

SHEET INDEX

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A3	ELEVATIONS - FRONT & BACK
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A5	ROOF PLAN / TRUSS LAYOUT
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CS-1	MIN. CONSTRUCTION SPECIFICATIONS

GENERAL CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED CITY OF TRACY ORDINANCES:

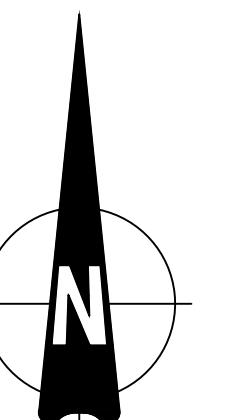
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- CITY OF TRACY MUNICIPAL CODE

DESIGN BASIS

CONVENTIONAL LIGHT FRAME CONSTRUCTION

ROOF LIVE LOAD: 20 PSF
ULTIMATE WIND SPEED: 95 MPH
EXPOSURE CATEGORY: C
SITE CLASS: D
RISK CATEGORY: II
 $S_{0.5}$: 1.25
SEISMIC DESIGN CATEGORY: D₀
ALLOW SOIL VERTICAL BEARING PRESSURE: 1500 PSF
ALLOW SOIL LATERAL BEARING PRESSURE: 100 PSF/FT

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THESE PLANS ARE NOT APPROVED WHEN THE ADU IS LOCATED IN A WILDLAND URBAN INTERFACE (WUI) AREAS.

VICINITY MAP	OWNER INFORMATION	CONTACT INFORMATION	PARCEL INFORMATION	PROJECT SCOPE	DEFERRED ITEMS LIST		SHEET TITLE
	<p>NAME: ADDRESS: PHONE: EMAIL:</p>	<p>NAME: ADDRESS: PHONE: EMAIL:</p>	<p>APN: SITE ADDRESS: PROPERTY CONNECTED TO THE ELECTRICAL GRID (Y or N) PRIMARY RESIDENCE PROTECTED BY AUTOMATIC FIRE SPRINKLER SYSTEM (Y or N) PROPERTY SERVICED BY NATURAL GAS (Y or N)</p>	<p>PROPOSED 1200 SF DETACHED ACCESSORY DWELLING UNIT OPTIONAL ROLL-IN SHOWER SELECTED (Y OR N)</p>	<p>TRUSSES SOLAR PV SYSTEM GAS LINE DIAGRAM FIRE SPRINKLERS (IF NECESSARY)</p> <p>YES/ NO / NA YES/ NO / NA YES/ NO / NA YES/ NO / NA</p>		<p>SITE PLAN</p> <p>SHEET NUMBER</p> <p>SP-1</p>

1200 SF ACCESSORY DWELLING UNIT

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FLOOR PLAN NOTES

- EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES
- PROJECTIONS:
 - PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
 - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
 - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
- OPENINGS:
 - PROHIBITED WITHIN 3FT OF PROPERTY LINE
 - MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
- PENETRATIONS:
 - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
 - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
- CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

OPTIONAL ROLL-IN SHOWER PLAN NOTES

- SHOWER COMPARTMENT SEAT
 - MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED
 - LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS
 - MONTEED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR
 - SEAT ATTACHED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTRY
 - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
- SHOWER GRAB BARS
 - MONTEED 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 PROJECTIONS OBJECTS BELOW AND AT ENDS
 - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTIONS OBJECTS ABOVE
 - SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES
 - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
 - WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
- OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
 - INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
 - LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
 - LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
 - CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
 - SINGLE-LEVER DESIGN
 - OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
 - OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST
- SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING:
 - OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
 - OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET
 - MINIMUM 59 INCH LONG HOSE
 - CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER
 - ON/OFF CONTROL WITH NON-PUSH SHUT OFF
 - ADJUSTABLE HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS
- WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
- MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS
- MAXIMUM $\frac{1}{2}$ " HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS
- WHERE DRAINS ARE PROVIDED AT ROLL-IN SHOWERS, MAXIMUM $\frac{1}{4}$ " GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

AGING IN PLACE NOTES

- At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with section R327.1.1.
 - Reinforcement shall be solid lumber or other construction materials approved by the enforcing agency.
 - Reinforcement shall not be less than 2 by 6 inch (51 mm by 203 mm) nominal lumber, [1/2 inch by 7 1/4 inch] (38 mm by 184 mm) actual dimension or other construction material providing equal height and load capacity. Reinforcement shall be located between 32 inches (812.8 mm) and 39 1/4 inches (997 mm) above the finished floor flush with the wall framing.
 - Reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.
 - Shower reinforcement shall be continuous where wall framing is provided.
 - 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 (152.4 mm) above the bottom edge of the bathtub.
 - Information and drawings identifying the location of grab bar reinforcement shall be placed in the operation and maintenance manual in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4.
- 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 (812.8 mm), measured with the door positioned at an angle of 90 degrees from the closed position; or, in the case of a two- or three-story single family dwelling, on the second or third floor, at least one bathroom and one bedroom shall provide a doorway with a net clear opening of not less than 32 inches (812.8 mm), measured with the door positioned at an angle of 90 degrees from the closed position.
- Doorbell buttons or controls, when installed, shall not exceed 48 inches (1219.2 mm) above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches (1219.2 mm) measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches (1219.2 mm) above exterior floor or landing, measured from the top of the doorbell button or control.

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	

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

1200 SF ACCESSORY DWELLING UNIT

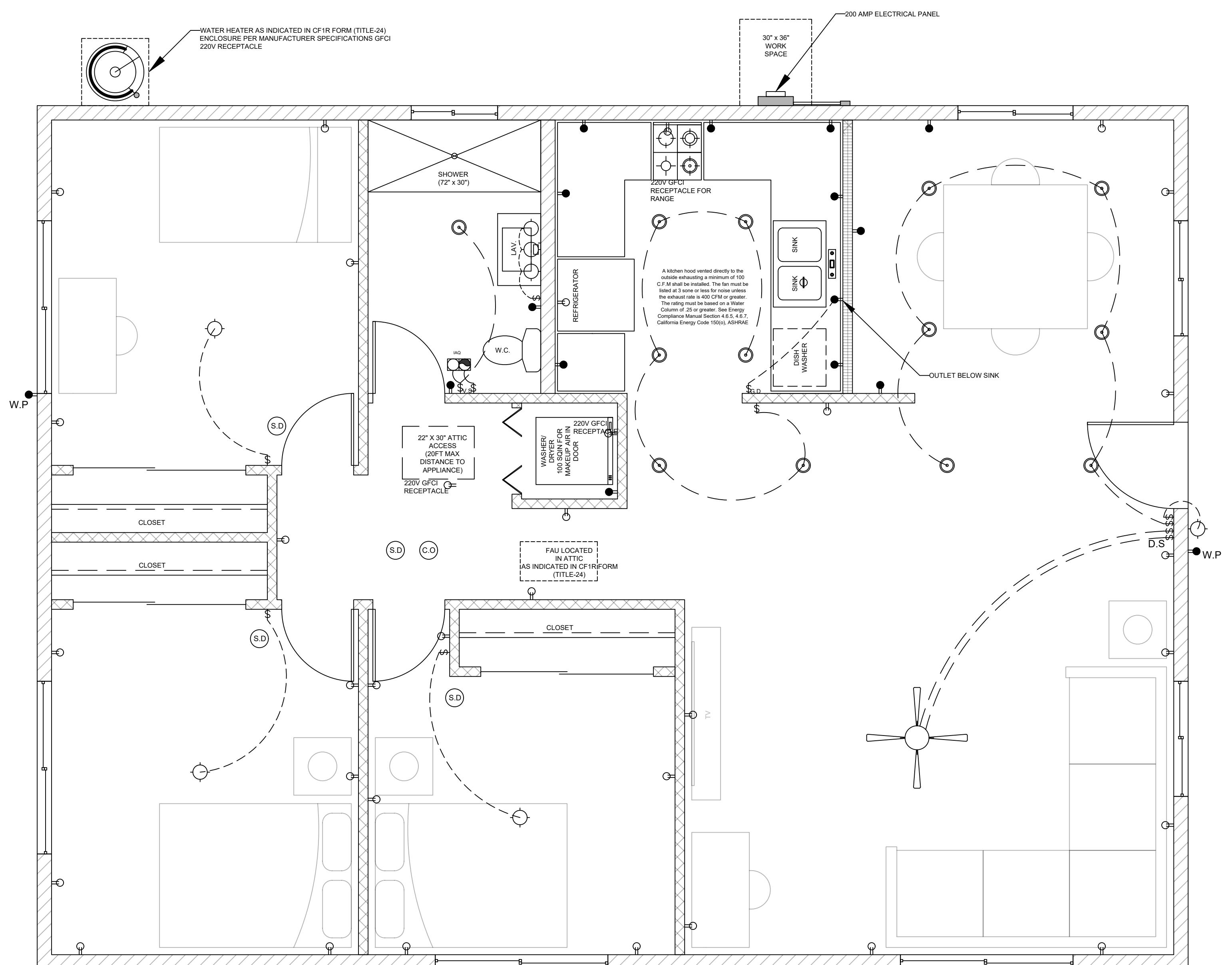
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UTILITY PLAN NOTES

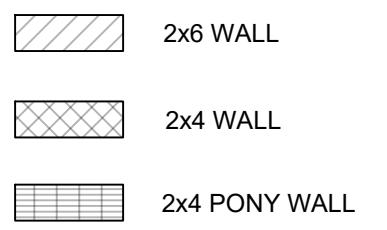
- If a new service is installed, a surge-protective device is required (SPD). The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto. The SFP shall be a Type 1 or Type 2. CEC 230.67
- LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION.
- SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARDWIRED WITH BATTERY BACK-UP PER CRC R314.6
- CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARDWIRED WITH BATTERY BACK-UP PER CRC R315.5
- 4" Ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
- 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.
- 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.
- WATER HEATER OR FURNACE SHALL BE A DIRECT-VENT APPLIANCE.
- LISTED GASKETED SELF CLOSING DOOR REQUIRED FOR GAS FAU
- PROVIDE HEATING/AC APPLIANCE FOR ALL HABITABLE AREAS PER CALIFORNIA RESIDENTIAL CODE R303.10.
- WHERE HEATING/AC APPLIANCE IS INSTALLED IN ATTIC AREA:
 - RECEPTACLE OUTLET SHALL BE INSTALLED ON SAME LEVEL AND WITHIN 25 FT OF EQUIPMENT. RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE EQUIPMENT DISCONNECTING MEANS.
 - ACCESS, PASSAGEWAY CLEARANCE, AND WORK PLATFORM SHALL BE PROVIDED PER CALIFORNIA MECHANICAL CODE 304.4

LIGHTING PLAN NOTES

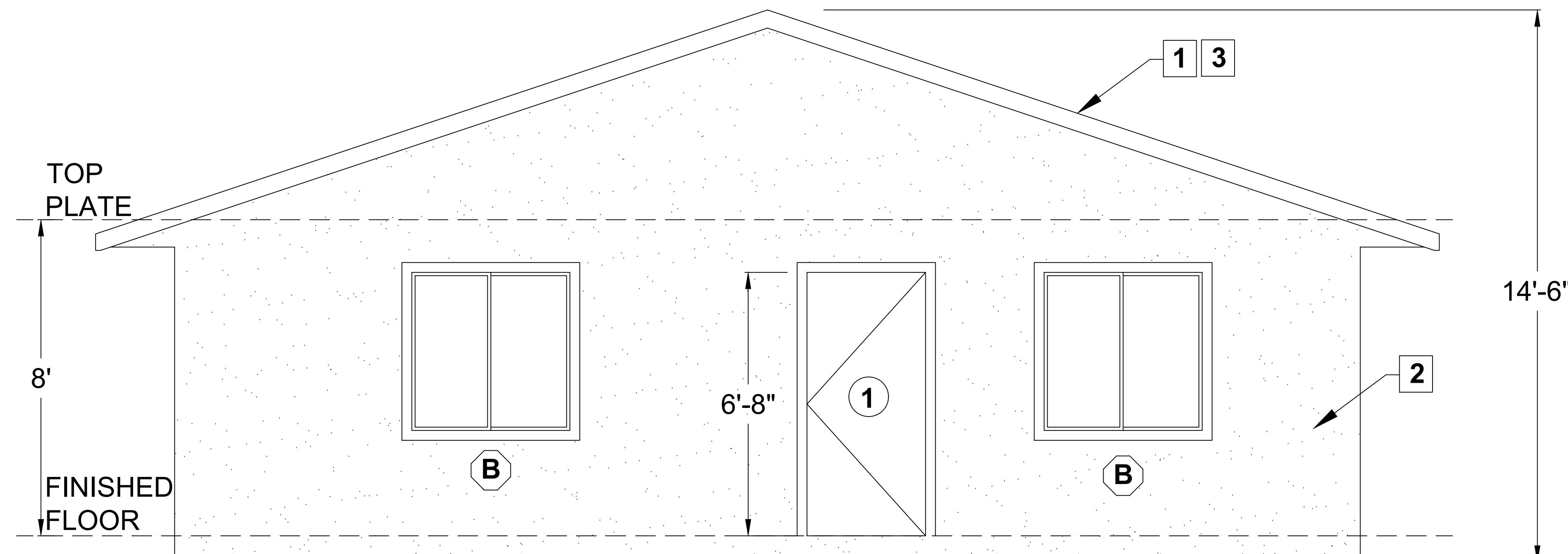
- ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A
- ALL LED LUMINAIRES AND LAMPS SHALL BE MARKED "JA8-2016" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT [HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESSEARCH.ASPX](https://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESSEARCH.ASPX)
- ALL RECESSED DOWNLIGHT AND ENCLOSED LUMINAIRES SHALL BE MARKED "JA8-2016-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT [HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESSEARCH.ASPX](https://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESSEARCH.ASPX)
- RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL NOT BE SCREW-BASED
- BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR
- ALL LUMINAIRES REQUIRING "JA8-2016" OR "JA8-2016-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR EXCEPT CLOSETS LESS THAN 70 S.F. & HALLWAYS
- 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 CEC 150.0(K)3AIIIC
- ALL NEW OUTLET RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES [CEC Art. 406.12]
- OPTIONAL 240-VOLT RECEPTACLE OUTLET MAY BE INSTALLED FOR PROPOSED ELECTRIC DRYER OR ELECTRIC RANGE ON A DEDICATED BRANCH CIRCUIT.
- INSTALL LIGHTING OUTLET IN ATTIC AREA AND SWITCH AT POINT OF ENTRY TO THE ATTIC AREA. WHERE MECHANICAL HVAC UNIT IS INSTALLED IN ATTIC AREA LIGHTING OUTLET SHALL BE INSTALLED NEAR EQUIPMENT.



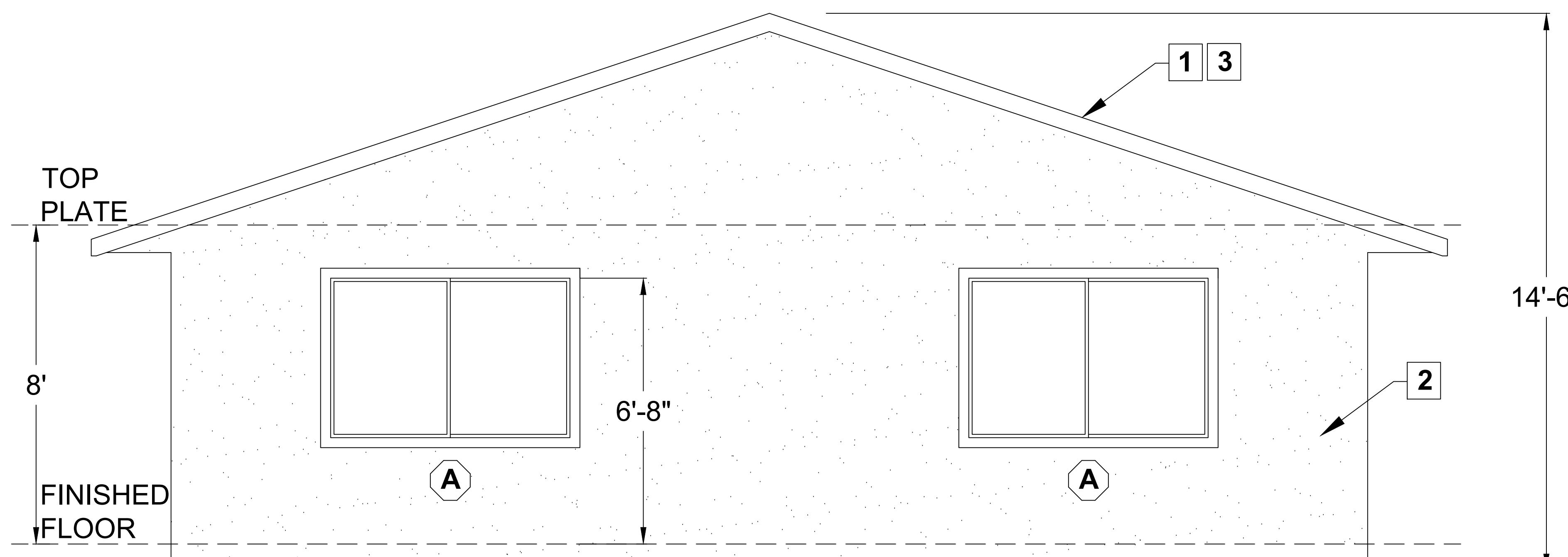
WALL LEGEND



ELECTRICAL LEGEND	
○ DUPLEX OUTLET	○ HIGH EFFICACY RECESSED LIGHT
＄ WALL SWITCH	◊ GARBAGE DISPOSAL
\$_G.D GARBAGE DISPOSAL SWITCH	● DUPLEX OUTLET W/ GFCI
\$_V.S OR D.S. VACANCY SENSOR or DIMMER SWITCH	● DUPLEX OUTLET W/ GFCI & WATER PROOF
‡ 4" DIA DRYER VENT	⊖ 220 V RECEPTACLE
○ SMOKE DETECTOR	
○ CARBON MONOXIDE ALARM	
○ FAN AND LIGHT COMBINATION	
○ HIGH EFFICACY LIGHT FIXTURE	FAN & LIGHT COMBO



FRONT



BACK

ELEVATION KEY NOTES

1. ROOF: CLASS 'C', MINIMUM -
ROOF MATERIAL:
UNDERLAYMENT:
LISTING REPORT #:
2. EXTERIOR WALL FINISH: _____ (SEE NOTE 7 BELOW)
3. ROOF PITCH: 4:12

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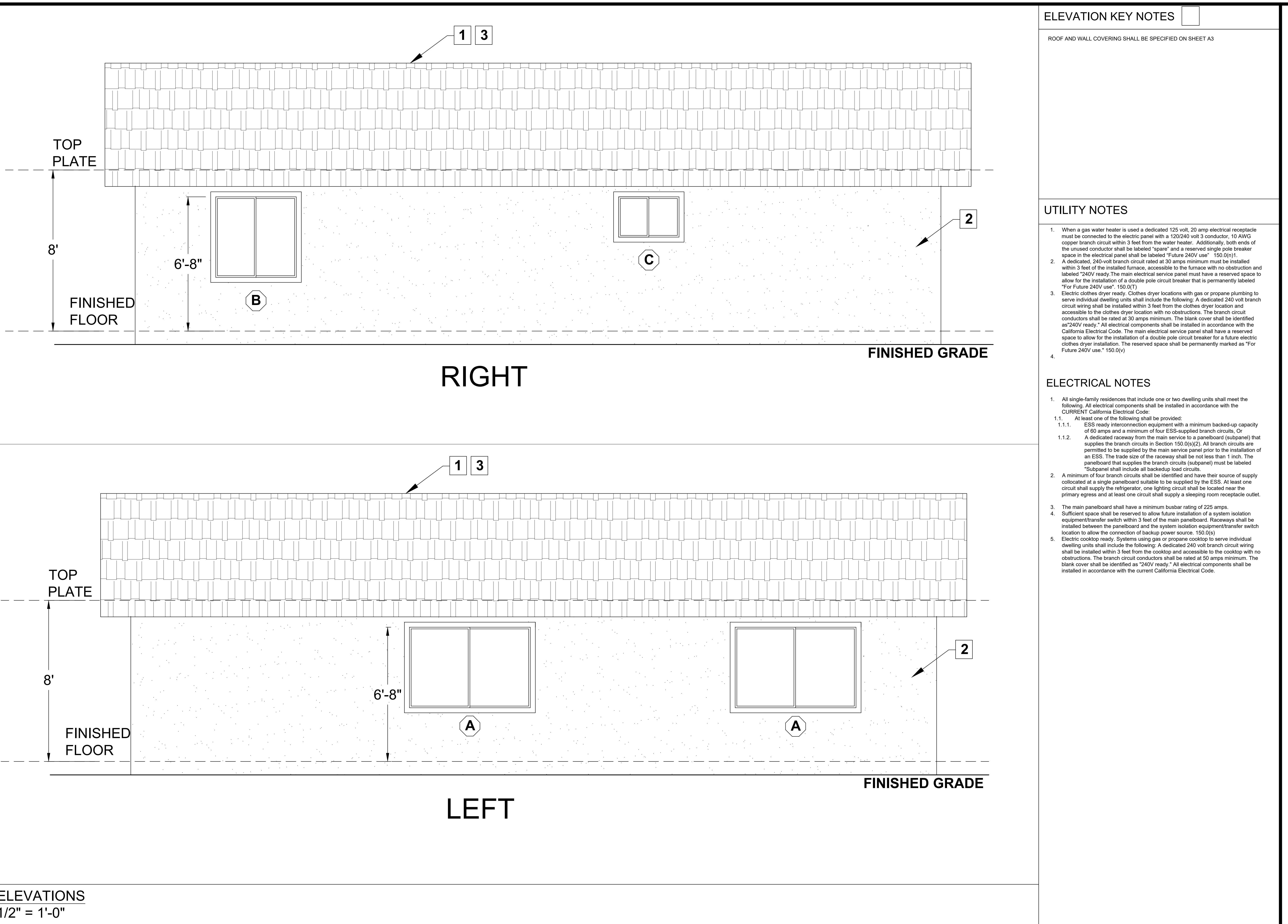
1200 SF ACCESSORY DWELLING UNIT

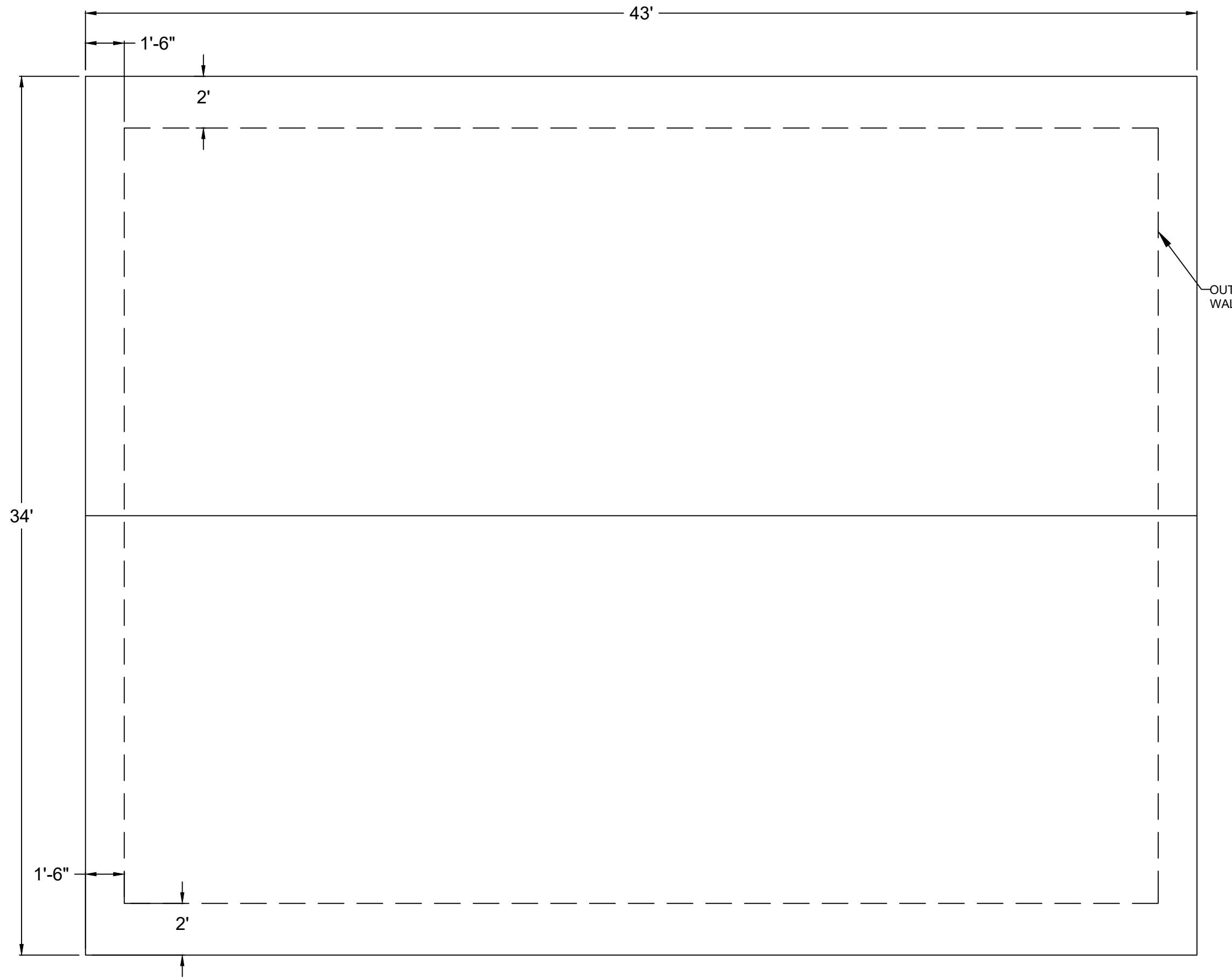
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1200 SF ACCESSORY DWELLING UNIT

Sheet Number

A4





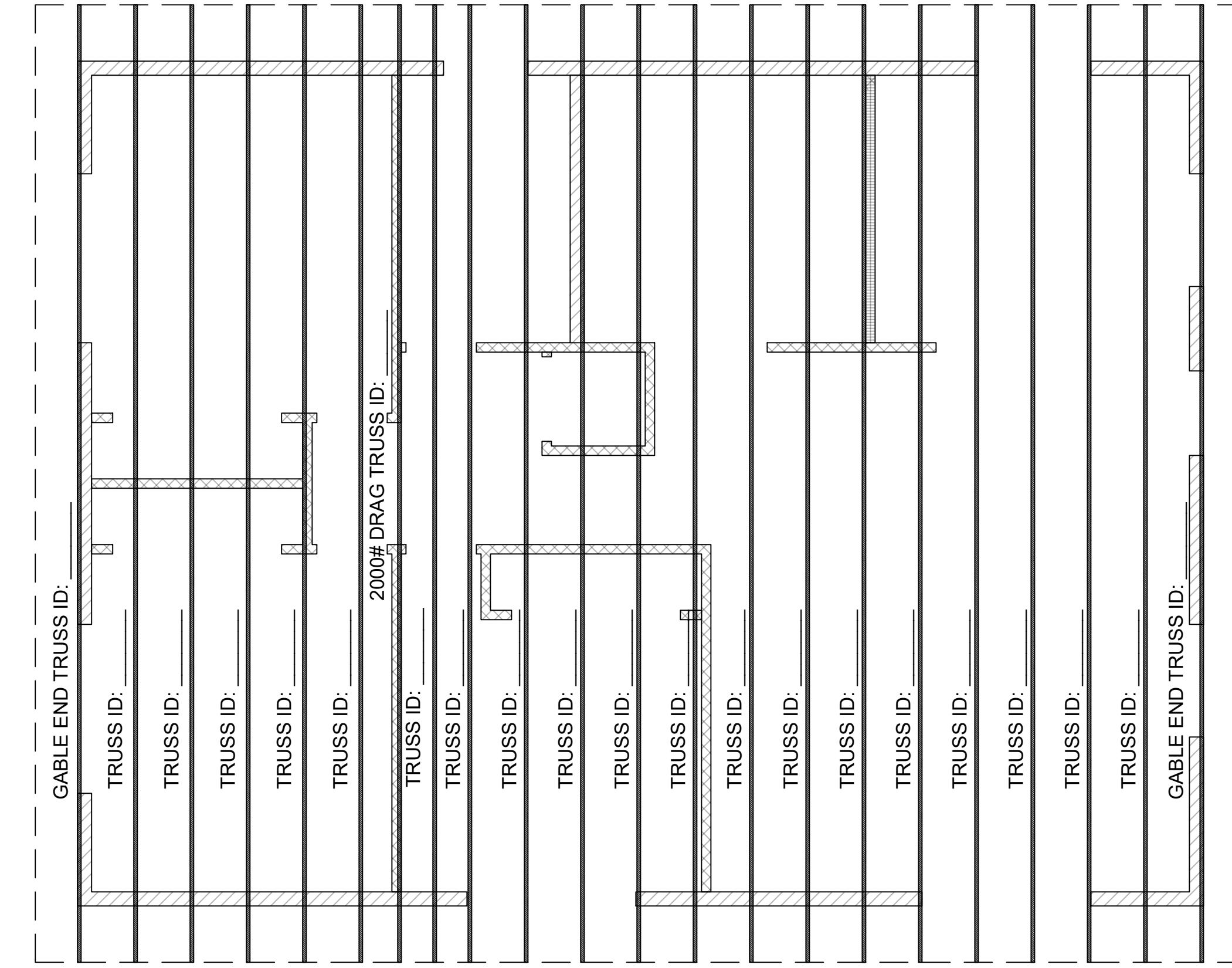
ATTIC VENTILATION REQUIRED

$$\text{NET FREE CROSS VENTILATION AREA} = \frac{1}{150}$$

$$\text{VENT AREA REQ'D} = 1200 \text{ ft}^2 / 150 = 8 \text{ ft}^2 \times 144 = 1152 \text{ in}^2$$

ROOF VENTS
NFVA: 72 in²
QTY = 16 VENTS
VENT AREA PROVIDED = $16 \times 72 \text{ in}^2 = 1152 \text{ in}^2$

TOTAL VENT AREA PROVIDED
 $(1152 \text{ in}^2) = 1152\text{in}^2 = 1152 \text{ in}^2$ - OK



SOLAR NOTES

1. NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE.
2. 3' MIN FIRE FIGHTER ACCESS
3. 1'-6" SMOKE VENTILATION SETBACK AT RIDGES

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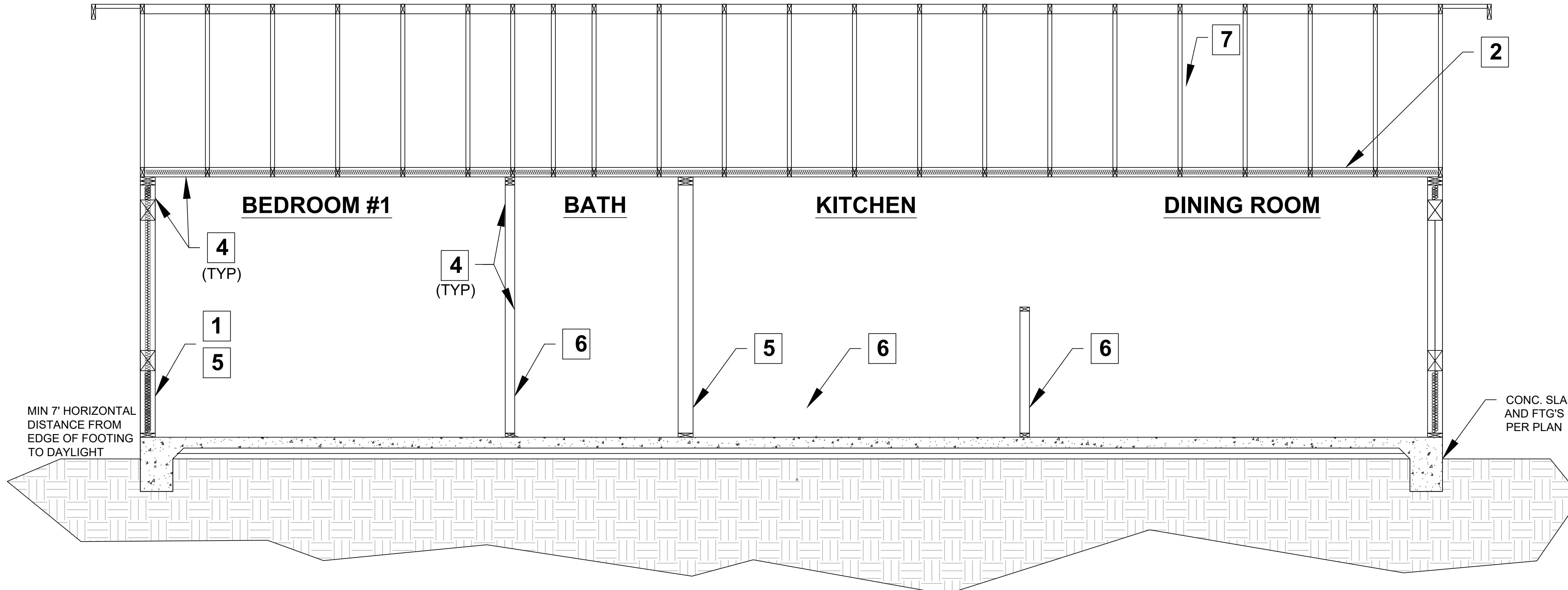
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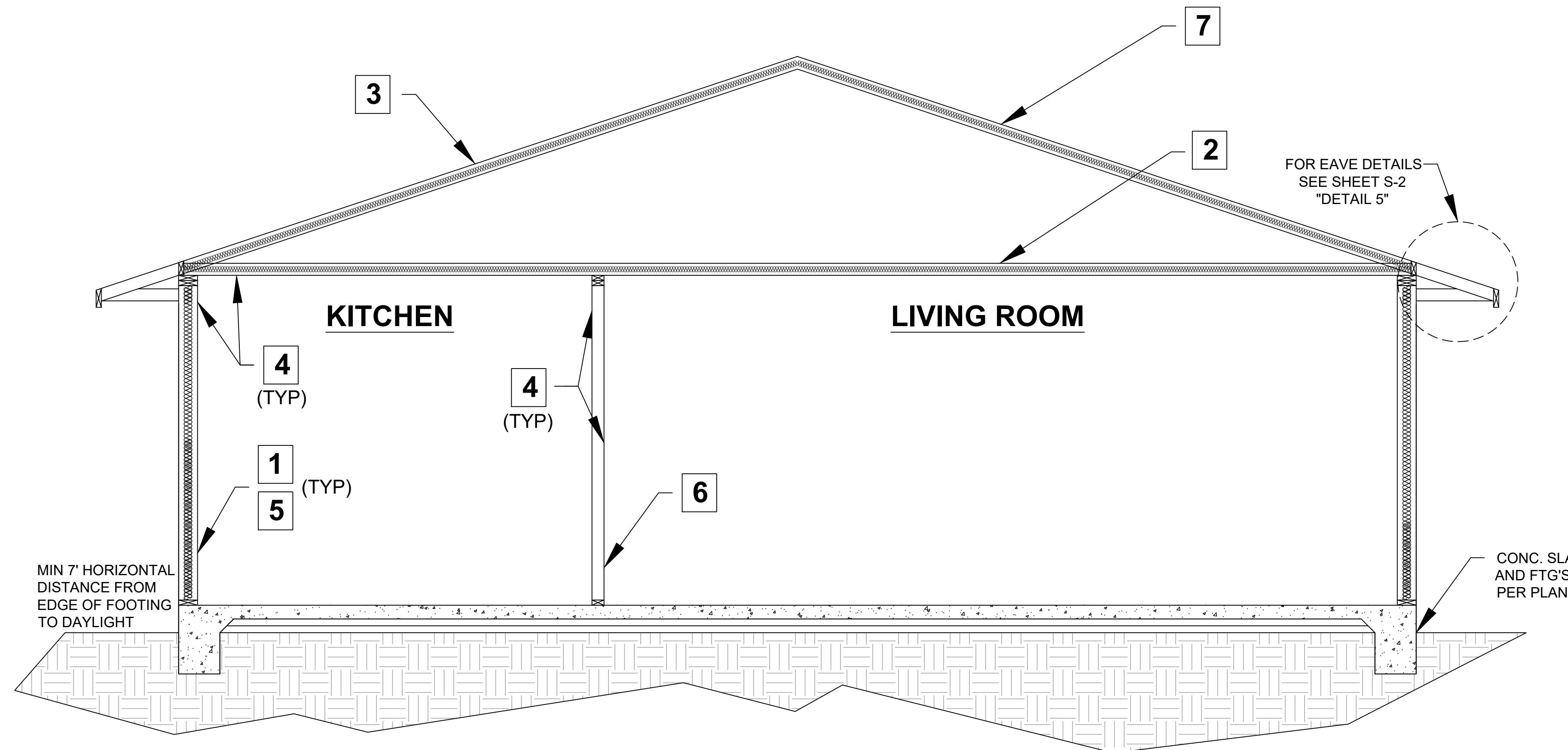
A6

SECTION B-B



SECTIONS
1/2" = 1'-0"

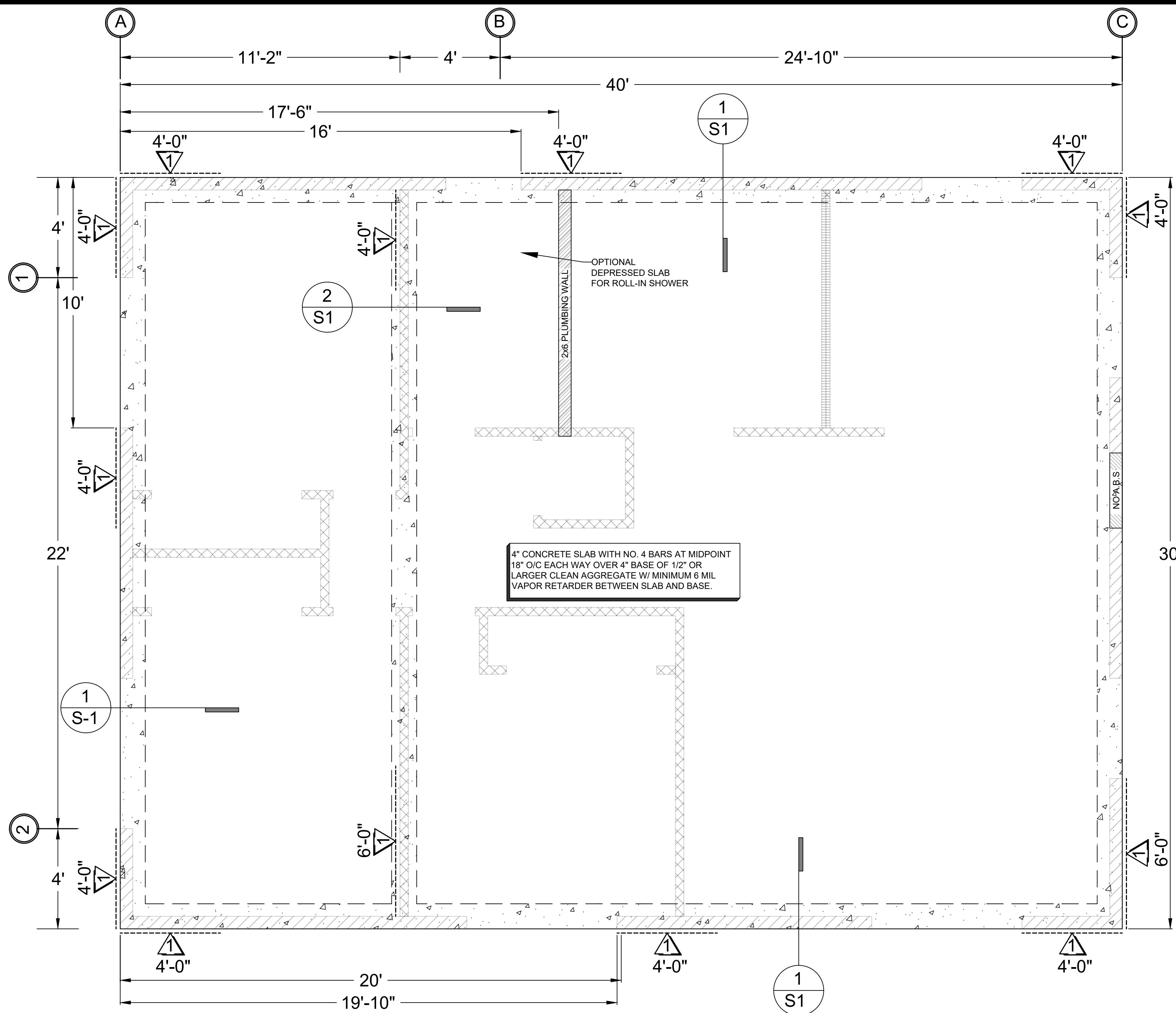
SECTION A-A



SECTION KEY NOTES

1. WALL INSULATION: _____
2. CEILING INSULATION: _____
3. ROOF (TOP CHORD) INSULATION: _____
4. INTERIOR FINISH: $\frac{1}{2}$ " GYPSUM BOARD
5. EXTERIOR WALL/PLUMBING WALL: 2X6 STUD WALL
6. INTERIOR WALL: 2X4 STUD WALL
7. MANUFACTURED TRUSSES

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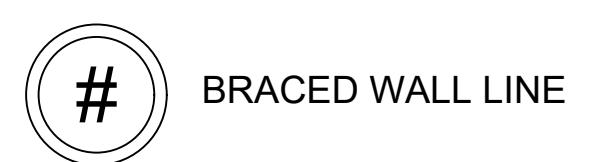


WOOD STRUCTURAL PANEL SHEATHING							
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)		PANEL NAIL SPACING
	SIZE	PENETRATION (in)			EDGES (inches o/c)	FIELD (inches o/c)	
1	6D COMMON	1.5	24:0	3/8"	16	6	12
	8D COMMON	1.75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

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

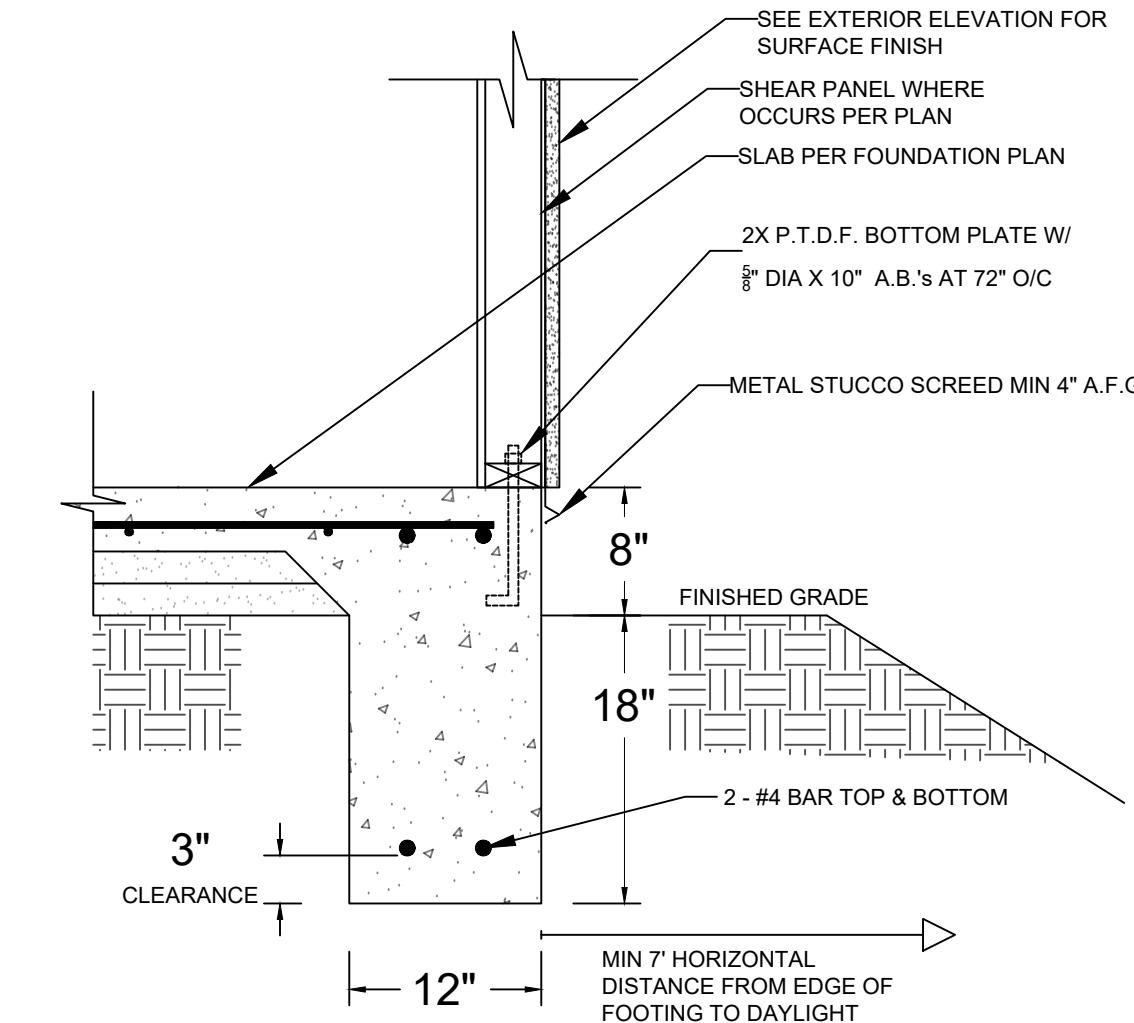
VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1 1/2 INCH THICKNESS.

LEGEND

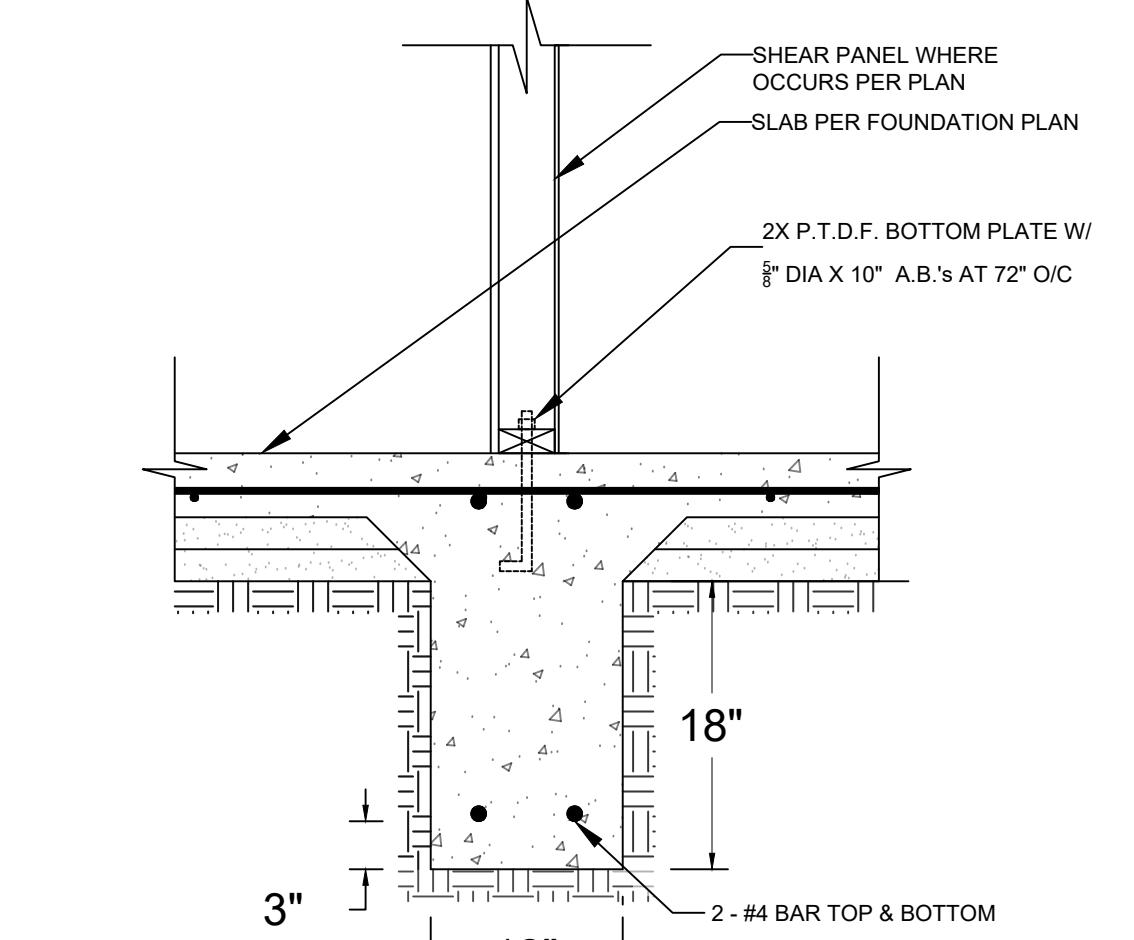


FOUNDATION PLAN NOTES

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



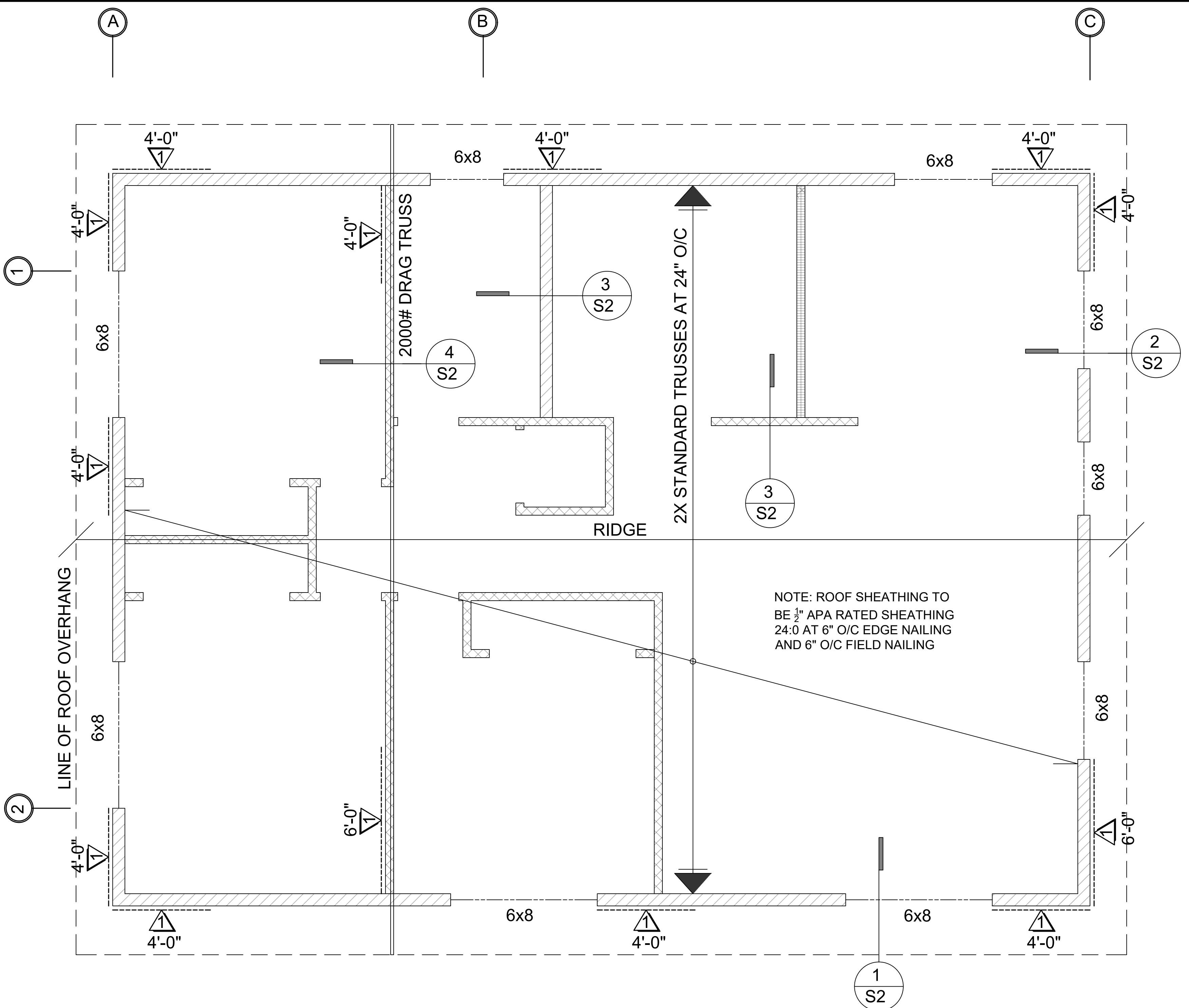
DETAIL 1
(NTS)



DETAIL 2
(NTS)

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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

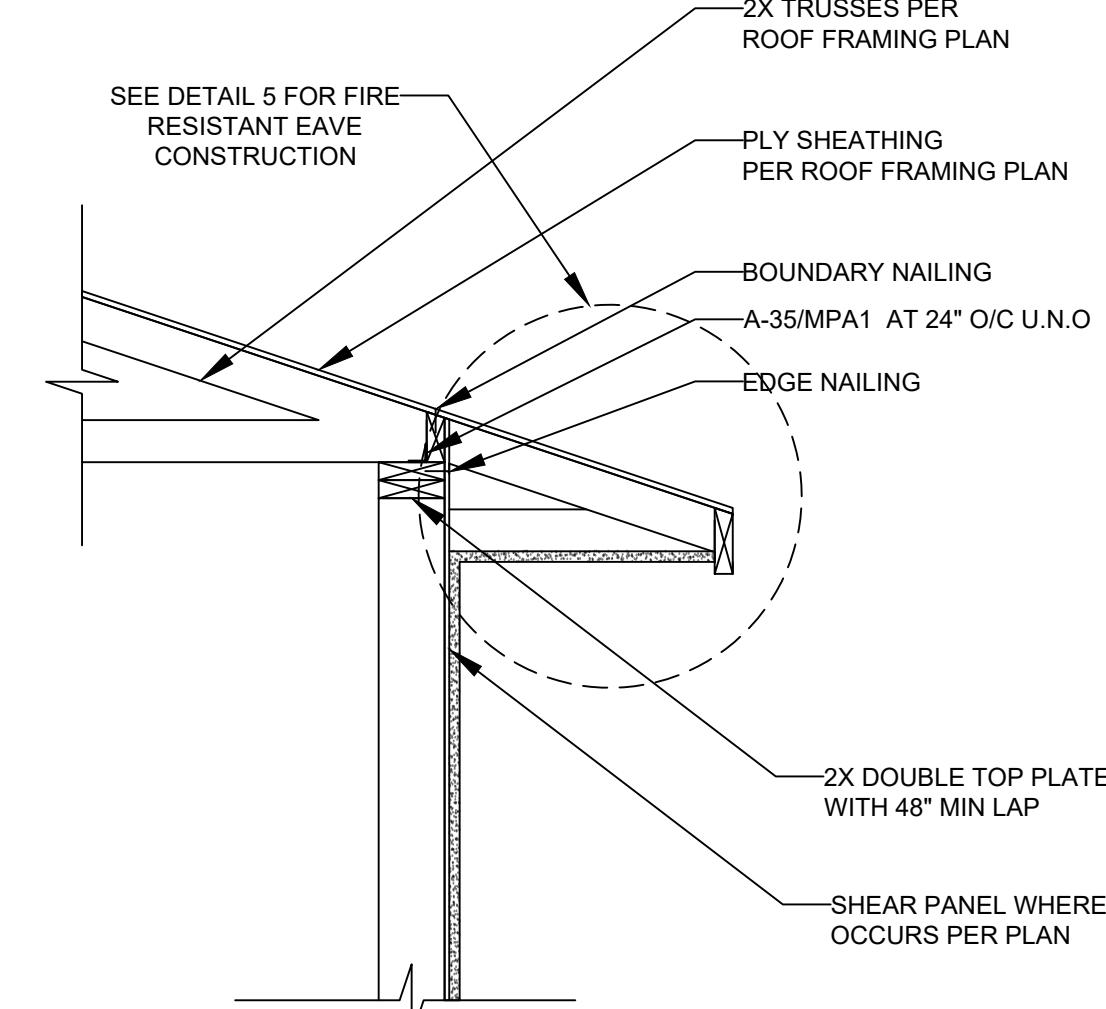
WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210, CSA O437 OR CSA O325. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY

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.

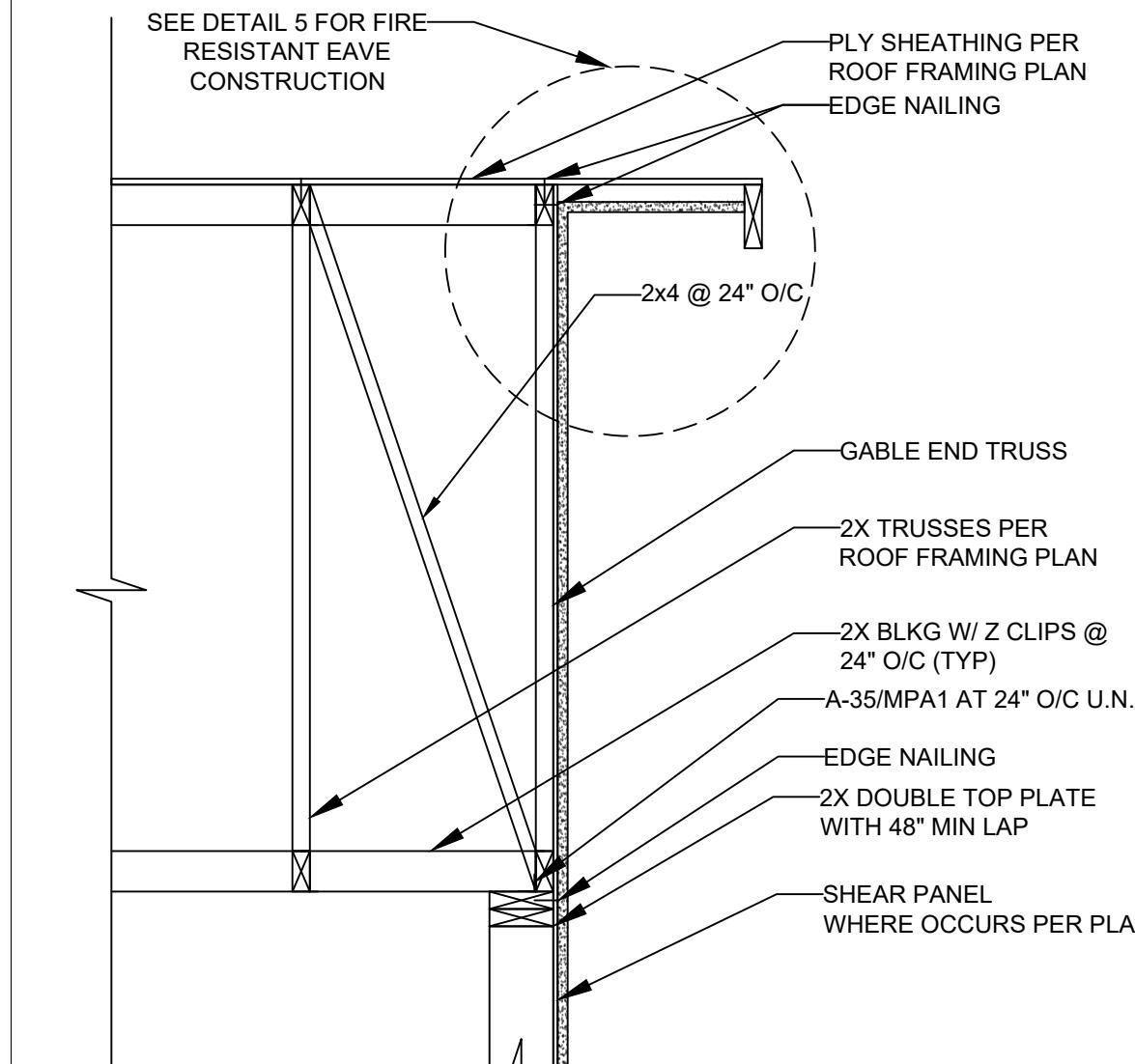
ROOF FRAMING PLAN

3/8" = 1'-0"

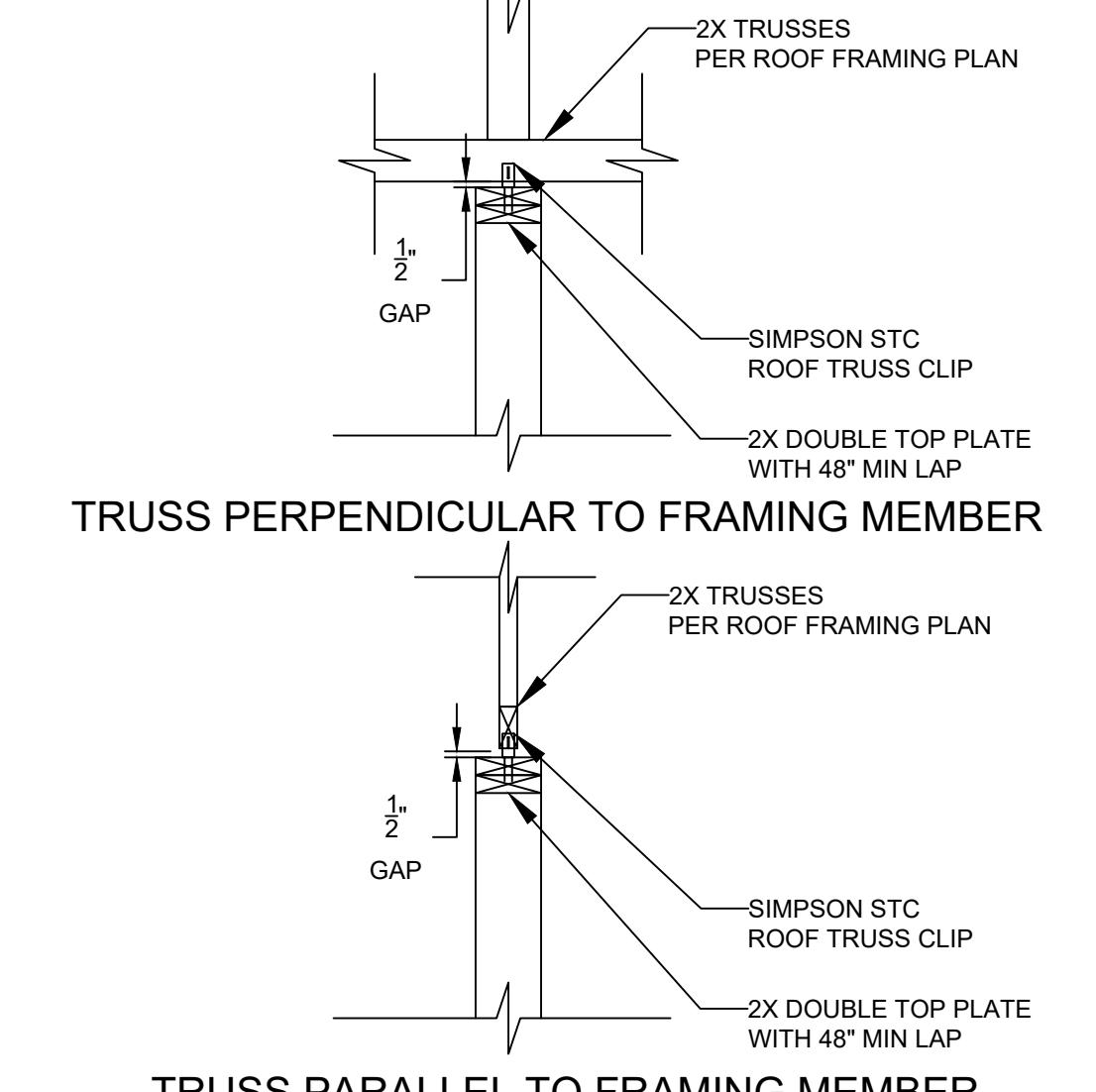
LEGEND
BRACED WALL LINE



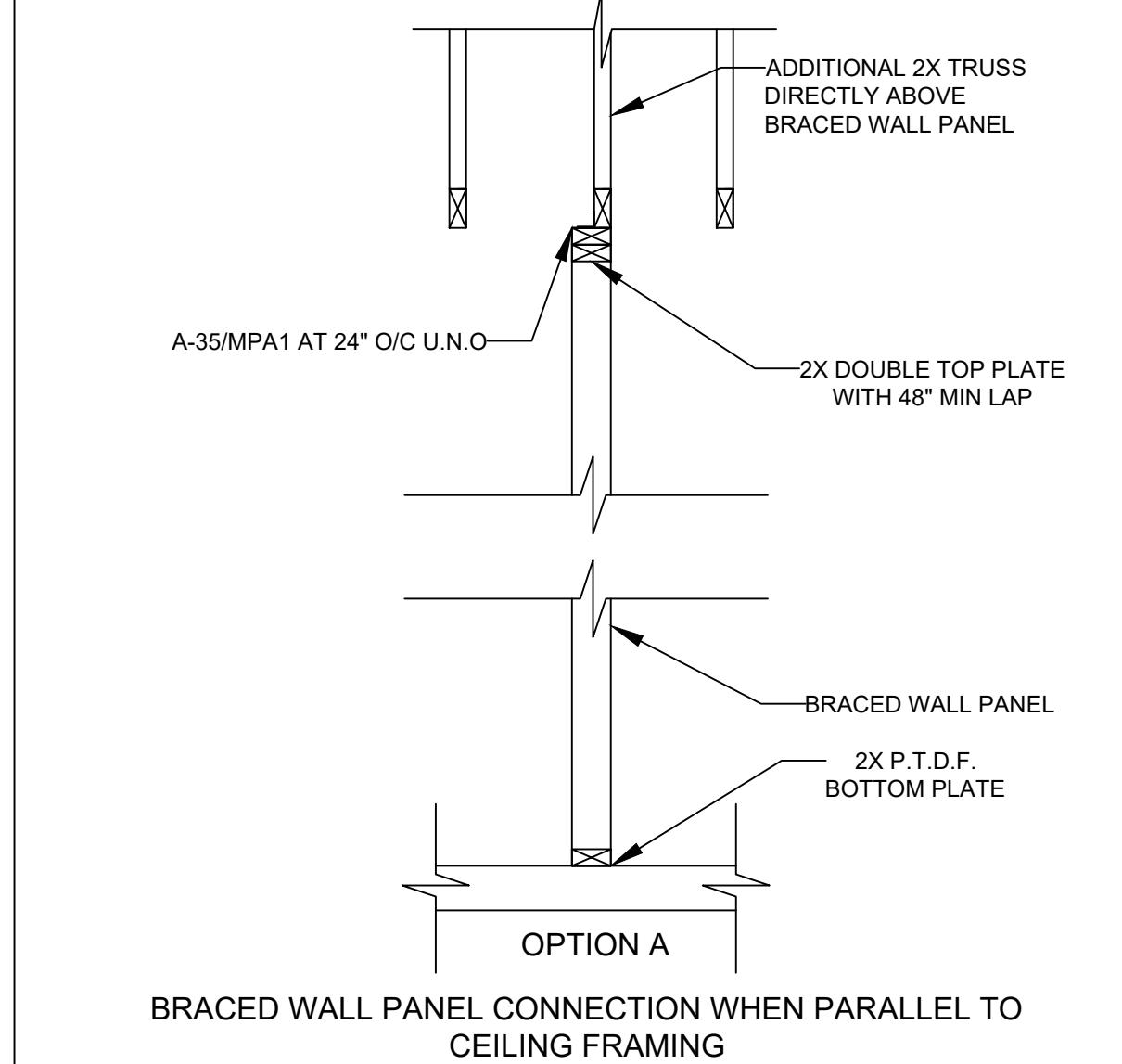
DETAIL 1
(NTS)



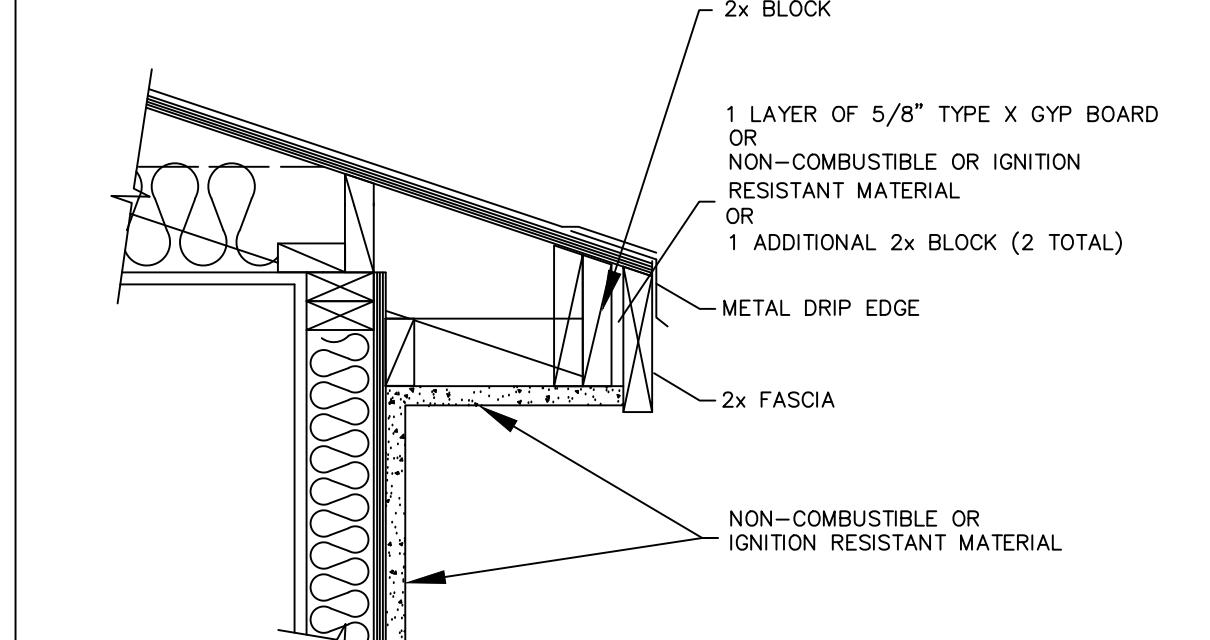
DETAIL 2
(NTS)



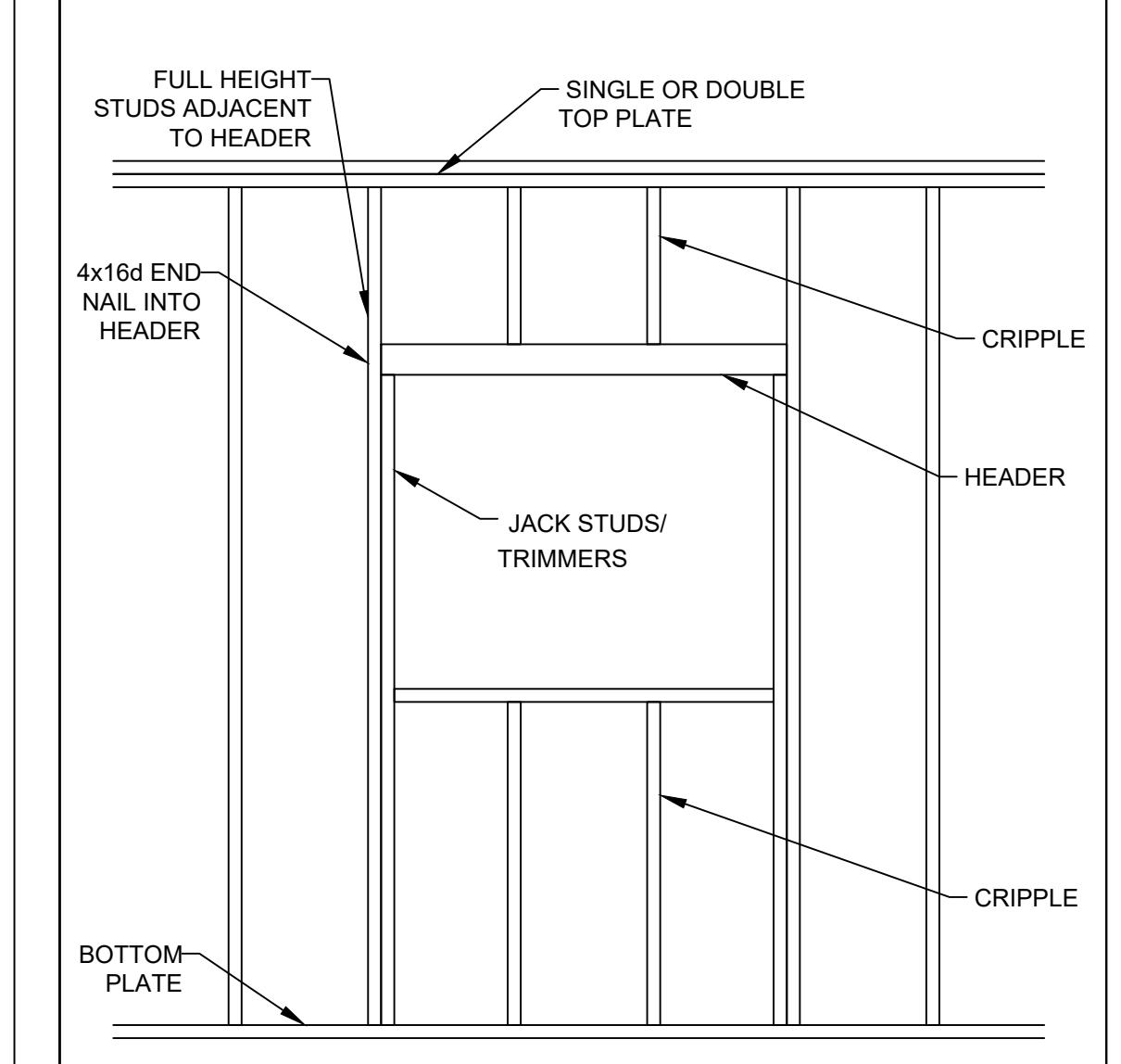
DETAIL 3
(NTS)



DETAIL 4
(NTS)



DETAIL 5
(NTS)



DETAIL 6
(NTS)

Sheet Number

S2

City of Tracy, Building Safety Division's MINIMUM CONSTRUCTION SPECIFICATIONS

BUILDING DIVISION

BUILDING RECORD ID:

OWNER OR CONTRACTOR SIGNATURE:

A. Electrical, Plumbing, and Mechanical

D. Foundation and Underfloor (Continued)

- 1. **FCI outlets.** Ground Fault Circuit Interrupter (GFCI) outlets are required in bathrooms, at kitchen countertops, at laundry and wet bar sinks, in garages, in crawlspaces, in unfinished basements, and outdoors. (CEC 210.8)
- 2. **FCI outlets.** All 120-volt, single phase, 15 AND 20-amp branch circuits supplying outlets installed in dwelling unit kitchens, dining rooms, family rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, rec rooms, closets, laundry areas, hallways and similar rooms shall be protected by a listed and CSA-listed interrupter or combination type, installed to provide protection of the branch circuit. (CEC 210.12)

- 3. **Luminaire requirements.** Installed luminaires shall meet the efficacy and fixture requirements of CEC 150.0(k).

- 4. **Smoke detectors in building remodels.** Smoke detectors are required in each existing sleeping room, outside each separate sleeping area in the immediate vicinity of sleeping rooms, and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. (CRC R314.3)

- 5. **Carbon monoxide detectors in building remodels.** Carbon monoxide detectors are required outside each separate sleeping area in the immediate vicinity of sleeping rooms and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. (CRC R315.3)

- 6. **Water heater seismic strapping.** Minimum two 3/4-inch-by-24-gauge straps required around water heaters, with 1/4-inch-by-3-inch lag bolts attached directly to framing. Straps shall be at points within upper third and lower third of water heater vertical dimension. Lower connection shall occur minimum 4 inches above controls. (CPC 507.2)

- 7. **Gas appliances in garages.** Water heaters and heating/cooling equipment capable of igniting flammable vapors shall be placed on minimum 18-inch-high platform unless listing report number provided showing ignition-resistant appliance. (CPC 507.13 and CMC 305.1)

- 8. **Impact protection of appliances.** Water heaters and heating/cooling equipment subject to vehicular impact shall be protected by bollards or an equivalent measure. (CPC 507.13.1 and CMC 305.1)

- 9. **Water closet clearance.** Minimum 30-inch-wide by 24-inch-deep clearance required at front of water closet. (CPC 402.5)

- 10. **Shower size.** Shower compartments shall have minimum area of 1024 square inches and be able to encompass a 30-inch-diameter circle. Shower doors shall have a minimum 22-inch unobstructed width. (CPC 408.5 and CPC 408.6)

- 11. **Fireplace appliances.** Fireplaces with gas appliances are required to have the flue damper permanently fixed in the open position and fireplaces with LPG appliances are to have no 'pit' or 'sump' configurations. (CMC 303.7.1)

- 12. **Chimney clearance.** Minimum 2-foot chimney clearance required above building within 10-foot horizontally of chimney. The chimney shall extend minimum 3 feet above highest point where chimney passes through roof. (CRC R1003.9)

C. Mechanical Ventilation and Indoor Air Quality (ASHRAE 62.2-2010)

- 1. **Transfer air.** Ventilation air shall be provided directly from the outdoors and not as transfer air from adjacent dwelling units or other spaces, such as garages, unconditioned crawlspaces, or unconditioned attics. (CEC 150.0(o))

- 2. **Instructions and labeling.** Ventilation system controls shall be labeled and the home owner shall be provided with instructions on how to operate the system. (CEC 150.0(o))

- 3. **Combustion and solid-fuel burning appliances.** Combustion appliances shall be properly vented and air systems shall be designed to prevent back drafting. (CEC 150.0(o))

- 4. **Garages.** The wall and openings between occupiable spaces and the garage shall be sealed. HVAC systems that include air handlers or return ducts located in garages shall have total air leakage of no more than 6% of total fan flow when measured at 0.1 in. w.c. using California Title 24 or equivalents. (CEC 150.0(o))

- 5. **Minimum filtration.** Mechanical systems supplying air to occupiable space through ductwork shall be provided with a filter having a minimum efficiency of MERV 6 or better. (CEC 150.0(o))

- 6. **Air inlets.** Air inlets (not exhaust) shall be located away from known contaminants. (CEC 150.0(o))

- 7. **Air moving equipment.** Air moving equipment used to meet either the whole-building ventilation requirement or the local ventilation exhaust requirement shall be rated in terms of airflow and sound. (CEC 150.0(o))

- a. All continuously operating fan shall be rated at a maximum of 1.0 sone.

- b. Intermittently operated whole-building ventilation fans shall be rated at a maximum of 1.0 sone.

- c. Intermittently operated local exhaust fans shall be rated at maximum of 3.0 sone.

- d. Remotely located air-moving equipment (mounted outside of habitable spaces) need not meet sound requirements if at least 4 feet of ductwork between fan and intake grill.

D. Foundation and Underfloor

- 1. **Foundation reinforcement.** Continuous footings and stem walls shall be provided with a minimum two longitudinal No. 4 bars, one at the top and one at the bottom of the footing. (CRC R403.1.3.3)

- 2. **Shear wall foundation support.** Shear walls shall be supported by continuous foundations. (CRC 403.1.2)

- 3. **Concrete slabs-on-grade.** Slabs-on-grade shall be minimum 3-1/2-inches thick. (CRC R506.1)

- 4. **Vapor retarder.** A 10-mil polyethylene or approved vapor retarder with joints lapped minimum 6 inches shall be placed between a concrete slab-on-grade and the base course or subgrade. (CRC 506.2.3)

- 5. **Anchor bolts and sills.** Foundation plates or sills shall be bolted or anchored to the foundation or foundation wall per the following (CRC R403.1.6 and CRC R602.11.1):

- a. Minimum 1/2-inch-diameter steel bolts

- b. Bolts embedded at least 7 inches into concrete or masonry

- c. Bolts spaced maximum 6 feet on center

- d. Minimum two bolts per plate/sill piece with one bolt located maximum 12 inches and minimum 7 foot-diameter from each end of each sill plate/plate

- e. Minimum 3-inch by 3-inch by 0.299-inch steel plate washer between sill and nut on each bolt

- 6. **Hold-downs.** All hold-downs must be tied in place prior to foundation inspection.

- 7. **Protection of wood against decay.** Naturally durable or preservative-treated wood shall be provided in the following locations (CRC R317.1):

- a. All wood in contact with ground, embedded in concrete in direct contact with ground, or embedded in concrete exposed to weather

- b. Wood joists within 18 inches and wood girders, and columns within 12 inches of the exposed ground in crawl spaces shall be of naturally durable or preservative-treated wood

- c. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative-treated wood

- d. Wood framing, sheathing, and siding on the exterior of the building and having clearance less than 6 inches from the exposed ground or less than 2 inches vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surface exposed to weather

- e. Sills and sleepers on concrete or masonry slab in direct contact with ground unless separated from such slab by impervious moisture barrier

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