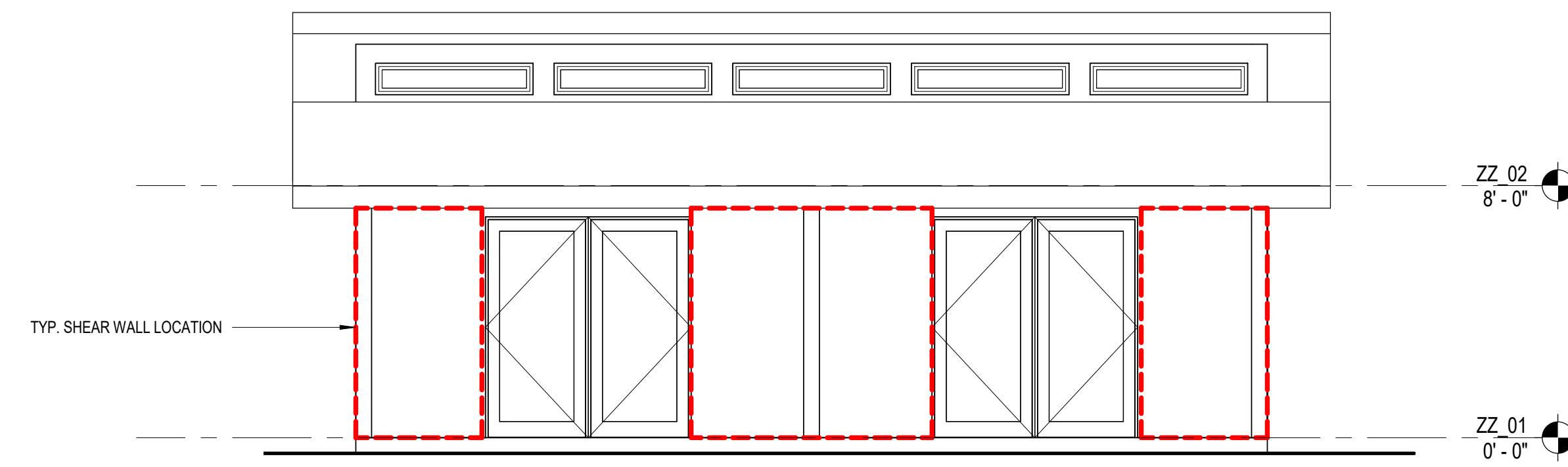
- GROUNDING ELECTRODES (PER 2022 CEC ART. 250.52):**
- (A) ELECTRODES PERMITTED FOR GROUNDING
3. CONCRETE-ENCASED ELECTRODE
- A CONCRETE-ENCASED ELECTRODE SHALL CONSIST OF AT LEAST 6.0M (20FT) OF EITHER (1) OR (2):
- (1) ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL 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:
- (1) METAL UNDERGROUND GAS PIPING SYSTEMS
  - (2) ALUMINUM
  - (3) THE STRUCTURES AND STRUCTURAL REINFORCING STEEL DESCRIBED IN 680.26(B)(1) AND (B)(2)



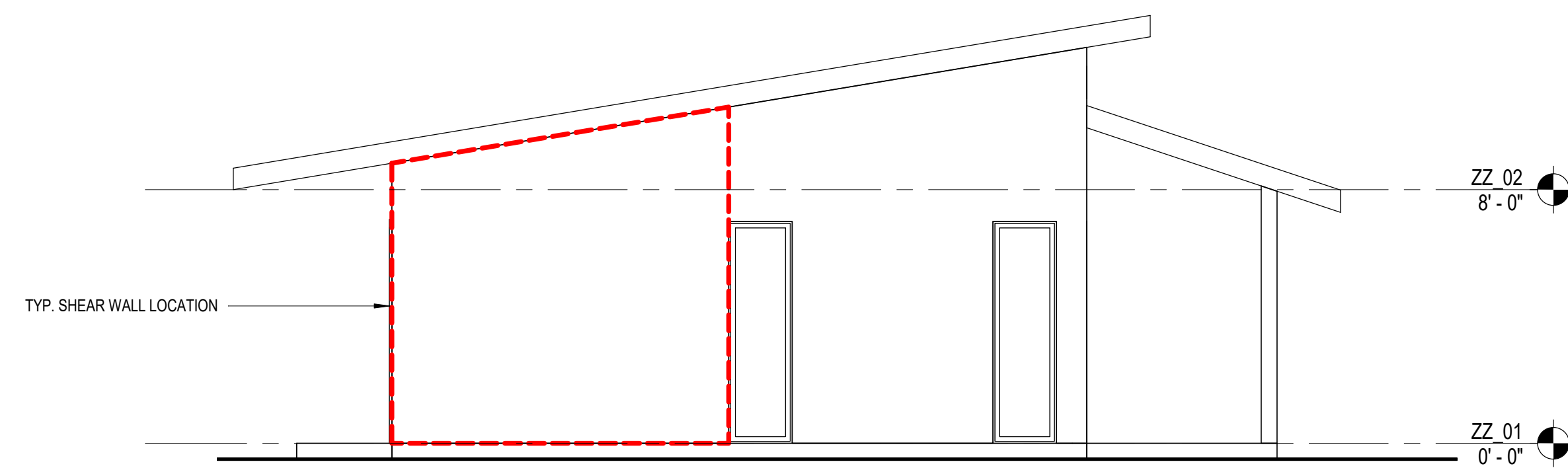
① Model 04 - Elevation 01  
1/4" = 1'-0"



② Model 04 - Elevation 02  
1/4" = 1'-0"



③ Model 04 - Elevation 03  
1/4" = 1'-0"



④ Model 04 - 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 in<sup>2</sup>)
6. EAVE VENT (SEE NOTE 5 & 6 BELOW)  
MANUFACTURER: \_\_\_\_\_  
MODEL: \_\_\_\_\_  
NFVA: \_\_\_\_\_ (MIN 36 in<sup>2</sup>)
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, ACCESSIBLE STORAGE AREAS (IF REQUIRED IN ADU).



**CONTACT**

ADDRESS: 2301 Technology Parkway  
Hollister, CA 95023-9174

PHONE: 831-637-5313

**PROJECT**

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

**DRAWING TITLE**

TITLE: ELEVATIONS

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

**SHEET NUMBER**

**A-103**





**SOLAR READY KEY NOTES**

1. MIN 250 S.F. SOLAR ZONE AREA
2. DEDICATED SOLAR ZONE AREA LOCATED BETWEEN 110 AND 270 DEGREES OF TRUE NORTH - USE AREA A OR B AS NEEDED.
3. NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE.
4. 3" MIN FIRE FIGHTER ACCESS
5. 1'-6" SMOKE VENTILATION SETBACK AT RIDGES

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500 SF ACCESSORY DWELLING UNIT**

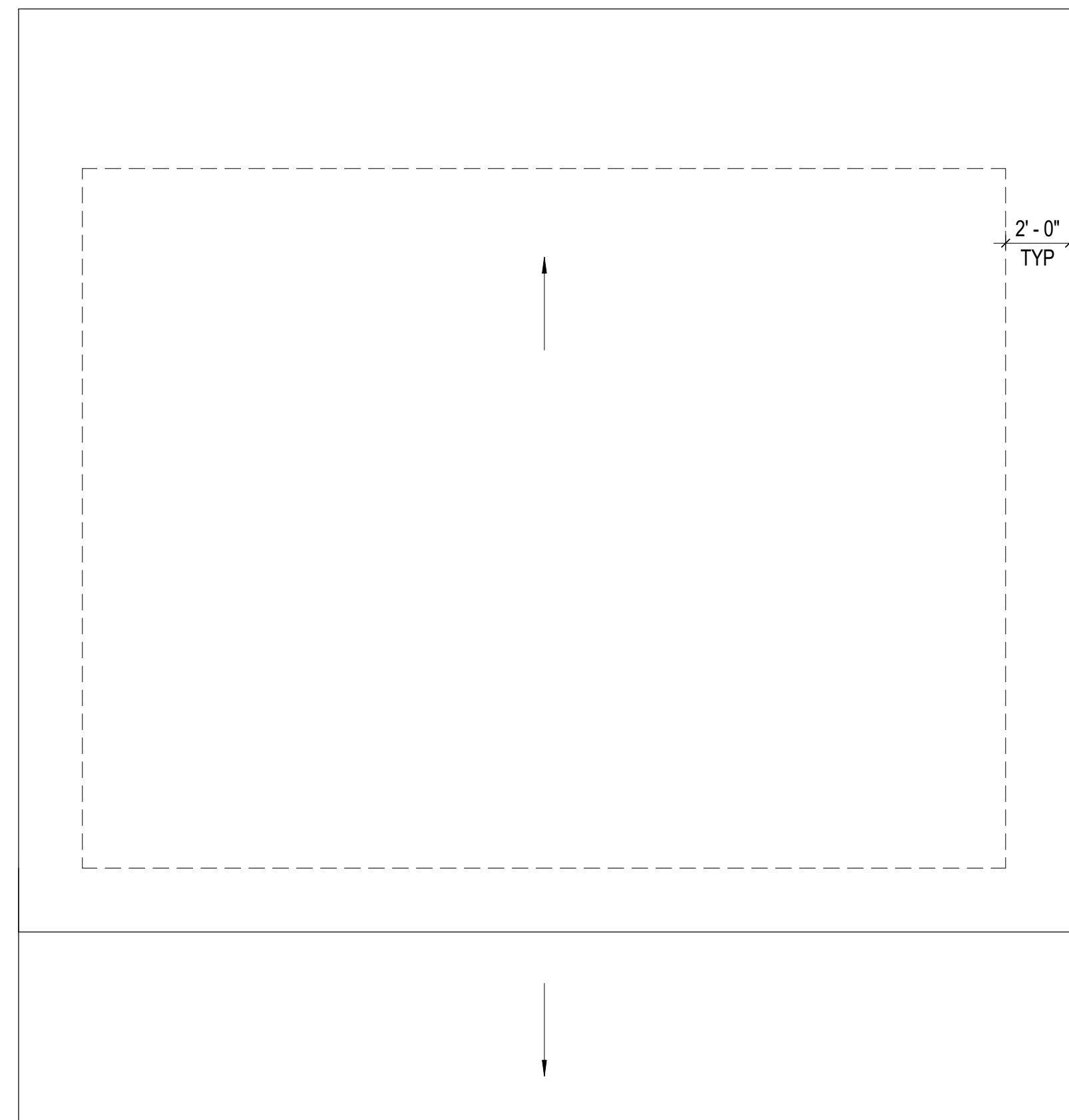
**ATTIC VENTILATION REQUIRED**

NET FREE CROSS VENTILATION AREA =  $\frac{1}{300}$   
VENT AREA REQ'D =  $500 \text{ ft}^2 / 300 = 1.67 \text{ ft}^2 \times 144 = 240 \text{ in}^2$

GABLE END VENTS  
NFVA =  $115 \text{ in}^2$   
QTY = **2 VENTS**  
VENT AREA PROVIDED =  $2 \times 115 \text{ in}^2 = 230 \text{ in}^2$

EAVE VENTS  
NFVA:  $36 \text{ in}^2$   
QTY = **1 VENTS**  
VENT AREA PROVIDED =  $1 \times 36 \text{ in}^2 = 36 \text{ in}^2$

TOTAL VENT AREA PROVIDED  
 $(230 \text{ in}^2) + (36 \text{ in}^2) = 266 \text{ in}^2 > 240 \text{ in}^2$



① Roof -Model 22-500A  
1/4" = 1'-0"

**DRAWING TITLE**

TITLE: ROOF PLAN

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

**SHEET NUMBER**

**A-105**

# STRUCTURAL GENERAL NOTES

**H. STRUCTURAL STEEL**

- PROVIDE STRUCTURAL STEEL COMPLYING WITH THE 2022 CBC CHAPTER 22 AND THE FOLLOWING ASTM STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED:
  - ALL STRUCTURAL STEEL UNLESS OTHERWISE NOTED BELOW ..... ASTM A36
  - ANCHOR BOLTS OR UNFINISHED MACHINE BOLTS ..... ASTM A307
  - PIPES ..... ASTM A53, GRADE B (35 KSI)
  - TUBES ..... ASTM A500, GRADE B (46 KSI)
  - W SHAPES ..... ASTM A992 (50 KSI)
  - THREADED ROUND STOCK ..... ASTM A36
  - REINFORCING STEEL ..... SEE REINFORCING STEEL SECTION
- HIGH STRENGTH BOLTS
  - PROVIDE HIGH STRENGTH BOLTS, NUTS, AND WASHERS COMPLYING WITH ASTM A325 UNLESS OTHERWISE NOTED. ALL HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS INCLUDED IN SHEAR PLANE (A325-N), UNLESS OTHERWISE NOTED. PROVIDE SLIP-CRITICAL HIGH STRENGTH BOLTS (A325-SC) ONLY WHERE SPECIFICALLY INDICATED ON PLANS.
- FABRICATE AND ERECT STRUCTURAL STEEL IN COMPLIANCE WITH THE LATEST EDITION OF AISC "LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
- WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI / AWS D1.1 AND AISC "SPECIFICATIONS," CHAPTER J.
  - WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY
  - WELDING SHALL BE DONE BY ELECTRONIC ARC PROCESS USING E70XX ELECTRODES UNLESS OTHERWISE NOTED.
  - WELDING MAY BE PERFORMED USING SUBMERGED ARC PROCESS WITH AUTOMATIC WELDING (SAW-1)
  - PERFORM SHOP WELDING AND BY A FABRICATOR APPROVED BY GOVERNING CODE AUTHORITY.
  - PROVIDE SPECIAL INSPECTION FOR ALL FIELD WELDING.

**F. ROUGH CARPENTRY**

- ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR - LARCH (DF-L). MAXIMUM MOISTURE CONTENT - 19%.
- MINIMUM LUMBER GRADES (UNLESS OTHERWISE NOTED):
  - STUDS, SILLS, AND PLATES ..... DF-L #2
  - JOISTS AND RAFTERS ..... DF-L #2
  - BEAMS AND POSTS ..... DF-L #1
- ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY, SLAB, WHICH IS DIRECT CONTACT WITH EARTH, AND SILLS THAT REST ON CONCRETE OR MASONRY FOUNDATIONS SHALL BE PRESSURE TREATED DOUGLAS FIR.
- WOOD SILL PLATES SHALL BE PRESSURE TREATED, UNLESS OTHERWISE NOTED, WITH 5/8" DIAMETER ANCHOR BOLTS BY 12" EMBEDMENT AT 4'-0" o.c. WITH 3"x3"x0.229" PLATE WASHERS (MINIMUM 2 ANCHOR BOLTS PER PIECE) LOCATED NOT MORE THAN 12" OR LESS THAN 7 DIAMETERS FROM EACH END OF THE PIECE. A PROPERLY SIZED NUT AND 3"x3"x0.229" THICK WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE PER CBC 2308.3.2.
- PROVIDE WASHERS UNDER HEADS AND NUTS OF BOLTS AND LAG SCREWS BEARING ON WOOD. NUTS ON ALL BOLTS SHALL BE TIGHTENED BEFORE CLOSING IN AND/OR ON COMPLETION OF THE JOB. CUT WASHERS MAY BE USED EXCEPT FOR SILL BOLTS AT SHEARWALLS AND WHERE NOTED OTHERWISE.
- INTERIOR NON-BEARING WALL SILLS MAY BE CONNECTED WITH ICC-ES APPROVED HILTI "X-U" (ESR-2269) WITH 1-1/4" MINIMUM EMBEDMENT POWER DRIVEN FASTENERS, WITH CADMIUM WASHERS, AT 32" ON CENTER. DO NOT USE POWER DRIVEN FASTENERS IN CONCRETE CURBS.
- BOLTS SHALL CONFORM TO ASTM A307. ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED.
- NO STRUCTURAL MEMBER INCLUDING STUDS AND PLATES SHALL BE CUT OR NOTCHED FOR PIPES, ETC... UNLESS SPECIFICALLY SHOWN, NOTED OR ACCEPTABLE TO THE ARCHITECT OR ENGINEER. FOR REQUIREMENT OF BORED HOLES, CONFORM TO CBC SECTIONS 2308.4.2.4, 2308.5.9, 2308.5.10, 2308.6.7.2 AND 2308.7.4.
- NAILING SHALL CONFORM TO CBC TABLE 2304.10.1 IN ADDITION TO NAILING SPECIFIED IN THESE DRAWINGS. USE COMMON NAILS UNLESS SPECIFICALLY OTHERWISE NOTED ON THESE DRAWINGS.
- PROVIDE 2x FULL HEIGHT BLOCKING AT EACH SUPPORT, 10 FEET ON CENTER FOR ROOF RAFTERS, AND 8 FEET ON CENTER FOR FLOOR JOISTS.
- UNDER WALLS PARALLEL TO JOISTS PROVIDE DOUBLE JOISTS. UNDER WALLS PERPENDICULAR TO JOISTS PROVIDE SOLID BLOCKING.
- PROVIDE FULL HEIGHT STUDS FROM FLOOR TO ROOF UNLESS OTHERWISE NOTED.
- GLUED LAMINATED MEMBERS
  - THE LAM BEAMS ARE TO BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR.
  - THE MANUFACTURER'S LOGO IS TO BE IMPRINTED ON THE SIDE OF THE LAM BEAM.
  - THE LAM BEAMS ARE TO BE LOAD TESTED BY THE MANUFACTURER AND THE TEST RESULTS SUBMITTED TO THE BUILDING INSPECTOR.
  - SPECIFY THE NAME OF THE MANUFACTURER OF THE LAM BEAMS AND SHOW THE ICC-ES APPROVAL NUMBER ON THE PLANS.
  - COMBINATION 24F-V8 DF/DF.
  - COMBINATION 24F-V4 DF/DF MAY BE USED ON SIMPLE SPAN MEMBERS WITH THE WRITTEN APPROVAL OF THANG LE, S.E.
- A LADBS CERTIFICATE OF INSPECTION FOR ALL GLUED LAMINATED TIMBER SHALL BE SUBMITTED TO A BUILDING AND SAFETY DIVISION INSPECTOR PRIOR TO ERECTION.
- A LADBS LICENSED FABRICATOR IS REQUIRED FOR GLU-LAM.
- GLUE-LAM BEAMS MUST BE FABRICATED IN A LADBS LICENSED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER 1 5-A, 2015 NDS SUPP.
- METAL FRAMING ACCESSORIES: STEEL JOIST HANGERS, FRAMING ANCHORS AND FASTENERS AND OTHER SUCH CONNECTION DEVICES SHALL BE OF STANDARD MANUFACTURER OF THE TYPE REQUIRED BY THESE DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. DEVICES SHALL BE GALVANIZED. "SIMPSON" PART NUMBERS ARE SHOWN ON THE DRAWINGS.
- WOOD WALL STUDS:
  - PROVIDE FULL HEIGHT STUDS FROM FLOOR TO ROOF UNLESS OTHERWISE NOTED.
  - MAXIMUM HEIGHT OF 2x4 STUD WALLS IS 14'-0".
  - PROVIDE 2x6 STUDS AT 16" o.c. FOR WALLS 14'-0" TO 18'-0" TALL.
  - PROVIDE 2x8 STUDS AT 16" o.c. FOR WALLS 18'-0" TO 22'-0" TALL.
- BEAMS BUILT UP FROM MULTIPLE 2x MEMBERS:
  - 2-2x BEAMS - 16d FACE NAIL STAGGERED AT 9" o.c.
  - 3-2x BEAMS - 5/8" DIAMETER BOLTS STAGGERED AT 18" o.c.
- ONLY COMMON NAILS SHALL BE USED FOR ALL PLYWOOD SHEAR WALLS AND NAIL GUNS USING "CLIPPED HEAD" OR SINKER NAILS ARE NOT ACCEPTABLE.
- FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.

**G. SHEATHING**

- ROOF SHEATHING SHALL BE 15/32" APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATED 24/0, PRODUCT STANDARD DOC PS-1, DOUGLAS FIR-LARCH, STRUCTURAL I (OR CDX).
- FLOOR PANELS SHALL BE 23/32" APA RATED PLYWOOD STURDI-I-FLOOR, TONGUE AND GROOVE, EXPOSURE 1, SPAN RATED 24" o.c. PRODUCT STANDARD DOC PS-1, DOUGLAS FIR-LARCH, STRUCTURAL I (OR CDX).
- WALL SHEATHING SHALL BE APA RATED AS FOLLOWS:
  - 15/32" APA RATED SHEATHING, EXPOSURE 1, SPAN RATED 32/16.
  - 19/32" APA RATED SHEATHING, EXPOSURE 1, SPAN RATED 40/20.
- ALL SHEATHING SHALL BE 2'-0" IN THE LEAST DIMENSION UNLESS ALL EDGES ARE BLOCKED AND NAILED.

**B. FOUNDATION**

- PERFORM FOUNDATION WORK COMPLYING WITH THE CBC 2022 CHAPTER 18. ASSUMED ALLOWABLE SOIL BEARING = 1,500 PSF

**C. REINFORCING STEEL**

- REINFORCING STEEL COMPLYING WITH ASTM A615, GRADE 60 DEFORMED BARS, EXCEPT #3 BAR CAN BE GRADE 40 OR STRONGER.
- WELDED REINFORCING STEEL COMPLYING WITH ASTM A706, GRADE 60 DEFORMED BARS.
- SMOOTH WELDED WIRE FABRIC COMPLYING WITH ASTM A185. LAP FABRIC 1-1/2 SPACES (12" MINIMUM). PROVIDE DEFORMED WIRE STIRRUPS, SIZE D4 AND LARGER ONLY, COMPLYING WITH ASTM 497.
- SPLICE REINFORCING STEEL WHERE INDICATED. IF SPLICE LOCATIONS ARE NOT SPECIFICALLY SHOWN OR INDICATED, VERIFY SPLICE LOCATIONS WITH ARCHITECT/ENGINEER PRIOR TO DEVELOPING REINFORCING STEEL SHOP DRAWINGS.
- LAP REINFORCING STEEL AT SPLICES TO THE FOLLOWING MINIMUM LENGTHS, UNLESS OTHERWISE NOTED, (APPLICABLE TO 3,000 PSI OR HIGHER, NORMAL WEIGHT CONCRETE ONLY):
 

BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS
#3	1'-9"	1'-4"	#8	6'-10"	5'-3"
#4	2'-4"	1'-10"	#9	8'-8"	6'-8"
#5	2'-11"	2'-3"	#10	11'-0"	8'-6"
#6	3'-10"	2'-11"	#11	13'-6"	10'-6"
#7	5'-3"	4'-0"			

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW REBAR.

OTHER BARS ARE HORIZONTAL BARS WITH LESS THAN 12 INCHES OF CONCRETE CAST BELOW BARS AND ALL VERTICAL BARS.

- MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL, INCLUDING SPLICED REINFORCING STEEL, SHALL BE 1 INCH OR 1 BAR DIAMETER, WHICHEVER IS GREATER. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLED BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.
- MAINTAIN THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE UNLESS OTHERWISE NOTED:
  - SLAB-ON-GRADE ..... C/L OF SLAB
  - CONCRETE BELOW GRADE, FORMED ..... 2 INCHES
  - CONCRETE BELOW GRADE, UNFORMED ..... 3 INCHES
  - WALLS ABOVE GRADE, EXPOSED TO WEATHER ..... 2 INCHES
  - WALLS ABOVE GRADE, NOTE EXPOSED TO WEATHER ..... 1 INCHES
  - COLUMNS, CLEAR TO FACE OF TIES ..... 1-1/2 INCHES
  - BEAMS, CLEAR TO FACE OF TIES ..... 1-1/2 INCHES
- BEND REINFORCING STEEL COLD UNLESS OTHERWISE ACCEPTED BY ARCHITECT OR ENGINEER.
- CHAIRS OR SPACERS FOR REINFORCING SHALL BE PLASTIC OR PLASTIC COATED WHEN RESTING ON EXPOSED SURFACES.
- WELD REINFORCING STEEL COMPLYING WITH AWS D1.4. DO NOT WELD REINFORCING STEEL OTHER THAN THOSE CONFORMING TO ASTM A706.
- SECURELY TIE ANCHOR BOLTS, REINFORCING STEEL, INSERTS, ETC... IN PLACE PRIOR TO PLACING CONCRETE OR GROUT.
- SUBMIT REINFORCING STEEL SHOP DRAWINGS INDICATING REINFORCING PLACEMENT, INCLUDING SPLICE LOCATIONS AND LENGTHS, TO ARCHITECT/ENGINEER FOR REVIEW AND ACCEPTANCE.

**D. CAST-IN-PLACE CONCRETE**

- NORMAL WEIGHT AGGREGATES OF NATURAL SAND AND ROCK COMPLYING WITH ASTM C33.
- PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE II.
- NORMAL WEIGHT CONCRETE (145 PCF), WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%, ATTAINING MINIMUM COMPRESSIVE STRENGTHS (f'c) AT 28 DAYS AS FOLLOWS:
 

FOUNDATIONS	2,500 PSI
SLAB-ON-GRADE	2,500 PSI
UNLESS OTHERWISE NOTED	2,500 PSI
- SLUMP NOT TO EXCEED 4 INCHES.
- DO NOT USE CONCRETE OR GROUT CONTAINING CHLORIDES
- DO NOT EMBED CONDUITS, PIPES, OR SLEEVES OTHER THAN ELECTRICAL CONDUITS 1 INCH DIAMETER AND SMALLER IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY DETAILED OR ACCEPTED BY ARCHITECT OR ENGINEER.
- FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC... WITH 3/4 INCH CHAMFERS UNLESS OTHERWISE DETAILED.
- PROVIDE KEYS IN CONSTRUCTION JOINTS UNLESS OTHERWISE DETAILED.
- ROUGHED CONCRETE SURFACE TO FULL AMPLITUDE OF 1/16 INCH WHERE MASONRY WALLS INTERSECT CONCRETE.
- PERFORM WORK IN COMPLIANCE WITH ACI 301.

**E. CONCRETE BLOCK MASONRY:**

- UNLESS OTHERWISE NOTED ON THESE DRAWINGS:
  - MEDIUM WEIGHT OR LIGHTER GRADE N UNITS - ASTM C90-00.
  - 28 DAY MASONRY STRENGTH (f'm) = 1,500 PSI.
  - LAY ALL MASONRY UNITS IN RUNNING BOND PATTERN (4 INCH MINIMUM OVERLAP) INCLUDING ENDS, INTERSECTIONS, AND LINTELS.
  - PROVIDE VERTICAL JOINTS AT 26'-0" MAXIMUM SPACING, BUT NO CLOSER THAN 3'-0" TO AN OPENING OR BEARING PLATE.
- CEMENT FOR MORTAR AND GROUT - ASTM C150, TYPE II, LOW ALKALI.
- MORTAR - TYPE S OR M, ALWAYS USE TYPE M BELOW GRADE - ASTM C270.
- GROUT:
  - ASTM C476 - 28 DAY COMPRESSIVE STRENGTH (f'c) = 2,000 PSI.
  - COMPLETELY CLEAN OUT GROUT CELLS BEFORE PLACING GROUT. PROVIDE CLEANOUT HOLES FOR GROUT LIFTS HIGHER THAN FOUR FEET.
  - GROUT ALL CELLS SOLID UNLESS OTHERWISE NOTED ON THESE DRAWINGS.
  - STOP GROUT POURS 1-1/2" BELOW TOP OF BLOCK EXCEPT AT EXPOSED TOP OF WALL. AT BOND BEAMS STOP GROUT POURS 1/2" BELOW TOP OF BLOCK.
  - CONSOLIDATE GROUT IN PLACE USING A MECHANICAL VIBRATOR DURING PLACEMENT AND RECONSOLIDATE AFTER INITIAL LOSS OF WATER, BUT BEFORE INITIAL SET. ENSURE COMPLETE FILLING OF CELLS AND BONDING TO MASONRY UNITS.
- PROVIDE SPECIAL INSPECTION FOR CONCRETE MASONRY CONSTRUCTION UNLESS OTHERWISE NOTED ON THESE DRAWINGS.

**A. GENERAL**

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2022 EDITION (CBC 2022), CALIFORNIA RESIDENTIAL 2022 (CRC 2022) AND ALL APPLICABLE CODES AND ORDINANCES.
 

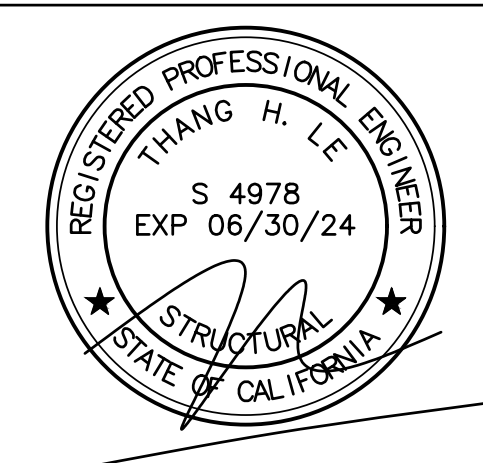
**BASIS OF DESIGN:**

  - SEISMIC LOADS
    - + IMPORTANCE FACTOR, Ie = 1.0
    - + Ss = 3.000g
    - + S1 = 1.119g
    - + SITE CLASS: D
    - + Sds = 2.400g
    - + Sd1 = 1.119g
    - + Rho = 1.3 (REDUNDANCY FACTOR)
    - + SEISMIC DESIGN CATEGORY: E
    - + BASIC SEISMIC-FORCE-RESISTING SYSTEM: SHEATHED SHEAR BEARING WALLS
    - + SEISMIC RESPONSE COEFFICIENT, Cs = 0.369 (STRENGTH) = 0.264 (SERVICE)
    - + RESPONSE MODIFICATION FACTOR, R = 6.5
    - + ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE
  - WIND LOAD
    - + BASIC WIND SPEED = 110 MPH (ULTIMATE)
    - + EXPOSURE C
    - + IMPORTANCE FACTOR, Iw=1.0
    - + INTERNAL PRESSURE COEFFICIENT = 0.18
    - + DESIGN WIND PRESSURE = 27.5 PSF
    - + COMPONENTS AND CLADDING WIND PRESSURE = 39 PSF
  - LIVE LOADS
    - + ROOF = 20 PSF
    - + FLOOR = 40 PSF
    - + DECK/BALCONY = 60 PSF
  - DEAD LOADS
    - + ROOF = 20 PSF
    - + FLOOR = 20 PSF
  - PERFORM FOUNDATION WORK COMPLYING WITH THE CBC 2022 CHAPTER 18.
    - + ASSUMED ALLOWABLE SOIL BEARING = 1,500 PSF
- AISC - SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING.
- ACI-318 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- ALL ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE OF THE LATEST REVISION.
- WRITTEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION. DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS, AND DETAILS.
- ANY DISCREPANCIES ON THE PLANS OR ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITION DIFFERENT FROM THOSE INDICATED ON THE PLANS, SHALL BE CALLED TO THE ATTENTION OF THANG LE, S.E. PRIOR TO CONTINUING CONSTRUCTION. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN THE TRADES WHERE REQUIRED, IS ACCOMPLISHED.
- SEE ARCHITECTURAL DRAWING FOR KINDS OF FLOOR FINISH, DEPRESSION IN SLAB, OPENINGS IN WALLS AND ROOF REQUIRED BY DOOR, WINDOWS, DUCTS, VENTS, HATCHES, PLUMBING, ETC...; ALL TYPE OF FLASHING, INSERTS, ANCHORS, HANGERS, ETC... EMBEDDED OR ATTACHED TO CONCRETE STRUCTURE; PAVING, WALKS, STAIRS, RAMPS, CURBS, PARAPETS, TERRACES, ETC...; EXTERIOR GRADES; ROOF SLABS, CRICKETS AND DRAINS.
- THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AS TO LAYOUT DIMENSIONS AND ELEVATIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THANG LE, S.E. AND THE OWNER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
- IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
- THE BUILDER SHALL TAKE FULL AND FINAL RESPONSIBILITY FOR CONSTRUCTING A FINAL PRODUCT OF APPROPRIATE QUALITY AND SERVICEABILITY CONSISTENT WITH THE INFORMATION AND REQUIREMENTS CONTAINED IN THE CONSTRUCTION DOCUMENTS OR REASONABLY INFERRABLE THEREFROM, AND/OR CONTAINED IN THE REQUIREMENTS OF ANY GOVERNMENTAL ENTITY WITH JURISDICTION OVER THE PROJECT.
- THE BUILDER SHALL TAKE FULL RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES INCLUDING WITHOUT LIMITATION DEMOLITION, EXCAVATION AND ERECTION PROCEDURES.
- STRUCTURAL OBSERVATION VISITS TO SITE BY REPRESENTATIVES OF THANG LE, S.E. DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION MEANS AND METHODS. OBSERVATIONS PERFORMED BY ENGINEER DURING CONSTRUCTION ARE NOT CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE PERFORMED BY OTHERS. OBSERVATIONS PERFORMED BY ENGINEER ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTAND DESIGN INTENT CONVEYED IN CONTRACT DOCUMENTS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- MODIFICATIONS OR SUBSTITUTIONS: DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE INDICATED OR SPECIFIED MAY BE CONSIDERED FOR USE PROVIDED A WRITTEN REQUEST, SUBJECT TO REVIEW, IS SUBMITTED TO OWNER, ARCHITECT, ENGINEER AND GOVERNING CODE AUTHORITY PRIOR TO ITS USE OR INCLUSION ON ANY SHOP DRAWING.
- BRACE PIPING AND DUCTS COMPLYING WITH LATEST ADDITION OF GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION.
- INSTALL AND ANCHOR MECHANICAL AND ELECTRICAL EQUIPMENT TO STRUCTURE COMPLYING ASCE/SEI 7-05, CHAPTER 13, AS MODIFIED BY CBC 1614.1.11 THROUGH 1614.1.16. ISOLATORS, FASTENERS AND ANY OTHER ELEMENT PROVIDING STABILITY FOR EQUIPMENT SHALL BE APPROVED BY ICC-ES OR EQUIVALENT TESTING PROCEDURE. PROVIDE SUSPENDED EQUIPMENT WITH APPROVED LATERAL OR SWAY BRACING.



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**DRAWING TITLE**

TITLE: STRUCTURAL GENERAL NOTES

SCALE: NO SCALE

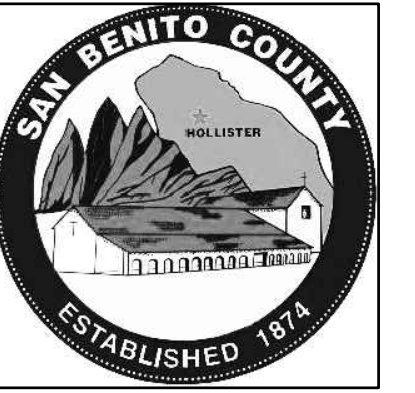
**SHEET NUMBER**

S1.1



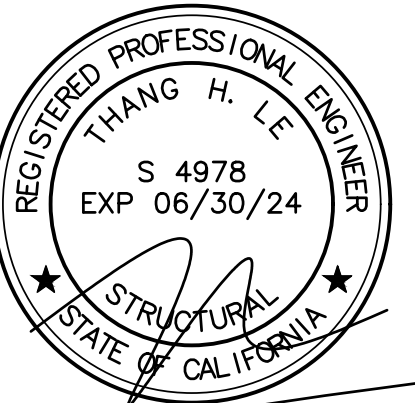




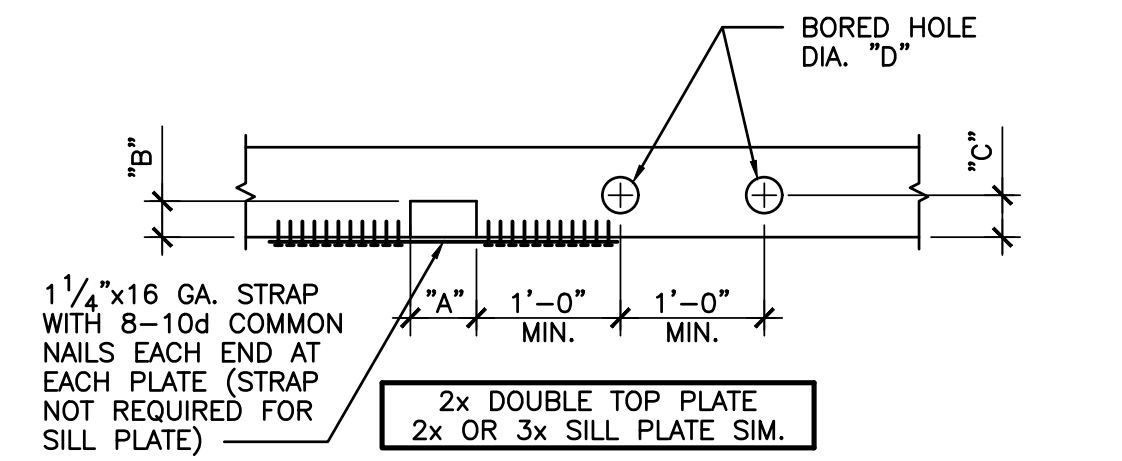


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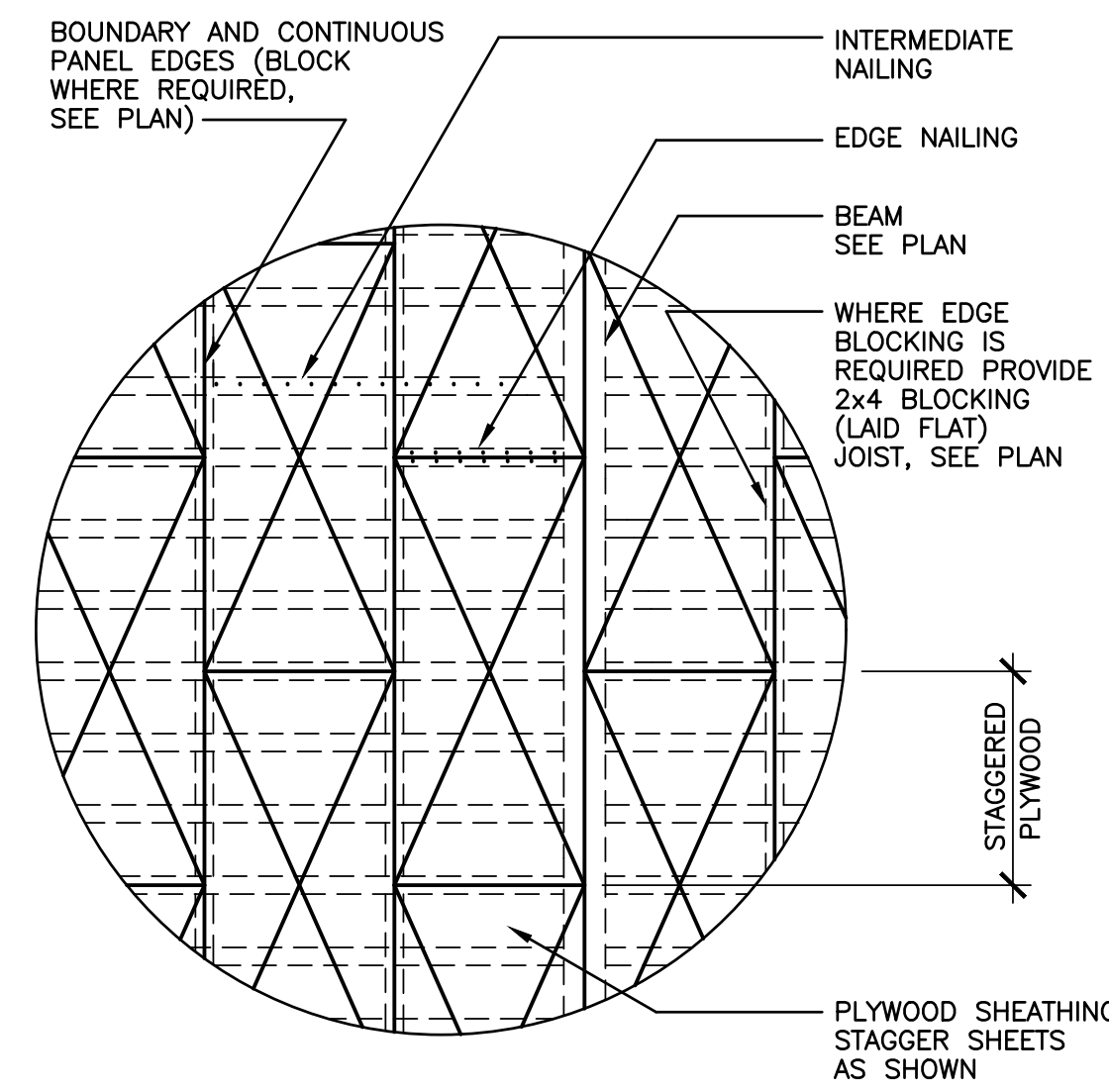
SIZE OF PLATE	WIDTH OF NOTCHING "A"	DEPTH OF NOTCHING "B"	EDGE DIST. FOR HOLE "C"	MAX. HOLE DIAMETER "D"	NO. OF 16d PER EACH END STRAP
2x4	3 1/2"	1 1/2"	1 1/2"	1 1/4"	6
2x6	5 1/2"	2"	2"	2"	8
2x8	5 1/2"	2"	2"	3"	11

NOTE: \* NO. OF 16d COMMON NAILS EA. SIDE OF NOTCH TO EA. PLATE

- STRAP NOT REQUIRED FOR SILL PLATE.
- PREDRILL CORNERS OF NOTCHES.
- HOLES SHALL BE DRILLED.
- WHERE NOTCH IS GREATER THAN NOTED, PROVIDE ANCH. BOLT EA. SIDE OF NOTCH.

### DOUBLE TOP/SILL PLATE BORING-NOTCHING DETAIL

3/4"-1" 12



### ROOF/FLOOR SHEATHING

3/4"-1" 9

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	16d AT 16" o.c.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	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	16d AT 16" o.c.
DOUBLED TOP PLATES, LAP SPLICE	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
25. 2" PLANKS	2-16d AT EA. BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR AND WALL SHEATHING (TO FRAMING):	
1/2" AND LESS	6d <sup>s</sup>
19/32" - 3/4"	8d OR 6d <sup>s</sup>
7/8" - 1"	8d <sup>s</sup>
1 1/8" - 1 1/4"	10d OR 8d <sup>s</sup>
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING):	
1/2" AND LESS	6d <sup>s</sup>
3/4" - 1"	8d <sup>s</sup>
1 1/8" - 1 1/4"	10d OR 8d <sup>s</sup>
27. PANEL SIDING (TO FRAMING):	
1/2" OR LESS	6d <sup>s</sup>
5/8"	8d <sup>s</sup>
28. FIBERBOARD SHEATHING: <sup>7</sup>	
NO. 11 GA.	6d <sup>s</sup>
NO. 16 GA.	6d <sup>s</sup>
NO. 11 GA.	8d <sup>s</sup>
NO. 16 GA.	8d <sup>s</sup>
25/32"	NO. 16 GA. <sup>s</sup>
29. INTERIOR PANELING	
1/4"	4d <sup>ns</sup>
3/8"	6d <sup>ns</sup>

<sup>1</sup> COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.

<sup>2</sup> 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.

<sup>3</sup> COMMON OR DEFORMED SHANK.

<sup>4</sup> COMMON

<sup>5</sup> DEFORMED SHANK.

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

<sup>7</sup> FASTENERS SPACED 3" o.c. AT EXTERIOR EDGES AND 6" o.c. AT INTERMEDIATE SUPPORTS.

<sup>8</sup> 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.

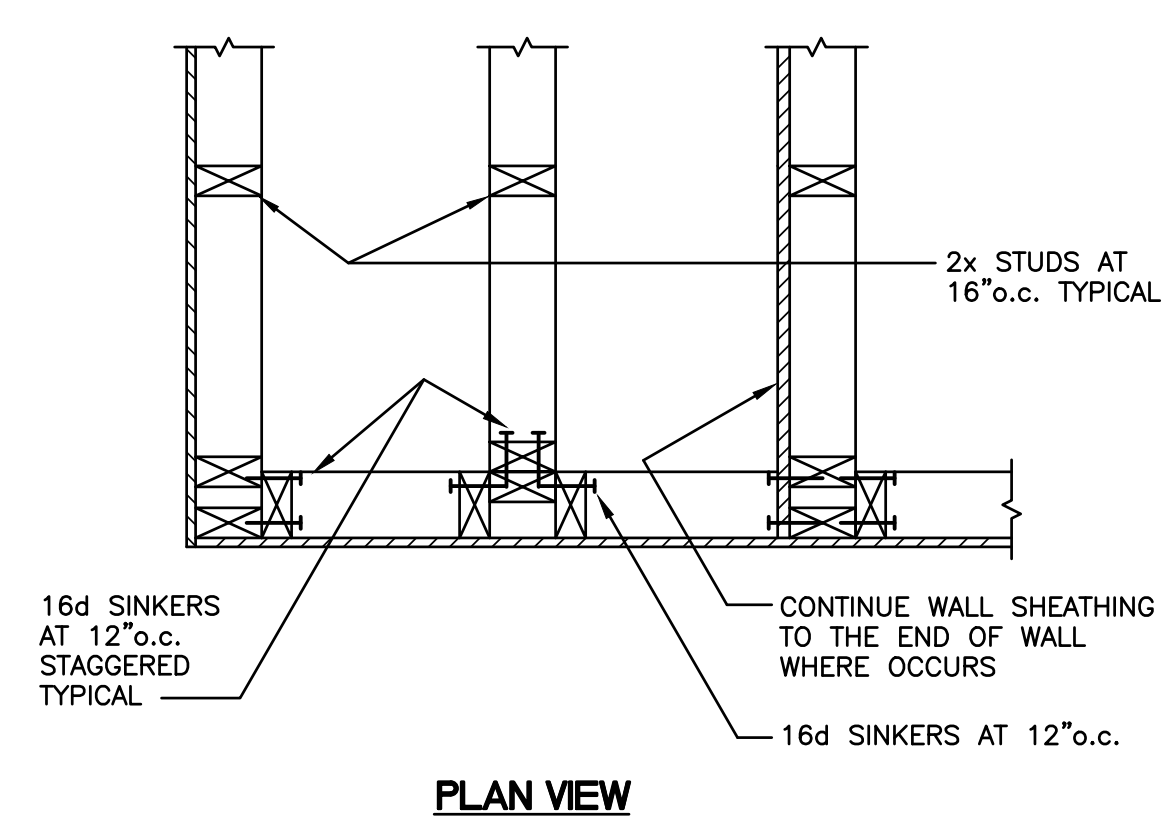
<sup>9</sup> CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" CROWN AND 1 1/8" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.

<sup>10</sup> 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.

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

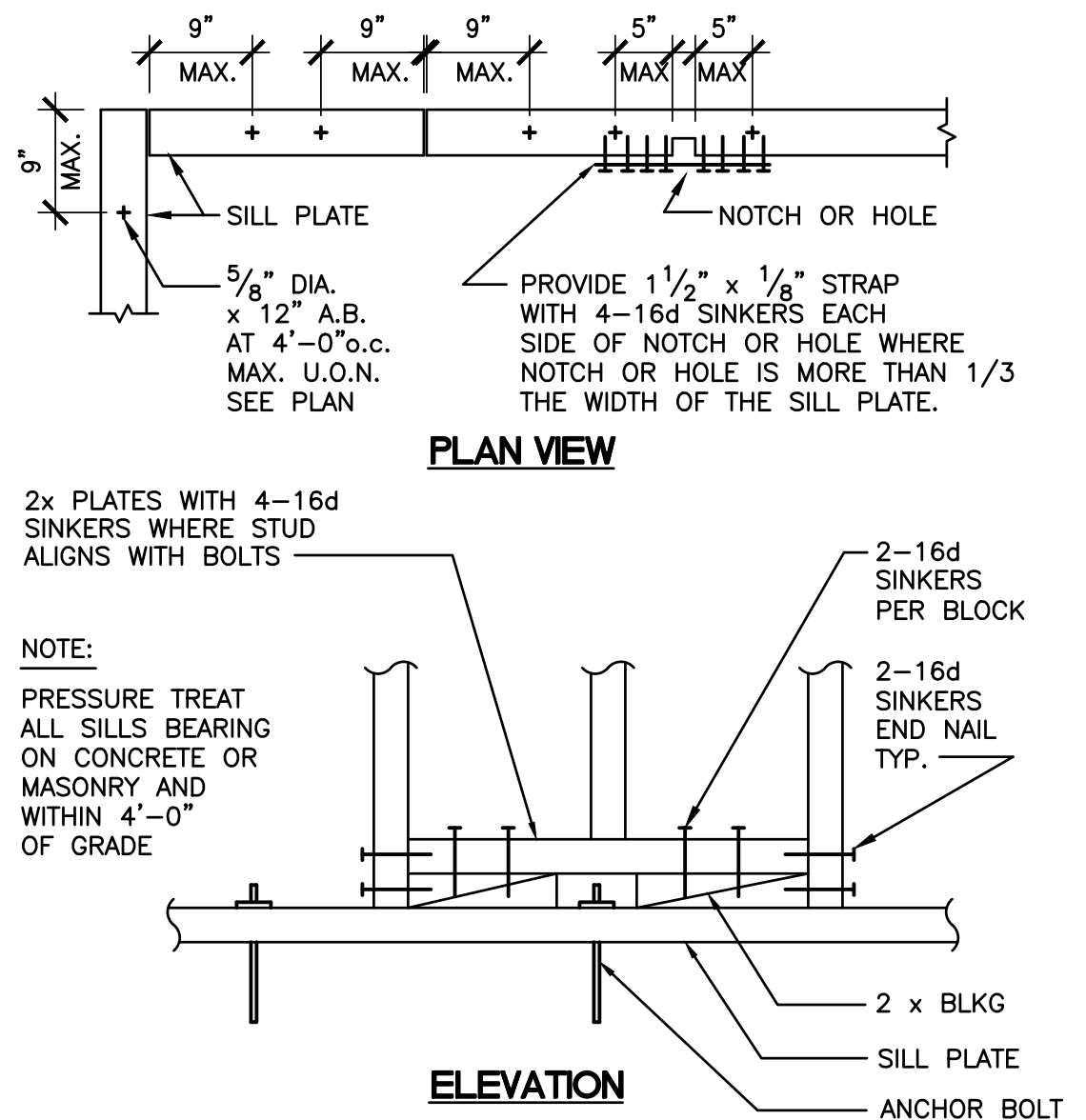
**NAILING SCHEDULE:**

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.



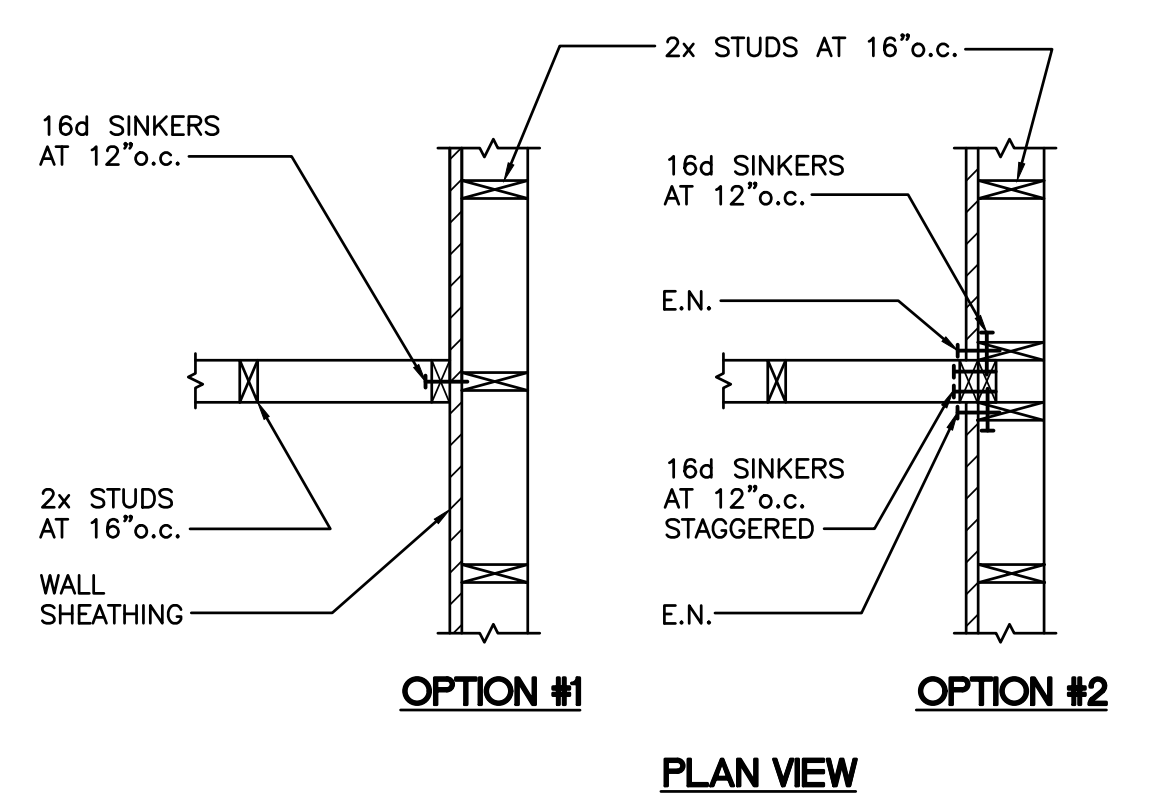
### TYPICAL WALL CORNER

3/4"-1" 11



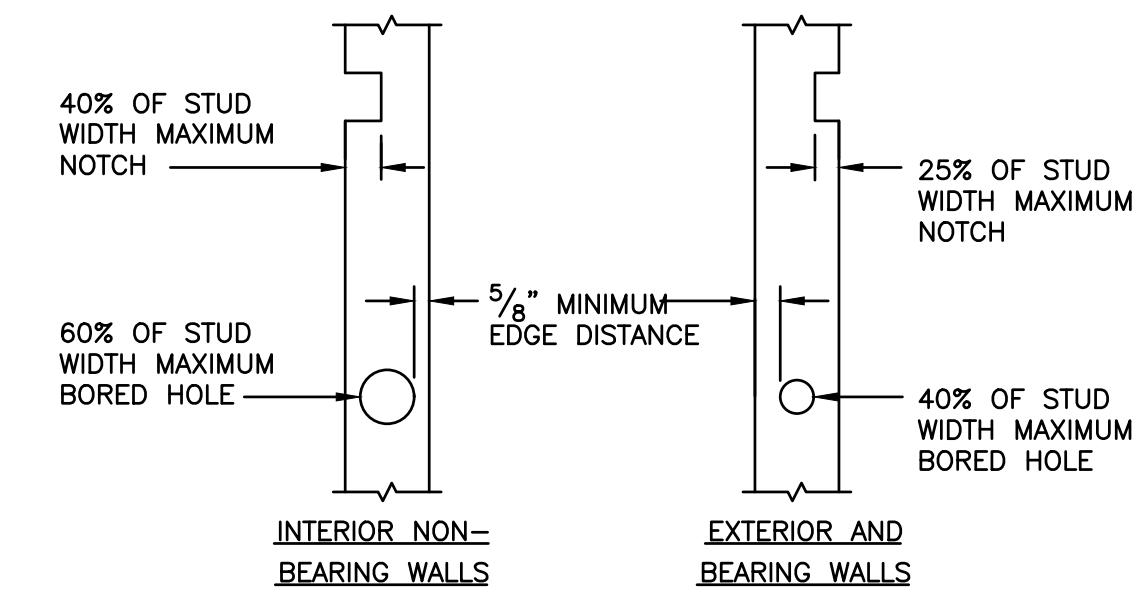
### TYPICAL SILL PLATE

3/4"-1" 8



### TYP. WALL INTERSECTION

3/4"-1" 10



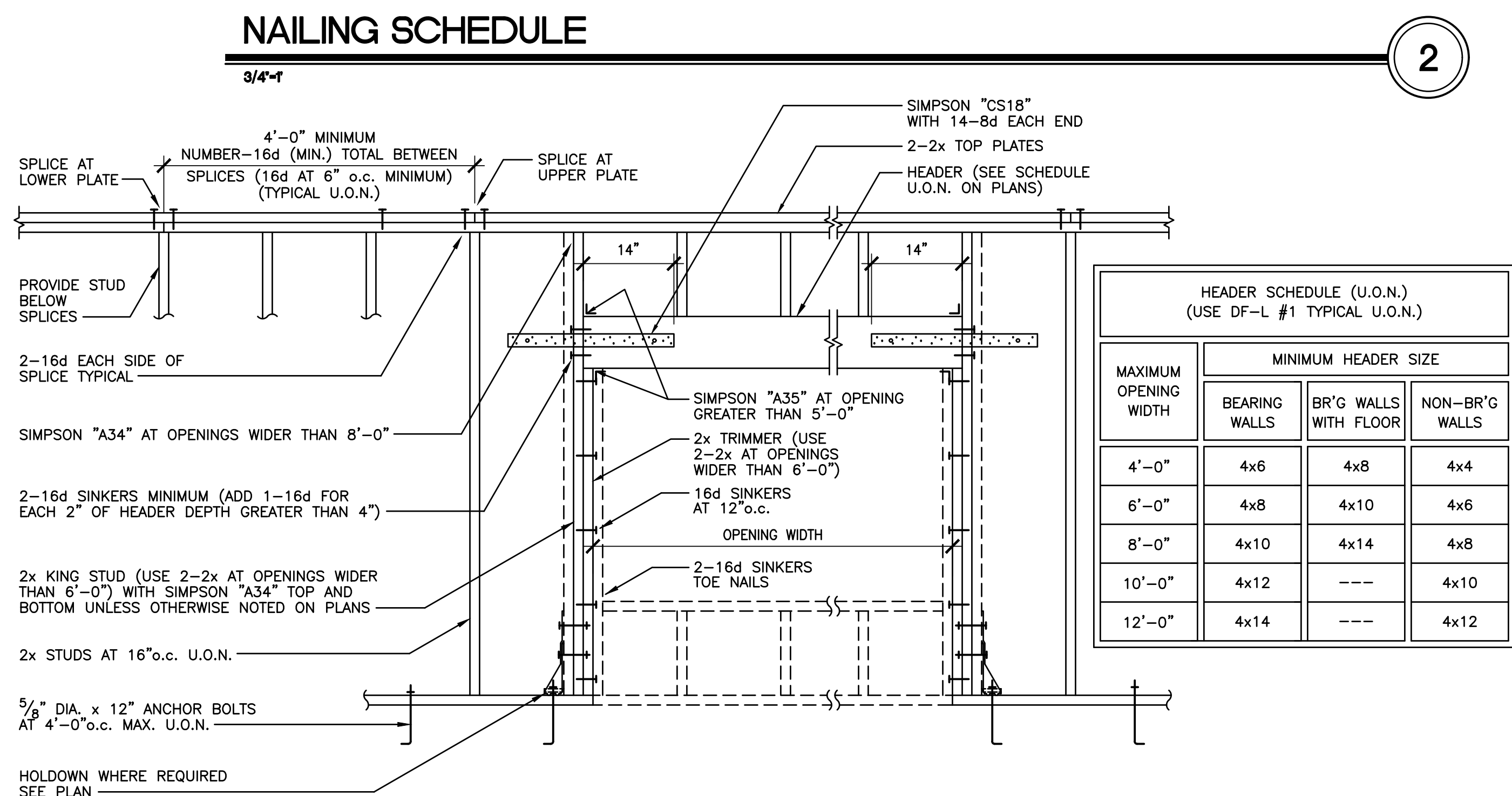
NOTES:

- NOTCHES AND HOLES SHALL NOT OCCUR AT THE SAME LOCATION ON A STUD.
- 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



### TYPICAL WALL FRAMING

3/4"-1" 1

**HEADER SCHEDULE (U.O.N.) (USE DF-L #1 TYPICAL U.O.N.)**

MAXIMUM OPENING WIDTH	MINIMUM HEADER SIZE		
	BEARING WALLS	BR'G WALLS WITH FLOOR	NON-BR'G WALLS
4'-0"	4x6	4x8	4x4
6'-0"	4x8	4x10	4x6
8'-0"	4x10	4x14	4x8
10'-0"	4x12	---	4x10
12'-0"	4x14	---	4x12

**DRAWING TITLE**

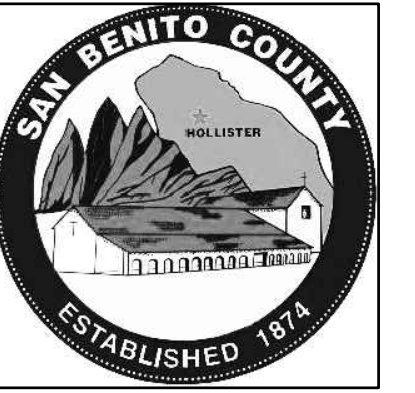
TITLE: TYPICAL WOOD DETAILS

SCALE: 3/8" = 1'-0"

**SHEET NUMBER**

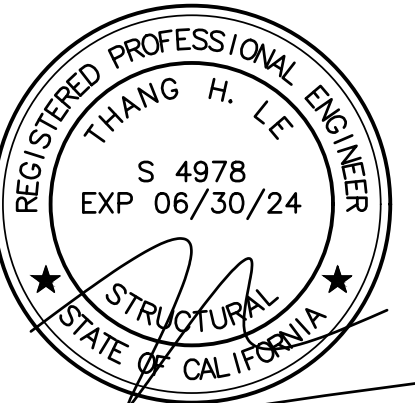
**S1.3**





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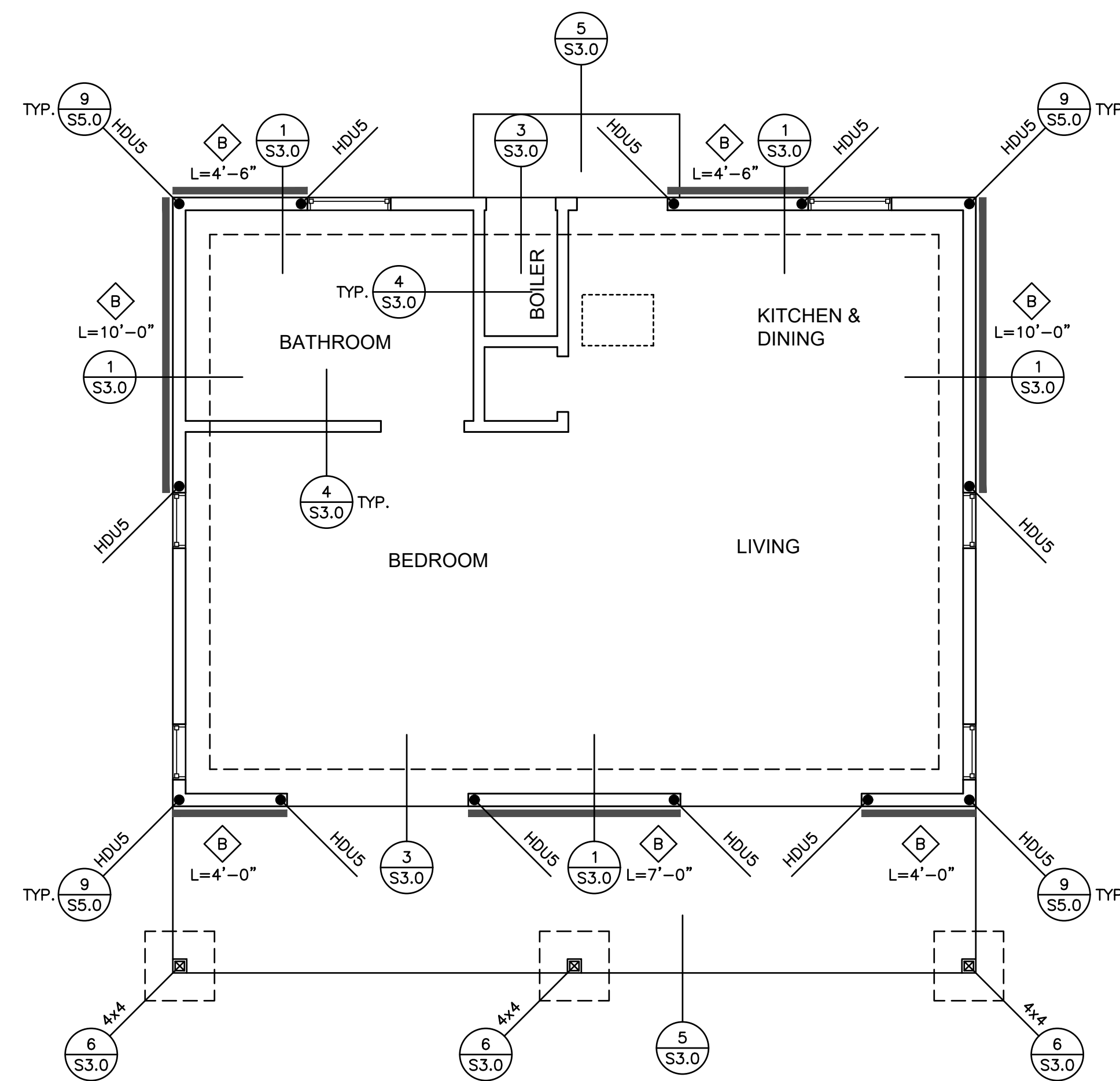
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## FOUNDATION PLAN

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 HOLD-DOWN TO NEW FOOTING SEE (9/S5.0)
- DESIGNATES SIMPSON HOLD-DOWN 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 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.



4" THICK CONCRETE SLAB-ON-GRADE REINFORCED WITH #4 AT 16"o.c. EACH WAY AT MID DEPTH OVER 10 MIL. ASTM E-1745A VAPOR BARRIER < 0.01 PERMS OVER 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE. SEE DETAIL 5/S1.2 FOR SLAB CONSTRUCTION.

### 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-1 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-1 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-1 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-1 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**





ADDRESS: 2201 Technology Parkway  
Hollister, CA 95023-9174

PHONE: 831-637-5313



County of San Benito - Resource Management Agency

500 SF ACCESSORY DWELLING UNIT

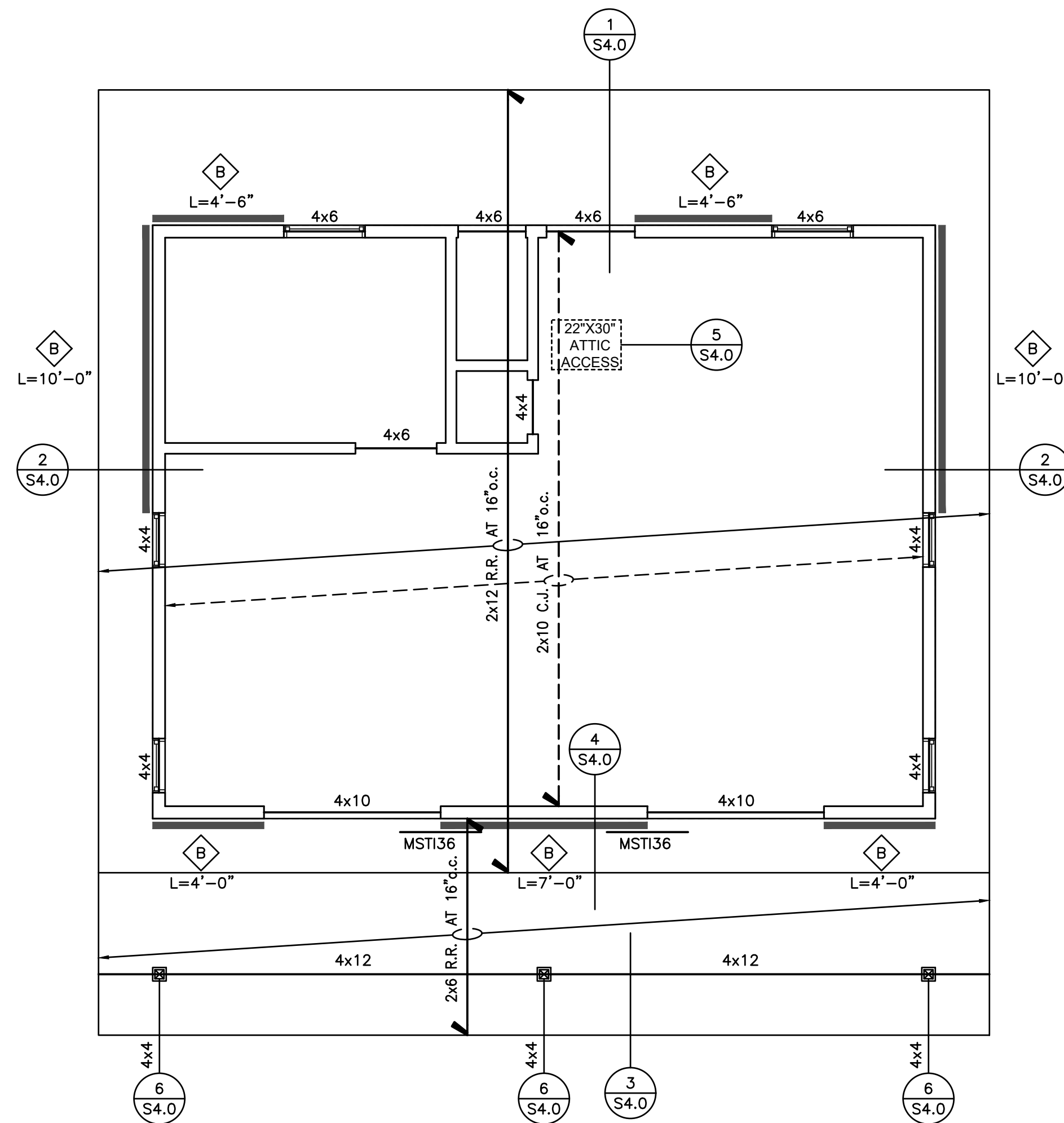
**DRAWING TITLE**

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.
- VERIFY SHOWN DIMENSIONS WITH ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
- FOR TYPICAL FOOTING/WALL CORNER BAR REINFORCING SEE SHEET S1.2.
- DESIGNATES SHEATHED SHEAR WALL PANEL. NAILING SCHEDULE SEE SHEET S5.0.
- DESIGNATES SIMPSON HOLD-DOWN TO NEW FOOTING SEE SHEET S5.0.
- DESIGNATES SIMPSON HOLD-DOWN TO (E) FOOTING SEE SHEET 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 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.
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**SHEAR WALL SCHEDULE**

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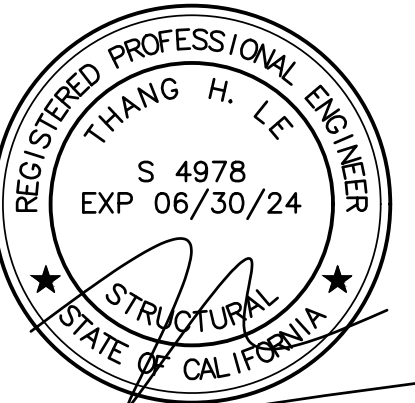
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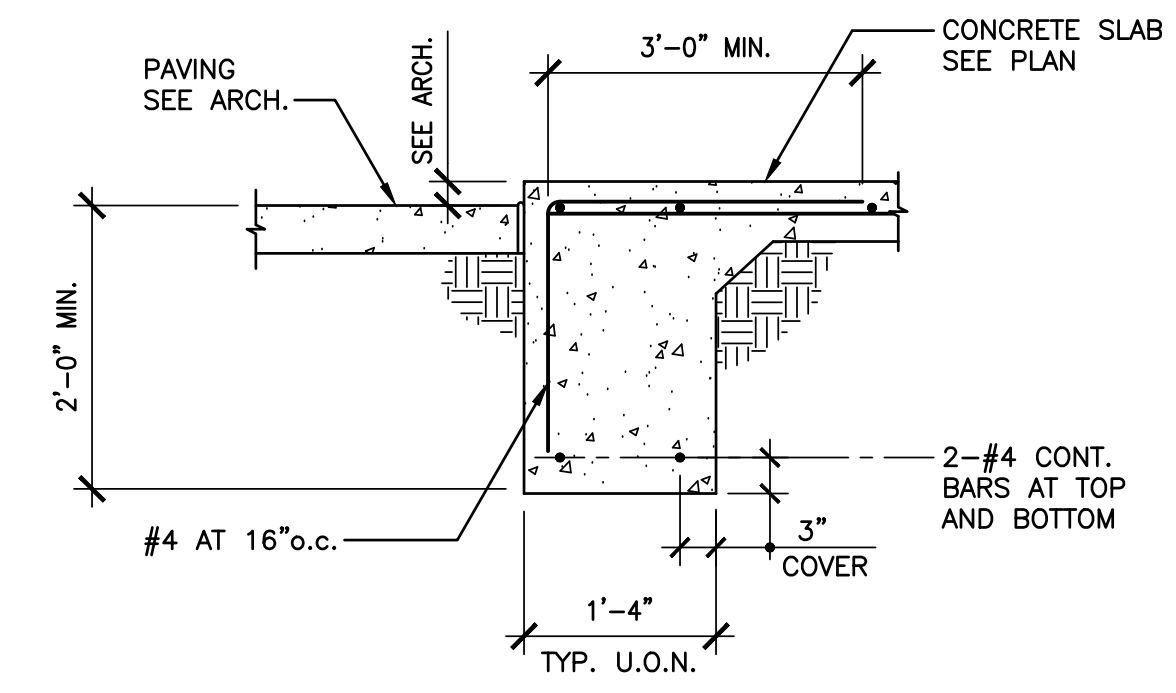


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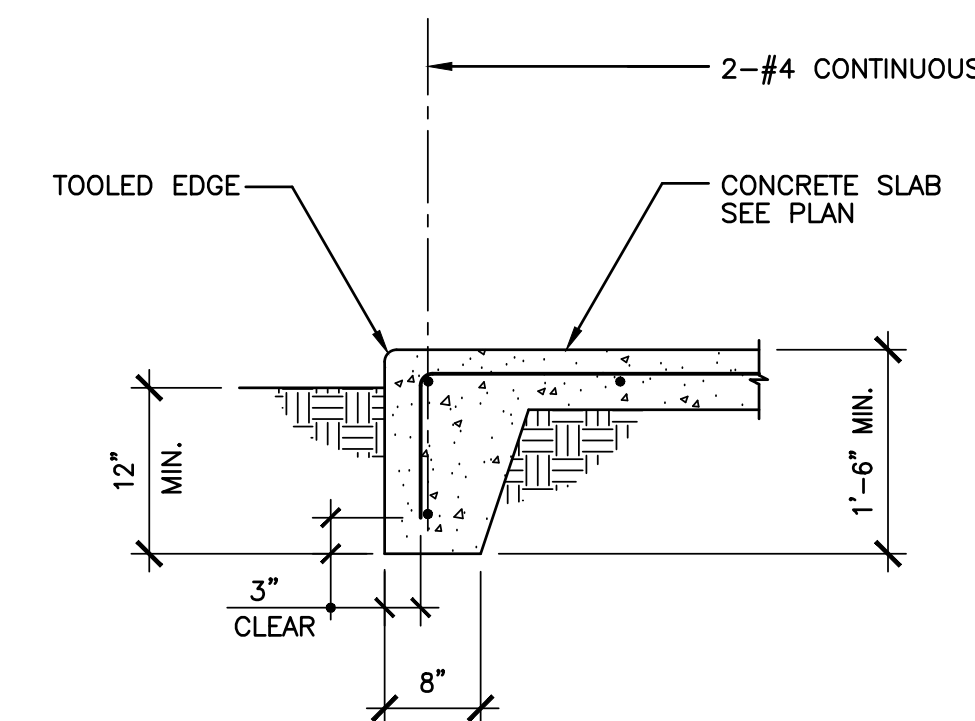
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**ENTRY SLAB**

3/4"-1"

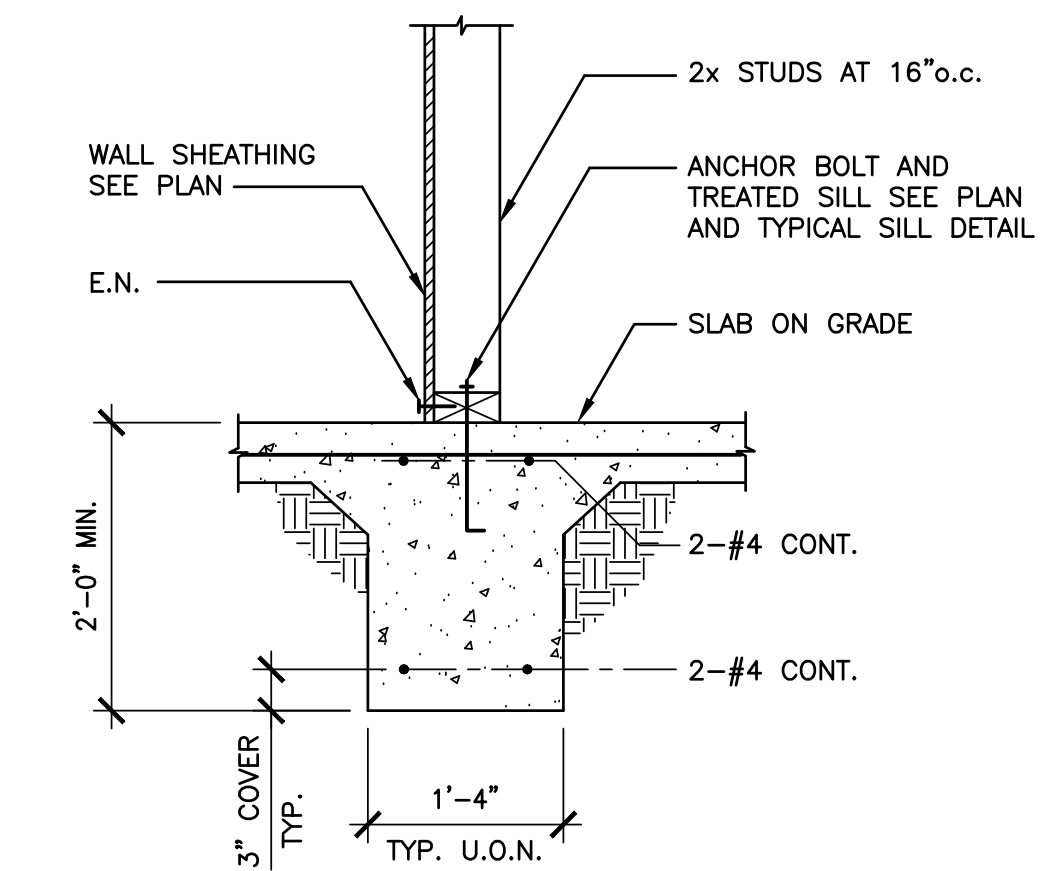
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**TYPICAL EDGE OF SLAB**

3/4"-1"

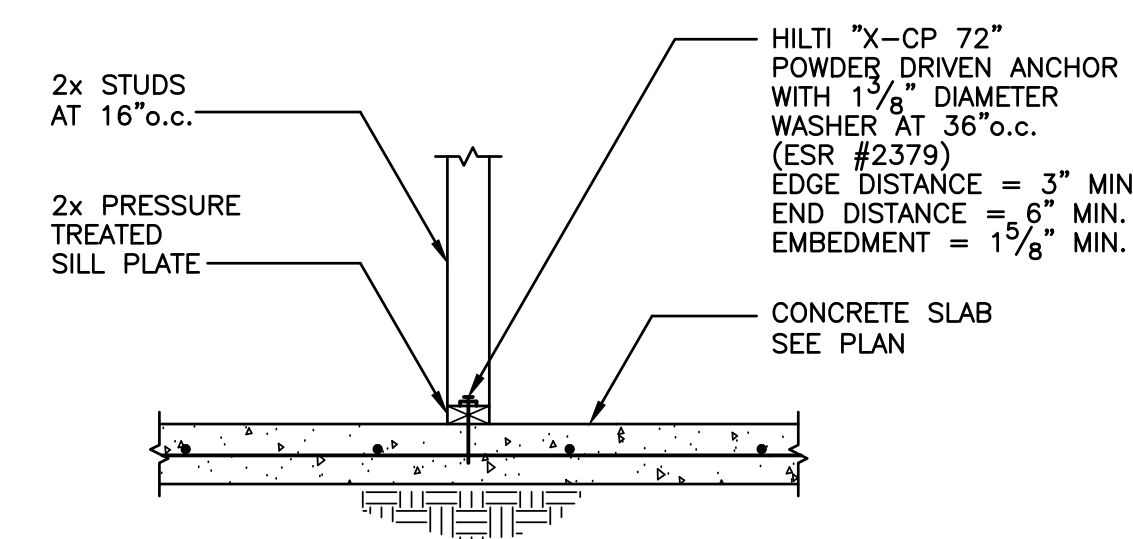
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**INTERIOR WALL FOOTING**

3/4"-1"

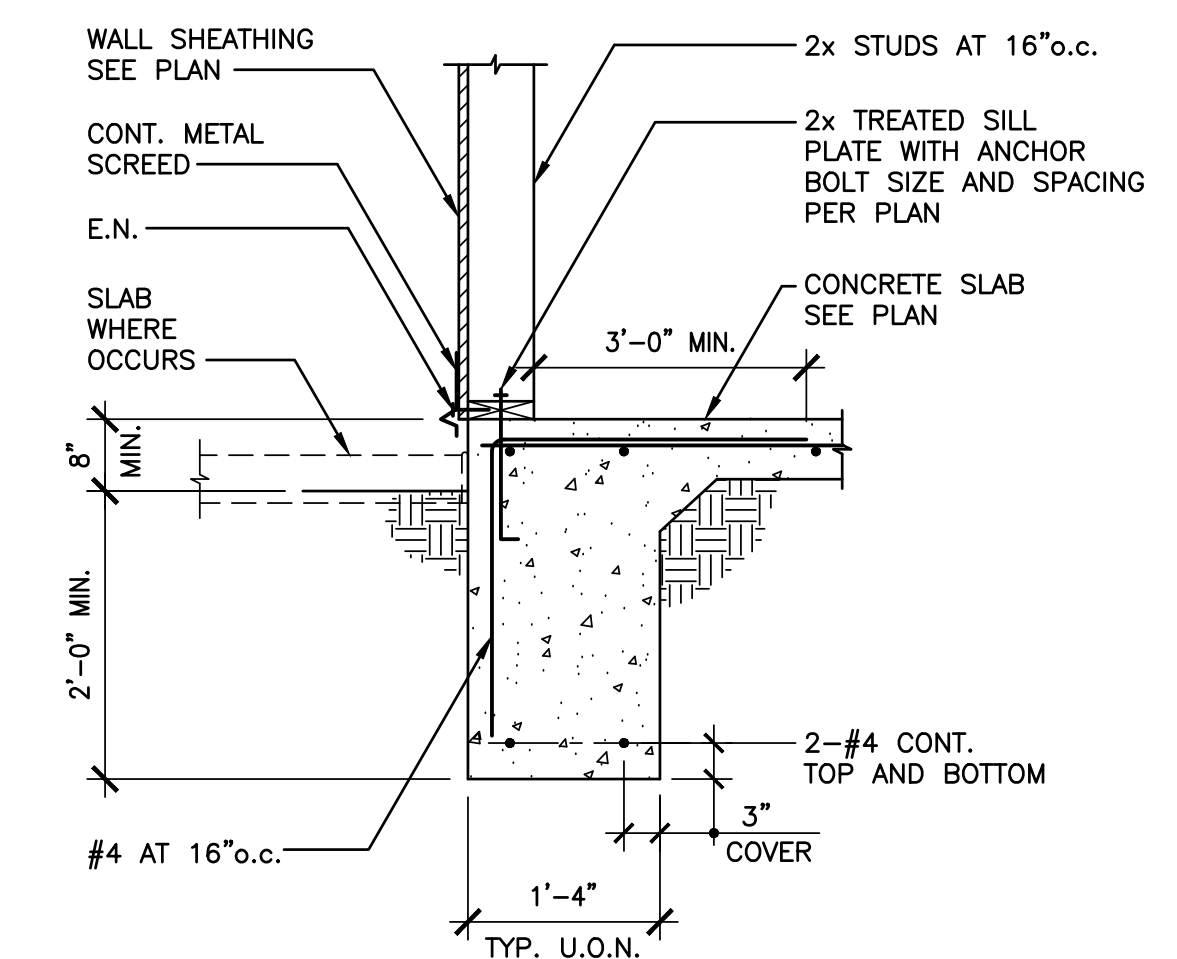
2



**TYP. NON-BEARING WALL**

3/4"-1"

4



**TYP. EXTERIOR FOOTING**

3/4"-1"

1

**DRAWING TITLE**

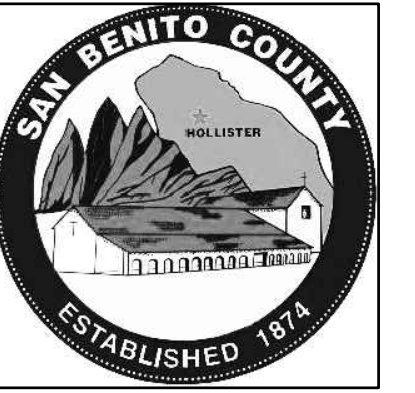
TITLE: FOUNDATION DETAILS

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

**SHEET NUMBER**

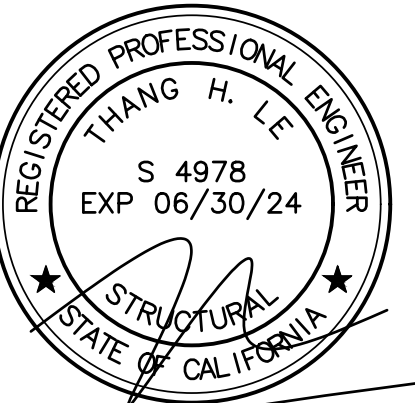
**S3.0**



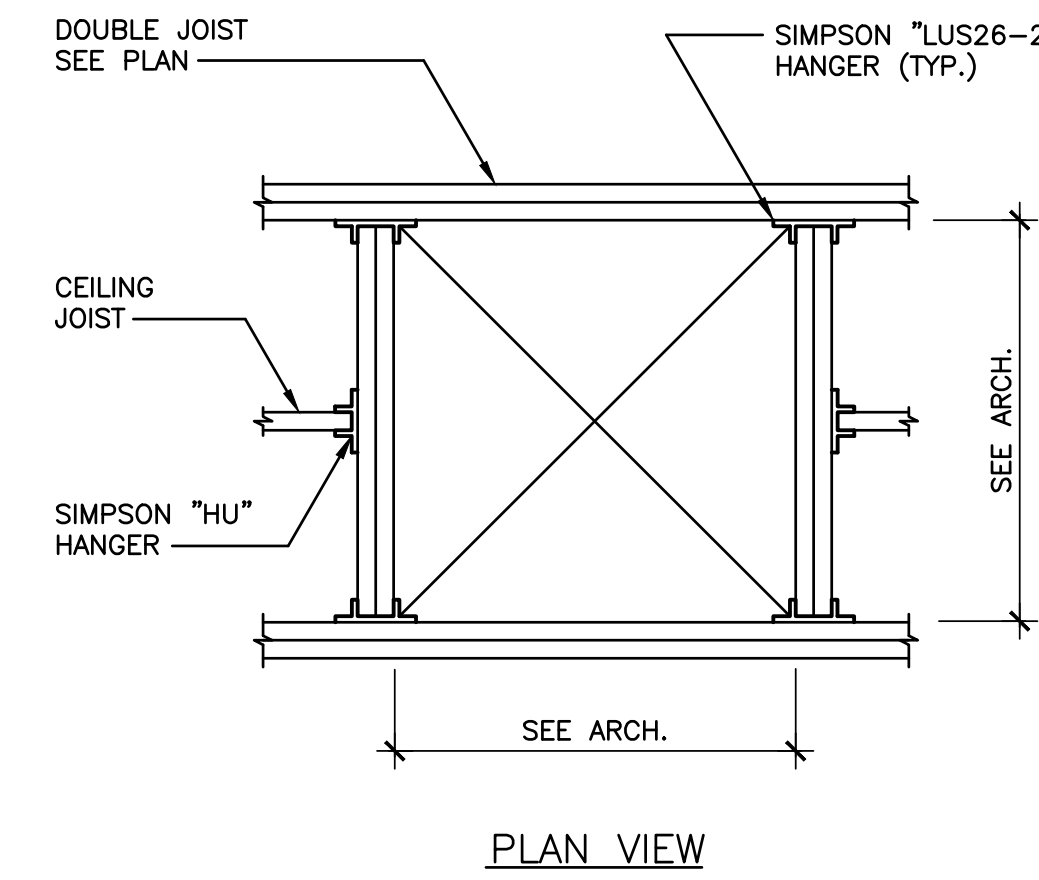


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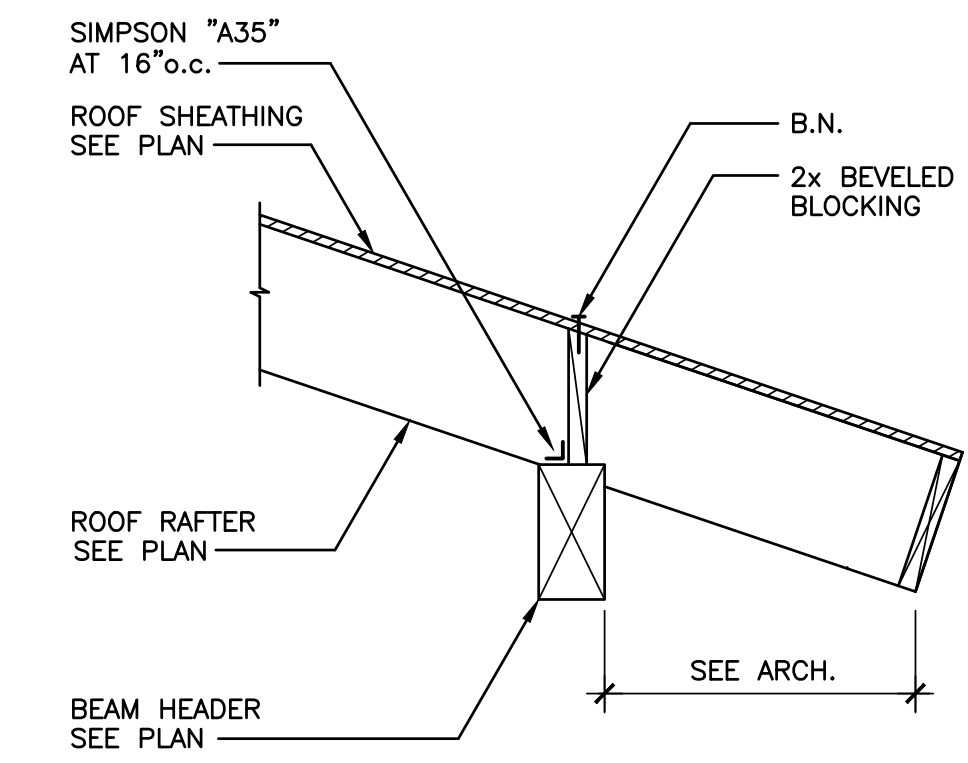
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NOTE:  
1. SEE ARCHITECTURAL DRAWINGS FOR SIZES  
AND LOCATIONS OF OPENINGS

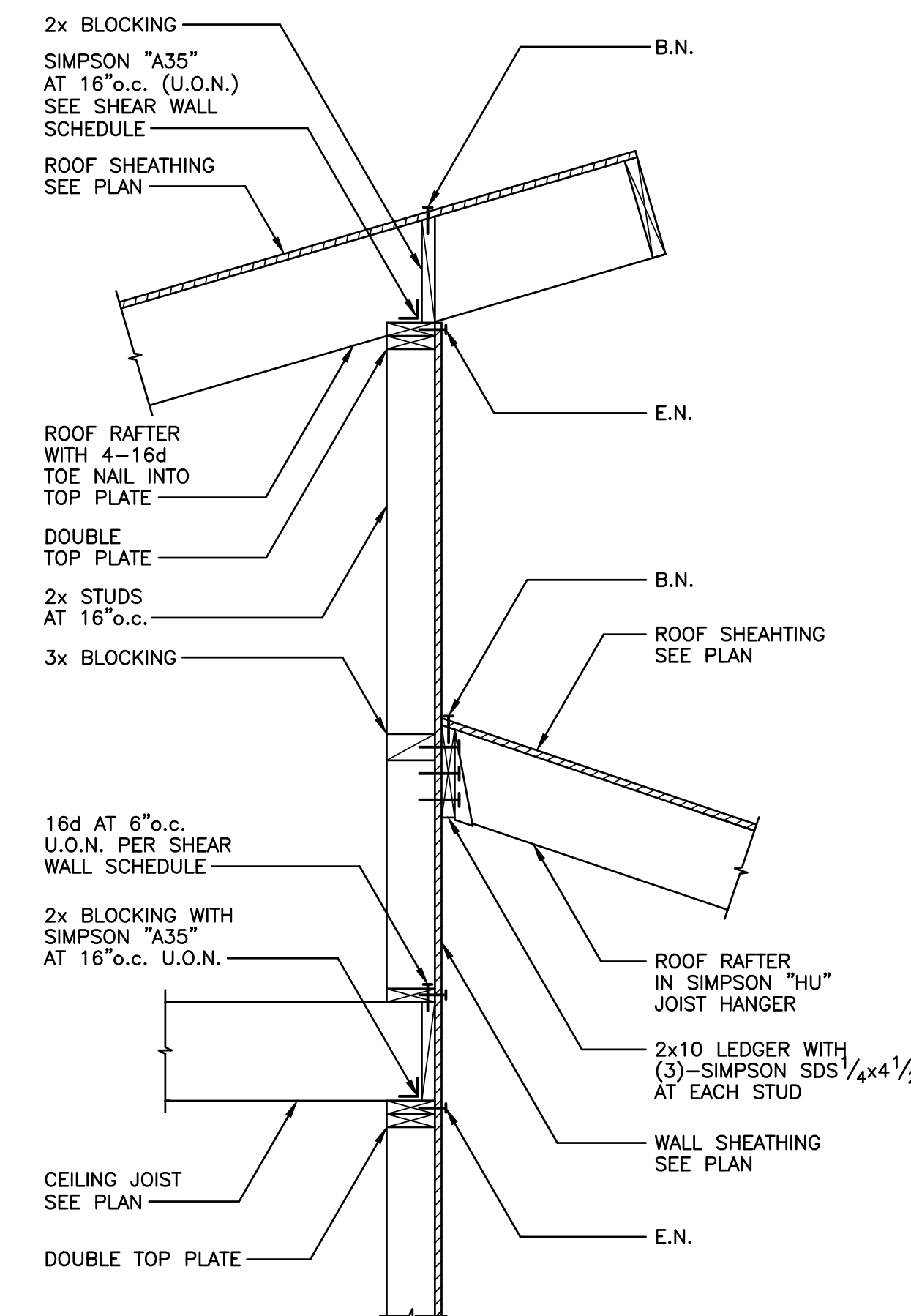
**OPENING AT ATTIC ACCESS** 5

3/4"-1



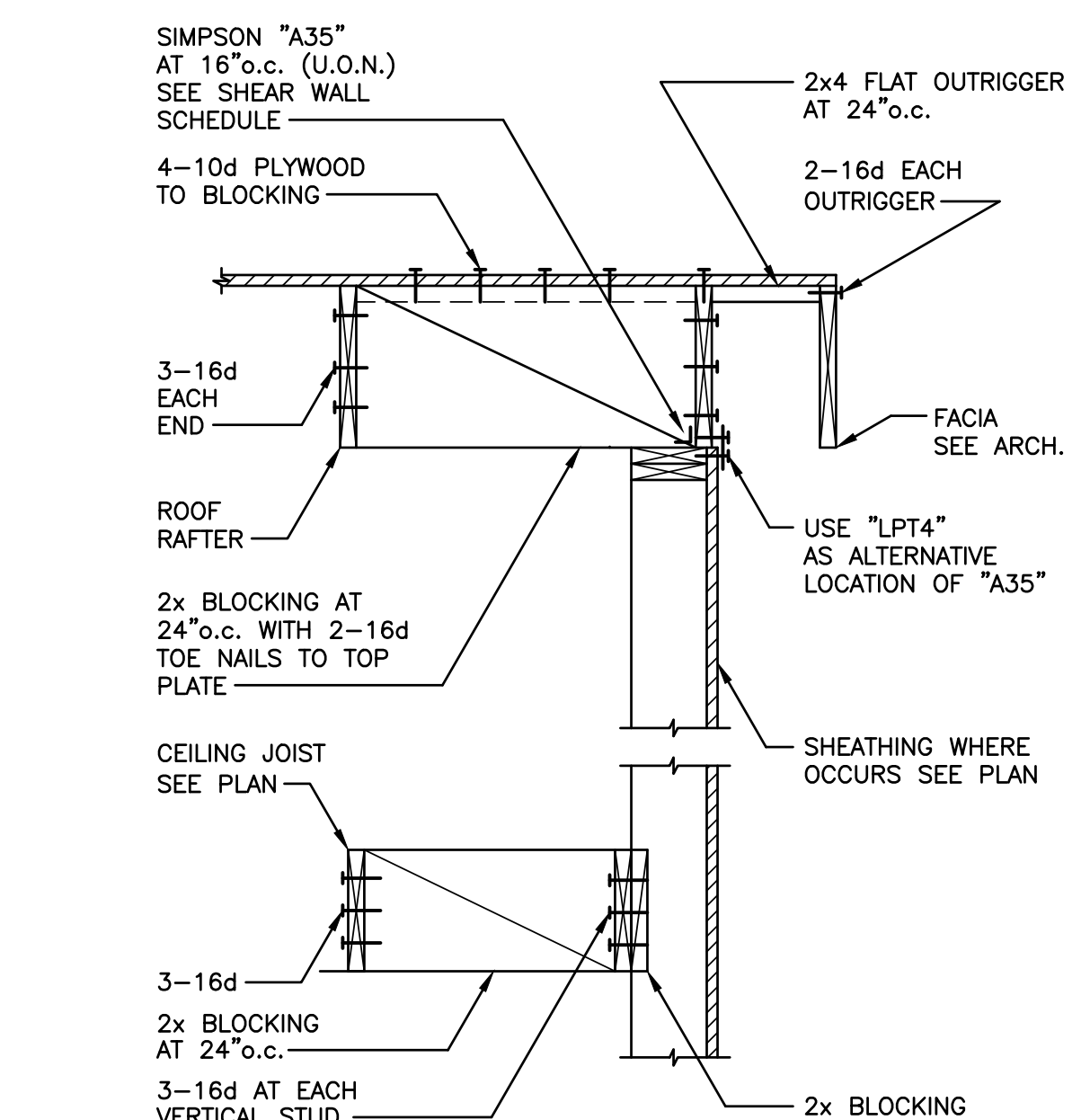
**TYPICAL RAFTER AT BEAM** 3

3/4"-1



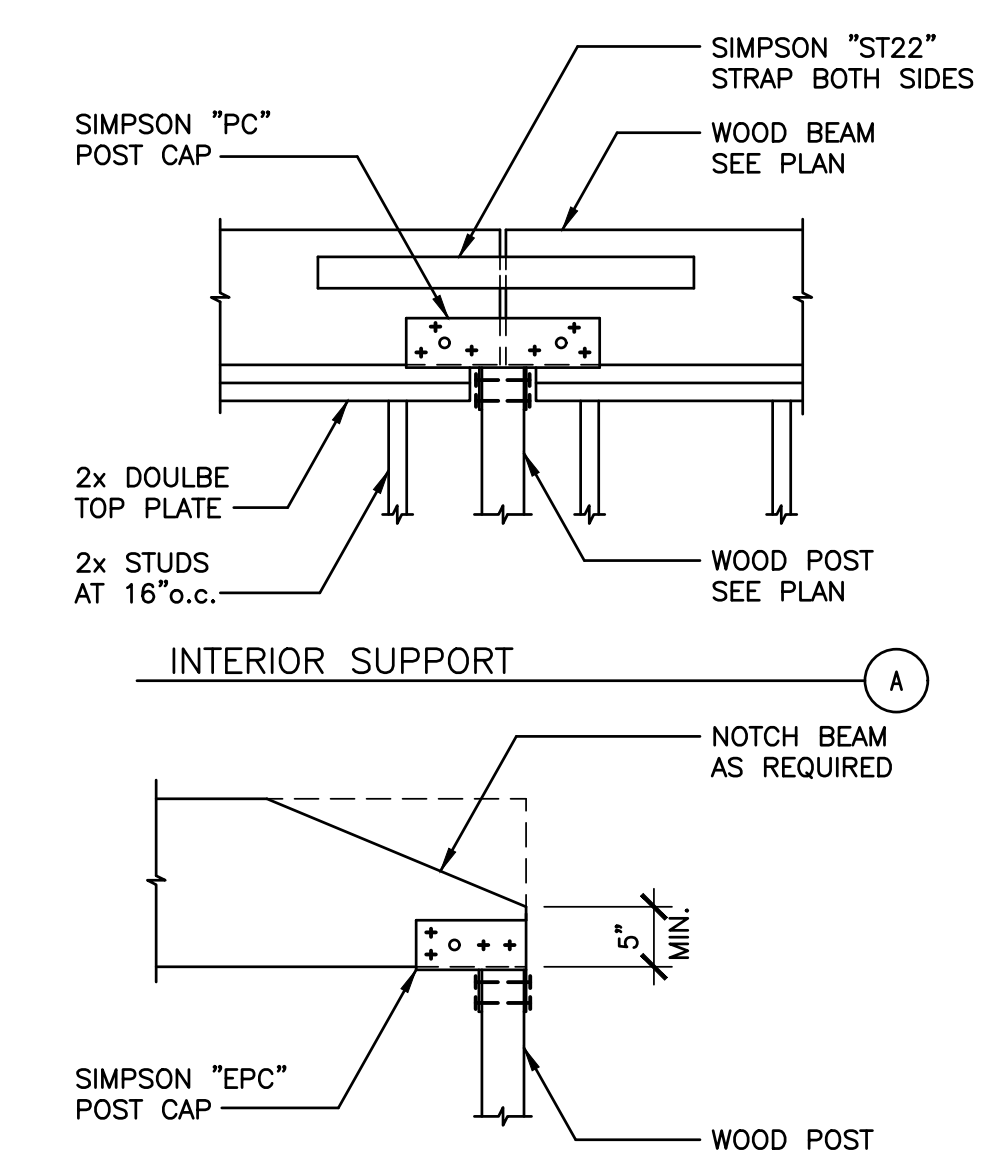
**ROOF RAFTER AT WALL** 4

3/4"-1



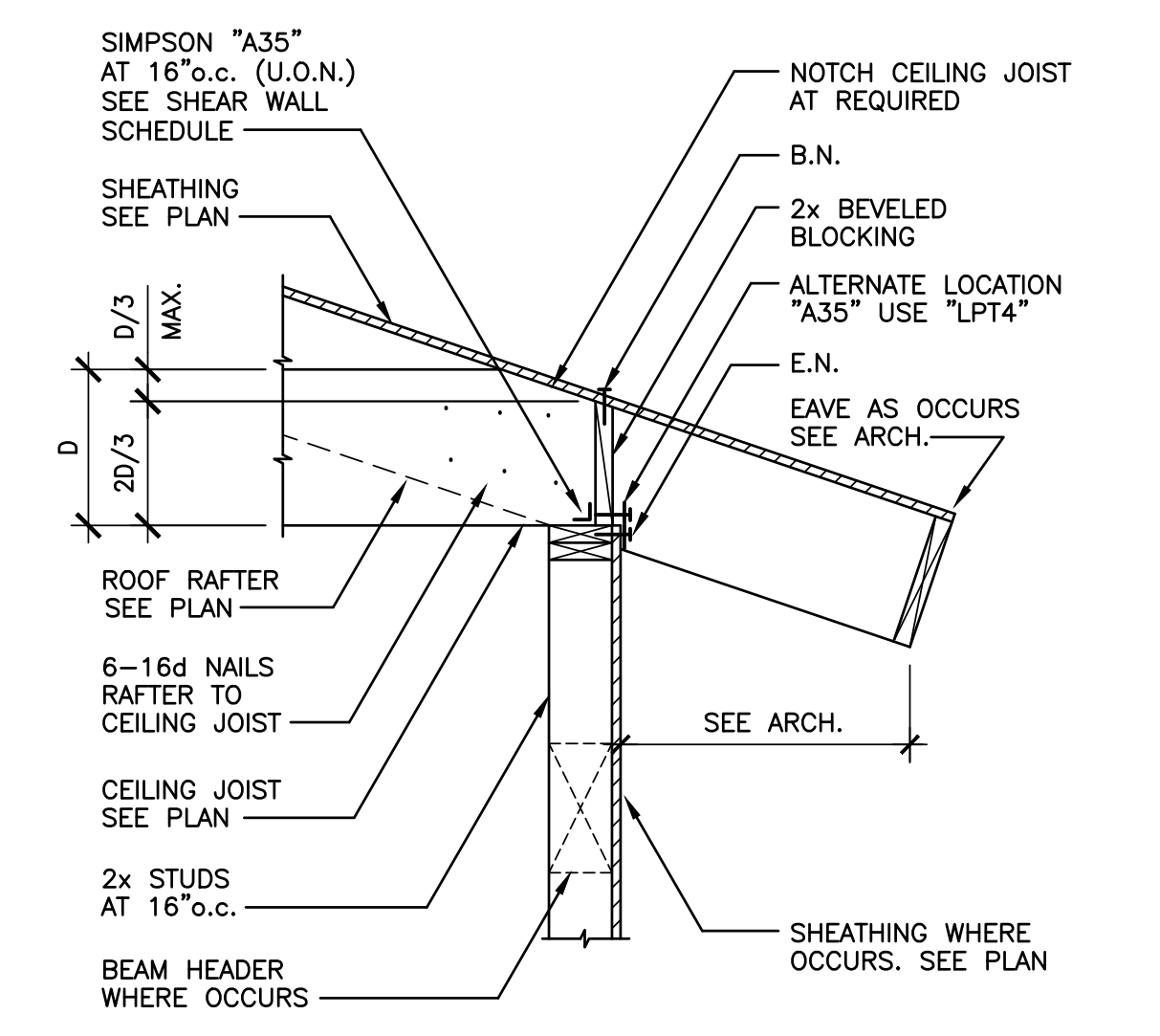
**ROOF JOIST // TO WALL** 2

3/4"-1



**BEAM TO POST** 6

3/4"-1



**TYPICAL RAFTER AT WALL** 1

3/4"-1

**DRAWING TITLE**

TITLE: FRAMING DETAILS

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

**SHEET NUMBER**

**S4.0**

