

GENERAL REQUIREMENTS

- 1-THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE BUILDING AND SAFETY DEPARTMENT.
- 2-CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND INSTALLING ADEQUATE SHORING, BRACING OR ANY OTHER MEANS THAT ARE REQUIRED TO SAFELY EXECUTE ALL WORK.
- 3-DETAILS NOTED AS TYP. OR TYPICAL APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED.
- 4-ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE.
- 5-PIPES AND SLEEVES SHALL NOT BE PLACED IN THE CONCRETE SLAB. OBTAIN APPROVAL FROM BUILDING AND SAFETY SHOULD SUCH INSTALLATION BE REQUIRED.
- 6-SLOPE DRAINAGE 6" WITHIN THE FIRST 10FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10FT AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (CRC R401.3)
- 7- PROVIDE EMERGENCY EGRESS EXIT DOOR OR WINDOWS FROM SLEEPING ROOMS. THE NET CLEAR WINDOW OPENING AREA SHALL BE A MINIMUM 5.0 SQ.FT. THE MINIMUM WINDOW OPENING SIZE IS 24" CLEAR IN HEIGHT, AND 20" CLEAR IN WIDTH. THE FINISHED SILL HEIGHT IS 44" MAX ABOVE THE FLOOR (CRC R310.1).
- 8-SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING.
- 9-WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. 22-PROVIDE ATTIC VENTING EQUAL IN AREA TO 15Q. FT./150SQ.FT. OF ATTIC AREA.
- 10-EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDITY CONTROL UNLESS FUNCTION AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. THE HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS:
 - a. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF GREATER THAN OR EQUAL TO 50% TO MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL AUTOMATIC MEANS OF ADJUSTMENT, AND
- 11-A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
- 12-THE PLUMBING FIXTURE AND PLUMBING FITTINGS SHALL MEET THE FLOW STANDARDS NOTED BELOW:
 - a. WATER CLOSET=1.28 GALLONS PER FLUSH MAX
 - b. SHOWERHEADS= 1.8 GPM
 - c. KITCHEN FAUCETS=1.8 GPM
 - d. LAVATORY FAUCETS=1.5 GPM
- 13-GUTTERS AND DOWNSPOUTS ARE REQUIRED WHEN THE EXPANSION INDEX EXCEEDS 50.

FOUNDATION

- 1-FOOTINGS AND SLABS: ON FIRM UNDISTURBED NATURAL SOILS OR APPROVED COMPACTED SOILS.
- 2-ALLOWABLE SOIL BEARING FOR CONTINUOUS FOOTINGS: 1,500 PSF UNLESS SUBSTANTIATED OTHERWISE BY A SOILS INVESTIGATION REPORT.
- 3-ISOLATED FOOTINGS: NOT ALLOWED UNLESS SUBSTANTIATED OTHERWISE BY A SOILS INVESTIGATION REPORT.
- 4-ROOF AND AREA DRAINAGE: SHALL BE DIRECTED AWAY FROM THE FOUNDATIONS.
- 5-CONCRETE TO BE 2,500 PSI NORMAL WEIGHT, WITH TYPE II CEMENT, ASTM C150.
- 6-ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60.

WOOD

- 1-ALL LUMBER SHALL BE DOUGLAS FIR LARCH CONFORMING TO THE STANDARDS OF WCLB.
- 2-JOISTS, RAFTERS, SUDS, PLATES AND BLOCKING TO BE No.2
- 3-BEAMS AND POSTS TO BE No.1
- 4- ALL LUMBER (SILL PLATES, LEDGERS, ETC.) WHICH ARE IN DIRECT CONTACT WITH CONCRETE OR EARTH SHALL BE PRESERVATIVE TREATED WOOD. NEWLY EXPOSED SURFACES RESULTING FROM FIELD CUTTING, BORING OR HANDLING SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M-4. USE ONLY SODIUM BORATE TREATED WOOD FOR INTERIOR USE.
- 5-FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MINIMUM OF ASTM A653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.
- 6-PLUMBING WALLS TO BE FRAMED WITH 2X6 STUDS.

AGING IN PLACE/FALL PREVENTION

- a. Reinforcement for grab bars shall be provided at least one bathroom on the entry level:
 - i. Reinforcement shall be solid lumber.
 - ii. Reinforcement shall not be less than 2X8 nominal lumber.
 - iii. Reinforcement shall be located between 32-inches and 39¼-inches above the finished floor flush with the wall framing.
 - iv. Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.
 1. Where the water closet is not placed adjacent to a side wall capable of accommodating a grab bar, the bathroom shall have provisions for installation of floor-mounted, foldaway, or similar alternate grab bar reinforcements.
 - v. Shower reinforcement shall be continuous where wall framing is provided.
 1. Reinforcement shall not be required in wall framing for pre-fabricated shower enclosures and bathtub wall panels with integral factory-installed grab bars or when factory-installed reinforcement for grab bars is provided.
 - vi. Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6-inches above the bathtub rim."
- b. Add this note to the plans: "Documentation for grab bar reinforcement by information and/or drawings identifying the location of grab bar reinforcement shall be placed in the operation and maintenance manual."
- c. Electrical receptacle outlets, switches and controls intended to be used by occupants shall be located no more than 48-inches measured from the top of the outlet box and not less than 6-inches measured from the bottom of the outlet box above the finish floor.
- d. At least one bathroom and one bedroom on the entry level of a single-story dwelling shall provide a doorway with a net clear opening not less than 32-inches measured with the door positioned at an angle of 90 degrees from the closed position.
- e. At least one bathroom and one bedroom on the second or third floor of a two- or three-story dwelling shall provide a doorway with a net clear opening not less than 32-inches measured with the door positioned at an angle of 90 degrees from the closed position if a bathroom or bedroom is not located on the entry level.
- f. Doorbell buttons or controls shall not exceed 48-inches above exterior floor or landing, measured from the top of the doorbell button assembly.

NAILING SCHEDULE

THE CONNECTIONS LISTED BELOW ARE THE MINIMUM PERMISSIBLE. USE COMMON WIRE NAILS FOR ALL NAILED CONNECTIONS. WHERE POSSIBLE, NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOE NAILS. SEE THE DRAWINGS FOR ADDITIONAL NAILING REQUIREMENTS.

JOIST TO SILL (PLATE) OR GIRDER, TOENAIL	3-8d
BRIDGING TO JOIST, TOENAIL EACH END	2-8d
1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING:	
TYPICAL FACE NAIL	16d @16"O.C.
BRACED WALL PANELS	3-16d @16"O.C.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE: TOENAIL	4-8d
END NAIL	2-16d
DOUBLE STUDS, FACE NAIL	16d @24"O.C.
DOUBLED TOP PLATES: TYPICAL FACE NAIL	16d @16"O.C.
LAP SPLICE	16-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	
RIM JOIST TO TOP PLATE, TOENAIL	8d @6"O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES (ALONG EDGE)	16d @16"O.C.
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-8d
1" DIAG. BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-8d
WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
BUILT-UP CORNER STUDS	16d @24"O.C.
BUILT-UP GIRDERS AND BEAMS (FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES)	20d @32"O.C.
BUILT-UP GIRDERS AND BEAMS (FACE NAIL AT ENDS AND AT EACH SPLICE)	2-20d
2" PLANKS, EACH END AND EACH BEARING	2-16d
LEDGER STRIP, FACE NAIL AT EACH JOIST	3-16d

TITLE 24 ENERGY REQUIREMENTS

1. ALL LUMINAIRES MUST BE HIGH EFFICACY (150.0)(K)1(A)
2. RECESSED DOWNLIGHT LUMINAIRES IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (150.0)(K)1(C):
 - THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
 - THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION.
 - THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING TO PREVENT FLOW OF HEATED OR COOLED AIR OUT OF LIVING AREAS AND INTO THE CEILING CAVITY.
 - HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE FROM BELOW THE CEILING WITHOUT REQUIRING CUTTING HOLES IN CEILING.
 - THEY MAY NOT CONTAIN A SCREW BASE SOCKETS IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANT SENSOR PROVIDED THE OCCUPANT SENSOR IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION). (150.0)(K)2)
3. JOINT APPENDIX X (JA8) CERTIFIED LAMPS SHALL BE CONSIDERED HIGH EFFICACY. JA8 COMPLIANT LIGHT SOURCES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. (EXCEPTION: <70SF CLOSETS AND HALLWAY) (150.0)(K)2(K)
4. UNDER-CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS. (150.0)(K)2(L)
5. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY, BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND HAVE ONE OF THE FOLLOWING CONTROLS (THE MANUAL SWITCH SHALL NOT OVERRIDE THE AUTOMATIC CONTROL DEVICE): (150.0)(K)3(A) PHOTO-CONTROL AND MOTION SENSOR
 - PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL
 - ASTRONOMICAL TIME CLOCK CONTROL TURNING LIGHTS OFF DURING THE DAY
7. ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH-EFFICACY" LIGHT FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.
8. CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INSTALLED. (10-103)(B)
9. THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR SHALL NOT BE GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. (150)(K)1(B)
10. PROVIDE A GASKET/ INSULATION ON ALL INTERIOR ATTIC/UNDER-FLOOR ACCESSSES. (110.7)
11. PROVIDE VERIFICATION ON THE PLANS HOW THE BUILDING WILL MEET THE MINIMUM VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY REQUIREMENTS PER ASHRAE STANDARD 62.2. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE BUILDING VENTILATION AIRFLOW REQUIRED. THIS IS SUBJECT TO HERS TESTING. THE FOLLOWING LABEL MUST BE ATTACHED TO THE FAN SWITCH: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED. UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION;" (CALIFORNIA ENERGY CODE 150.0)(O) A MINIMUM 100 CFM INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED.
12. MINIMUM 50 CFM INDOOR AIR QUALITY FAN IS REQUIRED AT BATHROOMS.
13. THERMOSTATS: ALL HEATING OR COOLING SYSTEMS, INCLUDING HEAT PUMPS, NOT CONTROLLED BY A CENTRAL ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) SHALL HAVE A SETBACK THERMOSTAT, AS SPECIFIED IN SECTION 110.2(C)

ELECTRICAL/PLUMBING/MECHANICAL

1. No electrical panels in closets or bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for headroom. (CEC 110.26)
2. Provide a minimum 3 lug intersystem bonding bus bar at the main electrical service. (CEC 250.94)
3. A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire placed in the bottom of a footing is required for all new construction. (CEC 250.52(A) (3)) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)
4. All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant receptacles. (CEC 406.12)
5. All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter. (CEC 210.12)
6. Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(2)) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(C)(3))
7. Provide at least 1 outlet at porches and within 3' of the outside of each bathroom basin. (CEC 210.52 (D), (F) &(G)).
8. All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))
9. At least one wall switched lighting outlet or fixture shall be installed in every habitable room, bathroom, hallways, stairways, attached garages and detached garages with electrical power, equipment spaces (attics, basements, etc.). (CEC 210.70) 13. Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, work surfaces and similar areas counter outlets must be installed in every counter space 12" inches or wider, not greater than 4' o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 receptacle outlet unless a range top or sink is installed than 2 receptacles may be required. 1 receptacle is required for peninsula counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner installations. (CEC Figure 210.52(C)(1))
10. The main service disconnect shall have a rating of not less than 100 amps. C.E.C. Article 230.79(C).
11. Receptacles shall be installed at 12" o.c. maximum in walls starting at 6' maximum from the wall end. Walls longer than two feet shall have a receptacle. Hallway walls longer than 10 ft. shall have a receptacle in hallways. (CEC 210.52(A))
12. Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C)) Light pendants, ceiling fans, lighting tracks, etc. shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
13. All lighting/fan fixtures located in wet or damp locations shall be rated for the application. (CEC 410.10)
14. GFCI outlets are required: for all kitchen receptacles that are designed to serve countertop surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in unfinished basements, crawl space lighting outlets, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, laundry areas, and in all garage outlets including outlets dedicated to a single device or garage door opener. (CEC 210.8)
15. All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers installed. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1))
16. ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
17. PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or otherwise protected from UV degradation. (CPC 312.14)
18. Underground water supply lines shall have a 14 awg blue tracer wire. (CPC 604.10.1)
19. Showers and tubs with showers require a non-absorbent surface up to 6" above the floor. (CRC R307.2) Minimum shower receptor slope is 1/8" per foot. (CPC 408.5) Provide curtain rod or door a minimum of 22" in width. (CPC 408.5).
20. Provide pressure relief valve with drain to outside for water heater. (CPC 504.6) Provide seismic strapping in the upper and lower third of the water heater a minimum of 4" above controls. (CPC 507.2) The water heater shall be of an instantaneous type or the following shall be provided (new construction only) (CEC 150.(n)): A 120V receptacles provided within 3ft. A category III or IV vent, or a straight (without bends) Type B vent; Condensate drain that is no more than 2 inches higher than the base of the water heater; Gas supply line with a minimum 200,000 Btu/hr dedicated capacity for the water heater; A dedicated 120/240, 3 wire circuit with 10AWG wire to a receptacle out- let within 3' of the water heater. The unused conductor shall be electrically isolated and have a reserved circuit breaker space. Both ends of the conductor shall be labeled "spare" and be electrically isolated. A reserve single-pole circuit breaker space near this circuit labeled "Future 240V Use." (CEC 150.0(n))
21. Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
22. Provide anti-siphon valves on all hose bibs. (CPC 603.5.7) Shall be protected by a nonremovable hose bib-type vacuum breaker installed not less than 6 inches (152 mm) above the highest point of usage located on the discharge side of the last valve.
23. Provide combustion air for all gas fired appliances per CMC Chapter 7.
24. Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
25. Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms unless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the outdoors. (CPC 504)
26. Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen ½"-1/2" in opening size (not required for clothes dryers). (CMC 502.1)
27. Vent dryer to exterior of building (not to under-floor area). The vent diameter shall not be less than 4 inches nominal (100 mm), and the thickness shall be not less than 0.016 of an inch (0.406 mm). Exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet (4267 mm), including two 90 degrees (1.57 rad) elbows. Clearances: installed air conditioner and heat pump outdoor condensing units shall have a clearance of at least 5 feet (1.5 meters) from the outlet of any dryer vent. Vents shall terminate a minimum of 3' from the property line and any opening into the building. (C MC 504.4.2)
28. Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (CMC 504.4.1(1))
29. Heating system is required to maintain 68 degrees at 3 ft. above floor level and 2ft from exterior walls in all habitable rooms. (CRC R303.10)

SHEET INDEX

1.1	GENERAL NOTES
—	OWNER-SUPPLIED SITE PLAN
1.2	TYPICAL DETAILS
2.1	FLOOR AND ROOF PLANS, SECTION
2.2	FOUNDATION AND ROOF FRAMING PLANS
3.1	ELEVATIONS
4.1	DETAILS
GN1	GREEN BUILDING NOTES
GN2	GREEN BUILDING NOTES
APPENDIX	CA ENERGY COMPLIANCE

PROJECT DATA

OWNER: _____
APN: _____
ADDRESS: _____
SCOPE: (FARM WORKER DWELLING / ACCESSORY DWELLING UNIT)
OCCUPANCY: R-3
CONSTRUCTION TYPE: V - B
SPRINKLERS (NFPA 13-D): _____
FIRE HAZARD SEVERITY ZONE: _____

SOIL DATA
EXPANSION INDEX (E.I.):
91-130 FOR 700 SF AND 900 SF PLANS
_____ PER GEOTECHNICAL REPORT FOR 1188 SF PLAN

SEISMIC AND WIND DATA
WIND EXPOSURE: EXPOSURE C
WIND SPEED (ULT): 95 MPH (CATEGORY II)

STRUCTURAL DATA
ROOF DEAD LOAD: 15 PSF (6 PSF MAX. LIGHT-WEIGHT TILE ROOF)
ROOF LIVE LOAD: 20 PSF
ELEVATION _____ FEET
NOTE: THIS PLAN CANNOT BE USED ABOVE 4000' ELEVATION.

CALIFORNIA ENERGY CODE INFORMATION
FRONT ORIENTATION: _____
CLIMATE ZONE: _____
(SEE SPECIAL REQUIREMENTS FOR CZ= 3 AND 16)

FLOOD DATA
FLOOD ZONE: _____
DESIGN FLOOD ELEVATION: _____

PHOTOVOLTAIC SYSTEM REQUIRED. REFER TO ENERGY DESIGN FOR SIZE AND ORIENTATION.

1188 SF DWELLING By using these standard plans, the user agrees to release, waive and hold harmless, the County of Ventura, and its building official, officers, employees, agents, representatives and assigns, from all future claims, liabilities, suits and demands for any injury, disability, death, property damage or economic loss resulting from the use of these plans. The use of these standard plans does not eliminate or reduce the user's responsibility to verify the accuracy of all information contained on these plans.

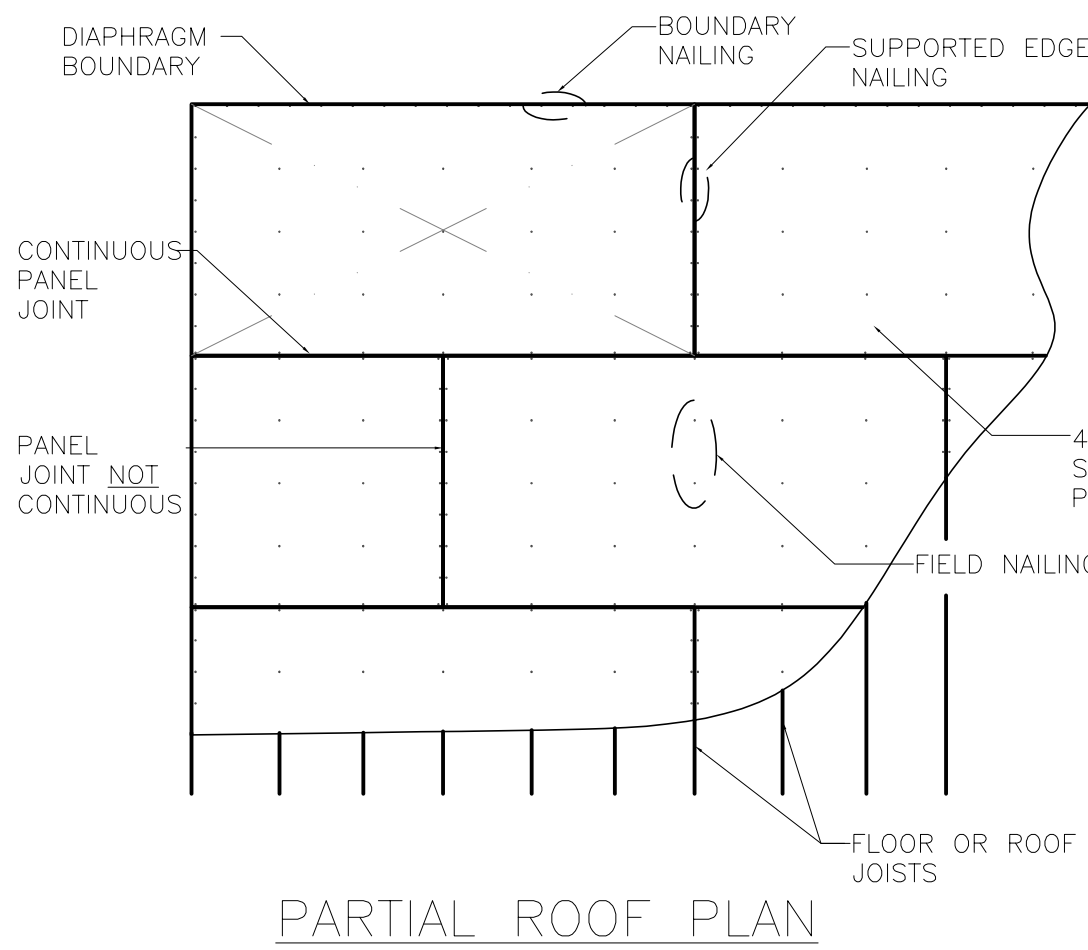


STANDARD PLAN FOR
ACCESSORY DWELLING UNIT
FARMWORKER DWELLING

COUNTY APPROVAL

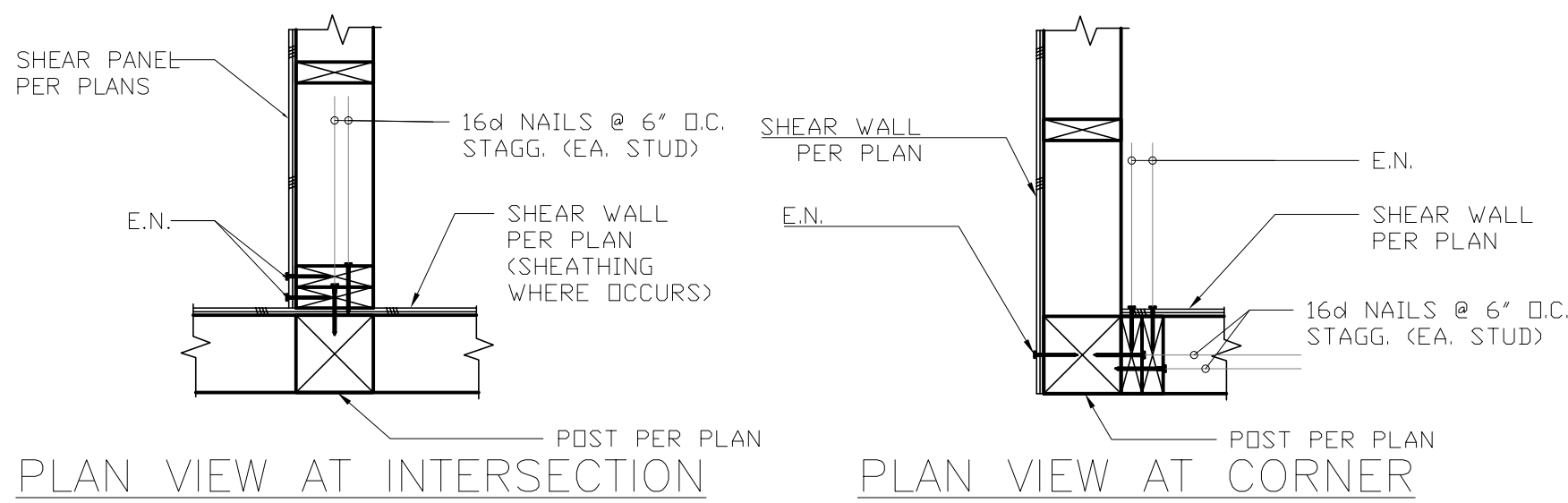
SHEET TITLE
GENERAL NOTES
DATE: 04/20/2023
SCALE: N/A
DRAWN BY: COUNTY OF VENTURA
APPLICABLE CODE: 2022 VCBC & CRC

SHEET NO.
1.1



- NOTES:**
- 1- STAGGERED SHEATHING AS SHOWN
 - 2- NAILING SHALL BE PER PLANS.
 - 3- MIN. SHEATHING WIDTH SHALL BE 24".
 - 4- BOUNDARY NAIL ALL RIDGES, VALLEYS, HIPS, BEAMS & SHEAR WALLS.
 - 5- NAILS SHALL NOT PENETRATE THE FACE OF SHEATHING.
 - 6- PROVIDE 1/8" GAP BETWEEN SHEATHING EDGES.
 - 7- PROVIDE A MINIMUM OF 3/8" FROM THE EDGE OF A PANEL TO THE CENTER OF THE NAIL.

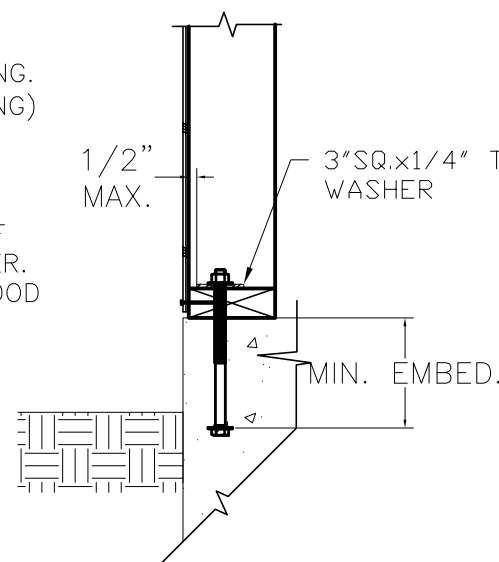
9 TYPICAL HORIZONTAL DIAPHRAGM NAILING



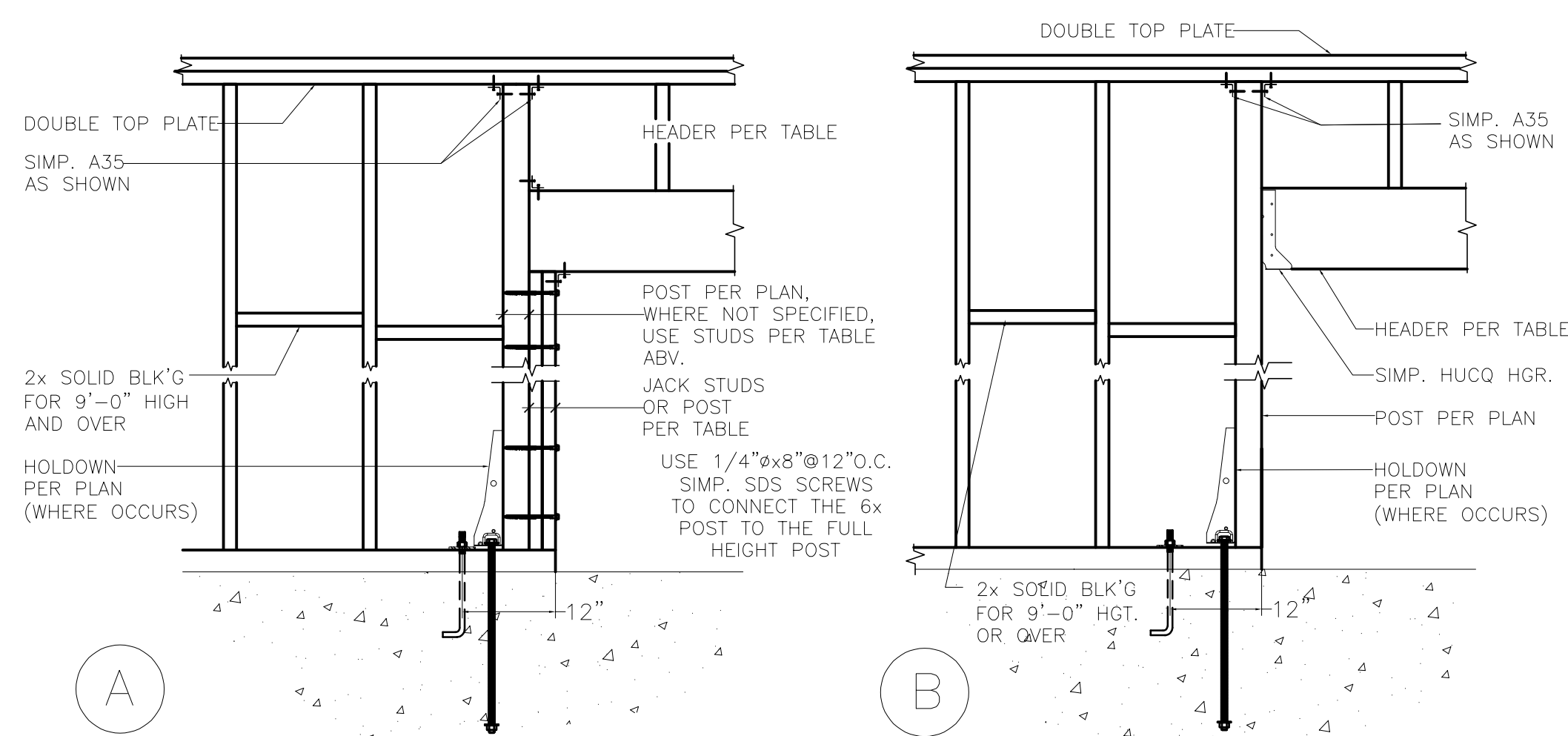
10 SHEAR WALL INTERSECTIONS AT WALLS

TYPE	MINIMUM NOMINAL PANEL THICKNESS ⁽¹⁾	FACE	EDGE NAILING	SILL ANCHORS (HEX HEAD BOLT)	TOP PL. CONNECTION A35	SHEAR CAPACITY #/FT.
A	1/2"	1	10d @ 6" O.C.	5/8" @ 2'-8" O.C.	A35 @ 16" O.C.	340

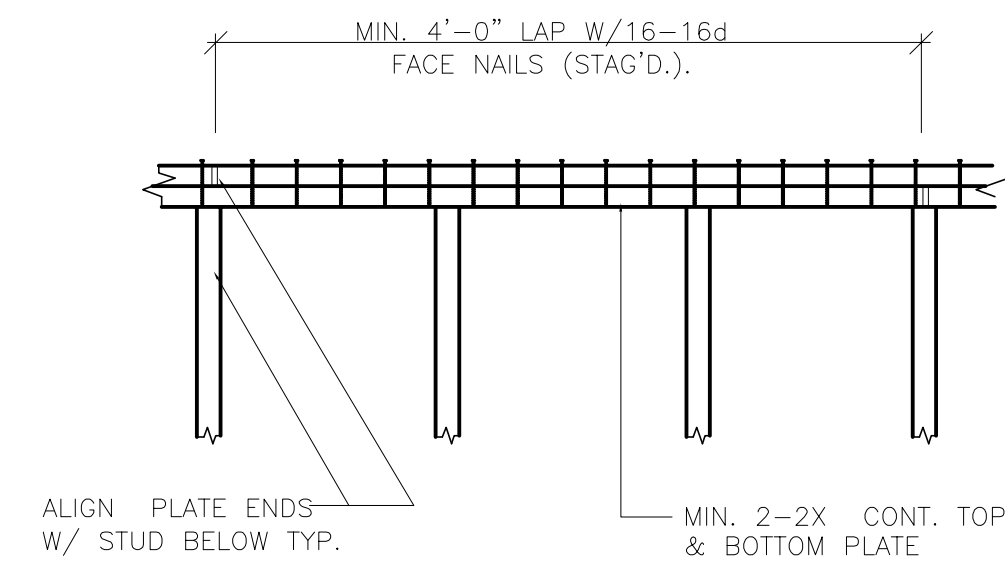
- NOTES:**
- 1 - WOOD STRUCTURAL PANELS SHALL BE 1/2 PERFORMANCE CATEGORY, APA STRUCTURAL I RATED SHEATHING, SPAN RATING 32/16, EXPOSURE 1, 3-PLY/3-LAYERS.
 - 2 - STUDS SPACING TO BE @ 16" O.C. MIN.
 - 3 - NAILS @ 2" O.C. TO BE STAGGERED.
 - 4 - ALL FIELD NAILING TO BE AT 12" O.C.
 - 5 - USE HEX HEAD BOLT WITH WASHER SILL ANCHORS. PROVIDE 7" MIN. EMBEDMENT INTO FOOTING.
 - 6 - USE COMMON NAILS ONLY. (8d = 0.131" DIA. x 2 1/2" LONG, 10d = 0.148" DIA. x 3" LONG)
 - 7 - MIN. 1/2" EDGE NAILING DISTANCE @ PANEL ENDS AND EDGES.
 - 8 - USE 3" SQ. x 1/4" WASHERS FOR SILL ANCHORS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" INCH OF THE EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE
 - 9 - FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MINIMUM OF ASTM A653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.



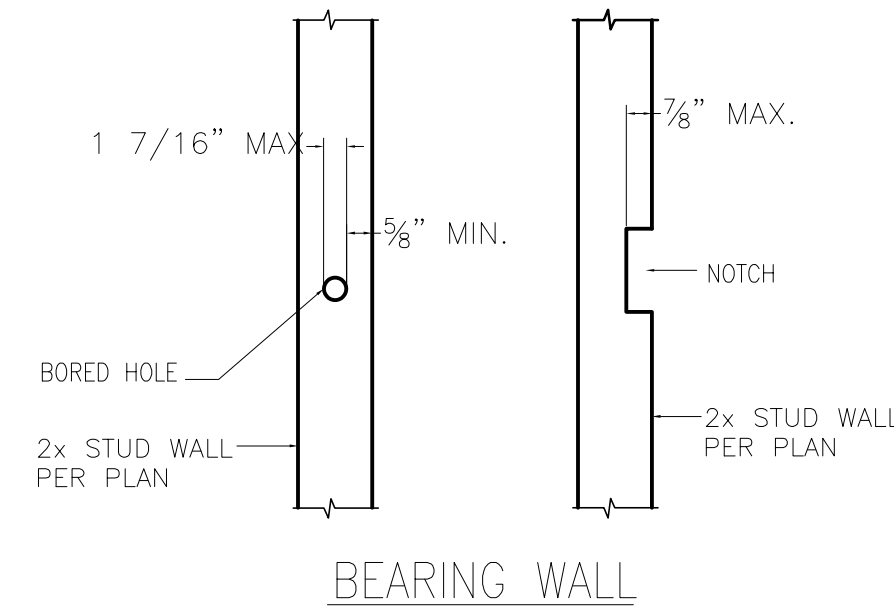
11 SHEAR WALL SCHEDULE



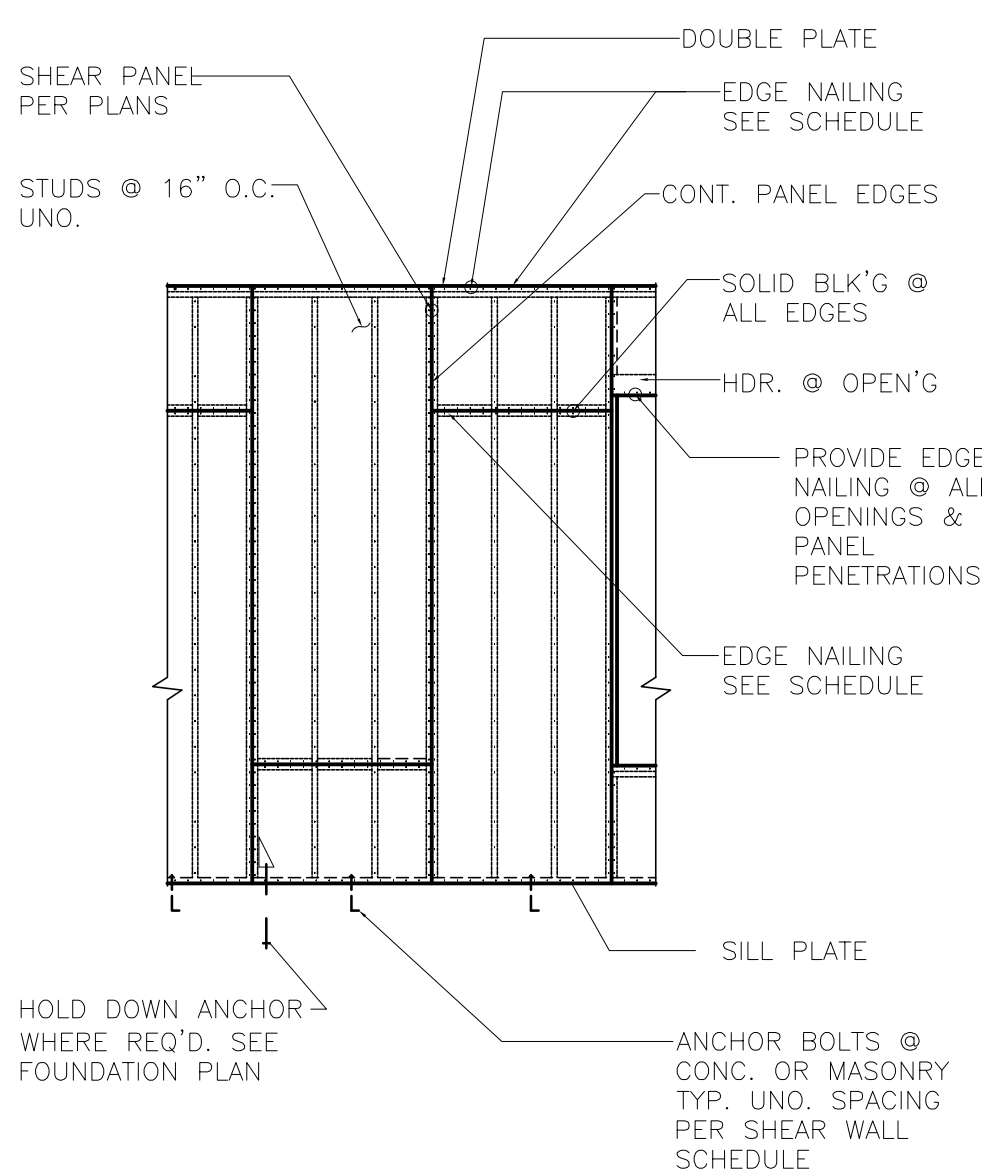
12 HEADER FRAMING & SCHEDULE



6 TOP PLATE LAP SPLICE



7 TYPICAL STUD BORING & NOTCHING



8 SHEAR WALL PANEL

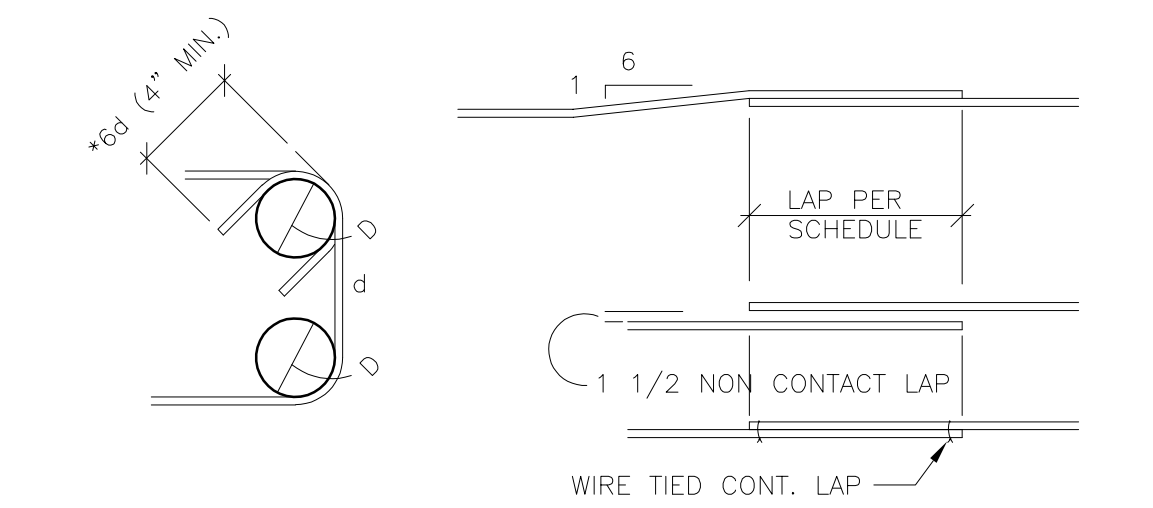
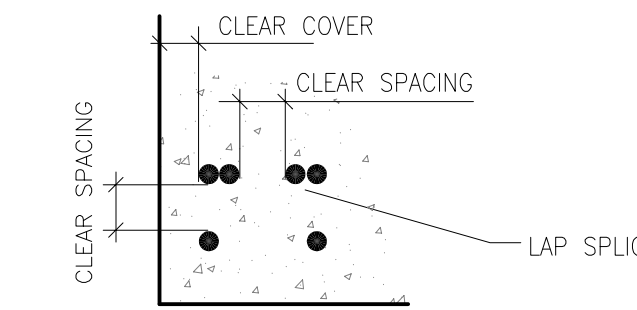
SIZE	MAX. SPAN	KING & JACK STUDS
4x6	4'	SINGLE 2x STUD
4x8	8'	SINGLE 2x STUD
4x10	10'	2-2x STUDS
4x12	12'	2-2x STUDS
PSL HEADERS	SEE PLAN	SEE PLAN

- NOTE:**
- USE 4x HEADERS AT 2x4 STUD WALL

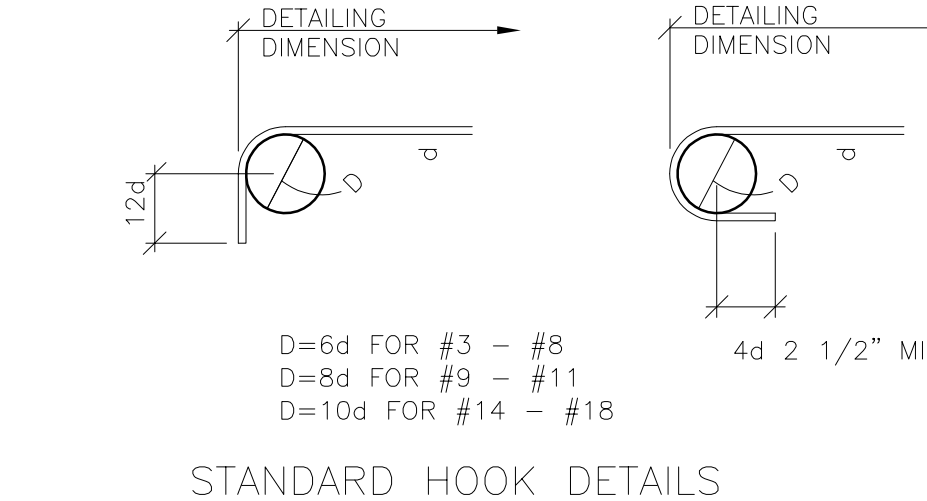
SPLICES (STANDARD LAPS) SCHEDULE

REBAR SPLICES IN INCHES		4	5	6	7	8	9	10	11
REBAR SIZE (GRADE 60)	REBAR DIAMETER (IN)	0.5	0.62	0.75	0.87	1.0	1.12	1.27	1.41
	f'c=2,500	24	30	36	53	60	68	75	83
f'c=3,000	OTHER BAR	36	45	54	79	90	101	113	124
	TOP BAR	22	27	33	48	55	66	81	97
	TOP BAR	33	41	49	72	82	92	105	125
f'c=4,000	OTHER BAR	19	24	28	42	47	57	70	84
	TOP BAR	28	36	43	62	71	80	91	109

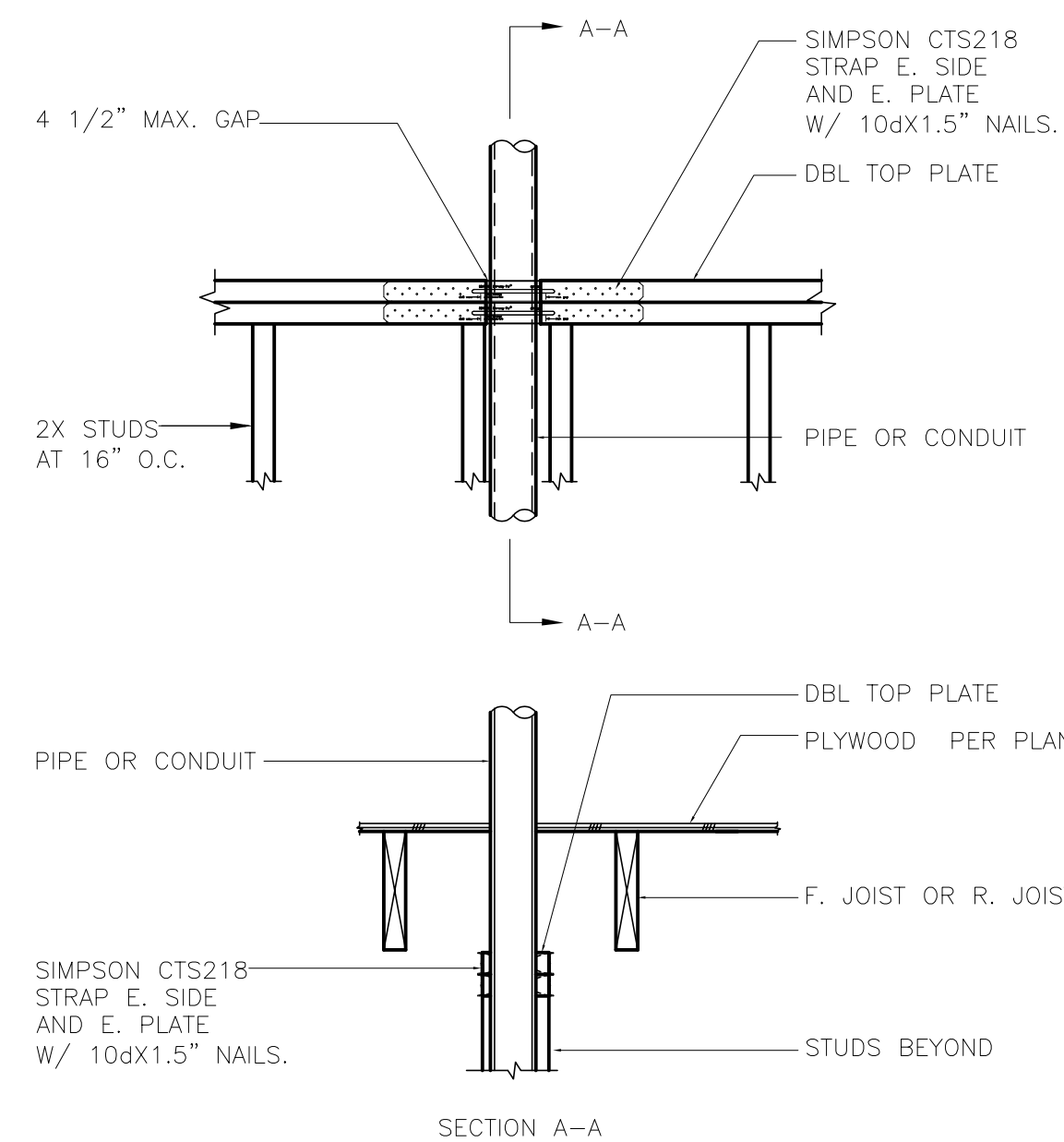
- 1- REBAR LENGTHS SHOWN IN THE SCHEDULE SHALL BE INCREASED 50% WHEN COVER IS < OR = 1 BAR DIAMETER OR CLEAR SPACING BETWEEN BARS IS LESS THAN 2 BAR DIAMETERS.
- 2- 75% OF REBAR LENGTHS SHOWN IN THE SCHEDULE MAY BE USED WHEN COVER IS > 2 BAR DIAMETERS AND CLEAR SPACING BETWEEN BARS IS GREATER THAN 3 BAR DIAMETERS.
- 3- LAP SPLICE IN MASONRY SHALL BE 40d.
- 4- REBAR LENGTHS SHOWN IN THE SCHEDULE SHALL BE INCREASED 50% WHEN USING EPOXY COATED REBARS.
- 5- TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.



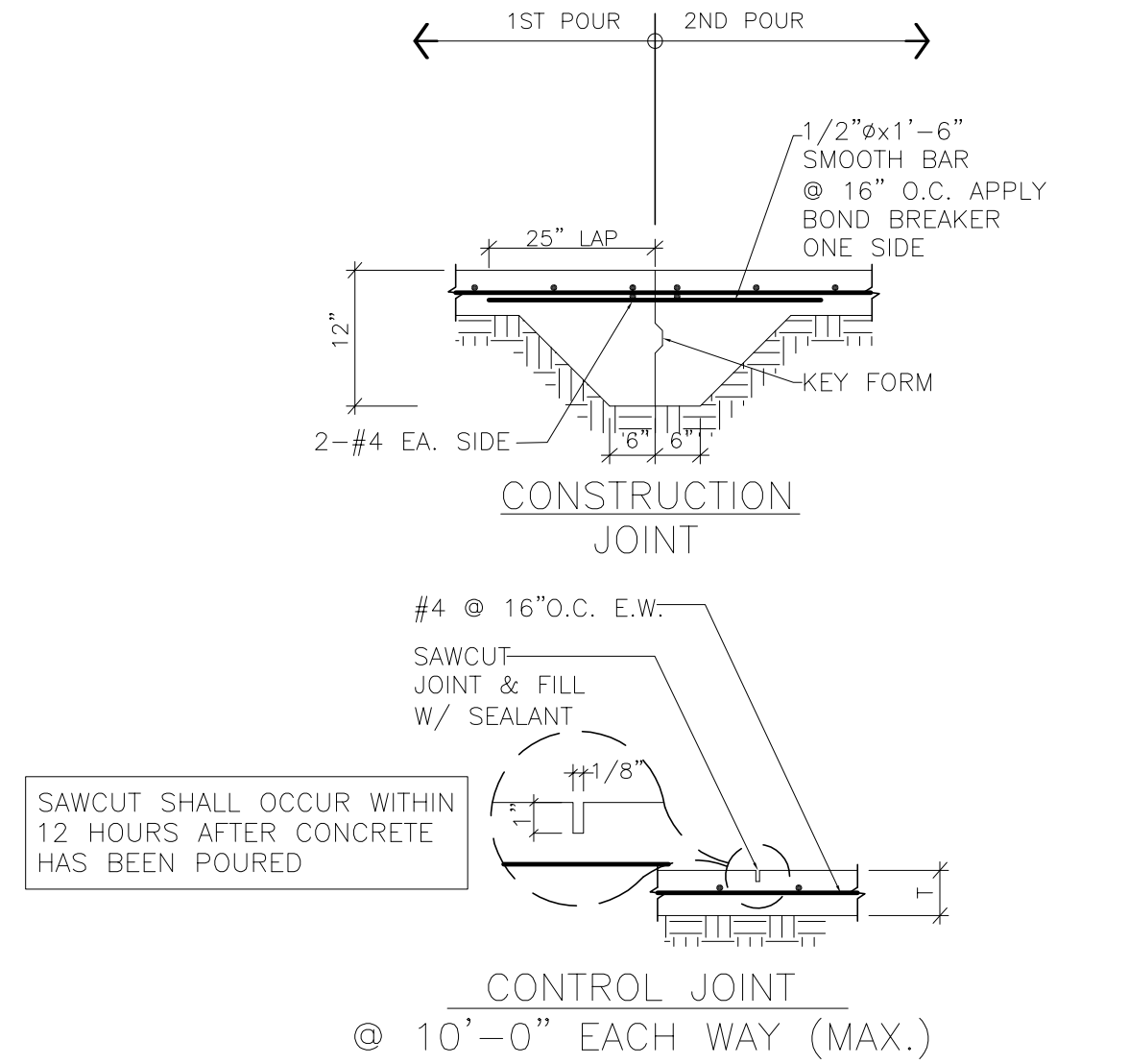
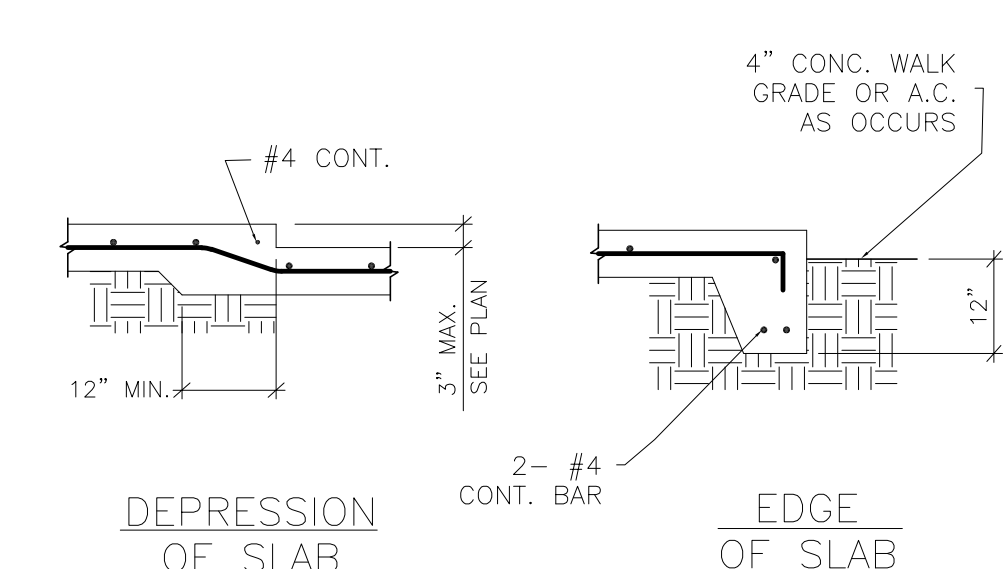
5 PIPE AT TOP PLATE



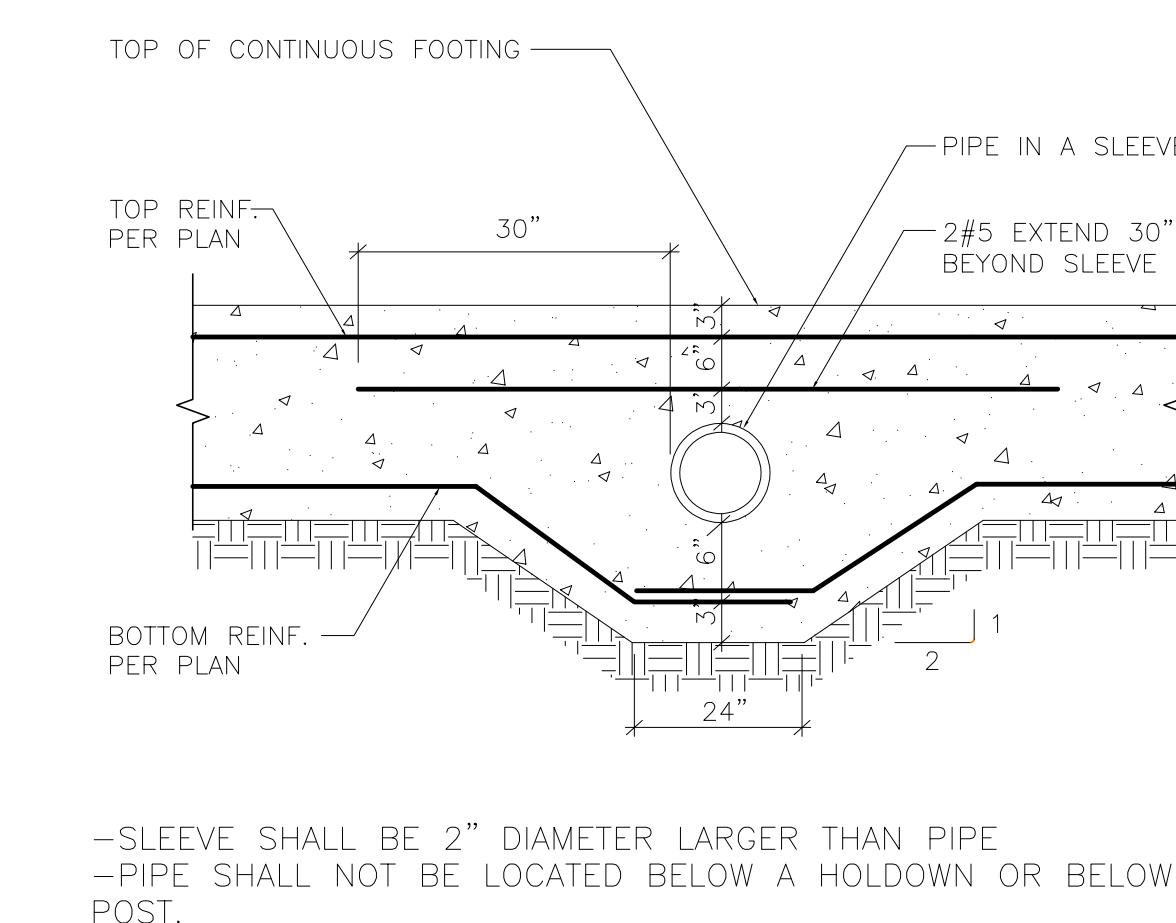
4 REBAR PLACEMENT



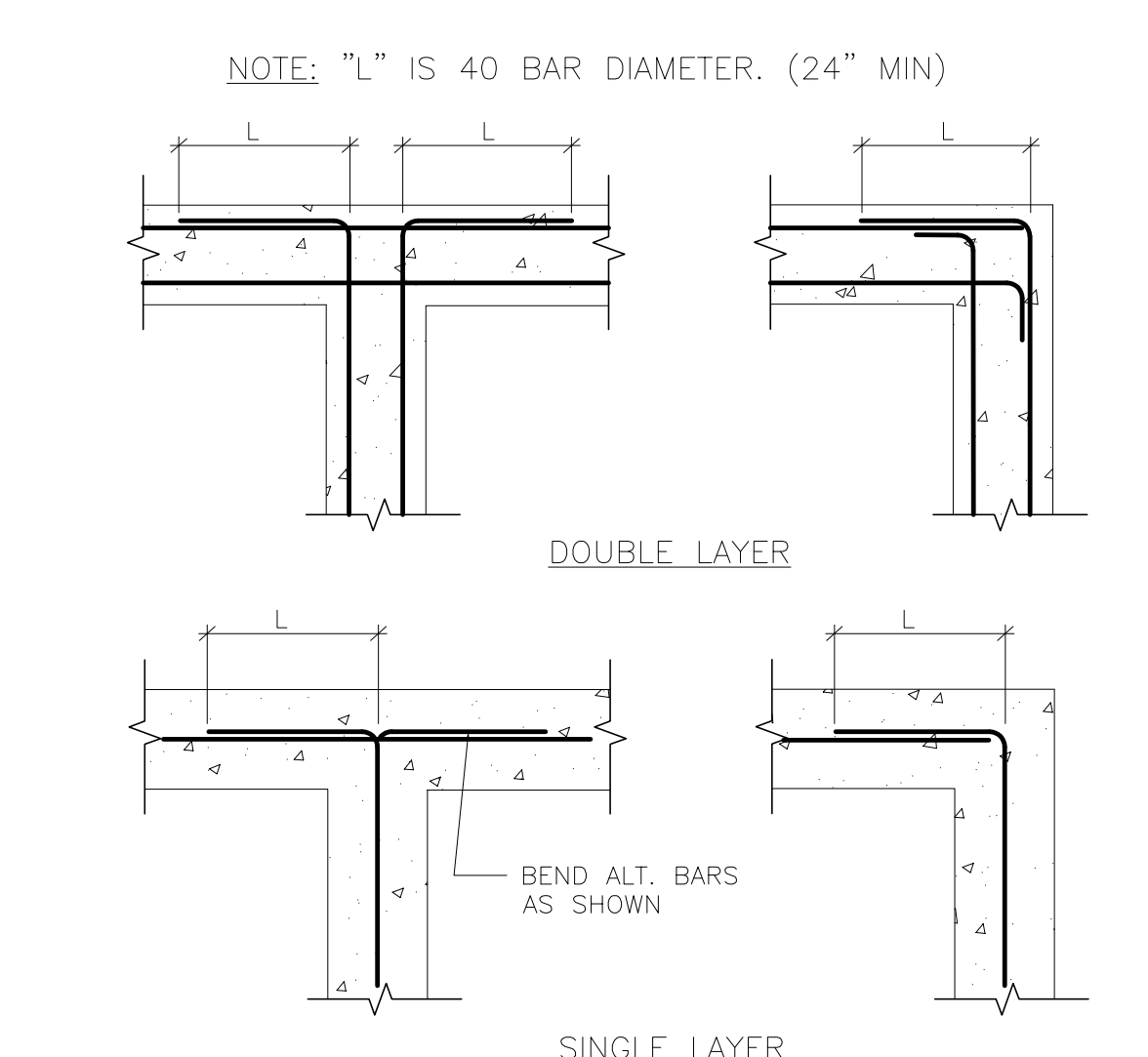
5 PIPE AT TOP PLATE



1 SLAB CONDITIONS



2 PIPE IN FOOTING

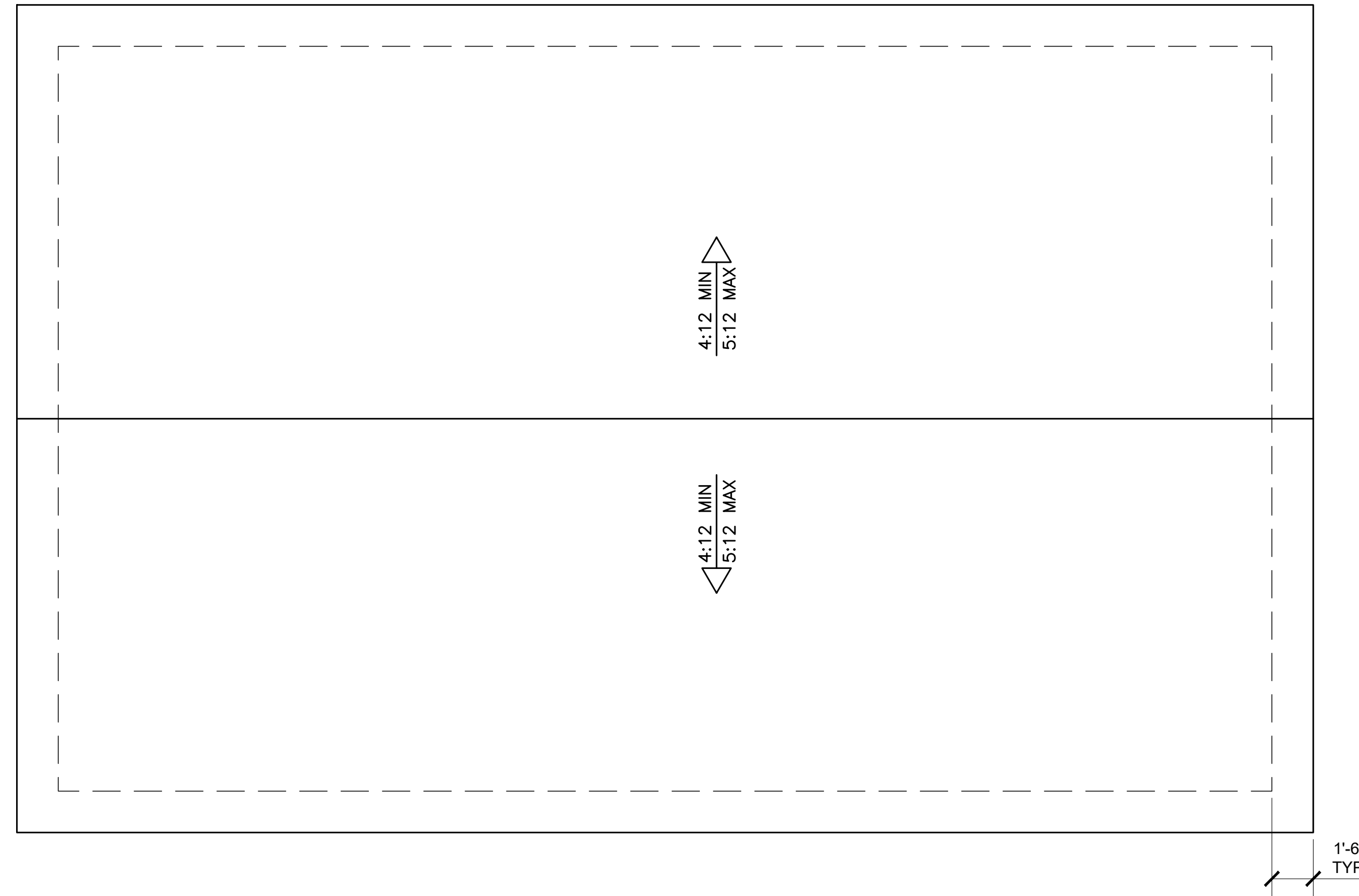


3 FOOTING INTERSECTION

By using these standard plans, the user agrees to release, waive and hold harmless, the County of Ventura, and its building official, officers, employees, agents, representatives and assigns, from all future claims, liabilities, suits and demands for any injury, disability, death, property damage or economic loss resulting from the use of these plans. The use of these standard plans does not eliminate the user's responsibility to verify the accuracy of all information contained on these plans.

ROOF NOTES

- CLASS 'A' ASPHALT SHINGLE ROOFING (ICC-ESR 1389) OR CONCRETE TILE ROOF (6psf MAX. IAPMO 1990)
- PROVIDE RECTANGLE VENT AT EACH GABLE END. ADDITIONAL VENTS WILL BE REQUIRED TO MEET ROOF VENTILATION REQUIREMENTS. 1188 SF/150 = 7.92 SF MIN. NET FREE VENT AREA REQUIRED.
- WHERE VENTS ARE USED, PROVIDE BLOCKING
- AROUND DORMER AND EAVE VENTS AT THE ROOF FRAMING UNDER THE ROOF DIAPHRAGM SHEATHING.
- INSULATION TO BE SNUG AROUND VENT OPENINGS.
- ATTIC VENTS SHALL BE COVERED WITH MESH FOR PROTECTION AGAINST RODENTS.
- FOR HIGH-FIRE SEVERITY ZONE, ATTIC VENT MESH SHALL NOT BE MORE THAN 1/8", BUT NOT LESS THAN 1/16".
- GUTTERS AND DOWNSPOUTS ARE REQUIRED.



ROOF PLAN

WINDOW AND DOOR SCHEDULE

SYMBOL	TYPE	SIZE (W x H)	OPERATION	REMARKS
(A)	WINDOW	5'-0"x4'-0"	SLIDING	*
(B)	WINDOW	2'-4"x4'-0"	SLIDING	*
(C)	WINDOW	3'-0"x5'-0"	SLIDING	*
(D)	WINDOW	4'-0"x3'-0"	SLIDING	*
(1)	DOOR	3'-0"x6'-8"		
(2)	DOOR	2'-0"x6'-8"		HI/LO LOUVERS
(3)	DOOR	2'-10"x6'-8"		**

* USE DUAL TEMPERED GLAZING IN HIGH FIRE HAZARD AREAS
 ** REQUIRED WIDTH BASED ON CRC R327.1 "AGING IN PLACE"

FENESTRATION VALUES

CLIMATE ZONE 6:	U-FACTOR = 0.30	SHGC = 0.23
CLIMATE ZONE 9:	U-FACTOR = 0.25	SHGC = 0.15
CLIMATE ZONE 16:	U-FACTOR = 0.25	SHGC = 0.40

ALL-ELECTRIC RESIDENTIAL BUILDING

VCBC SECTION 4.509 AMENDMENT TO THE CA GREEN BUILDINGS STANDARDS CODE "REDUCTION OF GREENHOUSE GASES"

ALL NEWLY CONSTRUCTED DWELLINGS SHALL BE ALL-ELECTRIC BUILDINGS HAVING NO NATURAL GAS BURNING APPLIANCES OR EQUIPMENT. EXCEPTIONS INCLUDE THE FOLLOWING ITEMS: FIREPLACES, FIRE PITS, OUTDOOR COOKING GRILLS AND BARBECUES, POOLS AND SPAS, AND STANDBY GENERATORS

PLUMBING AND MECHANICAL NOTES

INDOOR FAN-COIL AND OUTDOOR CONDENSER DUCTLESS HEAT-PUMP TO BE LOCATED AND CALLED OUT ON THE FLOOR PLAN.

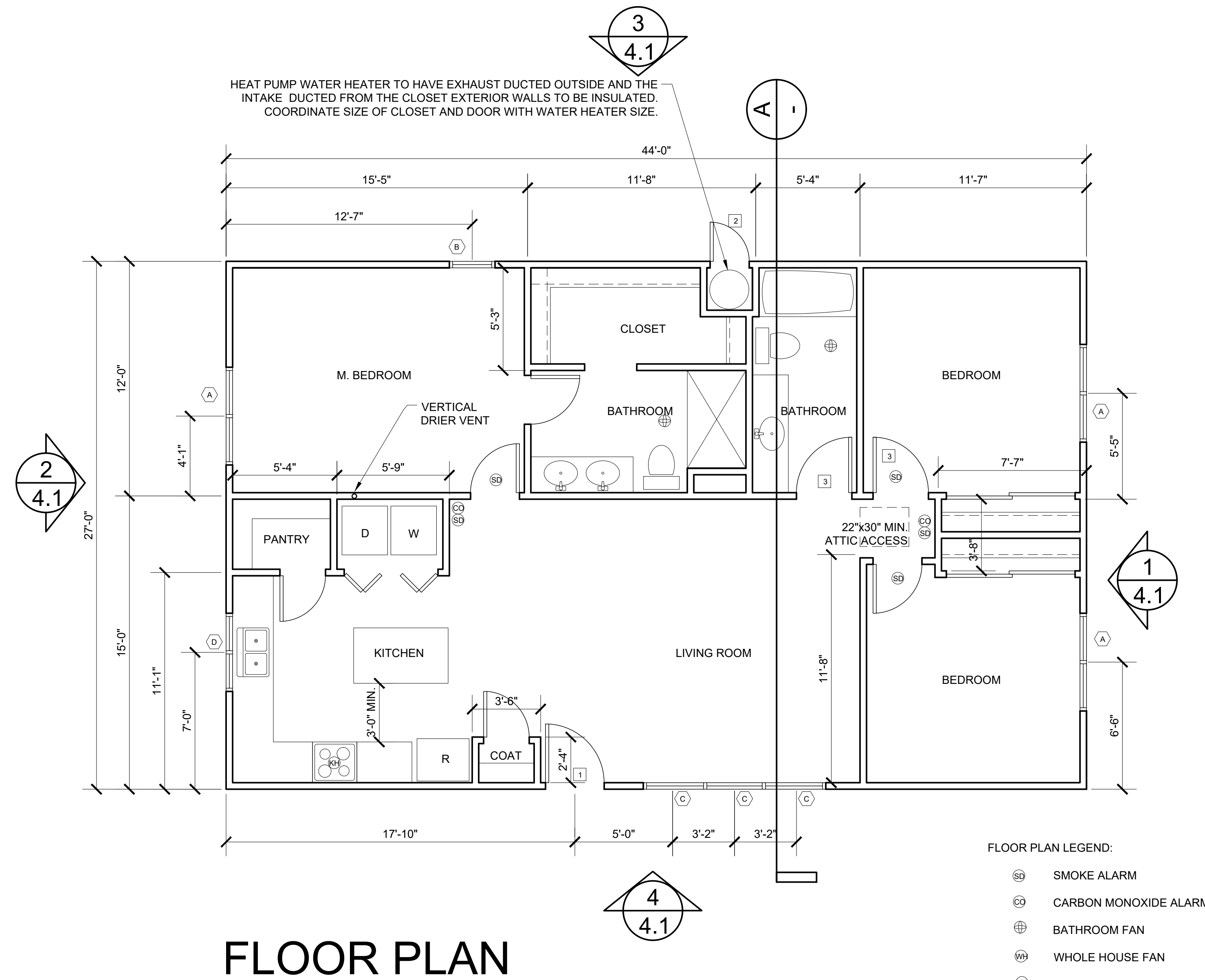
A 1-TON, CODE MINIMUM EFFICIENCY SPECIFICATION WAS USED FOR ALL UNITS.

ALTERATIONS IN QUANTITY OR TONNAGE REQUIRED A REVISED PERFORMANCE T24

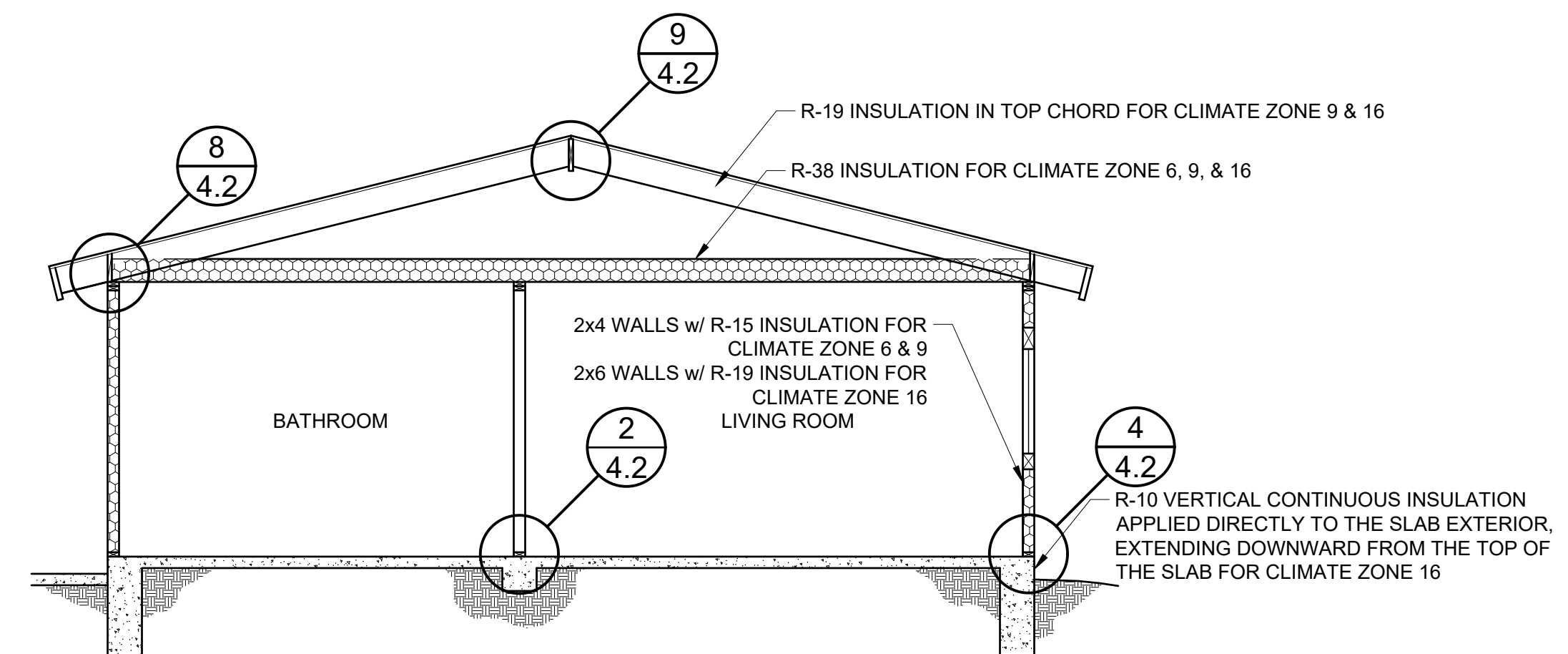
VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION TAKEN, VERIFIED PER VCHP STAFF REPORT, APPENDIX B, AND RA3

NEEA RATED HEAT PUMP WATER HEATER TO BE LOCATED INSIDE THE CONDITIONED ENVELOPE.

ALL HOT WATER PIPES TO BE INSULATED (HERS)



FLOOR PLAN



SECTION A

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RESOURCE MANAGEMENT AGENCY
RUBEN BARRERA
 Building and Safety Director



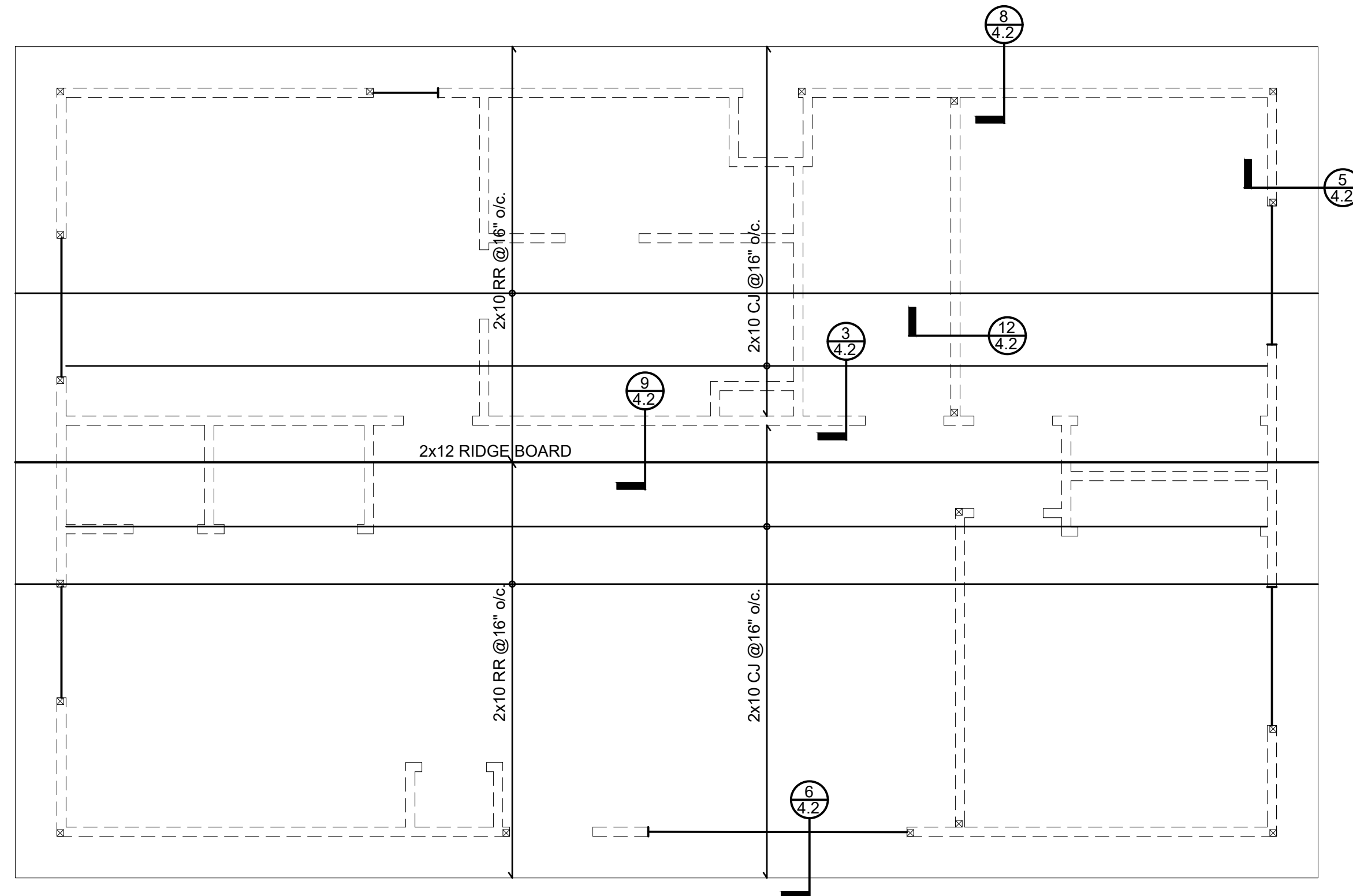
**STANDARD PLAN FOR
 ACCESSORY DWELLING UNIT
 FARMWORKER DWELLING**

COUNTY APPROVAL

SHEET TITLE
**1,188 SF
 DWELLING**

DATE: 04/20/2023
 SCALE: 1/4" = 1'-0"
 DRAWN BY: COUNTY OF VENTURA
 APPLICABLE CODE: 2022 VCBC & CRC

SHEET NO.
2.1



ROOF FRAMING PLAN

ROOF SHEATHING

ROOF: 15/32 PERFORMANCE CATEGORY, APA STRUCTURAL I RATED SHEATHING, 40/20, EXPOSURE 1.

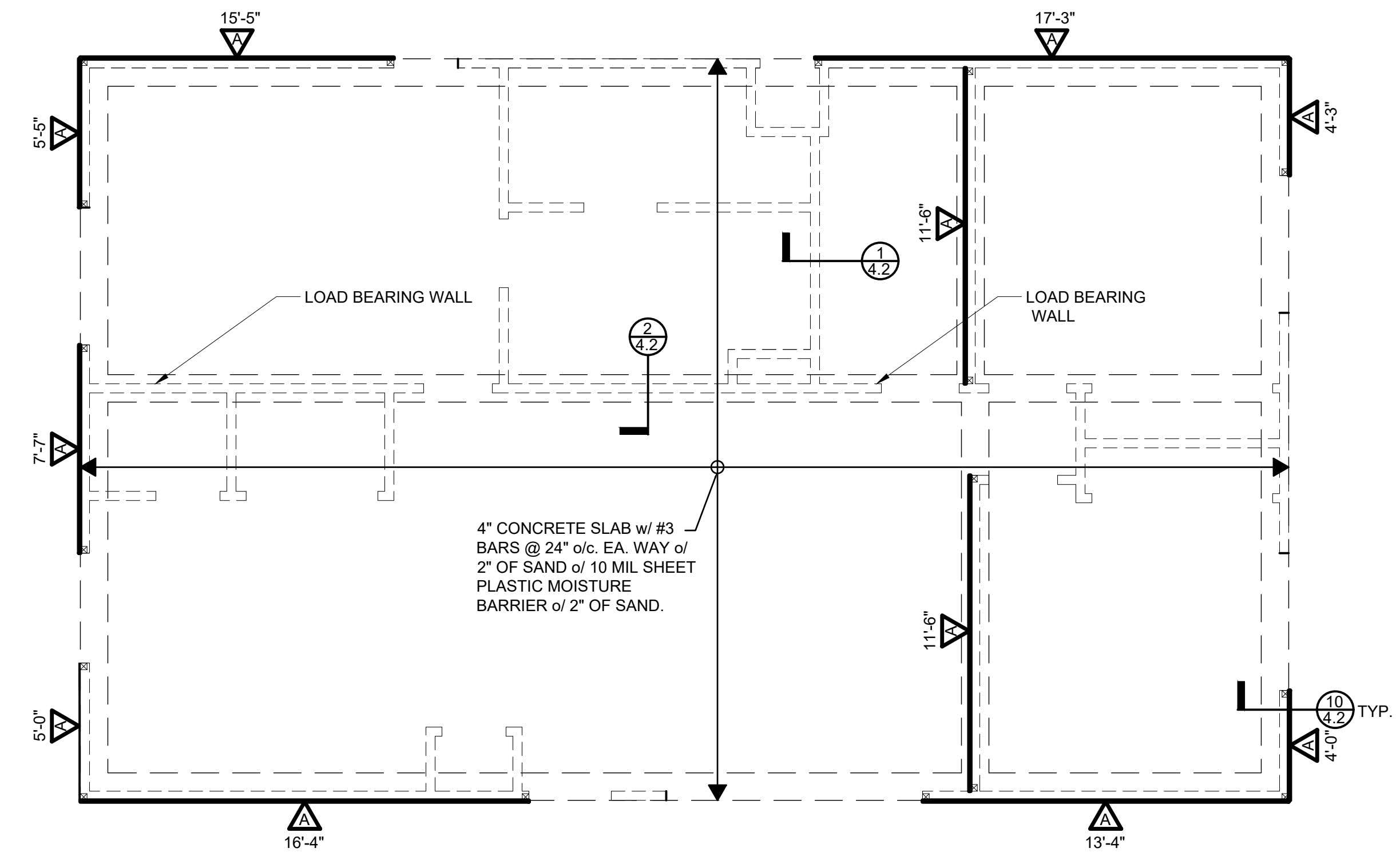
NAILING: 10d @ 6" O.C. @ BOUNDARIES AND SUPPORTED EDGES, 12" O.C. FIELD. UNBLOCKED. ALL NAILS ARE COMMON.

LEGEND

- ⊠ POST (4x6 U.N.O.)
- ≡ 2-2x STUDS
- 2x4@16" o/c WALL
- 2x6@16" o/c AT PLUMBING WALLS
- ▽ SHEAR WALL (SHT'G PER SCHEDULE)
- ↔ ROOF RAFTERS PER PLAN
- ↔ CEILING JOISTS PER PLAN

NOTES

1. FOR SHEAR WALL SCHEDULE SEE 1/1.2
2. FOR HEADERS FRAMING AND SCHEDULE SEE 8/1.2 (U.N.O.).
3. NEW EXTERIOR WALLS SHALL BE SHEATHED WITH 15/32" PLYWOOD AND NAILED W/ 10d @ 6", 12". (U.N.O.)
4. HOLD-DOWNS SHALL BE RE-TIGHTENED PRIOR TO COVERING THE WALL FRAMING.
5. MANUFACTURED ROOF TRUSSES ARE ALLOWED IN LIEU OF FRAMING SHOWN. SUBMIT TRUSS PLAN AND CALCULATIONS FOR REVIEW BY BUILDING AND SAFETY.



FOUNDATION PLAN

LEGEND

- ⊠ POST (4x6 U.N.O.)
- ≡ 2-2x STUDS
- 2x4@16" o/c WALL
- 2x6@16" o/c WALL
- ▽ SHEAR WALL (SHT'G PER SCHEDULE)

NOTE:

SOILS INVESTIGATION REPORT IS REQUIRED. THE RECOMMENDATIONS OF THE SOILS INVESTIGATION REPORT SHALL BE FOLLOWED AND ARE PART OF THIS PLAN.

STANDARD PLAN FOR ACCESSORY DWELLING UNIT FARMWORKER DWELLING

RESOURCE MANAGEMENT AGENCY
RUBEN BARRERA
Building and Safety Director

COUNTY of VENTURA



COUNTY APPROVAL

SHEET TITLE

**1,188 SF
DWELLING**

DATE: 04/20/2023

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

DRAWN BY: COUNTY OF VENTURA

APPLICABLE CODE: 2022 VCBC & CRC

SHEET NO.

3.1

STANDARD PLAN FOR
 ACCESSORY DWELLING UNIT
 FARMWORKER DWELLING

COUNTY APPROVAL

SHEET TITLE
1,188 SF DWELLING

DATE: 04/20/2023

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

DRAWN BY: COUNTY OF VENTURA

APPLICABLE CODE: 2022 VCBC & CRC

SHEET NO.
4.1

EXTERIOR WALL COVERING

NO HIGH FIRE SEVERITY ZONE

OPTION 1:

7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF THE STUDS), PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

OPTION 2:

SIDING APPLIED OVER STUDS.

HIGH FIRE SEVERITY ZONE

OPTION 1:

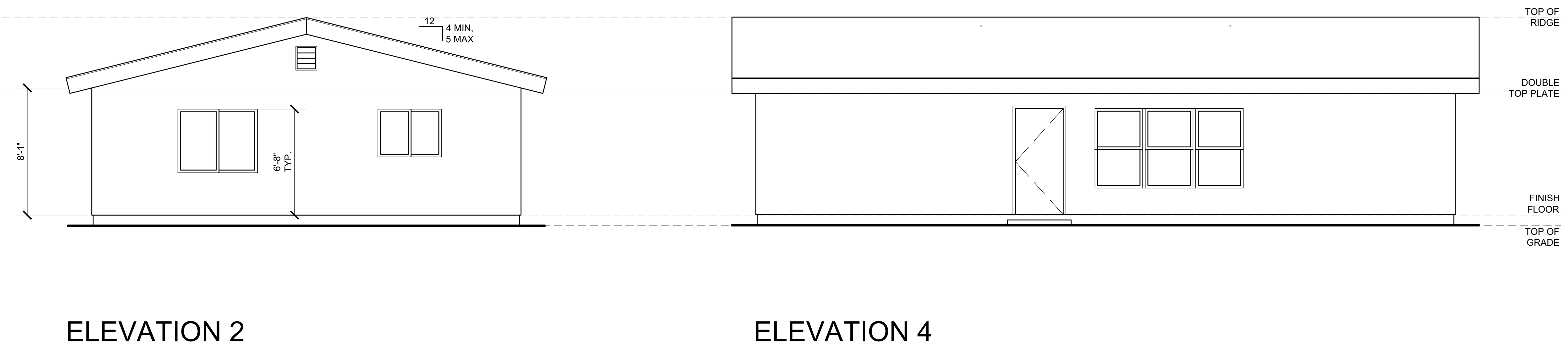
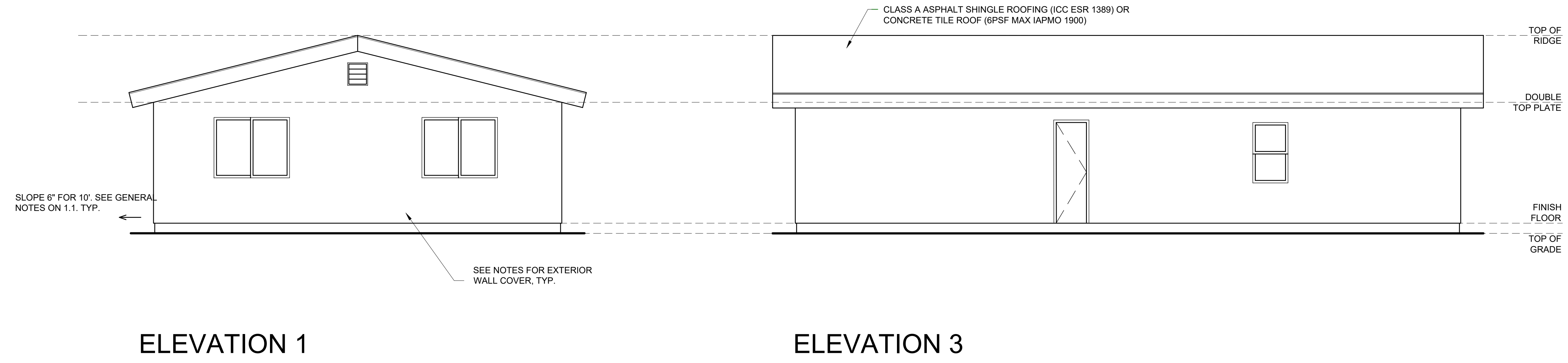
7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF THE STUDS), PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

OPTION 2:

HARDIE SIDING (ICC ESR-1844)

OPTION 3:

SIDING OVER ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED OVER STUDS.



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**STANDARD PLAN FOR
 ACCESSORY DWELLING UNIT
 FARMWORKER DWELLING**

COUNTY APPROVAL

SHEET TITLE
DETAILS

DATE: 04/20/2023
 SCALE: 1" = 1'-0"
 DRAWN BY: COUNTY OF VENTURA
 APPLICABLE CODE: 2022 VCBC & CRC

SHEET NO.
4.2

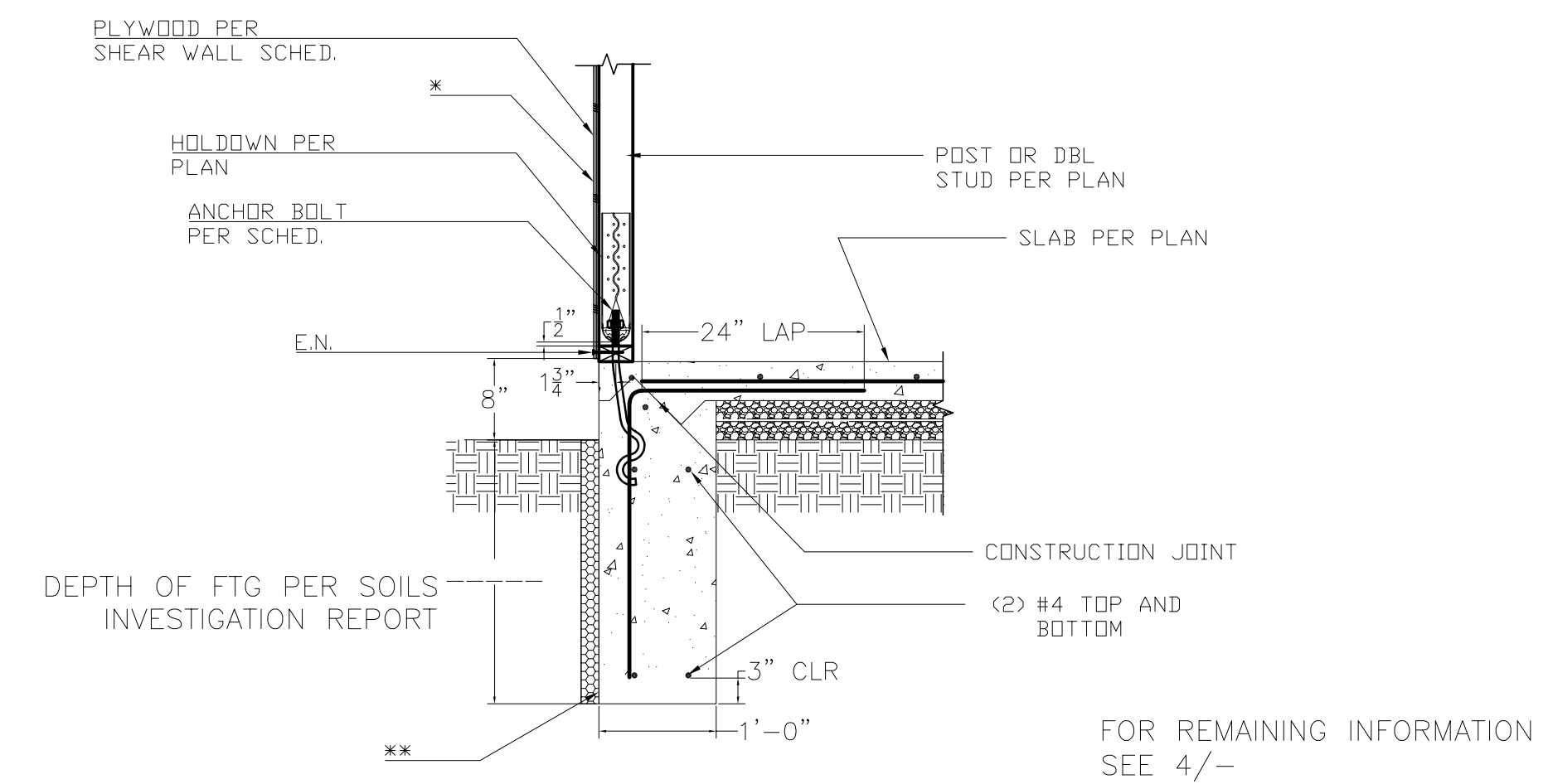
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HOLD-DOWN SCHEDULE			
HOLD-DOWN MARK	ANCHOR BOLT DIA.	MIN. EMBED. de	FASTENER TO WD. MEMBER
HDU2-SDS2.5	5/8"	12 5/8"	6-SDS 1/4"x2.5"

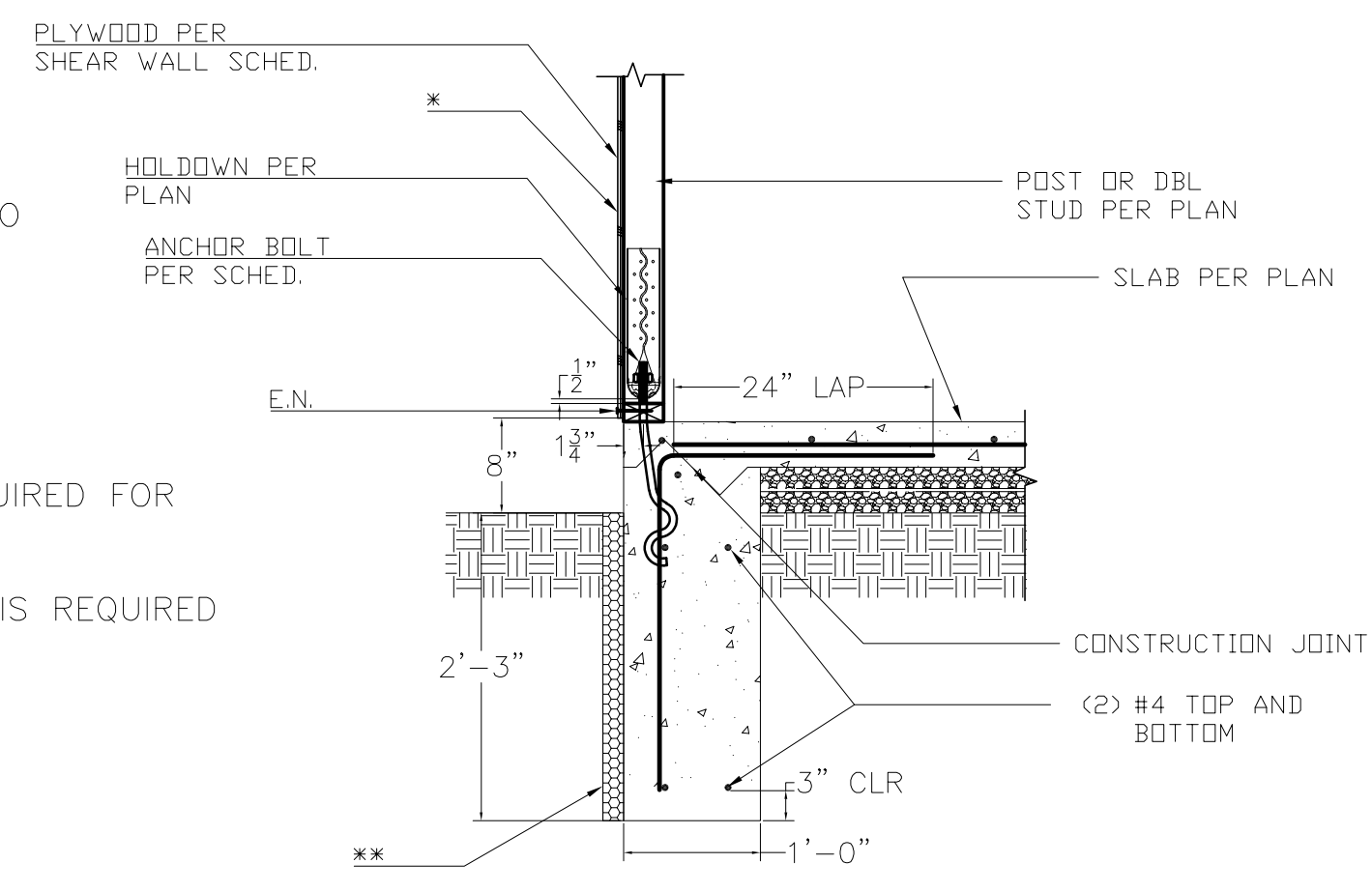
NOTES:
 -SIMPSON HDU HOLD-DOWN ICC ESR #2330.
 -SIMPSON SSTB ANCHOR BOLTS ICC ESR #2611.

NOTE:
 THIS DETAIL APPLIES ONLY TO THE 700FT² AND 900FT² UNITS. FOR 1,188 FT² UNIT PLEASE REFER TO DETAIL 10/-

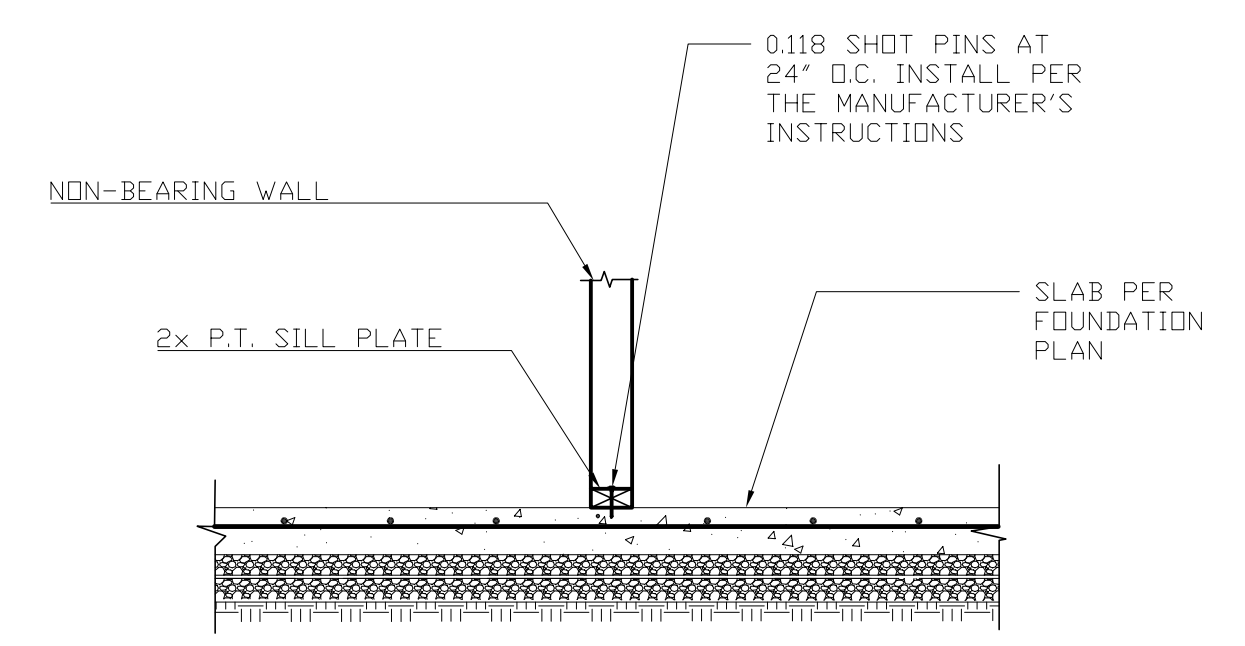
- * VAPOR BARRIER IS REQUIRED FOR CLIMATE ZONE 16
- ** SLAB EDGE INSULATION IS REQUIRED FOR CLIMATE ZONES 16.



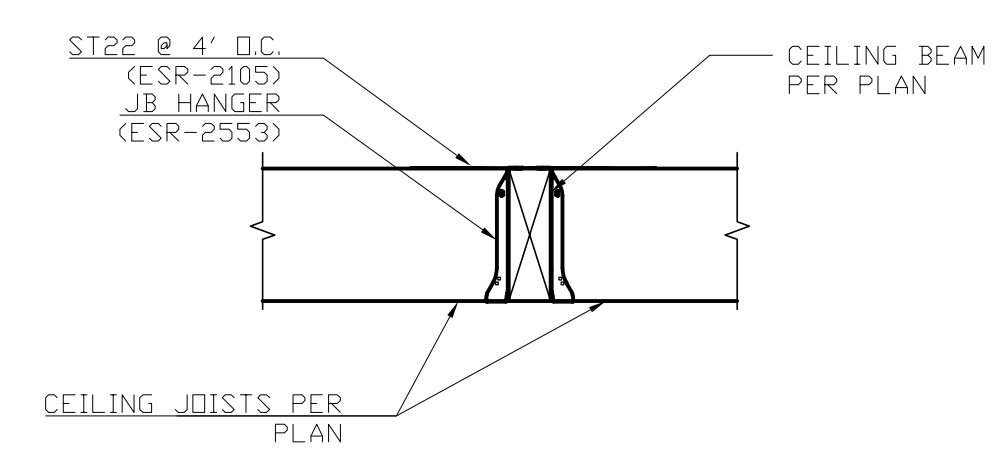
10 TYP. HOLD-DOWN DETAIL FOR 1,188 SQ.FT UNIT



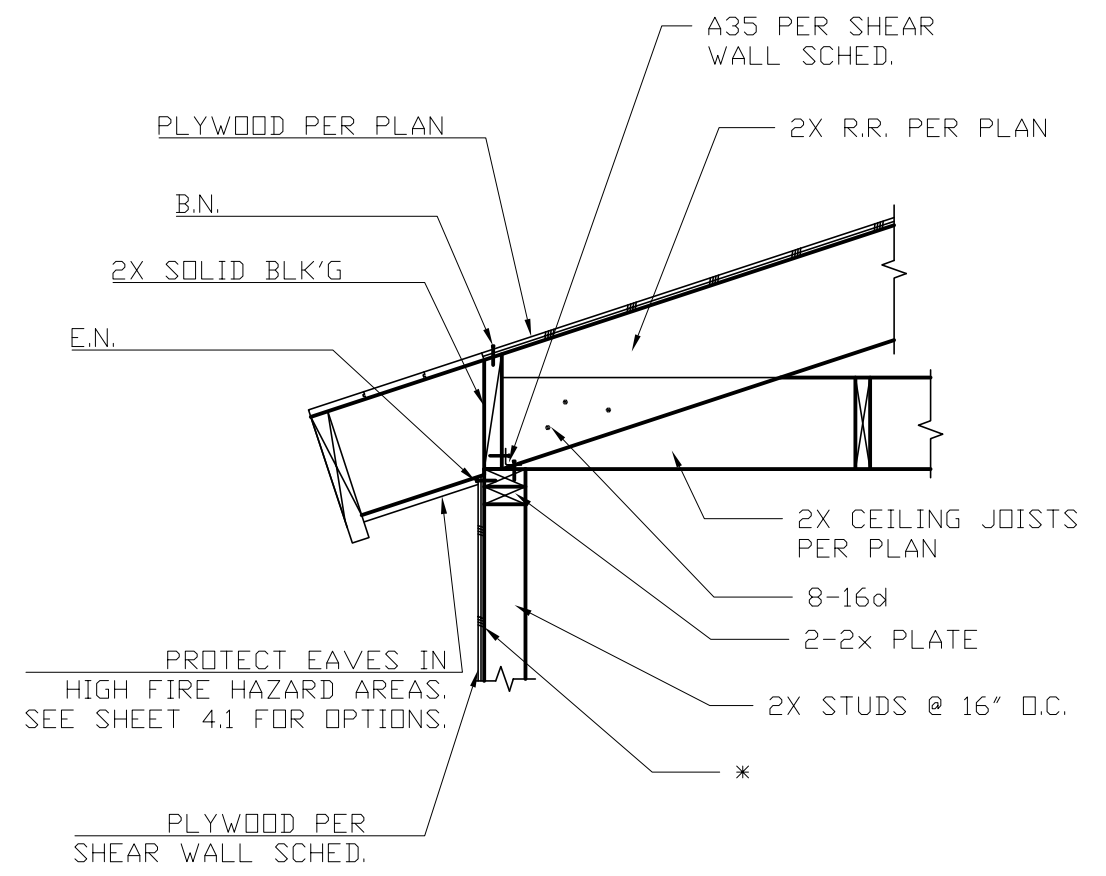
4 TYP. HOLD-DOWN DETAIL FOR 700 SQ.FT AND 900 SQ.FT UNITS



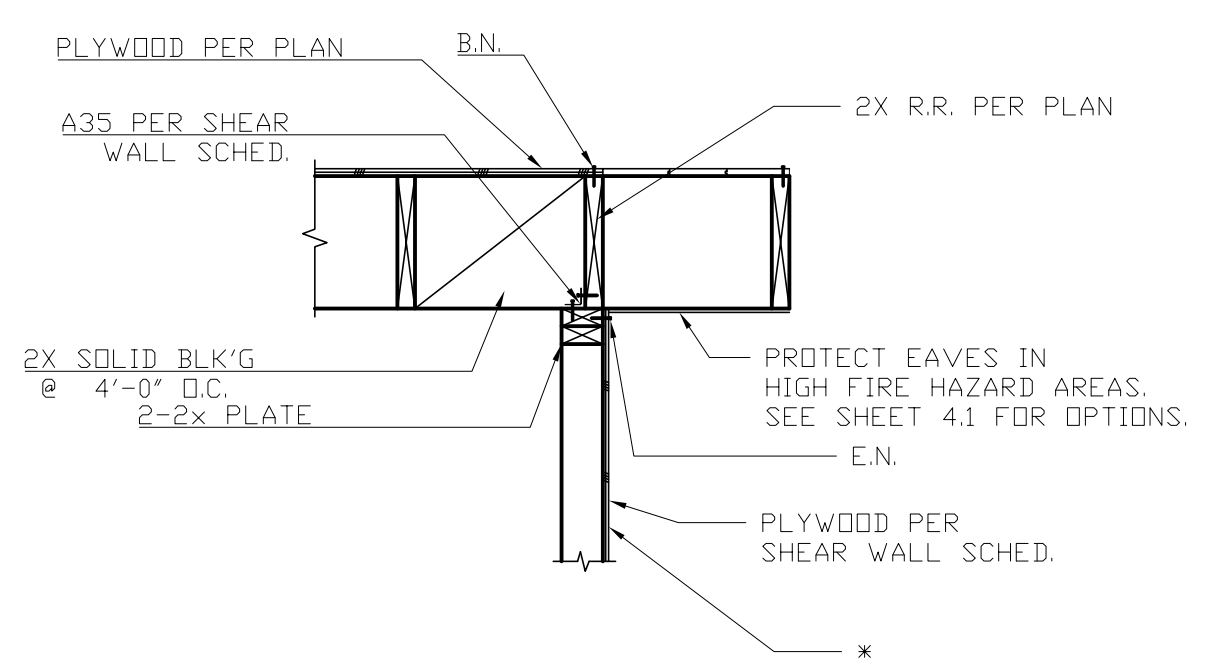
1 NON BEARING WALL DETAIL



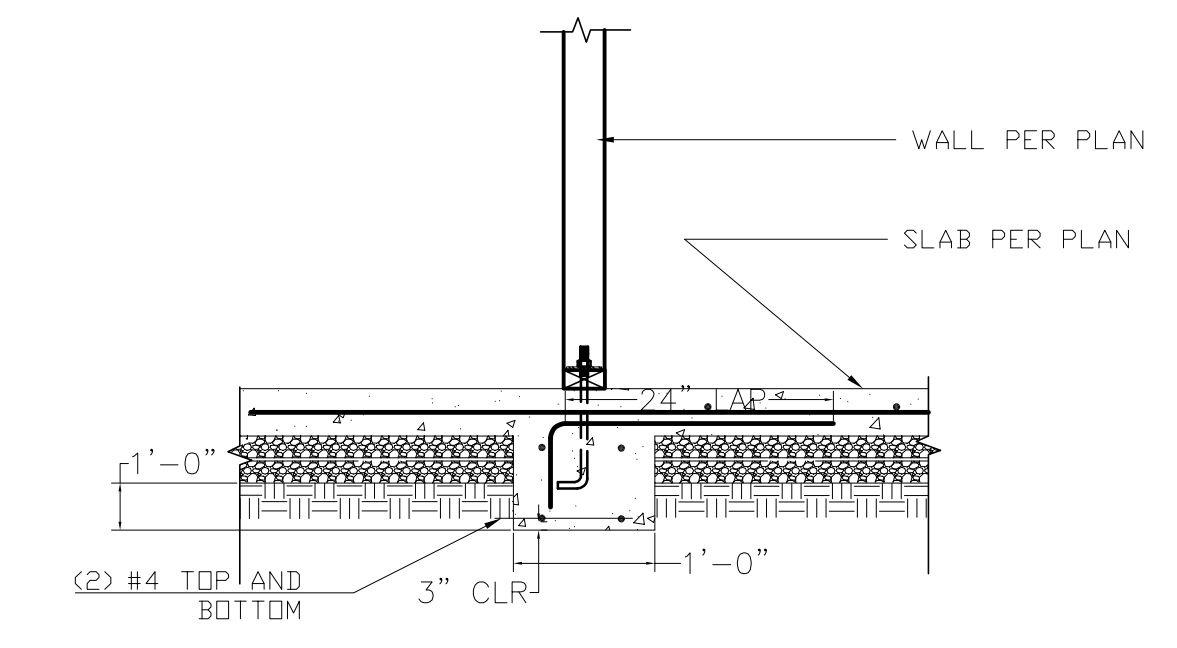
11 JOIST AND BEAM CONN. DETAIL



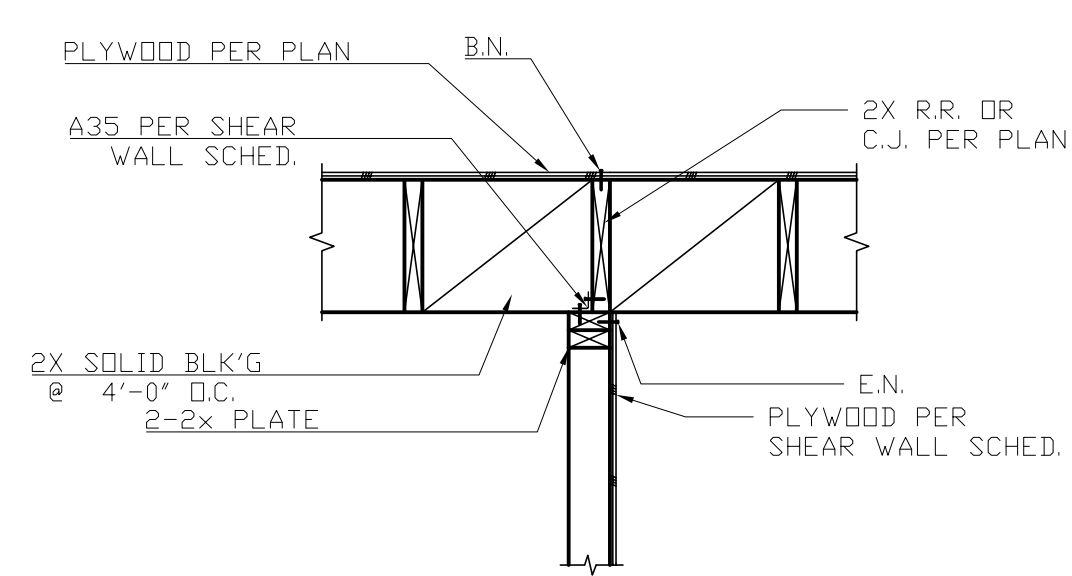
8 EXT. WALL CONN. DETAIL



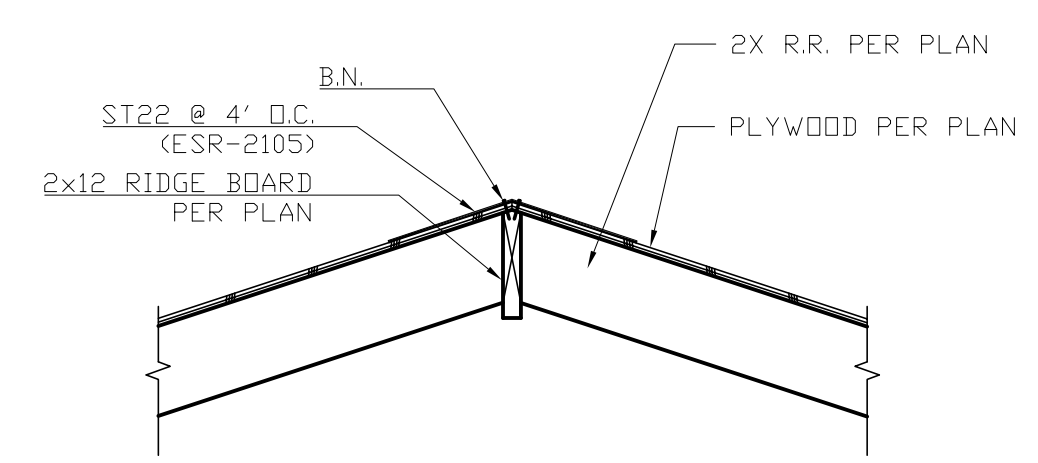
5 EXT. WALL CONN. AT GABLE END DETAIL



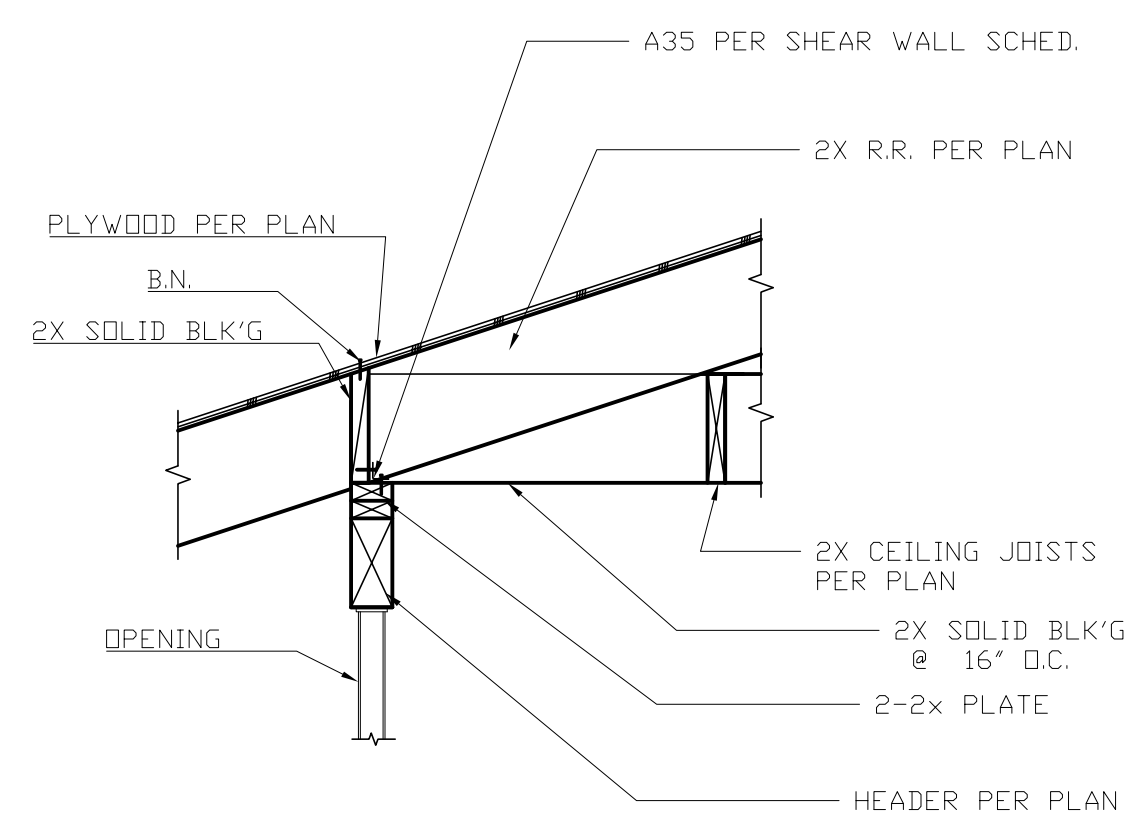
2 BEARING WALL FOUNDATION



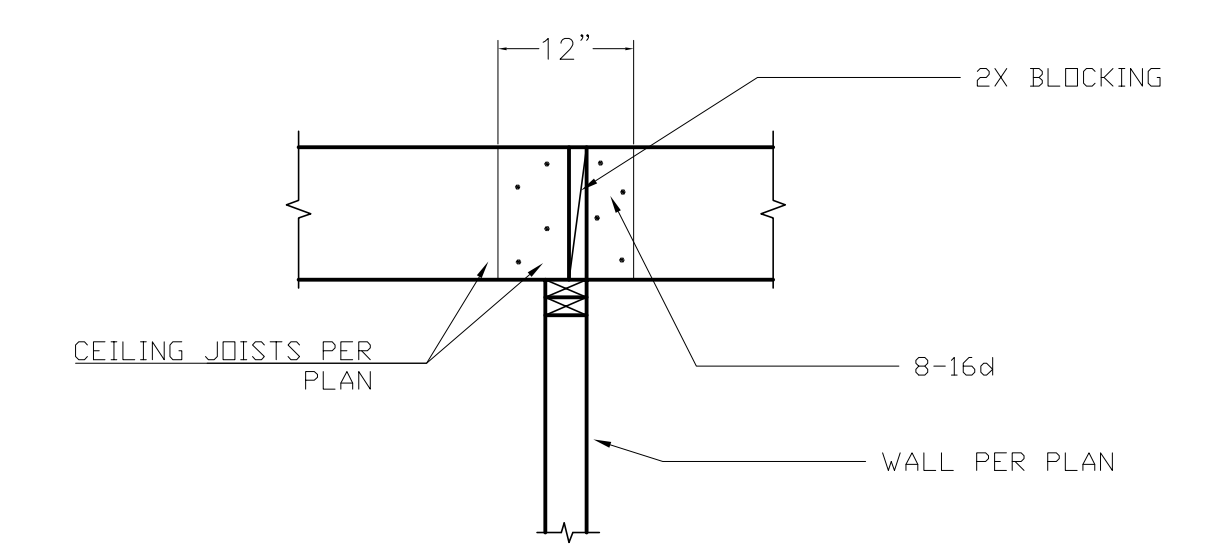
12 INT. WALL CONN. DETAIL



9 RIDGE DETAIL



6 HDR AT EXT. WALL DETAIL



3 CEILING JOIST SPLICE DETAIL

