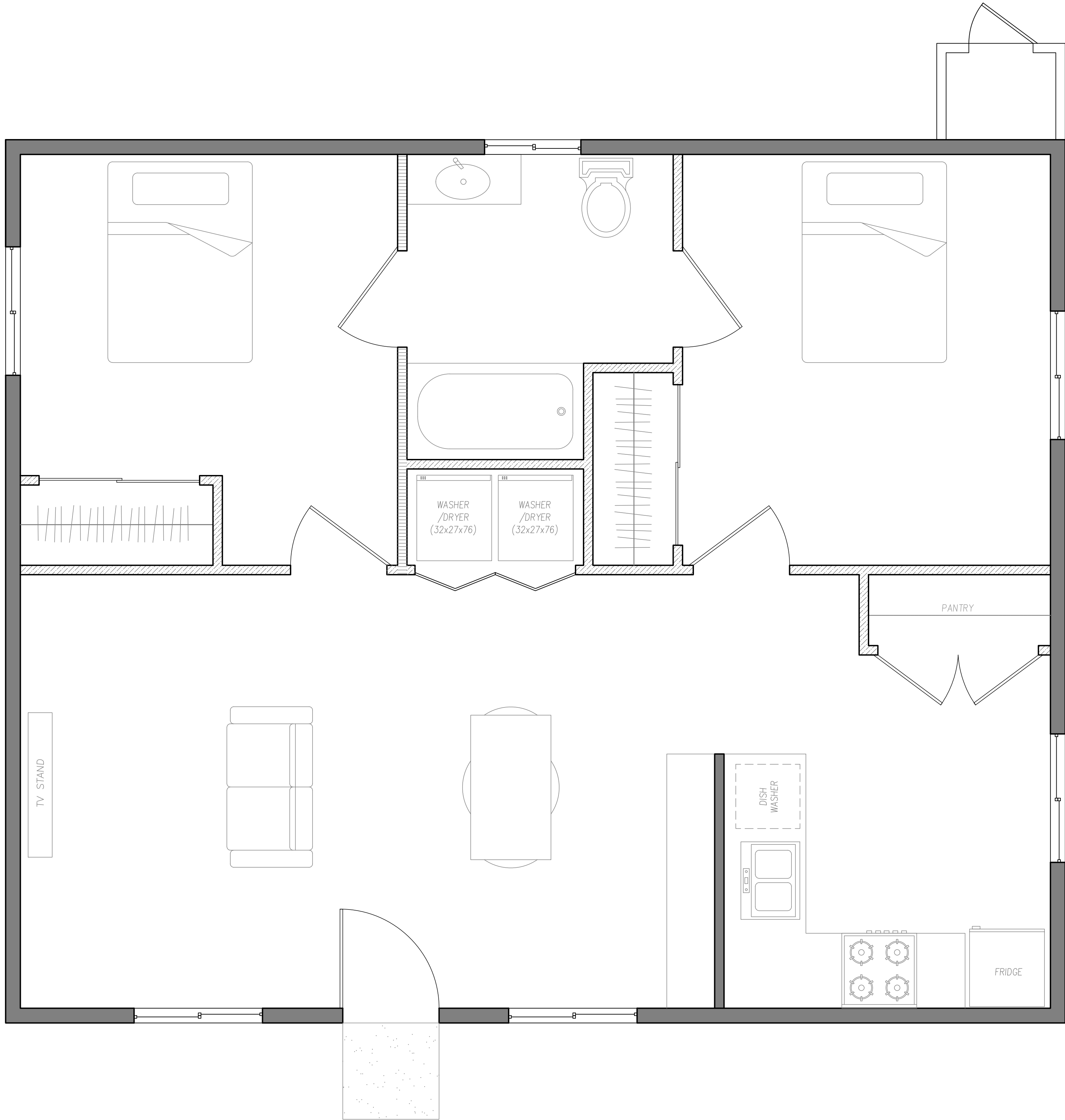


CITY OF VACAVILLE  
PRE-REVIEWED  
ACCESSORY DWELLING UNIT PROGRAM



908 SQ. FT.  
2 BED 1 BATH  
ACCESSORY DWELLING UNIT  
DETACHED

| SHEET INDEX          |                   |
|----------------------|-------------------|
| COVER SHEETS         |                   |
| C0                   | COVER             |
| C1                   | COVER SHEET 1     |
| C2                   | COVER SHEET 2     |
| ARCHITECTURAL SHEETS |                   |
| A1                   | FLOOR PLAN        |
| A2                   | SECTIONS          |
| A3                   | ELEVATION A       |
| A4                   | ELEVATION B       |
| A5                   | ELEVATION C       |
| STRUCTURAL SHEETS    |                   |
| S1                   | FOUNDATION PLAN   |
| S2                   | ROOF FRAMING PLAN |
| S3                   | DETAILS           |
| S4                   | DETAILS           |
| ELECTRICAL SHEETS    |                   |
| E1                   | ELECTRICAL PLAN   |
| PLUMBING SHEETS      |                   |
| P1                   | PLUMBING PLAN     |
| CALGREEN FORMS       |                   |
| G1                   | CALGREEN FORM 1   |
| G2                   | CALGREEN FORM 2   |

| ELEVATION | (CHOOSE ONE) |
|-----------|--------------|
| A         |              |
| B         |              |
| C         |              |

| ADU INFO          |        |
|-------------------|--------|
| OCCUPANCY TYPE    | R-3    |
| CONSTRUCTION TYPE | VB     |
| CLIMATE ZONE      | 12     |
| NUMBER OF STORIES | 1      |
| FIRE SPRINKLERS   | YES/NO |

- ADDITIONAL REQUIREMENTS  
DUE AT TIME OF SUBMITTAL**
- TRUSS DRAWINGS AND CALCULATIONS
  - FIRE SPRINKLER PLAN (IF REQUIRED)
  - SOLAR PHOTOVOLTAIC (PV) PLAN
  - GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION (IF REQUIRED)
  - CA ENERGY CODE CERTIFICATE OF COMPLIANCE (TITLE 24)(MUST BE REGISTERED)
  - SPECIAL INSPECTION FORM (IF APPLICABLE)
  - SITE SPECIFIC PLAN (SHOWING LOCATION OF WATER, BUILDING DRAIN, BUILDING SEWER, GAS AND ELECTRICAL SERVICE LINES FROM MAIN POINT OF CONNECTION TO THE BUILDING ALONG WITH EASEMENTS, IF ANY. ALSO SHOW SHUTOFF VALVE LOCATIONS, ELECTRICAL METER, AND SUBPANEL(S))

**BUILDING CODE:**

2022 BUILDING STANDARDS CALIFORNIA ADMINISTRATIVE CODE, PART 1 WITH JULY 2024 SUPPLEMENT, TITLE 24 C.C.R.

2022 CALIFORNIA RESIDENTIAL CODE (CRC), PART 2.5 WITH JULY 2024 SUPPLEMENT TITLE 24 C.C.R.

2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, WITH JULY 2024 SUPPLEMENT, TITLE 24 C.C.R.

2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.

2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.

2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, WITH JULY 2024 SUPPLEMENT, TITLE 24 C.C.R.

2022 CALIFORNIA FIRE CODE (CFC), PART 9, WITH JULY 2024 SUPPLEMENT, TITLE 24 C.C.R.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 WITH JULY 2024 SUPPLEMENT, TITLE 24 C.C.R.

2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.

VACAVILLE MUNICIPAL CODE (VMC)

VMC 15.20.273 CONSTRUCTION ADJACENT TO OPEN SPACE CONSTRUCTION REQUIREMENTS. CONFIRM WITH THE VACAVILLE FIRE DEPARTMENT IF THIS ADU IS ADJACENT TO OPEN SPACE (YES/NO)

CONTRACTOR SHALL REFER TO THE ABOVE CITED CODES AND LOCAL REGULATIONS WHERE SPECIFIC DETAILS ARE REQUIRED BUT NOT DEPICTED IN THE APPROVED PLANS.

DISCLAIMER: THE USER AGREES TO RELEASE THE CITY OF VACAVILLE 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 USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.



CITY OF  
VACAVILLE

| REVISIONS |  |
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|---------------|----------------------------------------------|------------|
| PROJECT TITLE | CITY OF VACAVILLE - PRE-REVIEWED ADU PROGRAM |            |
|               | SHEET DESCRIPTION                            | COVER      |
| AGENCY        | DATE                                         |            |
|               | SJV REAP                                     | 12/23/2024 |

|          |
|----------|
| ADU SQFT |
| 908      |

|               |
|---------------|
| DRAWING SCALE |
| ---           |

|       |
|-------|
| SHEET |
| C0    |

A. GENERAL

1. NOTES AND DETAILS OR THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES. THE DETAILS ON THE DRAWINGS SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, DETAILS OF A CHARACTER SIMILAR TO THOSE SHOWN SHALL BE USED, SUBJECT TO REVIEW.

B. ELECTRICAL, PLUMBING, AND MECHANICAL

1. EXTERIOR LIGHTING. AT LEAST ONE SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS (CEC 210.70A.2.2).
2. DETECTORS. ALL DETECTORS MUST BE HARD WIRED TO THE BUILDING'S ELECTRICAL SYSTEM, INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE INTERCONNECTED, WITH BATTERY BACKUP (CRC R314.4)
- 2.A. SMOKE DETECTORS. SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. (CRC R314.3)
- 2.B. CARBON MONOXIDE DETECTORS. 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. (CRC R314.3)
3. 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)
4. WATER CLOSET CLEARANCE. MINIMUM 30-INCH-WIDE BY 24-INCH-DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION. (CPC 402.5)
5. 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)
6. PER THE CALIFORNIA ENERGY CODE 150.0(S), ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:
- 6.A. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
- 6.A.1. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
- 6.A.2. 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 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
- 6.B. 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.
- 6.C. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- 6.D. 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.
7. PER THE CALIFORNIA ELECTRICAL CODE ARTICLE 230.61, ALL ELECTRICAL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTIVE DEVICE (SPD). IT SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO. THE SPD SHALL BE TYPE 1 TYPE 2, BOTH OF WHICH ARE TO BE HARD-WIRED, AND THE REQUIREMENT APPLIES TO BOTH NEW SERVICE INSTALLATIONS AND REPLACEMENTS.
8. FIRE SPRINKLERS- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D OR SECTION R313.3 SHALL BE INSTALLED IN ONE- AND TWO FAMILY DWELLINGS OR TOWNHOUSES INCLUDING ATTACHED GARAGES. (R313.1, R313.2)
- 8.A. SENATE BILL 1069 ADDS THE FOLLOWING EXCEPTION FOR AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS IF ALL THE FOLLOWING CONDITIONS EXIST:
- 8.A.1. THE UNIT MEETS THE DEFINITION OF AN ACCESSORY DWELLING UNIT IN THE GOVERNMENT CODE (SECTION 65852.2).
- 8.A.2. THE EXISTING PRIMARY RESIDENCE IS NOT REQUIRED TO HAVE AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.

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. (CBEES 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. (CBEES 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. (CBEES 150.0(O))
4. MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPIABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. (CBEES 150.0(O))
5. AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. (CBEES 150.0(O))
6. 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. (CBEES 150.0(O))
- 6.A. ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
- 6.A. INTERMITTENTLY OPERATED WHOLE-BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
- 6.C. INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
- 6.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.
7. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION OR AS SPECIFIED IN ENERGY REPORT.
8. 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.
9. 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.
- 9.A. BATHROOMS: INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL NOT BE LESS THAN 50 CFM. CONTINUOUS OPERATION SHALL NOT BE LESS THAN 20 CFM. (CMC 405.3.1)
- 9.B. KITCHENS: INTERMITTENT CONTROLLED OPERATIONS, THE EXHAUST RATE SHALL NOT BE LESS THAN 100 CFM FOR RANGE HOODS OR 300 CFM FOR MECHANICAL EXHAUST FANS INCLUDING DOWNDRAFT APPLIANCES. CONTINUOUS OPERATED VENTILATION, THE EXHAUST RATE SHALL NOT BE LESS THAN 5CFM OR 4% OF THE OCCUPIED FLOOR AREA. (CMC 405.4.1)

D. FOUNDATION

1. PROJECTS DETERMINED TO BE IN SEISMIC DESIGN CATEGORY (SDC) "D" REQUIRE A GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION (CBC 1803.2 & 1803.5.12) UNLESS WAIVED BY THE BUILDING OFFICIAL. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING THE SITE PLAN AND THE FOUNDATION PLAN PREPARED BY OTHERS AND SHALL PROVIDE A LETTER STATING THAT THE DRAWINGS AND ALL PERTINENT DETAILS HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS.
- 1.A. A SOILS REPORT MUST BE PROVIDED BY A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA. (CRC R401.4, CBC 1803)
- 1.B. EACH CITY, COUNTY, OR CITY AND COUNTY SHALL ENACT AN ORDINANCE WHICH REQUIRES A PRELIMINARY SOIL REPORT, PREPARED BY A CIVIL ENGINEER WHO IS REGISTERED BY THE STATE. THE REPORT SHALL BE BASED UPON ADEQUATE TEST BORINGS OR EXCAVATIONS, OF EVERY SUBDIVISION, WHERE A TENTATIVE AND FINAL MAP IS REQUIRED PURSUANT TO SECTION 66426 OF THE GOVERNMENT CODE. THE PRELIMINARY SOIL REPORT MAY BE WAIVED IF THE BUILDING DEPARTMENT OF THE CITY, COUNTY OR CITY AND COUNTY, OR OTHER ENFORCEMENT AGENCY CHARGED WITH THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISIONS OF SECTION R401.4.1.1, SHALL DETERMINE THAT, DUE TO THE KNOWLEDGE SUCH DEPARTMENT HAS AS TO THE SOIL QUALITIES OF THE SOIL OF THE SUBDIVISION OR LOT, NO PRELIMINARY ANALYSIS IS NECESSARY. (CRC401.4.1.1.1.)
2. 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)
3. INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. (CRC 403.1.3.4)
4. HORIZONTAL REINFORCEMENT SHALL BE THE LONGEST LENGTHS PRACTICAL. WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE 40 BAR DIAMETERS. THE MAXIMUM GAP BETWEEN NONCONTACT

PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES (SEE FIGURE R608.5.4(1))

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):
- 5.A. MINIMUM 1/2-INCH-DIAMETER STEEL BOLTS, ASTM F1554, GR36
- 5.B. BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY
- 5.C. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.
- 5.D. BOLTS SPACED MAXIMUM 6 FEET ON CENTER
- 5.E. MINIMUM TWO BOLTS PER PLATE/SILL PIECE WITH ONE BOLT LOCATED MAXIMUM 12 INCHES AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SILL PLATE/PIECE
- 5.F. MINIMUM 3-INCH BY 3-INCH BY 0.229-INCH STEEL PLATE WASHER BETWEEN SILL AND NUT ON EACH BOLT EXCEPT WHERE APPROVED ANCHOR STRAPS ARE USED. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO <sup>3</sup>/<sub>8</sub> INCH LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1-3/4 INCHES, PROVIDED STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
6. HOLD-DOWNS. ALL HOLD-DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER (CRC R317.3)
8. VAPOR RETARDER.
- 8.A. A VAPOR RETARDER INSPECTION WILL BE REQUIRED PRIOR TO PLACEMENT OF THE SAND TO CONFIRM PROPER INSTALLATION (VAPOR RETARDER IS TO BE ASTM E1745 CLASS A COMPLIANT AND MANUFACTURER'S INSTALLATION REQUIREMENTS MUST BE AVAILABLE FOR INSPECTION PURPOSES).
- 8.B. A MINIMUM 6-MIL VAPOR RETARDER CONFORMING TO ASTM E1745 CLASS A REQUIREMENTS WITH JOINTS LAPPED NOT LESS THAN 6" IS REQUIRED.
- 8.C. PROVIDE 4" NOMINAL THICK CONCRETE SLAB WITH #3 REBAR AT 24" O.C. EACH WAY, PLACED MID-HEIGHT OF SLAB OVER 2" SAND BLOTTER INSTALLED OVER 10 MIL VAPOR RETARDER CONFORMING TO ASTM E1745 OVER AN ADDITIONAL 2" SAND OVER COMPACTED FILL COMPLYING WITH SITE SOILS REPORT.

E. WOOD FRAMING

1. FASTENER REQUIREMENTS. THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). (CRC R602.3)
2. SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2-INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. (CRC R602.3.4)
3. BEARING STUDS. WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. (CRC R602.3.3) EXCEPTION: THE TOP PLATES ARE TWO 2-INCH BY 6-INCH OR TWO 3-INCH BY 4-INCH MEMBERS.
4. DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. (CRC R602.6) EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHERE THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. (CRC R602.3.2)
6. TOP PLATE SPLICES. TOP PLATE LAP SPLICES SHALL BE FACE-NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. (CRC R602.10.8.1)
7. DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054-INCH THICK AND 1-1/2-INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8 10D NAILS HAVING A MINIMUM LENGTH OF 1-1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. (CRC R602.6.1)
8. SHEAR WALL AND DIAPHRAGM NAILING. ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FLOOR DIAPHRAGMS SHALL BE NAILED TO SUPPORTING CONSTRUCTION PER CRC TABLE R602.3(1). (CRC R604.3)
9. SHEAR WALL JOINTS. ALL VERTICAL JOINTS IN SHEAR WALL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN SHEAR WALLS SHALL OCCUR OVER, AND BE FASTENED TO, MINIMUM 1-1/2-INCH-THICK BLOCKING. (CRC R602.10.10)
10. FRAMING OVER OPENINGS. HEADERS, DOUBLE JOISTS, OR TRUSSES OF ADEQUATE SIZE TO TRANSFER LOADS TO VERTICAL MEMBERS SHALL BE PROVIDED OVER WINDOW AND DOOR OPENINGS IN LOAD-BEARING WALLS AND PARTITIONS. (CBC 2304.3.2.)
11. ROOF TRUSSES TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
12. ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
13. ROOF DIAPHRAGM AT RIDGES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
14. BLOCKING OF ROOF TRUSSES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
15. TRUSS CLEARANCE. MINIMUM 1/2-INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
16. FIREBLOCKING. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.11 AND CRC R1003.19):
- 16.A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
- 16.A.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
- 16.A.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
- 16.B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
- 16.C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
- 16.D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
- 16.E. AT CHIMNEYS AND FIREPLACES PER ITEM E.49
- 16.F. CORNICES OF A TWO-FAMILY DWELLING AT THE LINE OF DWELLING-UNIT SEPARATION
17. FIREBLOCKING MATERIALS. EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E.48 AND E.49, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11.1):
- 17.A. TWO-INCH NOMINAL LUMBER
- 17.B. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
- 17.C. ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANEL
- 17.D. ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD
- 17.E. 1/2-INCH GYPSUM BOARD
- 17.F. 1/4-INCH CEMENT-BASED MILLBOARD
- 17.G. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS-SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
18. FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL. SUCH OPENINGS SHALL BE FIREBLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.11)
19. DRAFTSTOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):
- 19.A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
- 19.B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS
20. DRAFTSTOPPING MATERIALS. DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED

PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. (CRC R302.12.1)

21. COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT-PRODUCING DEVICES. (CRC R302.14)
22. PROTECTION OF WOOD AGAINST DECAY. NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R317.1):
- 22.A. ALL WOOD IN CONTACT WITH GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO WEATHER
- 22.B. 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
- 22.C. 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
- 22.D. SILLS AND SLEEPERS ON CONCRETE OR MASONRY SLAB IN DIRECT CONTACT WITH GROUND UNLESS SEPARATED FROM SUCH SLAB BY IMPERVIOUS MOISTURE BARRIER

F. BASIS OF DESIGN

| GROUND<br>SNOW<br>LOAD | WIND DESIGN    |                            | SEISMIC<br>DESIGN<br>CAT | RISK<br>CATEGORY |
|------------------------|----------------|----------------------------|--------------------------|------------------|
|                        | Speed<br>(mph) | Topo<br>graphic<br>effects |                          |                  |
| 0                      | 110            | NO                         | D                        | II               |

G. GENERAL MATERIAL SPECIFICATIONS

1. LUMBER. ALL JOISTS, RAFTERS, BEAMS, AND POSTS SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER. STUDS NOT MORE THAN 8 FEET LONG SHALL BE STUD-GRADE DOUGLAS FIR-LARCH OR BETTER WHEN SUPPORTING NOT MORE THAN ONE FLOOR, ROOF, AND CEILING. STUDS LONGER THAN 8 FEET SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER.
2. STRUCTURAL PLYWOOD SHALL CONFORM TO COMMERCIAL STANDARD DOC PS 1-09 AND HAVE A PANEL GRADE OF C-D. WOOD BASED STRUCTURAL -USE PANELS (I.E. ORIENTED STRAND BOARD) SHALL CONFORM TO THE APA PRP-108 PERFORMANCE STANDARD OF THE VOLUNTARY PRODUCT STANDARD DOC PS 2-10. "PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS". PUBLISHED BY THE DEPARTMENT OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD AND STRUCTURAL-USE PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1. SHEATHING EXPOSED TO WEATHER SHALL BE GRADE C-C EXTERIOR WITH A RANGE INDEX AS TO MATCH BODY OF DIAGRAM SPECIFIED.
3. CONCRETE. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC), EXCEPT ITEMS NOT SPECIFICALLY COVERED THERIN SHALL ALSO CONFORM TO ACI 318-14. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS (CRC R402.2)
4. REINFORCING STEEL. REINFORCING STEEL USED IN CONSTRUCTION OF REINFORCED CONCRETE STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A 615, GRADE 40 (CRC R403.1.3.5.1)
5. FASTENERS FOR PRESERVATIVE-TREATED WOOD. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD -- INCLUDING NUTS AND WASHERS -- SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.1)
- EXCEPTION: 1/2-INCH DIAMETER OR GREATER STEEL BOLTS
- EXCEPTION: FASTENERS OTHER THAN NAILS AND TIMBER RIVETS MAY BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM
- EXCEPTION: PLAIN CARBON STEEL FASTENERS ACCEPTABLE IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR DRY ENVIRONMENT
6. FASTENERS FOR FIRE-RETARDANT-TREATED WOOD. FASTENERS FOR FIRE-RETARDANT-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.3)
7. WALL FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.6):
- 7.A. EXTERIOR DOOR AND WINDOW OPENINGS, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
- 7.B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS
- 7.C. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
- 7.D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
- 7.E. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION
- 7.F. AT WALL AND ROOF INTERSECTIONS
- 7.G. AT BUILT-IN GUTTERS

H. LIGHTING

RESIDENTIAL LIGHTING. CA ENERGY CODE 150.0(K)

1. LUMINAIRE REQUIREMENTS.
- 1.A. LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0-A.
- EXCEPTION 1 TO SECTION 150.0(K)1A: INTEGRATED DEVICE LIGHTING. LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS AND GARAGE DOOR OPENERS.
- EXCEPTION 2 TO SECTION 150.0(K)1A: NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS.
- EXCEPTION 3 TO SECTION 150.0(K)1A: CABINET LIGHTING. LIGHTING INTERNAL TO DRAWERS, CABINETY AND LINEN CLOSETS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER.
- 1.B. SCREW-BASED LUMINAIRES. SCREW-BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB.
- 1.C. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
- 1.C.1. SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
- 1.C.2. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
- 1.C.3. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
- 1.C.4. MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.
- EXCEPTION TO SECTIONS 150.0(K)1CII AND III: RECESSED LUMINAIRES MARKED FOR USE IN FIRE-RATED INSTALLATIONS EXTRUDED INTO CEILING SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.
- 1.D. LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES. LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JAB ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.
- 1.E. BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.
2. INDOOR LIGHTING CONTROLS.
- 2.A. LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
- EXCEPTION TO SECTION 150.0(K)2A: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
- 2.B. NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).
- 2.C. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.
- 2.D. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(K)2 IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(K)2A.
- 2.E. AUTOMATIC-OFF CONTROLS.
- 2.E.1. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
- 2.E.2. FOR LIGHTING INTERNAL TO DRAWERS AND CABINETY WITH OPAQUE FRONTS OR DOORS, CONTROLS THAT TURN THE LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED SHALL BE PROVIDED.

DISCLAIMER:  
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VACAVILLE 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 USER OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.



CITY OF  
VACAVILLE

REVISIONS

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| PROJECT TITLE     | CITY OF VACAVILLE –<br>PRE-REVIEWED ADU PROGRAM | COVER | DATE | 12/23/2024 |
|-------------------|-------------------------------------------------|-------|------|------------|
|                   |                                                 |       |      |            |
| SHEET DESCRIPTION | AGENCY                                          | SUB   | REAP |            |
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ADU SQFT

908

DRAWING SCALE

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SHEET

C1

- 2.F. DIMMING CONTROLS. LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN. FORWARD PHASE CUT DIMMERS CONTROLLING LED LIGHT SOURCES IN THESE SPACES SHALL COMPLY WITH NEMA SSL 7A.
- EXCEPTION 1 TO SECTION 150.0(K)2F: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
- EXCEPTION 2 TO SECTION 150.0(K)2F: LUMINAIRES CONNECTED TO A CIRCUIT WITH CONTROLLED LIGHTING POWER LESS THAN 20 WATTS OR CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
- EXCEPTION 3 TO SECTION 150.0(K)2F: NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS, AND LIGHTING INTERNAL TO DRAWERS AND CABINETS WITH OPAQUE FRONTS OR DOORS OR WITH AUTOMATIC-OFF CONTROLS.
- 2.G. INDEPENDENT CONTROLS. INTEGRATED LIGHTING OF EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS. THE FOLLOWING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER:
- 2.G.1. UNDERCABINET LIGHTING.
- 2.G.2. UNDERSHELF LIGHTING.
- 2.G.3. INTERIOR LIGHTING OF DISPLAY CABINETS.
- 2.G.4. SWITCHED OUTLETS.

3. RESIDENTIAL OUTDOOR LIGHTING. IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(K)1A, LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:
- 3.A. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
- 3.A.1. CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
- 3.A.2. CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
- 3.A.3. CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
- CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.

I. ROOFING AND WEATHERPROOFING

1. ROOF COVERING. ALL ROOF COVERING SHALL BE INSTALLED PER APPLICABLE REQUIREMENTS OF CRC CHAPTER 9 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF COVERINGS SHALL BE AT LEAST CLASS B RATED IN ACCORDANCE WITH ASTM E 108 OR UL 790, WHICH SHALL INCLUDE COVERINGS OF SLATE, CLAY OR CONCRETE ROOF TILE, EXPOSED CONCRETE ROOF DECK, WOOD SHINGLES, WOOD SHAKES, FERROUS OR COPPER SHINGLES OR SHEETS.
2. ROOF FLASHING. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET). (CRC R903.2.1)
3. CRICKETS AND SADDLES. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERING SHALL BE SHEET METAL OR THE SAME MATERIAL AS THE ROOF COVERING. (CRC R903.2.2).
4. WATER-RESISTIVE BARRIER. A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT SHALL BE ATTACHED TO STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER MINIMUM 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED MINIMUM 6 INCHES. THE FELT SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MAINTAIN A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. (CRC R703.2)
5. DAMPPROOFING. DAMPPROOFING MATERIALS FOR FOUNDATION WALLS ENCLOSING USABLE SPACE BELOW GRADE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO FINISHED GRADE. (CRC R406.1)
6. WEEP SCREED. A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 92. THE WEEP SCREED SHALL BE PLACED A MINIMUM 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE ALLOWING TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (CRC R703.7.2.1)

J. DRAINAGE NOTES

1. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD [CRC R401.3].
2. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS A MINIMUM OF 6 INCHES FOR A DISTANCE OF 10 FEET. EXCEPTION: WHERE SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL FOR 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. WHEN DRAINS OR SWALES ARE USED FOR THIS PURPOSE:
- 2.A. PROVIDE A MINIMUM 5% SLOPE FROM FOUNDATION TO DRAIN/SWALE.
- 2.A. DRAIN/SWALE SHOULD BE LOCATED AS FAR AS IS PRACTICAL FROM THE FOUNDATION TO MAXIMIZE FALL AND
- 2.B. DRAIN/SWALE IS TO SLOPE A MINIMUM OF 2%.
3. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
4. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION (FINISH FLOOR ELEVATION) SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE NOT LESS THAN 12 INCHES PLUS 2 PERCENT(CRC R403.1.7.3).
5. ALTERNATE SETBACKS AND CLEARANCES ARE PERMITTED, SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL (CRC R403.1.7.4).

K. STREET ADDRESSING

1. BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. INSTALL STREET ADDRESS NUMERALS, AT LEAST FOUR INCHES HIGH WITH MINIMUM 1/8-INCH STROKE, MOUNTED ON A CONTRASTING BACKGROUND ON FRONT OF THE BUILDING WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. (CRC R319.1).

L. NEW CONSTRUCTION ADJACENT TO OPEN SPACE

1. VACAVILLE MUNICIPAL CODE SECTION 15.20.273 ENFORCES DEVELOPMENT STANDARDS FOR NEW CONSTRUCTION ADJACENT TO OPEN SPACE LANDS WHERE WILDFIRE IS A HREAT. THIS STANDARD SHALL APPLY TO NEW RESIDENTIAL DEVELOPMENT LOCATED ON PARCELS ADJOINING OR ADJACENT TO PERMANENT OPEN LANDS AND OTHER OPEN ANDS WHERE NO DEVELOPMENT IS ANTICIPATED IN THE NEAR FUTURE WHERE WILDFIRE IS A THREAT.
2. VMC 15.20.273.160 RESIDENTIAL CONSTRUCTION STANDARDS. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEWLY CONSTRUCTED RESIDENTIAL UNITS WITHIN THE DEVELOPMENT LOCATED ADJACENT TO OPEN LANDS. (SEE SHEET S4 FOR APPLICABLE COMPLIANCE DETAILS):
- 2.A. CLASS A ROOF FIRE-RETARDANT MATERIALS ARE REQUIRED ON ALL STRUCTURES.
- 2.B. ALL STRUCTURES SHALL BE CONSTRUCTED WITH NONCOMBUSTIBLE SIDING.
- 2.C. ALL STRUCTURES WITH EAVES SHALL BE ENCLOSED, WRAPPED, OR "BOXED-IN" WITH NONCOMBUSTIBLE MATERIALS TO THE SATISFACTION OF THE BUILDING OFFICIAL.
- 2.D. ALL ATTIC AND UNDERFLOOR OPENINGS SHALL BE PROTECTED WITH ONE-EIGHTH-INCH WIRE SCREENS.
3. ADDITIONAL APPLICABLE STANDARDS MUST BE DEPICTED IN THE PLANS SHOULD THEY APPLY. REFER TO THE VACAVILLE MUNICIPAL CODE FOR COMPREHENSIVE DEVELOPMENT PROVISIONS APPLICABLE TO AREAS ADJACENT TO OPEN SPACE.

M. FIRE-RESISTANT CONSTRUCTION FOR EXTERIOR WALLS

1. CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(1); OR DWELLINGS AND ACCESSORY BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION R313 SHALL COMPLY WITH TABLE R302.1(2). EXCEPTIONS:
- 1.A. WALLS, PROJECTIONS, OPENINGS OR PENETRATIONS IN WALLS PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.
- 1.B. WALLS OF INDIVIDUAL DWELLING UNITS AND THEIR ACCESSORY STRUCTURES LOCATED ON THE SAME LOT.
- 1.C. DETACHED TOOL SHEDS AND STORAGE SHEDS, PLAYHOUSES AND SIMILAR STRUCTURES EXEMPTED FROM PERMITS ARE NOT REQUIRED TO PROVIDE WALL PROTECTION BASED ON LOCATION ON THE LOT. PROJECTIONS BEYOND THE EXTERIOR WALL SHALL NOT EXTEND OVER THE LOT LINE.
- 1.D. DETACHED GARAGES ACCESSORY TO A DWELLING LOCATED WITHIN 2 FEET OF A LOT LINE ARE PERMITTED TO HAVE ROOF EAVE PROJECTIONS NOT EXCEEDING 4 INCHES.
- 1.E. FOUNDATION VENTS INSTALLED IN COMPLIANCE WITH THIS CODE ARE PERMITTED.

TABLE R302.1(1)  
EXTERIOR WALLS

| EXTERIOR WALL ELEMENT |                           | MINIMUM FIRE-RESISTANCE RATING                                                                                                           | MINIMUM FIRE SEPARATION DISTANCE |
|-----------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Walls                 | Fire-resistance rated     | 1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>California Building Code</i> with exposure from both sides | 0 feet                           |
|                       | Not fire-resistance rated | 0 hours                                                                                                                                  | ≥ 5 feet                         |
| Projections           | Not allowed               | NA                                                                                                                                       | < 2 feet                         |
|                       | Fire-resistance rated     | 1 hour on the underside, or heavy timber, or fire-retardant-treated wood <sup>a b</sup>                                                  | ≥ 2 feet to < 5 feet             |
| Openings in walls     | Not allowed               | NA                                                                                                                                       | < 3 feet                         |
|                       | 25% maximum of wall area  | 0 hours                                                                                                                                  | 3 feet                           |
| Penetrations          | Unlimited                 | 0 hours                                                                                                                                  | 5 feet                           |
|                       | All                       | Comply with Section R302.4                                                                                                               | < 3 feet                         |
|                       |                           | None required                                                                                                                            | 3 feet                           |

For St: 1 foot = 304.8 mm.

NA = Not Applicable.

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

TABLE R302.1(2)  
EXTERIOR WALLS—DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION

| EXTERIOR WALL ELEMENT |                           | MINIMUM FIRE-RESISTANCE RATING                                                                                                              | MINIMUM FIRE SEPARATION DISTANCE |
|-----------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Walls                 | Fire-resistance rated     | 1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the <i>California Building Code</i> with exposure from the outside | 0 feet                           |
|                       | Not fire-resistance rated | 0 hours                                                                                                                                     | 3 feet <sup>a</sup>              |
| Projections           | Not allowed               | NA                                                                                                                                          | < 2 feet                         |
|                       | Fire-resistance rated     | 1 hour on the underside, or heavy timber, or fire-retardant-treated wood <sup>a c</sup>                                                     | 2 feet <sup>a</sup>              |
| Openings in walls     | Not fire-resistance rated | 0 hours                                                                                                                                     | 3 feet                           |
|                       | Not allowed               | NA                                                                                                                                          | < 3 feet                         |
| Penetrations          | Unlimited                 | 0 hours                                                                                                                                     | 3 feet <sup>a</sup>              |
|                       | All                       | Comply with Section R302.4                                                                                                                  | < 3 feet                         |
|                       |                           | None required                                                                                                                               | 3 feet <sup>a</sup>              |

For St: 1 foot = 304.8 mm.

NA = Not Applicable.

- a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section R313, the fire separation distance for exterior walls not fire-resistance rated and for fire-resistance-rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- c. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

TABLE R602.3(1)  
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

| ITEM                                                                                                                      | DESCRIPTION OF BUILDING ELEMENTS                                                  | NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>                                                                     | SPACING OF FASTENERS                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Roof                                                                                                                      |                                                                                   |                                                                                                                    |                                                                                                                |
| 1                                                                                                                         | Blocking between joists or rafters to top plate, toe nail                         | 3-8d (2 1/2" × 0.113")                                                                                             | —                                                                                                              |
| 2                                                                                                                         | Ceiling joists to plate, toe nail                                                 | 3-8d (2 1/2" × 0.113")                                                                                             | —                                                                                                              |
| 3                                                                                                                         | Ceiling joists not attached to parallel rafter, laps over partitions, face nail   | 3-10d                                                                                                              | —                                                                                                              |
| 4                                                                                                                         | Collar tie to rafter, face nail or 1 1/4" × 20 gage ridge strap                   | 3-10d (3" × 0.128")                                                                                                | —                                                                                                              |
| 5                                                                                                                         | Rafter or roof truss to plate, toe nail                                           | 3-16d box nails (3 1/2" × 0.135") or 3-10d common nails (3" × 0.148")                                              | 2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss <sup>f</sup>                   |
| 6                                                                                                                         | Roof rafters to ridge, valley or hip rafters: toe nail face nail                  | 4-16d (3 1/2" × 0.135")<br>3-16d (3 1/2" × 0.135")                                                                 | —                                                                                                              |
| Wall                                                                                                                      |                                                                                   |                                                                                                                    |                                                                                                                |
| 7                                                                                                                         | Built-up studs-face nail                                                          | 10d (3" × 0.128")                                                                                                  | 24" o.c.                                                                                                       |
| 8                                                                                                                         | Abutting studs at intersecting wall corners, face nail                            | 16d (3 1/2" × 0.135")                                                                                              | 12" o.c.                                                                                                       |
| 9                                                                                                                         | Built-up header, two pieces with 1/2" spacer                                      | 16d (3 1/2" × 0.135")                                                                                              | 16" o.c. along each edge                                                                                       |
| 10                                                                                                                        | Continued header, two pieces                                                      | 16d (3 1/2" × 0.135")                                                                                              | 16" o.c. along each edge                                                                                       |
| 11                                                                                                                        | Continuous header to stud, toe nail                                               | 4-8d (2 1/2" × 0.113")                                                                                             | —                                                                                                              |
| 12                                                                                                                        | Double studs, face nail                                                           | 10d (3" × 0.128")                                                                                                  | 24" o.c.                                                                                                       |
| 13                                                                                                                        | Double top plates, face nail                                                      | 10d (3" × 0.128")                                                                                                  | 24" o.c.                                                                                                       |
| 14                                                                                                                        | Double top plates, minimum 24-inch offset of end joints, face nail in lapped area | 8-16d (3 1/2" × 0.135")                                                                                            | —                                                                                                              |
| 15                                                                                                                        | Sole plate to joist or blocking, face nail                                        | 16d (3 1/2" × 0.135")                                                                                              | 16" o.c.                                                                                                       |
| 16                                                                                                                        | Sole plate to joist or blocking at braced wall panels                             | 3-16d (3 1/2" × 0.135")                                                                                            | 16" o.c.                                                                                                       |
| 17                                                                                                                        | Stud to sole plate, toe nail                                                      | 3-8d (2 1/2" × 0.113")                                                                                             | —                                                                                                              |
|                                                                                                                           |                                                                                   | or<br>2-16d (3 1/2" × 0.135")                                                                                      | —                                                                                                              |
| 18                                                                                                                        | Top or sole plate to stud, end nail                                               | 2-16d (3 1/2" × 0.135")                                                                                            | —                                                                                                              |
| 19                                                                                                                        | Top plates, laps at corners and intersections, face nail                          | 2-10d (3" × 0.128")                                                                                                | —                                                                                                              |
| 20                                                                                                                        | 1" brace to each stud and plate, face nail                                        | 2-8d (2 1/2" × 0.113")<br>2 staples 1 1/4"                                                                         | —                                                                                                              |
| 21                                                                                                                        | 1" × 6" sheathing to each bearing, face nail                                      | 2-8d (2 1/2" × 0.113")<br>2 staples 1 1/4"                                                                         | —                                                                                                              |
| 22                                                                                                                        | 1" × 8" sheathing to each bearing, face nail                                      | 2-8d (2 1/2" × 0.113")<br>3 staples 1 1/4"                                                                         | —                                                                                                              |
| 23                                                                                                                        | Wider than 1" × 8" sheathing to each bearing, face nail                           | 3-8d (2 1/2" × 0.113")<br>4 staples 1 1/4"                                                                         | —                                                                                                              |
| Floor                                                                                                                     |                                                                                   |                                                                                                                    |                                                                                                                |
| 24                                                                                                                        | Joist to sill or girder, toe nail                                                 | 3-8d (2 1/2" × 0.113")                                                                                             | —                                                                                                              |
| 25                                                                                                                        | Rim joist to top plate, toe nail (roof applications also)                         | 8d (2 1/2" × 0.113")                                                                                               | 6" o.c.                                                                                                        |
| 26                                                                                                                        | Rim joist or blocking to sill plate, toe nail                                     | 8d (2 1/2" × 0.113")                                                                                               | 6" o.c.                                                                                                        |
| 27                                                                                                                        | 1" × 6" subfloor or less to each joist, face nail                                 | 2-8d (2 1/2" × 0.113")<br>2 staples 1 1/4"                                                                         | —                                                                                                              |
| 28                                                                                                                        | 2" subfloor to joist or girder, blind and face nail                               | 2-16d (3 1/2" × 0.135")                                                                                            | —                                                                                                              |
| 29                                                                                                                        | 2" planks (plank & beam - floor & roof)                                           | 2-16d (3 1/2" × 0.135")                                                                                            | at each bearing                                                                                                |
| 30                                                                                                                        | Built-up girders and beams, 2-inch lumber layers                                  | 10d (3" × 0.128")                                                                                                  | Nail each layer as follows: 32" o.c. at top and bottom and staggered.<br>Two nails at ends and at each splice. |
| 31                                                                                                                        | Ledger strip supporting joists or rafters                                         | 3-16d (3 1/2" × 0.135")                                                                                            | At each joist or rafter                                                                                        |
| Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing |                                                                                   |                                                                                                                    |                                                                                                                |
| 32                                                                                                                        | 3/8" - 1/2"                                                                       | 6d common (2" × 0.113") nail (subfloor, wall) <sup>f</sup><br>8d common (2 1/2" × 0.131") nail (roof) <sup>f</sup> | 6<br>12 <sup>a</sup>                                                                                           |
| 33                                                                                                                        | 1/2" - 1"                                                                         | 8d common nail (2 1/2" × 0.131")                                                                                   | 6<br>12 <sup>a</sup>                                                                                           |
| 34                                                                                                                        | 1 1/4" - 1 1/2"                                                                   | 10d common (3" × 0.148") nail or<br>8d (2 1/2" × 0.131") deformed nail                                             | 6<br>12                                                                                                        |
| Other wall sheathing <sup>b</sup>                                                                                         |                                                                                   |                                                                                                                    |                                                                                                                |
| 35                                                                                                                        | 1/2" structural cellulosic fiberboard sheathing                                   | 1 1/2" galvanized roofing nail, 1/16" crown or 1" crown staple 16 ga., 1 1/2" long                                 | 3<br>6                                                                                                         |
| 36                                                                                                                        | 25/32" structural cellulosic fiberboard sheathing                                 | 1 1/2" galvanized roofing nail, 1/16" crown or 1" crown staple 16 ga., 1 1/2" long                                 | 3<br>6                                                                                                         |
| 37                                                                                                                        | 1/2" gypsum sheathing <sup>d</sup>                                                | 1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/2" screws, Type W or S                         | 7<br>7                                                                                                         |
| 38                                                                                                                        | 5/8" gypsum sheathing <sup>d</sup>                                                | 1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/2" screws, Type W or S                         | 7<br>7                                                                                                         |
| Wood structural panels, combination subfloor underlayment to framing                                                      |                                                                                   |                                                                                                                    |                                                                                                                |
| 39                                                                                                                        | 5/4" and less.                                                                    | 6d deformed (2" × 0.120") nail or<br>8d common (2 1/2" × 0.131") nail                                              | 6<br>12                                                                                                        |
| 40                                                                                                                        | 1/4" - 1"                                                                         | 8d common (2 1/2" × 0.131") nail or<br>8d deformed (2 1/2" × 0.120") nail                                          | 6<br>12                                                                                                        |
| 41                                                                                                                        | 1 1/4" - 1 1/2"                                                                   | 10d common (3" × 0.148") nail or<br>8d deformed (2 1/2" × 0.120") nail                                             | 6<br>12                                                                                                        |

For St: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

- a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
- b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
- c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
- e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
- g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
- h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
- i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
- j. RSR5-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

DISCLAIMER: BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VACAVILLE 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 USER AGREES TO VERIFY ANY AND ALL INFORMATION.



CITY OF  
VACAVILLE

REVISIONS

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|------------------------------------------------------------------|----------------------------|--------------------|
| PROJECT TITLE<br>CITY OF VACAVILLE –<br>PRE-REVIEWED ADU PROGRAM | SHEET DESCRIPTION<br>COVER | DATE<br>12/23/2024 |
|                                                                  |                            |                    |
| ADU SQFT                                                         | AGENCY<br>SJV REAP         |                    |

908

DRAWING SCALE

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SHEET

C2

AGING-IN-PLACE

AGING-IN-PLACE DESIGN AND FALL PREVENTION. NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4.PAGE

REINFORCEMENT FOR GRAB BARS [CRC 327.1.1]

- 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 THIS SECTION.
- INFORMATION AND/OR 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.
- REINFORCEMENT SHALL NOT BE LESS THAN 2"x8" NOMINAL LUMBER (1-1/2"x7-1/4" ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
- WATER CLOSET 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 BATHTUB RIM. EXCEPTIONS:
  - WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
  - REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY- INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
  - SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
  - BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
  - REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROLS [CRC 327.1.2]

- ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. EXCEPTIONS:
- DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
  - RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES (381 MM).

INTERIOR DOORS [CRC R327.1.3]

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 CLOSED 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.

DOORBELL BUTTONS [CRC R327.1.4]

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 MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

OPTIONAL ROLL-IN SHOWER PLAN NOTES

NOTE: OPTIONAL ROLL IN SHOWERS OFFERED FOR CONVENIENCE NOT FOR COMPLIANCE WITH ACCESSIBILITY STANDARDS.

THRESHOLDS [CBC 1127A.5.3.2]

SHALL BE 1/2" MAX. IN HEIGHT AND SHALL BEBEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE).

FLOOR [CBC 1127A.5.3.4]

SHOWER COMPARTMENT FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANCE. THE MAXIMUM SLOPE SHALL BE 1/4" PER FOOT IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE 1/4" MAX. AND LOCATED FLUSH WITH THE FLOOR SURFACE.

CONTROLS [CBC 1127A.5.3.5]

CONTROLS, FAUCETS AND SHOWER SPRAY UNITS IN SHOWER COMPARTMENTS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. ALL CONTROLS AND FAUCETS SHALL BE OF A SINGLE-LEVER DESIGN.

STANDARD ROLL-IN SHOWER COMPARTMENTS: [CBC 1127A.5.3.5.1]

OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS: SHALL BE INSTALLED ON THE BACK WALL OF SHOWER COMPARTMENT ADJACENT TO THE SEAT WALL, 19 INCHES MIN. AND 27 INCHES MAX. FROM THE SEAT WALL. SHALL BE LOCATED ABOVE GRAB BAR, BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR WITH THEIR CENTERLINE AT 39 INCHES MIN. AND 41 INCHES MAX. ABOVE SHOWER FLOOR.

HAND-HELD SHOWER SPRAYER UNIT [CBC 1127A.5.3.6]

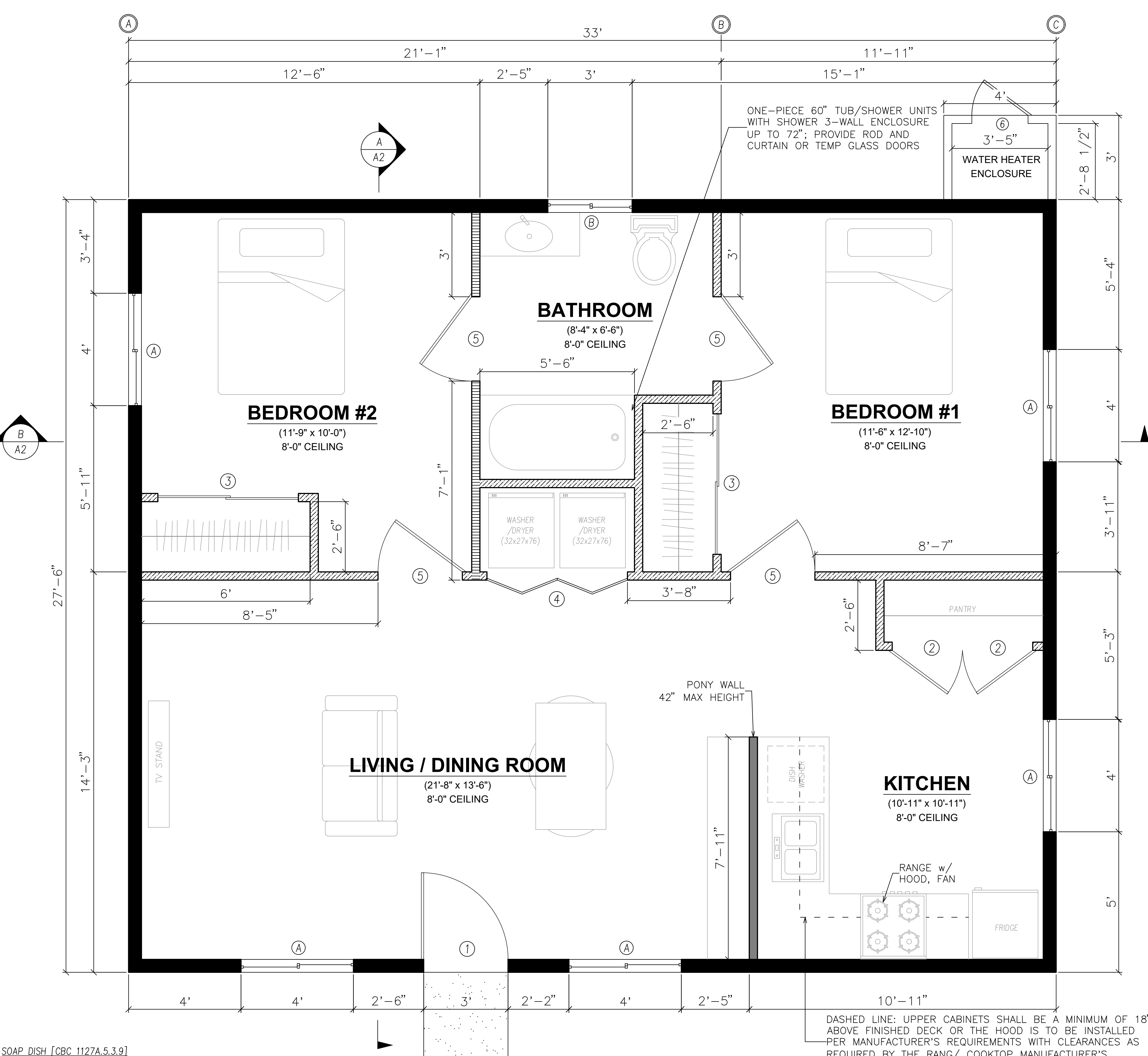
A FLEXIBLE HAND-HELD SHOWER SPRAY UNIT WITH A HOSE AT LEAST 59 INCHES LONG THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS.

SHOWER COMPARTMENT SEAT

- MUST BE FOLDING TYPE, INSTALLED ON THE SIDE WALL ADJACENT TO THE CONTROLS. SEAT SHALL NOT EXTEND FROM THE BACK WALLTO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY. SEAT SHALL BE LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS. THE TOP OF THE SEAT SHALL BE 17 INCHES MIN. AND 19 INCHES MAX. ABOVE BATHROOM FINISHED FLOOR. WHEN FOLDED THE SEAT SHALL NOT EXTEND MORE THAN 6 INCHES FROM THE MOUNTING WALL. [CBC 1127A.5.3.7]
- 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 [CBC 1127A.4.4]

SHOWER GRAB BARS

- GRAB BARS SHALL BE INSTALLED ON THE BACK WALL AND ON THE SIDE WALL OPPOSITE THE SEAT. SHALL BE ABOVE THE SEAT ARE NOT PERMITTED. SHALL BE INSTALLED 6 INCHES MAX. FROM ADJACENT WALLS. [CBC 1127A.5.3.8.1]
- SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MIN. AND 36 INCHES MAX. ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE. [CBC 1127A.4.2]
- GRAB BARS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4" MIN. AND 2" MAX. [CBC 1127A.4.3.1]
- GRAB BARS WITH NON-CIRCULAR CROSS SECTION SHALL HAVE A DIMENSION OF 2" MAX. THE PERIMETER DIMENSION OF GRAB BARS WITH NON-CIRCULAR CROSS SECTION SHALL BE 4 INCHES MIN. AND 4.8" MAX. [CBC 1127A.4.3.2]
- 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 [CBC 1127A.4.4]
- A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. [CBC 1127A.4.5]
- WHEN GRAB BARS MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1-1/2 INCHES MIN. EXCEPTIONS:
  - THE SPACE BETWEEN THE GRAB BARS AND SHOWER CONTROLS, SHOWER FITTINGS AND OTHER GRAB BARS ABOVE SHALL BE PERMITTED TO BE 11/2 INCHES MIN.
  - FOR L-SHAPED OR U-SHAPED GRAB BARS THE SPACE BETWEEN THE WALLS AND THE GRAB BAR SHALL BE 11/2 INCHES MIN. FOR A DISTANCE OF 6 INCHES ON EITHER SIDE OF THE INSIDE CORNER BETWEEN TWO ADJACENT WALL SURFACES. [CBC 1127A.4.6]



LEGEND

- |  |                                                                                                                                                                                                                                                                                                                               |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL COVERINGS; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; 2 LAYERS NO. 15 BUILDING PAPER OVER PLWD R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING. |
|  | INTERIOR LOAD-BEARING WALL 2x4 @ 16" O.C. 3/8" PLYWOOD                                                                                                                                                                                                                                                                        |
|  | INTERIOR NON-LOAD-BEARING WALL 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR                                                                                                                                                                                                                                                      |
|  | EXTERIOR NON LOAD-BEARING WALLS: 2x4 @ 24" O.C. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL COVERINGS                                                                                                                                                                                                                      |

WINDOW SCHEDULE

| MARK | DIMENSION     | TYPE    | TEMPE RED        | NOTES          |
|------|---------------|---------|------------------|----------------|
| (A)  | 4'-0" x 4'-0" | SLIDING | -                | -              |
| (B)  | 3'-0" x 1'-0" | SLIDING | TEMPERED GLAZING | 6' ABOVE FLOOR |

MINIMUM LI = 0.32 SHGC = 0.28

THE BOTTOM OF THE CLEAR OPENING OF WINDOWS IN SLEEPING ROOMS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR (CRC R310.2.3)  
EXCERPT FROM R602.3.3 – BEARING STUDS  
WHERE JOISTS, TRUSSES OR RAFTERS ARE SPACED MORE THAN 16 INCHES (406 MM) ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES (610 MM) ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES (127 MM) OF THE STUDS BENEATH.

DOOR SCHEDULE

| MARK | DIMENSION     | TYPE     | NOTES                                |
|------|---------------|----------|--------------------------------------|
| (1)  | 3'-0" x 6'-8" | SWINGING | 1-3/8" SOLID CORE                    |
| (2)  | 2'-6" x 6'-8" | SWINGING | 1-3/8" HOLLOW CORE                   |
| (3)  | 5'-6" x 6'-8" | SLIDING  | 5'-6" CLOSET                         |
| (4)  | 5'-0" x 6'-8" | BI-FOLD  | LAUNDRY COVERING w/VENTILATION SLATS |
| (5)  | 3'-0" x 6'-8" | SWINGING | 1-3/8" HOLLOW CORE                   |
| (6)  | 2'-6" x 6'-8" | SWINGING | GASKETED                             |

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CITY OF VACAVILLE

REVISIONS

| NO. | DESCRIPTION |
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| PROJECT TITLE     |          | CITY OF VACAVILLE –<br>PRE-REVIEWED ADU PROGRAM |            |
| SHEET DESCRIPTION |          | FLOOR PLAN                                      |            |
| AGENCY            | SJV REAP | DATE                                            | 12/23/2024 |

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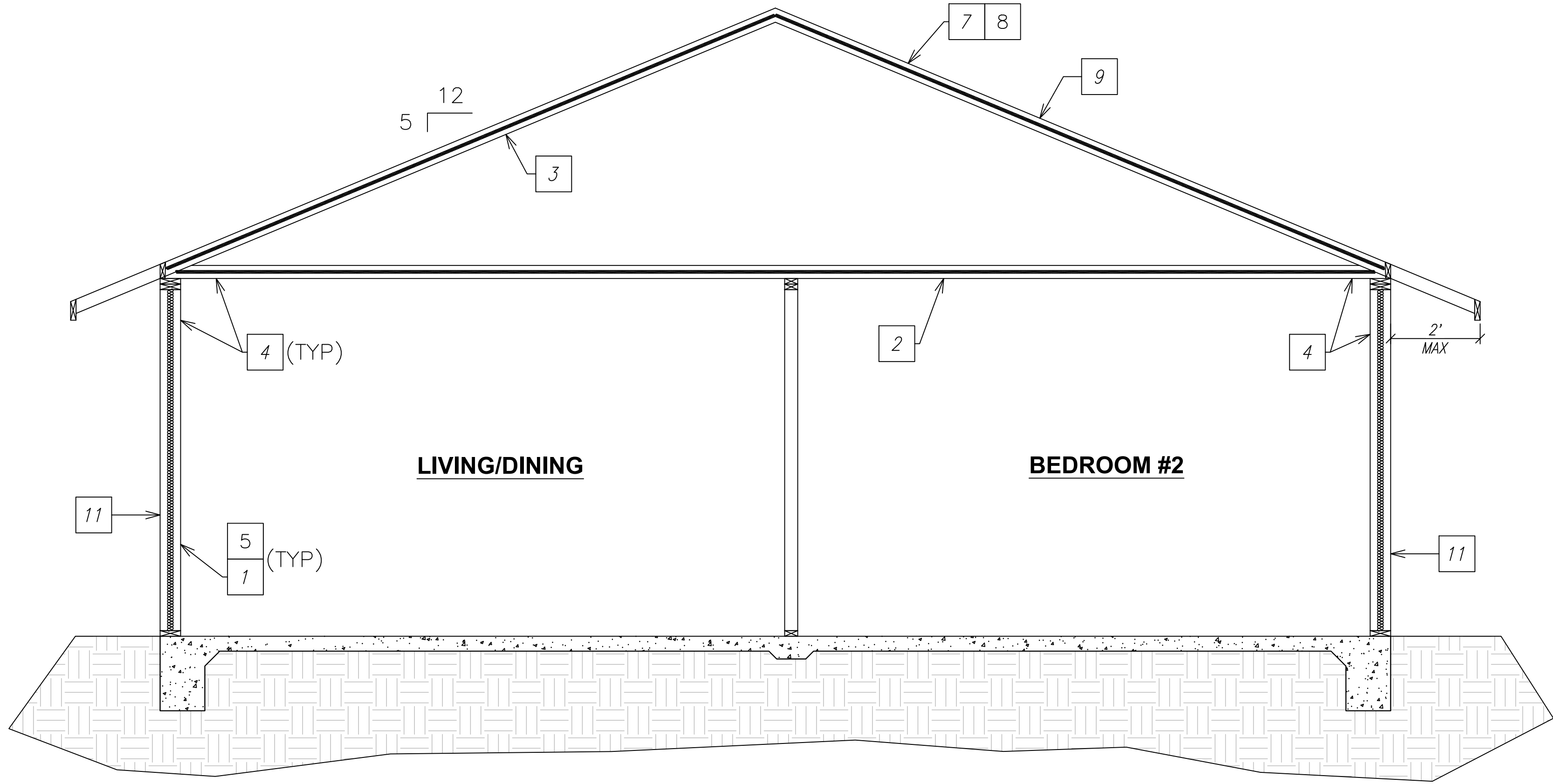
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DRAWING SCALE

1/2" = 1'

SHEET

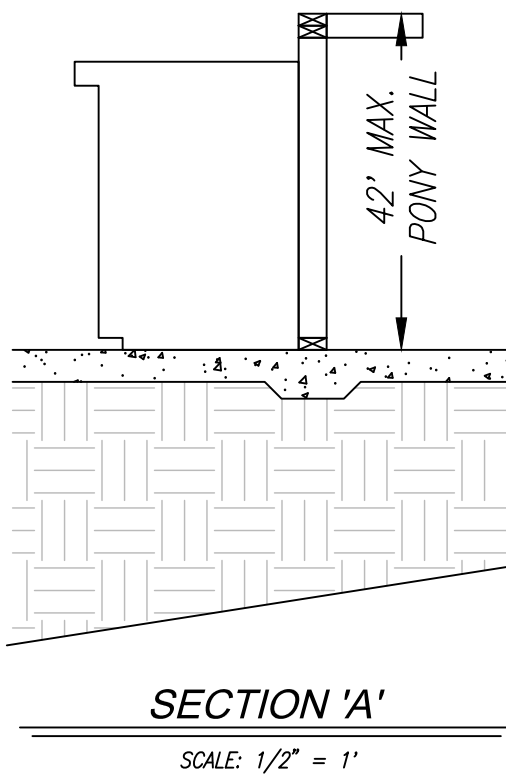
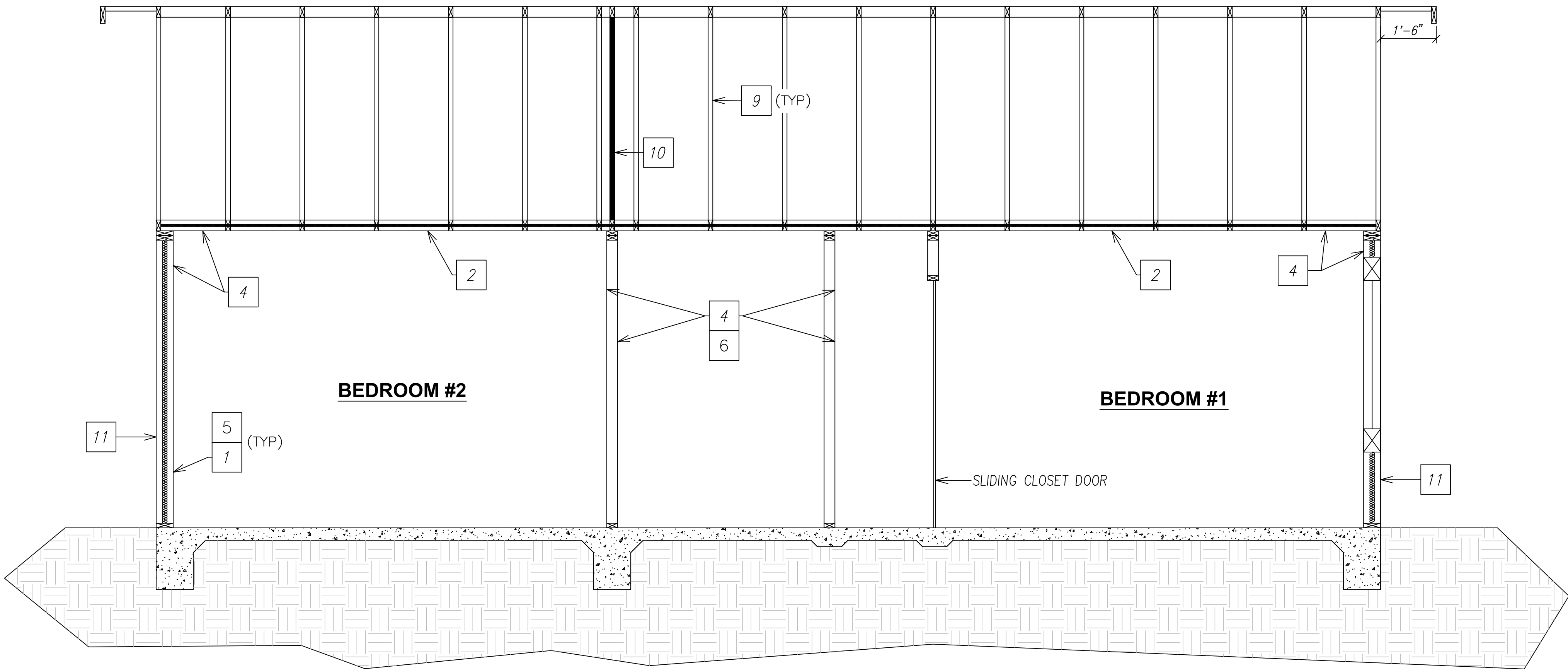
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**SECTION KEYNOTES**

- 1 WALL INSULATION: R21
- 2 CEILING INSULATION: R38
- 3 ROOF INSULATION: R19
- 4 INTERIOR FINISH:  $\frac{1}{2}$ " GYPSUM BOARD (UNLESS WALL IS FIRE RESISTANT ASSEMBLY)
- 5 EXTERIOR WALL: 2x6 STUD WALL @ 16" O.C.
- 6 INTERIOR WALL: 2x4 STUD WALL @ 24" O.C.
- 7 RADIANT BARRIER IS REQUIRED
- 8 ROOFING: REFER TO ELEVATIONS
- 9 PRE-ENGINEERED, PRE-FABRICATED ROOF TRUSSES (REQUIRED BY APPLICANT AT TIME OF SUBMITTAL)
- 10 MANUFACTURED DRAG TRUSS
- 11 EXTERIOR WALL COVERING AS DENOTED AT EXTERIOR ELEVATION. ALL WALL COVERINGS SHALL BE APPLIED OVER WATER RESISTIVE BARRIER APPLIED TO WOOD SHEATHING PER (CRC 703.7.3.1)

- NOTE:
- DESIGN OF ROOF TRUSSES SHALL ACCOMMODATE PHYSICAL DIMENSIONS AND GRAVITY LOAD OF ATTIC MOUNTED AIR HANDLER, AND PV PANEL WEIGHT.
  - VERIFY INSULATION VALUES WITH ENERGY COMPLIANCE REPORT.
  - FOR 1-HOUR FIRE RATED ASSEMBLY" AND "1-HOUR FIRE RATED GABLE END" DETAIL ON SHEETS S4 WHERE REQUIRED. REFER TO SECTION 'M' ON SHEET C2 FOR FIRE-RATED REQUIREMENTS.



**SECTION 'A'**  
SCALE: 1/2" = 1'



**CITY OF  
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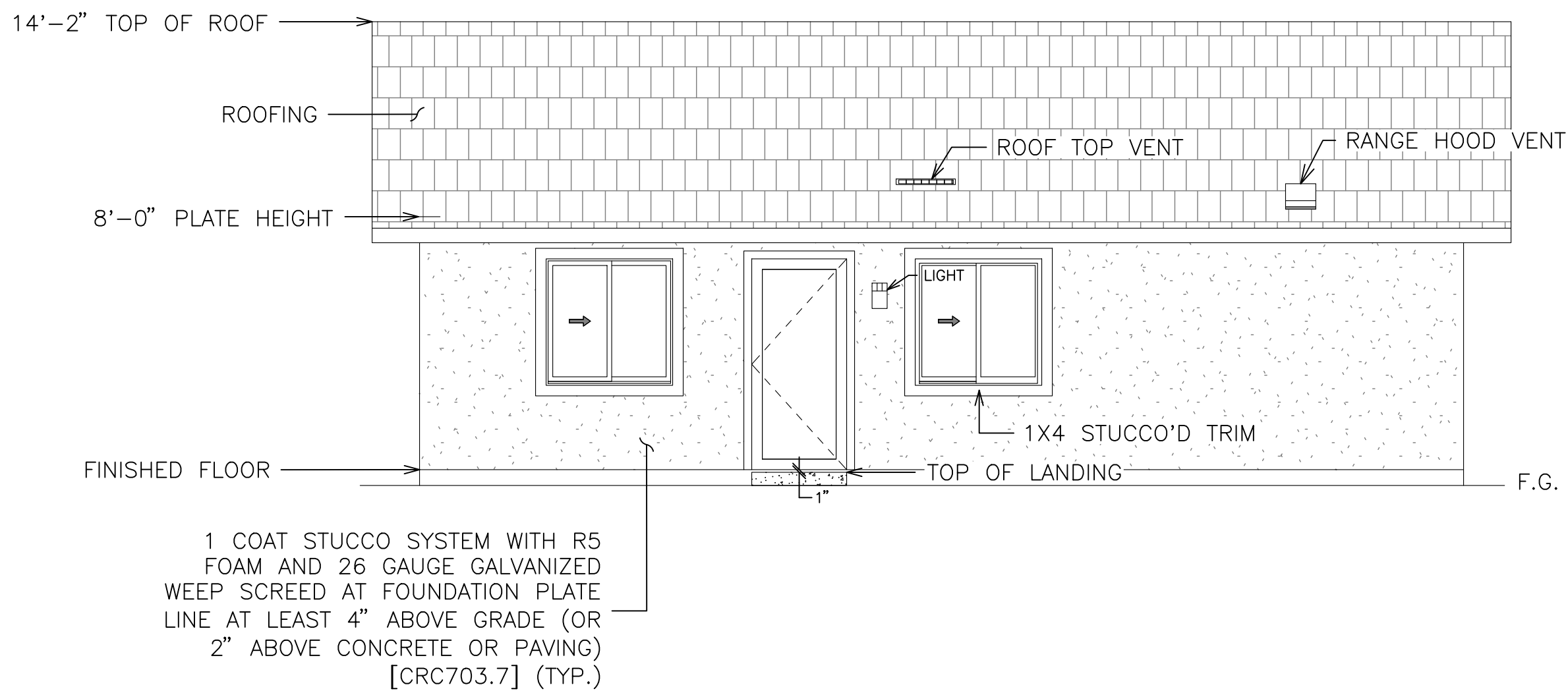
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| SHEET DESCRIPTION | SECTIONS                                        |
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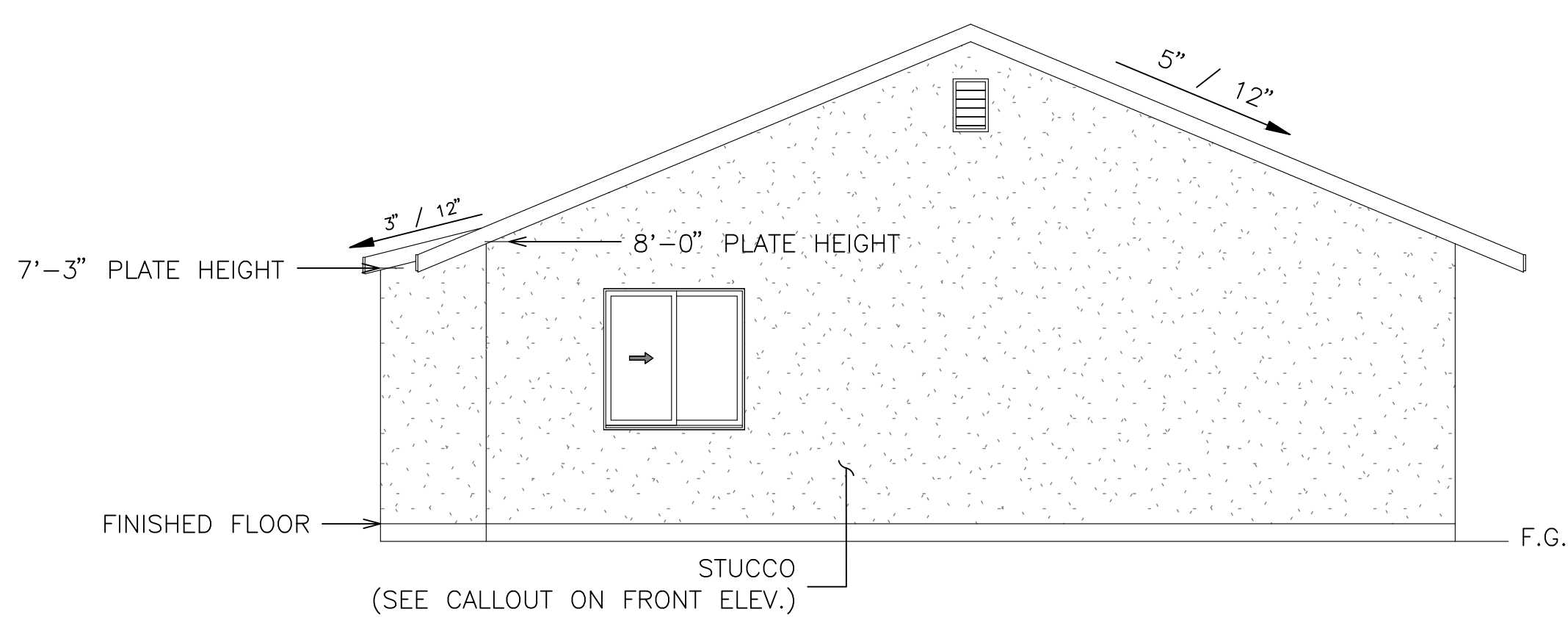
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| SHEET | A2 |
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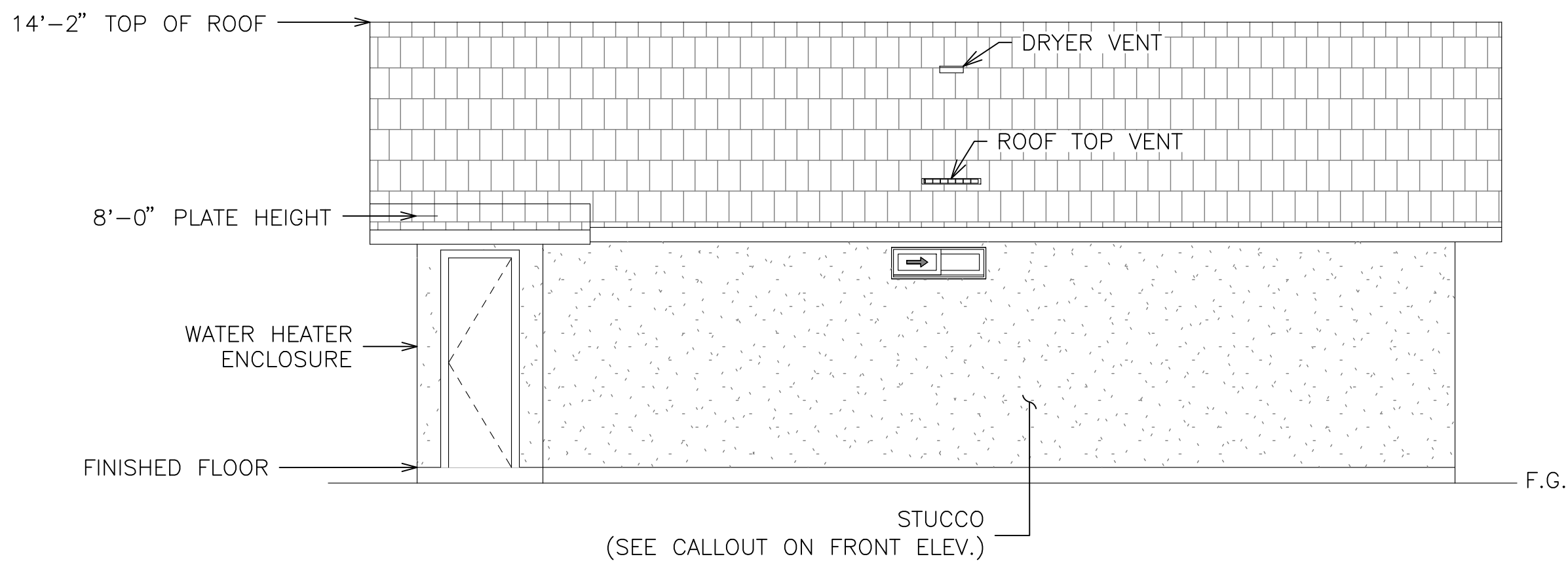
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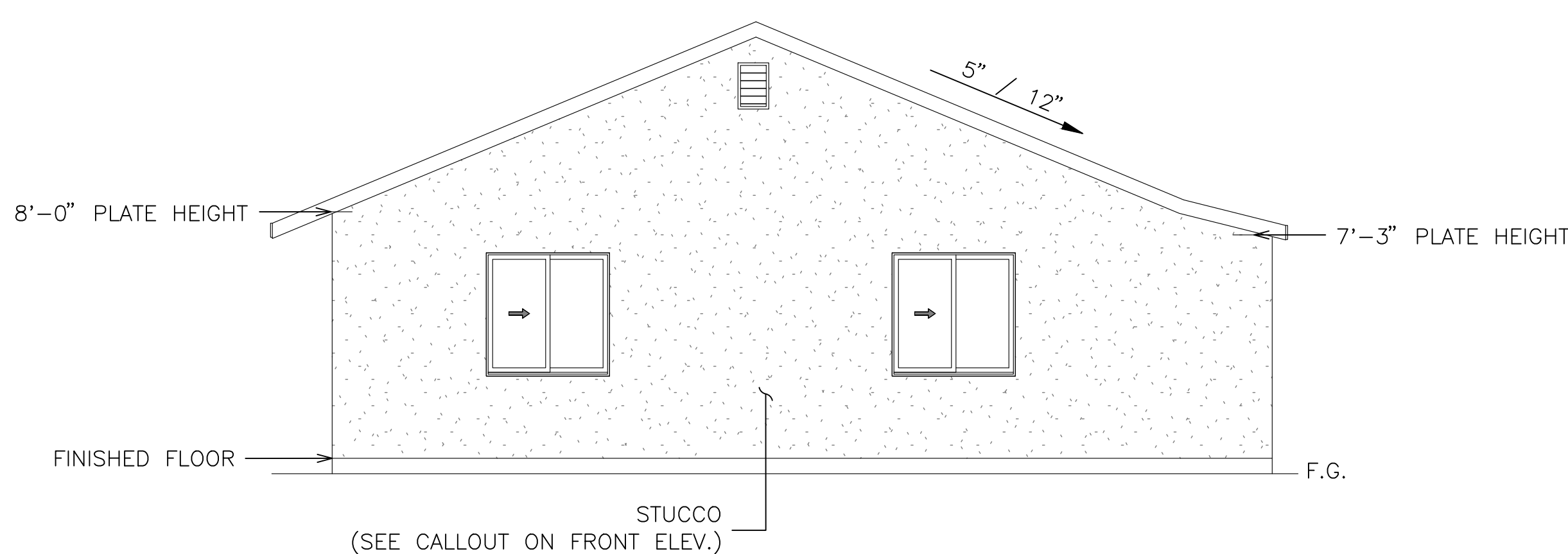
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



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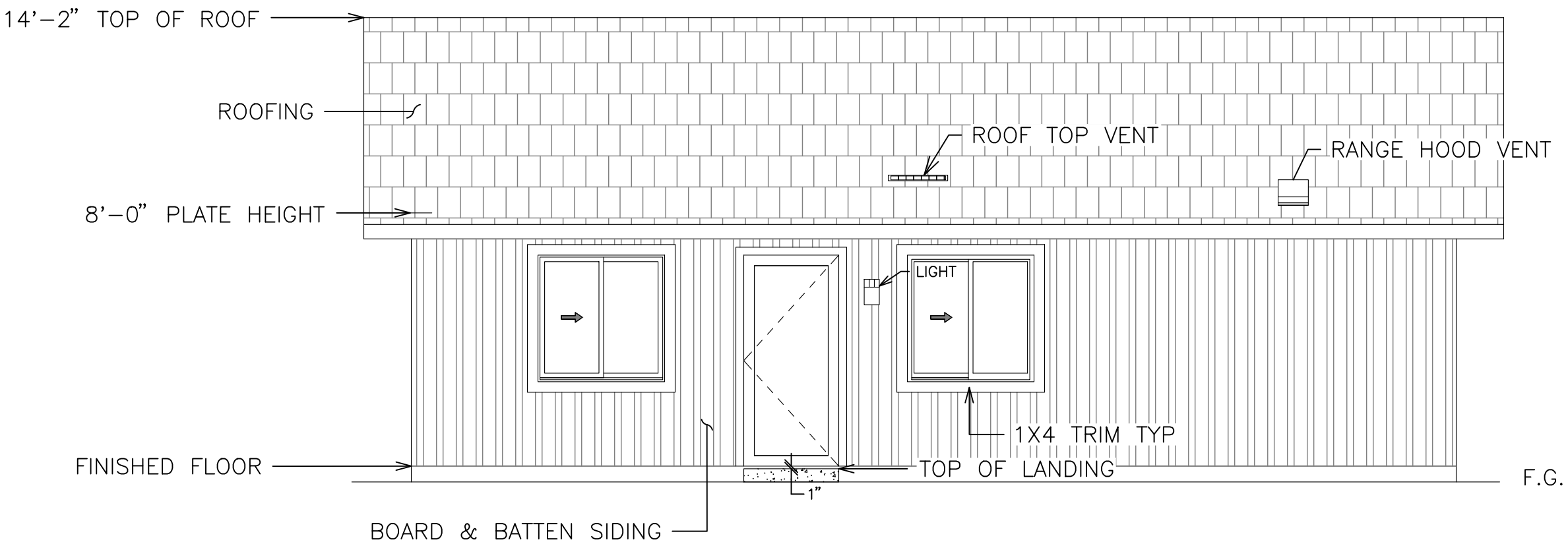
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| PROJECT TITLE     |  | CITY OF VACAVILLE - PRE-REVIEWED ADU PROGRAM |  |
| SHEET DESCRIPTION |  | ELEVATION A                                  |  |
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| SJV REAP          |  | 12/23/2024                                   |  |

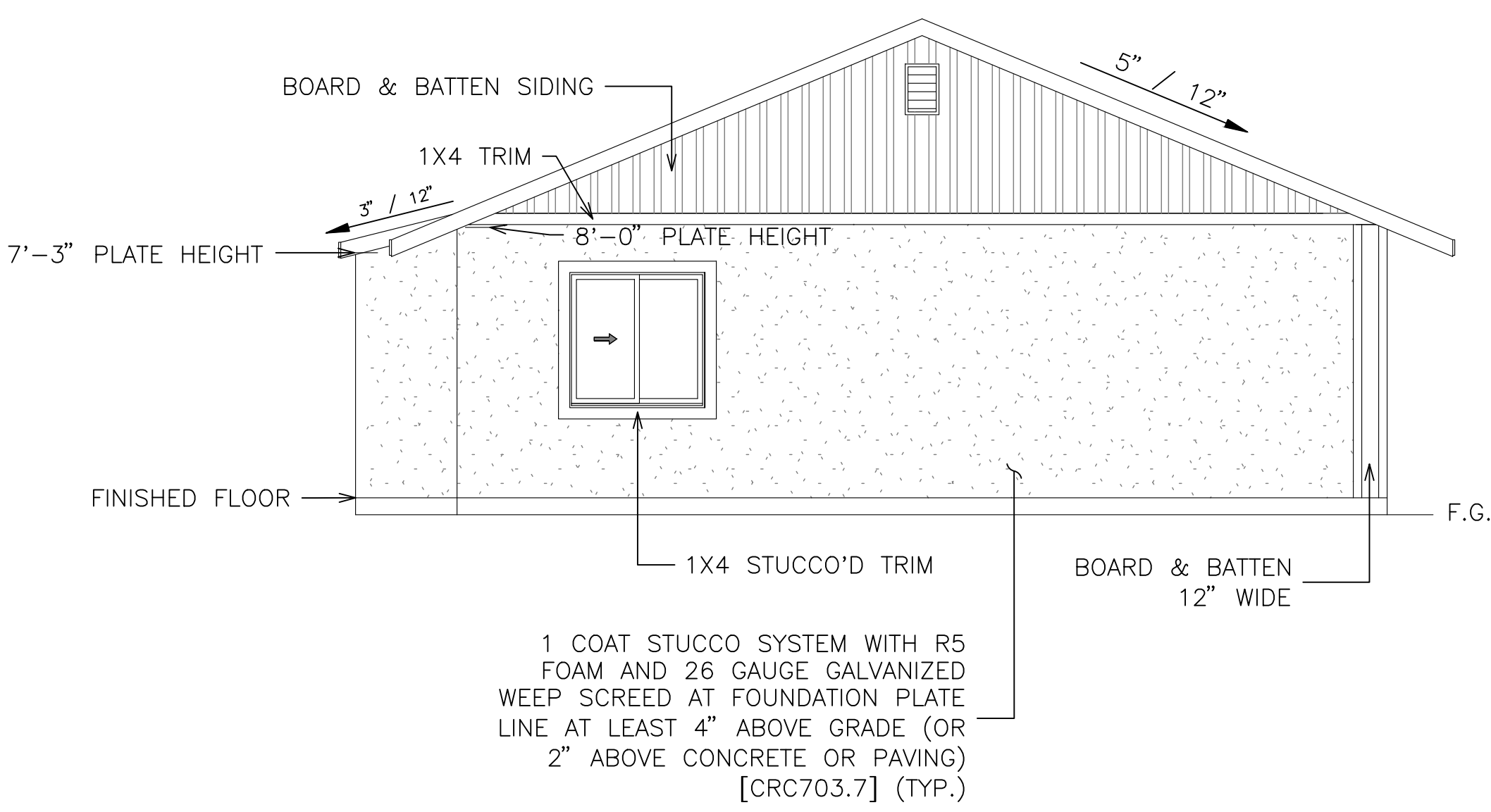
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| DRAWING SCALE |
| 1/4" = 1'     |

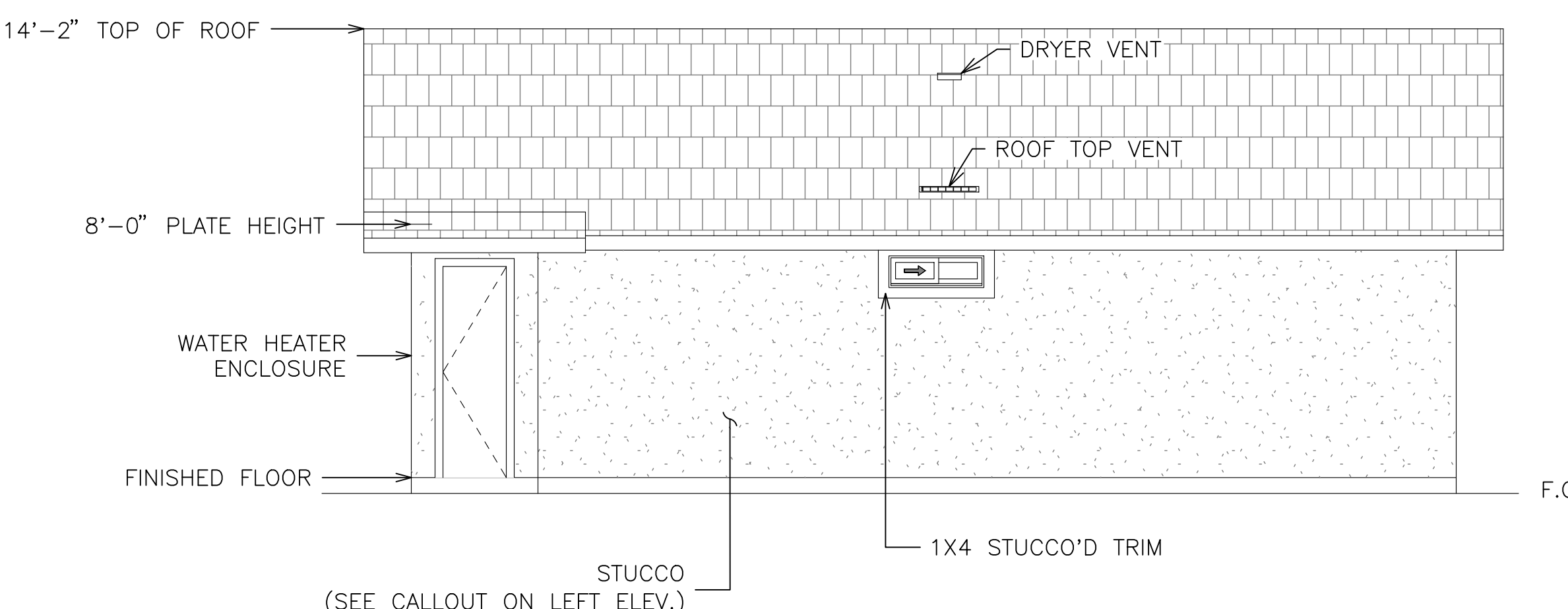
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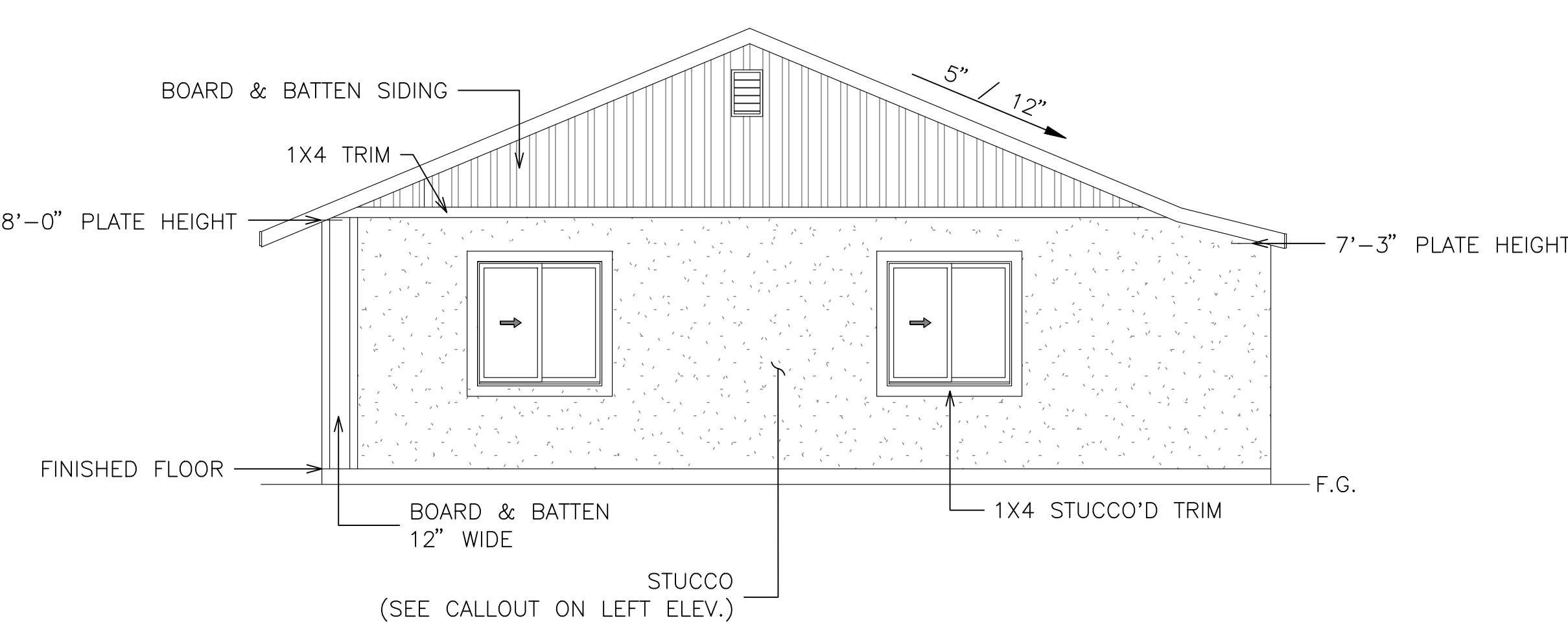
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



CITY OF  
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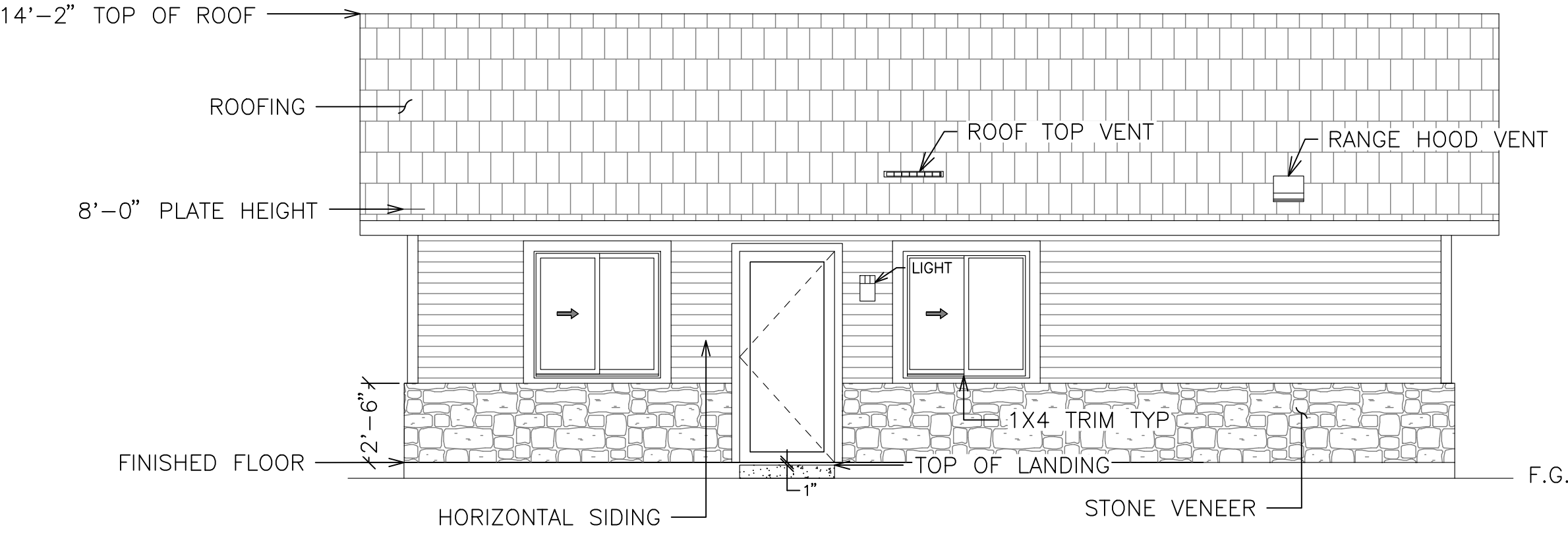
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| PROJECT TITLE     |  | CITY OF VACAVILLE -<br>PRE-REVIEWED ADU PROGRAM |            |
| SHEET DESCRIPTION |  | ELEVATION B                                     |            |
| AGENCY            |  | DATE                                            | 12/23/2024 |
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ADU SQFT  
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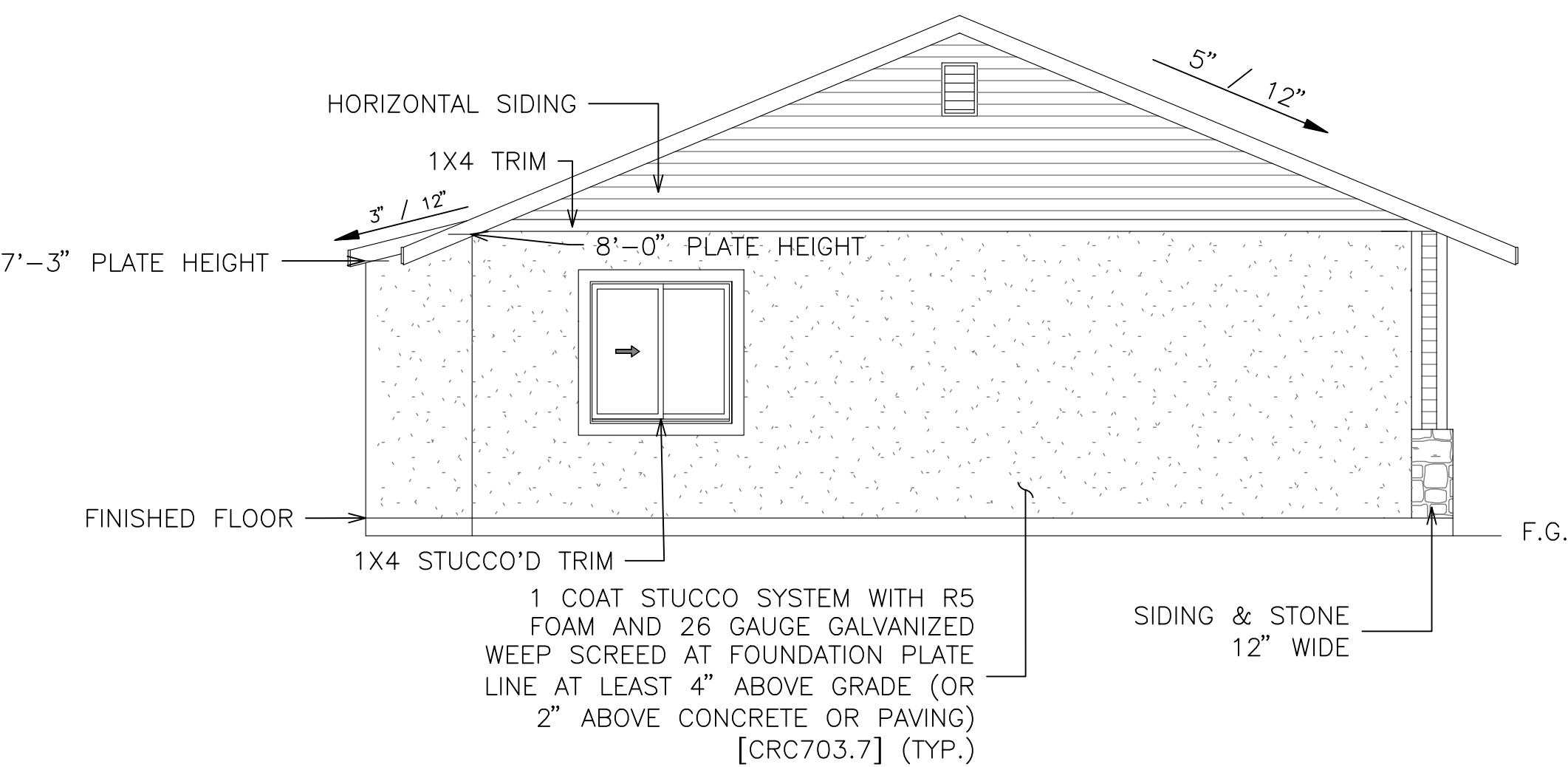
DRAWING SCALE  
**1/4" = 1'**

SHEET  
**A4**

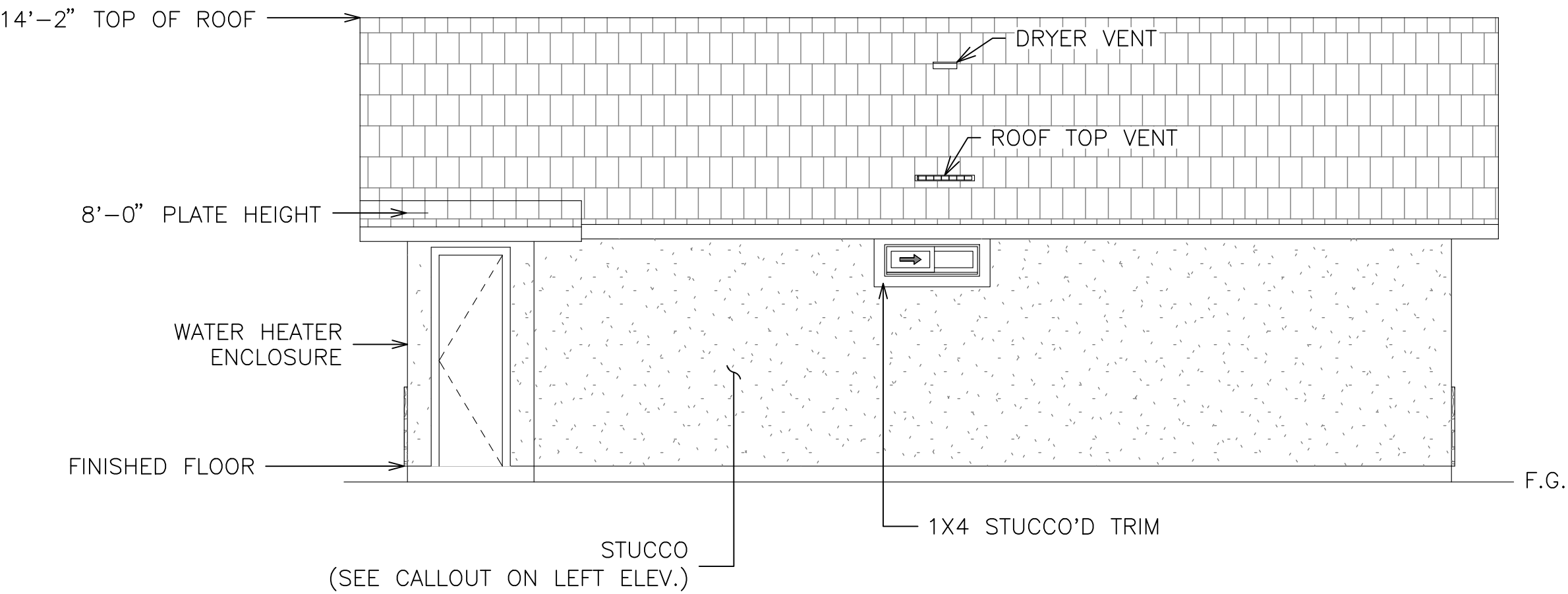
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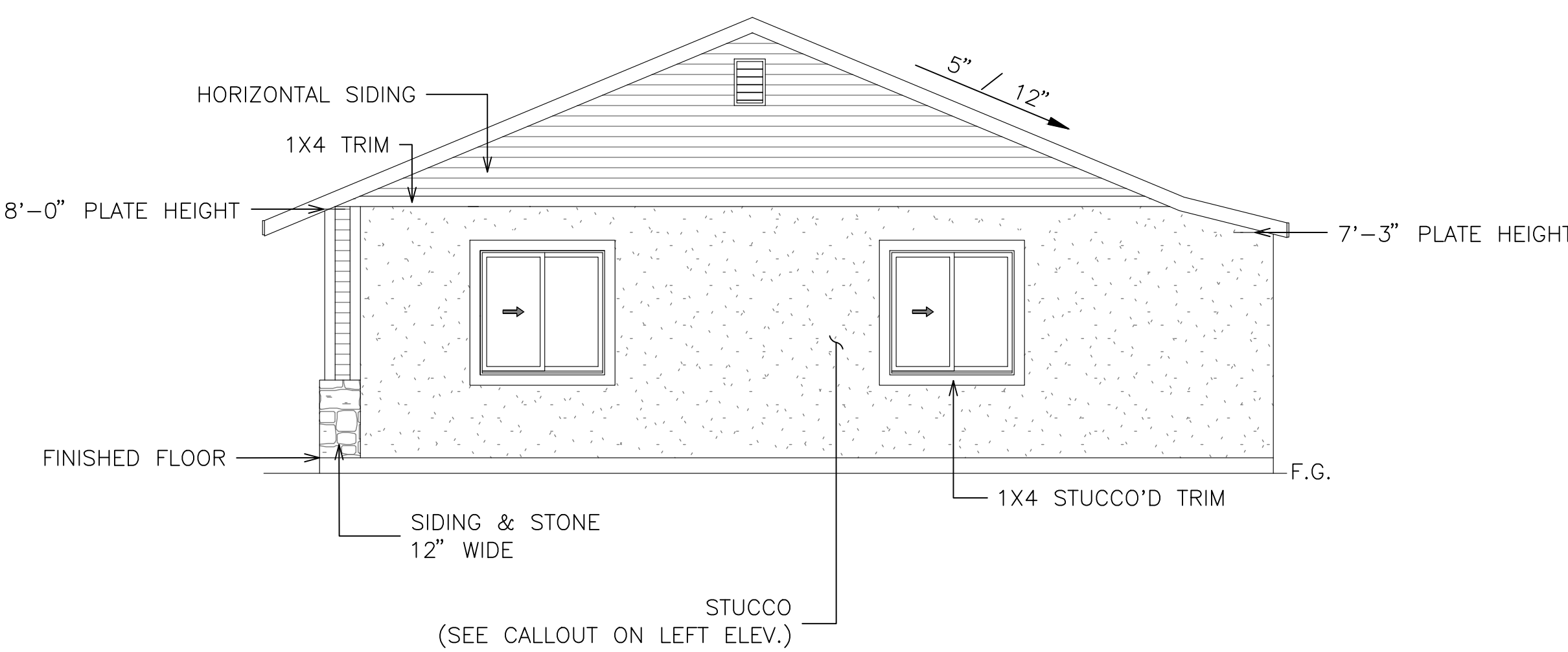
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



CITY OF  
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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  
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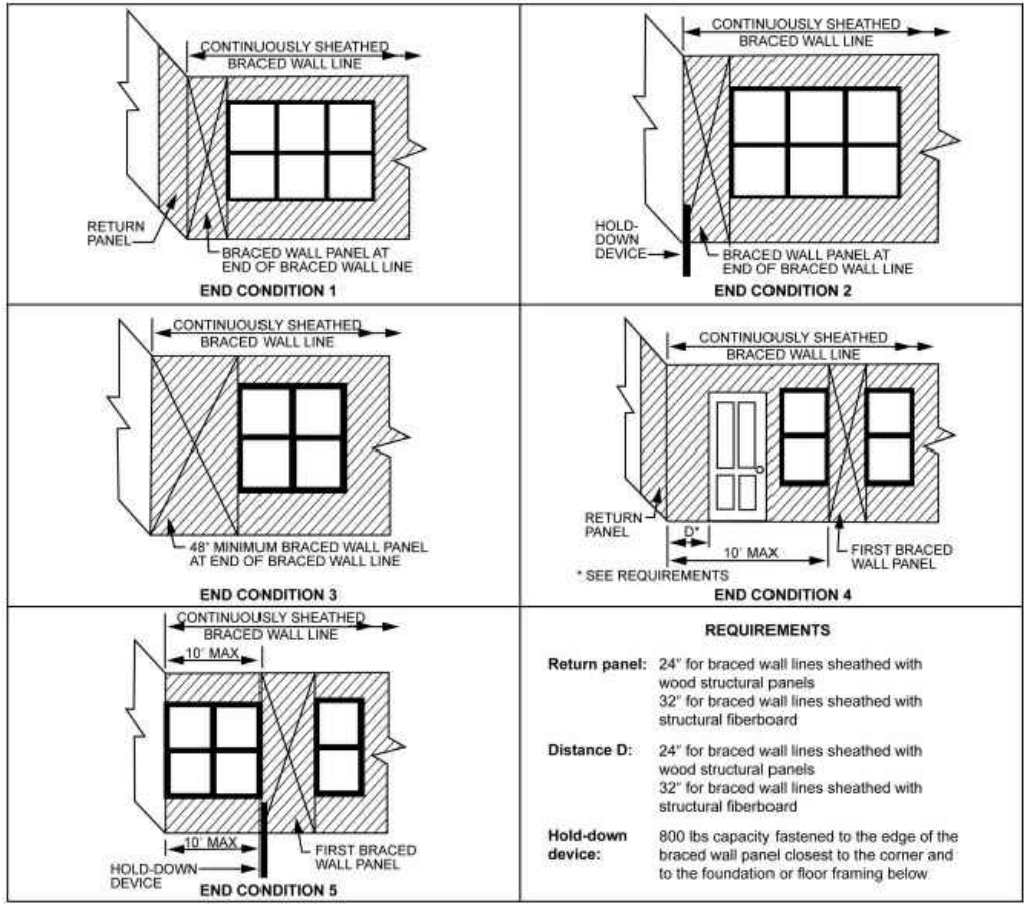
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|                   | AGENCY                   | DATE       |
|                   | SJV REAP                 | 12/23/2024 |

ADU SQFT  
**908**

DRAWING SCALE  
**1/4" = 1'**

SHEET  
**A5**

FIGURE R602.10.7  
END CONDITIONS FOR BRACED WALL LINES  
WITH CONTINUOUS SHEATHING



WALL BRACING NOTES

- FOR THE PURPOSE OF DETERMINING THE AMOUNT AND LOCATION OF BRACING REQUIRED IN EACH STORY LEVEL OF A BUILDING, BRACED WALL LINES SHALL BE DESIGNATED AS STRAIGHT LINES IN THE BUILDING PLAN PLACED IN ACCORDANCE WITH THIS SECTION.(CRC602.10.1)
- THE LENGTH OF A BRACED WALL LINE SHALL BE THE DISTANCE BETWEEN ITS ENDS. THE END OF A BRACED WALL LINE SHALL BE THE INTERSECTION WITH A PERPENDICULAR BRACED WALL LINE, AN ANGLED BRACED WALL LINE AS PERMITTED IN SECTION R602.10.1.4 OR AN EXTERIOR WALL AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.1)
- EACH BRACED WALL LINE SHALL BE LOCATED SUCH THAT NO MORE THAN TWO-THIRDS OF THE REQUIRED BRACED WALL PANEL LENGTH IS LOCATED TO ONE SIDE OF THE BRACED WALL LINE. BRACED WALL PANELS SHALL BE PERMITTED TO BE OFFSET UP TO 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE. BRACED WALL PANELS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1. EXTERIOR WALLS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1. INTERIOR WALLS USED AS BRACING SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM A BRACED WALL LINE THROUGH THE INTERIOR OF THE BUILDING AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.2)
- THE SPACING BETWEEN PARALLEL BRACED WALL LINES SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.3. INTERMEDIATE BRACED WALL LINES THROUGH THE INTERIOR OF THE BUILDING SHALL BE PERMITTED. (CRC602.10.1.3)

TABLE R602.10.1.3  
BRACED WALL LINE SPACING

| APPLICATION     | CONDITION                                            | BUILDING TYPE                                 | BRACED WALL LINE SPACING CRITERIA |                                                                                                                                          |
|-----------------|------------------------------------------------------|-----------------------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                                                      |                                               | Maximum Spacing                   | Exception to Maximum Spacing                                                                                                             |
| Wind bracing    | Ultimate design wind speed 100 mph to < 140 mph      | Detached, townhouse                           | 60 feet                           | None                                                                                                                                     |
|                 | SDC A – C                                            | Detached                                      | Use wind bracing                  |                                                                                                                                          |
| Seismic bracing | SDC A – B                                            | Townhouse                                     | Use wind bracing                  |                                                                                                                                          |
|                 | SDC C                                                | Townhouse                                     | 35 feet                           | Up to 50 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).                  |
|                 | SDC D <sub>o</sub> , D <sub>1</sub> , D <sub>2</sub> | Detached, townhouses, one- and two-story only | 25 feet                           | Up to 35 feet to allow for a single room not to exceed 900 square feet. Spacing of all other braced wall lines shall not exceed 25 feet. |
|                 | SDC D <sub>o</sub> , D <sub>1</sub> , D <sub>2</sub> | Detached, townhouse                           | 25 feet                           | Up to 35 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).                  |

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 mile per hour = 0.447 m/s.

- BRACED WALL LINES WITH A LENGTH OF 16 FEET (4877 MM) OR LESS SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS OF ANY LENGTH OR ONE BRACED WALL PANEL EQUAL TO 48 INCHES (1219 MM) OR MORE. BRACED WALL LINES GREATER THAN 16 FEET (4877 MM) SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS. (CRC602.10.2.3)
- TABLE R602.10.3(1) AND THE APPLICABLE ADJUSTMENT FACTORS IN TABLE R602.10.2(2) (CRC602.10.3)

TABLE R602.10.3(3)  
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

| Seismic Design Category | Story Location | Braced Wall Line Length (feet) <sup>a</sup> | MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE <sup>b, c</sup> |           |                                                      |            |                             |
|-------------------------|----------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------|------------|-----------------------------|
|                         |                |                                             | Method LIB <sup>d</sup>                                                                                | Method GB | Methods DWB, SFB, PBS, PCP, HPS, CS-SFB <sup>e</sup> | Method WSP | Methods CS-WSP, CS-G, CS-PF |
| D <sub>o</sub>          |                | 10                                          | NP                                                                                                     | 2.8       | 2.8                                                  | 1.8        | 1.6                         |
|                         |                | 20                                          | NP                                                                                                     | 5.5       | 5.5                                                  | 3.6        | 3.1                         |
|                         |                | 30                                          | NP                                                                                                     | 8.3       | 8.3                                                  | 5.4        | 4.6                         |
|                         |                | 40                                          | NP                                                                                                     | 11.0      | 11.0                                                 | 7.2        | 6.1                         |
|                         |                | 50                                          | NP                                                                                                     | 13.8      | 13.8                                                 | 9.0        | 7.7                         |
|                         |                | 10                                          | NP                                                                                                     | 5.3       | 5.3                                                  | 3.8        | 3.2                         |
|                         |                | 20                                          | NP                                                                                                     | 10.5      | 10.5                                                 | 7.5        | 6.4                         |
|                         |                | 30                                          | NP                                                                                                     | 15.8      | 15.8                                                 | 11.3       | 9.6                         |
|                         |                | 40                                          | NP                                                                                                     | 21.0      | 21.0                                                 | 15.0       | 12.8                        |
|                         |                | 50                                          | NP                                                                                                     | 26.3      | 26.3                                                 | 18.8       | 16.0                        |
|                         |                | 10                                          | NP                                                                                                     | 7.3       | 7.3                                                  | 5.3        | 4.5                         |
|                         |                | 20                                          | NP                                                                                                     | 14.5      | 14.5                                                 | 10.5       | 9.0                         |
|                         |                | 30                                          | NP                                                                                                     | 21.8      | 21.8                                                 | 15.8       | 13.4                        |
|                         |                | 40                                          | NP                                                                                                     | 29.0      | 29.0                                                 | 21.0       | 17.9                        |
|                         |                | 50                                          | NP                                                                                                     | 36.3      | 36.3                                                 | 26.3       | 22.3                        |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

NP = Not Permitted.

a. Linear interpolation shall be permitted.

b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S<sub>ds</sub> values associated with the seismic design categories shall be permitted when a site-specific S<sub>ds</sub> value is determined in accordance with Section 1613.2 of the California Building Code.

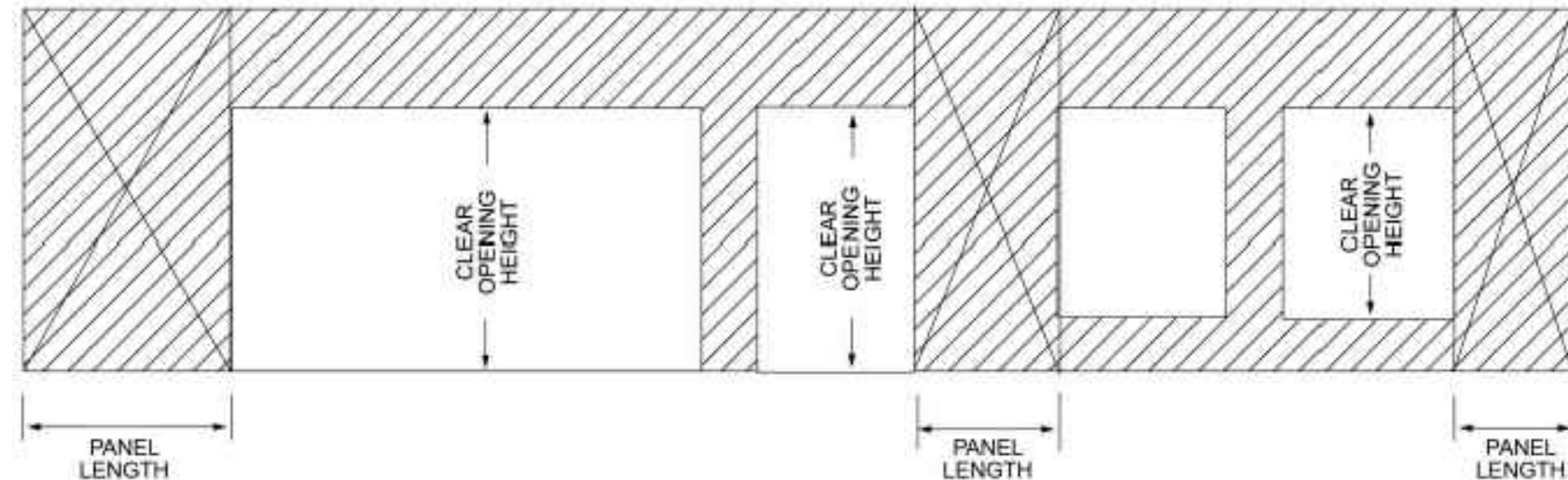
c. Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.

d. Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.

e. Methods PFG and CS-SFB do not apply in Seismic Design Categories D<sub>o</sub>, D<sub>1</sub>, and D<sub>2</sub>.

f. Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.

FIGURE R602.10.5  
BRACED WALL PANELS WITH CONTINUOUS SHEATHING



KEYNOTES/LEGEND

- BRACED WALL LINE
- FOUNDATION PLAN DETAIL FOUND ON SHEET S3
- SECTION DETAIL
- INDICATES CONCRETE FOOTING AREA

| WALL BRACING SCHEDULE |                         |                                                   |
|-----------------------|-------------------------|---------------------------------------------------|
| TYPE                  | MATERIAL                | NAILING/STAPLING                                  |
|                       | 3/8" PLYWD <sup>2</sup> | 6d NAILS; EDGES @ 6" O.C. , FIELD NAIL @ 12" O.C. |

- EXPANDED METAL OR WOVEN WIRE LATH STAPLED TO ALL STUDS, TOP AND BTM.
- STRUCTURAL PANEL SHEATHING TO BE USED ON ALL EXTERIOR SURFACES INCLUDING AREAS ABOVE AND BELOW OPENINGS.

TABLE R602.3(3)  
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES<sup>a, b, c</sup>

| MINIMUM NAIL              |                      | MINIMUM WOOD STRUCTURAL PANEL SPAN RATING | MINIMUM NOMINAL PANEL THICKNESS (inches) | MAXIMUM WALL STUD SPACING (inches) | PANEL NAIL SPACING  |                     | ULTIMATE DESIGN WIND SPEED V <sub>ult</sub> (mph) |     |     |
|---------------------------|----------------------|-------------------------------------------|------------------------------------------|------------------------------------|---------------------|---------------------|---------------------------------------------------|-----|-----|
| Size                      | Penetration (inches) |                                           |                                          |                                    | Edges (inches o.c.) | Field (inches o.c.) | Wind exposure category                            |     |     |
| 6d Common (2.0" x 0.113") | 1.5                  | 24/0                                      | 3/8                                      | 16                                 | 6                   | 12                  | B                                                 | C   | D   |
| 8d Common (2.5" x 0.131") | 1.75                 | 24/16                                     | 7/16                                     | 16                                 | 6                   | 12                  | 140                                               | 115 | 110 |
|                           |                      |                                           |                                          | 24                                 | 6                   | 12                  | 170                                               | 140 | 135 |
|                           |                      |                                           |                                          |                                    | 6                   | 12                  | 140                                               | 115 | 110 |

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

- Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
- Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
- Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

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| PROJECT TITLE<br>CITY OF VACAVILLE –<br>PRE-REVIEWED ADU PROGRAM |  | DATE<br>12/23/2024 |
| SHEET DESCRIPTION<br>FOUNDATION PLAN                             |  |                    |
| AGENCY<br>SJV REAP                                               |  |                    |

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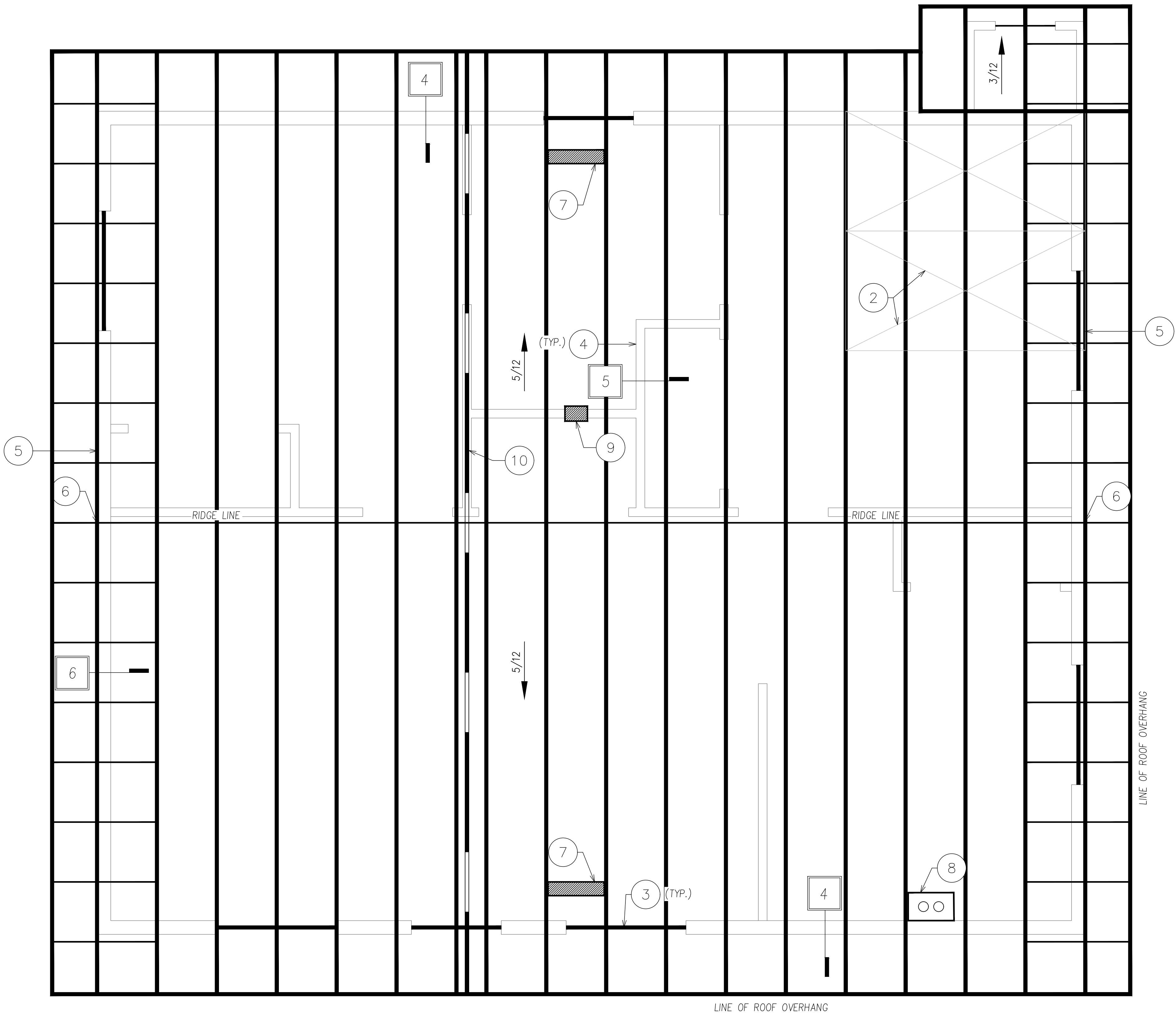
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DRAWING SCALE

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SHEET

S1



KEYNOTES

- 1 PRE-MFR. TRUSSES @ 24" O.C.
- 2 15/32" APA RATED PLYW'D OR OSB, P.I. 32/16, EDGE NAIL W/8D @ 6" O.C. & FIELD NAIL @ 6" O.C.
- 3 6X8 D.F. # 2
- 4 TOP OF NON-BEARING, NON-BRACED WALL. SEE DETAIL 5.
- 5 SEE DETAIL 3 FOR END WALL TRUSS SHEAR TRANSFER DESIGN REQUIREMENT
- 6 LOCATION OF 12"x18" GABLE END VENT
- 7 LOCATION OF 5 1/2" x 22 1/2" ROOF TOP VENT
- 8 LOCATION OF RANGE HOOD VENT
- 9 LOCATION OF DRYER VENT
- 10 LOCATION OF DRAG TRUSS
- # FRAMING PLAN DETAIL FOUND ON SHEET S3

NOTES

- 1. TRUSS CALCULATIONS (FROM THE TRUSS MANUFACTURER) SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO A REQUEST FOR ROOF AND SHEAR INSPECTION

ATTIC VENTILATION REQUIREMENTS

$$\frac{908 \text{ SQFT}}{300} \cdot 144 \text{ in/ft} = (436 \text{ in}^2)$$

PROVIDE:

$$2 - 12\text{"x}18\text{" GABLE END VENT (140 in}^2) = (280 \text{ in}^2)$$

$$2 - 5\text{-}1/2\text{" x }22\text{-}1/2\text{" ROOF TOP VENT (83 in}^2) = (166 \text{ in}^2)$$

$$\text{TOTAL PROVIDED:} = (446 \text{ in}^2)$$

TRUSS DESIGN REQUIREMENTS

Design Criteria: 2022 CBC / 2021 IBC

|                 |                |            |
|-----------------|----------------|------------|
| Roof dead load: | Comp. shingles | = 6.0 PSF  |
|                 | Sheathing      | = 1.9 PSF  |
|                 | Trusses        | = 2.0 PSF  |
|                 | Ceiling        | = 3.1 PSF  |
|                 | Insul & Misc.  | = 2.0 PSF  |
|                 | DL Total:      | = 15.0 PSF |

Roof live load:

Slope = 5:12

$R_s = 1.2 - (.05) = .95$

$L_r = .95(20) = 19 \text{ PSF}$

Roof Trusses: (Designed by manufacturer)

Roof Beams / Headers

$$S = 6.5 W = 13.5 (15 + 19) + 10 = 469$$

$$R = 3.25(469) = 1524\text{'}$$

(X - 1)

Use 6 x 8

Foundation:

$$W_{\text{MAX}} = 469 + 9(15) = 604$$

Use 1'-0" W x 1'-0" into soil cont. fig. w/ #4 T&B



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| PROJECT TITLE | CITY OF VACAVILLE -      |            |
|               | PRE-REVIEWED ADU PROGRAM |            |
|               | SHEET DESCRIPTION        |            |
| AGENCY        | SJV REAP                 | DATE       |
|               |                          | 12/23/2024 |

ADU SQFT

908

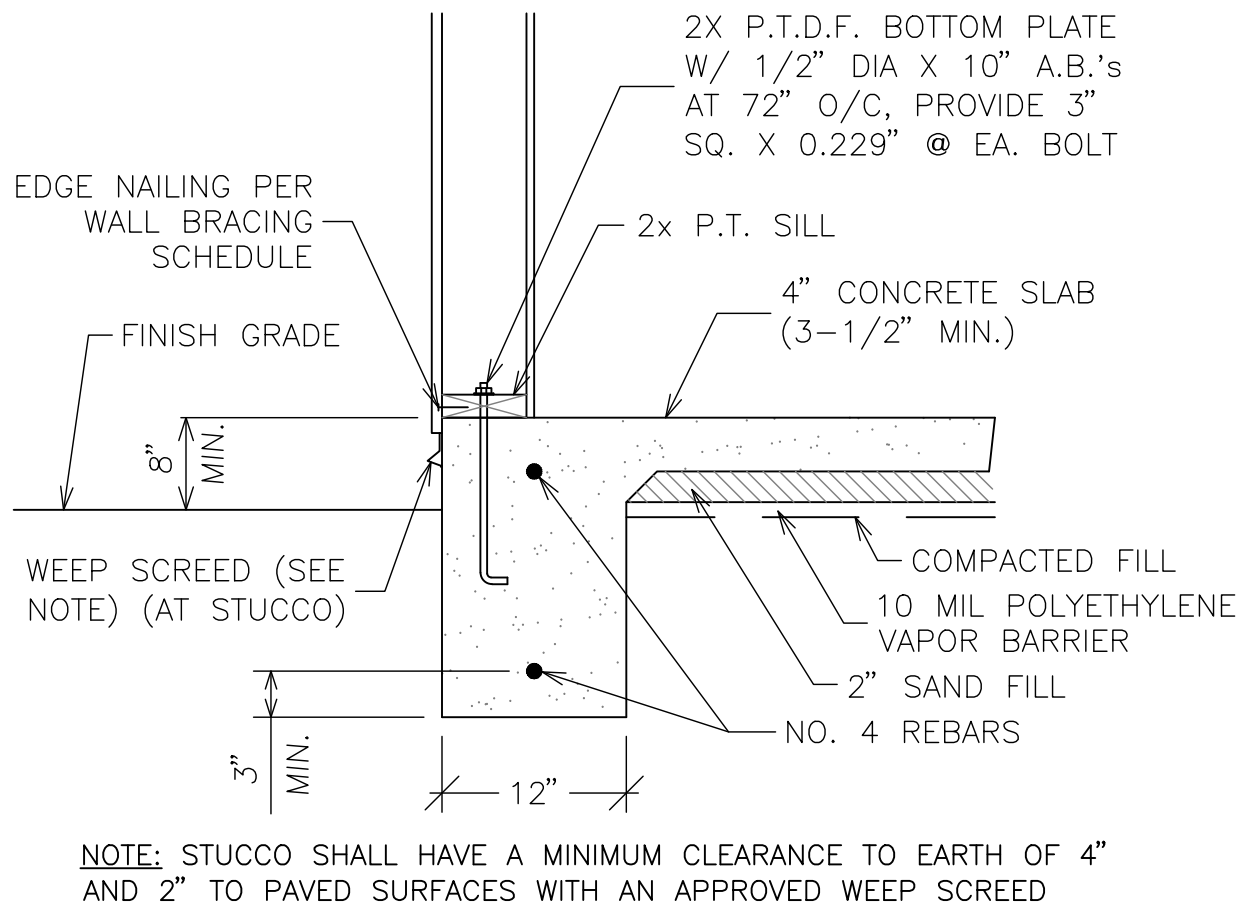
DRAWING SCALE

1/2" = 1'

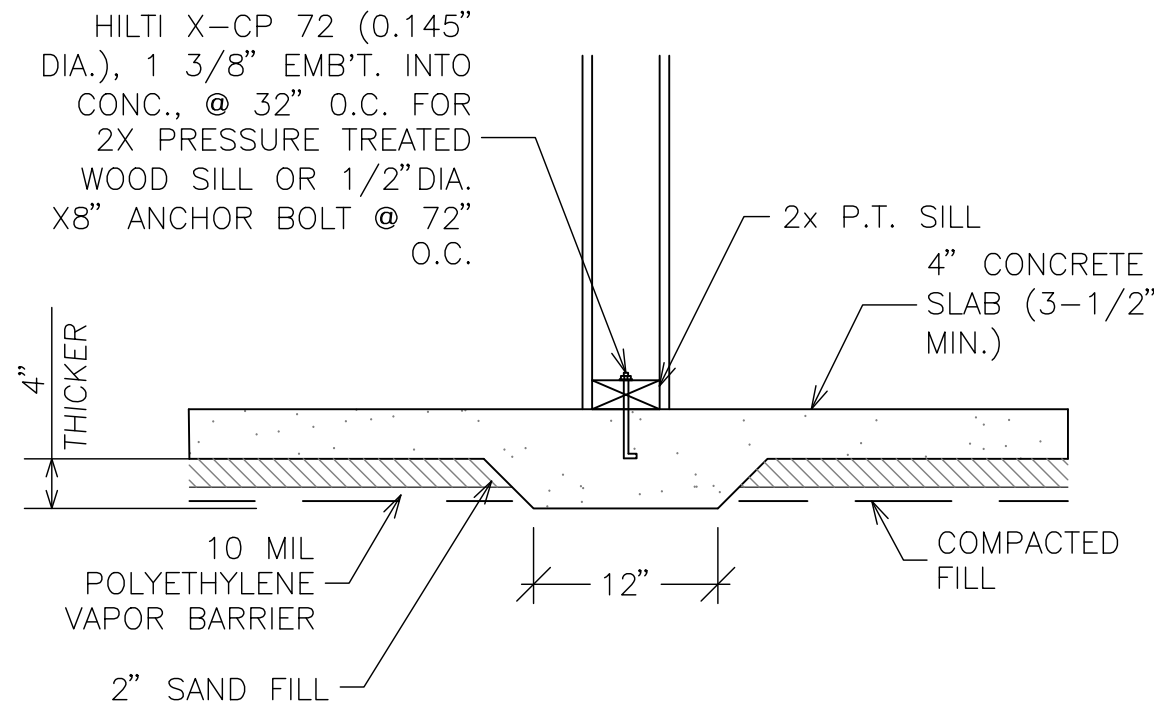
SHEET

S2

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1 EXTERIOR FOOTING  
N.T.S.



2 NON-BEARING INTERIOR FOOTING  
N.T.S.

TENSION STRAP AT INTERIOR FACE OF WALL, STRAP ACROSS HEADER AND JAMB STUDS:  
SIMPSON MSTA 30 (2,050 lbs TENSION)

7/16" APA RATED SHEATHING CDX PLWD (OR EQUIV OSB), EXTERIOR FACE OF WALL, NAIL 8d 3" o.c IN ALL FRAMING (STUDS, BLOCKING, AND SILLS, TYP) SEE DETAIL SHEETS FOR MINIMUM PANEL SIZES AND NAILING PARAMETERS

FASTEN SHEATHING TO HEADER WITH 8d COMMON IN 3 INCH GRID PATTERN AS SHOWN

MIN DBL STUD AT CORNER

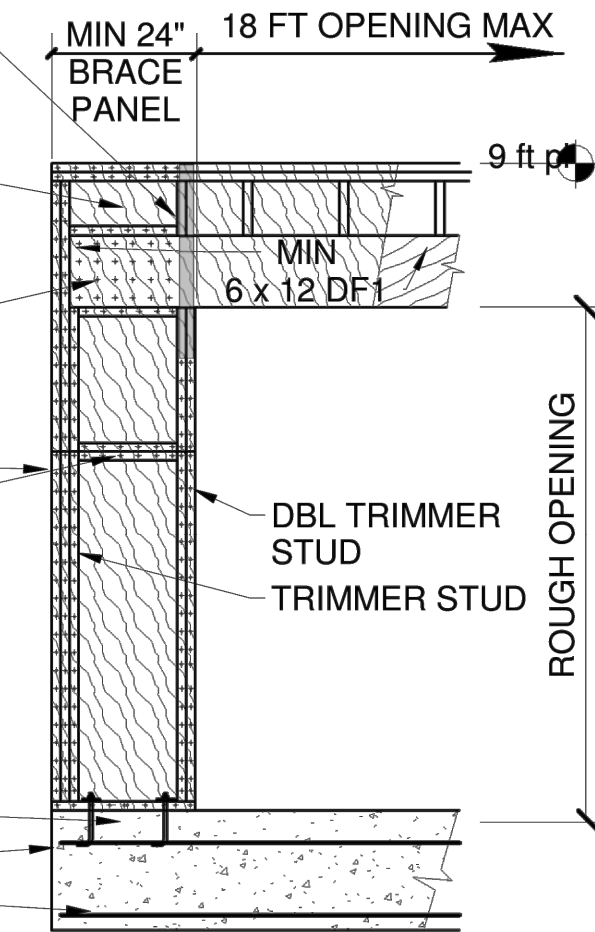
4 x BLOCKING AT ALL PANEL EDGES

2 x 6 PT SILL PL W/ MINIMUM (2) 1/2" DIA AB W/ 3" x 3" x 1/4" CUT PL WASHER, EMBED BOLT 7" INTO FTG (CRC FIGURE R602.10.6.4)

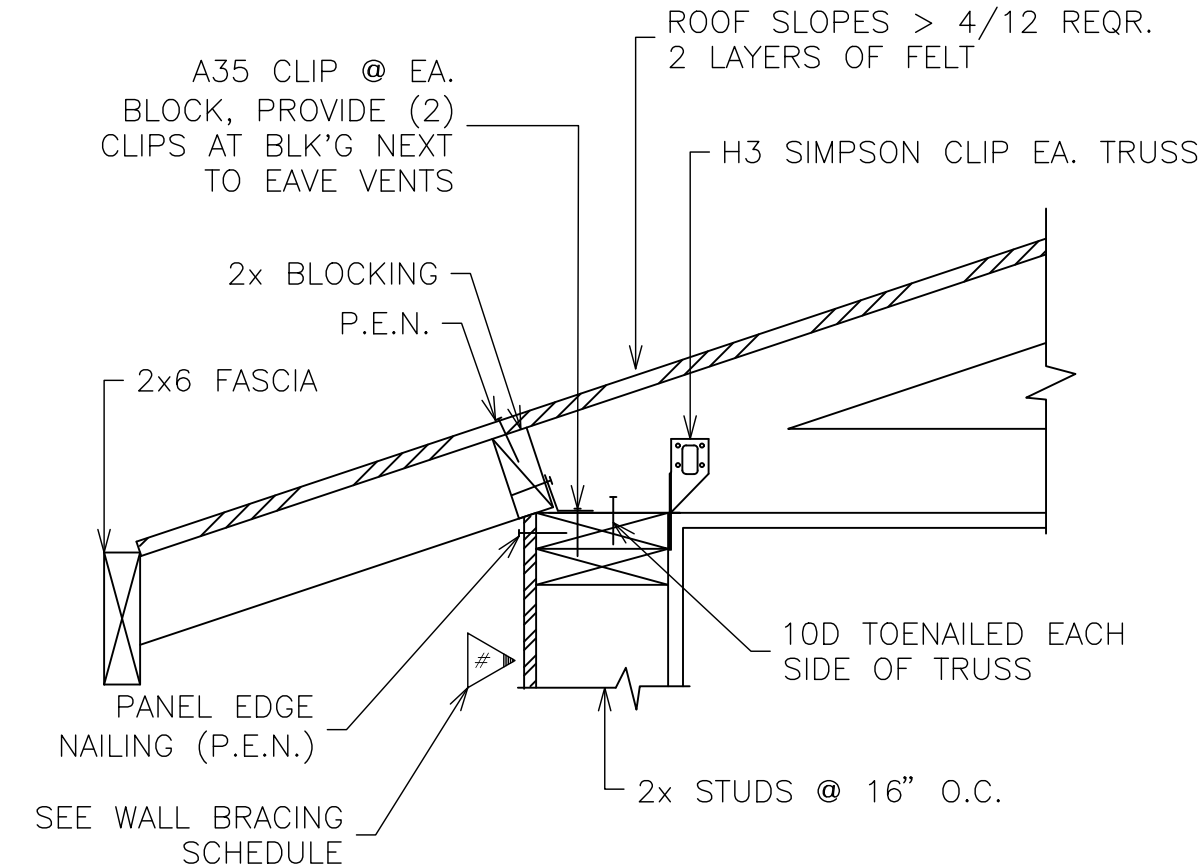
# 4 TOP AND BOT, LAPS MIN 15"

2 x 6 @ 24" o.c. WOOD FRAME WALL, PROVISIONS PER CHAPTER 6 CRC

DERIVED FROM CRC  
FIGURE R602.10.4.2

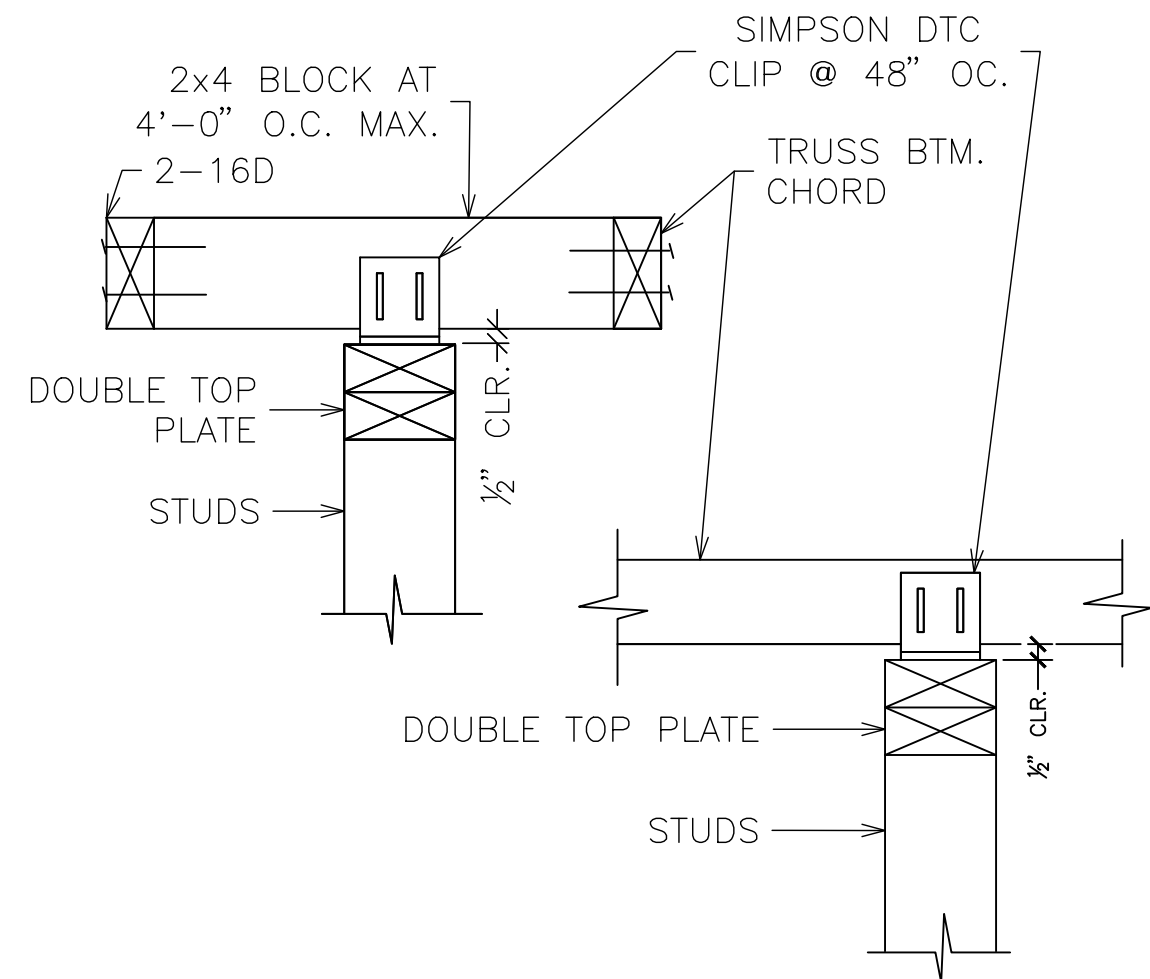


3 CS-PF DETAIL  
N.T.S.

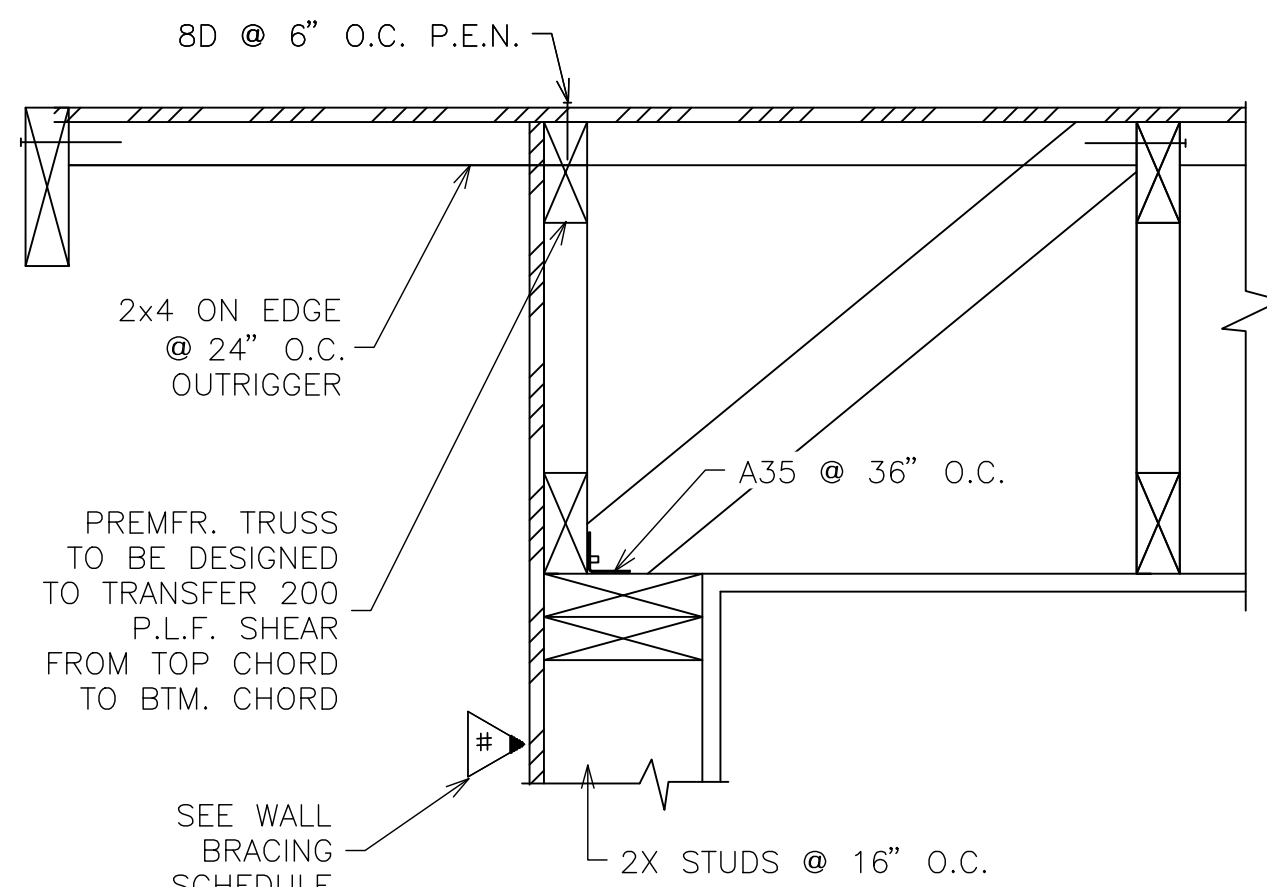


NOTE: ALL HARDWARE TO BE SIMPSON STRONG TIE OR EQUAL ALTERNATIVELY.

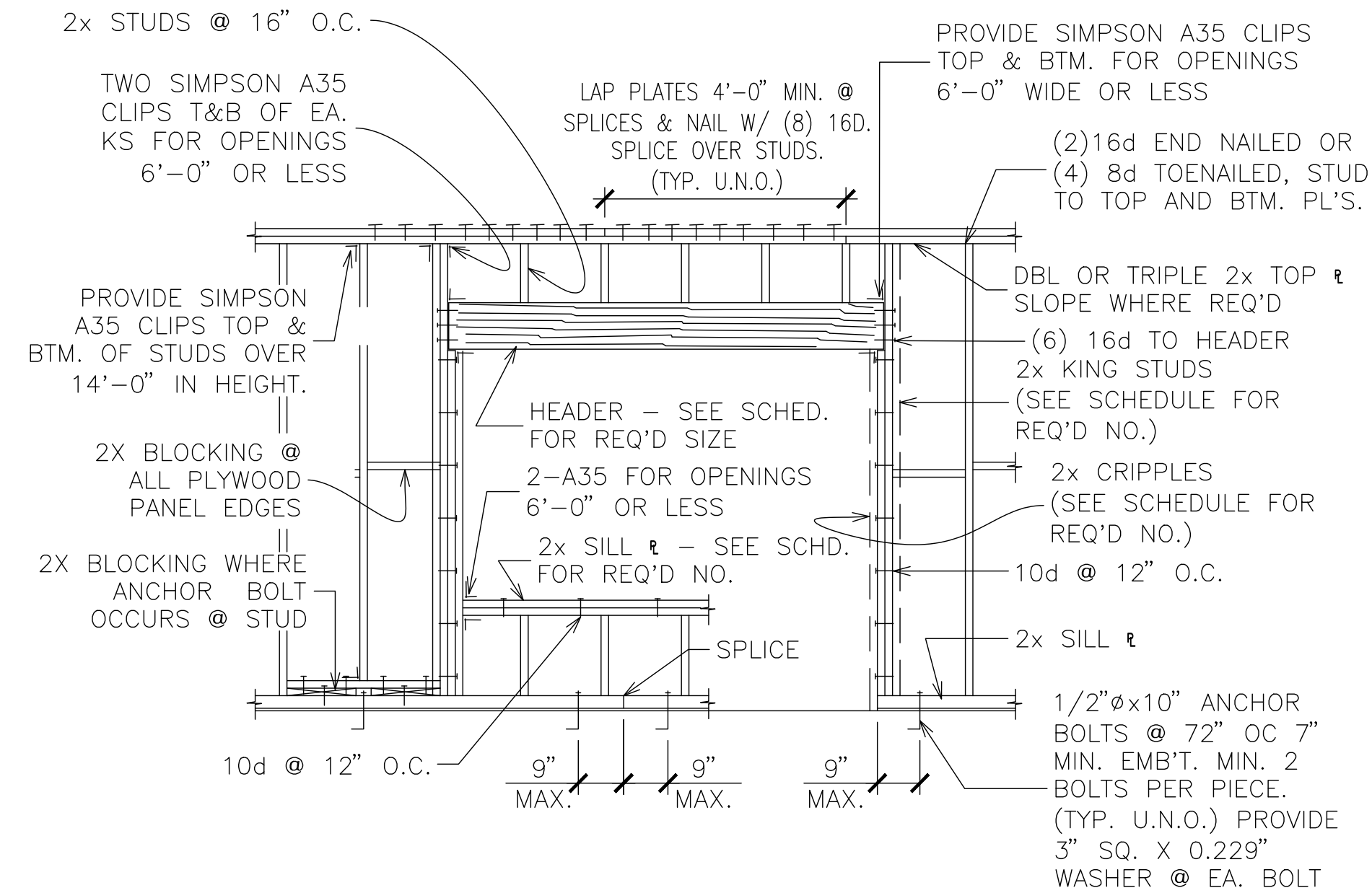
4 EAVE DETAIL  
N.T.S.



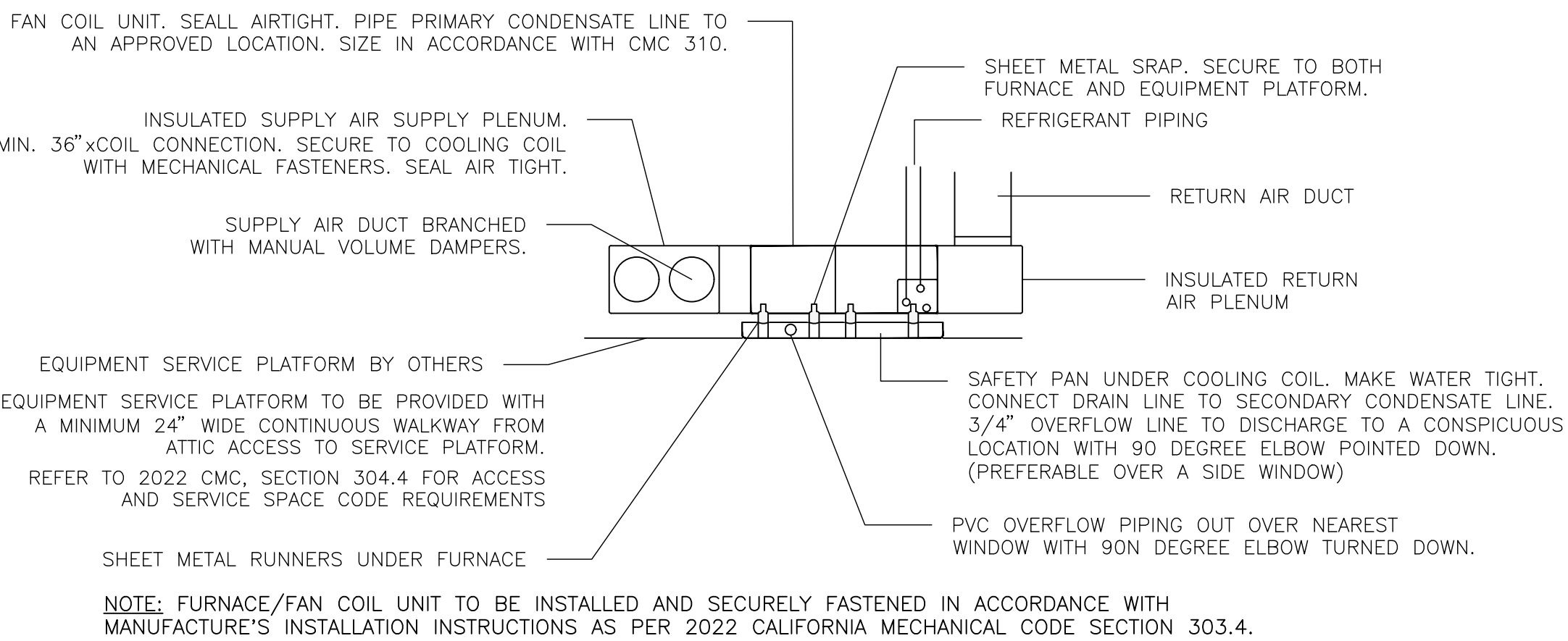
5 NON-BRG., NON-BRACED WALL CONNECTION  
N.T.S.



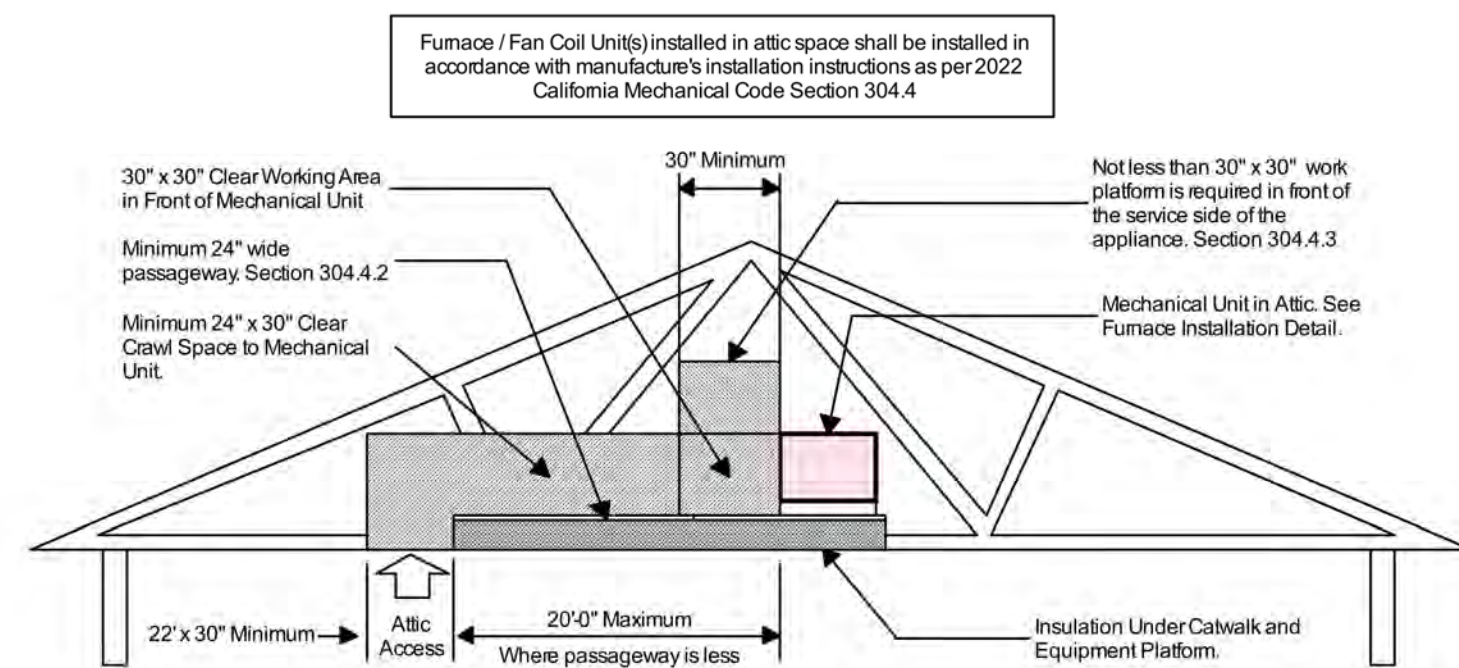
6 GABLE END DETAIL  
N.T.S.



TYP. WALL FRAMING AT OPENING N.T.S.



7 FAN COIL INSTALLATION IN ATTIC  
N.T.S.



NOTES:

1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE. [CA. ENERGY CODE 150.0(a)2]

2. FURNACE/FAN COIL UNIT(S) INSTALLED IN ATTIC SPACE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS AS PER (CMC 304.4)

8 ATTIC MOUNTED AIR HANDLER  
N.T.S.

| HEADER SCHEDULE       |              |              |                    |              |                      |          |                       |          |
|-----------------------|--------------|--------------|--------------------|--------------|----------------------|----------|-----------------------|----------|
| CLEAR SPAN OF OPENING | HEADER SIZE  |              | NUMBER OF CRIPPLES |              | NUMBER OF KING STUDS |          | NUMBER OF SILL PLATES |          |
|                       | BEARING WALL | NON-BRG WALL | BRG WALL           | NON-BRG WALL | EXTERIOR             | INTERIOR | EXTERIOR              | INTERIOR |
| UP TO 6'-0"           | 6 x 8        | 4 x 6        | 1                  | 1            | 1                    | 1        | 1                     | 1        |

NOTES:

1. 4x HEADER SIZE SHOWN IS FOR 2x4 STUD WALL. REVISE TO 6x FOR 2x6 STUD WALLS AND 8x FOR 2x8 STUD WALLS.

2. DETAILS AND MEMBER SIZES ARE TYPICAL UNLESS OTHERWISE NOTED OR DETAILED.

3. NOTES AND MEMBER SIZES SHOWN ON FRAMING PLANS SHALL TAKE PRECEDENCE OVER SCHEDULE.

9 HEADER DETAIL  
N.T.S.



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| PROJECT TITLE | CITY OF VACAVILLE - PRE-REVIEWED ADU PROGRAM | SHEET DESCRIPTION | DETAILS | DATE | 12/23/2024 |
|---------------|----------------------------------------------|-------------------|---------|------|------------|
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| ADU SQFT      |                                              |                   |         |      |            |

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DRAWING SCALE

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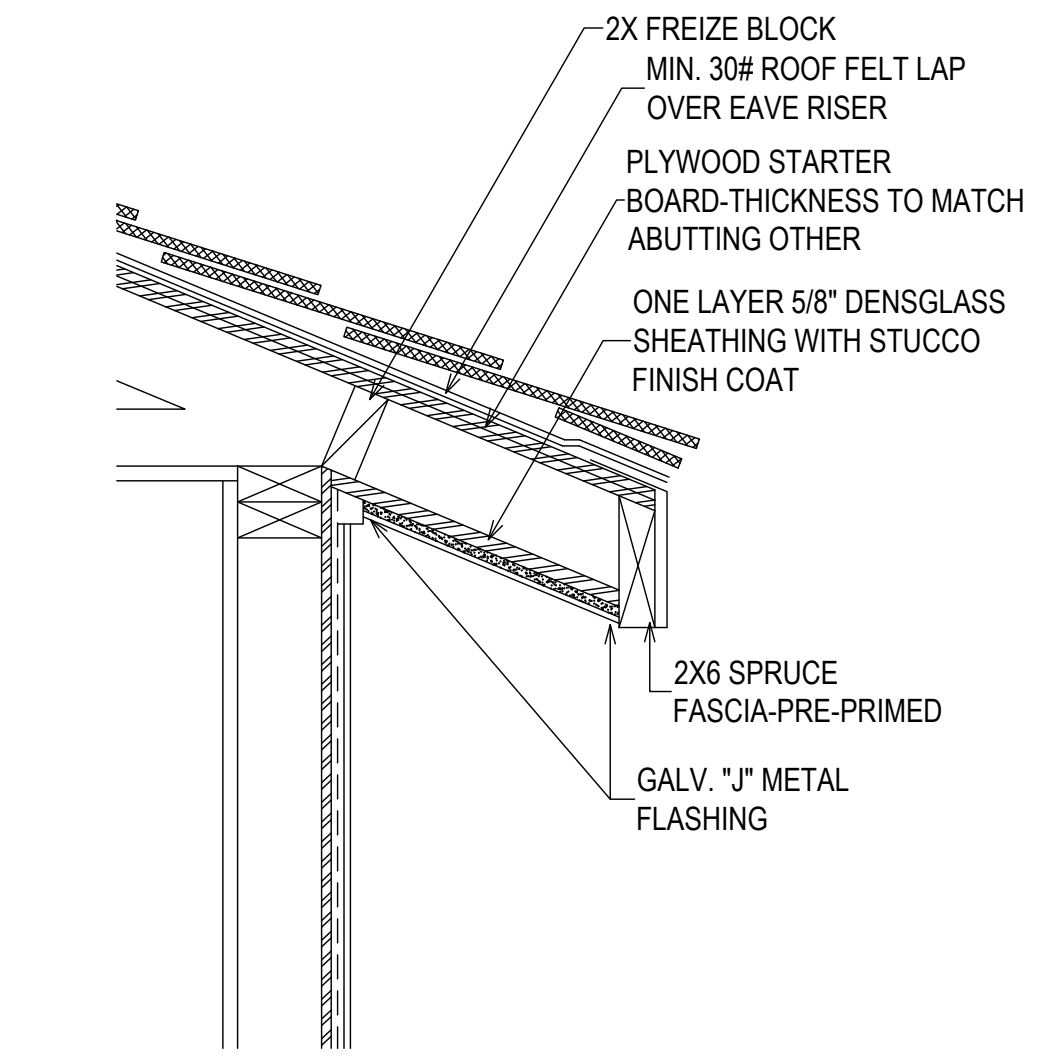
SHEET

S3

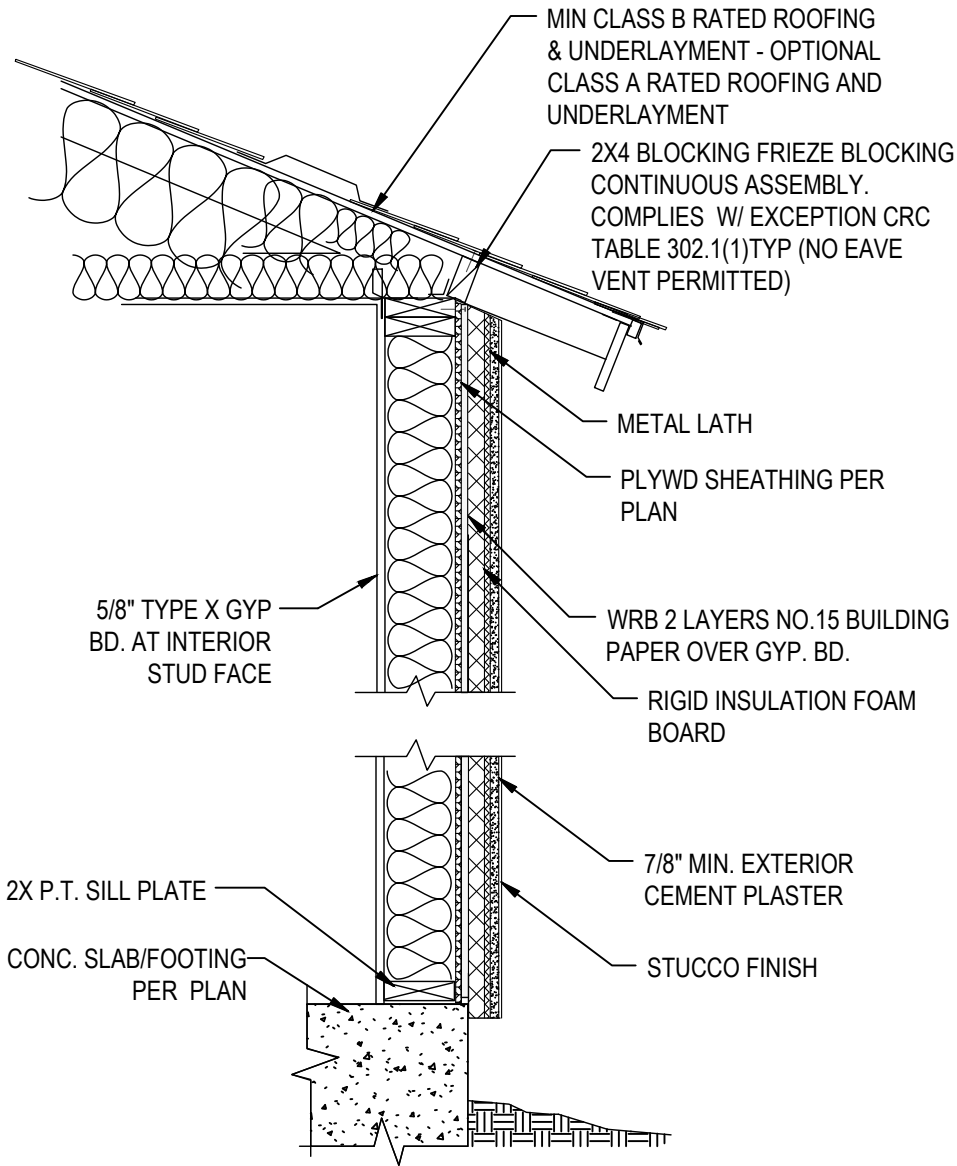
DISCLAIMER: BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VACAVILLE FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

DETAIL SELECTION

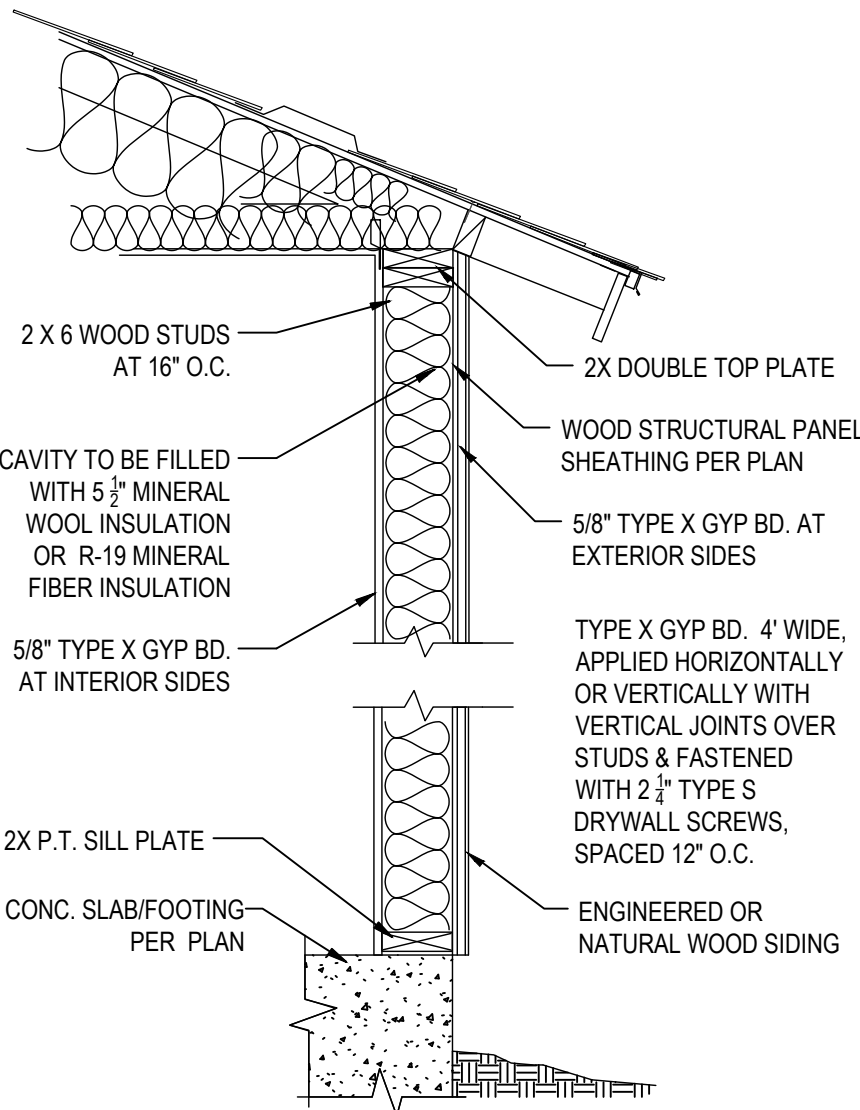
APPLICANT TO CHECK BOX NEXT TO DETAILS SELECTED FOR CONSTRUCTION.  
REFER TO SECTION 'M' ON SHEET C2 FOR FIRE-RATED REQUIREMENTS.



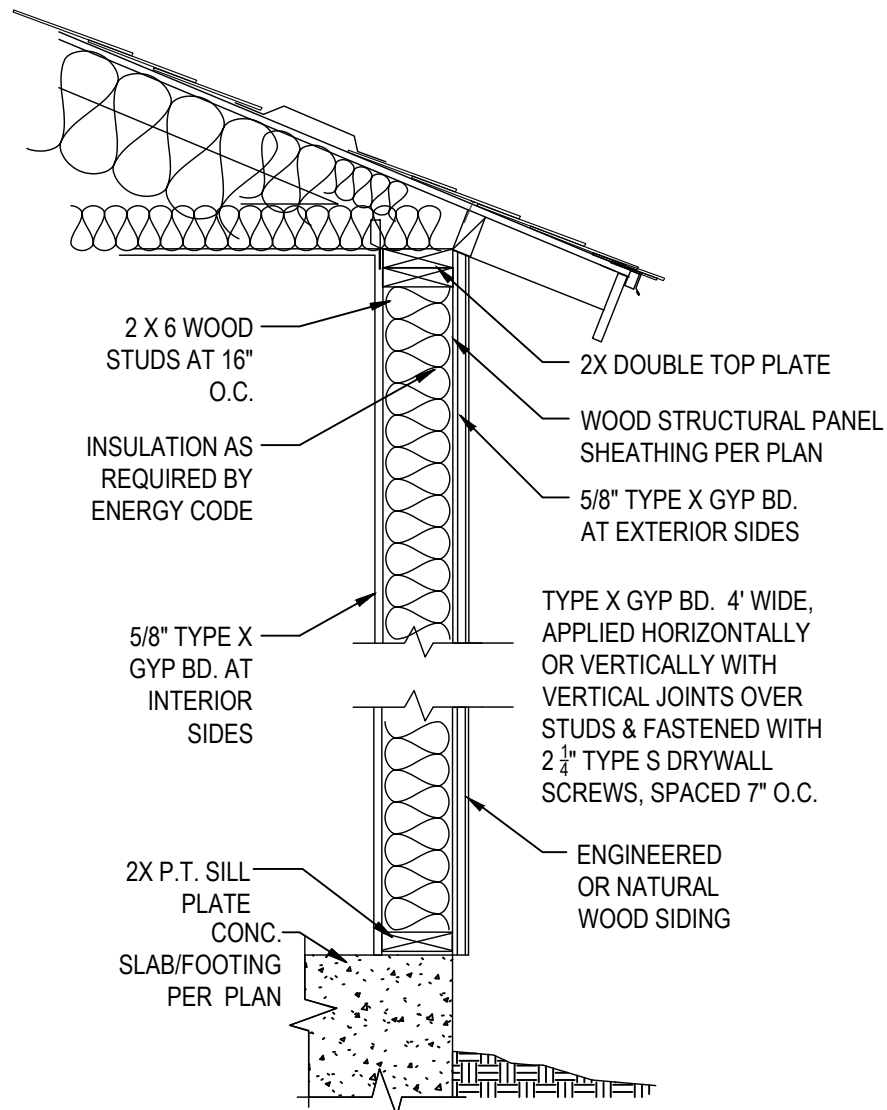
**10** ASPHALT SHINGLE EAVE  
N.T.S.



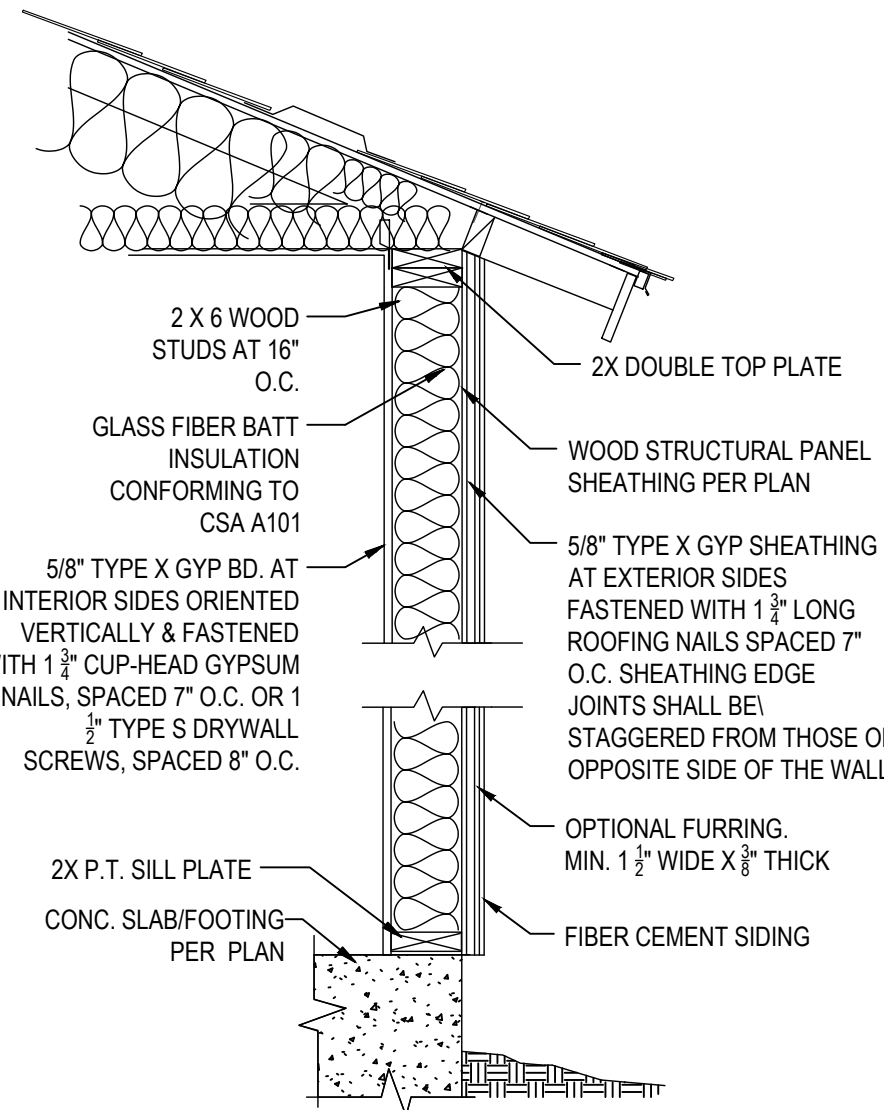
**11** 1-HOUR FIRE RATED ASSEMBLY FOR STUCCO FINISH  
N.T.S.



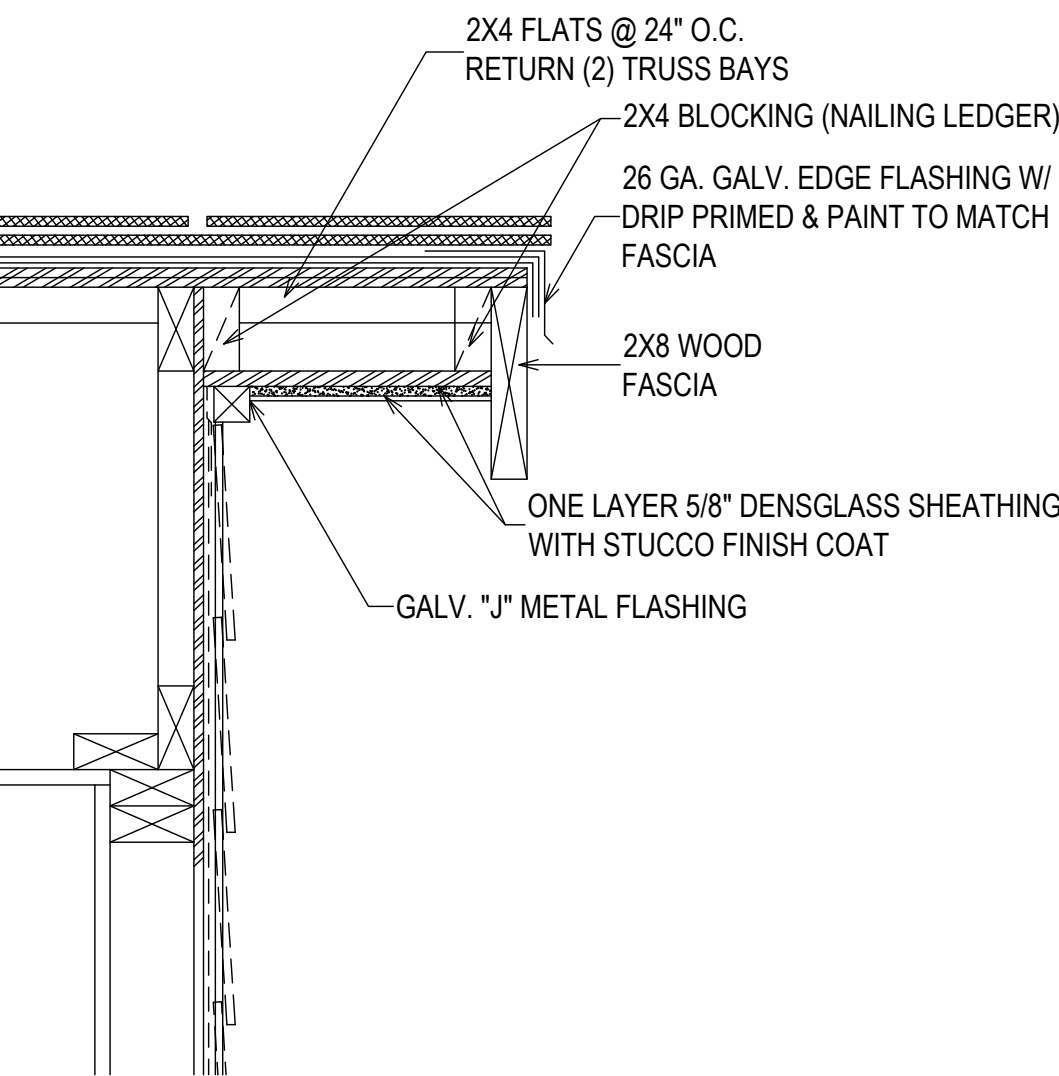
**12** 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING  
N.T.S.



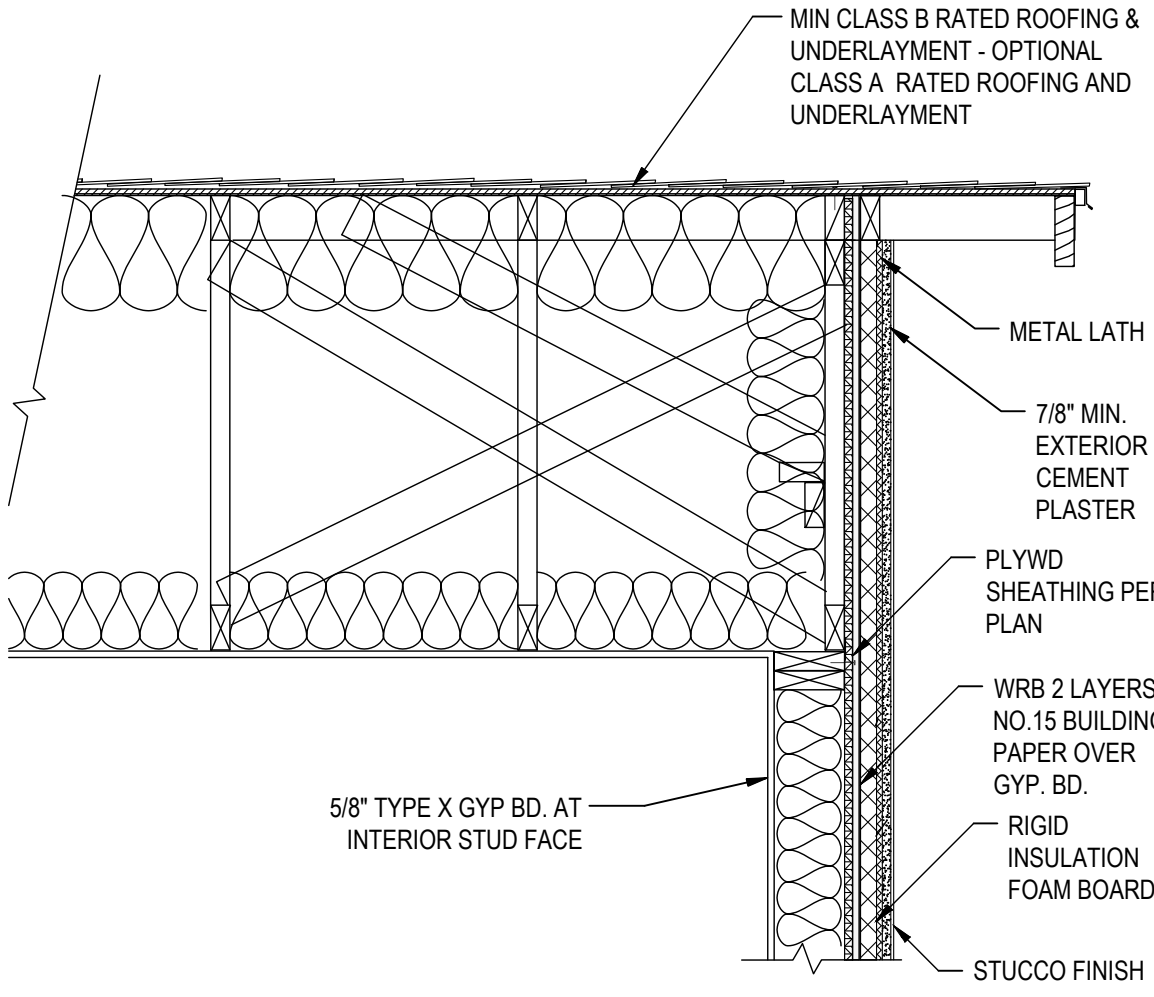
**13** 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING  
N.T.S.



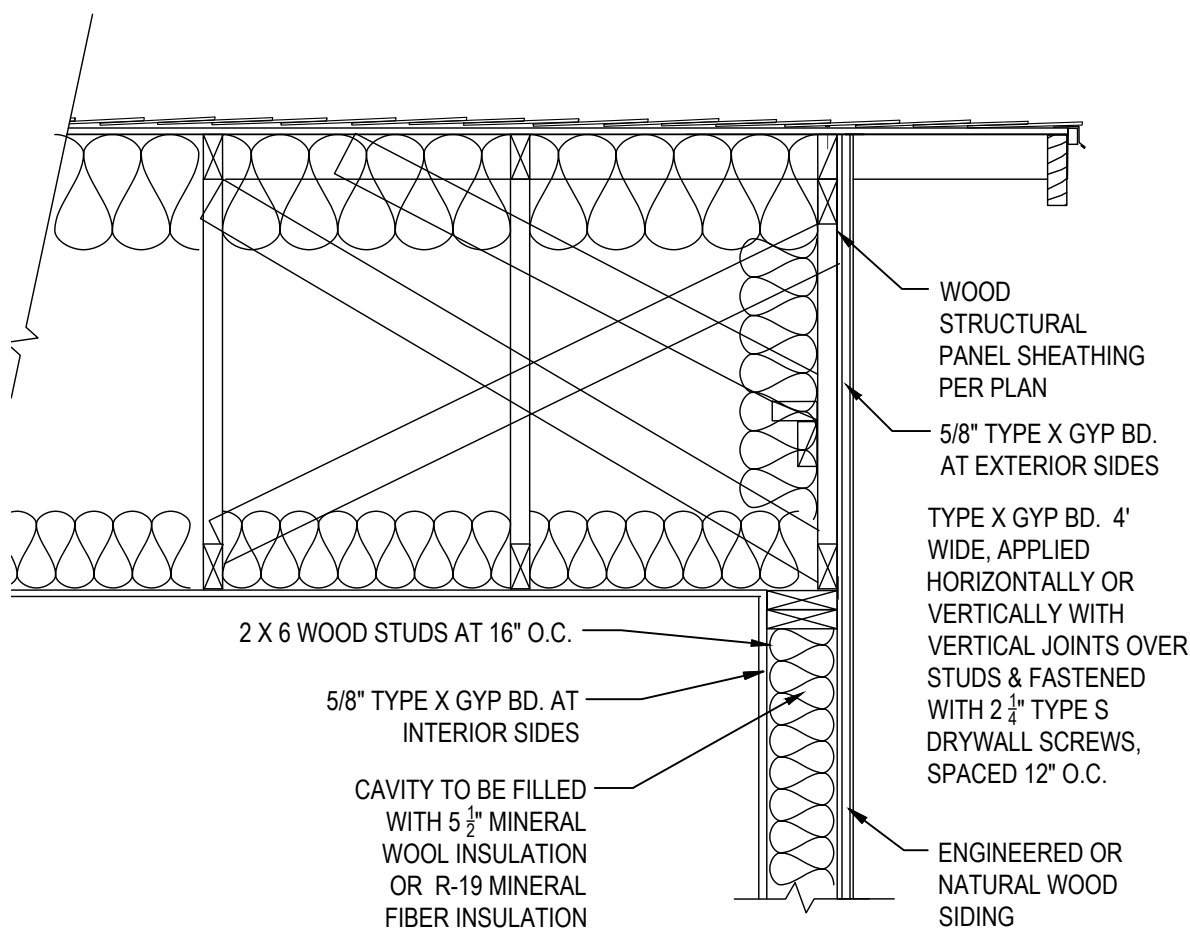
**14** 1-HOUR FIRE RATED ASSEMBLY FOR FIBER CEMENT SIDING  
N.T.S.



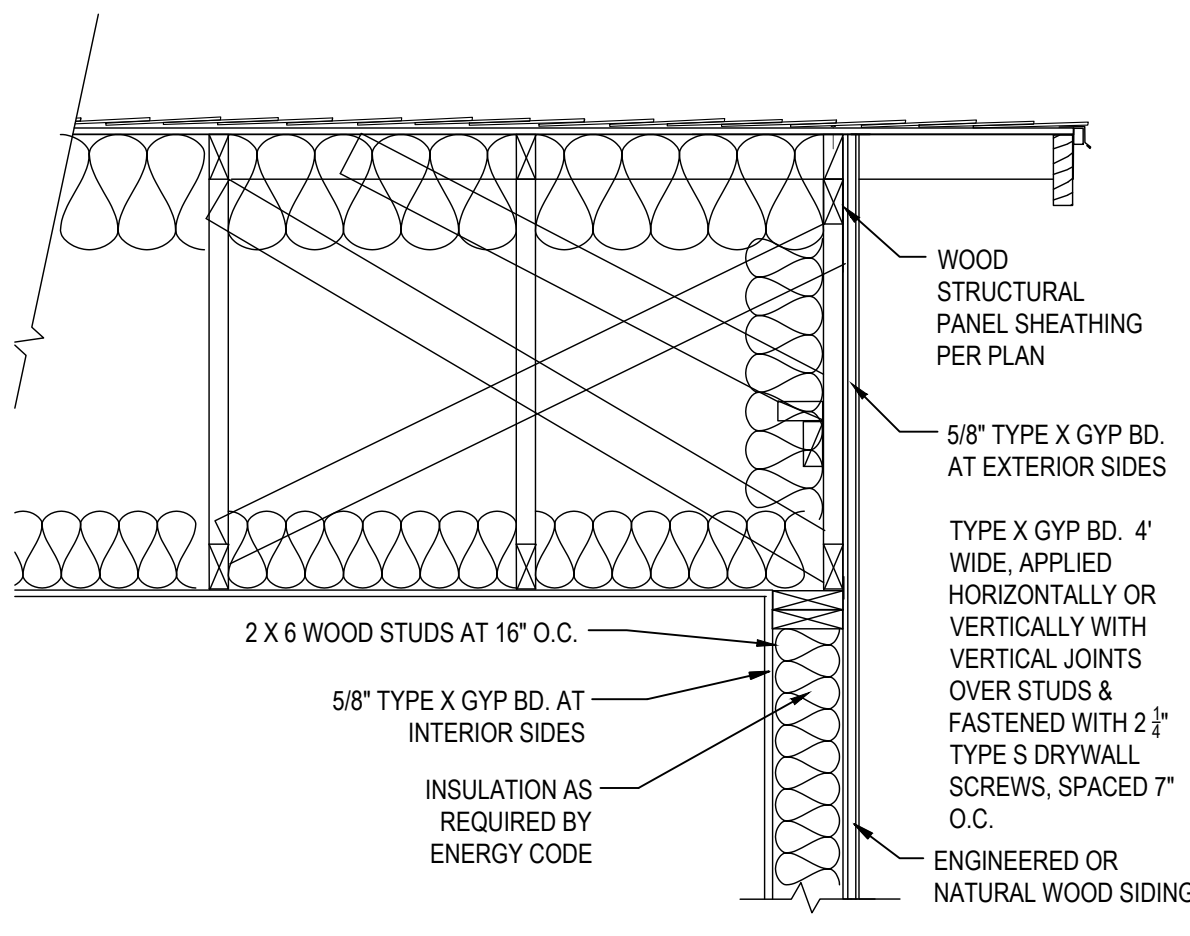
**15** ASPHALT SHINGLE RAKE  
N.T.S.



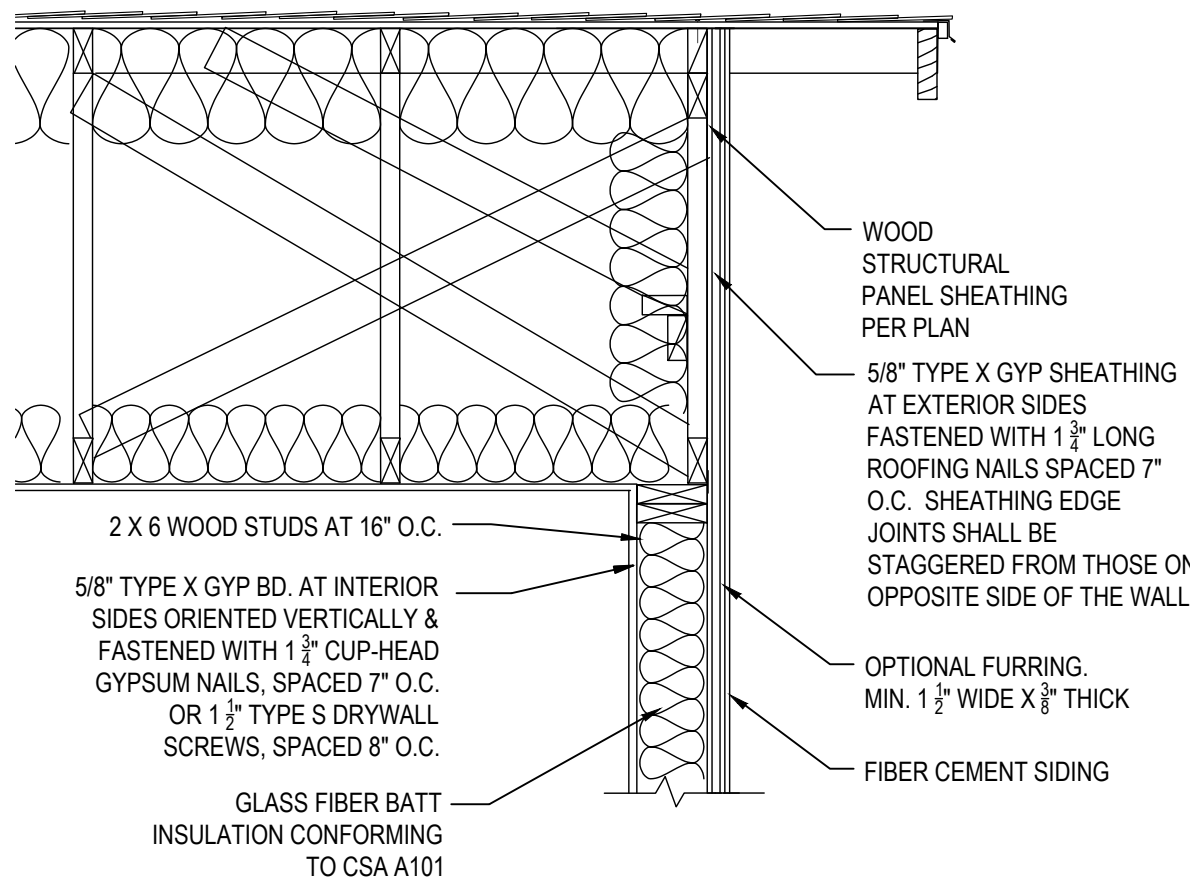
**16** 1-HOUR FIRE RATED GABLE END FOR STUCCO FINISH  
N.T.S.



**17** 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR NATURAL WOOD SIDING  
N.T.S.



**18** 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR NATURAL WOOD SIDING  
N.T.S.



**19** 1-HOUR FIRE RATED GABLE END FOR FIBER CEMENT SIDING  
N.T.S.

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|-------------------|--|----------------------------------------------|--|
| SHEET DESCRIPTION |  | DETAILS                                      |  |
| AGENCY            |  | DATE                                         |  |
| SJV REAP          |  | 12/23/2024                                   |  |

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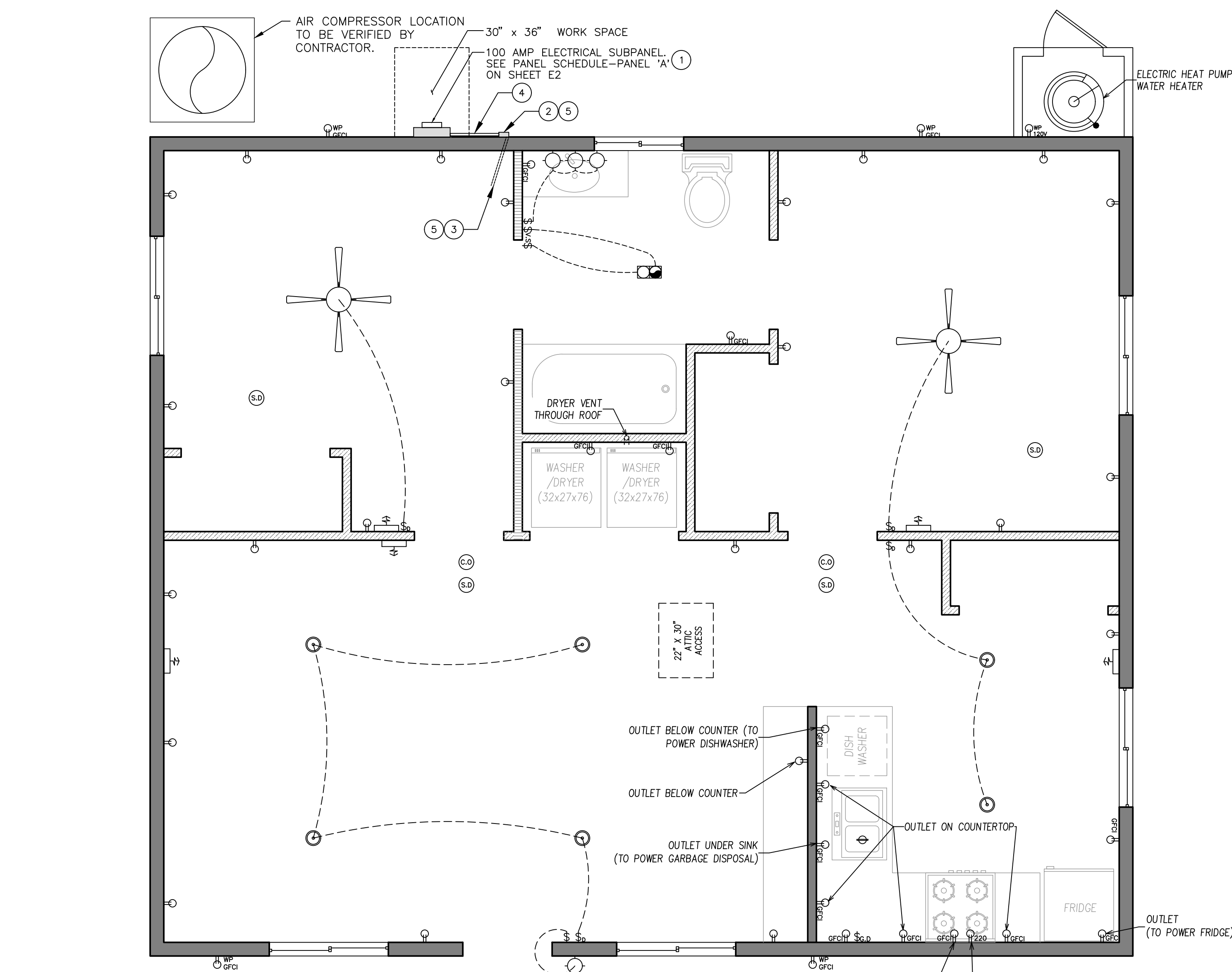
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DRAWING SCALE

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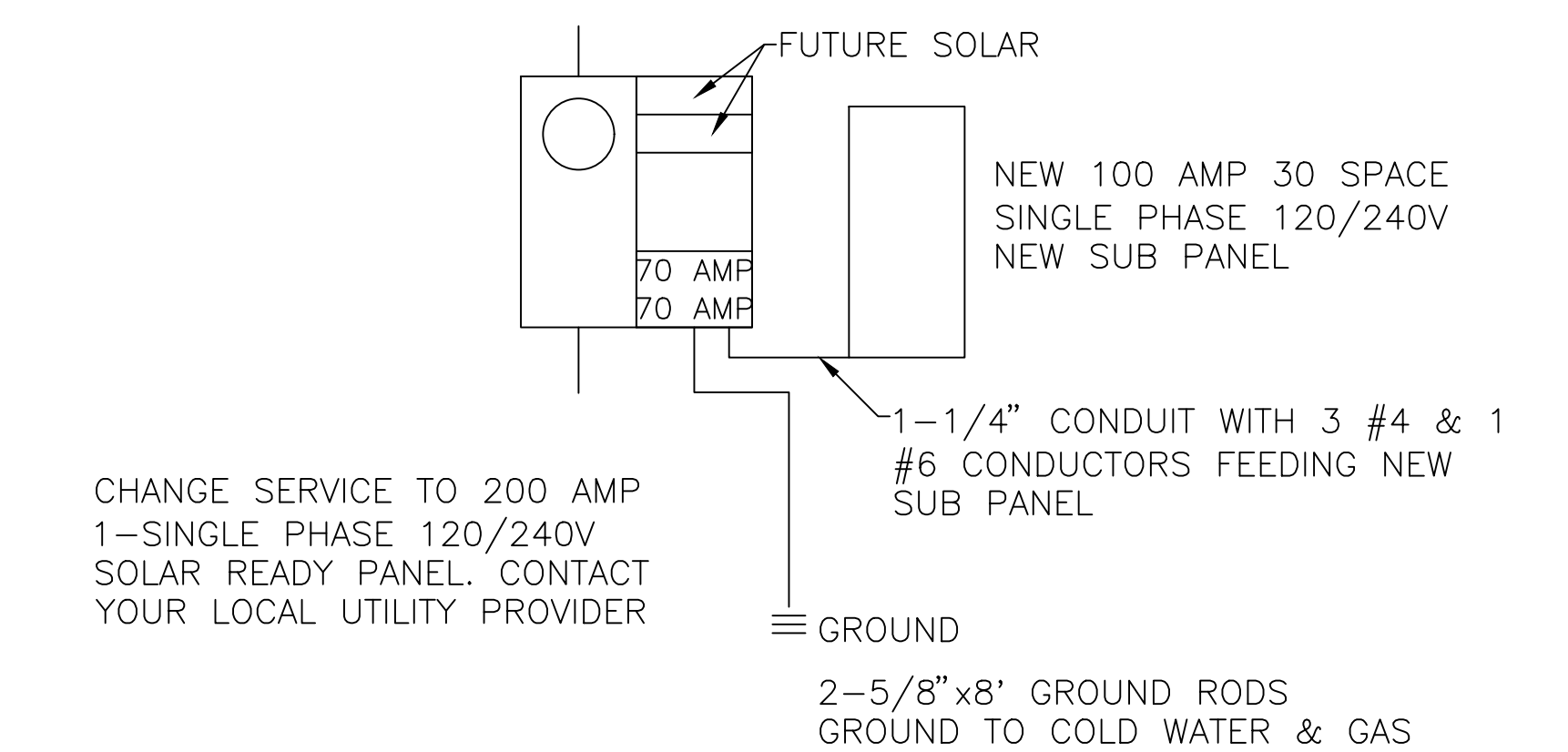
S4



| ELECTRICAL LEGEND |                          |                                                                  |
|-------------------|--------------------------|------------------------------------------------------------------|
|                   | DUPLEX OUTLET            | HUMIDITY CONTROLLED EXHAUST FAN AND LIGHT COMBINATION (HE LIGHT) |
|                   | GFCI OUTLET              | HIGH EFFICACY LIGHT FIXTURE                                      |
|                   | WEATHERPROOF GFCI OUTLET | HIGH EFFICACY RECESSED LIGHT                                     |
|                   | WALL SWITCH              | GARBAGE DISPOSAL                                                 |
|                   | GARBAGE DISPOSAL SWITCH  | HVAC AIR DUCT LOCATION                                           |
|                   | VACANCY SENSOR           | FAN & LIGHT COMBO                                                |
|                   | SMOKE DETECTOR           |                                                                  |
|                   | CARBON MONOXIDE ALARM    |                                                                  |
|                   | DIMMER SWITCH            |                                                                  |

SUB-PANEL & SWITCH GEAR FOR FUTURE BATTERY STORAGE

N.T.S.



120/240V 1PH 3 WIRE 100 AMP

MLO

NEMA-1 FLUSH MOUNT 30 CK

10KAIC

PANEL SCHEDULE -PANEL 'A'

#498

| DESCRIPTION       | CKT | OCPD   | PHASE A | PHASE B | OCPD   | CKT | DESCRIPTION       |
|-------------------|-----|--------|---------|---------|--------|-----|-------------------|
| RECEPTACLES       | 1   | 20 AMP | 1800    | 1300    | 15 AMP | 2   | LIGHTING          |
| WASHER            | 3   | 20 AMP | 1800    | 2700    | 30 AMP | 4   | DRYER             |
| RANGE             | 5   | 40 AMP | 3700    | 2700    | 30 AMP | 6   | DRYER             |
| RANGE             | 7   | 40 AMP | 3700    | 1350    | 20 AMP | 8   | KITCHEN APPLIANCE |
| KITCHEN APPLIANCE | 9   | 20 AMP | 1350    | 1800    | 20 AMP | 10  | DISH WASHER       |
| RECEPTACLES       | 11  | 20 AMP | 1800    | 1800    | 20 AMP | 12  | DISPOSAL          |
| EF #1 AND EF #2   | 13  | 20 AMP | 600     | 4000    | 50 AMP | 14  | COOK TOP          |
|                   | 15  |        |         | 4000    | 50 AMP | 16  | COOK TOP          |
| WATER HEATER      | 17  | 30 AMP | 2400    | 2400    | 30 AMP | 18  | FURNACE           |
| WATER HEATER      | 19  | 30 AMP | 2400    | 2400    | 30 AMP | 20  | FURNACE           |
| SPACE             | 21  |        |         |         |        | 22  | SPACE             |
| SPACE             | 23  |        |         |         |        | 24  | SPACE             |
| SPACE             | 25  |        |         |         |        | 26  | SPACE             |
| SPACE             | 27  |        |         |         |        | 28  | SPACE             |
| SPACE             | 29  |        |         |         |        | 30  | SPACE             |
| SPACE             | 31  |        |         |         |        | 32  | SPACE             |
| SPACE             | 33  |        |         |         |        | 34  | SPACE             |
| SPACE             | 35  |        |         |         |        | 36  | SPACE             |
| SPACE             | 37  |        |         |         |        | 38  | SPACE             |
| SPACE             | 39  |        |         |         |        | 40  | SPACE             |
| SPACE             | 41  |        |         |         |        | 42  | SPACE             |
| TOTAL VA LOAD     |     |        | 14150   | 11650   |        |     |                   |
| 25% LCU/IML       |     |        | 3538    | 2913    |        |     |                   |
| TOTAL LOAD        |     |        | 17688   | 14563   |        |     |                   |
|                   |     |        |         |         |        |     |                   |
| TOTAL LOAD AMPS   |     |        | 64      | 53      |        |     |                   |

SOLAR READY KEYNOTES

NOTE: SOLAR READY NOTES SHOWN TO DEMONSTRATE PLAN IS SOLAR READY. SEPARATE PERMIT AND FEES ARE REQUIRED. IF REQUIRED, CONTACT A PV/SOLAR PROVIDER FOR PLANS AND PERMITS.

- THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE-POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"
- APPROVED MINIMUM 4-INCH SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICAL OF MAIN ELECTRICAL SERVICE PANEL
- MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX
- MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL
- ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"

CLOTHES DRYER VENT NOTES

- 4" Ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
- SMALL APPLIANCE CIRCUIT LOAD  
IN EACH DWELLING UNIT, THE LOAD SHALL BE CALCULATED AT 1500 VOLT-AMPERES FOR EACH 2-WIRE SMALL APPLIANCE BRANCH CIRCUIT AS COVERED BY 2010.11(C)(1). WHERE THE LOAD IS SUBDIVIDED THROUGH TWO OR MORE FEEDERS, THE CALCULATED LOAD FOR EACH SHALL INCLUDE NOT LESS THAN 1500 VOLT-AMPERES FOR EACH 2-WIRE SMALL APPLIANCE BRANCH CIRCUIT. THESE LOADS SHALL BE PERMITTED TO BE INCLUDED WITH THE GENERAL LIGHTING LOAD AND SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42.  
2.1. THE INDIVIDUAL BRANCH CIRCUIT PERMITTED BY 210.52(B)(1). EXCEPTION NO. 2, SHALL BE PERMITTED TO BE EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.
- LAUNDRY CIRCUIT LOAD  
A LOAD OF NOT LESS THAN 1500 VOLT-AMPERES SHALL IN INCLUDED FOR EACH 2-WIRE LAUNDRY BRANCH CIRCUIT INSTALLED AS COVERED BY 210.11(C)(2). THIS LOAD SHALL BE SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42. [CEC 220.43(B)]
- APPLIANCE LOAD-DWELLING UNITS  
IT SHALL BE PERMISSIBLE TO APPLY A DEMAND FACTOR OF 75 PERCENT TO THE NAMEPLATE RATING LOAD OF FOUR OR MORE APPLIANCES RATED ¼ HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE IN A ONE-FAMILY,TWO-FAMILY, OR MULTIFAMILY DWELLING. THIS DEMAND FACTOR SHALL NOT APPLY TO: HOUSEHOLD ELECTRIC COOKING EQUIPMENT THAT IS FASTENED IN PLACE, CLOTHES DRYERS, SPACE HEATING EQUIPMENT, ADN AIR-CONDITIONING EQUIPMENT. [CEC 220.53]
- ELECTRIC CLOTHES DRYER  
THE LOAD FOR HOUSEHOLD ELECTRIC CLOTHES DRYERS IN A DWELLING UNIT SHALL BE EITHER 5,000 WATTS OR THE NAMEPLATE RATING, WHICHEVER IS LARGER, FOR EACH DRYER SERVED. THE USE OF THE DEMAND FACTORS IN TABLE 220.54 SHALL BE PERMITTED. WHERE TWO OR MORE SINGLE-PHASE DRYERS ARE SUPPLIED BY A 3-PHASE,4-WIRE FEEDER OR SERVICE, THE TOTAL LOAD SHALL BE CALCULATED ON THE BASIS OF TWICE THE MAX. NUMBER CONNECTED BETWEEN ANY TWO PHASES. KILOVOLT-AMPERES SHALL BE CONSIDERED EQUIVALENT TO KILOWATTS FOR LOADS CALCULATED IN THIS SECTION.

OUTLET NOTES

- RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.[CEC 210.52(A)(1)]
- GFCI 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)
- AFCI OUTLETS. ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI). (CEC 210.12)
- RECEPTACLE OUTLETS SHALL BE LOCATED IN ONE OR MORE OF THE FOLLOWING:  
4.1. ON OR ABOVE COUNTERTOP OR WORK SURFACES: ON OR ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE, THE COUNTERTOP OR WORK SURFACE.  
4.2. IN COUNTERTOP OR WORK SURFACES: RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES SHALL BE PERMITTED TO BE INSTALLED IN COUNTERTOPS OR WORK SURFACES.  
4.3. BELOW COUNTERTOP OR WORK SURFACES: NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP OR WORK SURFACE. RECEPTACLES INSTALLED BELOW A COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. [CEC 210.52(C)(3)]
- BATHROOMS  
AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN THE COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP. [CEC 210.52(D)]
- OUTDOOR OUTLETS  
ALL EXTERIOR RECEPTACLES SHALL BE WP/GFCI PROTECTED.  
FOR A ONE-FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 6 ½ FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. [210.52(E)(1)]
- LAUNDRY AREAS  
IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT. [210.52(F)]
- GFCI 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)
- AFCI OUTLETS. ARC FAULT CIRCUIT INTERRUPTERS (AFCI) PROTECTION IS REQUIRED THROUGHOUT ALL 15 AND 20-AMP 120V CIRCUITRY THAT IS NOT GFCI PROTECTED. (CEC 210.12)

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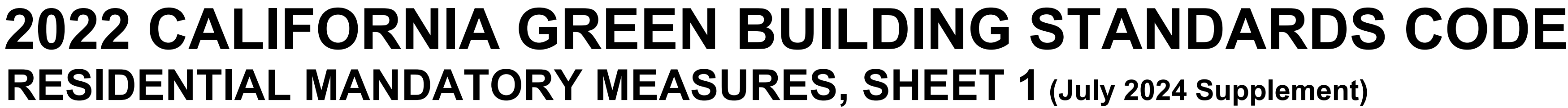
| PROJECT TITLE     |  | CITY OF VACAVILLE – PRE-REVIEWED ADU PROGRAM |  |
|-------------------|--|----------------------------------------------|--|
| SHEET DESCRIPTION |  | ELECTRICAL PLAN                              |  |
| AGENCY            |  | DATE                                         |  |
| SJV REAP          |  | 12/23/2024                                   |  |

| ADU SQFT |
|----------|
| 908      |

| DRAWING SCALE |
|---------------|
| 3/8" = 1'     |

| SHEET |
|-------|
| E1    |





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# G1



|                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |                                                 |            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------|------------|
| SHEET                                                                                                                                                                                                                                                                                                                                                                                                                                          |          | G2                                              |            |
| DRAWING SCALE                                                                                                                                                                                                                                                                                                                                                                                                                                  |          | ----                                            |            |
| PROJECT TITLE                                                                                                                                                                                                                                                                                                                                                                                                                                  |          | CITY OF VACAVILLE –<br>PRE-REVIEWED ADU PROGRAM |            |
| ADU SQFT                                                                                                                                                                                                                                                                                                                                                                                                                                       |          | 908                                             |            |
| SHEET DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                              |          | CALGREEN FORM                                   |            |
| AGENCY                                                                                                                                                                                                                                                                                                                                                                                                                                         | SJV REAP | DATE                                            | 12/23/2024 |
| REVISIONS                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |                                                 |            |
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