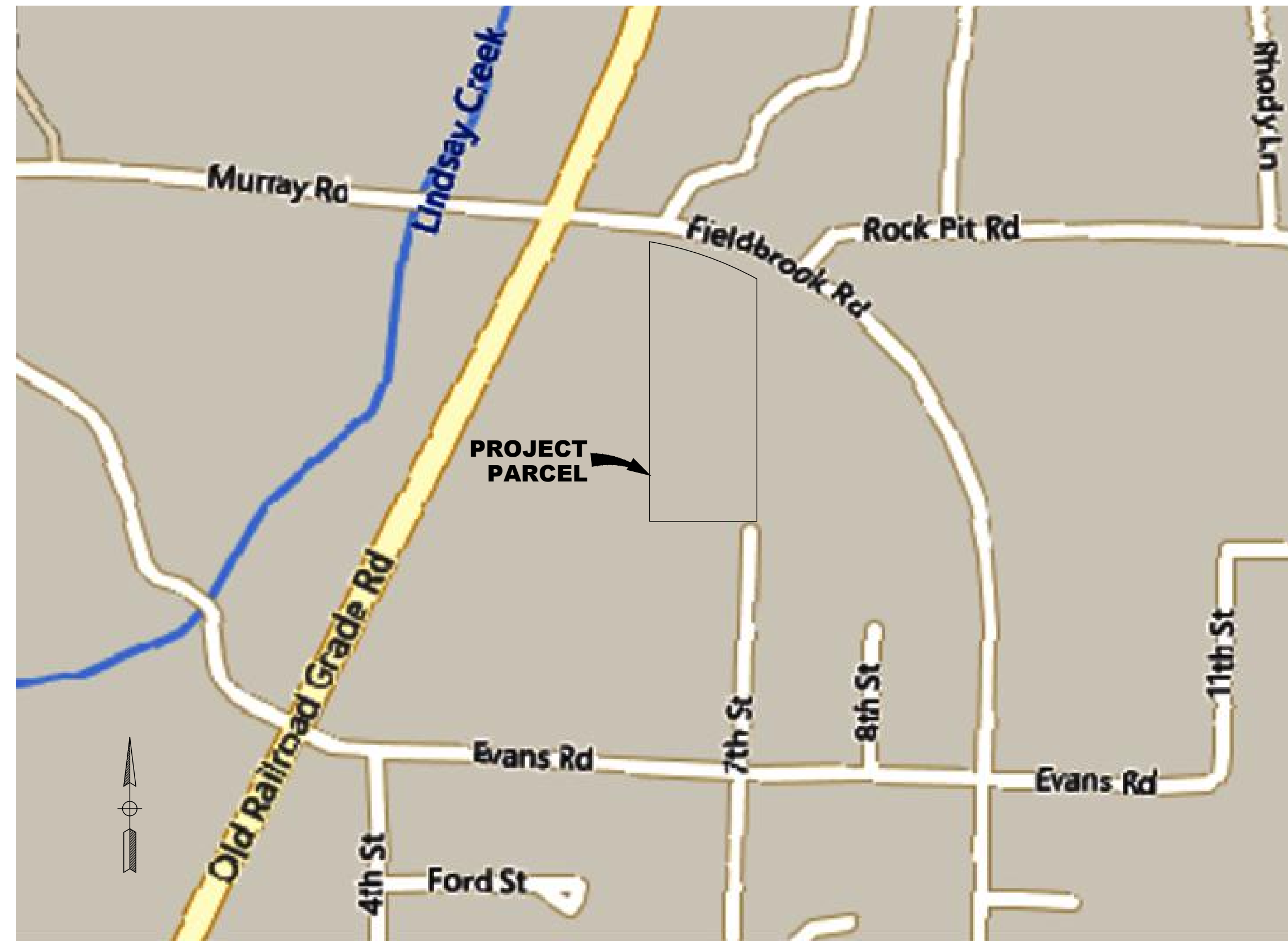


NEW 2,032 SF ADU

697 EVANS RD. FIELDBROOK, CA 95519

APN: 512-072-002



VICINITY MAP
NOT TO SCALE

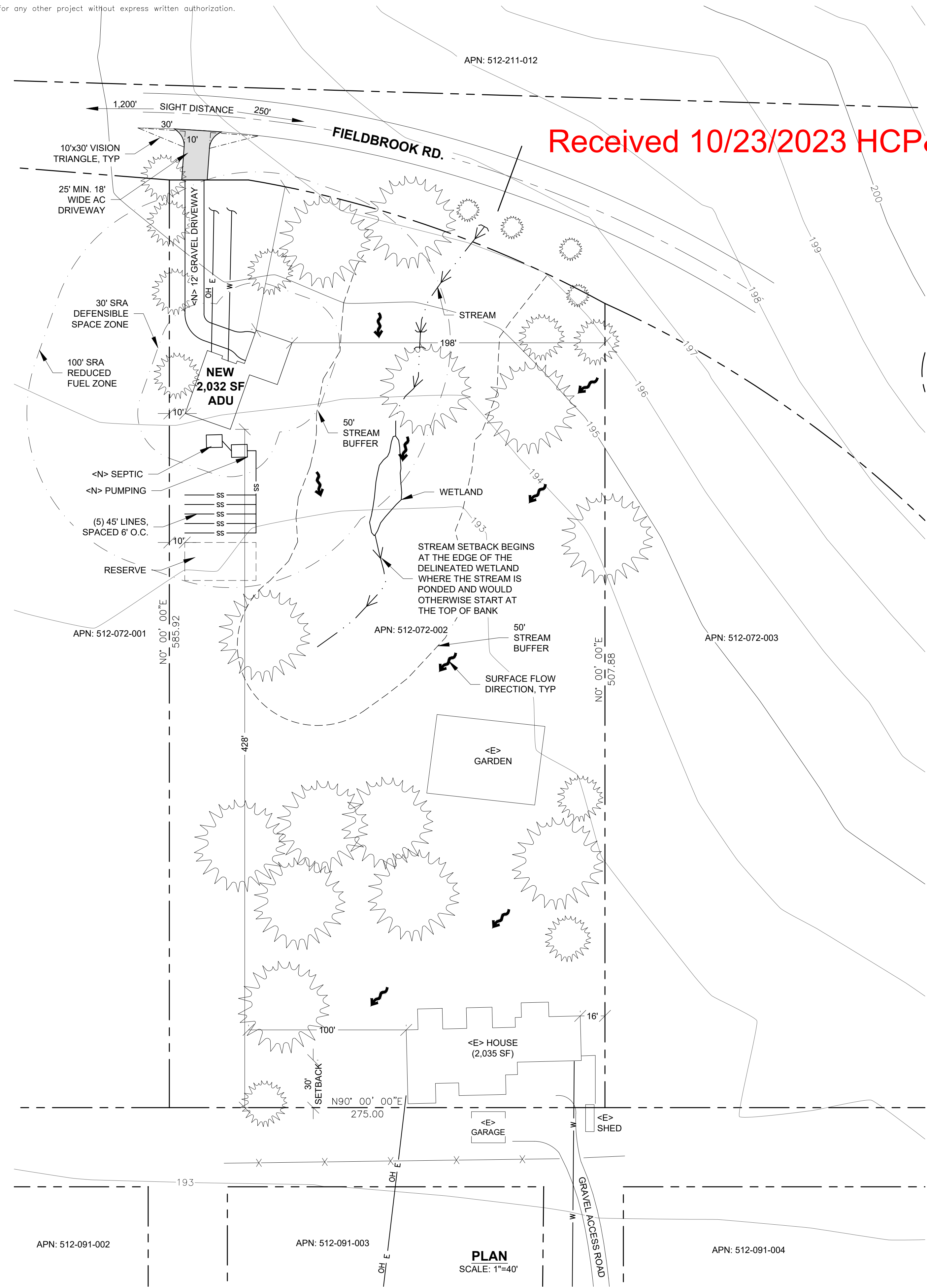
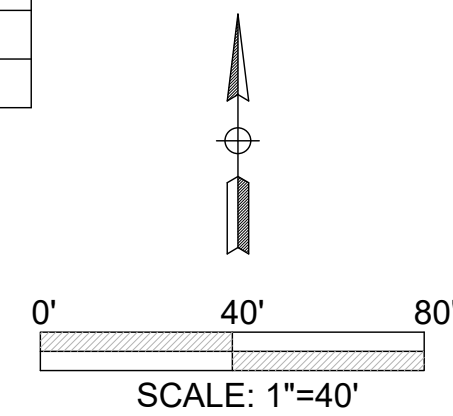
NOTES:

- ALL LOCATIONS ARE APPROXIMATE. NO SURVEY WAS CONDUCTED FOR THIS PROJECT.
- PROPERTY LINES ARE APPROXIMATE.
- CONTOURS SHOWN HEREON ARE FROM THE NATIONAL ELEVATION DATASET.
- IMAGE SHOWN HEREON IS FROM BING.
- NO TREES WILL BE REMOVED FOR THIS PROJECT.

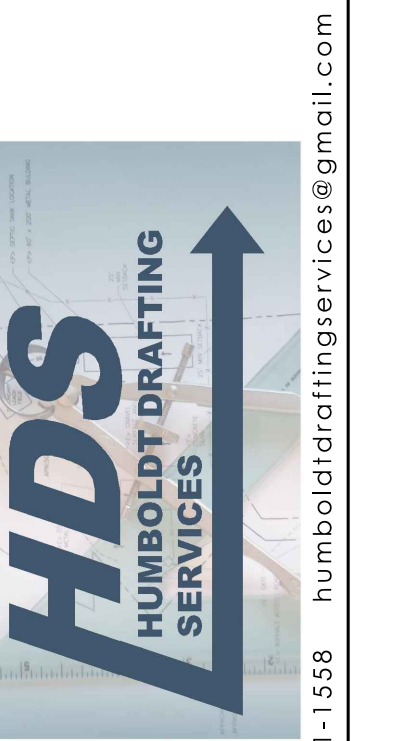
SITE INFORMATION:

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

Sheet List Table	
Sheet Title	Sheet Number
PLOT PLAN	G0.1
CONSTRUCTION NOTES	G1.0
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DETAILS	A5.1
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DETAILS	A5.3



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NO.	HISTORY / REVISION	BY	CHK.	DATE

NEW ADU
697 EVANS RD. FIELDBROOK, CA 95519
PLOT PLAN
APN: 512-072-002

DRAWN	JDB
CHECK	DS
APPROVED	DS
DATE	11-9-2022
JOB NUMBER	11.9.2022
SHEET	G0.1

GENERAL NOTES:

- 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.
5. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES...
26. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT 1 BRANCH CIRCUIT, CALGREEN 4.106.4.1...

26. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT 1 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.

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

FIRE:

- 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.

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 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.

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

NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS, HEAVY TIMBER, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY OR LOG WALL CONSTRUCTION IS ALLOWED.

EAVES AND PORCH CEILINGS: CBC 707A.4, A.6 / CRC 337.7.4, R337.7.6

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 UNPROTECTED.

VENTS: CBC 706A / CRC R337.6

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.

VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED 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.

WINDOWS AND EXTERIOR DOORS: CBC 708A / CRC R337.8

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 IF 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:

- 1. EXTERIOR GFI OUTLETS SHALL HAVE EXTERIOR COVERS AND BE ACCESSIBLE AT GRADE.
2. 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.
4. PRIMARY LIGHTING IN KITCHENS AND BATHROOMS TO BE FLUORESCENT.
5. PROVIDE A CONCRETE ENCLOSED ELECTRODE (UFER GROUND)
6. FANS SHALL BE ENERGY STAR.
7. SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP (OR HAVE 10 YEAR NON-REMOVABLE BATTERY WITH DATE LABEL) AND ALARMS INTERCONNECTED. R314.5.
8. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS...
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.

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

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.

KITCHEN DISHWASHER CIRCUIT, GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN DWELLING UNIT LOCATIONS.

ALL GENERAL USE 15 AND 20 AMP OUTLETS NOT REQUIRED TO BE GFCI PROTECTED ARE REQUIRED TO BE AFCI PROTECTED.

RECEPTACLES ON 120 VOLT 15 AND 20-AMP CIRCUITS SHALL BE TAMPER RESISTANT.

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

(ALL NEW WIRING) ALL 120-VOLT, SINGLE-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 AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

INDIVIDUAL BRANCH CIRCUITS ARE REQUIRED FOR HEATING EQUIPMENT

PLUMBING/MECHANICAL:

- 1. APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON HOSE BIBS. CPC 602.3.
2. 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.
3. 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 THAN 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
5. 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
6. 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 AND 50% FROM BELOW.
10. 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.
a. PERFORATED SHEET METAL PLATES NOT LESS THAN 0 070 INCH (1.8 MM) THICK.
b. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK.
c. CAST-IRON GRILLES OR GRATINGS.
d. EXTRUDED LOAD-BEARING VENTS.
e. HARDWARE CLOTH OF 0.035 INCH (0.89 MM) WIRE OR HEAVIER.
f. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION NOT EXCEEDING 1/8 INCH (3.2 MM)
4. 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.
5. 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:

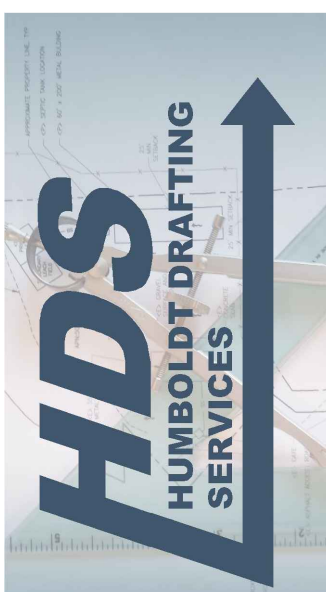
- 1. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OR 2,500 PSI.
2. CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.
3. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60 MINIMUM, UNO.
4. MINIMUM LAP SPLICES SHALL BE 30" UNO.
5. ALL FOOTINGS SHALL BE PLACED AGAINST FIRM UNDISTURBED SOIL AT A DEPTH OF 12" (MIN) BELOW UNDISTURBED GROUND SURFACE AS 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 LISTING 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 MATERIALS NOT PRESSURE TREATED SHALL BE PROVIDED WITH 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 FRAMING @ 16" O.C.
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 IS 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 IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD; AND AT ALL DOORS, SLIDING GLASS DOORS, AND SKYLIGHTS (CBC 2405 & 2406).
5. 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:

- 1. 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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Table with columns: NO., HISTORY / REVISION, BY / CHK, DATE

NEW ADU
697 EVANS RD, FIELDBROOK, CA 95519
CONSTRUCTION NOTES
APN: 512-072-002

Table with columns: DRAWN, CHECK, APPROVED, DATE, JOB NUMBER, SHEET

G1.0

ABBREVIATIONS:

A

AB AGGREGATE BASE
 ADA AMERICANS WITH DISABILITIES ACT
 AC ASPHALT CONCRETE
 ACP ASBESTOS CEMENT PIPE
 AG AGGREGATE BASE
 APPROX APPROXIMATELY

B

BC BEGIN CURVE
 BFV BUTTERFLY VALVE
 BLDG BUILDING
 BOT BOTTOM
 BVC BEGIN VERTICAL CURVE
 BW BOTTOM OF WALL

C

CF CUBIC FOOT
 CI CAST IRON
 CIP CAST IRON PIPE
 CL CENTER LINE
 CLR CLEAR
 CMP CORRUGATED METAL PIPE
 CMU CONCRETE MASONRY UNIT
 CO CLEANOUT
 CONC CONCRETE
 CW COLD WATER
 CY CUBIC YARD

D

d PENNY (NAIL)
 DI DRAINAGE INLET
 DIA DIAMETER
 DIM DIMENSION
 DIP DUCTILE IRON PIPE
 DRWY DRIVEWAY
 DWG DRAWING

E

<E> EXISTING
 EA EACH
 EC END CURVE
 EL ELBOW
 ELEC ELECTRICAL
 ELEV ELEVATION
 EVC END VERTICAL CURVE
 EW EACH WAY
 EXT EXTERIOR

F

FC FACE OF CURB
 FG FINISH GRADE
 FH FIRE HYDRANT
 FL FLOW LINE
 FLG FLANGE
 FLR FLOOR
 FT FOOT
 FT² SQUARE FEET
 FT³ CUBIC FEET
 FTG FOOTING

G

GALV GALVANIZED
 GFCI GROUND FAULT CIRCUIT INTERRUPTER
 GIP GALVANIZED IRON PIPE
 GPM GALLONS PER MINUTE
 GSP GALVANIZED STEEL PIPE
 GV GATE VALVE

H

HB HOSE BIBB
 HDR HEADER
 HP HORSE POWER
 HORIZ HORIZONTAL
 HT HEIGHT
 HW HOT WATER

I

ID INSIDE DIAMETER
 IN INCH
 INT INTERIOR
 INV INVERT

J

JT JOINT
 JP JOINT POLE

K

KIP THOUSAND POUNDS
 KW KILOWATT

L

LB POUND
 LF LINEAR FOOT
 LG LONG
 LT LEFT

M

MATL MATERIAL
 MAX MAXIMUM
 MECH MECHANICAL
 MFR MANUFACTURER
 MH MANHOLE
 MIN MINIMUM
 MISC MISCELLANEOUS
 MJ MECHANICAL JOINT
 MTL METAL

N

<N> NEW
 NIC NOT IN CONTRACT
 NO NUMBER
 NPT NATIONAL PIPE THREAD
 NTS NOT TO SCALE
 # NUMBER

O

OC ON CENTER
 OD OUTSIDE DIAMETER
 OG ORIGINAL GROUND
 OZ OUNCE
 OHD OVERHEAD

P

PB PULL BOX
 PFC POUNDS PER CUBIC FOOT
 PERF PERFORATED
 PEP POLYETHYLENE PIPE
 PL PROPERTY LINE
 PLWD PLYWOOD
 PP POWER POLE
 PSF POUNDS PER SQUARE FOOT
 PSI POUNDS PER SQUARE INCH
 PV PLUG VALVE
 PVI POINT OF VERTICAL INTERSECTION
 PVMT PAVEMENT
 PVT PRIVATE

Q

QTY QUANTITY

R

R RADIUS
 RC RELATIVE COMPACTION
 RCP REINFORCED CONCRETE PIPE
 RD ROAD
 RDCR REDUCER
 RDWD REDWOOD
 REQD REQUIRED
 RM ROOM
 RSP ROCK SLOPE PROTECTION
 RT RIGHT
 RW RIGHT OF WAY

S

SL SLOPE
 SCHED SCHEDULE
 SD STORM DRAIN
 SDMH STORM DRAIN MANHOLE
 SECT SECTION
 SHT SHEET
 SIM SIMILAR
 SPEC SPECIFICATIONS
 SQ SQUARE
 SQ FT SQUARE FOOT
 SQ IN SQUARE INCH
 SS SANITARY SEWER
 SSMH SANITARY SEWER MANHOLE
 STA STATION
 STD STANDARD
 STL STEEL
 SW SIDEWALK

T

T TELEPHONE
 TAN TANGENT
 T&B TOP AND BOTTOM
 T&G TONGUE AND GROOVE
 TBM TEMPORARY BENCH MARK
 TC TOP CURB
 TELEM TELEMETRY
 TEMP TEMPERATURE
 THD THREAD
 TOC TOP OF CONCRETE
 TOG TOP OF GRATE
 TOW TOP OF WALL
 TYP TYPICAL

U

UBC UNIFORM BUILDING CODE
 UOS UNLESS OTHERWISE SPECIFIED
 UG UNDERGROUND
 UTIL UTILITY
 UP UTILITY POLE

V

V VOLT
 VC VERTICAL CURVE
 VCP VITRIFIED CLAY PIPE
 VERT VERTICAL

W

WM WATER METER
 WV WATER VALVE

X

XFMR TRANSFORMER

Y

YD YARD
 YD² SQUARE YARD
 YD³ CUBIC YARD

LINETYPES:

X FENCE
 G GAS
 CENTERLINE
 // // // // EDGE OF PAVEMENT
 FR FR FR FR FIBER ROLL
 >>> FLOW LINE
 FM FORCE MAIN
 J JOINT UTILITY
 OH E OVERHEAD ELECTRICAL
 UG E UNDERGROUND ELECTRICAL
 - - - - - PROPERTY
 SS SANITARY SEWER
 SD STORM DRAIN
 W WATERLINE

ARCHITECTURAL LEGEND:

Ⓢ LIGHT SWITCH
 ⓈⓈ THREE WAY SWITCH
 Ⓢ 110 OUTLET
 Ⓢ 220 OUTLET
 CATV CABLE TV
 ⚡ LIGHT
 ☰ FLUORESCENT LIGHT
 F EXHAUST FAN
 Ⓢ SMOKE DETECTOR
 Ⓢ CARBON MONOXIDE DETECTOR

CIVIL LEGEND:

⊗ GATE VALVE
 ⊗ BUTTERFLY VALVE
 ⊗ PRESSURE REG V
 ⊗ CHECK VALVE
 ⊗ AIR VALVE
 ⊗ FLOW METER
 ⊗ HOSE BIBB
 ⊗ REDUCER
 ⊗ FIRE HYDRANT
 ⊗ DRAINAGE INLET
 ⊗ CLEANOUT
 ⊗ SIGN
 ⊗ STUMP
 ⊗ TREE
 ⊗ SPRING

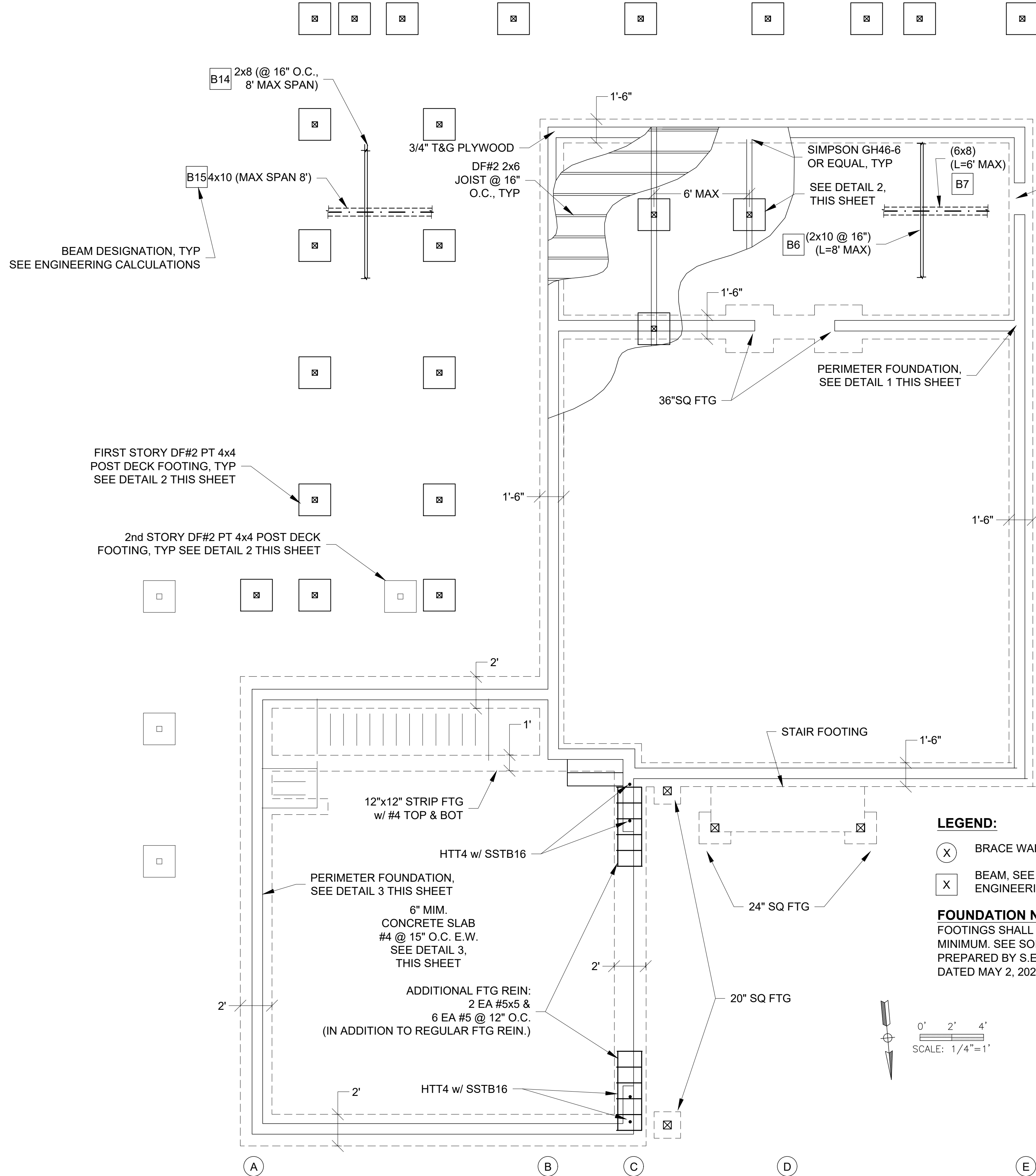


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NEW ADU
 697 EVANS RD. FIELDBROOK, CA 95519
 ABBREVIATION & LEGEND SHEET
 APN: 512-072-002

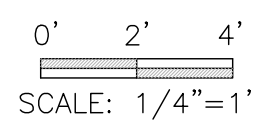
DRAWN	JDB
CHECK	DS
APPROVED	DS
DATE	11-9-2022
JOB NUMBER	11.9.2022
SHEET	G2.0



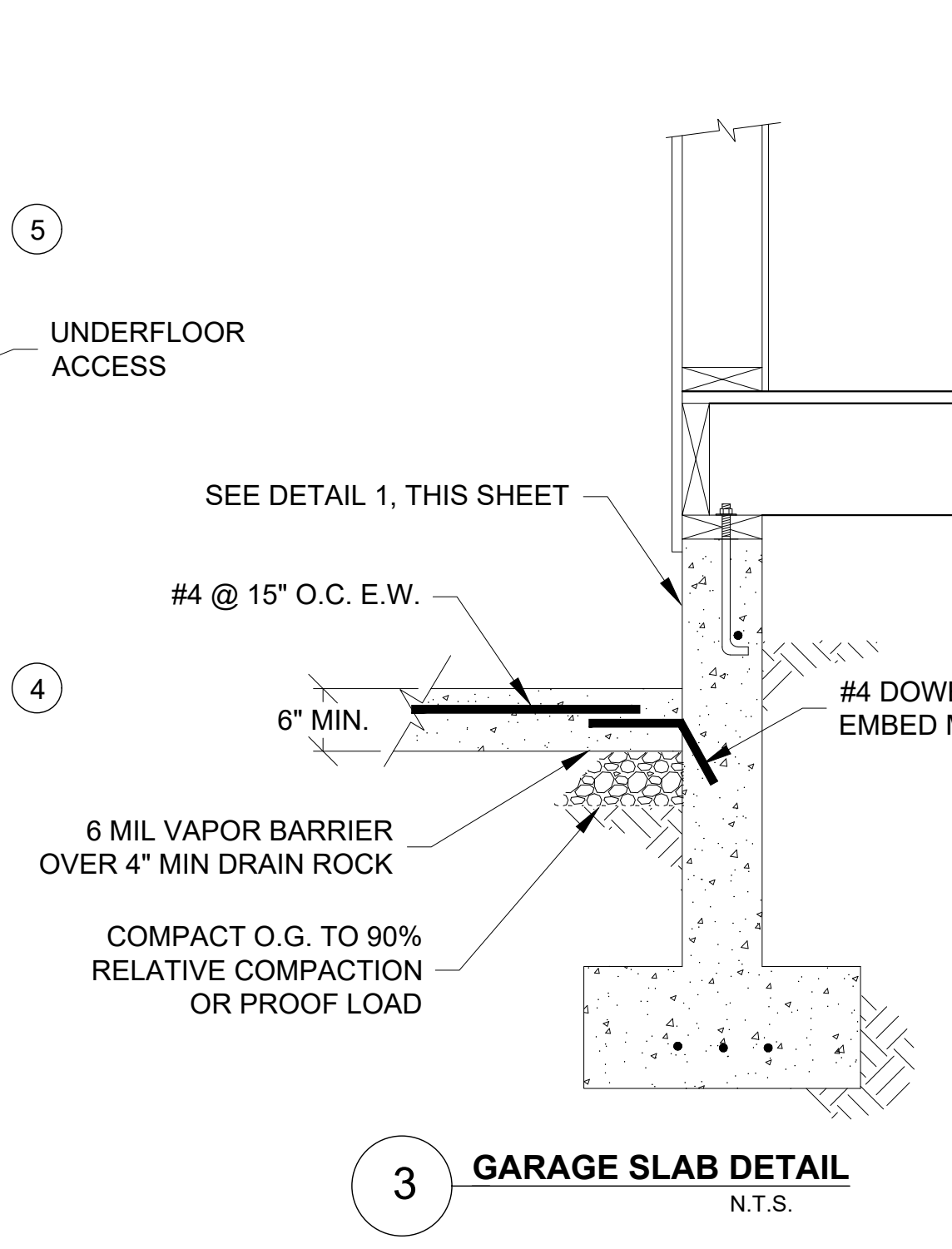
LEGEND:

- (X) BRACE WALL LINE
- (X) BEAM, SEE ENGINEERING

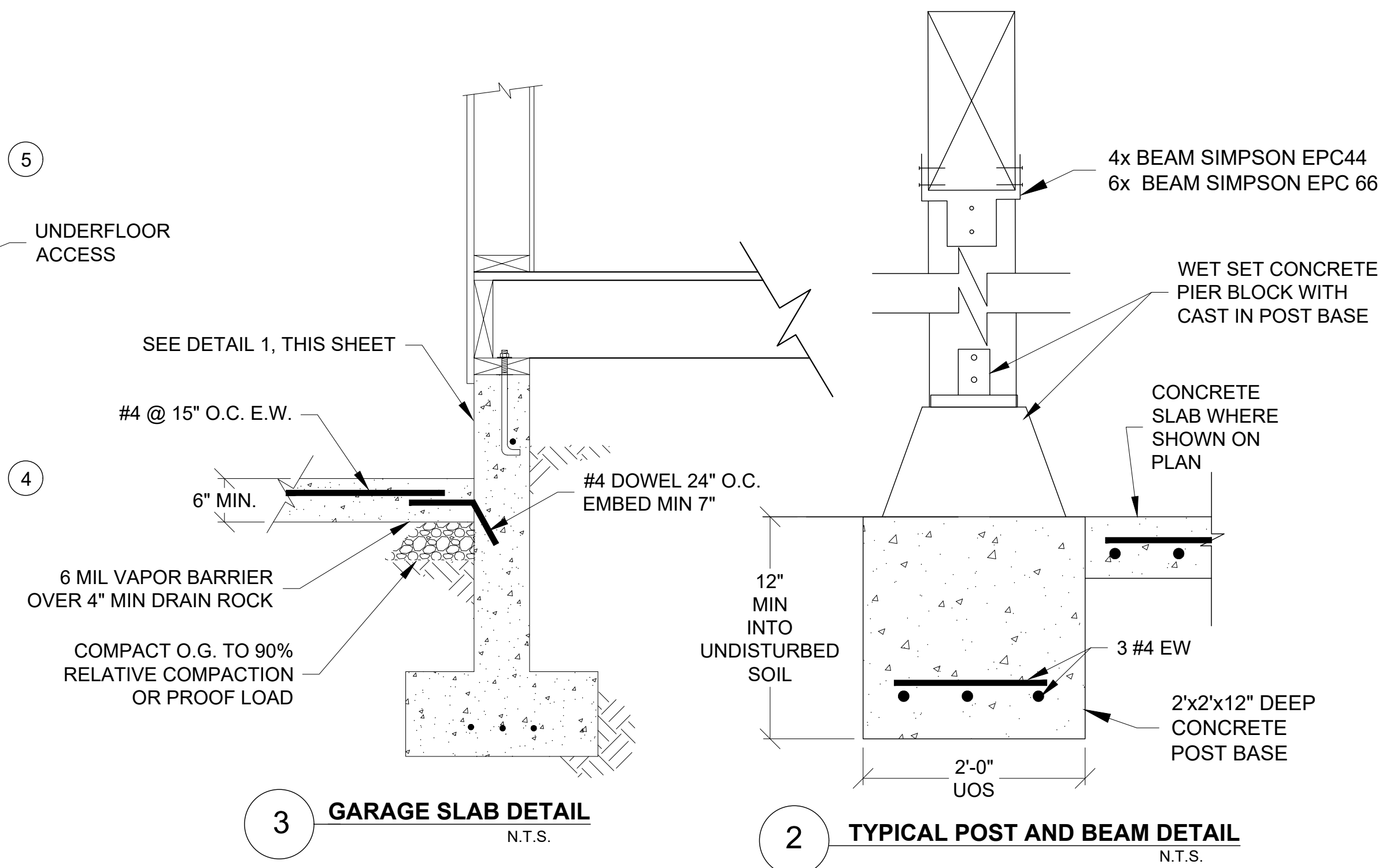
FOUNDATION NOTE:
FOOTINGS SHALL BE 30" DEEP MINIMUM. SEE SOILS REPORT PREPARED BY S.E.E. ENGINEERING DATED MAY 2, 2023



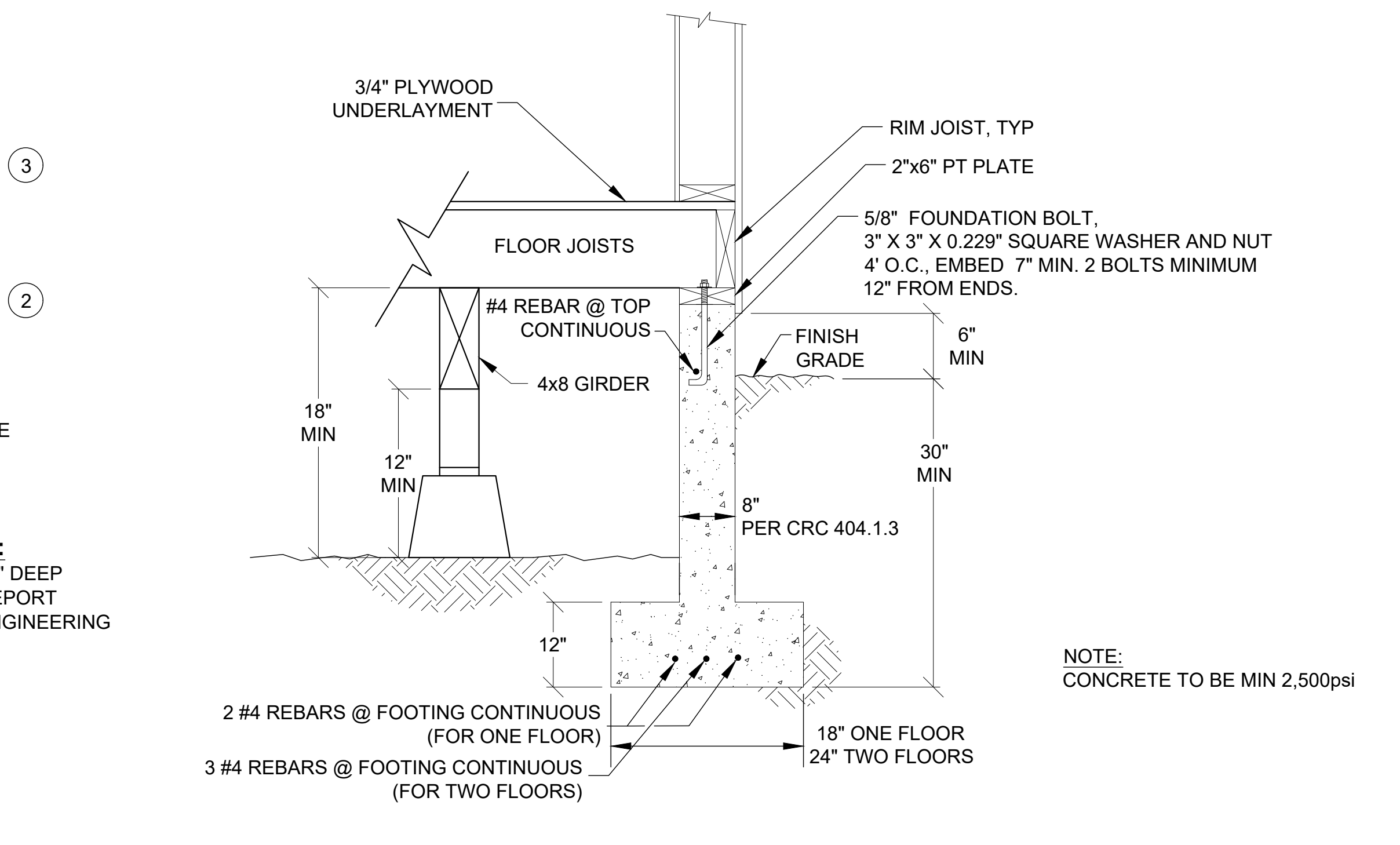
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



3 GARAGE SLAB DETAIL
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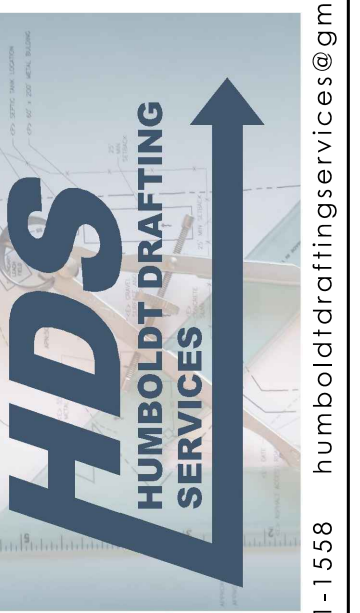


2 TYPICAL POST AND BEAM DETAIL
N.T.S.



1 FOOTING DETAIL
N.T.S.

NOTE: CONCRETE TO BE MIN 2,500psi



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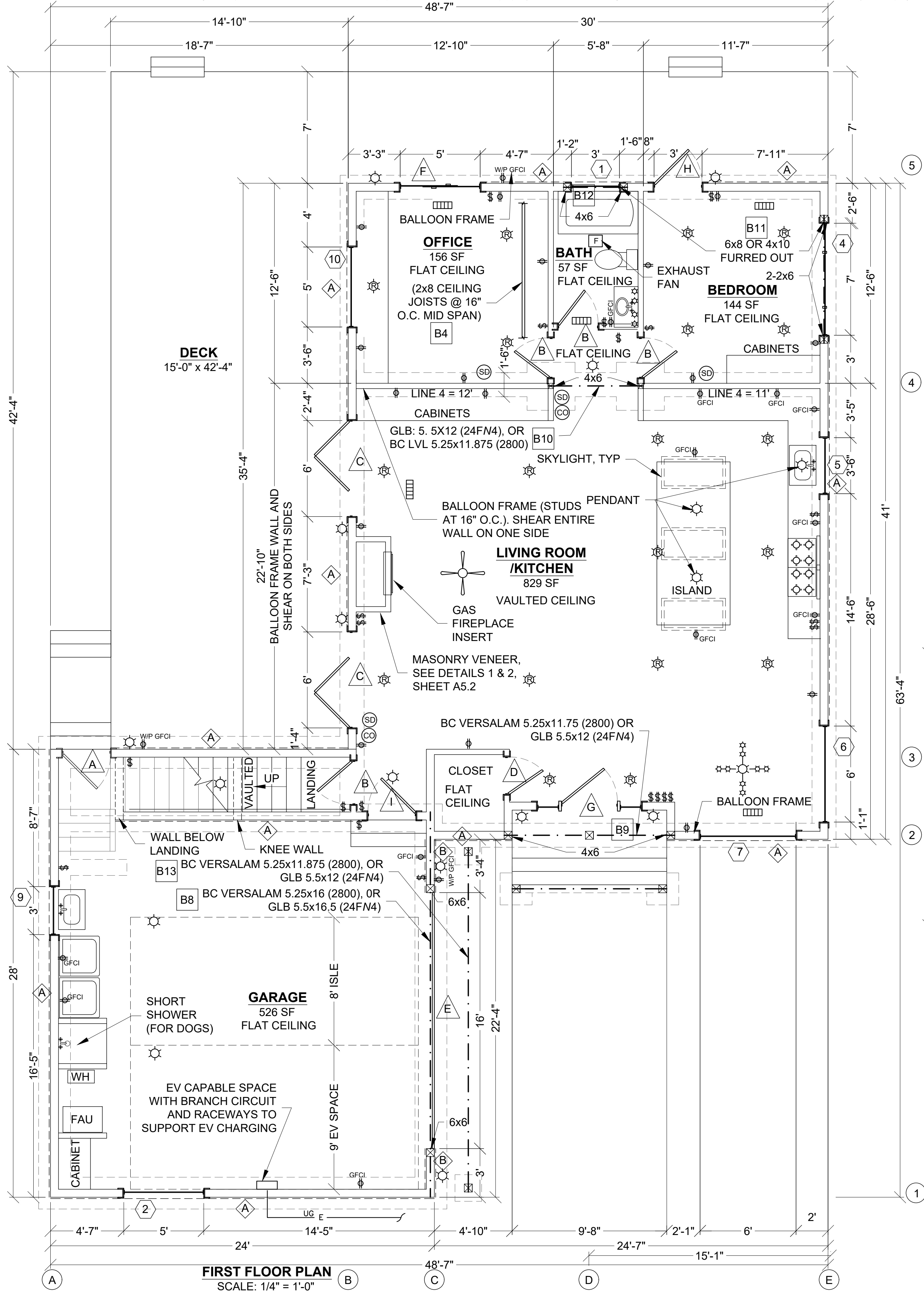
NO.	HISTORY / REVISION	BY / CHK.	DATE

NEW ADU
697 EVANS RD. FIELDBROOK, CA 95519
FOUNDATION PLAN

APN: 512-072-002

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DATE	11-9-2022
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SHEET	

A0.1



WINDOW SCHEDULE

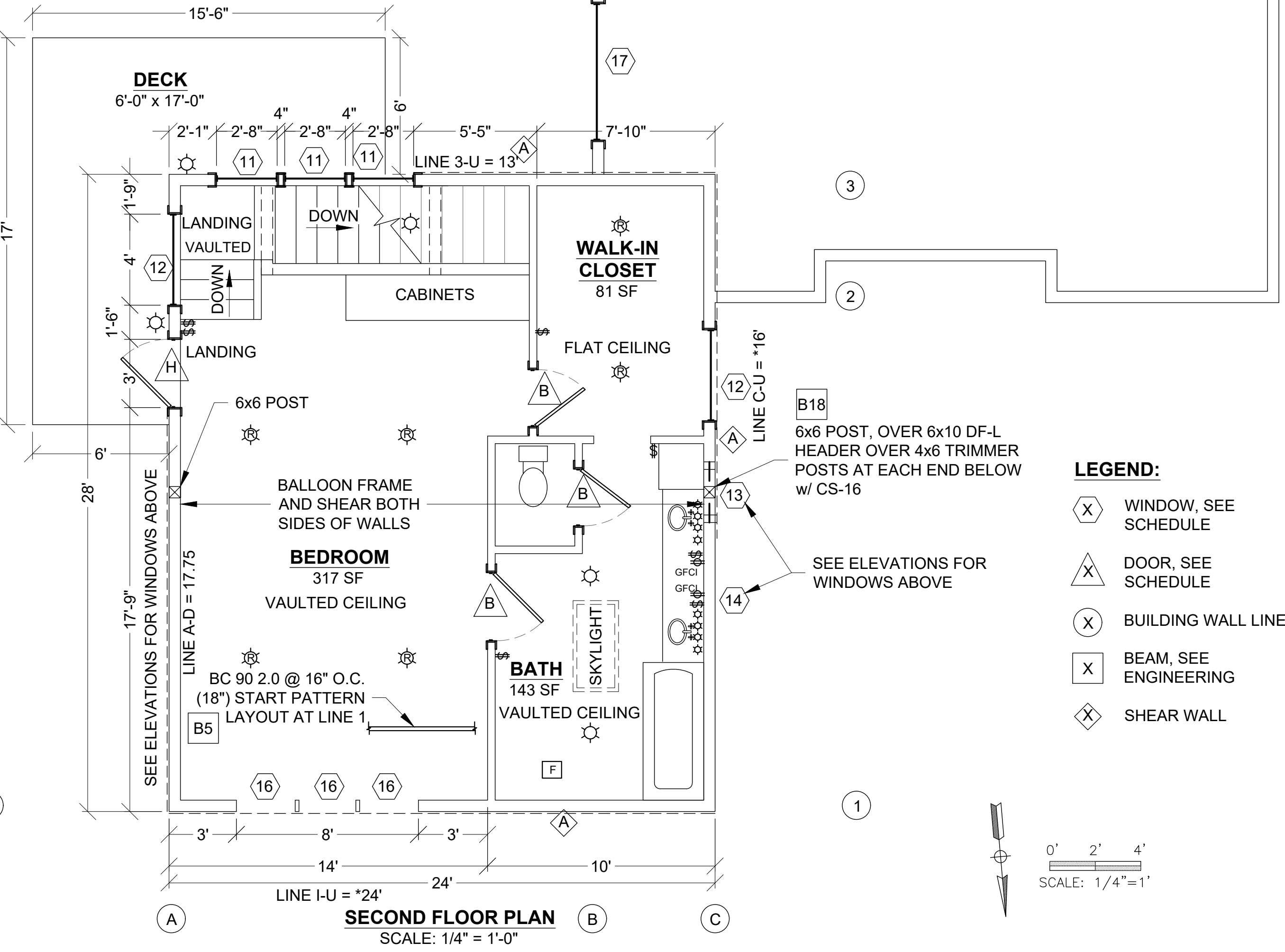
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
1	1	3'-0" x 2'-6"	VINYL HORIZONTAL SLIDER
2	1	5'-0" x 4'-0"	VINYL HORIZONTAL SLIDER
4	1	7'-0" x 2'-0"	VINYL HORIZONTAL SLIDER
5	1	3'-6" x 3'-6"	VINYL HORIZONTAL SLIDER
6	2	6'-0" x 4'-6"	VINYL HORIZONTAL SLIDER
7	1	5'-6" x 4'-6"	VINYL HORIZONTAL SLIDER
9	1	3'-0" x 3'-6"	VINYL HORIZONTAL SLIDER
10	1	5'-0" x 3'-6"	VINYL HORIZONTAL SLIDER
11	3	2'-8" x 4'-0"	FIXED
12	1	4'-0" x 2'-8"	VINYL HORIZONTAL SLIDER
13	1	2'-0" x 3'-8"	FIXED
14	1	12.3 SF	FIXED
16	3	2'-6" x 4'-0"	VINYL SINGLE HUNG
17	1	12 SF	FIXED
18	1	12 SF	FIXED

SHEAR SCHEDULE

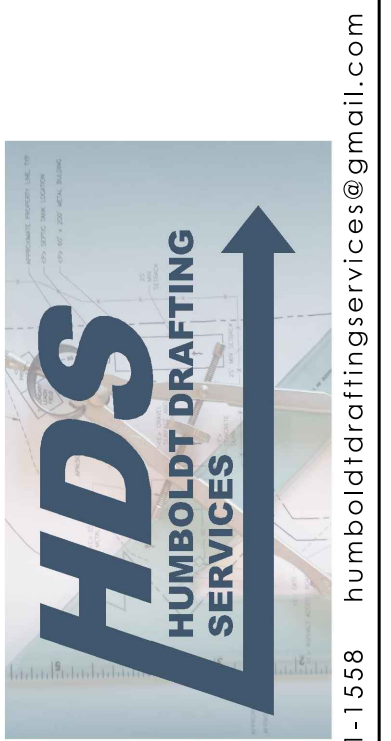
ID	DESCRIPTION
A	15/32 OSB OR CDX WOOD STRUCTURAL PANEL (PS-1) OR EQUIVALENT MATERIAL. NAIL w/ 8d COMMON NAILS AT 6"-12" (EN-FN)
B	15/32 OSB OR CDX WOOD STRUCTURAL PANEL (PS-1) OR EQUIVALENT MATERIAL. NAIL w/ 8d COMMON NAILS AT 6"-12" (EN-FN). INSTALL HTT6 HOLDDOWNS w/ SSB16 ANCHORS PER PLAN.

DOOR SCHEDULE

SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
A	1	3'-0" x 7'-0"	WOOD DOOR
B	7	2'-6" x 7'-0"	WOOD DOOR
C	2	6'-0" x 7'-0"	DOUBLE PANEL BI-FOLD DOOR
D	1	2'-4" x 7'-0"	WOOD DOOR
E	1	16'-0" x 8'-0"	SECTIONAL GARAGE DOOR
F	1	5'-0" x 7'-0"	SIDING GLASS DOOR
G	1	3'-6" x 8'-0"	DOOR WITH 1'-4" x 7'-0" TEMPERED SIDELIGHTS & 1'-4" x 6'-8" TRANSOM WINDOW
H	2	3'-0" x 7'-0"	GLASS PANEL DOOR
I	1	3'-0" x 6'-8"	SELF CLOSING, SOLID CORE SOLID WOOD DOORS NOT LESS THAN 1-3/8" (35 MM) IN THICKNESS, SOLID-OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8" (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOOR, WITH A SELF CLOSING DEVICE.



- LEGEND:**
- (X) WINDOW, SEE SCHEDULE
 - (A) DOOR, SEE SCHEDULE
 - (X) BUILDING WALL LINE
 - (X) BEAM, SEE ENGINEERING
 - (X) SHEAR WALL

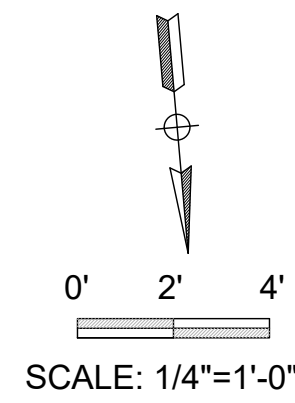
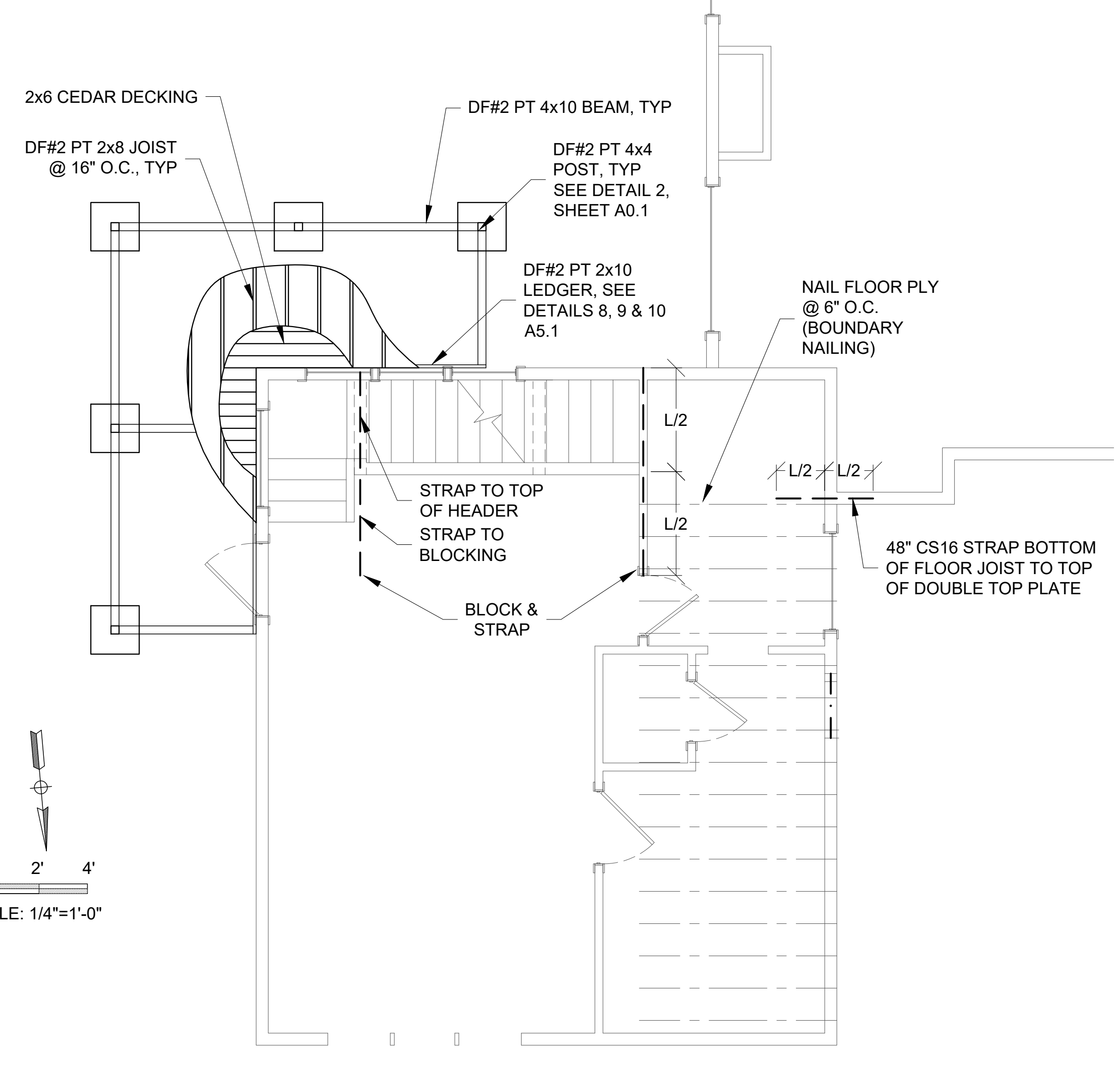
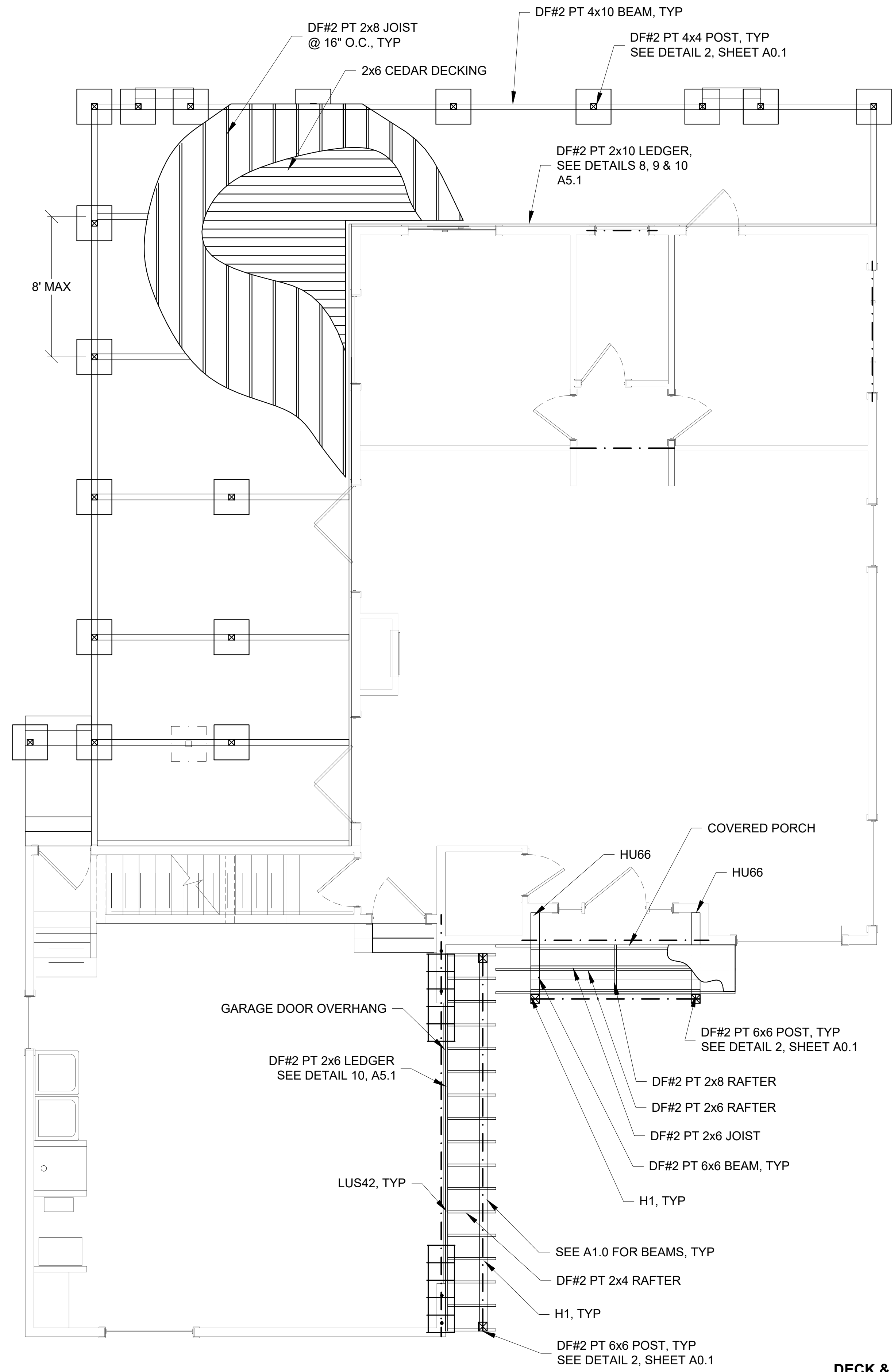


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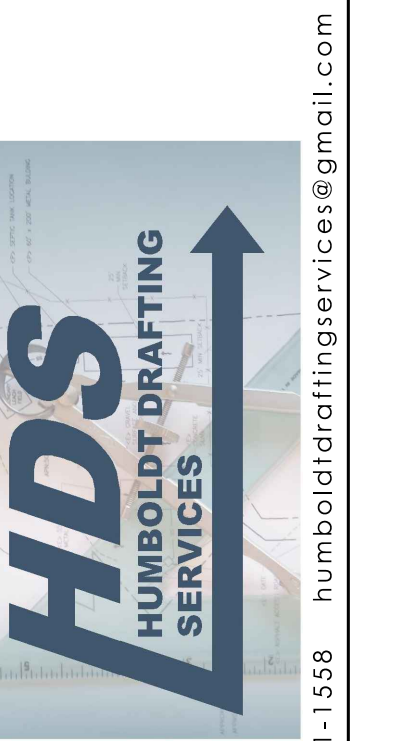
NEW ADU
697 EVANS RD. FIELDBROOK, CA 95519
FLOOR PLAN
APN: 512-072-002

DRAWN	JDB
CHECK	DS
APPROVED	DS
DATE	11-9-2022
JOB NUMBER	11.9.2022
SHEET	A1.0



DECK & PORCH PLANS
SCALE: 1/4" = 1'-0"

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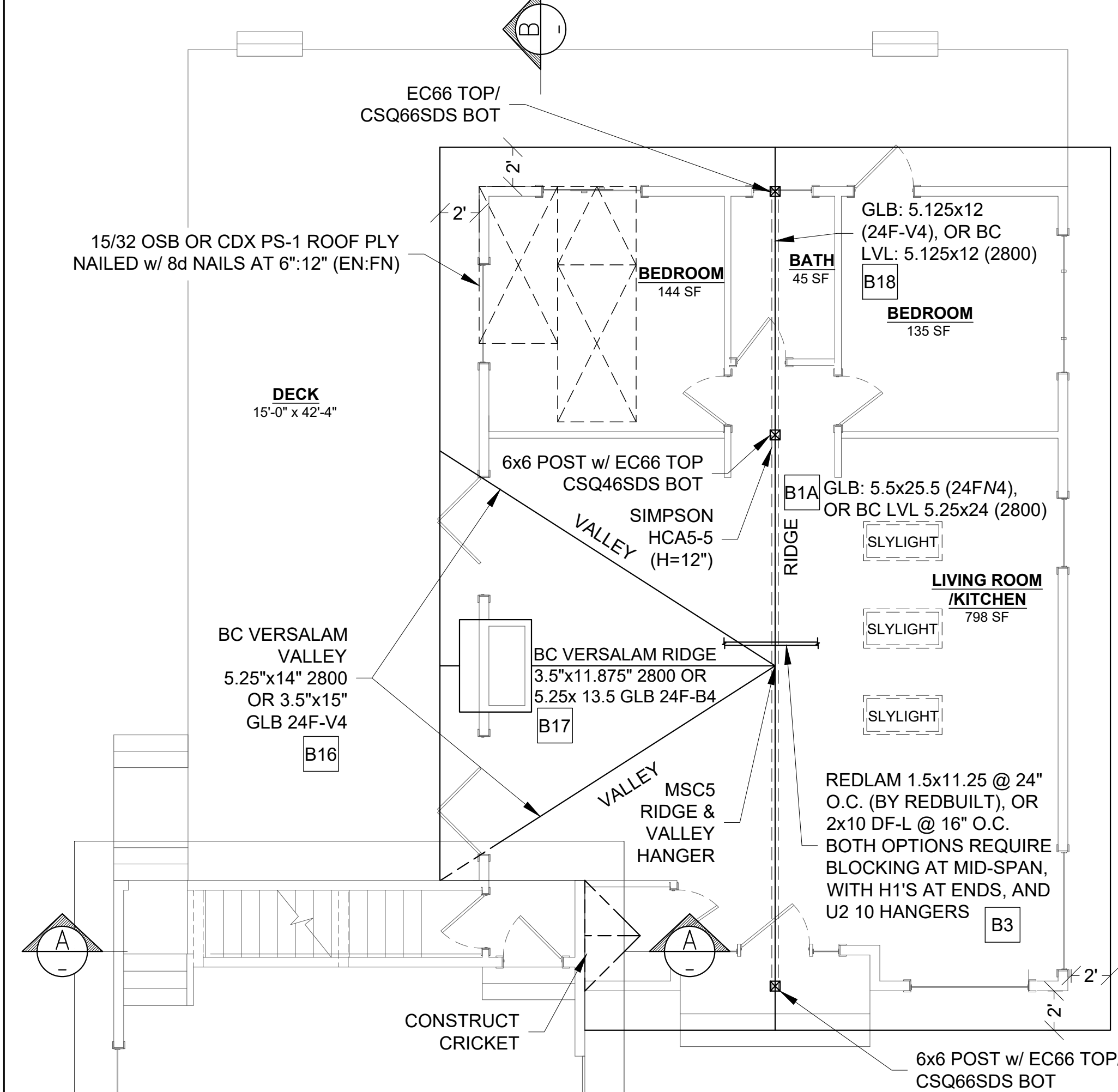


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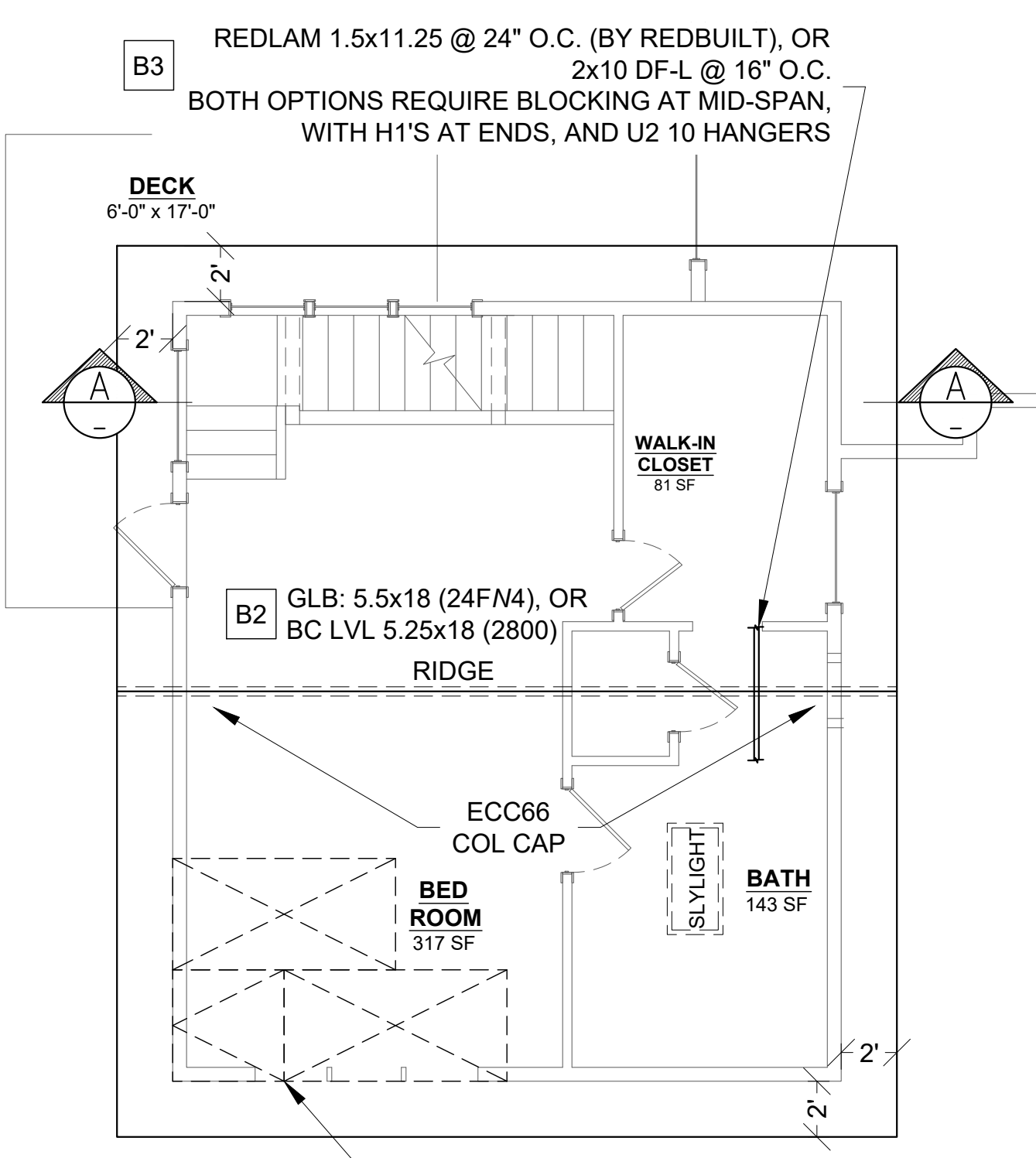
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 DECK & PORCH PLANS
 APN: 512-072-002

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CHECK	DS
APPROVED	DS
DATE	11-9-2022
JOB NUMBER	11.9.2022
SHEET	A1.1

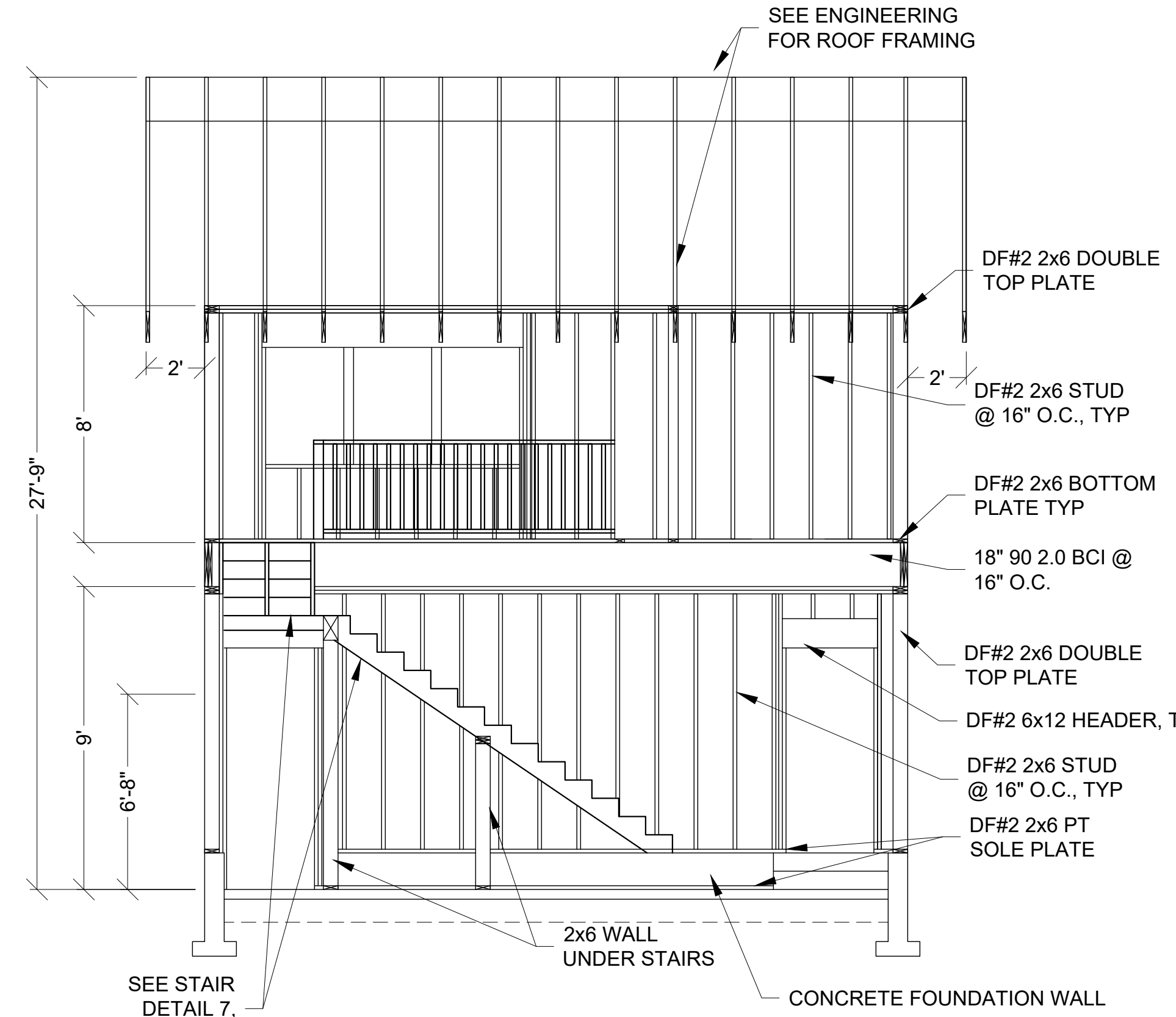
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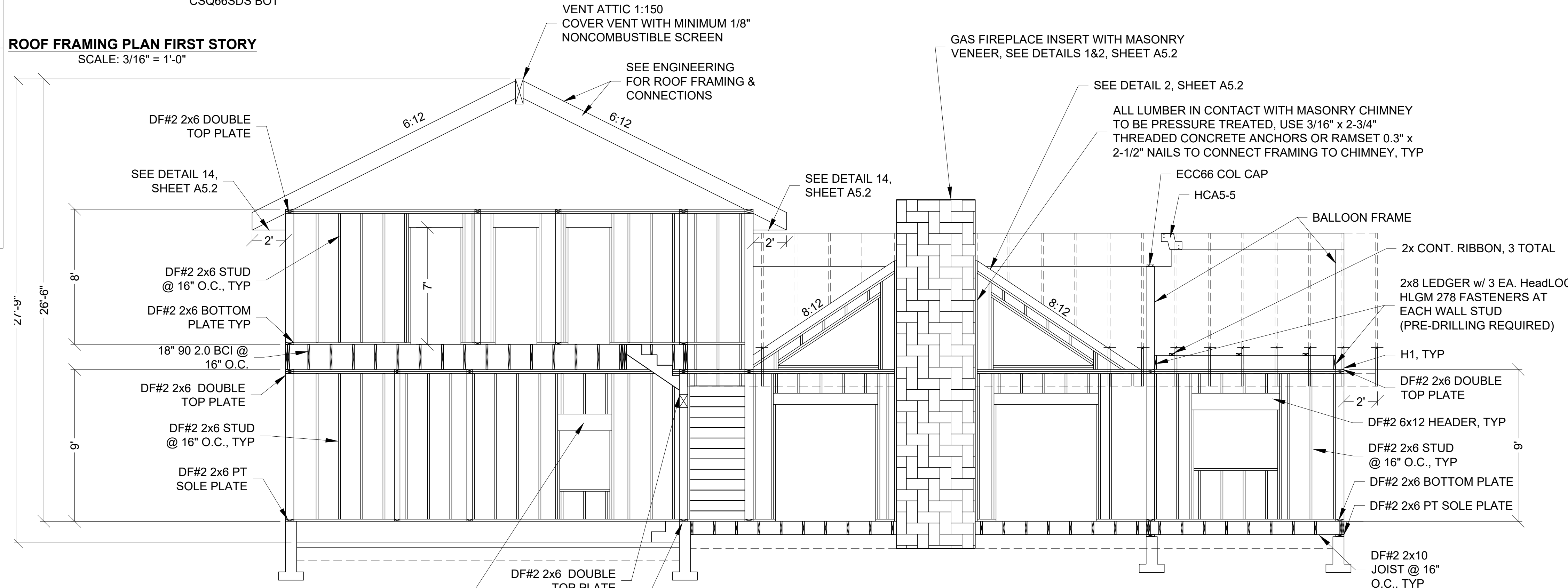
ROOF FRAMING PLAN FIRST STORY
SCALE: 3/16" = 1'-0"



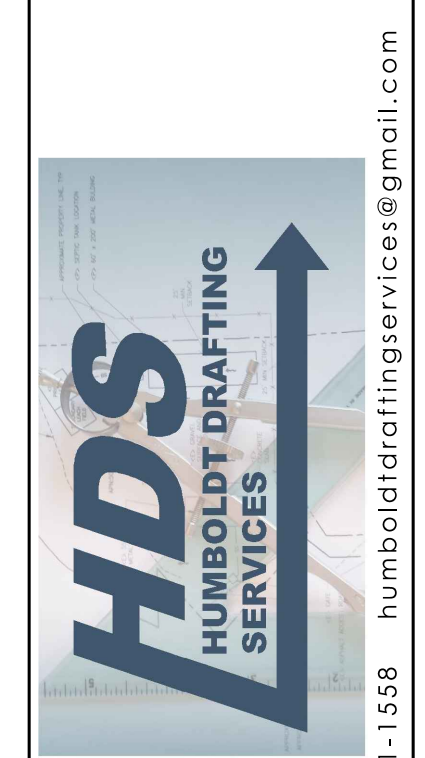
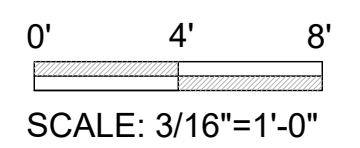
ROOF FRAMING PLAN SECOND STORY
SCALE: 3/16" = 1'-0"



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



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

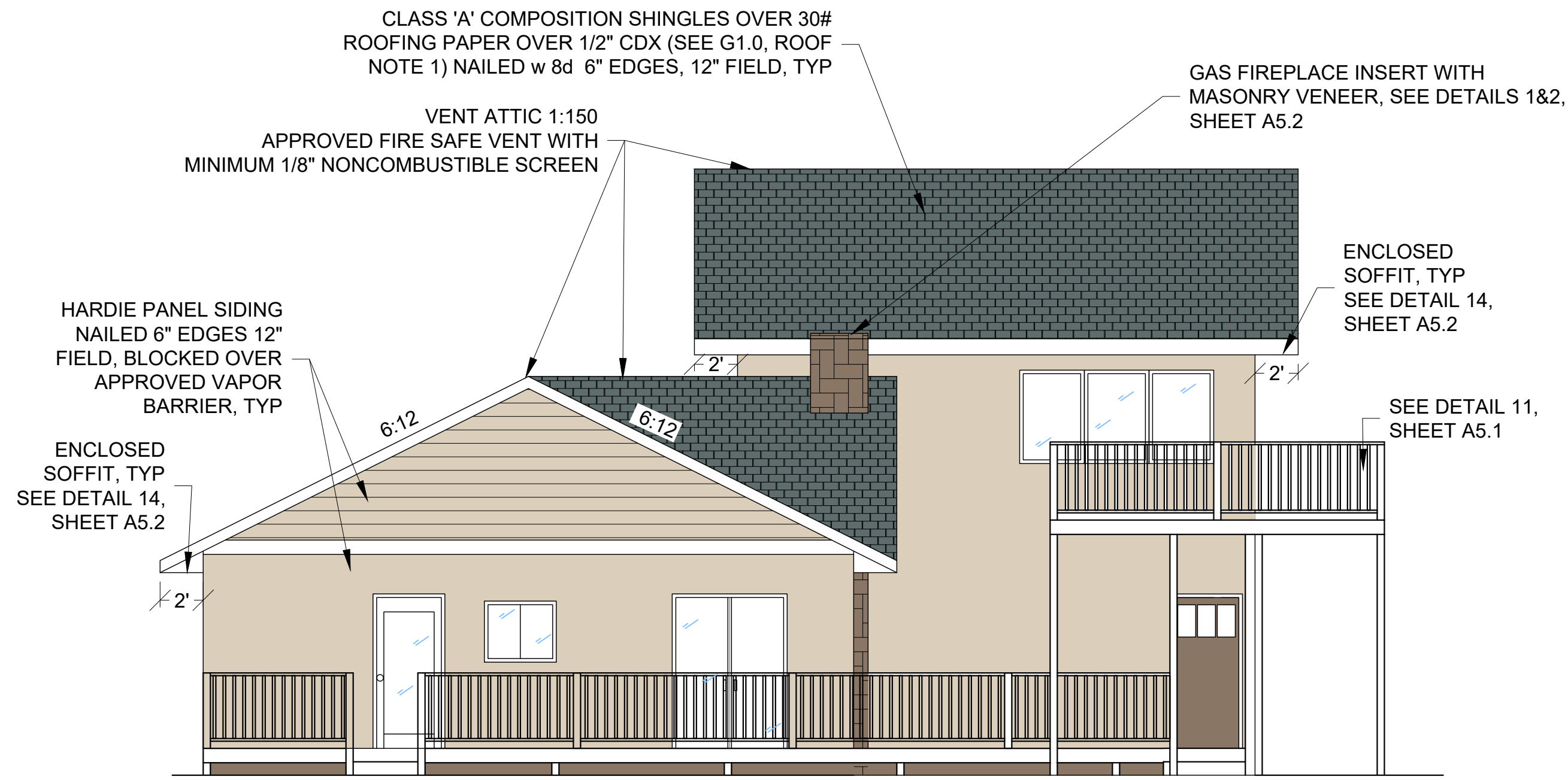


NO.	HISTORY / REVISION	BY / CHK.	DATE

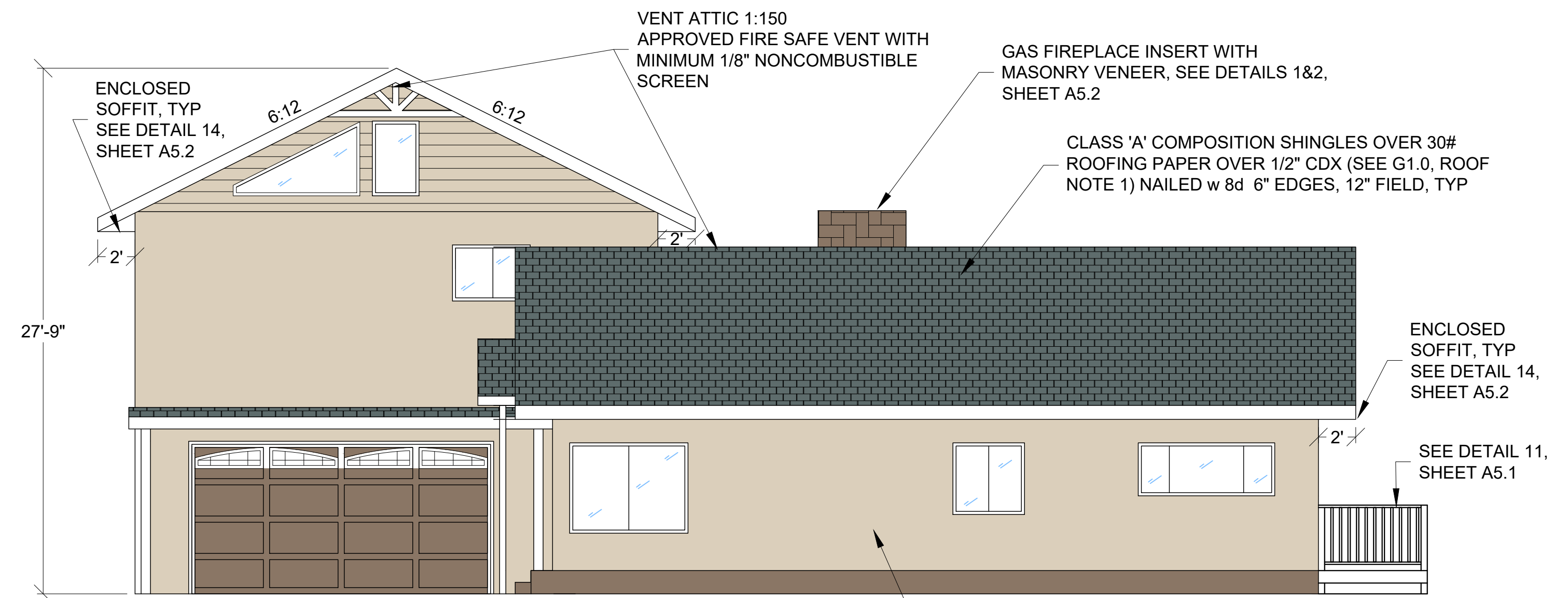
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FRAMING PLAN
APN: 512-072-002

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DATE	11-9-2022
JOB NUMBER	11.9.2022
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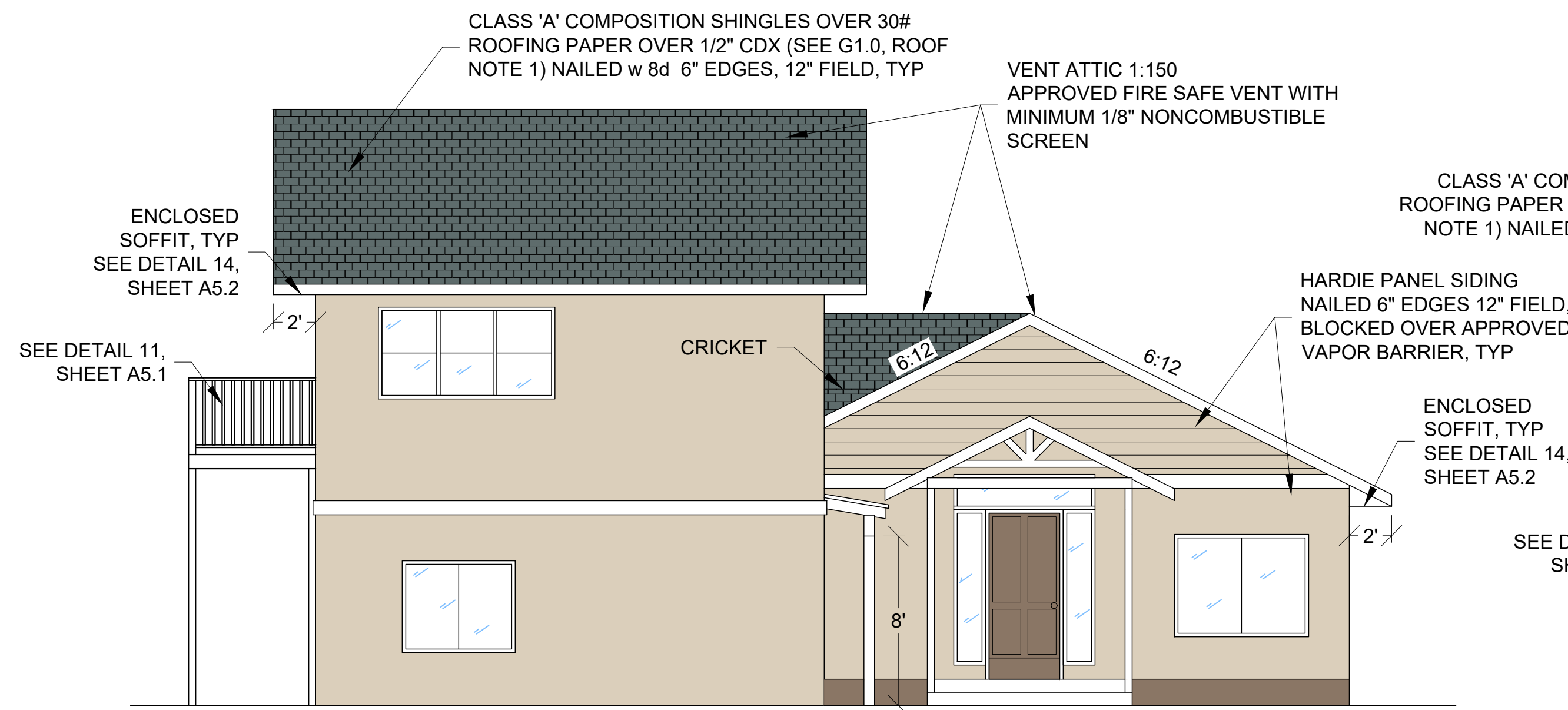
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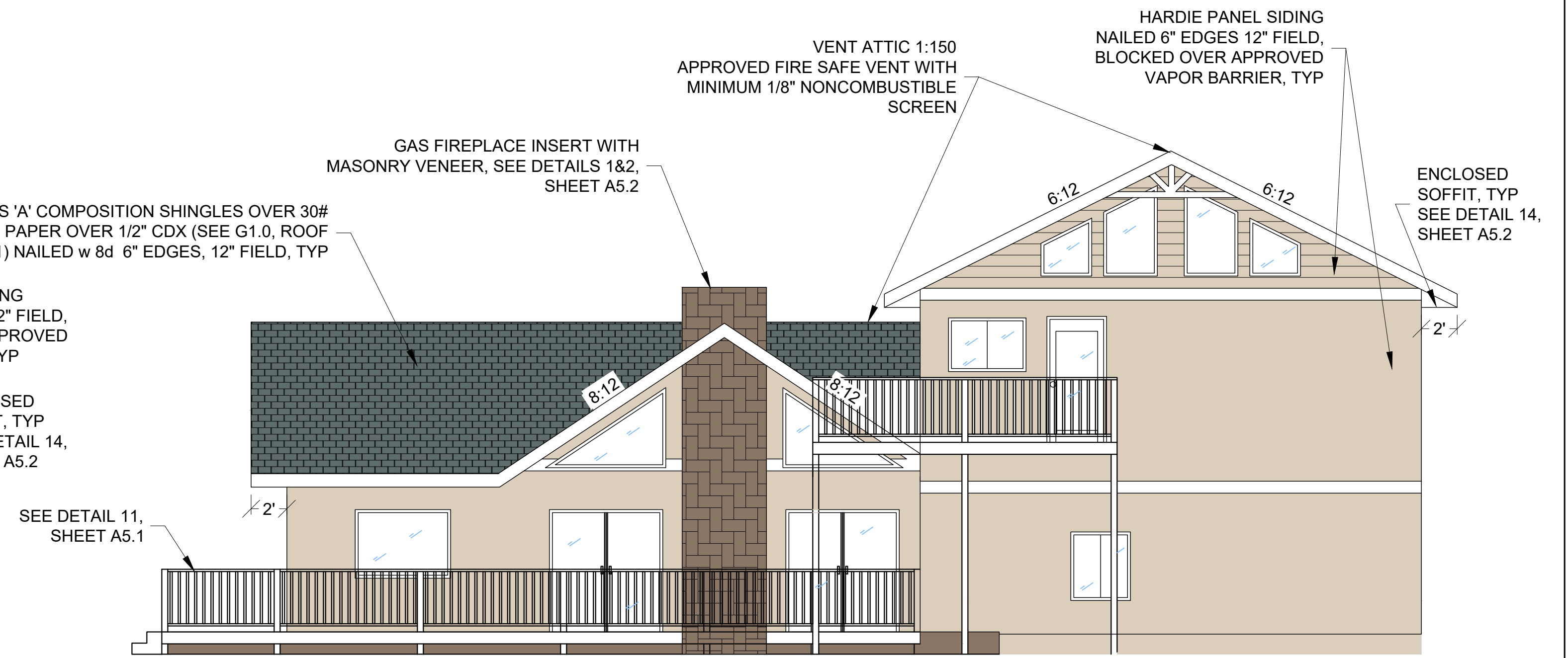
SOUTH ELEVATION
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WEST ELEVATION
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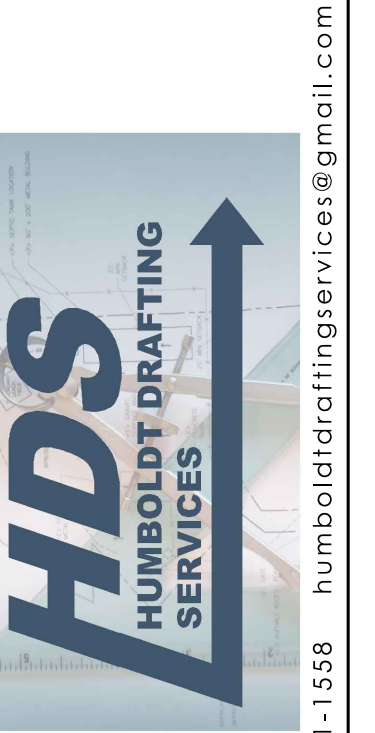


NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

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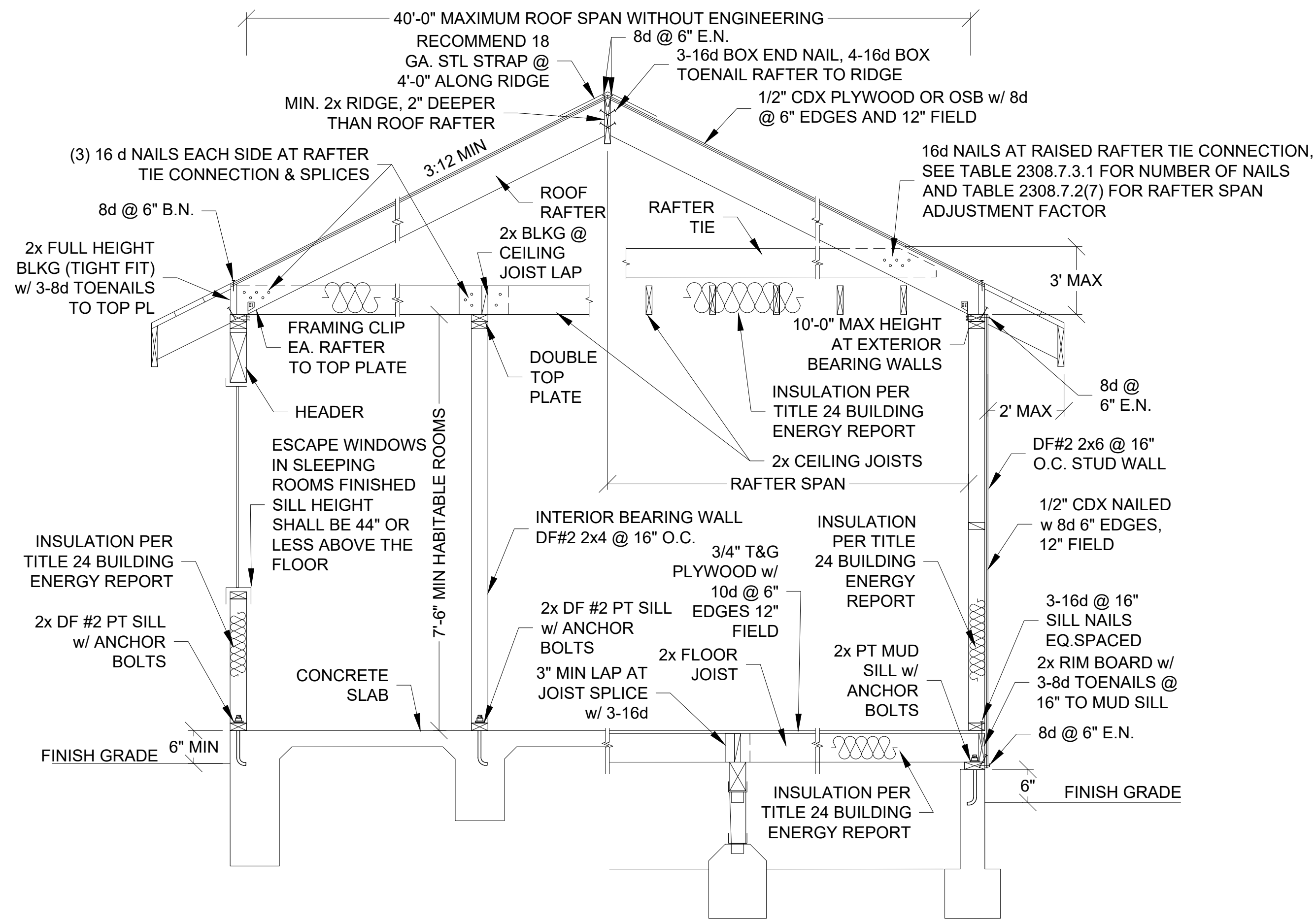
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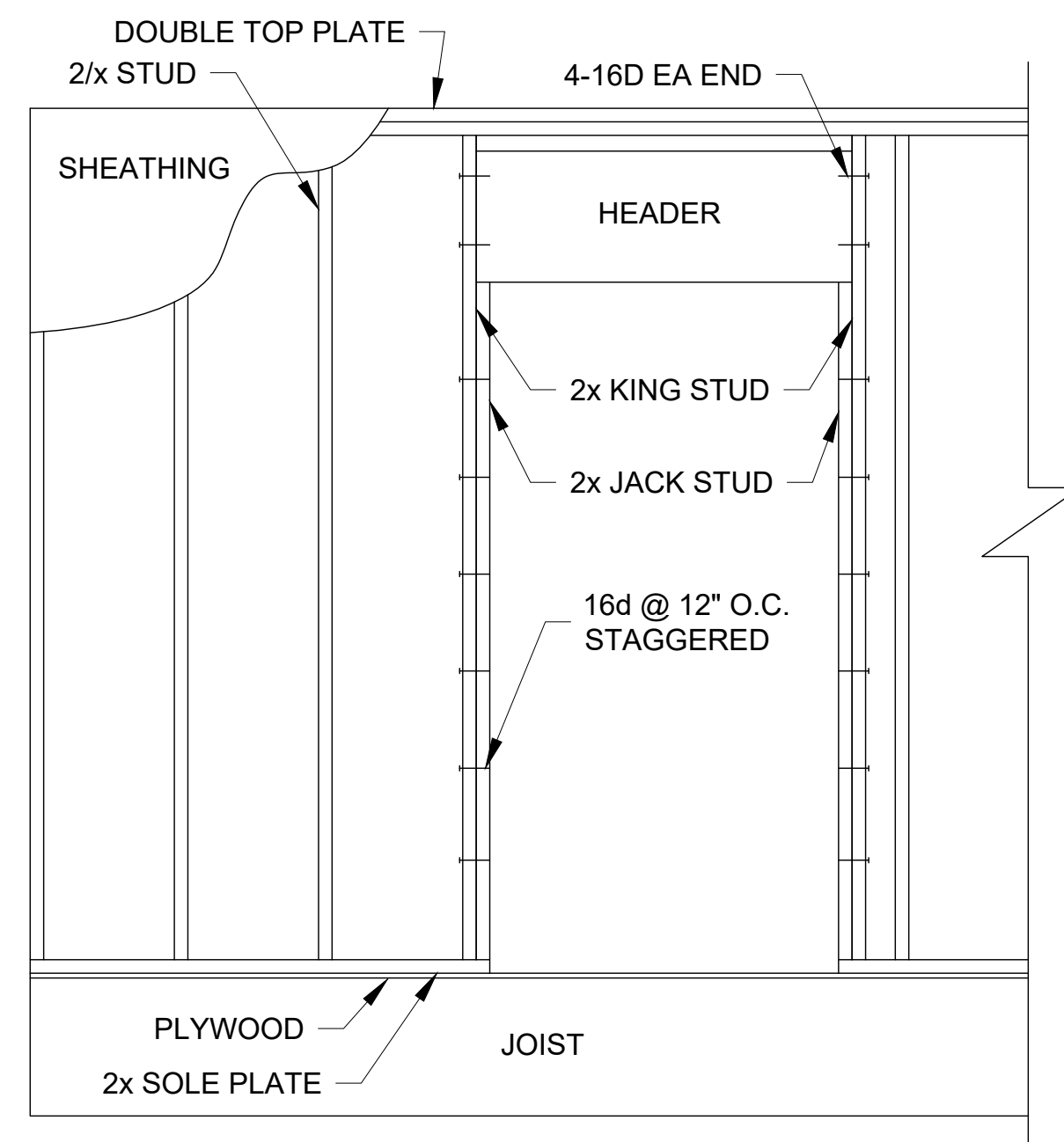
NEW ADU
697 EVANS RD. FIELDBROOK, CA 95519
ELEVATIONS
APN: 512-072-002

DRAWN	JDB
CHECK	DS
APPROVED	DS
DATE	11-9-2022
JOB NUMBER	11.9.2022

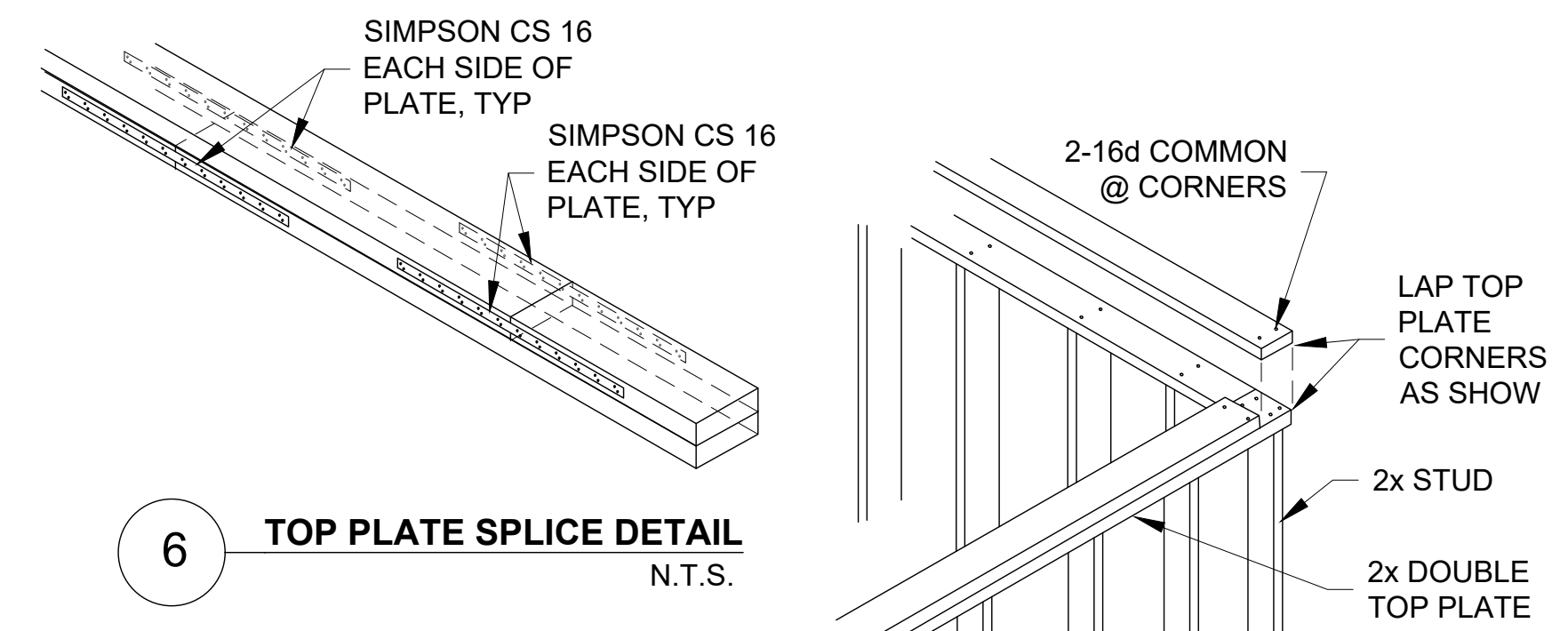
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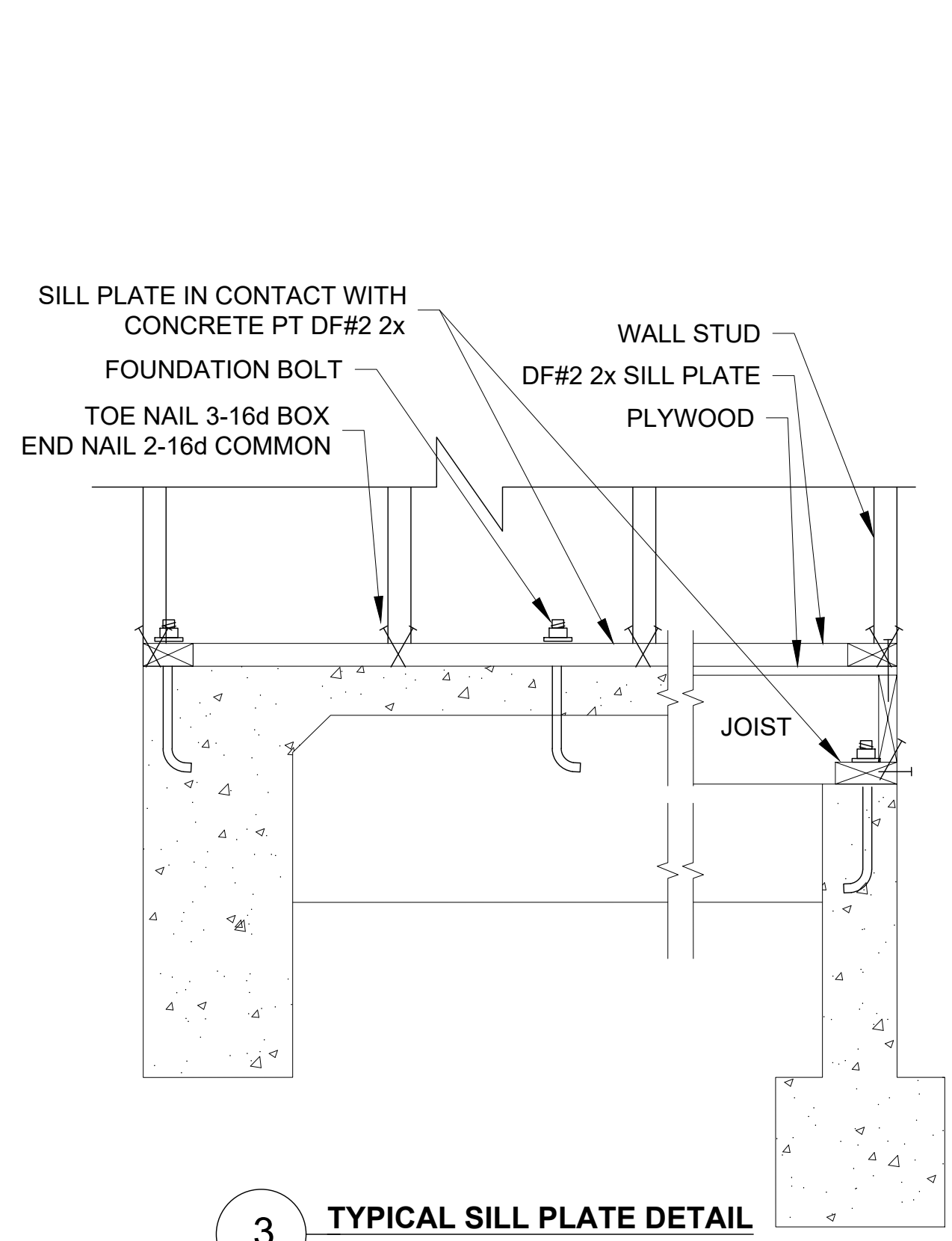
TYPICAL BUILDING SECTION
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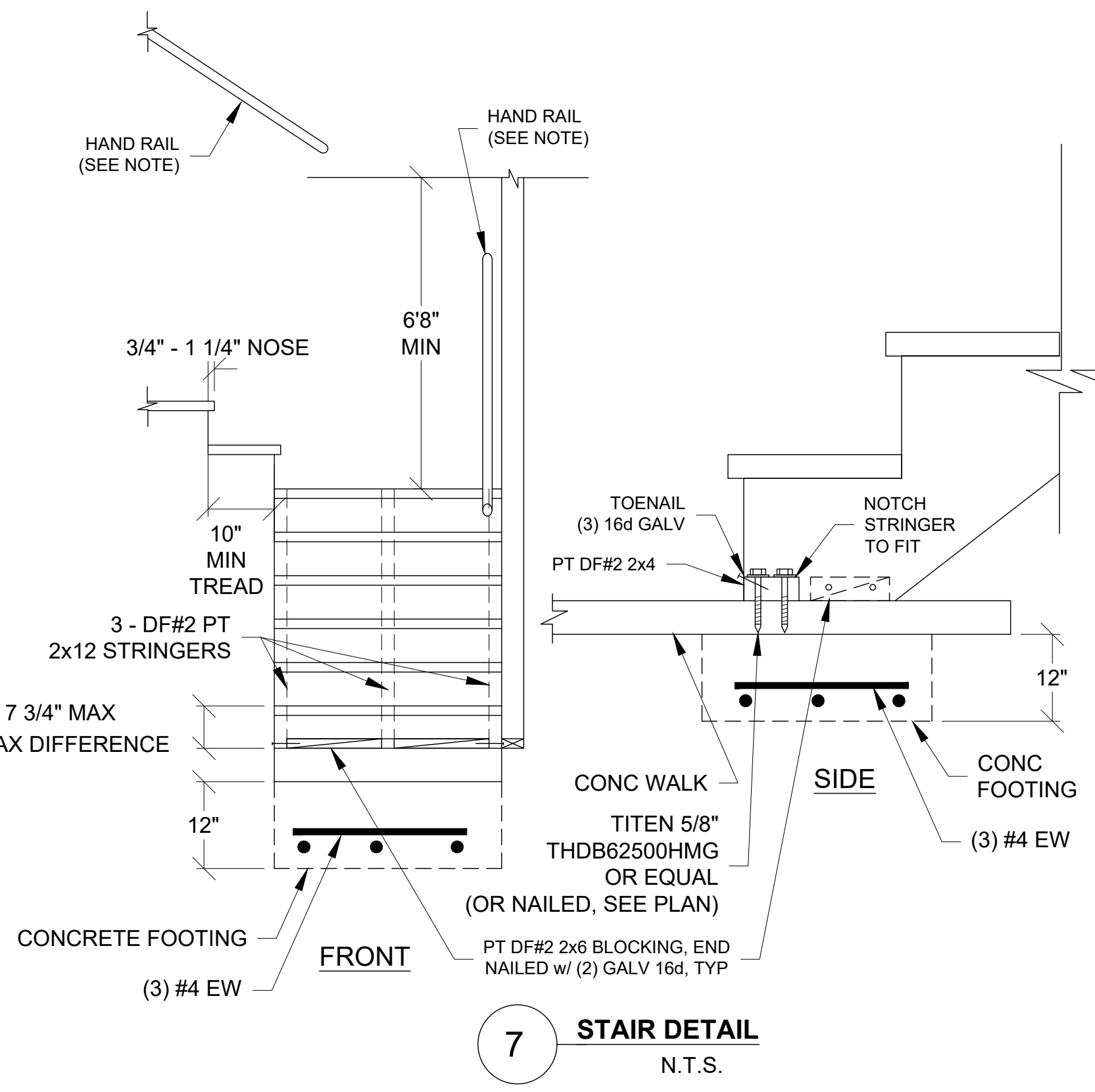
5 TYPICAL HEADER SUPPORT DETAIL
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6 TOP PLATE SPLICE DETAIL
N.T.S.

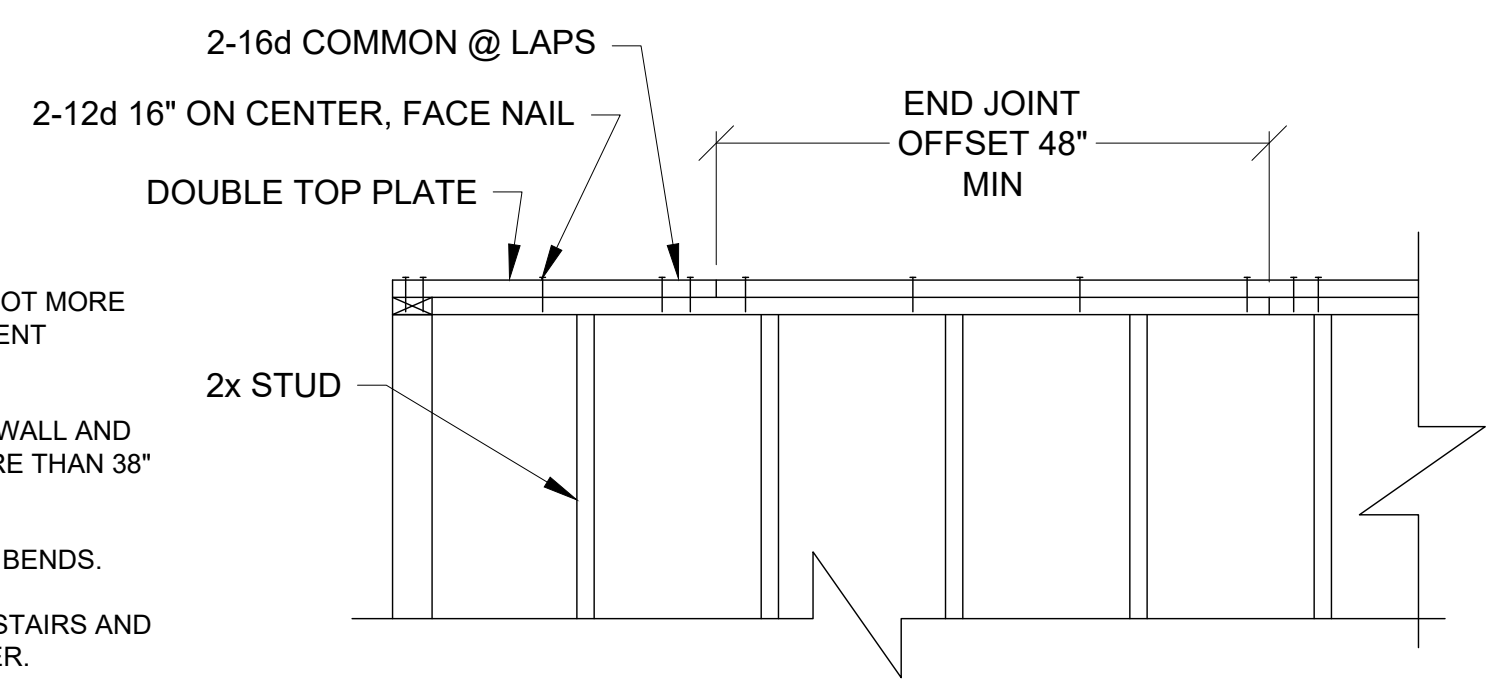


3 TYPICAL SILL PLATE DETAIL
N.T.S.



7 STAIR DETAIL
N.T.S.

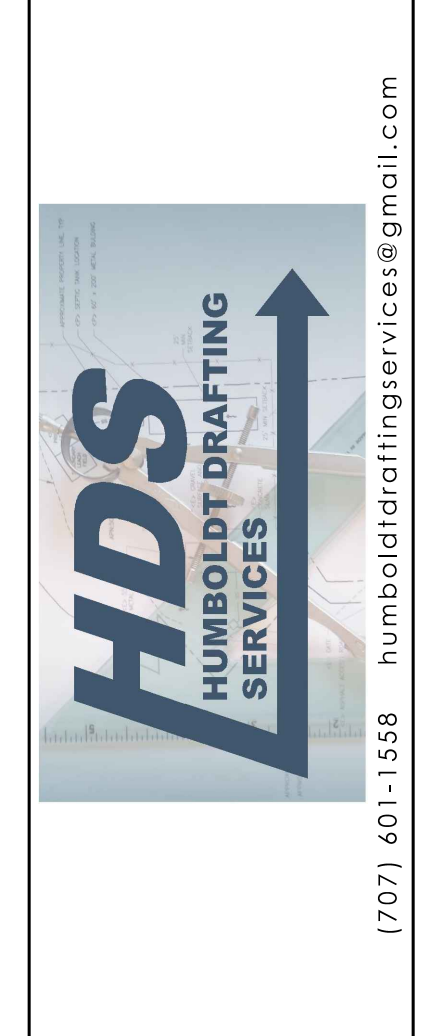
- NOTES:**
- HAND RAIL SHALL HAVE A GRIPABLE SURFACE NOT LESS THAN 1-1/4" AND NOT MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
 - WHEN PROJECTING FROM A WALL, A MINIMUM 1-1/2" SPACE BETWEEN THE WALL AND THE RAIL IS REQUIRED TO BE INSTALLED AND NOT LESS THAN 34" NOR MORE THAN 38" FROM THE TOP OF THE RAIL TO THE LINE OF THE NOSING OF THE STAIRS.
 - HAND RAIL SHALL HAVE RETURNED ENDS OR ROUNDED TERMINATIONS OR BENDS.
 - HAND RAIL SHALL BE CONTINUOUS THE FULL LENGTH OF EACH FLIGHT OF STAIRS AND SHALL EXTEND, AS A MINIMUM, FROM THE BOTTOM RISER TO THE TOP RISER.
 - HAND RAIL SHALL BE SO CONSTRUCTED THAT IT IS CAPABLE OF SUPPORTING A 200 LB. LOAD APPLIED AT ANY POINT ALONG THE RAIL IN ANY DIRECTION.
 - HAND RAIL SHALL BE REQUIRED ON ONE SIDE ONLY.
 - STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HAND RAILS SHALL NOT PROJECT MORE THAN 4 1/4 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT THE AND BELOW THE HANDRAIL HEIGHT INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
 - ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES HIGH MINIMUM AND 7 INCHES HIGH MAXIMUM. TREADS SHALL BE 11 INCHES DEEP MINIMUM



TOP PLATE SPLICE NOTE:
 WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET NOT LESS THAN 24 INCHES (610 MM). JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE NOT LESS THAN 2-INCHES (51 MM) NOMINAL THICKNESS AND HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STUDS. NAIL TOP PLATE TO TOP PLATE WITH 10d BOX 12" ON CENTER FACE NAIL.

4 TYPICAL TOP PLATE SPLICE & CORNER DETAIL
N.T.S.

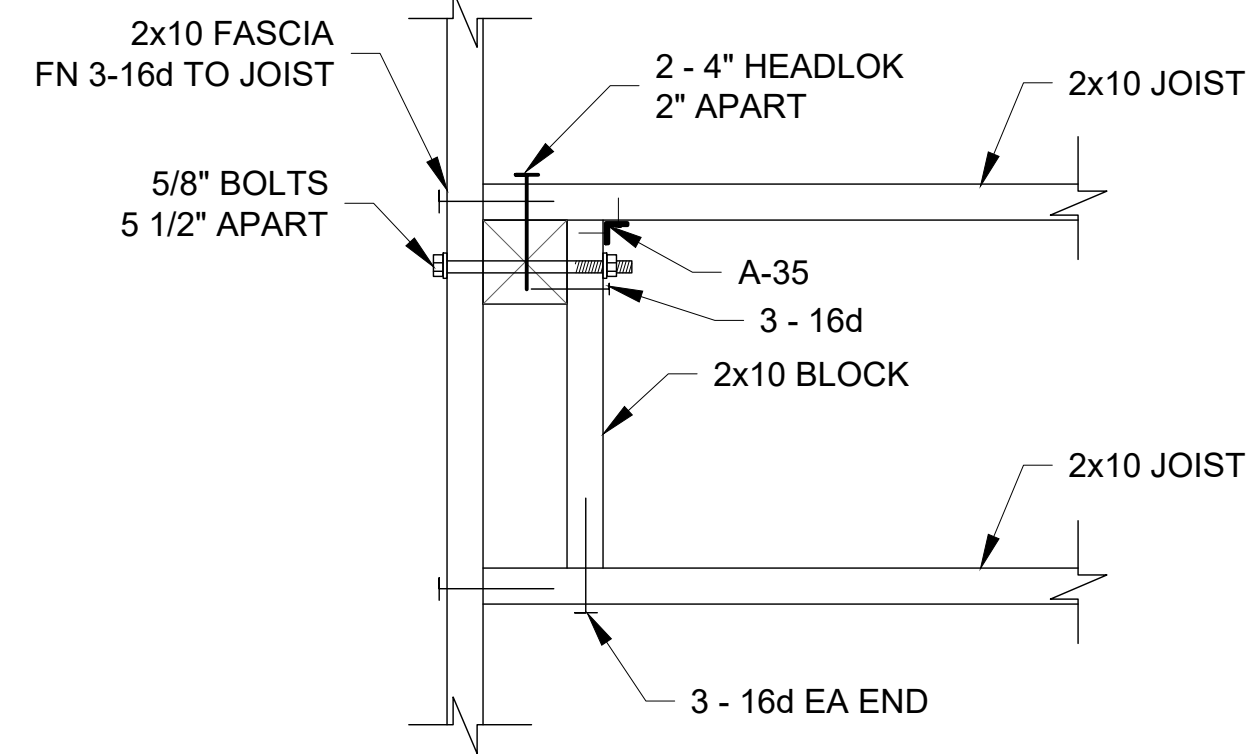
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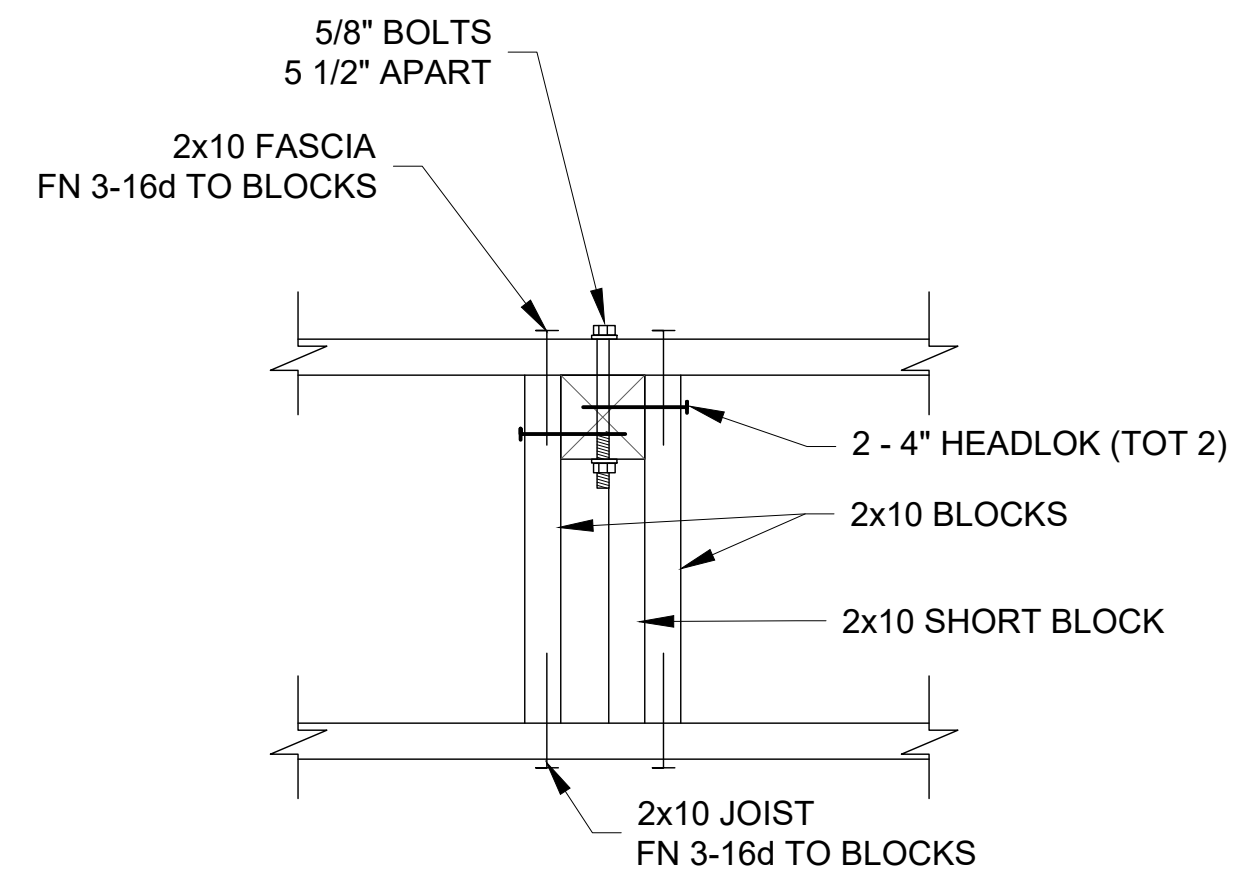
NO.	HISTORY / REVISION	BY / CHK.	DATE

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

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APPROVED	DS
DATE	11-9-2022
JOB NUMBER	11.9.2022
SHEET	A5.0

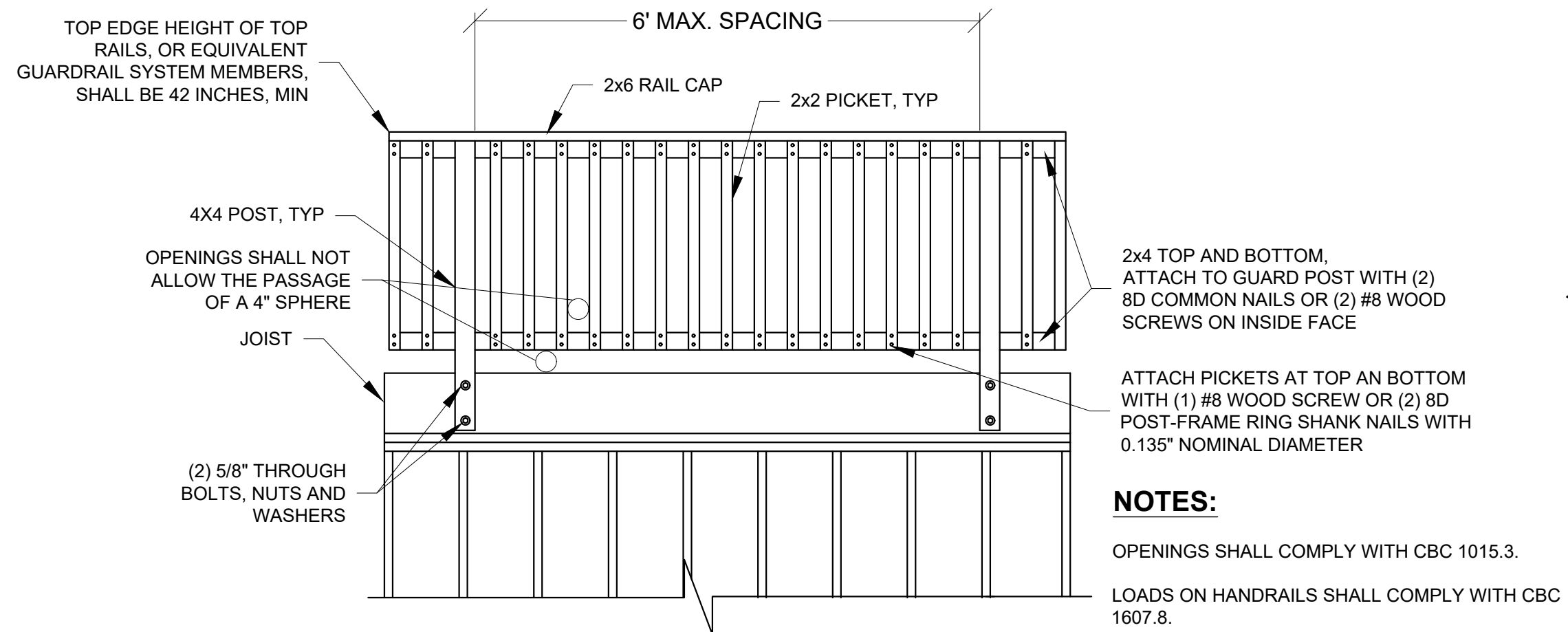


DECK POST AT JOIST

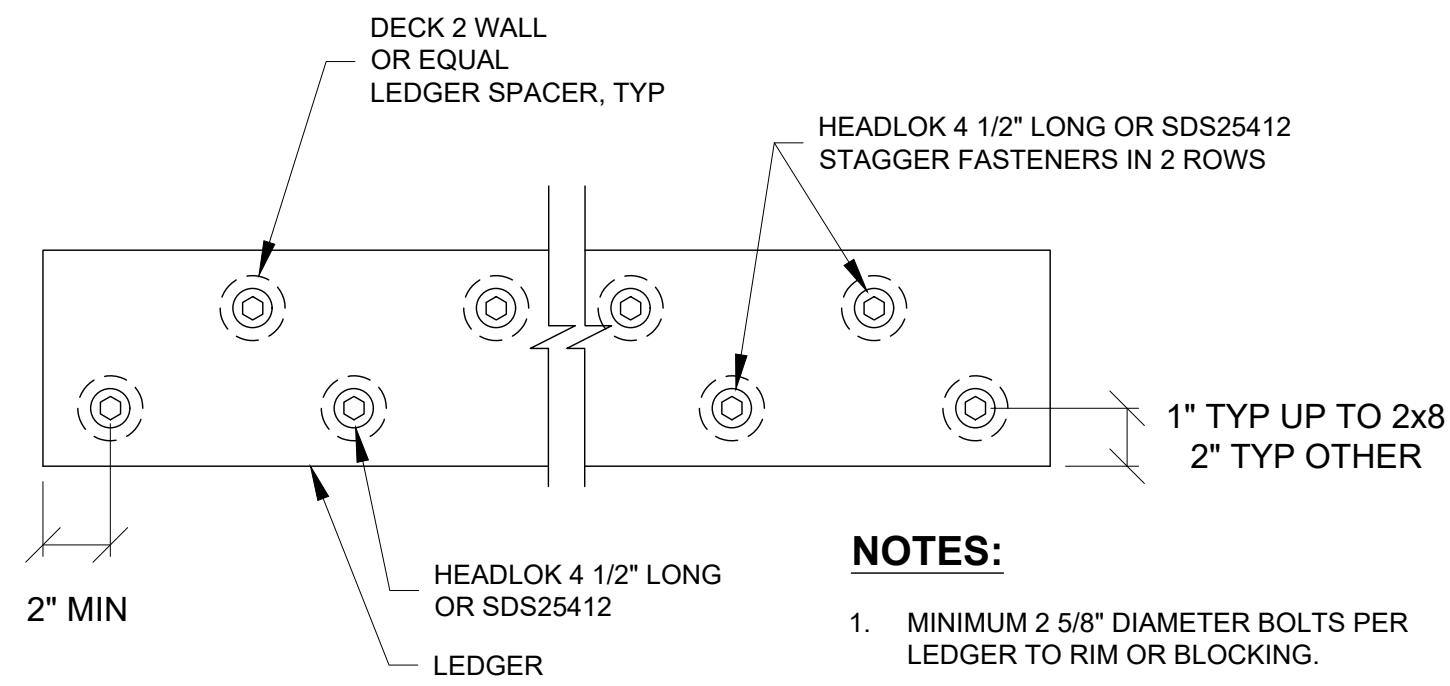


DECK POST PARALLEL TO JOIST

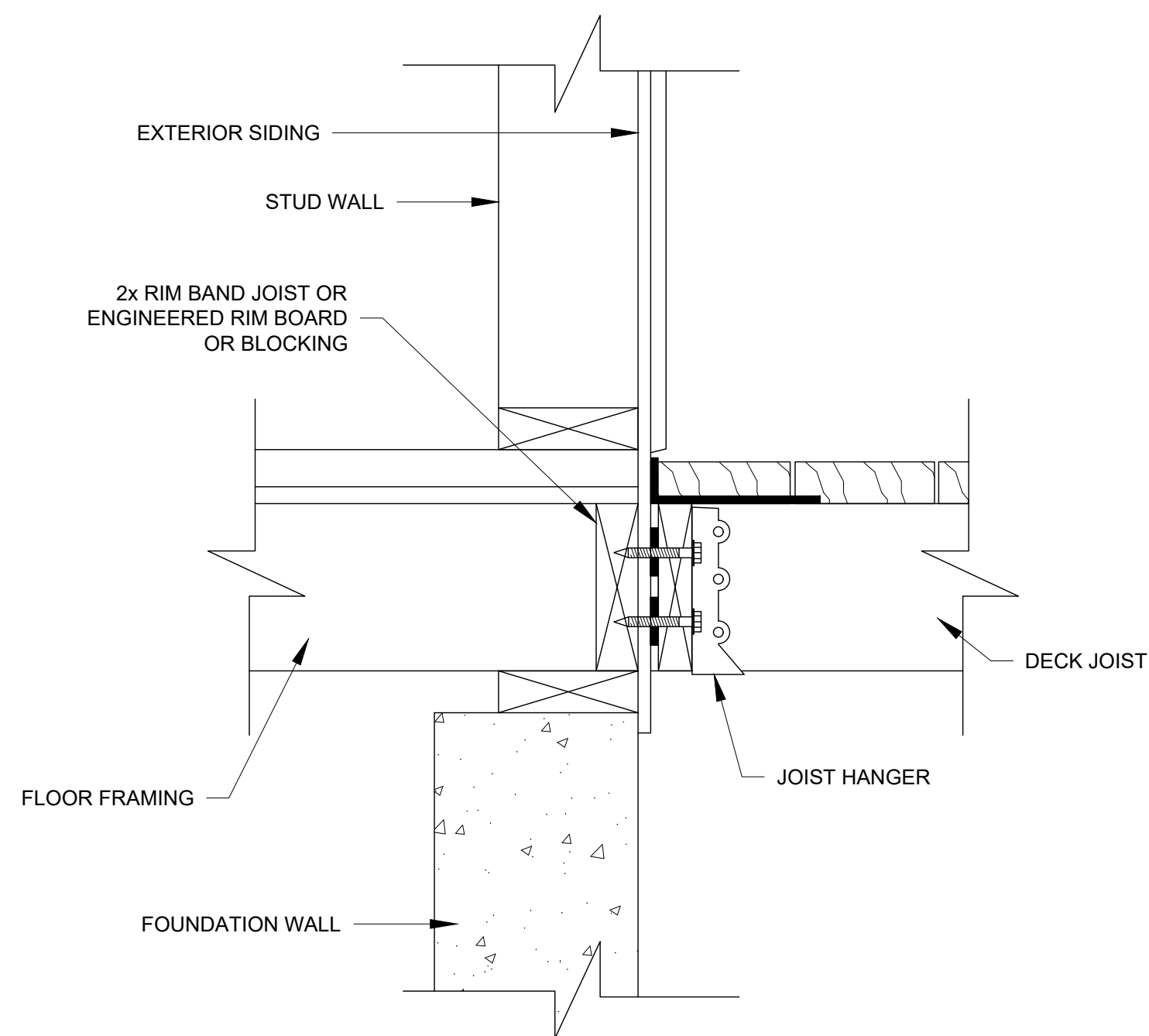
12 DECK POST DETAIL
N.T.S.



11 GUARDRAIL DETAIL
N.T.S.

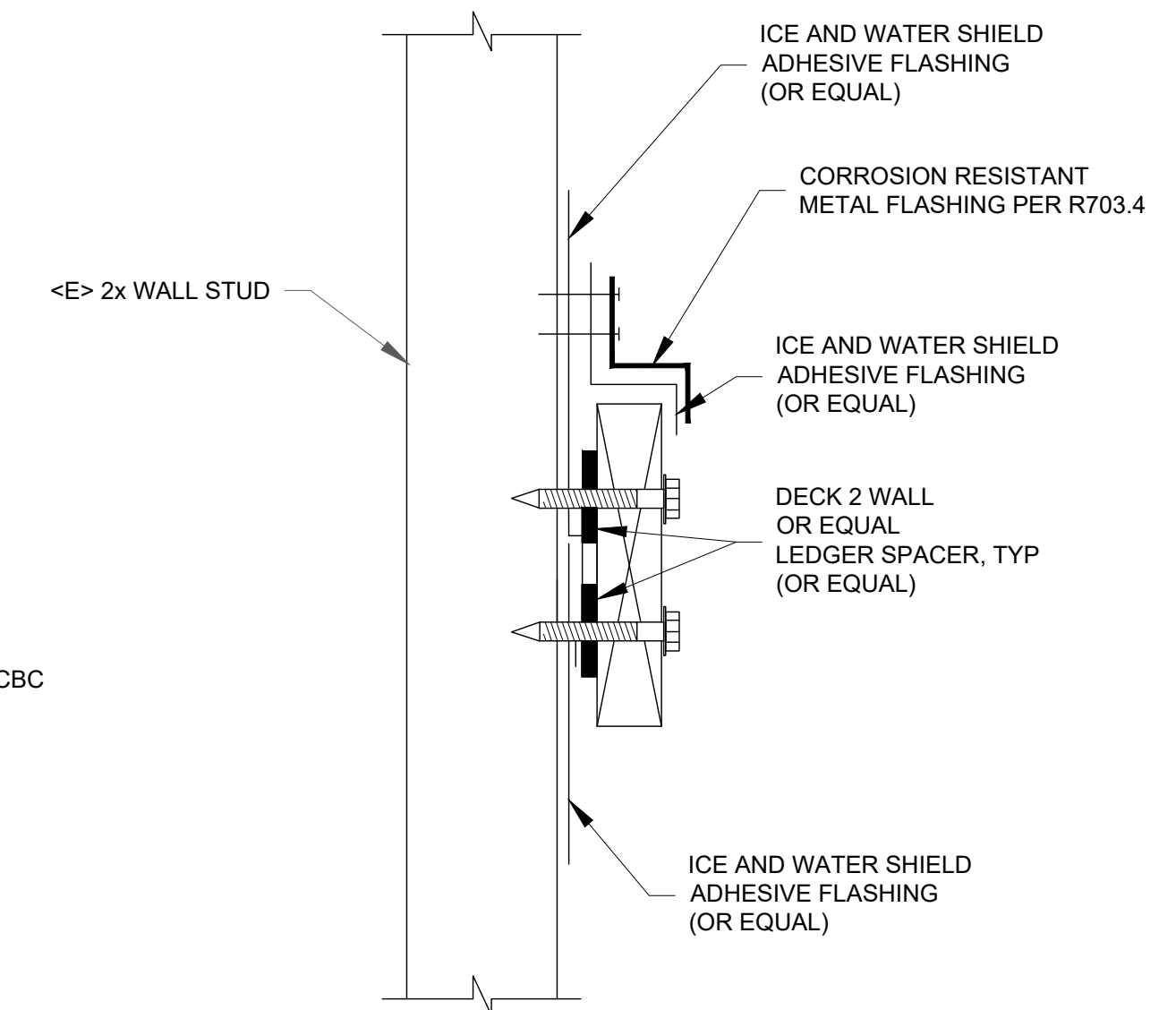


PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS TO RIM JOISTS OR BLOCKING

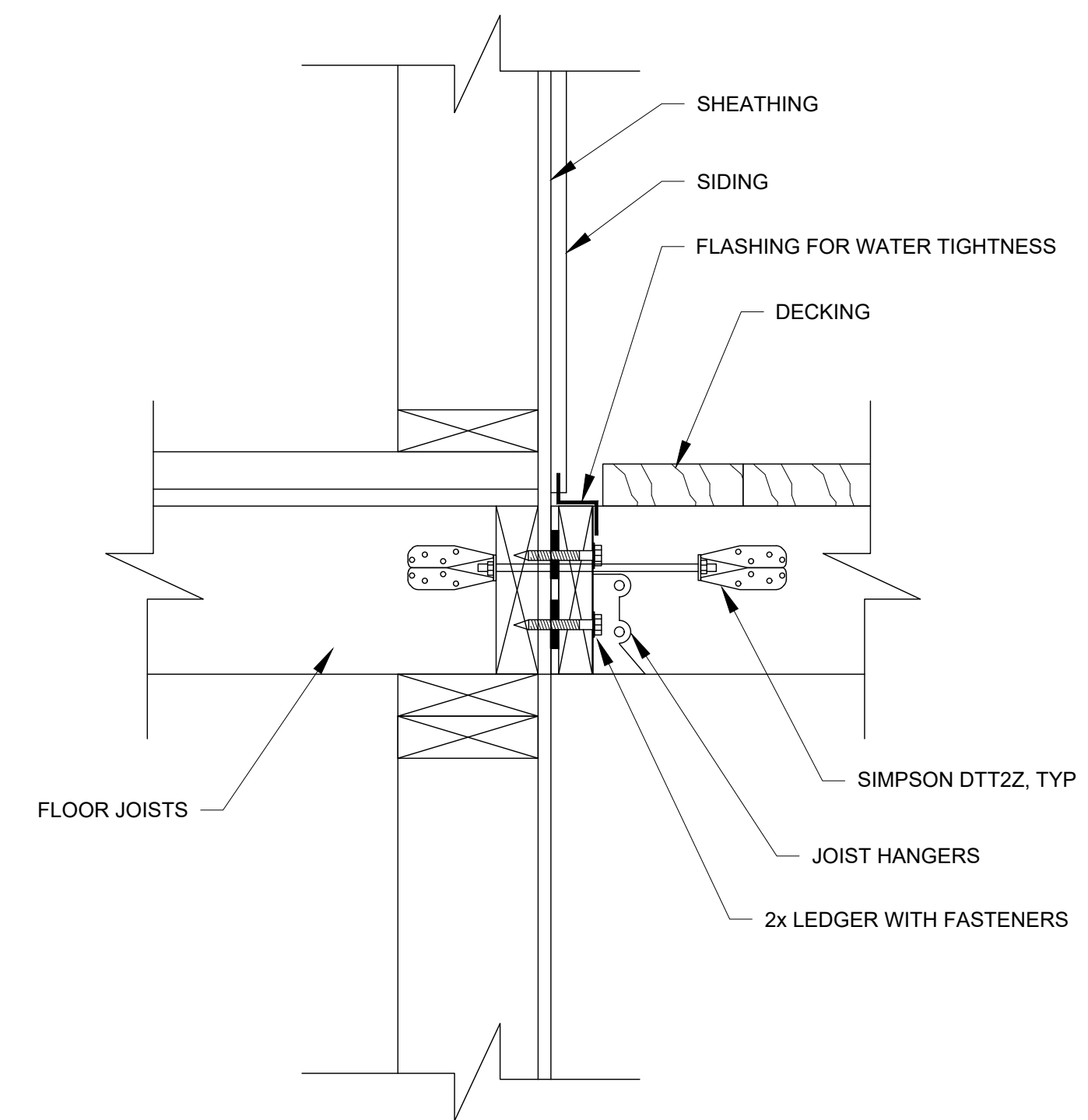


PLACEMENT OF LAG SCREWS AND BOLTS IN BAND JOIST

10 LEDGER ATTACHMENT DETAIL



9 LEDGER FLASHING DETAIL
N.T.S.



8 DECK ATTACHMENT FOR LATERAL LOAD DETAIL
N.T.S.

Oct 23, 2023 12:20pm F:\ACAD\CAD FILES\IDS CONSTRUCTION\11-9-2022 697 EVANS DR FIELDBROOK\DWG\A5.1 DETAILS.dwg



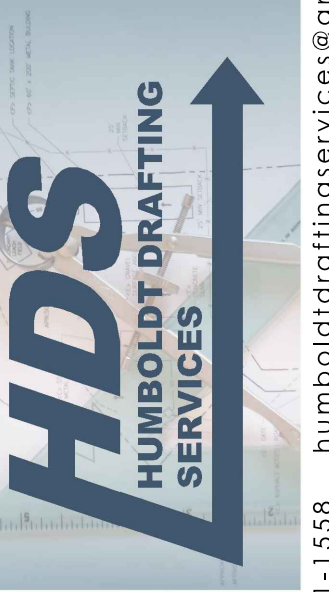
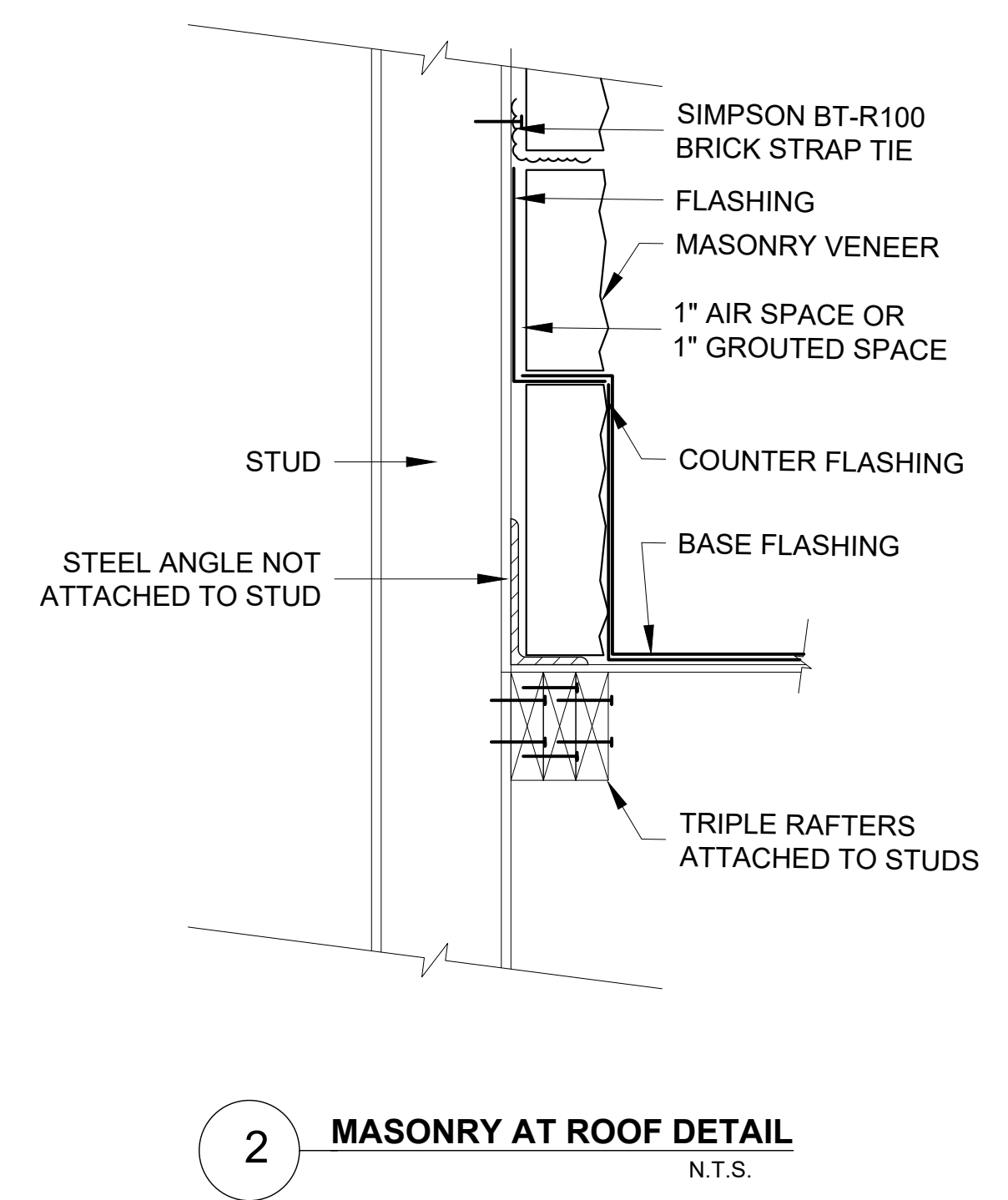
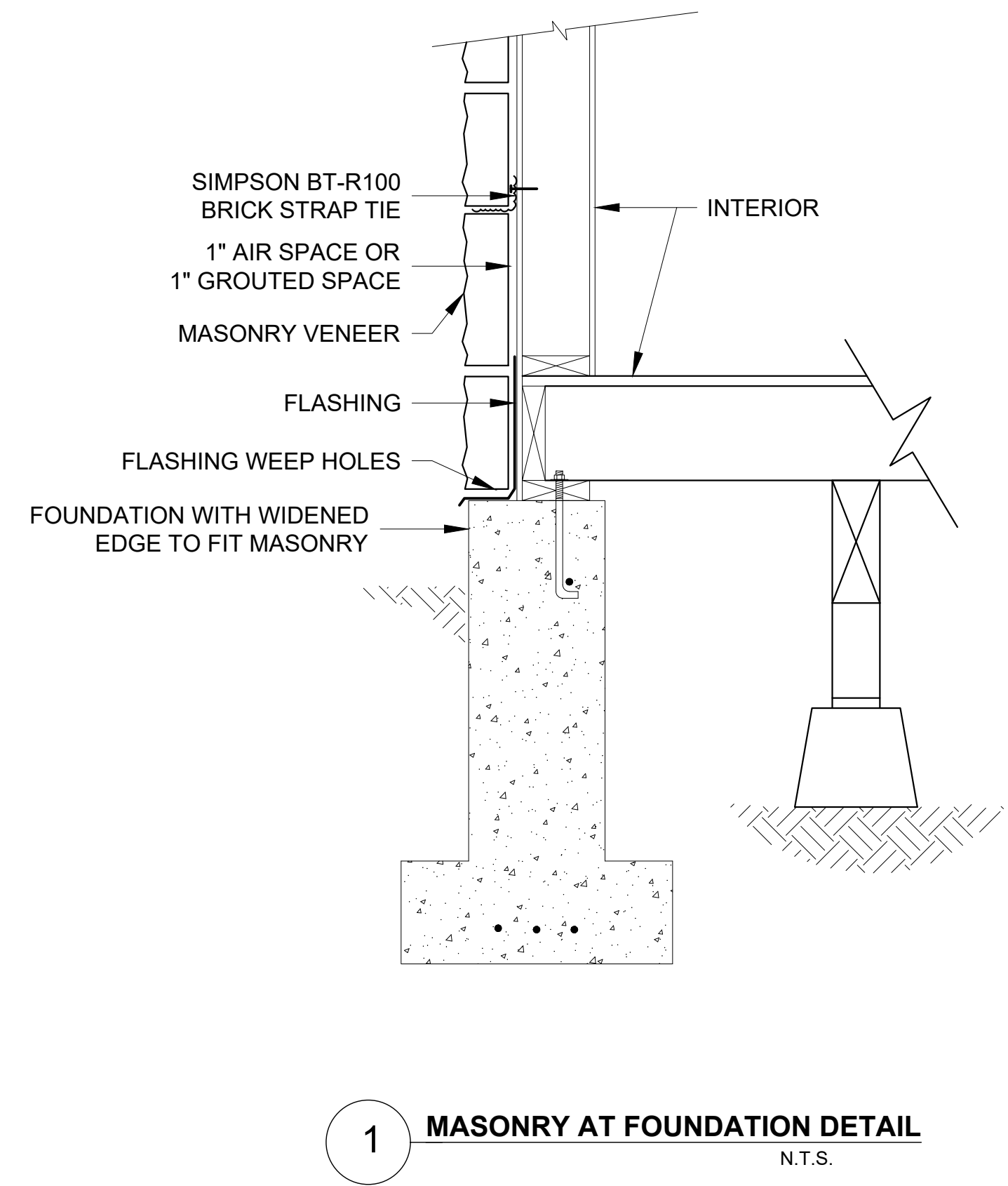
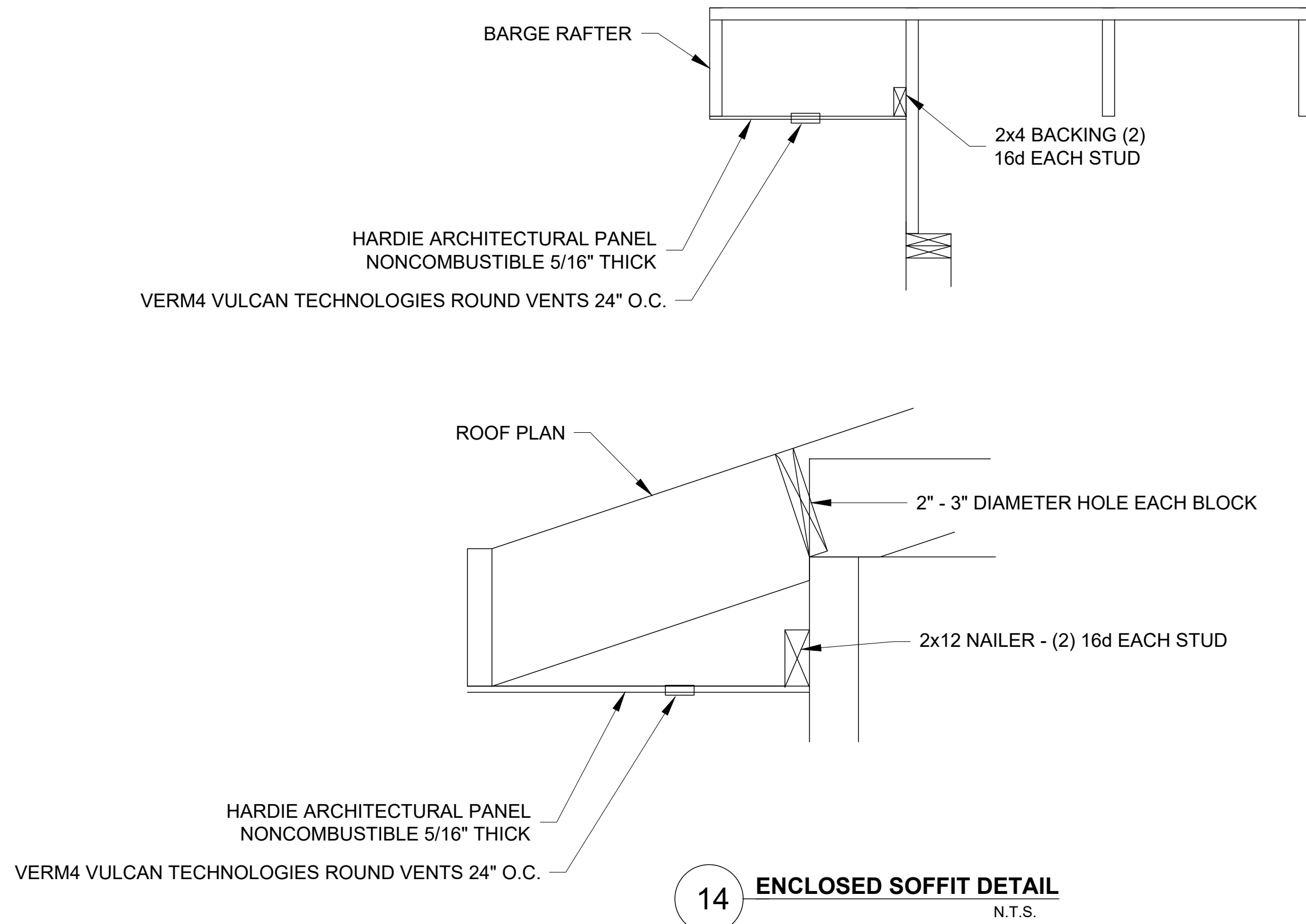
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DETAILS
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SHEET	

A5.1

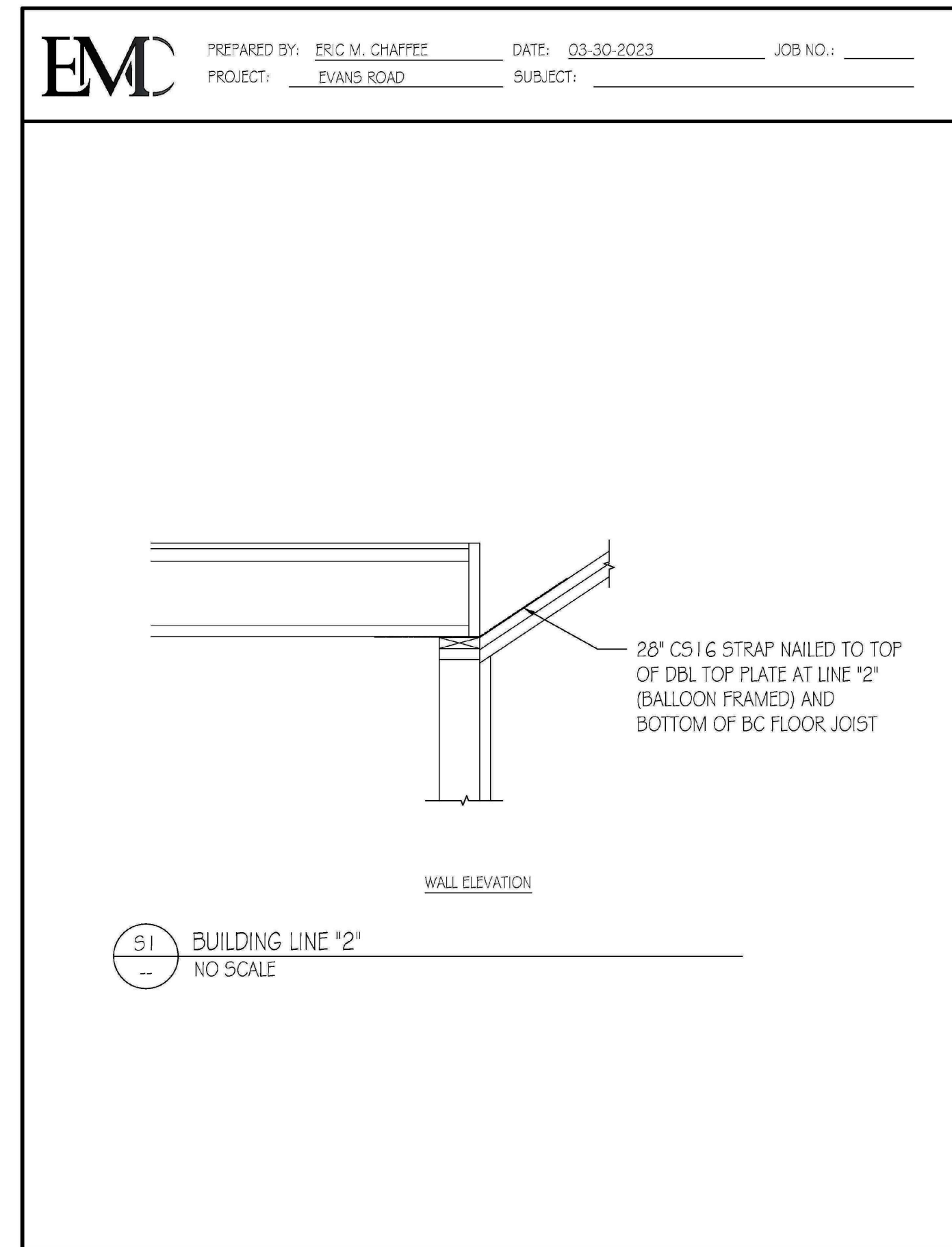
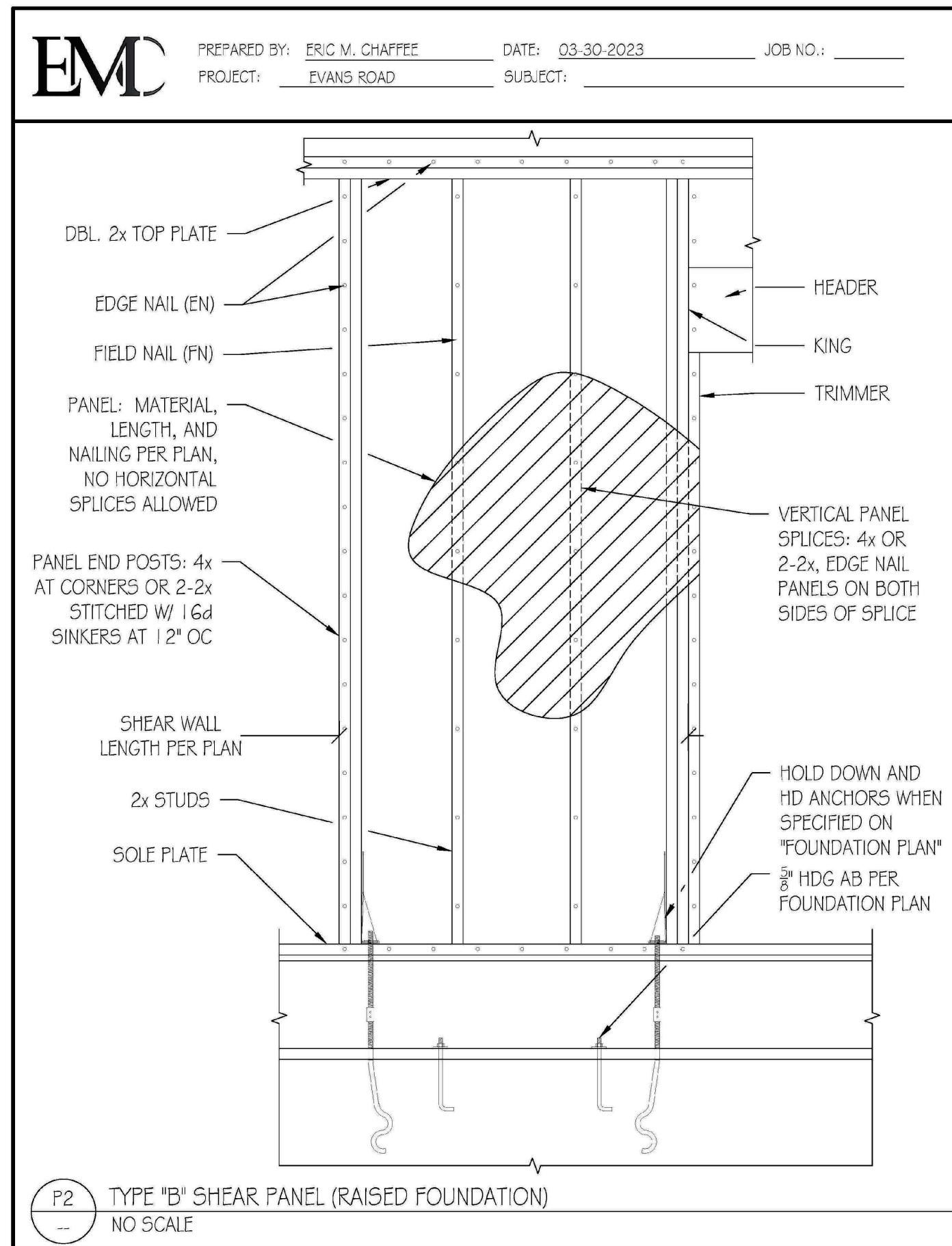
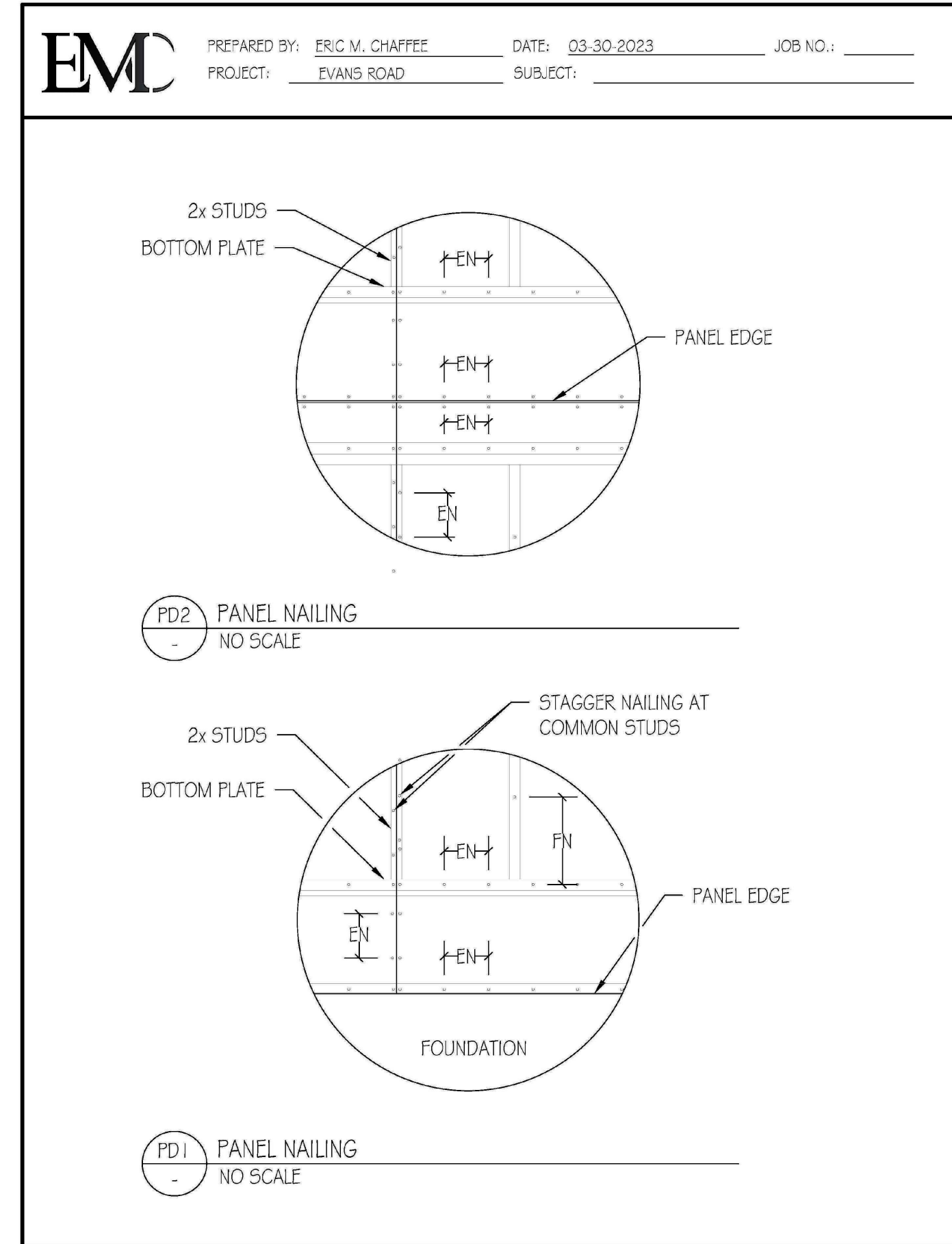
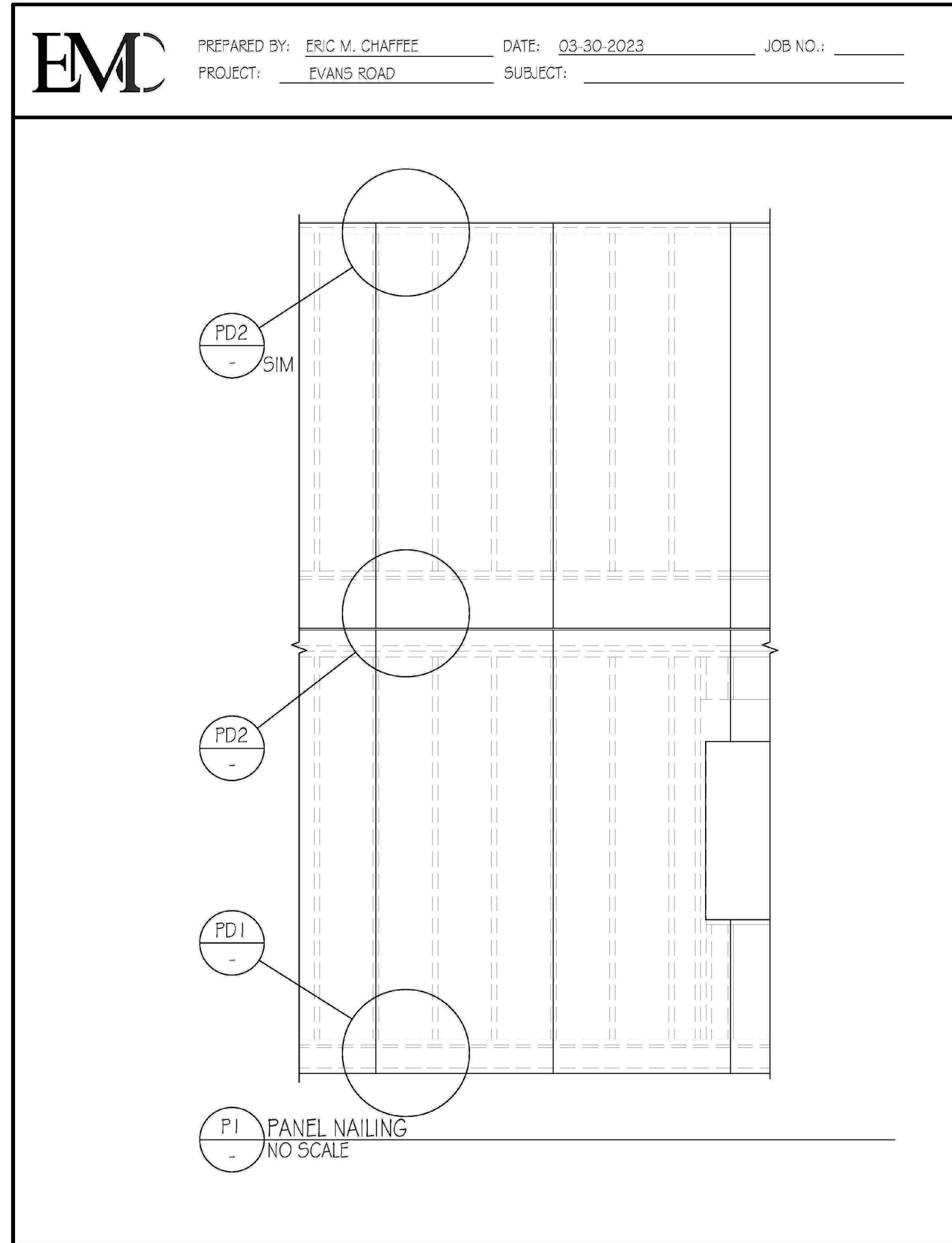


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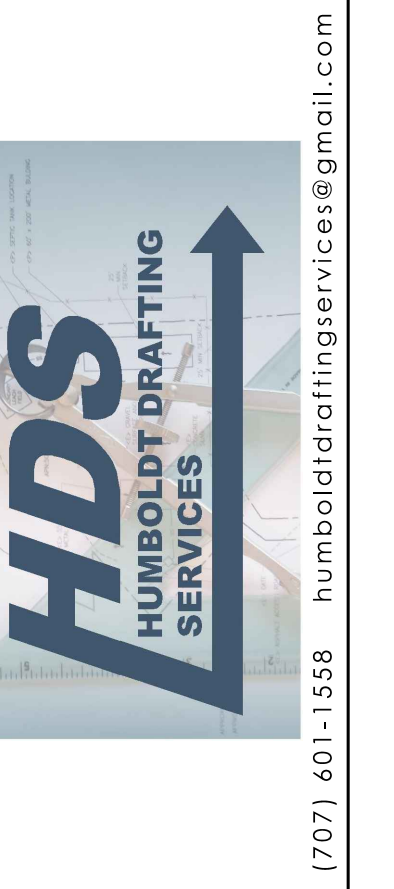
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DETAILS
APN: 512-072-002

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JOB NUMBER	11.9.2022
SHEET	A5.2



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 DETAILS
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APPROVED	DS
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