

# GENERAL NOTES

GENERAL CONDITIONS: CERTAIN REQUIREMENTS ARE CITED HEREIN TO AMPLIFY CODE REQUIREMENTS; APPLICABLE CODE REQUIREMENTS NOT SPECIFICALLY LISTED SHALL BE PERFORMED AND INCORPORATED AS IF WRITTEN IN THEIR ENTIRETY HEREIN; NOTES AND DRAWINGS ARE SUBJECT TO MORE RESTRICTIVE REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION. CONTRACTOR SHALL CONFIRM ALL UTILITY POINTS OF CONNECTION AND METER LOCATIONS AND LOCATE UTILITY STUB-IN TO BUILDING VIA EASEMENTS AND ADJUST LOCATIONS SHOWN ON DRAWINGS TO CONFORM WITH SUCH. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY CONTRACTOR PRIOR TO START OF WORK. REPORT MEASURABLE VARIATIONS TO OWNER PRIOR TO TRENCHING, AND REMEDIES THEREOF. TROUGH DRAWINGS ARE PRODUCED WITH COMPUTER ACCURACY. SOME GEOMETRIES MAY REQUIRE THE CONTRACTOR'S ADJUSTMENT TO SITE-SPECIFIC VARIATIONS AND/OR TO MAKE THE VARIOUS PIECES FIT THE WHOLE AS IT IS INTENDED.

## CONSTRUCTION A WOOD FRAME CO

- PLAN NOTES**
1. WALLS ARE DIM
  2. NO FINGER-JOIN
  3. FIRE BLOCKING CONSTRUCTED PER
  4. PROVIDE BLOCK
  5. REFER TO OTHE
  6. SEE ALSO NAILIT
  7. NOTHING IN THE AND ALL OTHER FI
  8. FINAL APPROVA
  9. ADDRESS NUME
  10. CONTRAST WITH T

## FRAMING PLAN NC

1. USE 6 X 12 DF#
2. PROVIDE A MINI
3. PROVIDE (2) 2 X

IN LIEU OF PROVIDING A SOILS REPORT, ALL FOOTINGS AND SLABS SHALL BE AS FOLLOWS: EXTERIOR AND INTERIOR WALLS FOOTINGS SHALL BE A MINIMUM 18" EMBEDMENT DEPTH W/1 #4 REBAR CONTINUOUS TOP AND BOTTOM WITH MINIMUM 3" CONCRETE CONCRETE COVER SEPARATING THE REBAR FROM SOIL IN ANY DIRECTION. CONCRETE SLABS INSIDE THE STRUCTURE SHALL BE 4" MINIMUM THICKNESS WITH #3 REBAR AT 16" O.C. OR 6X8X10 W/M. INCLUDE A MINIMUM 10 MIL VAPOR BARRIER UNDER THE SLAB. ADDITIONAL NOTE: "IF APPLICANT DOES NOT WISH TO COMPLY WITH THIS: 1. A SOILS REPORT SHALL BE PROVIDED, ALONG WITH THEIR DESIGN OR 2. STRUCTURAL ENGINEER SHALL VERIFY THAT THE EXISTING PRIMARY DWELLING UNIT ON THE PROPERTY SUFFERS NO STRUCTURAL DETERIORATION AND THEREFORE THE SAME FOOTING WIDTH, DEPTH, REBAR SIZES, SLAB THICKNESS WITH REBAR SIZE AND SPACINGS MAY BE USED AS THE MINIMUMS FOR THE ADU, AND PROVIDE STRUCTURAL CALCS AND STRUCTURAL PLANS TO REPLACE THE BRACED WALL PLANS CURRENTLY INCLUDED IN THESE PLANS. 3. IF THE ENGINEER'S STRUCTURAL CALCULATIONS FOR THE STRUCTURE REQUIRE MORE THAN THESE MINIMUMS, THE STRUCTURAL CALCULATIONS SHALL PREVAIL AND BE REFLECTED ON THE STRUCTURAL PLAN PROVIDED BY THE ENGINEER.

NOTE: IF TAX CREDITS OR ANY OTHER TYPE OF PUBLIC FUNDING IS TO BE USED FOR THIS PROJECT, THEN ADDITIONAL PLANS, NOTES, DETAILS, DIMENSIONS, ETC., SHALL BE PROVIDED TO SHOW FULL COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF 2022 CBC 11B-233 PUBLIC HOUSING FACILITIES.

### CODE SUMMARY

CONSTRUCTION: SINGLE-STORY STRUCTURE, CONCRETE FOUNDATION AND SLAB-ON-GRADE, WOOD FRAME WALLS (LOAD-BEARING/LATERAL RESISTING DESIGN), WOOD ROOF TRUSS SYSTEM, EXTERIOR WALL COVERING DEPICTED IN PLANS, GYPSUM BOARD INTERIOR FINISH, STEEP-SLOPE ROOFING SYSTEM OVER WOOD DECK, BATT INSULATION THERMAL ENVELOPE, RESIDENTIAL DOORS/WINDOWS, SPLIT-SYSTEM HVAC (designed in compliance with energy report) OCCUPANCY (CBC CH 3): R-3 (RESIDENTIAL) (NO SPECIAL DETAILED REQUIREMENTS PER CBC CH 4)

TYPE OF CONSTRUCTION	CBC 602.3	TYPE VB (NON-RATED) EXCEPTION: SEE FIRE RATINGS BELOW	
ALLOWABLE HEIGHT	TABLE 504.3	R OCC, TYPE VB	NS: 40 ft S13D: 40 ft S13R: 60 ft S: 60 ft
ALLOWABLE STORIES	CBC TABLE 504.4	R OCC, TYPE VB	NS: 3 S13D: 3 S13R: 4 S: 4
ALLOWABLE BUILDING AREA	CBC TABLE 506.2	R OCC, TYPE VB ANY SPRINKLER TYPE	UNLIMITED
WIND SPEED	CBC 301	110 EXPOSURE C	
SEISMIC ZONE	CRC 301	SDC D	
FIRE RATINGS NON SPRINKLERED STRUCTURE		REFER TO EXCERPT OF TABLE R302.1(1) FROM CRC FOR RATING OF WALLS PROJECTIONS OPENINGS PENETRATIONS	
FIRE RATINGS SPRINKLERED STRUCTURE		REFER TO EXCERPT OF TABLE R302.1(2) FROM CRC FOR RATING OF WALLS PROJECTIONS OPENINGS PENETRATIONS	
CLIMATE ZONE	CEC	12	

NO SNOW LOAD  
WILDLAND URBAN INTERFACE (WUI) NOT APPLICABLE  
FIRE SPRINKLERS: NFPA 13D (ONLY REQUIRED WHERE PRIMARY DWELLING IS SPRINKLERED, FIRE SPRINKLERS ARE SEPARATE PERMIT)

### CODE EXCERPTS:

R301.2.2.10  
In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub>, and D<sub>2</sub>, water heaters shall be anchored against movement and overturning in accordance with the California Plumbing Code.

TABLE R301.5  
Truss loading for attic storage: Uninhabitable attics with limited storage: 20 psf

R302.9.1 Flame Spread Index  
Wall and ceiling finishes shall have a flame spread index of not greater than 200.

R302.9.2 Smoke-Developed Index  
Wall and ceiling finishes shall have a smoke-developed index of not greater than 450.

R319.1 Address Identification  
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. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. 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.

## ELECTRICAL SYMBOLS REFER TO NOTES SHEET A5.3

- \$ D DIMMER SWITCH RATED FOR LOWER VOLTAGE HIGH EFFICACY LIGHTS
  - \$ V S SINGLE POLE SWITCH, VACANCY SENSOR
  - 220v, GROUNDED, GFCI AND WP AS NOTED
  - DUPLEX RECEPTACLE, GROUNDED, GFCI AND WP AS NOTED
  - DUPLEX RECEPTACLE LOCATED BELOW CABINET ONE HALF HOT FOR D/W; GROUNDED, GFCI CEC 210.8
  - DUPLEX RECEPTACLE LOCATED AT UPPER CABINET (POWER TO HOOD)
  - DUPLEX RECEPTACLE IN GARAGE. OUTLETS LOCATED IN GARAGE SHALL BE FED BY A CIRCUIT DEDICATED FOR GARAGE OUTLETS ONLY. GFCI, WP DEVICE REQ'D
  - DOOR BELL BUTTON AND DOOR BELL XFMR/BELL.
  - EXTERIOR GROUND MOUNT HVAC CONDENSER UNIT POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER. GCRD POWER W/ SHT M-1 UNIT SCHED.
  - 220V STUB OVERHEAD TO ATTIC-MOUNT AIR HANDLER +120V DUPLEX RECEPT. SINGLE-LAMP LIGHT FIXTURE (VERIFY HVAC POWER PRIOR TO RUNNING CIRCUIT) REFER TO M-1 FOR ATTIC MOUNT EXTENTS AND PARAMETERS
  - POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER.
  - SMOKE DETECTOR HARD-WIRED WITH BATTERY BACKUP. INTERCONNECTED ACTIVATION CIRCUIT. SEE ALSO ELECTRICAL NOTES SHT A5.3 RE: CLEAR DISTANCE FROM COOKING APPLIANCES
  - CARBON MONOXIDE SENSOR. SEE ALSO ELECTRICAL NOTES SHT A5.3
- NOTE: ALARMS ARE TO BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED TO SOUND SIMULTANEOUSLY

**ELECTRICAL WORK SUMMARY: (REFER ALSO TO SHT. A5.3)**

1. ALL DEVICES SHALL HAVE AN INDEPENDENT TESTING LABORATORY LABEL (U.L.)
2. PHASE CONDUCTORS SHALL BE SIZED PER NEC TABLE 310-16
3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER NEC TABLE 250.122.
4. DATA AND TEL OUTLETS: ROUGH-IN AT LOCATIONS SHOWN, INSTALL 1" CONCEALED IN WALL TO ACCESSIBLE ATTIC SPACE FOR CABBING BY OTHERS.
5. ALL WORK SHALL COMPLY WITH LATEST ADOPTED CODES CITED HEREIN, INDUSTRY PRACTICES, AND LOCAL CONVENTIONS FOR LIKE OCCUPANCIES. COMPLETE AND FULLY TESTED AND FUNCTIONING APPROVED BY INSPECTOR, WITH MATCHING COVER PLATES, ESCUTCHEONS, AND ACCESS PANELS FOR APPEARANCE.
6. REFER TO ENERGY ANALYSIS REPORT FOR ADDITIONAL COMPLIANCE WORK.
7. ELECTRICAL CONTRACTOR TO REVIEW LAYOUT AND BALANCE LOADS. ELECTRICAL CONTRACTOR TO VERIFY CIRCUITRY, LAYOUT, FIXTURES, AND PANEL AND SUB-PANEL LOCATIONS WITH OWNER PRIOR TO COMMENCING WORK. DETECTORS ARE TO BE PERMANENTLY WIRED TO ELECTRICAL CIRCUIT, AND SHALL BE WIRED FOR SIMULTANEOUS OPERATION, EQUIPPED WITH BATTERY BACK-UP.
8. "AFCI" (ARC-FAULT CIRCUIT INTERRUPTER) TO BE PROVIDED AT ALL OUTLETS (RECEPTACLES, LIGHTS, ETC.) IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, LAUNDRY ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CEC SECTION 210-12)

## CODE CITATIONS

**BUILDING CODE:**  
2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.  
2022 CALIFORNIA RESIDENTIAL CODE (CRC) PART 2, TITLE 24 C.C.R.  
VOLUMES 1 & 2 (2021 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS).  
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)  
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)  
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2020 UNIFORM PLUMBING CODE AND AMENDMENTS)  
2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.  
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE)  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.  
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.  
2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

Contractor shall refer to the above cited codes and local regulations where specific details are required but not depicted in the approved plans.

## FLOOR PLAN LEGEND

----- OUTLINE OF WALL TO BE REMOVED  
WALL: EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT;

**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.

### ATTIC ACCESS: REFER TO SHT 3 / A5.2

REFER TO GREEN BUILDING MEASURES SHEETS FOR WATER EFFICIENCY MEASURES

- PLUMBING SYMBOLS**
- LAVATORY SINK: SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE; MAXIMUM 1.2 GAL PER MINUTE AT 60 psi; MIN 0.8 GAL AT 20 psi.
  - WATER CLOSET: FLUSH TANK. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE; EFFECTIVE FLUSH VOLUME: MAXIMUM 1.28 GAL PER FLUSH; (AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH)
  - BATH TUB, ALCOVE BATH/SHOWER UNIT: SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE; HARD NON-ABSORBENT WALLS TO -70"; PROVIDE SHOWER CURTAIN AND ROD, OR TEMP GLASS ENCLOSURE AT SHOWER UNITS; PROVIDE 12" x 12" TAIL PIECE ACCESS; FRAME ROUGH OPENING TO SUIT UNIT
  - BATH TUB, FREE-STANDING, MFR AND MODEL TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE MFR'S INSTALLATION INSTRUCTIONS IN FIELD TO FIELD INSPECTOR PRIOR TO SETTING FIXTURE. DECK-MOUNT FAUCET, 120 VAC SUPPLY GFCI DUPLEX OUTLET IN BOX MOUNTED 1 1/2" ABOVE FLOOR.
  - SHOWER STALL: ONE-PIECE ACRYLIC 32" x 32" x 78". SHOWER HEAD FLOW MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads). 4.303.1.3 Green Building Standards Code FRAME ROUGH OPENING TO SUIT UNIT
  - SITE-CONSTRUCTED CUSTOM SHOWER STALL: SEE DETAILS. A SINGLE SHOWER HEAD FLOW SHALL BE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. MULTIPLE HEADS COMBINED FLOW SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 psi., OR NOT MORE THAN ONE HEAD SHALL BE IN OPERATION AT ONCE. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads). 4.303.1.3 Green Building Standards Code
  - KITCHEN SINK: COMPARTMENT CONFIGURATION TO BE SELECTED BY OWNER. FITTED WITH GARBAGE DISPOSAL. FAUCETS: MAXIMUM FLOW RATE OF 1.8 GAL PER MINUTE AT 60 psi
  - HOSE BIBB BRONZE BODY WITH WHEEL HANDLE, FITTED WITH NON-REMOVABLE VACUUM BREAKER
- APPLIANCES:  
STANDARD DISHWASHER: 4.25 GAL/CYCLE. COMPACT DISHWASHER: 3.5 GAL/CYCLE  
CLOTHES WASHER: WATER FACTOR OF 6 GAL/FT3 OF DRUM CAPACITY.

**CONTROL VALVES AT SHOWERS AND TUB-SHOWER COMBINATIONS:**  
PROVIDE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE, ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES AND THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED SUITABLE CONTROL FOR MEETING PROVISION.

HVAC SYMBOLS REFER TO SHT M1.0 FOR DIAGRAM AND DETAILS

- EF-1 WHOLE HOUSE FAN: EXHAUST FAN, VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. REFER TO DRAWING M-1 FOR PARAMETERS AND SPECS
- EF-2 EXHAUST FAN WITH HUMIDISTAT DEVICE, PER CALIFORNIA GREEN CODE 4.506. VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT.
- T THERMOSTAT--SETBACK TYPE. REFER TO M-1 FOR SPECS AND PARAMETERS

DRYER VENT: 4" DUCT AT DRYER, THRU-WALL, WITH WEATHER GAP AND BACKDRAFT DAMPER  
POLLUTION CONTROL OF AIR DISTRIBUTION - REFER TO GREEN BUILDING STANDARDS HEREIN

Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during construction on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and which may enter the system.

-INDOOR AIR QUALITY AND EXHAUST - ENVIRONMENTAL COMFORT

CITY OF MERCED  
ACCESSORY DWELLING UNIT PROGRAM

498  
CANOGA

No.	DATE	Description
A	5/11/2022	SITE PLAN REVIEW
B	6/13/2022	SITE PLAN REVIEW
C	8/31/2022	DRAFT RELEASE
D	9/29/2022	DRAFT RELEASE
E		
F		
G		

Project Number  
2210.2

G0.1

set date:  
09/29/2022