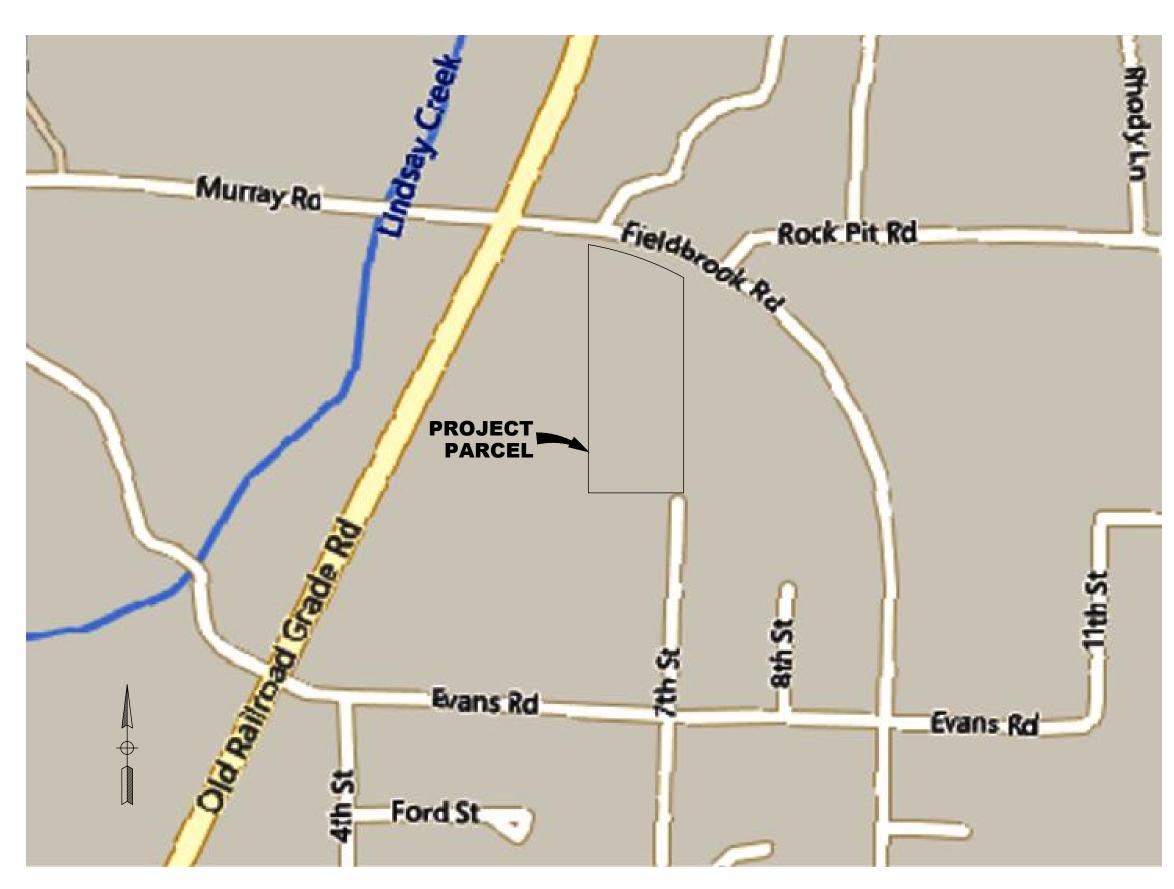
NEW 2,032 SF ADU 697 EVANS RD. FIELDBROOK, CA 95519 APN: 512-072-002



 $\frac{\text{VICINITY MAP}}{\text{NOT TO SCALE}}$

NOTES:

- ALL LOCATIONS ARE APPROXIMATE. NO SURVEY WAS CONDUCTED FOR THIS

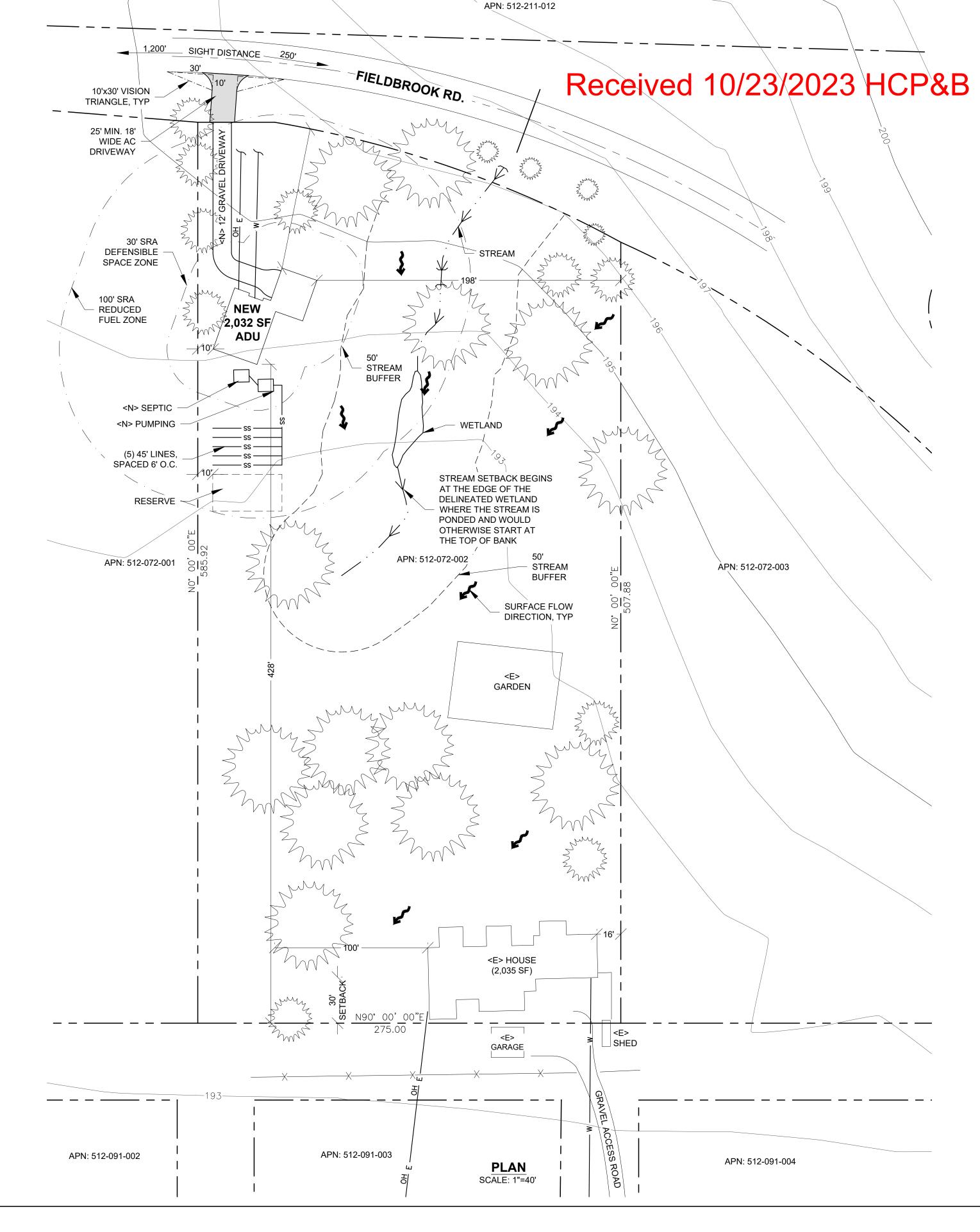
 PROJECT.
- 2. PROPERTY LINES ARE APPROXIMATE.
- 3. CONTOURS SHOWN HEREON ARE FROM THE NATIONAL ELEVATION DATASET.
- 4. IMAGE SHOWN HEREON IS FROM BING.
- NO TREES WILL BE REMOVED FOR THIS PROJECT.

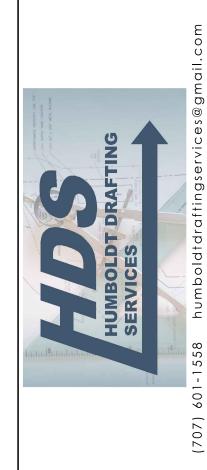
SITE INFORMATION:

2.92 ACRES SRA: YES ZONE: AG WATER: PUBLIC WATER

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SCALE: 1"=40'





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NEW ADU
ANS RD. FIELDBROOK, CA 95519
PLOT PLAN

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- 1. ALL FRAMING LUMBER D.F. #2 UNLESS NOTED.
- 2. ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED D.F.
- 3. ALL BEDROOM WINDOWS TO BE FRAMED 44" MAX TO FLOOR.
- 4. ALL HEADERS TO BE 12" UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING THE 2022 CALIFORNIA RESIDENTIAL CODE. 2022 CALIFORNIA BUILDING CODE. 2022 MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE, GREEN BUILDING STANDARDS CODE, AND THE 2022 CALIFORNIA FIRE CODE.
- 6. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET WITH A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES AND HEIGHT OF 24 INCHES. WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" FROM FINISHED FLOOR TO NET CLEAR OPENING OF WINDOW. GRADE FLOOR WINDOW MAY BE TOTAL CLEAR OPENING OF 5.0 SQUARE FEET. R310.1.1, R310.1.3.
- 7. TEMPERED SAFETY GLAZING IS REQUIRED IN ALL FIXED AND FIRE: OPERABLE PANELS OF SWINGING, SLIDING DOORS, BI-FOLD DOORS AND FRAMLESS SHOWER DOOR AND WALLS.
- 8. ATTIC VENTILATION REQUIRED TO HAVE 1 SF OF OPENING OF 150 SF OF ATTIC AREA.
- 9. ALL GLAZING IN TUB ENCLOSURES TO BE TEMPERED.
- 10. A BORED HOLE MAY NOT EXCEED 40% OF THE STUD WIDTH, BORED HOLES NOT GREATER THAN 60% ON NON BEARING
- 11. MATERIALS USED FOR DRAINAGE AND WASTE SHALL BE ABS, MATERIALS USED FOR WATER PIPING SHALL BE COPPER, OR EQUAL, MATERIALS USED FOR GAS PIPING SHALL BE BLACK IRON.
- 12. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT TO EXCEED 25% OF ITS WIDTH. CUTTING, NOTCHING OF STUDS NON-BEARING WALL CAN NOT EXCEED 40% OF STUD WIDTH.
- 13. ROOF DRAINS SHALL BE DIRECTED AWAY FROM THE FOUNDATION BY SOLID PIPES.
- 14. A MINIMUM POSITIVE DRAINAGE OF 2% IS TO BE ESTABLISHED AWAY FROM FOUNDATION FOR A MINIMUM HORIZONTAL DISTANCE OF 4' WITH THE REMAINDER OF THE HEAVY TIMBER, 5/8" TYPE X GYPSUM SHEATHING BEHIND **GRADING A MINIMUM 1%.**
- 15. AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES; 30-INCH MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ATTIC OPENING.
- 16. EXTERIOR WALLS SHALL BE PROVIDED WITH AN APPROVED VAPOR BARRIER.
- 17. WINDOWSILL HEIGHT MIN. 24" ABOVE FINISHED FLOOR WHERE SILL IS GRATER THAN 72" ABOVE FINISHED GRADE. RR312.2.1.
- 18. WINDOWSILL HEIGHT Min. 24" ABOVE FINISHED FLOOR WHERE SILL IS GREATER THAN 72" ABOVE FINISHED GRADE. UNPROTECTED.
- 19. SHOWER WINDOW TO BE TEMPERED OR GREATER THAN 60" VENTS. CBC 706A / CRC R337.6 ABOVE WALKING SURFACE.
- 20. EXTERIOR DOORS TO BE NON-COMBUSTIBLE CONSTRUCTION, OR 1-3/8" SOLID CORE, OR 20-MINUTE FIRE RATED, R337
- 21. WINDOWS MINIMUM ONE PANE TEMPERED.
- 22. ALL VENTILATION OPENINGS FOR ATTICS, UNDER FLOOR VENTILATION, OR ANY OTHER OPENING INTENDED TO PERMIT VENTILATION, MUST BE FIRE RATED TO PRECLUDE EMBER AND FLAME ENTRANCE BY WILDLAND FLAME AND BE ALLOWED, SEE PLANS). R337.6.1 MINIMUM FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
- 23. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES. R337
- 24. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED, AND LABELED IN ACCORDANCE WITH UL 325. SEE HEALTH AND SAFETY CODE SECTIONS 19890 AND 19891 FOR WINDOWS AND EXTERIOR DOORS. CBC 708A / CRC R337.8 ADDITIONAL PROVISIONS FOR RESIDENTIAL GARAGE DOOR OPENERS. (R309.4)
- 25. CONCRETE ENCASED ELECTRODE (UFER) CEC 250.50, 250.52(A)

- 26. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. CALGREEN 4.106.4.1. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE, OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE CALGREEN 4.106.4.2.3 SINGLE EV SPACE REQUIRED. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". CALGREEN 4.106.4.2.5 IDENTIFICATION
- 27. AN ELECTRICAL CONDUIT RACEWAY TO BE INSTALLED AT TIME OF CONSTRUCTION FROM THE SERVICE METER PANEL OR SUBPANEL TO THE FUTURE PROXIMITY OF THE CHARGING EQUIPMENT INTO A LISTED SUITABLE CABINET, BOX ENCLOSURE. ALL ROUGH IN INFRASTRUCTURE TO BE IN COMPLIANCE WITH 2019 CALGREEN 4.408.2 AND CEC 625

1. FIRE SPRINKLER SYSTEM REQUIRED.

THE BASIC REQUIREMENT IS THAT THE EXTERIOR OF THE STRUCTURE BE IGNITION-RESISTANT AND BE ABLE TO RESIST THE ENTRY OF FLYING EMBERS AND FIRE RADIATION DURING A WILDFIRE

ROOFS AND ROOF EDGES. CBC 705A / CRC R337.5

A NONCOMBUSTIBLE (TILE OR METAL) OR CLASS 'A' ROOFING ASSEMBLY IS REQUIRED IN SRA - VERY HIGH FIRE HAZARD SEVERITY ZONES. ALL OTHER AREAS REQUIRE A CLASS 'B' MINIMUM ROOFING ASSEMBLY, INCLUDING LRA, SRA-MODERATE 7. OR SRA-HIGH AREAS.

WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING, THE SPACES SHALL: BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS: BE FIRESTOPPED WITH APPROVED MATERIALS: OR HAVE ONE LAYER OF NO. 72 CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING. WHERE PROVIDED, VALLEY FLASHING MUST BE NOT LESS THAN

26 GAUGE GALVANIZED SHEET METAL OVER A 36-INCH WIDE NO. 72 ASTM CAP SHEET.

EXTERIOR WALLS/SIDING. CBC 707A.3 /CRC R337.7.3

NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS, EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY OR LOG WALL CONSTRUCTION IS ALLOWED. DESCRIPTIONS OF NONCOMBUSTIBLE, IGNITION-RESISTANT AND HEAVY TIMBER ARE FOUND IN THE

EAVES AND PORCH CEILINGS CBC 707A.4, A.6 / CRC 337.7.4.

THE EXPOSED ROOF DECK UNDER UNENCLOSED EAVES AND UNDERSIDE OF PORCH CEILINGS SHALL BE NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS. OR 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING.

SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF ROOF EAVES HAVING A MINIMUM 2" NOMINAL DIMENSION MAY BE

CRC AND CBC.

R337.7.6

VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES UNLESS THE VENTS ARE WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886. AN EXCEPTION ALLOWS VENTS TO BE INSTALLED ON THE UNDERSIDE OF EAVES FOR VENTILATED ATTIC SPACES PROTECTED WITH FIRE SPRINKLERS, AND VENTS ARE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO OR SIMILAR SURFACE.

VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EMBER RESISTANCE ASTM E2886. (ONLY LISTED VENTS WILL EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886. AN EXCEPTION ALLOWS VENT 1/8" OPENINGS ON TOP OF SLOPED ROOFS THAT ARE CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT.

WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING.

EXTERIOR DECKING AND STAIRS. CBC 709A / CRC R337.9

WALKING SURFACES OF DECKS, PORCHES. BALCONIES AND STAIRS WITHIN 10 FEET OF THE BUILDING MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED OR HEAVY-TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED OF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL

UNDERFLOOR AND APPENDAGES. CBC 707A.8 / CRC R337.7.8

EXPOSED UNDERFLOORS, UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY, MEET PERFORMANCE CRITERIA SFM STANDARD 12-7A-3 OR BE ENCLOSED TO GRADE.

ELECTRICAL:

- EXTERIOR GFI OUTLETS SHALL HAVE EXTERIOR COVERS AND BE ACCESSIBLE AT GRADE.
- ALL EXTERIOR LIGHTING MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND PHOTO CONTROL AND MOTION SENSOR AND BE LABELED "SUITABLE FOR WET LOCATIONS".
- 3. RECESSED CAN LIGHTING MUST BE IC RATED FOR DIRECT CONTACT TO INSULATION AND BE AIR-TIGHT TO PRECLUDE INFILTRATION FROM ATTIC INTO THE CONDITIONED SPACE.
- PRIMARY LIGHTING IN KITCHENS AND BATHROOMS TO BE FLUORESCENT.
- 5. PROVIDE A CONCRETE ENCLOSED ELECTRODE (UFER GROUND)
- FANS SHALL BE ENERGY STAR.
- SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP (OR HAVE 10 YEAR NON-REMOVABLE BATTERY WITH DATE LABEL) AND ALARMS INTERCONNECTED. R314.5.
- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ON EACH ADDITIONAL STORY OF THE DWELLING AND IN VAULTED AREAS OVER 8', INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND ALARM INTERCONNECTED. R314.3, R314.5.
- 9. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL INCLUDING BASEMENT, HABITABLE ATTICS IN DWELLING UNITS THAT HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES. R315.1.
- 10. BATTERY POWERED SMOKE ALARMS ARE ALLOWED IN LIEU OF INTERCONNECTION / HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS WHERE THE CONSTRUCTION DOES NOT INVOLVE THE REMOVAL OF INTERIOR FINISHES. R314.4
- 11. GFCI OUTLETS ARE REQUIRED FOR ALL KITCHEN RECEPTACLE OUTLETS, IN BATHROOM, IN UNDER FLOOR SPACES AT OR BELOW GRADE LEVEL, IN EXTERIOR, IN GARAGE CEC 210.8.
- 12. KITCHEN DISHWASHER CIRCUIT. GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN DWELLING UNIT LOCATIONS.
- 13. ALL GENERAL USE 15 AND 20 AMP OUTLETS NOT REQUIRED TO BE GFCI PROTECTED ARE REQUIRED TO BE AFCI PROTECTED.
- 14. RECEPTACLES ON 120 VOLT 15 AND 20-AMP CIRCUITS SHALL BE TAMPER RESISTANT.
- 15. PROVIDE BATHROOM EXHAUST FAN VENTED TO THE EXTERIOR FOR EACH BATHROOM CONTAINING A BATHTUB. SHOWER, OR COMBINATION FOR PURPOSE OF HUMIDITY CONTROL WITH A MINIMUM OF 50 CFM. IF BATH FAN INCLUDES A LIGHT, THEY MUST BE SWITCHED SEPARATELY. BATH FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. CRC 303.3.1, CBC 1203.42.1, CM C402.5
- 16. (ALL NEW WIRING) ALL 120-VOLT, SINGE-PHASE, 15- AND 20-AMPERE BRACH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSET, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR ARES SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER. INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- 17. INDIVIDUAL BRANCH CIRCUITS ARE REQUIRED FOR HEATING **EQUIPMENT**

PLUMBING/MECHANICAL

- APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON HOSE BIBS. CPC 602.3.
- EQUIPMENT LOCATED IN A GARAGE THAT HAS A FLAME, GENERATES A SPARK OR USES A GLOWING IGNITION SOURCE OPEN TO THE SPACE IN WHICH IT IS INSTALLED. SHALL BE ELEVATED SO THE SOURCE OF IGNITION IS AT LEAST 18" ABOVE THE FLOOR. CMC 308.1
- SHOWER COMPARTMENTS SHALL HAVE A FINISHED INTERIOR OF 1.024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE, THE CLEARANCE SHALL BE MAINTAINED UP TO 72" OF HEIGHT ABOVE HEIGHT ABOVE SHOWER DRAIN. THE SHOWER DOORS SHALL OPEN TO MAINTAIN NOT LESS THAT A MIN 22" CLEAR UNOBSTRUCTED OPENING FOR EGRESS. CPC 408.6, 408.5
- 4. SHOWERS AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWER HEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1. MAXIMUM MIXED WATER SETTING OF 120 DEGREES F. CPC 408.3
- WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR OF BUILDING WITH 90-DEGREE FITTING MINIMUM 6 INCHES AND MAXIMUM 24 INCH ABOVE FINISHED GRADE. PROVIDE APPROVED SEISMIC STRAPPING. CPC 504.4, 504.6, 608.5
- WHERE WATER HEATER IS LOCATED IN A SPACE WHERE DAMAGE MAY RESULT FROM A LEAKING WATER HEATER, A WATERTIGHT PAN OR CORROSION RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MINIMUM THREE-QUARTER INCH DIAMETER DRAIN TO THE EXTERIOR. CPC 507.4
- 7. THE FORCED AIR UNITS, WATER HEATERS, AND FIREPLACE, SHALL BE CA APPROVED, LISTED AND LABELED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING AND THE MANUFACTURE INSTALLATION INSTRUCTIONS.
- 8. VENT CLOTHES DRYER TO OUTSIDE OF BUILDING. VENT LENGTH SHALL BE 14 FEET MAXIMUM CMC 504.3.
- 9. COMBUSTION AIR REQUIREMENTS FOR GAS BURNING APPLIANCES ARE 50 CUBIC FEET OF AREA PER 1000BTU/H OF AGGREGATE INPUT RATING OF APPLIANCES. 50% FROM ABOVE AN D 50% FROM BELOW.
- HOT WATER PIPES INSTALLED PER CODE.
- 11. BOND ALL METAL GAS AND WATER PIPES.

GENERAL FOUNDATION NOTES

- 1. OPENINGS FOR UNDER-FLOOR VENTILATION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWL-SPACE AREA.
- 2. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS, PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH.
- PERFORATED SHEET METAL PLATES NOT LESS THAN 0
- 070 INCH (1.8 MM) THICK. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK.
- CAST-IRON GRILLES OR GRATINGS. EXTRUDED LOAD-BEARING VENTS.
- HARDWARE CLOTH OF 0.035 INCH (0.89 MM) WIRE OR
- CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION NOT EXCEEDING 1/8 INCH (3.2 MM)
- 1203.3.1.1 [SPC11] OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 1/2 SQUARE FEET FOR EACH 25 LINEAR FEET (7620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/4 INCH NOR MORE THAN 1/2 INCH IN ANY DIMENSION.
- CRAWL SPACES SHALL BE PROVIDED WITH NO FEWER THAN ONE ACCESS OPENING WHICH SHALL BE NOT LESS THAN 18 INCHES BY 24 INCHES.

FOUNDATION NOTES:

- 1. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OR 2,500 PSI.
- 2. CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.
- ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60 MINIMUM, UNO.
- 4. MINIMUM LAP SPLICES SHALL BE 30" UNO.
- 5. ALL FOOTINGS SHALL BE PLACED AGAINST FIRM UNDISTURBED SOIL AT A DEPTH OF 12' (MIN) BELOW UNDISTURBED GROUND SURFACE A5 SHOWN IN THE DETAILS.
- 6. THE ALLOWABLE SOIL BEARING PRESSURE VALUE IS DEEMED TO BE 1500 PSF AND HAS BEEN USED IN THE DESIGN OF ALL FOOTINGS.
- 7. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES OR OTHER APPROVED METHOD, BUT MAY NOT BE EMBEDDED THEREIN.
- 8. ALL HARDWARE SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT AND INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
- 9. ALL ANCHOR BOLTS SHALL BE ASTM A-307 5/8" Ø (HOT-DIPPED GALVANIZED) w/ 3'X3"X1/4" PLATE WASHERS (GALVANIZED) AND PLACED AT 48" O.C. (MAX) AND WITHIN 12" OF ALL SPLICES, ENDS, AND CORNERS. THE EDGES OF PLATE WASHERS SHALL EXTEND TO WITHIN 1" OF THE EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE OF THE PLATE. MINIMUM ANCHOR BOLT EMBEDMENT SHALL BE 7" STEM WALLS FOR RAISED FOUNDATIONS SHALL BE PLACED MONOLITHICALLY WITH STEM WALL FOOTINGS. IF GARAGE SLAB AND FOOTINGS ARE PLACED IN SEPARATE POURS, INSTALL ONE #4 VERTICAL BAR AT NOT MORE THAN 4' O.C. #4 VERTICAL BAR SHALL EXTEND TO 3' CLEAR OF THE BOTTOM OF FOOTING AND 3' OR TOP OF SLAB, HAVE A STANDARD HOOK AT BOTH ENDS, AND SHALL EXTEND 24" INTO TOP SLAB. ADDITIONALLY, WHERE SLABS AND FOOTINGS ARE PLACED SEPARATELY, SSTB16 ANCHORS S ALL BE UP-SIZED TO SSTB20 ANCHORS. MINIMUM END DISTANCE FOR LOCATING ANCHOR BOLTS SHALL BE 4 1/2".
- 10. BOTTOM OF ALL FOOTING TRENCHES SHALL BE CLEANED AND LEVELED PRIOR TO CONCRETE PLACEMENT.
- 11. FOUNDATION PLATES AND SILLS SHALL BE PRESSURE TREATED DOUGLAS FIR(PTDF), AND THE ASSOCIATED NAILS USED FOR THESE MEMBERS SHALL BE HOT DIPPED GALVANIZED (HDG). FRAMING MATERIAL5 NOT PRESSURE TREATED SHALL BE PROVIDED W1TH A MOISTURE BARRIER TO PREVENT MEMBER DECAY.
- 12. HOLES AND NOTCHES AT SHEAR WALL MUDSILLS ARE NOT PERMITTED. THE ENGINEER SHALL BE CONTACTED FOR SPECIAL CASES WHERE HOLES AND NOTCHES AT MUDSILLS CANNOT BE AVOIDED.

FLOOR PLAN NOTES:

- 1. EXTERIOR WALLS AND SEPARATION WALL BETWEEN GARAGE AND CONDITIONED FLOOR SPACE: 2X6 FRAM1NG @
- 2. INTERIOR. WALLS: 2X4 FRAMING, EXCEPT THAT ALL PLUMBING WALLS SHALL BE 2X6 FRAMING.
- 3. ALL HARDWARE SHALL BE INSTALLED PER THE MFGs REQs.
- 4. SAFETY GLAZING OR TEMPERED GLASS SHALL BE PROVIDED AT ALL HAZARDOUS LOCATIONS AS DEFINED IN CBC 2406. HAZARDOUS LOCATIONS INCLUDE DOORS AND/OR ENCLOSURES AT BATHTUBS, SPAS, HOT TUBS; FIXED OR OPERABLE PANELS WITHIN A 24" ARC OF A DOOR WHEN THE PANEL IS CLOSED AND THE GLASS 15 LESS THAN 60" ABOVE THE PLANE OF AN ADJACENT WALKING SURFACE: WHEN GLAZING IS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE GLASS 1S LESS THAN 60" ABOVE THE NOSE OF THE TREAD: AND AT ALL DOORS, SLIDING GLASS DOORS, AND SKYLIGHTS (CBC 2405 & 2406).
- WHERE NOT SPECIFICALLY DESIGNATED, FASTENER QUANTITY/SIZE FOR STRUCTURAL MEMBERS SHALL CONFORM TO THE REQUIREMENTS IN TABLE 2304.10.1 OF THE 2022 CBC.
- 6. U.N.O. SHEAR WALL MATERIAL SHALL BE 15/35" CDX PLY OR EQUIVALENT OSB MATERIAL. SHEAR WALLS SHALL BE ORIENTED AS SHOWN ON THE WALL FRAMING PLAN.
- 7. EXTERIOR WALL AREAS NOT DESIGNATED AS "SHEAR WALL" SHALL BE SHEATHED WITH 15/32" CDX OR EQUIVALENT OSB, AND SHALL BE NAILED W/ 8D COMMON NAILS AT 6":12" (EN:FN).

ROOF FRAMING NOTES:

- ROOF SHEATHING MATERIAL SHALL BE OSB OR CDX PANEL MATERIAL (RADIANT BARRIER / FOIL BACKED PER ENERGY CALCULATIONS). SPAN RATING SHALL BE 24/16, AND SHALL BE NAILED AT 6" ALONG PANEL EDGES AND AT 12" IN THE FIELD WITH 8d COMMON NAILS.
- 2. ALL FRAMING LUMBER SHALL BE DF-L NO. 2 OR BTR.
- 3. ALL FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION AND FABRICATION.

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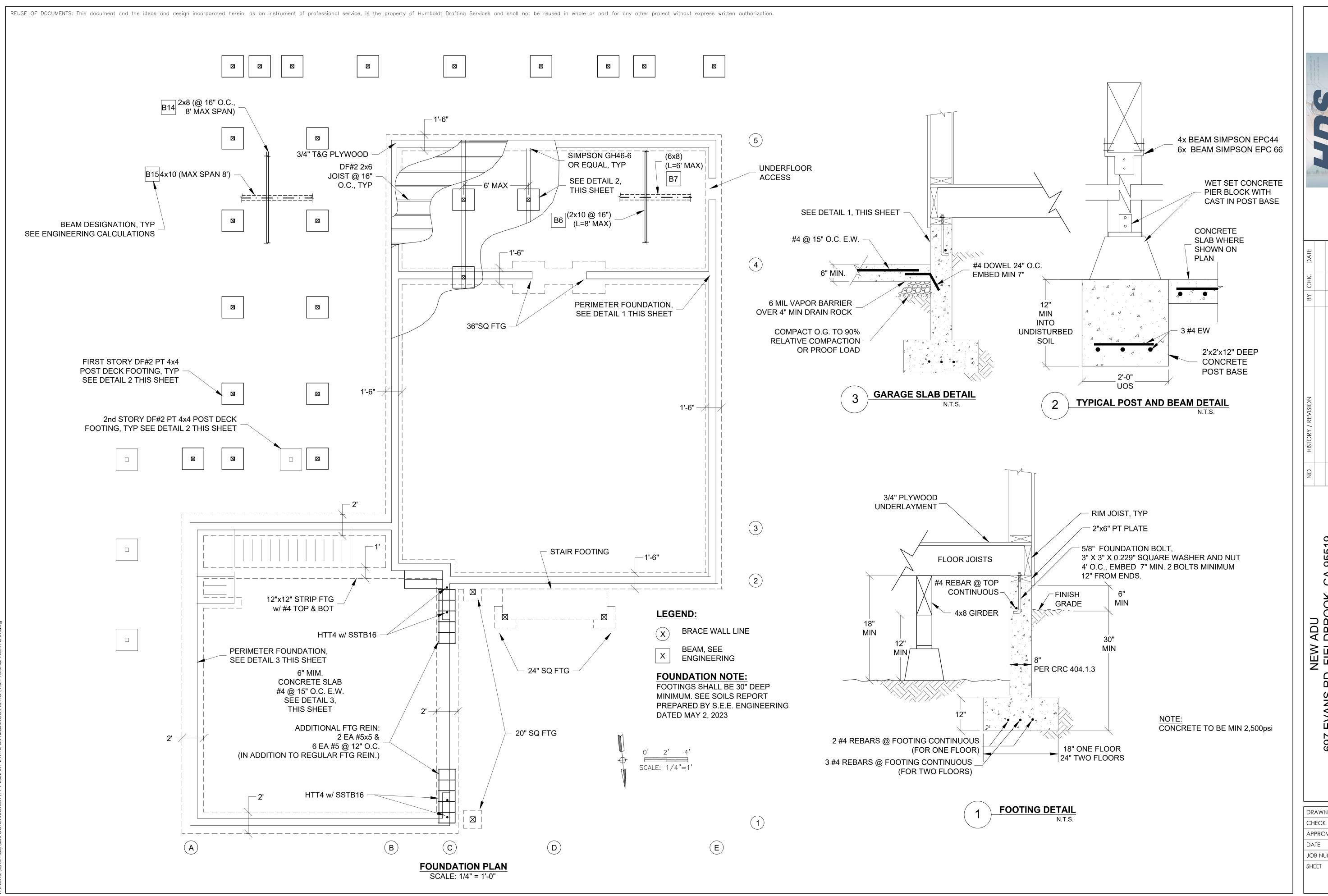
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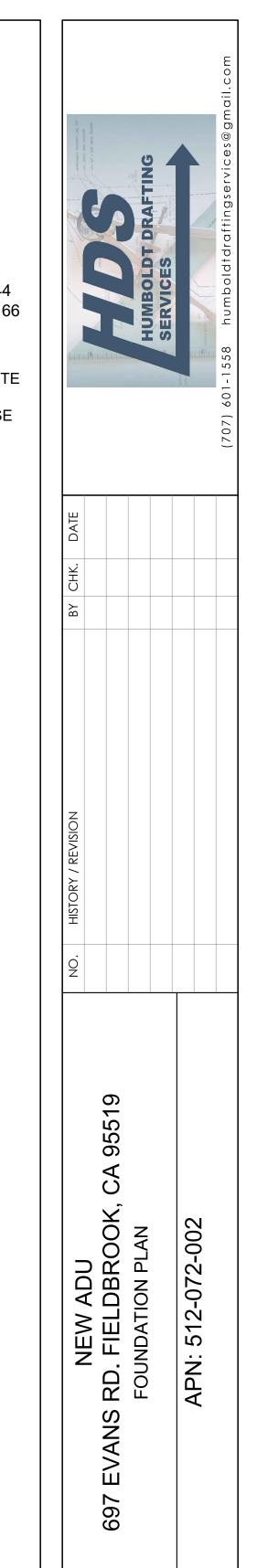
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ABBRE	VIATIONS:	н		R		LINETYPES:	
A				R	RADIUS	x	- FENCE
	AGGREGATE BASE	HB HDR	HOSE BIBB HEADER	RC RCP	RELATIVE COMPACTION REINFORCED CONCRETE PIPE		
AB ADA	AMERICANS WITH DISABILITIES ACT	HP HORIZ	HORSE POWER HORIZONTAL	RD RDCR	ROAD REDUCER	O O	- GAS
AC ACP	ASPHALT CONCRETE ASBESTOS CEMENT PIPE	HT	HEIGHT	RDWD	REDWOOD		- CENTERLINE
AG APPROX	AGGREGATE BASE APPROXIMATELY	HW	HOT WATER	REQD RM	REQUIRED ROOM	////////	EDGE OF PAVEMENT
В	APPROXIMATELY	I		RSP RT	ROCK SLOPE PROTECTION RIGHT	— FR — FR — FR —	- FIBER ROLL
Ь		ID	INSIDE DIAMETER	R/W	RIGHT OF WAY	\rightarrow	- FLOW LINE
BC BFV	BEGIN CURVE BUTTERFLY VALVE	IN INT	INCH INTERIOR	S			- FORCE MAIN
BLDG	BUILDING BOTTOM	INV	INVERT	SL	SLOPE	J	- JOINT UTILITY
BOT BVC	BEGIN VERTICAL CURVE	J		SCHED SD	SCHEDULE STORM DRAIN	<u> ОН</u> _Б	- OVERHEAD ELECTRICAL
BW	BOTTOM OF WALL	JT	JOINT	SDMH	STORM DRAIN MANHOLE	UG _F	- UNDERGROUND ELECTRICAL
С		JP	JOINT POLE	SECT SHT	SECTION SHEET	<u></u>	
CF	CUBIC FOOT	K		SIM SPEC	SIMILAR SPECIFICATIONS		- PROPERTY
CI CIP	CAST IRON CAST IRON PIPE	KIP	THOUSAND POUNDS	SQ SQ FT	SQUARE SQUARE FOOT	———— SS ————	SANITARY SEWER
CL CLR	CENTER LINE CLEAR	KW	KILOWATT	SQ IN	SQUARE INCH	———— SD ————	STORM DRAIN
CMP	CORRUGATED METAL PIPE	L		SS SSMH	SANITARY SEWER SANITARY SEWER MANHOLE	——— W —	WATERLINE
CMU CO	CONCRETE MASONRY UNIT CLEANOUT	LB	POUND	STA STD	STATION STANDARD		
CONC CW	CONCRETE COLD WATER	LF	LINEAR FOOT	STL SW	STEEL	ARCHITECTURAL LE	GEND:
CY	CUBIC YARD	LG LT	LONG LEFT		SIDEWALK	\$ LIGHT SWITCH	
D		М		T		3	
d	PENNY (NAIL)			<u>T</u>	TELEPHONE		
DI	DRAINAGE INLET	MATL MAX	MATERIAL MAXIMUM	TAN T&B	TANGENT TOP AND BOTTOM		
DIA DIM	DIAMETER DIMENSION	MECH MFR	MECHANICAL MANUFACTURER	T&G TBM	TONGUE AND GROOVE TEMPORARY BENCH MARK	© 220 OUTLET	
DIP DRWY	DUCTILE IRON PIPE DRIVEWAY	MH MIN	MANHOLE MINIMUM	TC TELEM	TOP CURB TELEMETRY	CATV CABLE TV	
DWG	DRAWING	MISC	MISCELLANEOUS	TEMP	TEMPERATURE	♥ LIGHT	
E		MJ MTL	MECHANICAL JOINT METAL	THD TOC	THREAD TOP OF CONCRETE	FLUORESCENT LIGHT	
<e></e>	EXISTING	N		TOG TOW	TOP OF GRATE TOP OF WALL	REGISTER	
EA	EACH	IN		TYP	TYPICAL	F EXHAUST FAN	
EC EL	END CURVE ELBOW	<n> NIC</n>	NEW NOT IN CONTRACT	U		SD SMOKE DETECTOR	
ELEC ELEV	ELECTRICAL ELEVATION	NO. NPT	NUMBER NATIONAL PIPE THREAD	UBC	UNIFORM BUILDING CODE		
EVC EW	END VERTICAL CURVE EACH WAY	NTS	NOT TO SCALE	UOS	UNLESS OTHERWISE SPECIFIED	CO CARBON MONOXIDE DETECTOR	
EXT	EXTERIOR	#	NUMBER	UG UTIL	UNDERGROUND UTILITY		
F		0		UP	UTILITY POLE	CIVIL LEGEND:	
FC	FACE OF CURB	ОС	ON CENTER	V		GATE VALVE	
FG	FINISH GRADE	OD OG	OUTSIDE DIAMETER ORIGINAL GROUND	V	VOLT	BUTTERFLY VALVE	
FH FL	FIRE HYDRANT FLOW LINE	OZ OHD	OUNCE OVERHEAD	VC	VERTICAL CURVE		
FLG FLR	FLANGE FLOOR		0 1 2 1 11 12 12	VCP VERT	VITRIFIED CLAY PIPE VERTICAL	PRESSURE REG V	
FT FT ²	FOOT SQUARE FEET	Р			VERTICAL	CHECK VALVE	
FT³	CUBIC FEET	PB PFC	PULL BOX POUNDS PER CUBIC FOOT	W		AIR VALVE	
FTG	FOOTING	PERF	PERFORATED	WM	WATER METER	FLOW METER	
G		PEP PL	POLYETHYLENE PIPE PROPERTY LINE	WV	WATER VALVE	→, HOSE BIBB	
GALV	GALVANIZED	PLWD PP	PLYWOOD POWER POLE	X		□ REDUCER	
GFCI GIP	GROUND FAULT CIRCUIT INTERRUPTER GALVANIZED IRON PIPE	PSF PSI	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH	XFMR	TRANSFORMER	FIRE HYDRANT	
GPM GSP	GALLONS PER MINUTE GALVANIZED STEEL PIPE	PV	PLUG VALVE			<u>+</u>	
GV	GATE VALVE	PVI PVMT	POINT OF VERTICAL INTERSECTION PAVEMENT	Υ		DRAINAGE INLET	
		PVT	PRIVATE	YD	YARD	CLEANOUT	
		Q		YD ²	SQUARE YARD	SIGN	
		QTY	QUANTITY	YD ³	CUBIC YARD	STUMP	
						zywy. TREE	
						SPRING	

NEW ADU
697 EVANS RD. FIELDBROOK, CA 95519
ABBREVIATION & LEGEND SHEET APN: 512-072-002

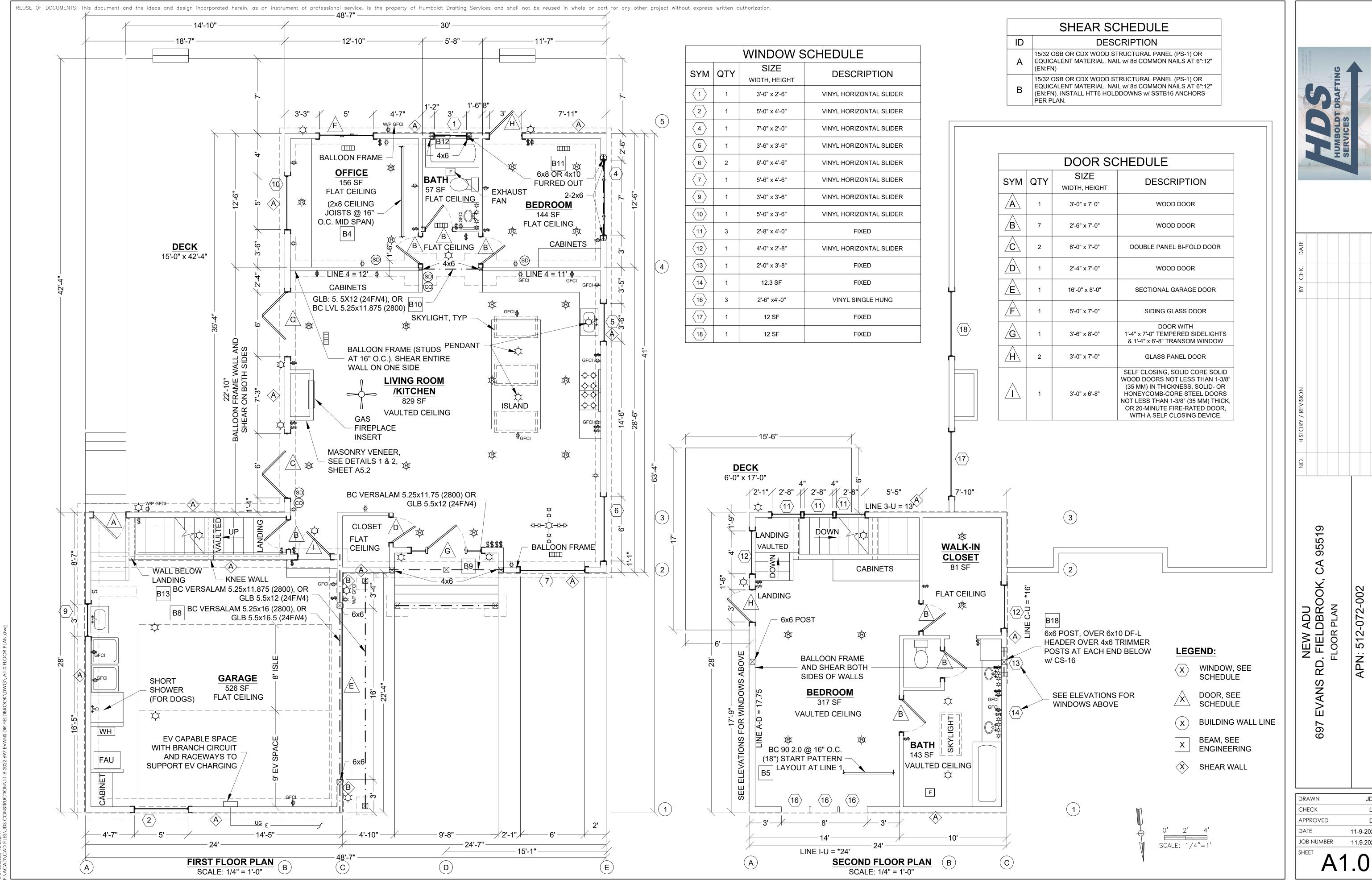
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APPROVED DS
DATE 11-9-2022
JOB NUMBER 11.9.2022
SHEET G2.0



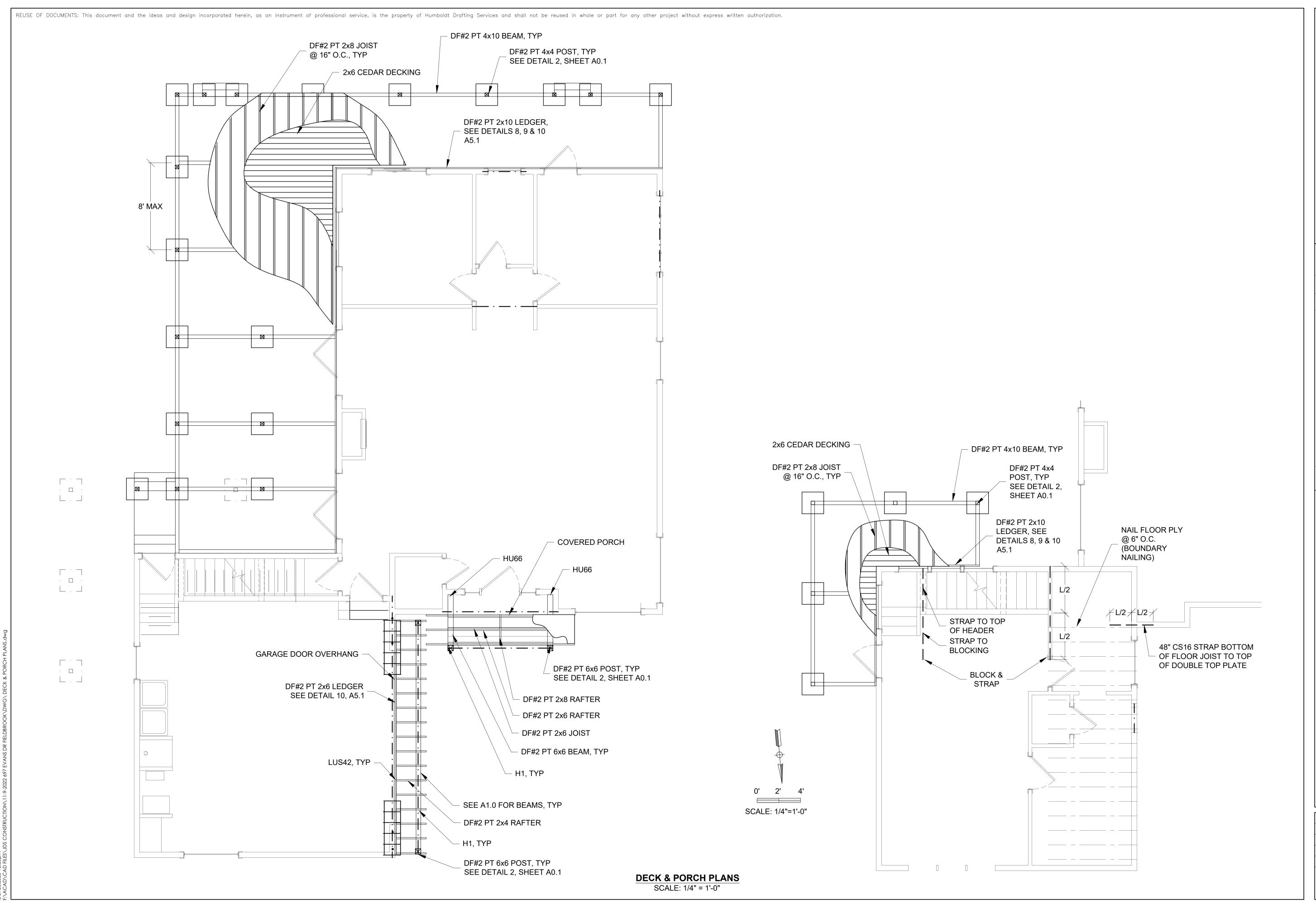


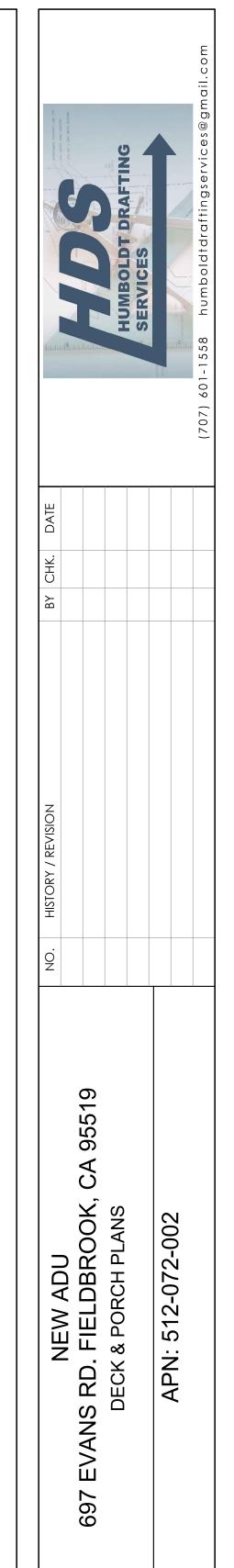
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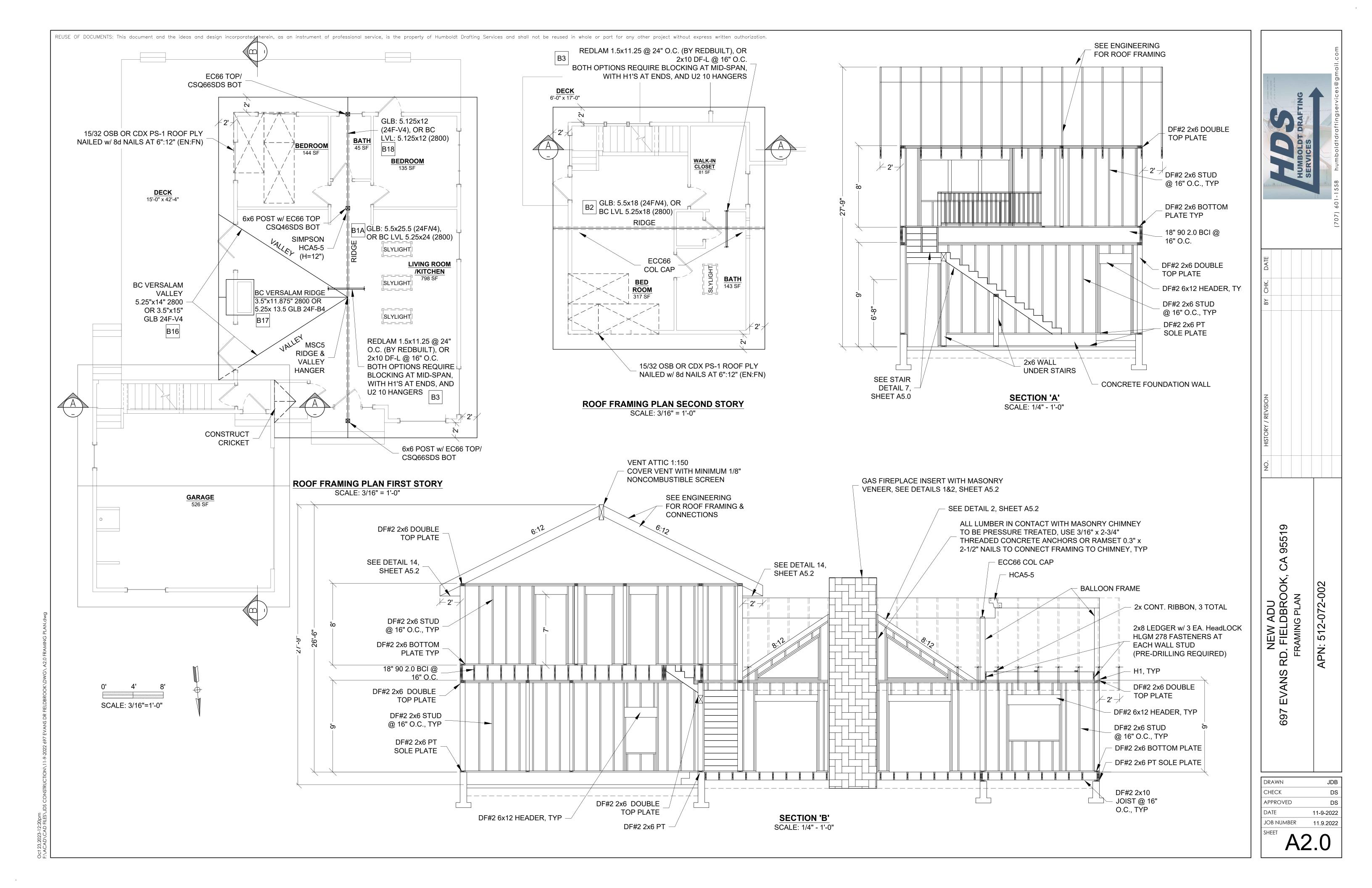


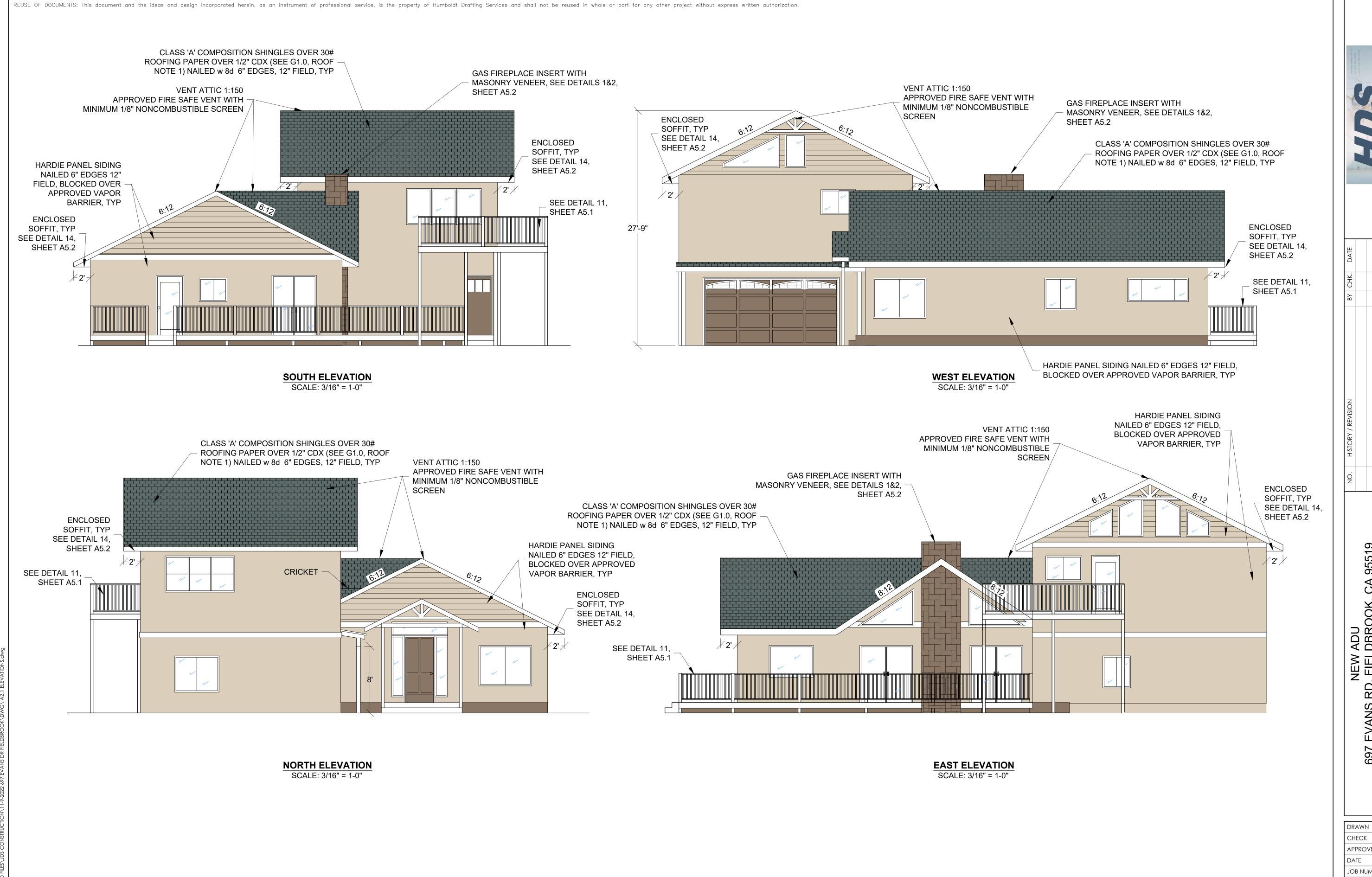
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APPROVED	DS
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95519 CA NEW ADU S RD. FIELDBROOK, C ELEVATIONS APN: 512-072-**EVANS** 269

CHECK DS

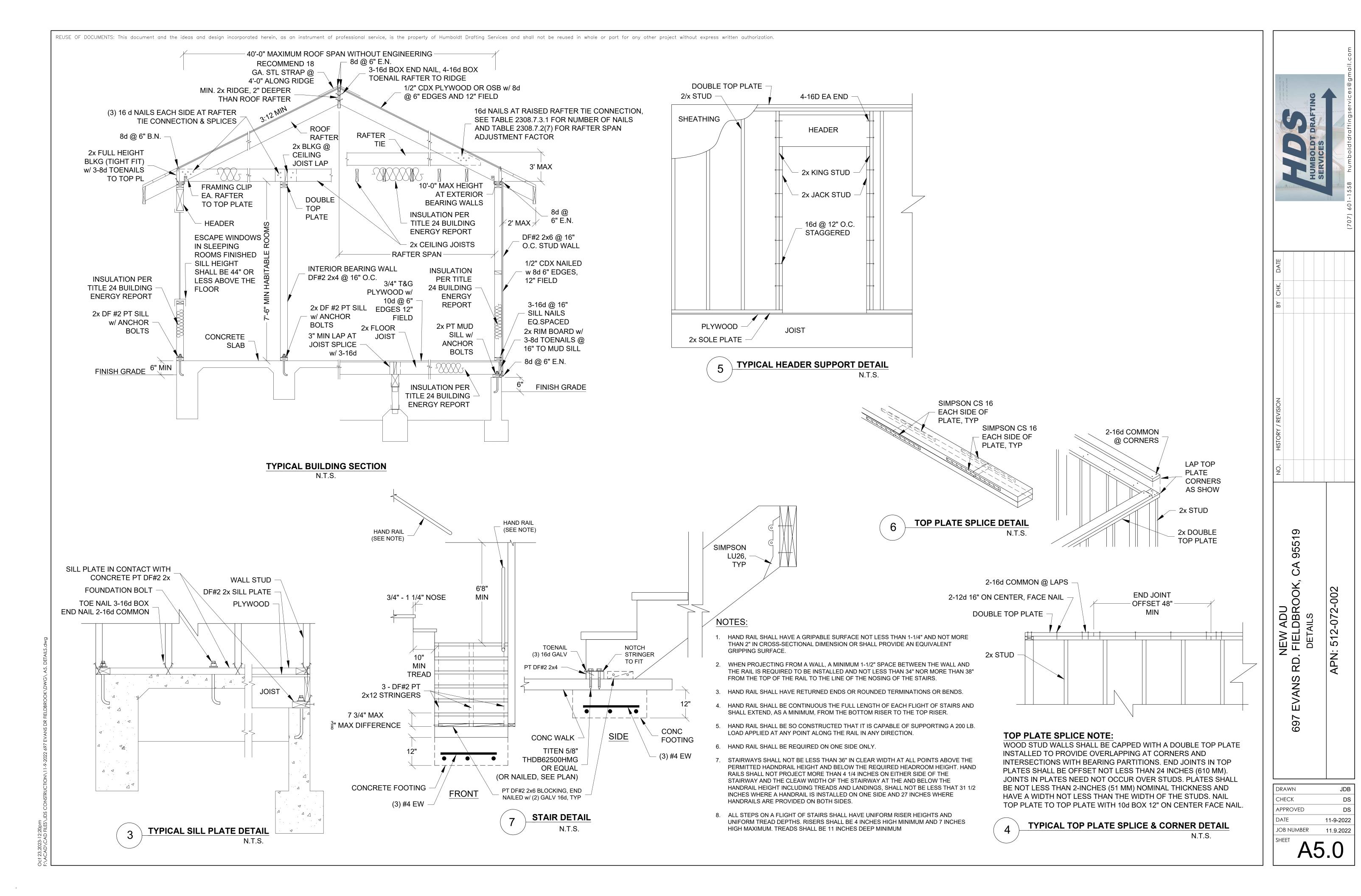
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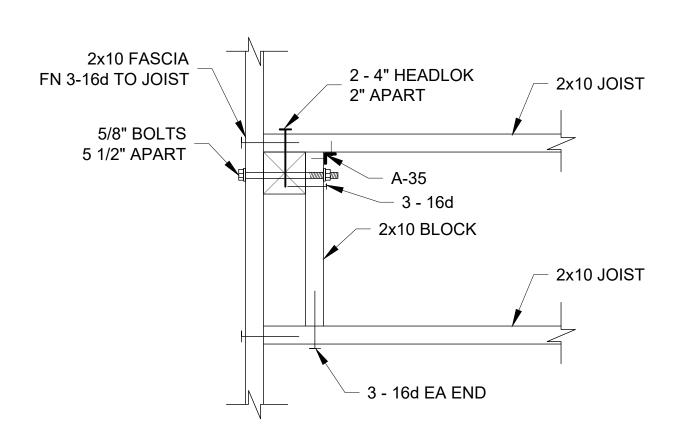
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JOB NUMBER 11.9.2022

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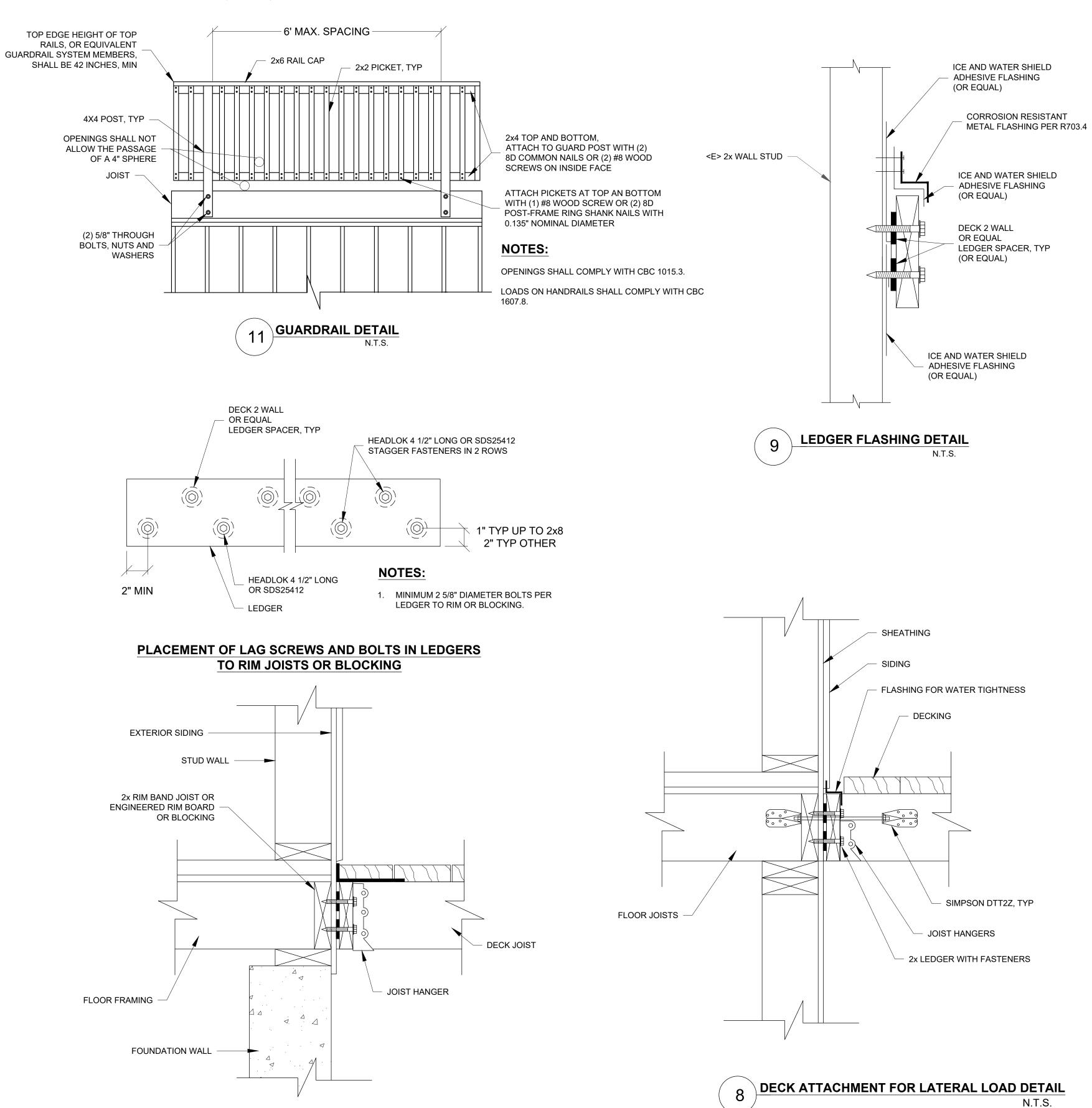


DECK POST AT JOIST

5/8" BOLTS 5 1/2" APART 2x10 FASCIA FN 3-16d TO BLOCKS 2 - 4" HEADLOK (TOT 2) 2x10 SHORT BLOCK 2x10 JOIST FN 3-16d TO BLOCKS

DECK POST PARALLEL TO JOIST

12 DECK POST DETAIL N.T.S.



10 <u>L</u>

LEDGER ATTACHMENT DETAIL

PLACEMENT OF LAG SCREWS AND BOLTS IN BAND JOIST

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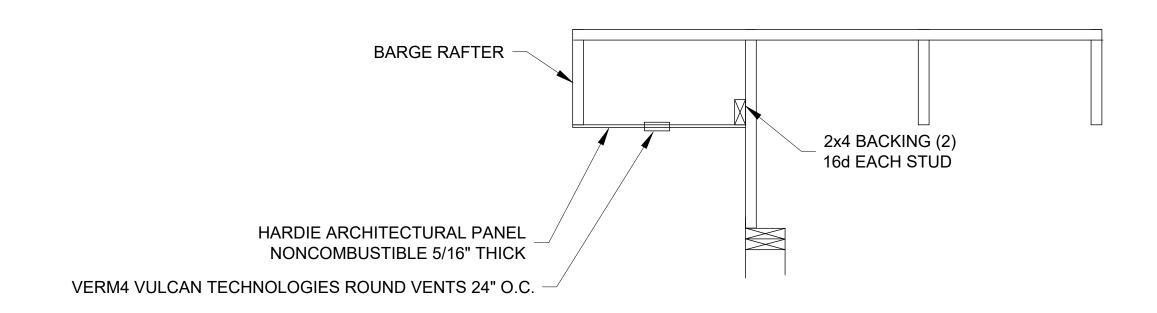
NEW ADU
7 EVANS RD. FIELDBROOK, C
DETAILS

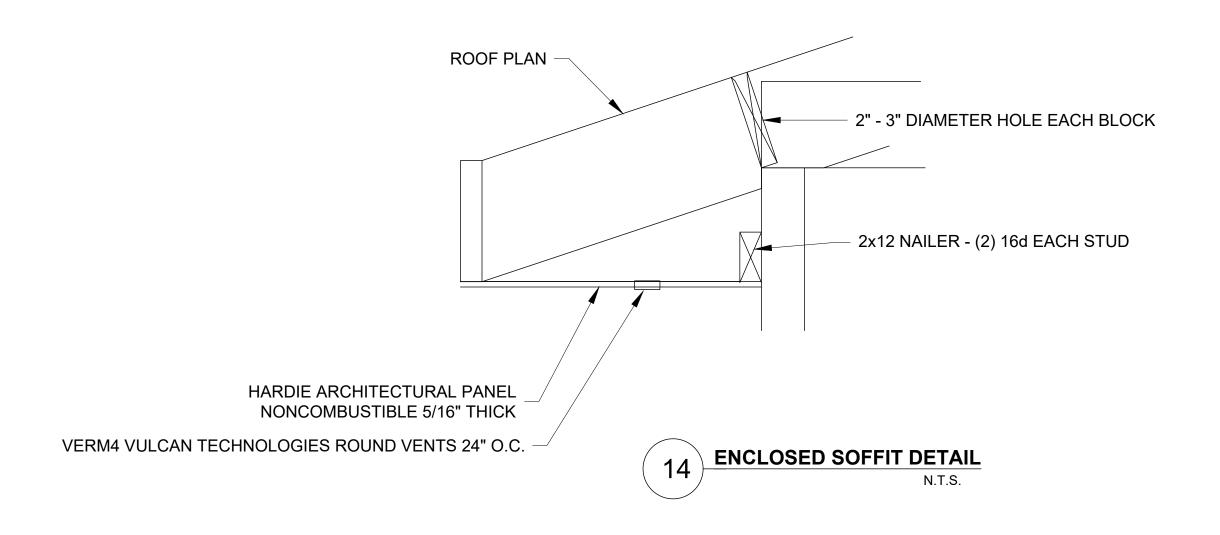
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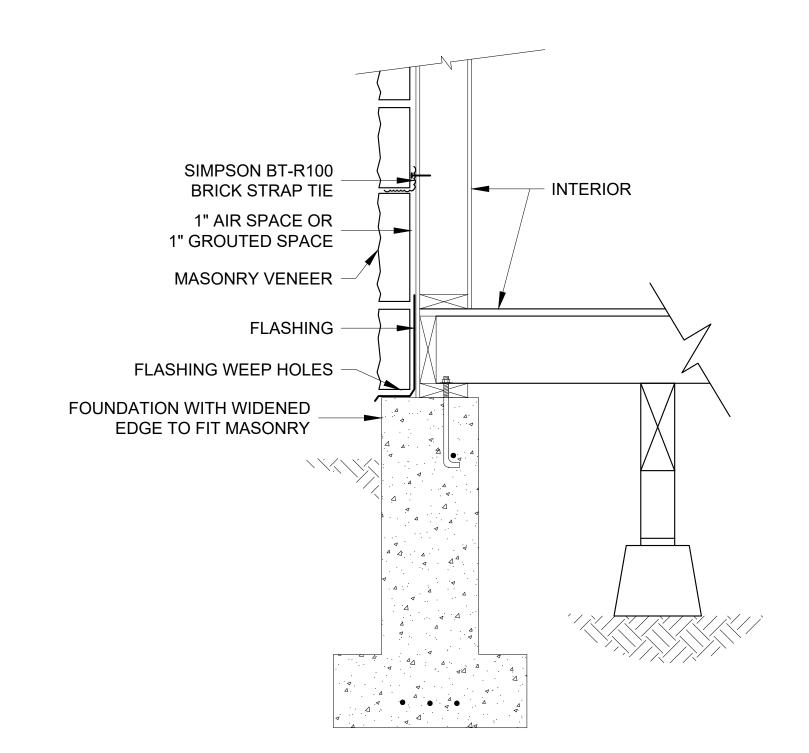
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Oct 23,2023-12:20pm

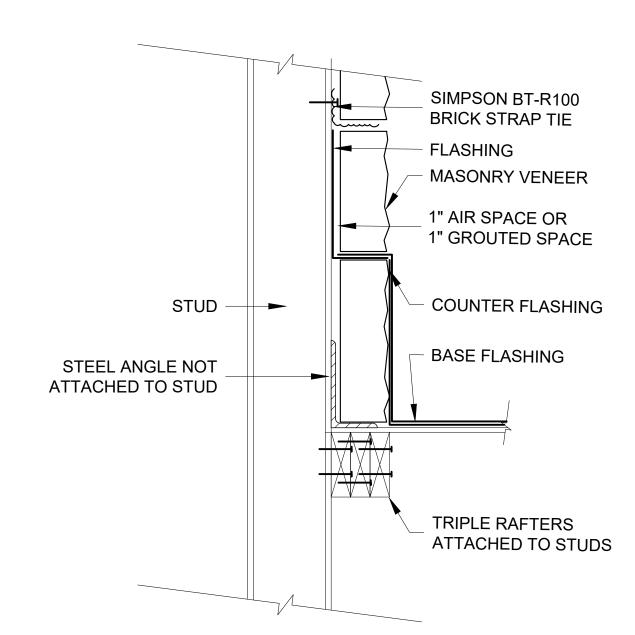
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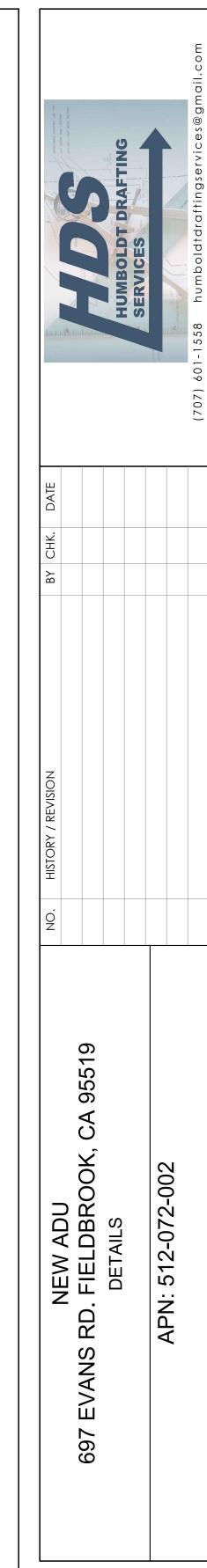






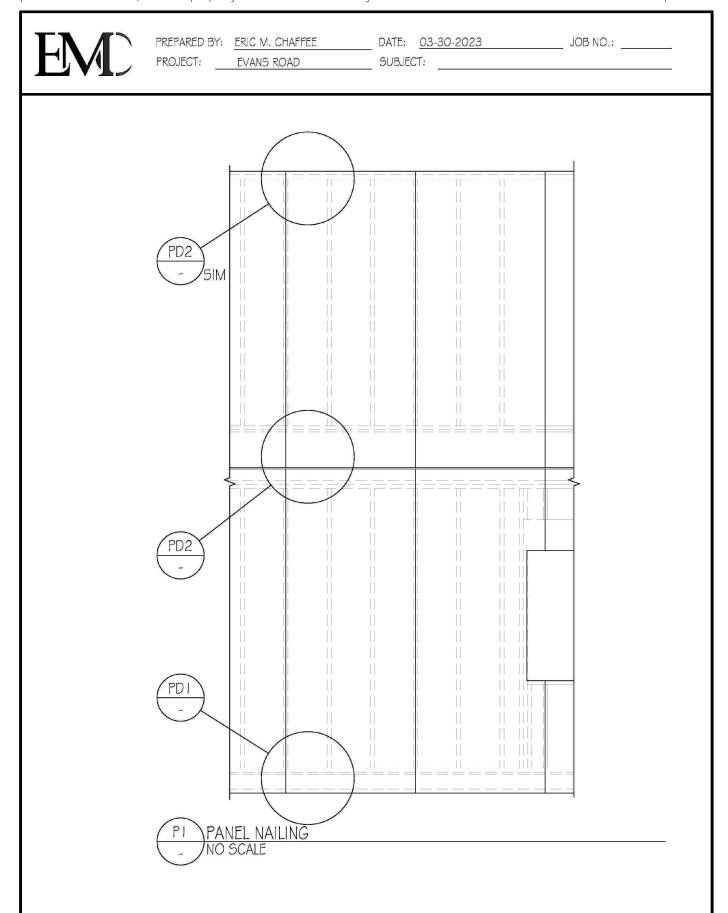


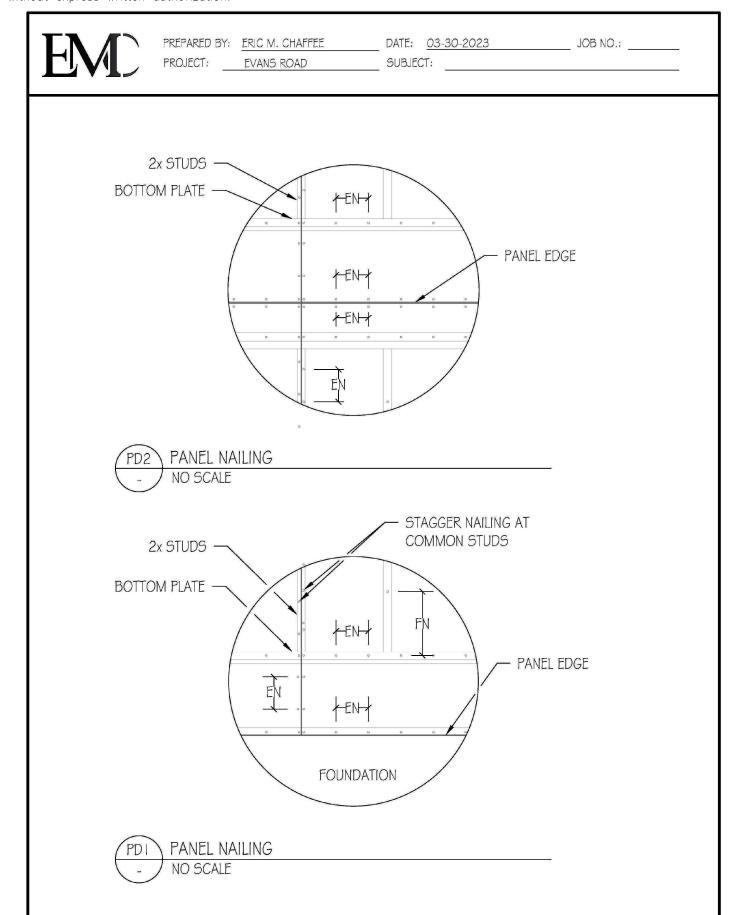


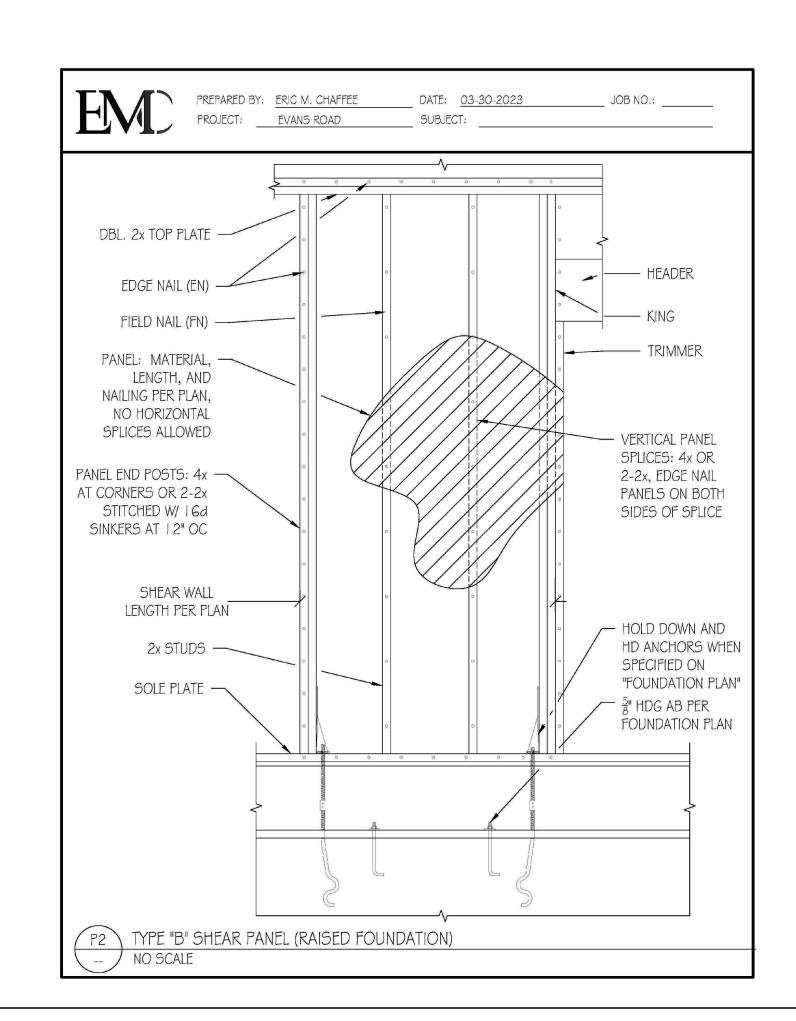


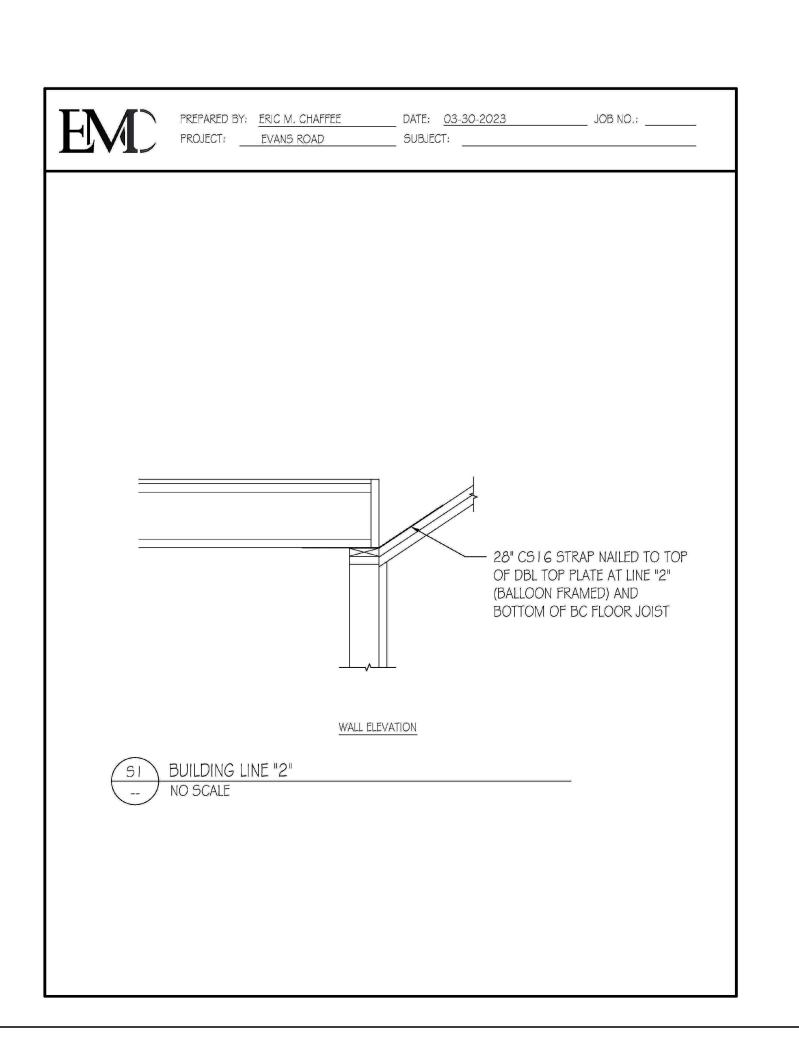
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DATE	11-9-202
APPROVED	DS
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EVANS

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