Intrivis

Residential ADU at California



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01 **Project Title:** Residential ADU at California

02 **Start Date:** 3rd August , 2026

03 **Completion Date:** 12th August, 2026

04 **Project Overview:** The client required assistance in the preparation of architectural & structural submittal set for an upcoming residential ADU project.

05 **Scope of Work/Deliverables:**

a. General Notes
b. Main Level Plan
c. Electrical Plan
d. Elevation Views
e. Sectional Details
f. Foundation Plan
g. Roof Framing Plan

06 **Key Milestones:**

01: Drafting Architectural Plans

02: Drafting Structural Plans

03: Completing 3D Renders

07 **Compliances:** UNCS; ASTM D4761, ASTM D4761, ACI 318, ANSI standards, Florida Building Code

08 **Communication:** Milestone-based meetings with the client (virtually) followed by emails.

09 **Challenges:** NA

10 **Our Solution:** NA

11 **Client Feedback:** The client is happy with our services, and we have collaborated on multiple projects since then.

12 **Software:** AutoCAD/Revit/D5

13 **Project Status:** Completed

By using these standard plans, the user agrees to release the County of San Diego 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.

BMP LEGEND

PDS 659 BROW DITCH

PDS 659 BERM

DIRECTION OF LOT DRAINAGE

MATERIALS & WASTE MANAGEMENT, BMPs:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

- SS-2 PRESERVATION OF EXISTING VEGETATION
- SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER)
- SS-4 HYDROSEEDING (SUMMER)
- SS-6 SS-8 STRAW OR WOOD MULCH
- SS-7 PHYSICAL STABILIZATION (WINTER)
- SS-10 ENERGY DISSIPATOR
- SC-1 SILT FENCE
- SC-2 PDS 659 SEDIMENT / DESILTING BASIN
- SC-5 FIBER ROLLS
- SC-6 SC-8 GRAVEL OR SAND BAGS
- SC-7 STREET SWEEPING AND VACUUMING
- SC-10 STORM DRAIN INLET PROTECTION
- NS-2 DEWATERING FILTRATION
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- TC-2 CONSTRUCTION ROAD STABILIZATION
- TC-3 ENTRANCE / EXIT TIRE WASH

BASELINE BMPs FOR EXISTING AND PROPOSED SITE FEATURES:

- SD-B DIRECT RUNOFF TO PERVIOUS AREAS
- SD-C INSTALL GREEN ROOF
- SD-E INSTALL RAIN BARRELS
- SD-G CONSERVE NATURAL FEATURES
- SD-H PROVIDE BUFFERS AROUND WATER BODIES
- SD-I CONSTRUCT SURFACES FROM PERMEABLE MATERIALS
- SD-K SUSTAINABLE LANDSCAPING

BASELINE BMPs FOR POLLUTANT-GENERATING SOURCES:

- SC-A OVERHEAD COVERING
- SC-B SEPARATION OF FLOWS FROM ADJACENT AREAS
- SC-C WIND PROTECTION
- SC-D SANITARY SEWER
- SC-E CONTAINMENT SYSTEM

POTENTIAL RUNOFF POLLUTANTS:

- A TRASH & REFUSE STORAGE
- B MATERIALS & EQUIPMENT STORAGE
- C LOADING & UNLOADING
- D FUELING
- E MAINTENANCE & REPAIR
- F VEHICLE & EQUIPMENT CLEANING
- G OTHER

SHEET INDEX

Sheet No.	SHEET NAME
SP-1	SITE PLAN
A1	FLOOR PLAN
A2	ELECTRICAL PLAN
A3	ELEVATIONS - FRONT & BACK
A4	ELEVATIONS - RIGHT & LEFT
A5	ROOF PLAN / TRUSS LAYOUT
A6	SECTIONS
S1	FOUNDATION PLAN
S2	ROOF FRAMING
CS-1	MIN. CONSTRUCTION SPECIFICATIONS

GENERAL CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN DIEGO 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

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_s: 1.25
SEISMIC DESIGN CATEGORY: D
ALLOW SOIL VERTICAL BEARING PRESSURE: 1500 PSF
ALLOW SOIL LATERAL BEARING PRESSURE: 100 PSF/FT

ENERGY EFFICIENCY SPECIAL FEATURES

SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):

ENERGY EFFICIENCY HERS VERIFICATION

SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):

PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY." CF2R FORMS ARE AVAILABLE AT HTTP://WWW.SDCOUNTY.CA.GOV/PDS/BLDG/ENERGY-STDS.HTML. (CBEES 10-103)

PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY." CF3R FORMS ARE AVAILABLE AT HTTP://WWW.SDCOUNTY.CA.GOV/PDS/BLDG/ENERGY-STDS.HTML. (CBEES 10-103)

PROVIDE SOLAR PV SYSTEM UNDER SEPARATE PERMIT. SYSTEM SIZE TO COMPLY WITH ENERGY COMPLIANCE DOCUMENTATION

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT
Modern ADU CONCEPT

TITLE
PLOT PLOT

CLIENT
Owner

DRAWN BY	CHECKED BY	DATE
Author	Checker	01/23/07

SCALE (@ A1) | PROJECT NUMBER: Project Number

DRAWING NUMBER: SP-1 | REV

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VICINITY MAP

OWNER INFORMATION

NAME:
ADDRESS:
PHONE:
EMAIL:

CONTACT INFORMATION

NAME:
ADDRESS:
PHONE:
EMAIL:

PROJECT INFORMATION

PROJECT SCOPE: PROPOSED 800 SF DETACHED DWELLING UNIT ADU ☐ SFD ☐

APN:

SITE ADDRESS:

PROPERTY CONNECTED TO THE ELECTRICAL GRID (Y or N)
PROPERTY SERVICED BY PROPANE (Y or N) IF YES, SHOW TANK ON PLOT PLAN
PROPERTY SERVICED BY NATURAL GAS (Y or N)
ENTIRE LOT IS FUEL MODIFIED (Y or N) IF NO, DIMENSION 100' FUEL MODIFICATION ZONE

All proposed buildings, structures, additions, modifications to buildings/structures must comply with the approved location, as shown on the County approved Plot Plan. At the discretion of the County, the property owner may be required to provide proof of current placement of each on the parcel. This may include a stamped and signed setback certificate prepared by a California licensed surveyor or civil engineer. (County Building Code 91.1.107.2)

PERVIOUS AREA INFORMATION

PERVIOUS SURFACE AREA TABLE

SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (SF)	NOTES

PERVIOUS ELEMENT MANUFACTURER: _____
PERVIOUS ELEMENT SLOPE AND DIRECTION OF SLOPE: _____
MAINTENANCE PROGRAM: _____
PERVIOUS ELEMENT CROSS SECTION LOCATED ON SHEET: _____

CONSTRUCTED PERVIOUS SURFACES SHALL NOT BE SEALED.

IMPERVIOUS AREA INFORMATION

IMPERVIOUS SURFACE AREA TABLE

SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW or REPLACED AREA (SF)	EXISTING AREA (SF)
1	PROPOSED DWELLING UNIT ADU ☐ SFD ☐	PER PLAN	1065	
2				
3				
4				
	TOTAL (SF)			

LAND DISTURBANCE: _____SF

ENGINEERING SCALE: 1" =



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PROJECT

Modern ADU CONCEPT

TITLE

3D VIEWS

CLIENT

Owner

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SCALE (@ A1)	PROJECT NUMBER
	Project Number

DRAWING NUMBER	REV
A0.1	

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Rev	Description	Date

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PROJECT
Modern ADU CONCEPT

TITLE
3D VIEWS

CLIENT
Owner

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SCALE (@ A1)	PROJECT NUMBER
	Project Number

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A0.2	

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Rev	Description	Date

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PROJECT
Modern ADU CONCEPT

TITLE
3D VIEWS

CLIENT
Owner

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SCALE (@ A1)	PROJECT NUMBER
	Project Number

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CODE | SUITABILITY DESCRIPTION

STATUS | PURPOSE OF ISSUE

PROJECT
Modern ADU CONCEPT

TITLE
3D VIEWS

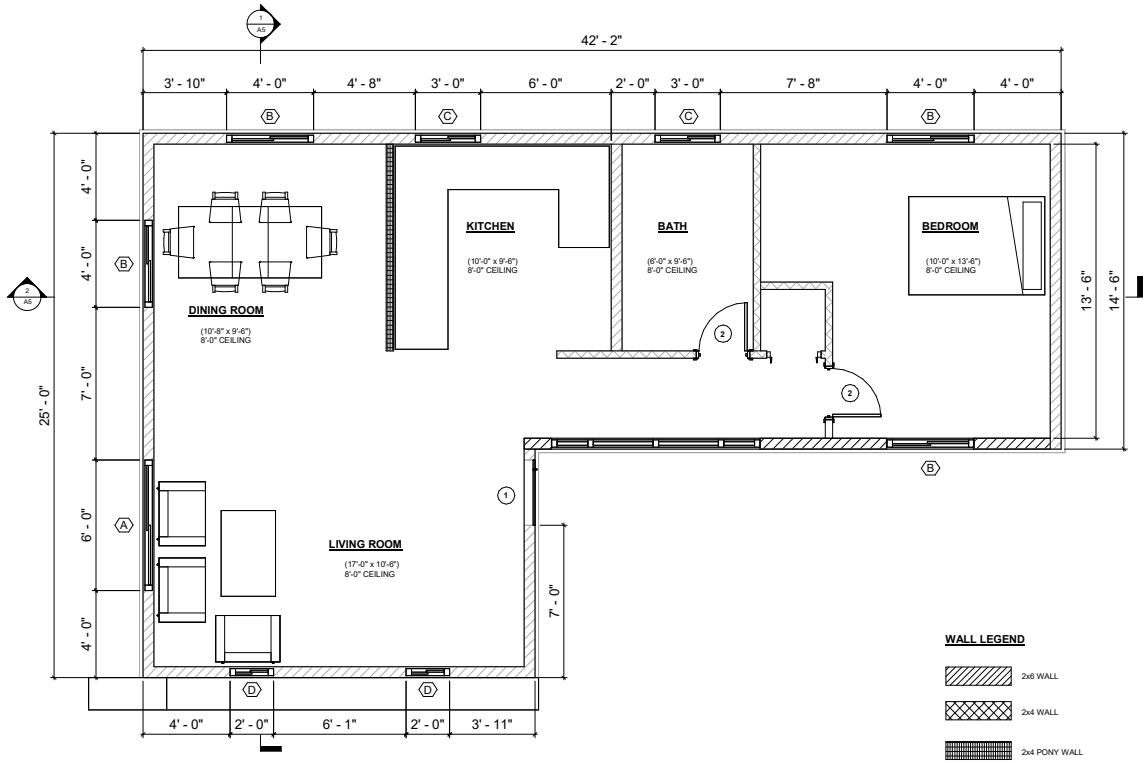
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Owner

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WINDOW SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
A	6'-0" x 4'-0"	SLIDING		
B	4'-0" x 4'-0"	SLIDING		
C	3'-0" x 2'-0"	SLIDING	Y	
D	2'-0" x 3'-0"	SLIDING		

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

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

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

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

DOOR SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
1	3'-0" x 6'-8"	SWINGING		1-3/8" SOLID CORE
2	2'-6" x 6'-8"	SWINGING		
3		BI-FOLD		LAUNDRY ROOM
4	6'-0" x 6'-8"	SLIDING		6FT CLOSET

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

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

B. SOLID CORE WOOD COMPLYING WITH THE FOLLOWING

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

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

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

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

FLOOR PLAN

3/8" = 1'-0"

FLOOR PLAN NOTES

1. EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (WITH SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES.

2. PROJECTIONS:
- PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
- 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (WITH SPRINKLERS)
- 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)

3. OPENINGS:
- PROHIBITED WITHIN 3FT OF PROPERTY LINE
- MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)

4. PENETRATIONS:
- 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (WITH SPRINKLERS)
- 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)

5. CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

OPTIONAL ROLL-IN SHOWER PLAN NOTES

1. 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

2. 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)

3. 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

4. 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

5. WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT

6. MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS

7. MAXIMUM 1/2"/ HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS

8. WHERE DRAINS ARE PROVIDED AT ROLL-IN SHOWERS, MAXIMUM 1/4"/ GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

AGING-IN-PLACE AND FALL PREVENTION DESIGN

1. REINFORCEMENT FOR GRAB BARS: AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH SECTION R327.1.1. REINFORCEMENT SHALL BE MINIMUM 2X8 SOLID LUMBER, LOCATED BETWEEN 32" AND 39-½" ABOVE THE FINISHED FLOOR FLUSH WITH WALL FRAMING ON BOTH SIDE WALLS OF THE FIXTURE.

2. ELECTRICAL OUTLETS, SWITCH, AND CONTROL HEIGHTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR (SECTION R327.1.2). SHOW DIMENSION ON ELEVATION.

3. DOORBELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING. (SECTION R327.1.4). SHOW DIMENSION ON ELEVATION.

4. INTERIOR DOORS: EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSE POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT
Modern ADU CONCEPT

TITLE
FLOOR PLAN

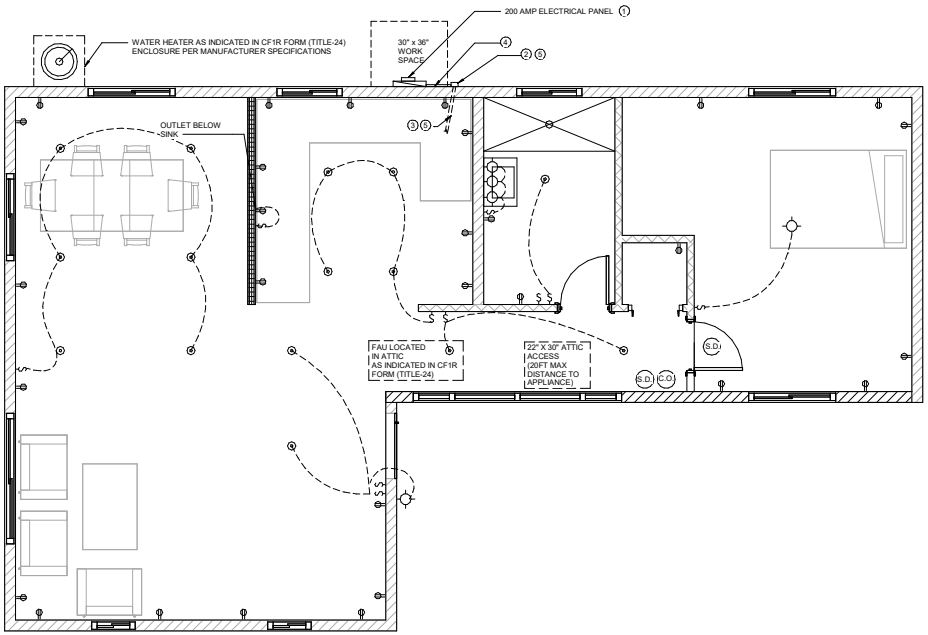
CLIENT
Owner

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As indicated	Project Number

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A1	

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ELECTRICAL LEGEND

	DUPLEX OUTLET		HIGH EFFICACY RECESSED LIGHT
S	WALL SWITCH		GARBAGE DISPOSAL
$S_{G.D}$	GARBAGE DISPOSAL SWITCH		
$S_{V.S}$	VACANCY SENSOR		
	4" DIA DRYER VENT		
S.D	SMOKE DETECTOR		FAN & LIGHT COMBO
C.O	CARBON MONOXIDE ALARM		
	FAN AND LIGHT COMBINATION		
	HIGH EFFICACY LIGHT FIXTURE		

ELECTRICAL PLAN

3/8" = 1'-0"

GAS OR PROPANE WATER HEATER NOTES

SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL DESIGNATE A SPACE AT LEAST 2.5 FEET BY 2.5 FEET WIDE AND 7 FEET TALL SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH) BY MEETING EITHER A OR B BELOW. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

1. IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:
   a. A DEDICATED 125-VOLT, 20-AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240-VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
   b. BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
   c. A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS 'FUTURE 240V USE'.
   d. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

2. IF THE DESIGNATED SPACE IS MORE THAN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:
   a. A DEDICATED 240-VOLT BRANCH CIRCUIT SHALL BE INSTALLED WITHIN 3 FEET FROM THE DESIGNATED SPACE. THE BRANCH CIRCUIT SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY"; AND
   b. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HPWH INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE 240V USE'; AND
   c. EITHER A DEDICATED COLD-WATER SUPPLY, OR THE COLD-WATER SUPPLY SHALL PASS THROUGH THE DESIGNATED HPWH LOCATION JUST BEFORE REACHING THE GAS OR PROPANE WATER HEATER; AND
   d. THE HOT WATER SUPPLY PIPE COMING OUT OF THE GAS OR PROPANE WATER HEATER SHALL BE ROUTED FIRST THROUGH THE DESIGNATED HPWH LOCATION BEFORE SERVING ANY FIXTURES; AND
   e. THE HOT AND COLD-WATER PIPING AT THE DESIGNATED HPWH LOCATION SHALL BE EXPOSED AND READILY ACCESSIBLE FOR FUTURE INSTALLATION OF AN HPWH; AND
   f. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

GAS OR PROPANE HEAT PUMPS NOTES

SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240-VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS '240V READY.' ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE 240V USE.'

GAS OR PROPANE COOKTOPS NOTES

SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240-VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS '240V READY.' ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE 240V USE.'

GAS OR PROPANE CLOTHES DRYERS NOTES

CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240-VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS '240V READY.' ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE 240V USE.'

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 FAU

LIGHTING PLAN NOTES

1. ALL LUMINARIES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEES TABLE 150.0-A

2. ALL LED LUMINARIES AND LAMPS SHALL BE MARKED "JA8" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT: HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX

3. ALL RECESSED DOWNLIGHT AND ENCLOSED LUMINARIES SHALL BE MARKED "JA8-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT: HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX

4. RECESSED DOWNLIGHT LUMINARIES IN CEILINGS SHALL NOT BE SCREW-BASED

5. BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINARIES IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR

6. ALL LUMINARIES REQUIRING "JA8" OR "JA8-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 CBEES 150.0(K)3AIIIC

ENERGY STORAGE SYSTEMS (ESS) NOTES

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
   a. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
   b. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."

2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.

3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.

4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

SOLAR READY KEY NOTES

WHEN PV SYSTEM NOT REQUIRED PER ENERGY COMPLIANCE DOCUMENTATION OR OTHERWISE EXEMPTED:

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. 3' SMOKE VENTILATION SETBACK AT RIDGES

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ELECTRICAL PLAN

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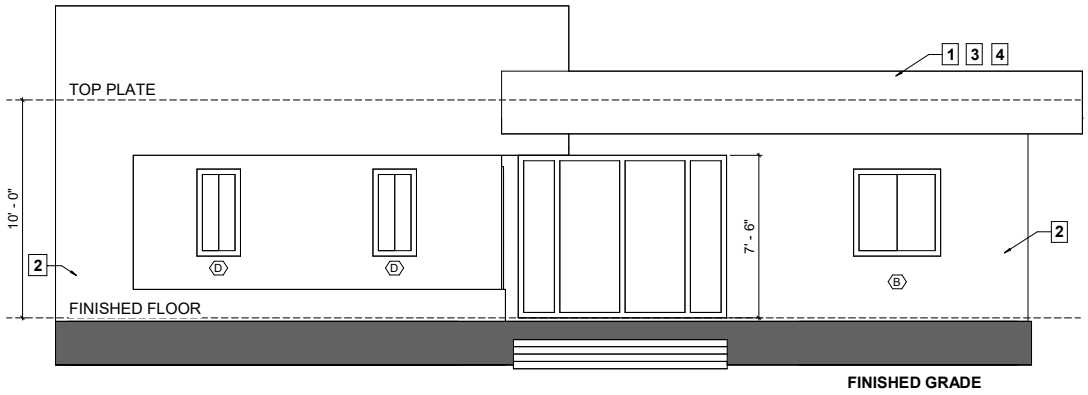
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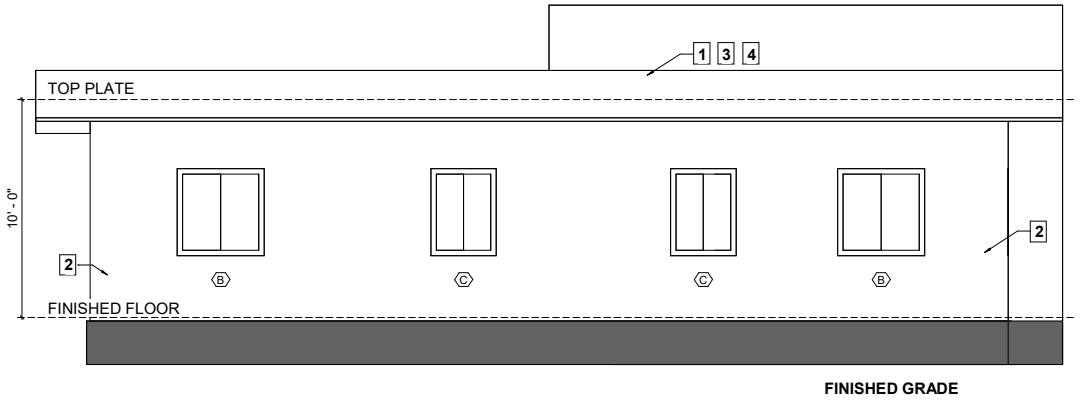
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FRONT



BACK

ELEVATIONS
3/8" = 1'-0"

ELEVATION KEY NOTES

1. ROOF: CLASS 'A' FIRE RATING
   ROOF MATERIAL: _____
   MANUFACTURER / MODEL: _____
   UNDERLAYMENT: _____
   LISTING REPORT #: _____
2. EXTERIOR WALL FINISH: _____ (SEE NOTE 7 BELOW)
3. ROOF PITCH: _____
4. RADIANT BARRIER IS REQUIRED YES NO

WILDFIRE ZONE PLAN NOTES

1. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS:
   a. FIRE-STOPPING WITH APPROVED MATERIALS
   b. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
   c. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS

2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

4. SKYLIGHTS SHALL BE TEMPERED GLASS.

5. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS

6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
   a. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
   b. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
   c. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)

7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
   a. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC)
      - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK
      - NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION-RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL.
   b. IGNITION-RESISTANT MATERIAL

8. PATIO COVER, CARPORT AND TRELLIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
   - NON-COMBUSTIBLE MATERIAL
   - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
   - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
   - MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)

9. DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
   a. FRAMING
      - NON-COMBUSTIBLE MATERIAL
      - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
      - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
      - MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS)
   b. DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):
      - NON-COMBUSTIBLE MATERIAL
      - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
      - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
      - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)

10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS:
    a. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
    b. DOOR OVERLAPS ONTO JAMBS AND HEADERS
    c. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING

11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.

12. FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
    a. NON-COMBUSTIBLE MATERIAL
    b. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
    c. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS

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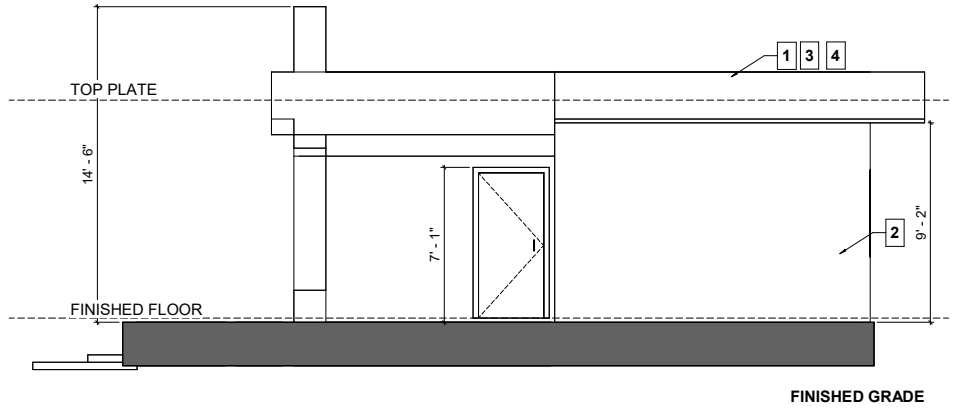
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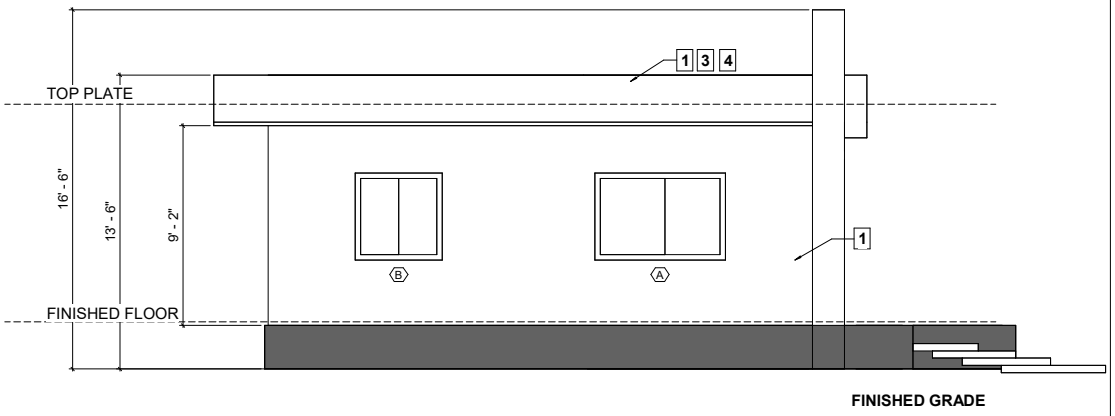
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RIGHT



BACK

ELEVATIONS
3/8" = 1'-0"

ELEVATION KEY NOTES

SEE SHEET A3 FOR KEY NOTES

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CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT
Modern ADU CONCEPT

TITLE
ELEVATIONS

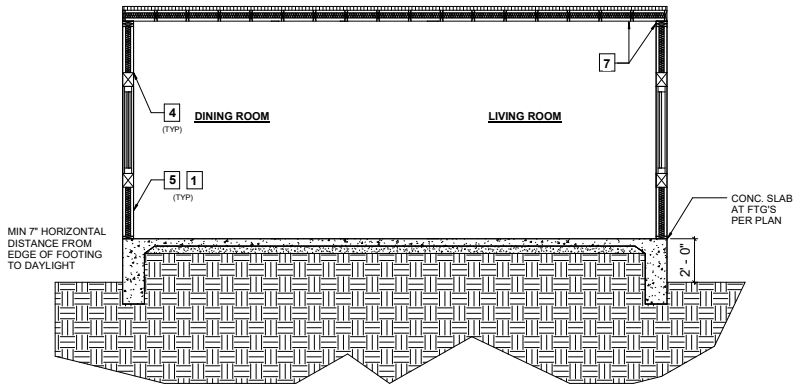
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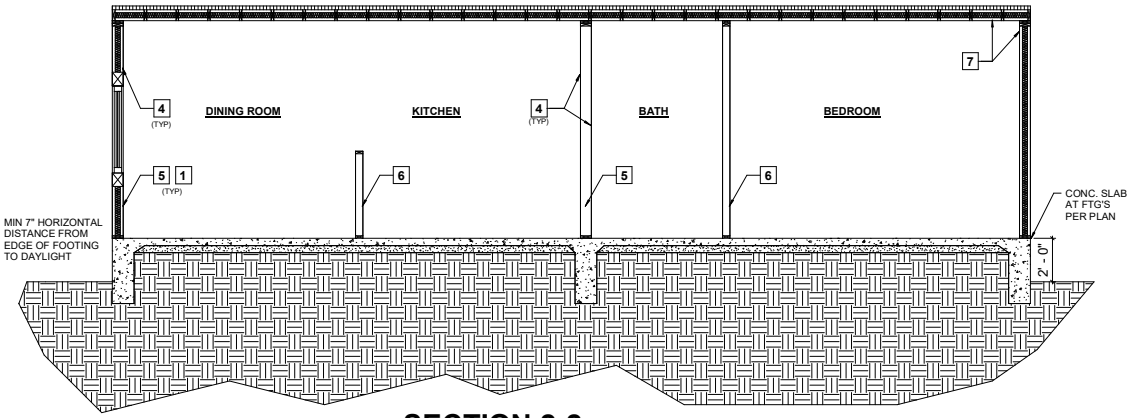
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SECTION 1-1



SECTION 2-2

SECTIONS
3/8" = 1'-0"

SECTION KEY NOTES

1. WALL INSULATION: _____
2. CEILING INSULATION: _____
3. ROOF (TOP CHORD) INSULATION: _____
4. INTERIOR FINISH: 1/2"/ GYPSUM BOARD
5. EXTERIOR WALL/PLUMBING WALL: 2X6 STUD WALL
6. INTERIOR WALL: 2X4 STUD WALL
7. CLIMATE ZONE 14 PROJECT (Y or N) if yes, see below:
   A CLASS I OR II VAPOR RETARDER SHALL BE INSTALLED ON THE CONDITIONED SPACE SIDE OF ALL INSULATION IN ALL EXTERIOR WALLS AND VENTED ATTICS
8. MANUFACTURED TRUSSES

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STATUS	PURPOSE OF ISSUE

PROJECT
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TITLE
SECTIONS

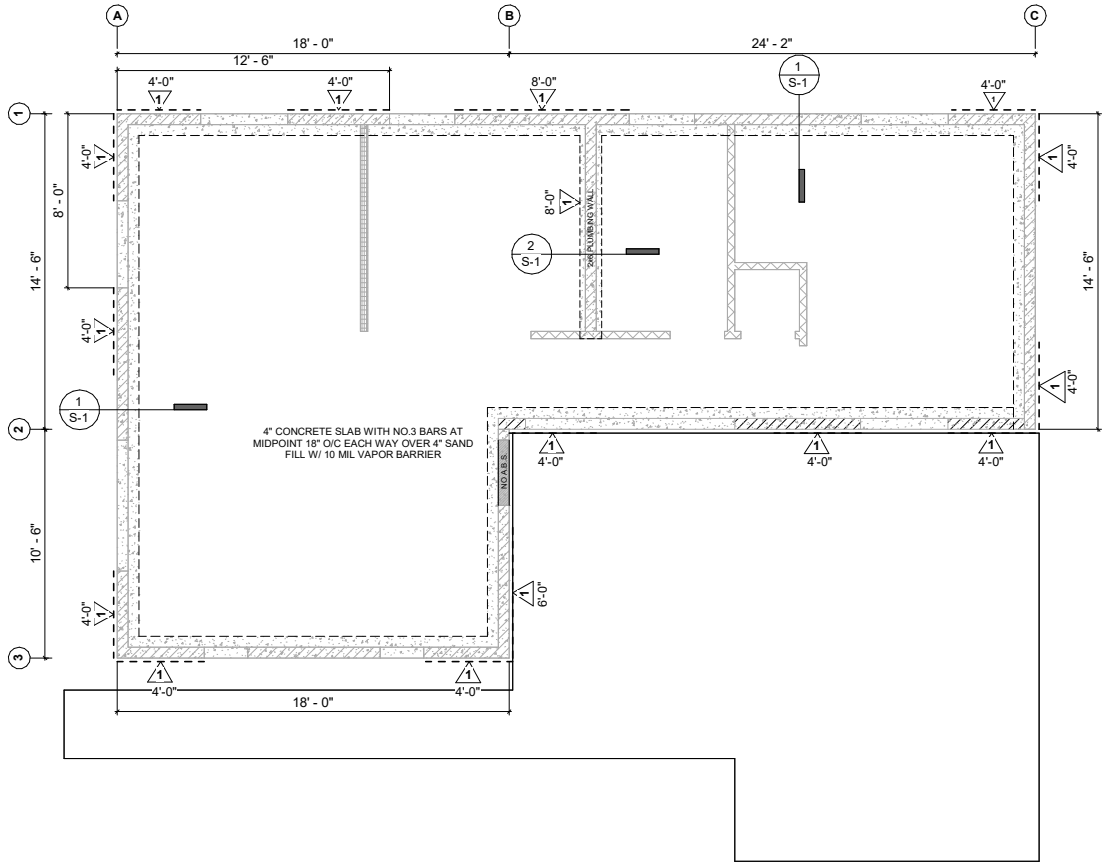
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FOUNDATION PLAN NOTES

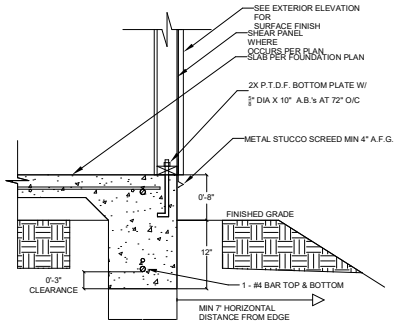
1. ALL ANCHORS BOLTS SHALL BE 5/8" DIAMETER AND HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) AND NOT SPACED MORE THAN 6 FEET APART
2. 3"X3"X0.229" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT
3. FOR STANDARD CUT WASHERS PLACED BETWEEN PLATE WASHER AND NUT, HOLE IN PLATE WASHER MAY BE DIAGONALLY SLOTTED WITH MAXIMUM 3/16" LARGER WIDTH THAN BOLT DIAMETER AND MAXIMUM 1-3/4" SLOT LENGTH
4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED MAXIMUM 12" AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SECTION.
5. BOLTS LOCATED IN THE MIDDLE THIRD OF THE SILL PLATE WIDTH
6. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER
7. NO LPG PIPING ASSEMBLIES ALLOWED IN OR BENEATH SLABS WITHIN THE STRUCTURE

WOOD STRUCTURAL PANEL SHEATHING							
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING	
	SIZE	PENETRATION (in)				EDGES (inches o/c)	FIELD (inches o/c)
1	6D COMMON	1.5	24:0	3/8"	16	6	12
	8D COMMON	1.75	24:16	7/16"	16	6	12

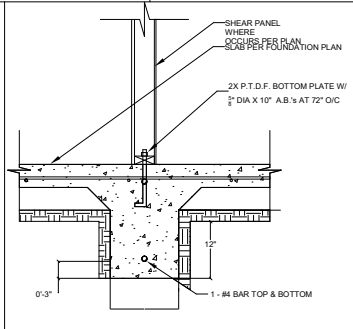
WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210, CSA O437 OR CSA O325. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY

VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1 1/2 INCH THICKNESS.

FOUNDATION PLAN
3/8" = 1'-0"



1- EXTERIOR FOOTING



2- INTERIOR FOOTING

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STATUS	PURPOSE OF ISSUE

PROJECT
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TITLE
FOUNDATION PLAN

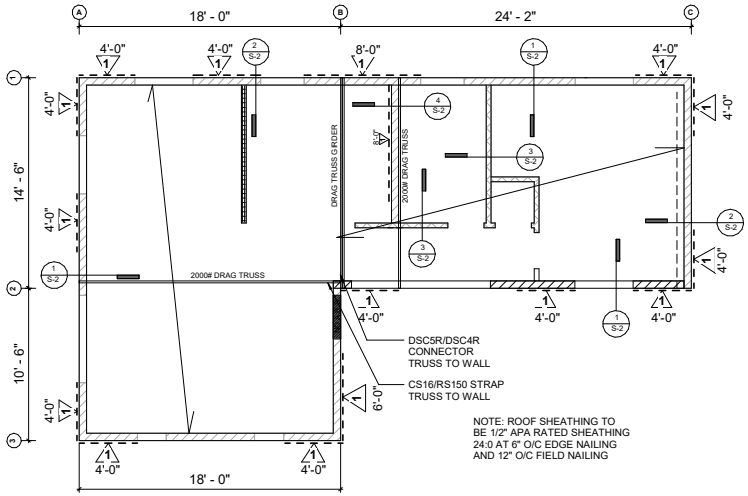
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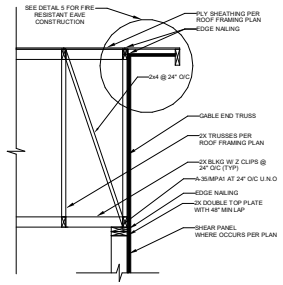
ROOF FRAMING PLAN

1/4" = 1'-0"

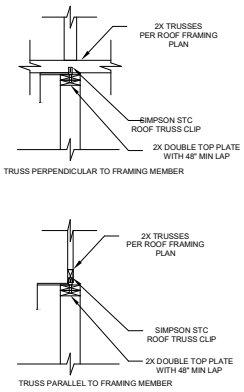
WOOD STRUCTURAL PANEL SHEATHING							
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING	
	SIZE	PENETRATION (in)				EDGES (inches o/c)	FIELD (inches o/c)
1	6D COMMON	1.5	24:0	3/8"	16	6	12
	8D COMMON	1.75	24:16	7/16"	16	6	12

WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210, CSA O437 OR CSA O325. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.

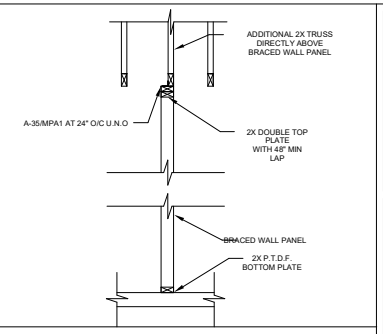
VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1 1/2 INCH THICKNESS.



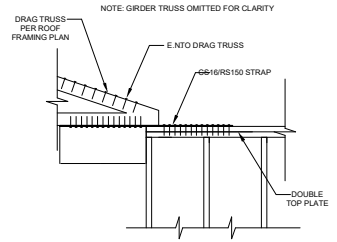
1 **GABLE-END(SHEAR TRANSFER)**



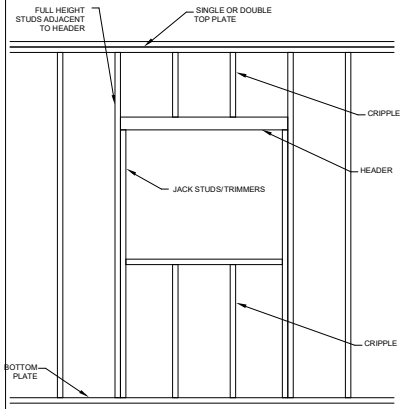
2 **NON-BEARING WALL**



3 **BRACED WALL PANEL PARALLEL TO CEILING FRAMING**



4 **DRAG TRUSS CONNECTION**



5 **TYPICAL FRAMING AT OPENING**

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STATUS	PURPOSE OF ISSUE

PROJECT

Modern ADU CONCEPT

TITLE

ROOF FRAMING PLAN

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