

SHEET INDEX

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A2	ELECTRICAL PLAN
A3	ELEVATIONS - FRONT & BACK
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A5	ROOF PLAN / TRUSS LAYOUT
A6	SECTIONS
S1	FOUNDATION PLAN
S2	ROOF FRAMING
CS-1	MIN. CONSTRUCTION SPECIFICATIONS

GENERAL CODES

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

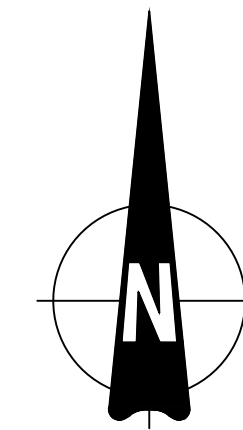
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- CITY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

DESIGN BASIS

CONVENTIONAL LIGHT FRAME CONSTRUCTION

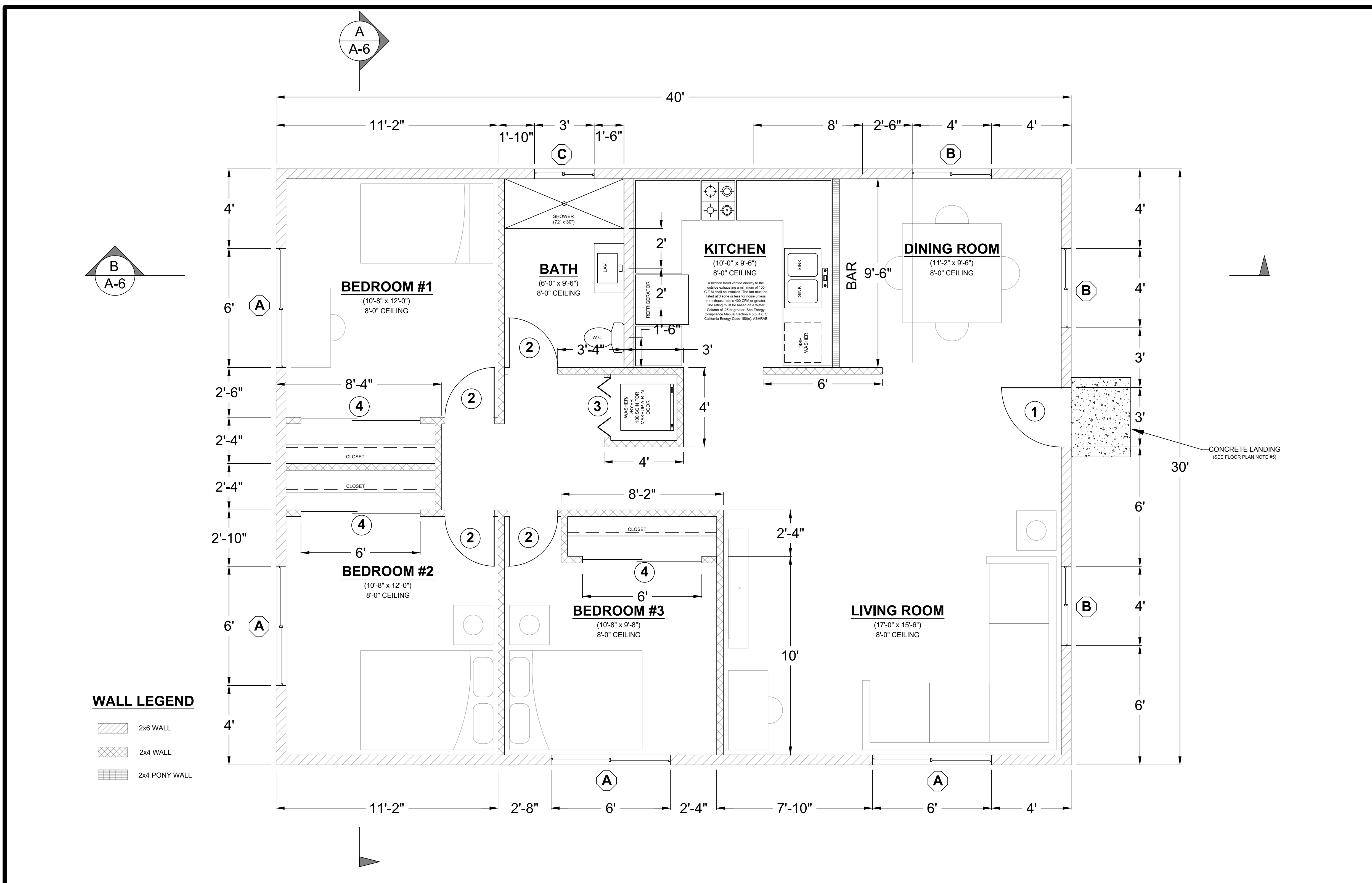
ROOF LIVE LOAD: 20 PSF
 ULTIMATE WIND SPEED: 95 MPH
 EXPOSURE CATEGORY: C
 SITE CLASS: D
 RISK CATEGORY: II
 S_g: 1.25
 SEISMIC DESIGN CATEGORY: D₂
 ALLOW SOIL VERTICAL BEARING PRESSURE: 1500 PSF
 ALLOW SOIL LATERAL BEARING PRESSURE: 100 PSF/FT

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

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



FLOOR PLAN NOTES

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

OPTIONAL ROLL-IN SHOWER PLAN NOTES

- SHOWER COMPARTMENT SEAT
 - MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED
 - LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS
 - MOUNTED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR
 - SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTRY
 - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
- SHOWER GRAB BARS
 - MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR
 - NOT EXTENDING OVER SHOWER SEAT
 - IF CROSS SECTION IS CIRCULAR, MINIMUM 1-1/4" AND MAXIMUM 2" OUTSIDE DIAMETER
 - IF CROSS SECTION IS NON-CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM 2-1/4" CROSS SECTION DIMENSION
 - GRAB BARS MOUNTED ADJACENT TO A WALL, 1-1/2" ABSOLUTE SPACE BETWEEN WALL AND GRAB BAR
 - MINIMUM 1-1/2" SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW AND AT ENDS
 - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE
 - SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES.
 - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
 - WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
- OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
 - INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
 - LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
 - LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
 - CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
 - SINGLE-LEVER DESIGN
 - OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
 - OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST
- SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING:
 - OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
 - OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET
 - MINIMUM 59 INCH LONG HOSE
 - CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER
 - ON/OFF CONTROL WITH NON-POSITIVE SHUT OFF
 - ADJUSTABLE -HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS
- WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
- MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS
- MAXIMUM 3/4" HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS
- WHERE DRAINS ARE PROVIDED AT ROLL-IN SHOWERS, MAXIMUM 1/2" GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

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1200 SF ACCESSORY DWELLING UNIT

WALL LEGEND

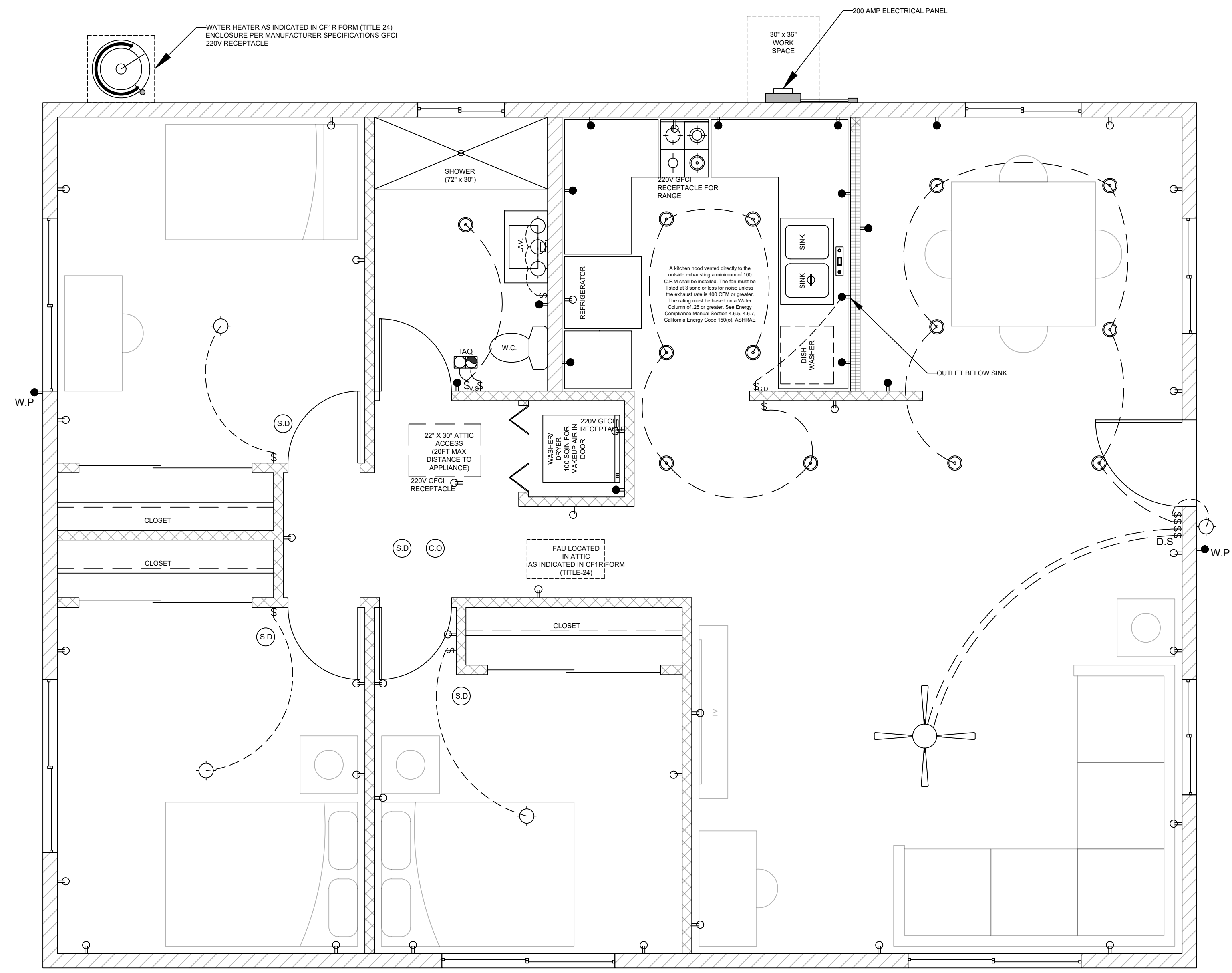
- 2x6 WALL
- 2x4 WALL
- 2x4 PONY WALL

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

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

AGING IN PLACE NOTES

- At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with section R327.1.1.
 - Reinforcement shall be solid lumber or other construction materials approved by the enforcing agency.
 - Reinforcement shall not be less than 2 by 8 inch (51 mm by 203 mm) nominal lumber, [1 1/2 inch by 7 1/4 inch (38 mm by 184 mm) actual dimension] or other construction material providing equal height and load capacity. Reinforcement shall be located between 32 inches (812.8 mm) and 39 1/4 inches (997 mm) above the finished floor flush with the wall framing.
 - 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.
 - 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.
- 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 (1219.2 mm) measured from the top of the outlet box and not less than 15 inches (381 mm) measured from the bottom of the outlet box above the finish floor.
- Effective July 1, 2024, at least one bathroom and one bedroom on the entry level shall provide a doorway with a net clear opening of not less than 32 inches (812.8 mm), measured with the door positioned at an angle of 90 degrees from the closed position; or, in the case of a two- or three-story single family dwelling, on the second or third floor of the dwelling if a bathroom or bedroom is not located on the entry level.
- Doorbell buttons or controls, when installed, shall not exceed 48 inches (1219.2 mm) above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches (1219.2 mm) measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches (1219.2 mm) above exterior floor or landing, measured from the top of the doorbell button or control.



WALL LEGEND

	2x6 WALL
	2x4 WALL
	2x4 PONY WALL

ELECTRICAL LEGEND

	DUPLEX OUTLET		HIGH EFFICACY RECESSED LIGHT
	WALL SWITCH		GARBAGE DISPOSAL
	GARBAGE DISPOSAL SWITCH		DUPLEX OUTLET W/ GFCI
	VACANCY SENSOR or DIMMER SWITCH		DUPLEX OUTLET W/ GFCI & WATER PROOF
	4" DIA DRYER VENT		220 V RECEPTACLE
	SMOKE DETECTOR		FAN & LIGHT COMBO
	CARBON MONOXIDE ALARM		
	FAN AND LIGHT COMBINATION		
	HIGH EFFICACY LIGHT FIXTURE		

UTILITY PLAN NOTES

- If a new service is installed, a surge-protective device is required (SPD). The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto. The SPD shall be a Type 1 or Type 2. CEC 230.67
- LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION.
- SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R314.6
- CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R315.5
- 4" Ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
- A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
- AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATH TUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
- WATER HEATER OR FURNACE SHALL BE A DIRECT-VENT APPLIANCE
- LISTED GASKETED SELF CLOSING DOOR REQUIRED FOR GAS FAU
- PROVIDE HEATING/AC APPLIANCE FOR ALL HABITABLE AREAS PER CALIFORNIA RESIDENTIAL CODE R303.10.
- WHERE HEATING/AC APPLIANCE IS INSTALLED IN ATTIC AREA:
 - RECEPTACLE OUTLET SHALL BE INSTALLED ON SAME LEVEL AND WITHIN 25 FT OF EQUIPMENT. RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE EQUIPMENT DISCONNECTING MEANS.
 - ACCESS, PASSAGEWAY CLEARANCE, AND WORK PLATFORM SHALL BE PROVIDED PER CALIFORNIA MECHANICAL CODE 304.4

LIGHTING PLAN NOTES

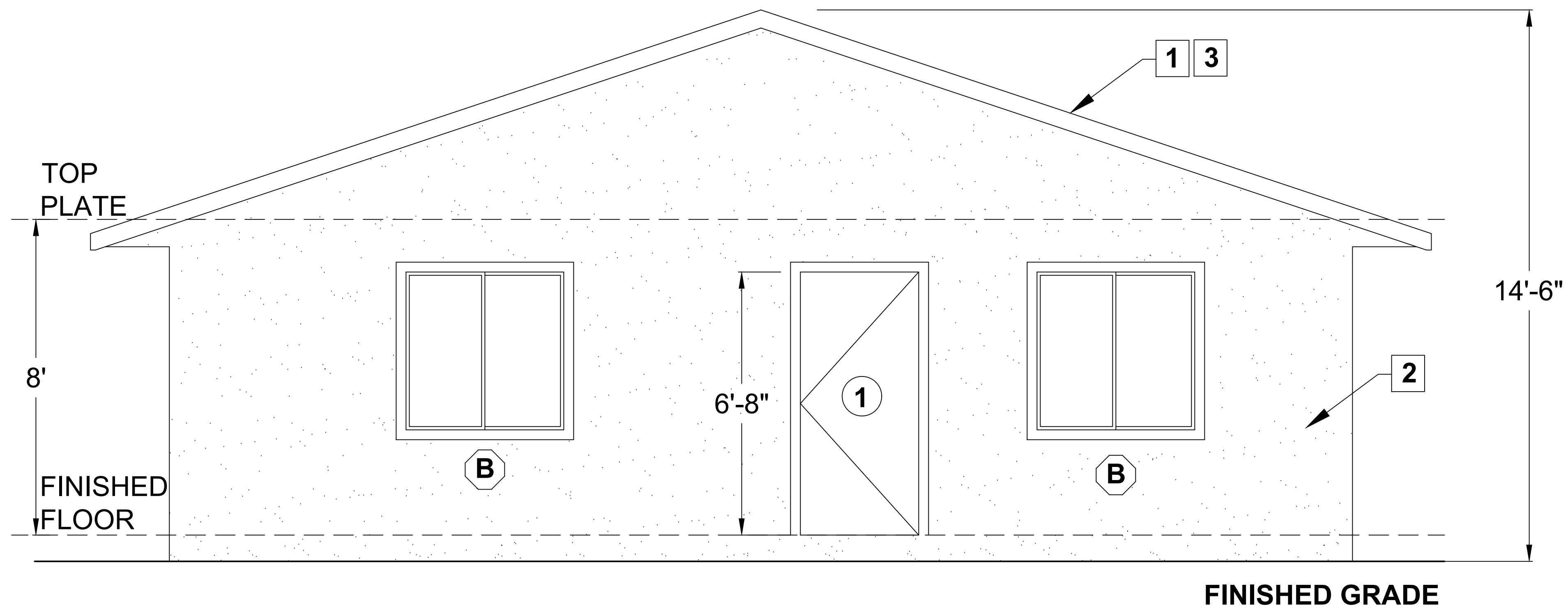
- ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A
- ALL LED LUMINAIRES AND LAMPS SHALL BE MARKED "JA8-2016" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT [HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX](https://cacertappliances.energy.ca.gov/pages/appliancesearch.aspx)
- ALL RECESSED DOWNLIGHT AND ENCLOSED LUMINAIRES SHALL BE MARKED "JA8-2016-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT [HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX](https://cacertappliances.energy.ca.gov/pages/appliancesearch.aspx)
- RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL NOT BE SCREW-BASED
- BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR
- ALL LUMINAIRES REQUIRING "JA8-2016" OR "JA8-2016-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR
EXCEPTION: CLOSETS LESS THAN 70 S.F. & HALLWAYS
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO BUILDINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING:
 - PHOTOCONTROL AND MOTION SENSOR
 - PHOTOCONTROL AND AUTOMATIC TIME-SWITCH CONTROL
 - ASTRONOMICAL TIME CLOCK
 - ENERGY MANAGEMENT CONTROL SYSTEM PER CEC 150.0(K)3A11IC
- ALL NEW OUTLET RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC Art. 406.12)
- OPTIONAL 240-VOLT RECEPTACLE OUTLET MAY BE INSTALLED FOR PROPOSED ELECTRIC DRYER OR ELECTRIC RANGE ON A DEDICATED BRANCH CIRCUIT.
- INSTALL LIGHTING OUTLET IN ATTIC AREA AND SWITCH AT POINT OF ENTRY TO THE ATTIC AREA. WHERE MECHANICAL HVAC UNIT IS INSTALLED IN ATTIC AREA LIGHTING OUTLET SHALL BE INSTALLED NEAR EQUIPMENT.

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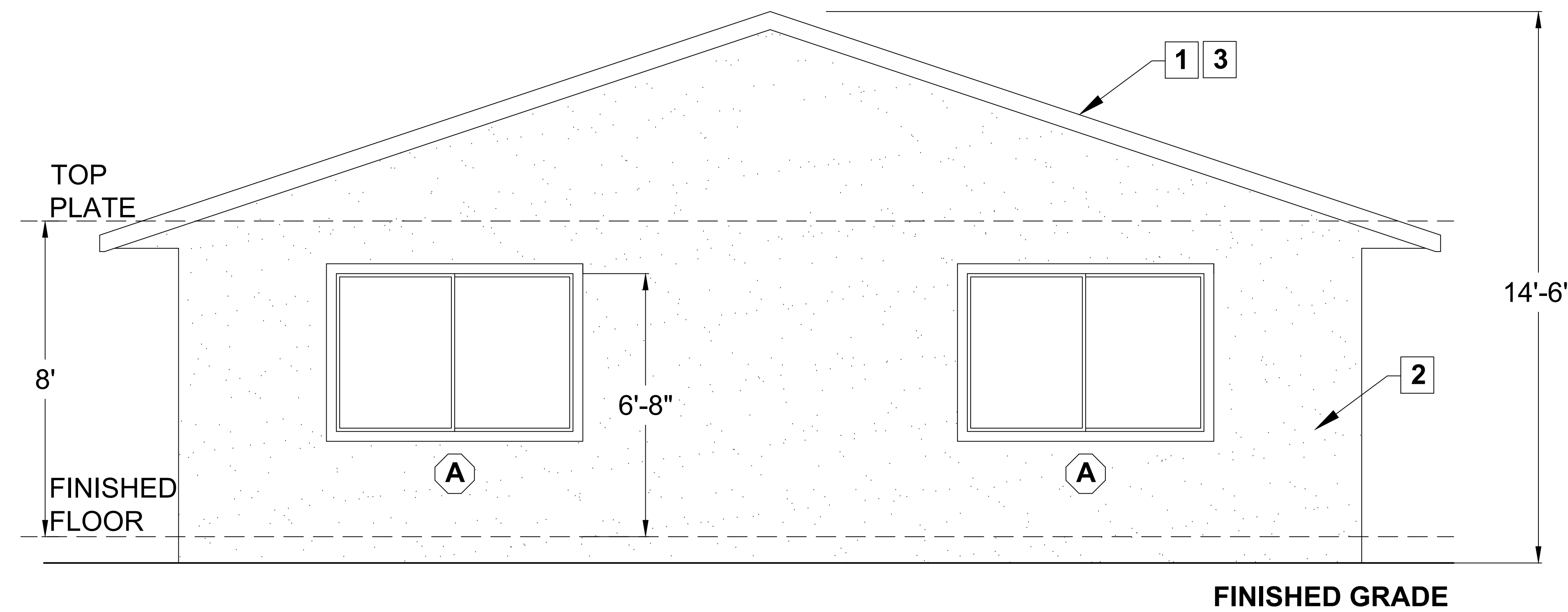
1200 SF ACCESSORY DWELLING UNIT

Sheet Number

A2



FRONT



BACK

ELEVATION KEY NOTES

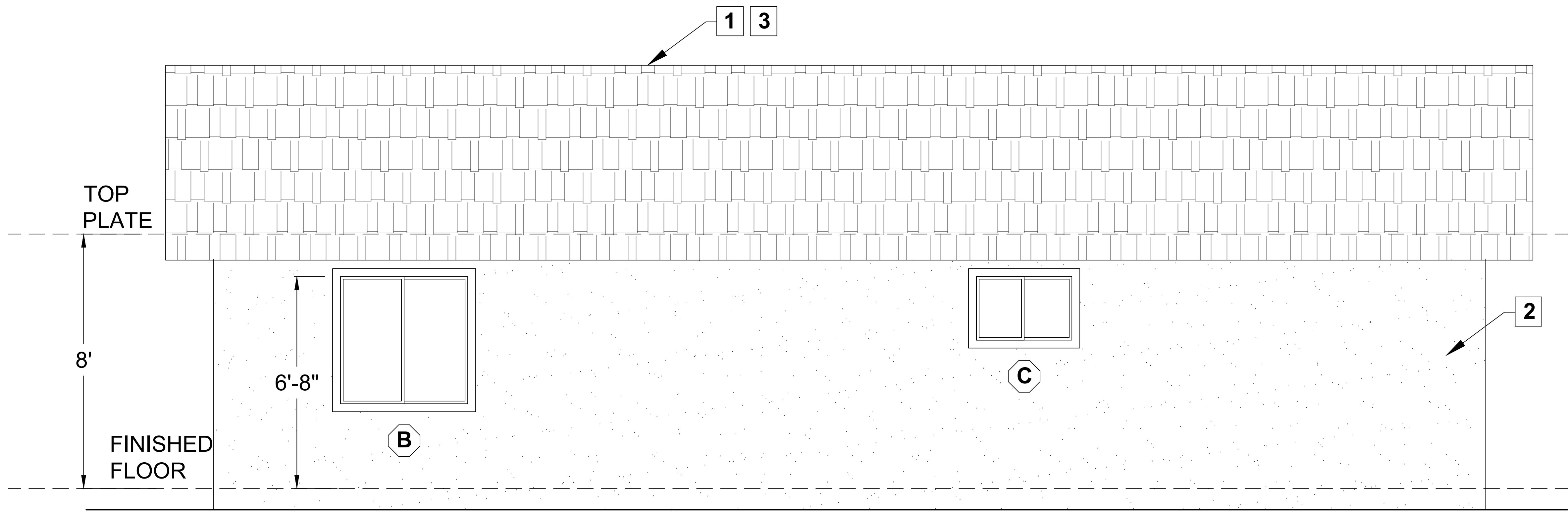
1. ROOF: CLASS 'C' - MINIMUM -
ROOF MATERIAL:
UNDERLAYMENT:
LISTING REPORT #:
2. EXTERIOR WALL FINISH: _____ (SEE NOTE 7 BELOW)
3. ROOF PITCH: 4:12

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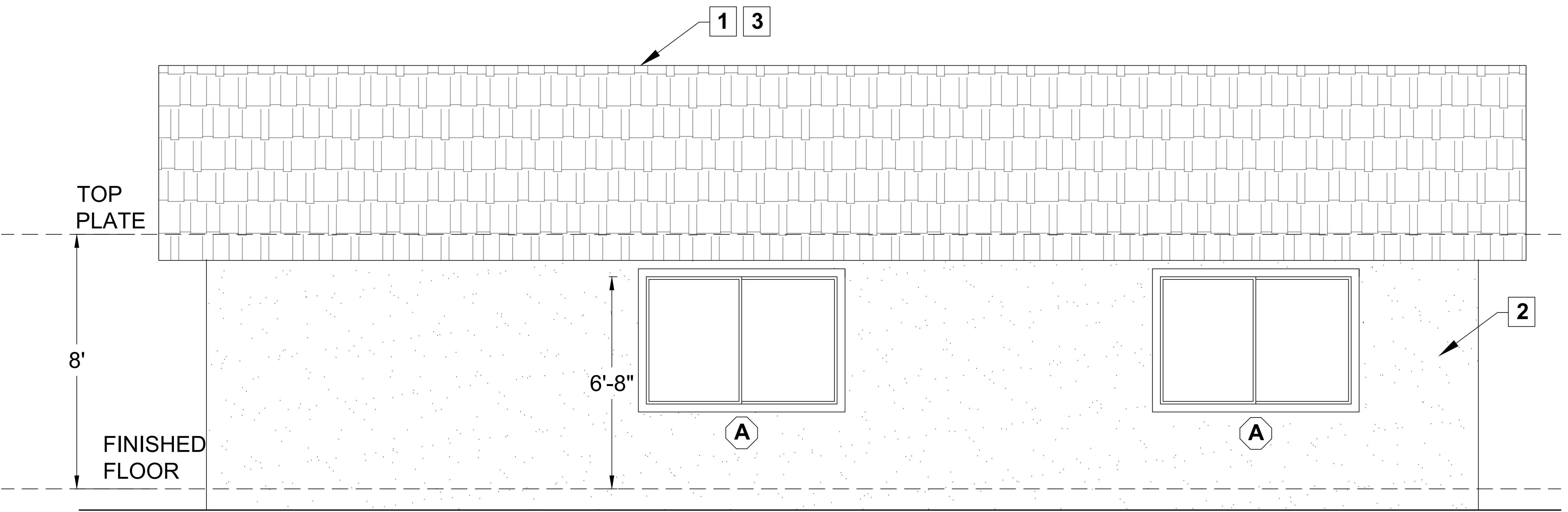
1200 SF ACCESSORY DWELLING UNIT

Sheet Number

A3



RIGHT



LEFT

ELEVATION KEY NOTES

ROOF AND WALL COVERING SHALL BE SPECIFIED ON SHEET A3

UTILITY NOTES

1. When a gas water heater is used a dedicated 125 volt, 20 amp electrical receptacle must be connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit within 3 feet from the water heater. Additionally, both ends of the unused conductor shall be labeled "spare" and a reserved single pole breaker space in the electrical panel shall be labeled "Future 240V use" 150.0(n)1.
2. A dedicated, 240-volt branch circuit rated at 30 amps minimum must be installed within 3 feet of the installed furnace, accessible to the furnace with no obstruction and labeled "240V ready". The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker that is permanently labeled "For Future 240V use". 150.0(T)
3. Electric clothes dryer ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units shall include the following: A dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the clothes dryer location and accessible to the clothes dryer location with no obstructions. The branch circuit conductors shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready." All electrical components shall be installed in accordance with the California Electrical Code. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future electric clothes dryer installation. The reserved space shall be permanently marked as "For Future 240V use." 150.0(v)
- 4.

ELECTRICAL NOTES

1. 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 CURRENT California Electrical Code:
 - 1.1. At least one of the following shall be provided:
 - 1.1.1. ESS ready interconnection equipment with a minimum backed-up capacity of 60 amps and a minimum of four ESS-supplied branch circuits. Or
 - 1.1.2. A dedicated raceway from the main service to a panelboard (subpanel) that supplies the branch circuits in Section 150.0(s)(2). All branch circuits are permitted to be supplied by the main service panel prior to the installation of an ESS. The trade size of the raceway shall be not less than 1 inch. The panelboard that supplies the branch circuits (subpanel) must be labeled "Subpanel shall include all backup load circuits"
2. A minimum of four branch circuits shall be identified and have their source of supply collocated at a single panelboard suitable to be supplied by the ESS. At least one circuit shall supply the refrigerator, one lighting circuit shall be located near the primary egress and at least one circuit shall supply a sleeping room receptacle outlet.
3. The main panelboard shall have a minimum busbar rating of 225 amps.
4. Sufficient space shall be reserved to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard. Raceways shall be installed between the panelboard and the system isolation equipment/transfer switch location to allow the connection of backup power source. 150.0(s)
5. Electric cooktop ready. Systems using gas or propane cooktop to serve individual dwelling units shall include the following: A dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the cooktop and accessible to the cooktop with no obstructions. The branch circuit conductors shall be rated at 50 amps minimum. The blank cover shall be identified as "240V ready." All electrical components shall be installed in accordance with the current California Electrical Code.

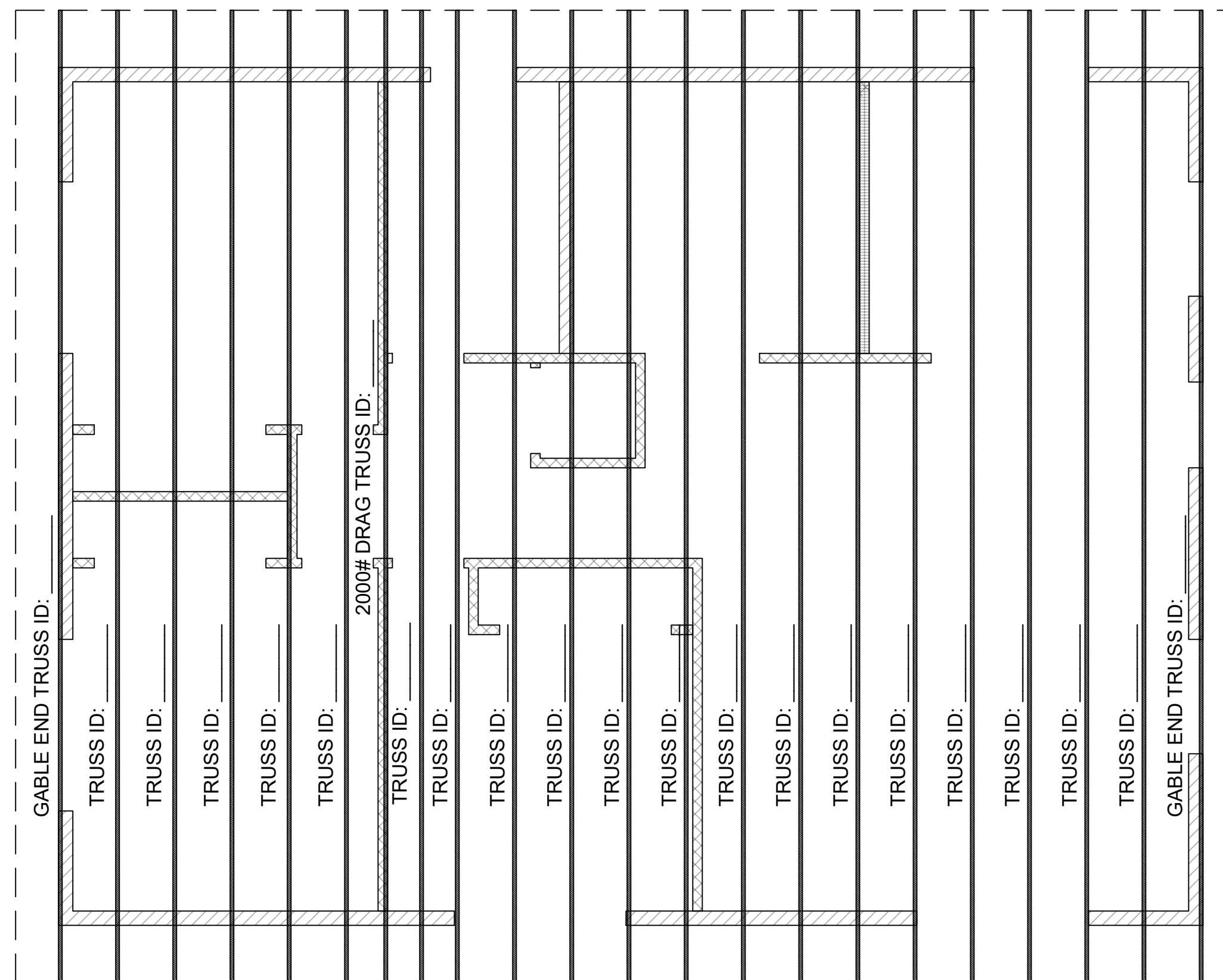
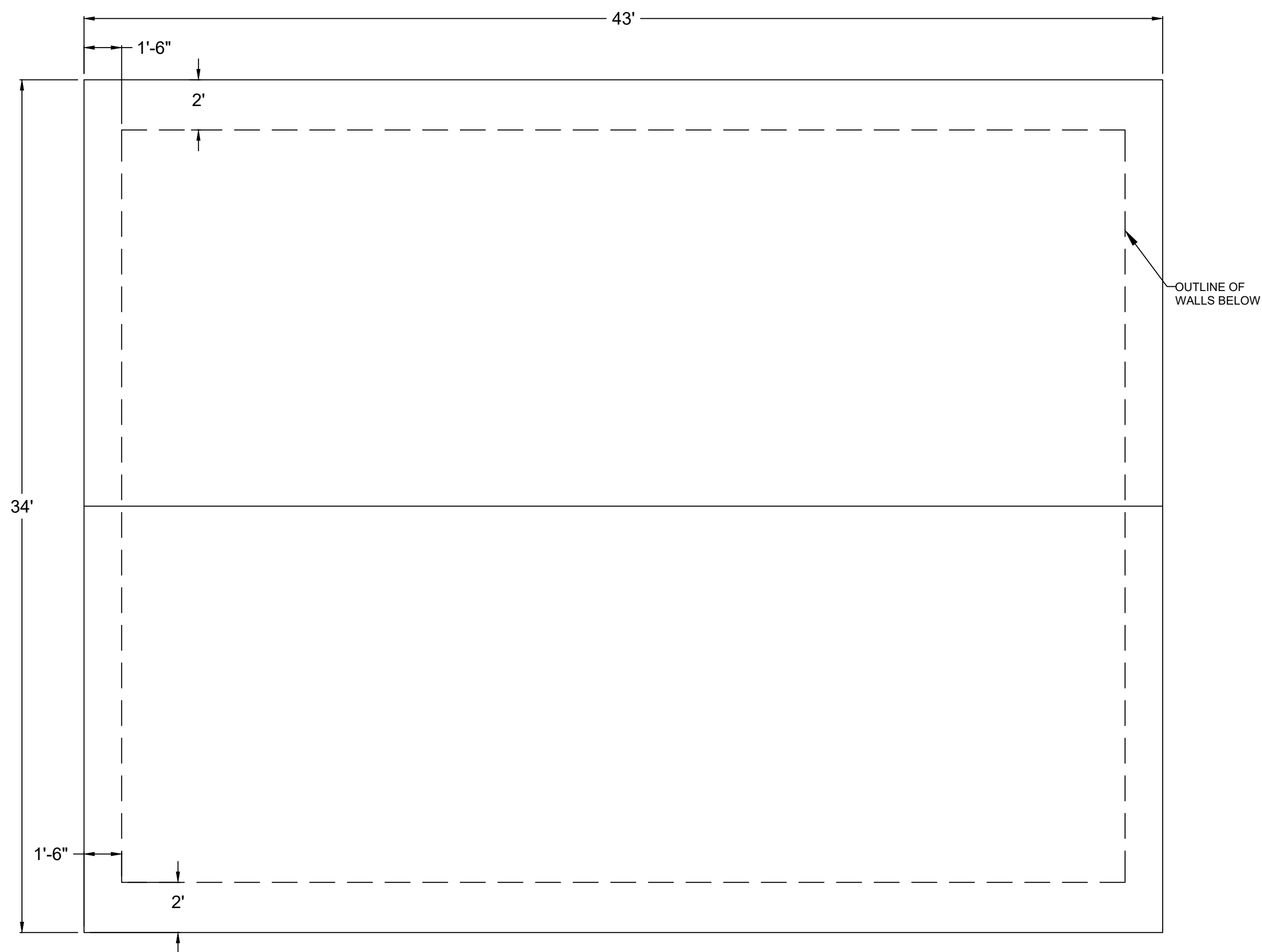
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1200 SF ACCESSORY DWELLING UNIT

ELEVATIONS
1/2" = 1'-0"

Sheet Number

A4



SOLAR NOTES

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

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1200 SF ACCESSORY DWELLING UNIT

Sheet Number

A5

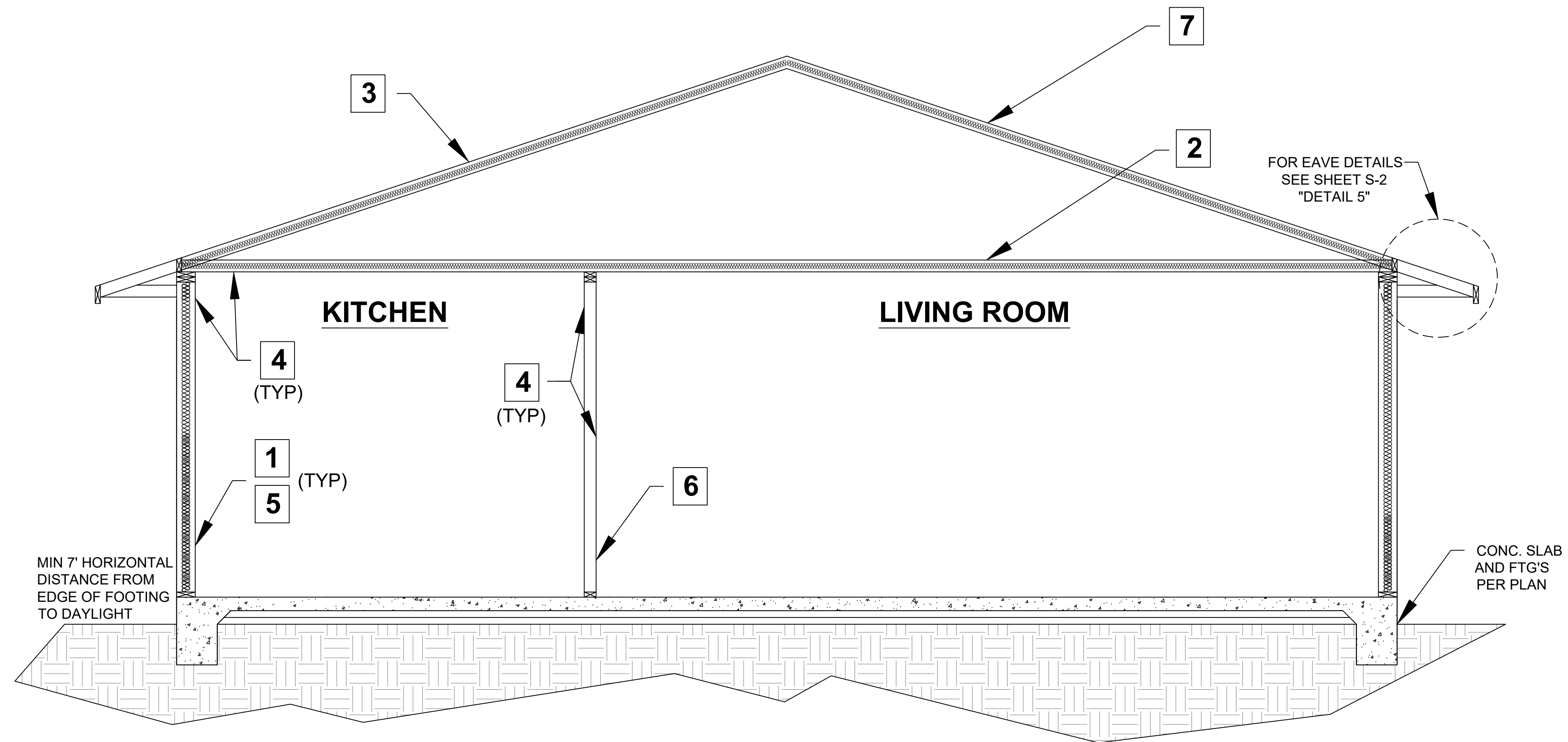
ATTIC VENTILATION REQUIRED

NET FREE CROSS VENTILATION AREA = $\frac{1}{150}$
 VENT AREA REQ'D = $1200 \text{ ft}^2 / 150 = 8 \text{ ft}^2 \times 144 = 1152 \text{ in}^2$

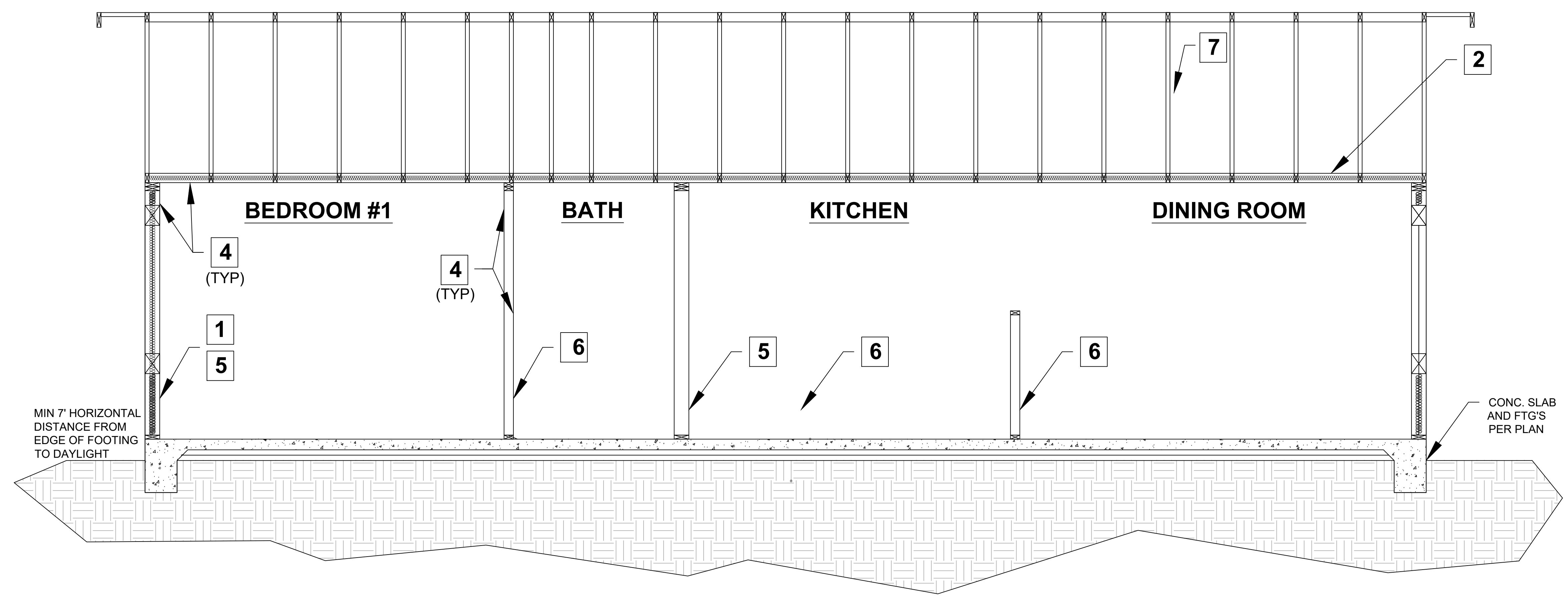
ROOF VENTS
 NFVA: 72 in^2
 QTY = 16 VENTS
 VENT AREA PROVIDED = $16 \times 72 \text{ in}^2 = 1152 \text{ in}^2$

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

ROOF PLAN / TRUSS LAYOUT
 1/4" = 1'-0"



SECTION A-A



SECTION B-B

SECTION KEY NOTES

1. WALL INSULATION: _____
2. CEILING INSULATION: _____
3. ROOF (TOP CHORD) INSULATION: _____
4. INTERIOR FINISH: ½" GYPSUM BOARD
5. EXTERIOR WALL/PLUMBING WALL: 2X6 STUD WALL
6. INTERIOR WALL: 2X4 STUD WALL
7. MANUFACTURED TRUSSES

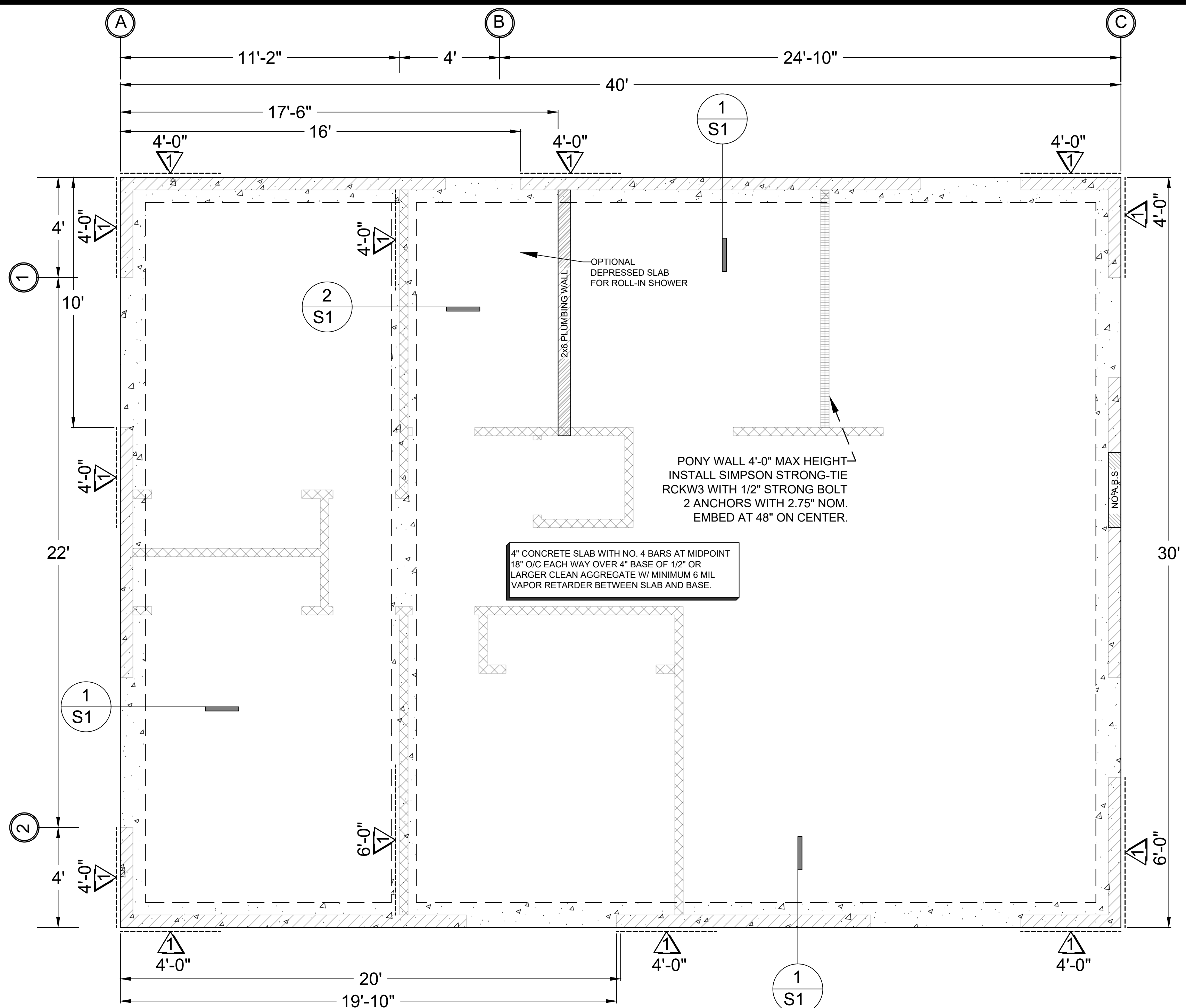
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1200 SF ACCESSORY DWELLING UNIT

Sheet Number

A6

SECTIONS
1/2" = 1'-0"



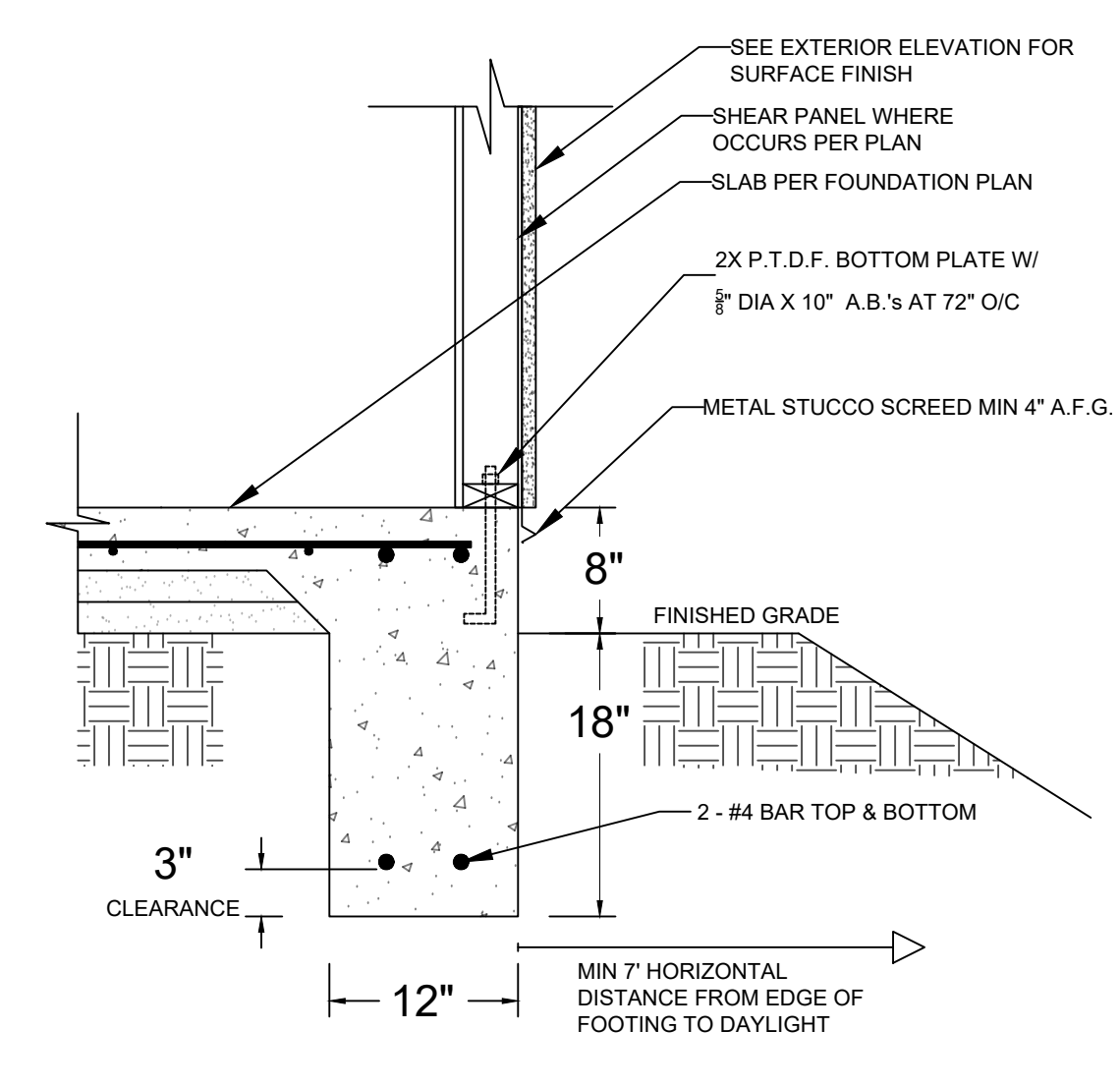
WOOD STRUCTURAL PANEL SHEATHING							
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMUNAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING	
	SIZE	PENETRATION (in)				EDGES (inches o/c)	FIELD (inches o/c)
1	6D COMMON	1.5	24:0	5/8"	16	6	12
	8D COMMON	1.75	24:16	7/16"	16	6	12

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

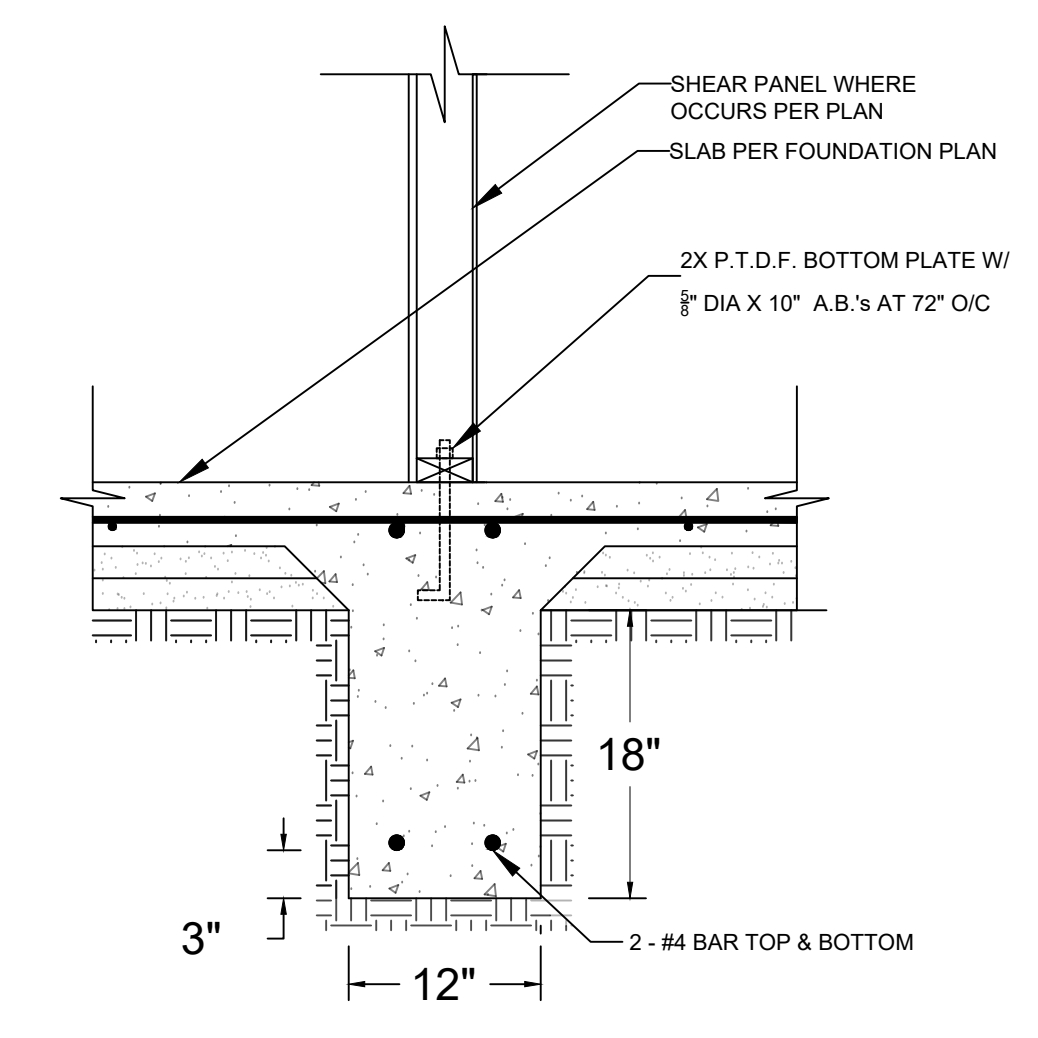
VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1 1/2 INCH THICKNESS.

LEGEND

BRACED WALL LINE



DETAIL 1
(NTS)



DETAIL 2
(NTS)

FOUNDATION PLAN NOTES

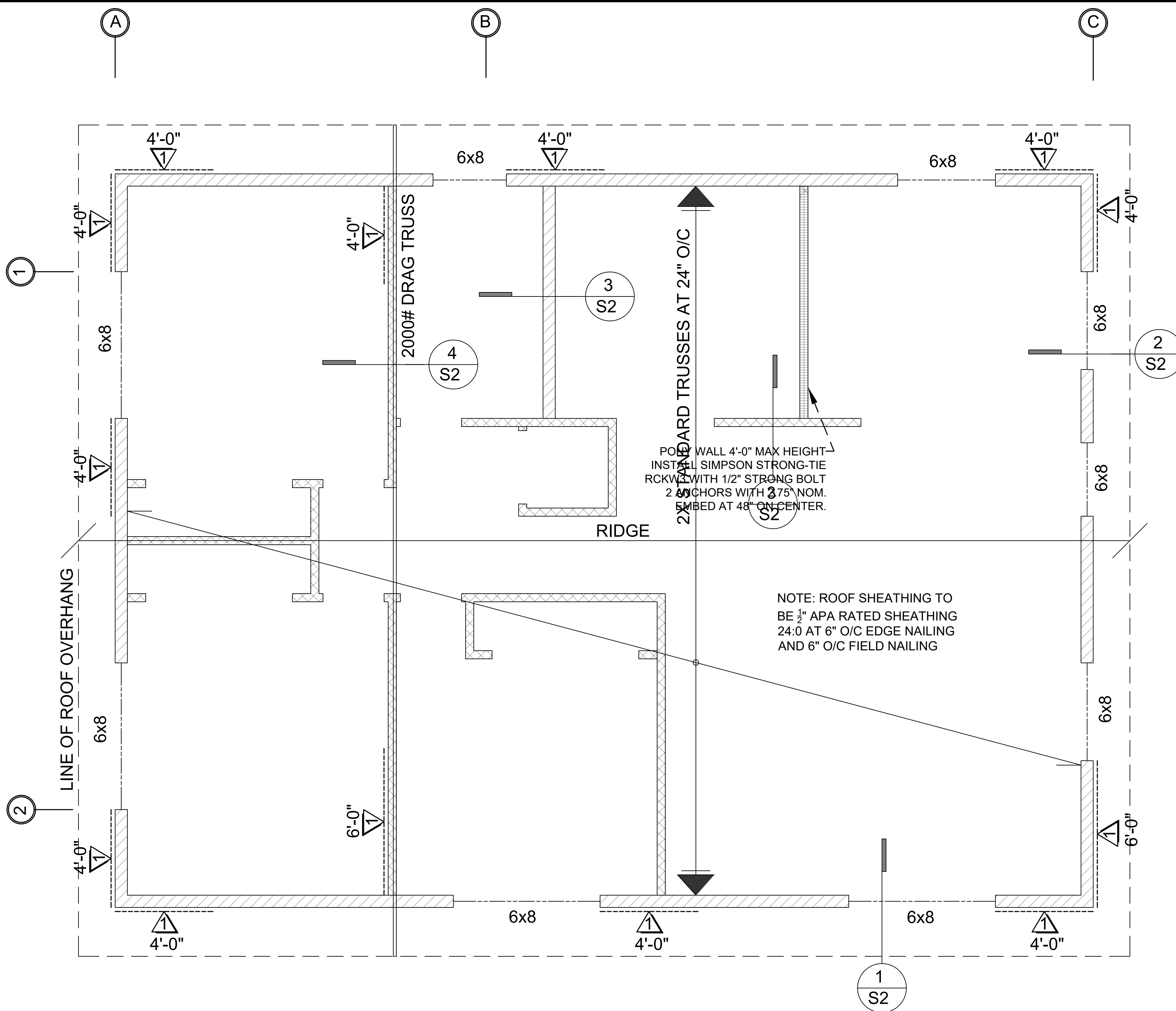
- ALL ANCHORS BOLTS SHALL BE 3/4" DIAMETER AND HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) AND NOT SPACED MORE THAN 6 FEET APART
- 3"x3"x0.229" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT
- FOR STANDARD CUT WASHERS PLACED BETWEEN PLATE WASHER AND NUT, HOLE IN PLATE WASHER MAY BE DIAGONALLY SLOTTED WITH MAXIMUM 1/4" LARGER WIDTH THAN BOLT DIAMETER AND MAXIMUM 1-3/4" SLOT LENGTH
- PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED MAXIMUM 12" AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SECTION.
- BOLTS LOCATED IN THE MIDDLE THIRD OF THE SILL PLATE WIDTH
- FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER
- NO LPG PIPING ASSEMBLIES ALLOWED IN OR BENEATH SLABS WITHIN THE STRUCTURE

By using these pre-approved plans for accessory dwelling unit construction design, the user agrees to release, hold harmless, and indemnify the City of Tracy and its elected officials, employees, and agents, including the Architect who prepared these construction documents, from any and all claims, liabilities, suits, and demands on account of any injury, damage or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.

1200 SF ACCESSORY DWELLING UNIT

Sheet Number

S1



POLE WALL 4'-0" MAX HEIGHT
 INSTALL SIMPSON STRONG-TIE
 ROCKWALL WITH 1/2" STRONG BOLT
 2 ANCHORS WITH 3/75" NOM.
 5' EMBED AT 48" ON CENTER.

NOTE: ROOF SHEATHING TO
 BE 1/2" APA RATED SHEATHING
 24:0 AT 6" O/C EDGE NAILING
 AND 6" O/C FIELD NAILING

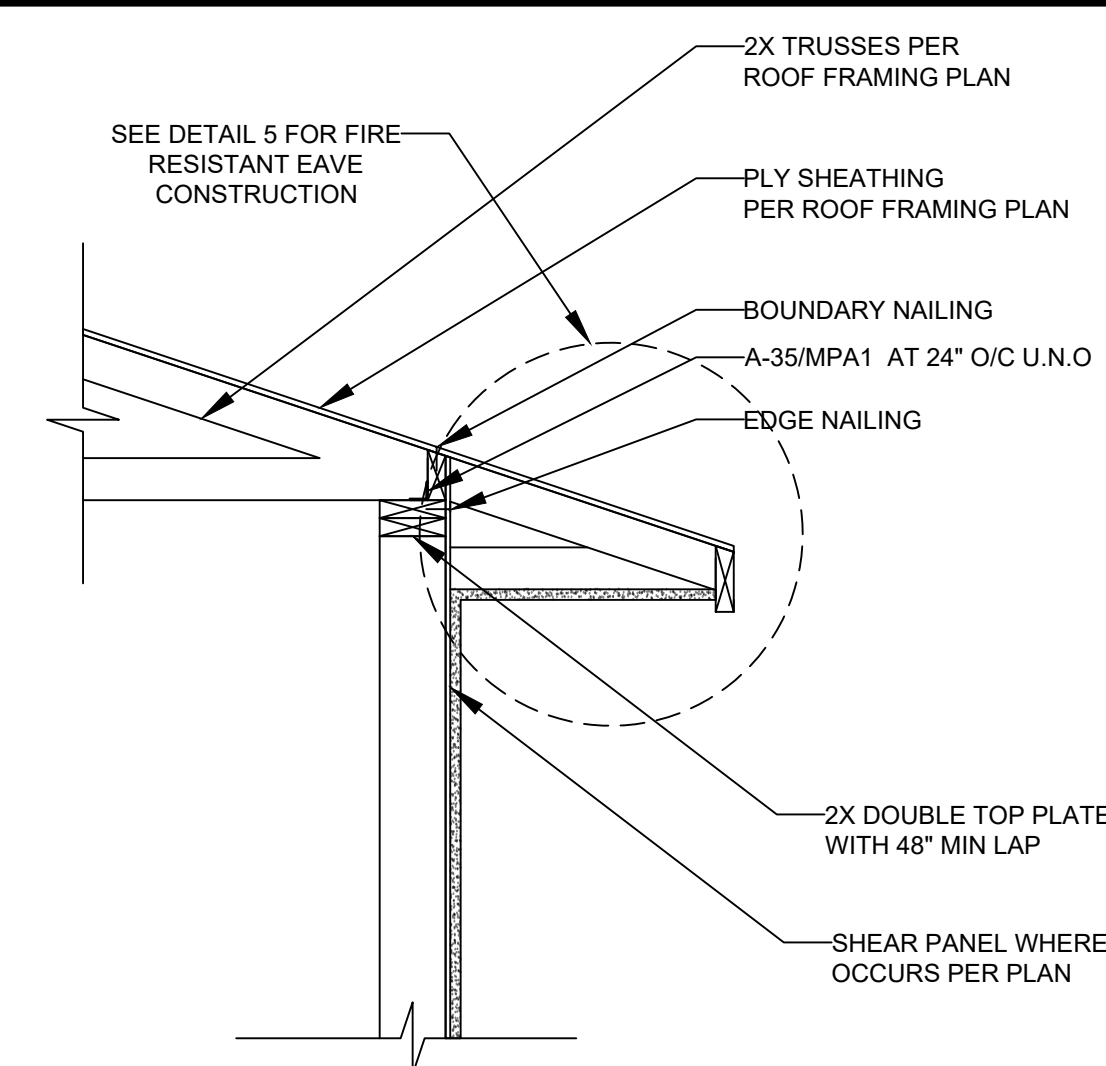
WOOD STRUCTURAL PANEL SHEATHING							
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMUNAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING	
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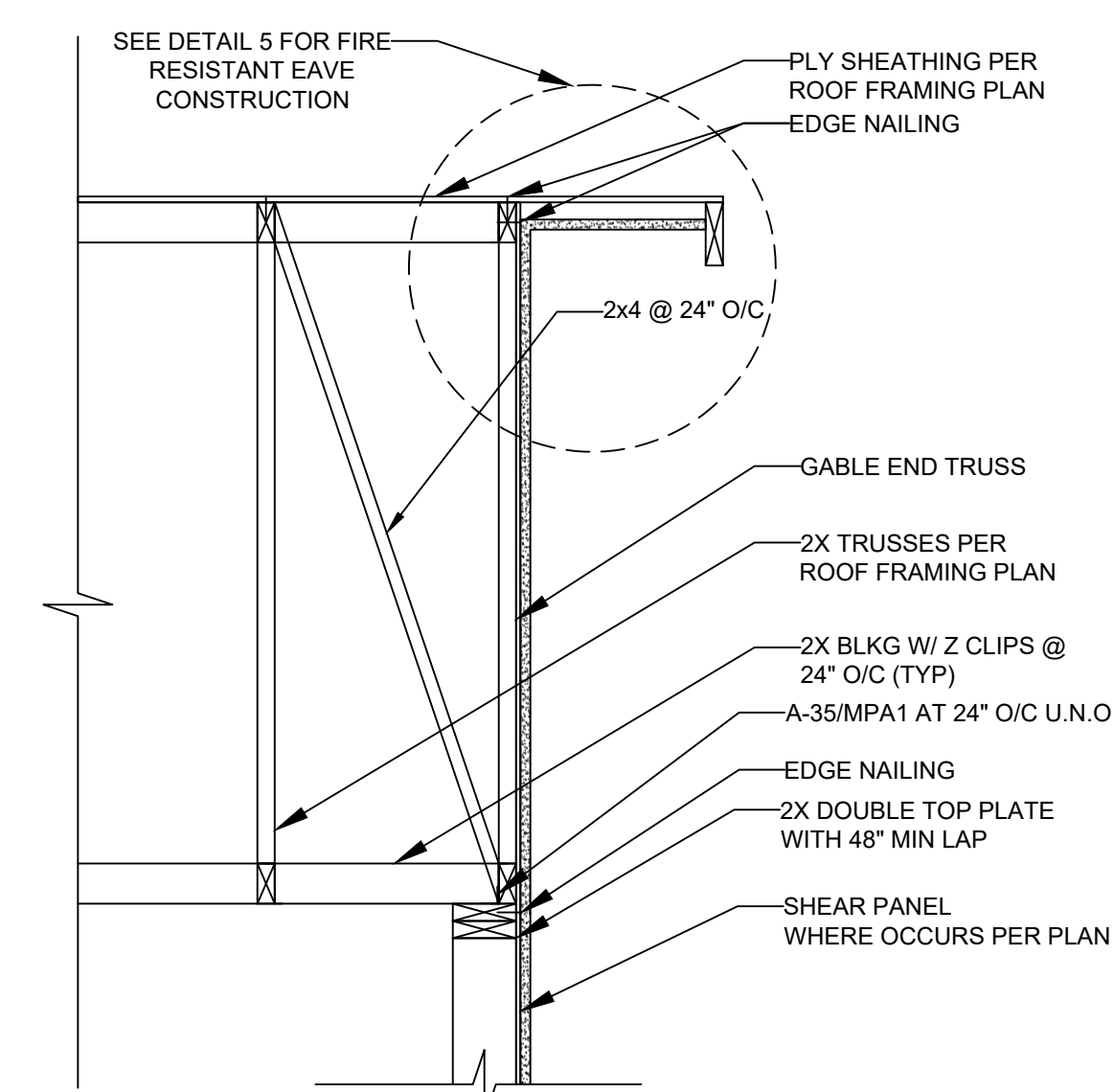
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LEGEND

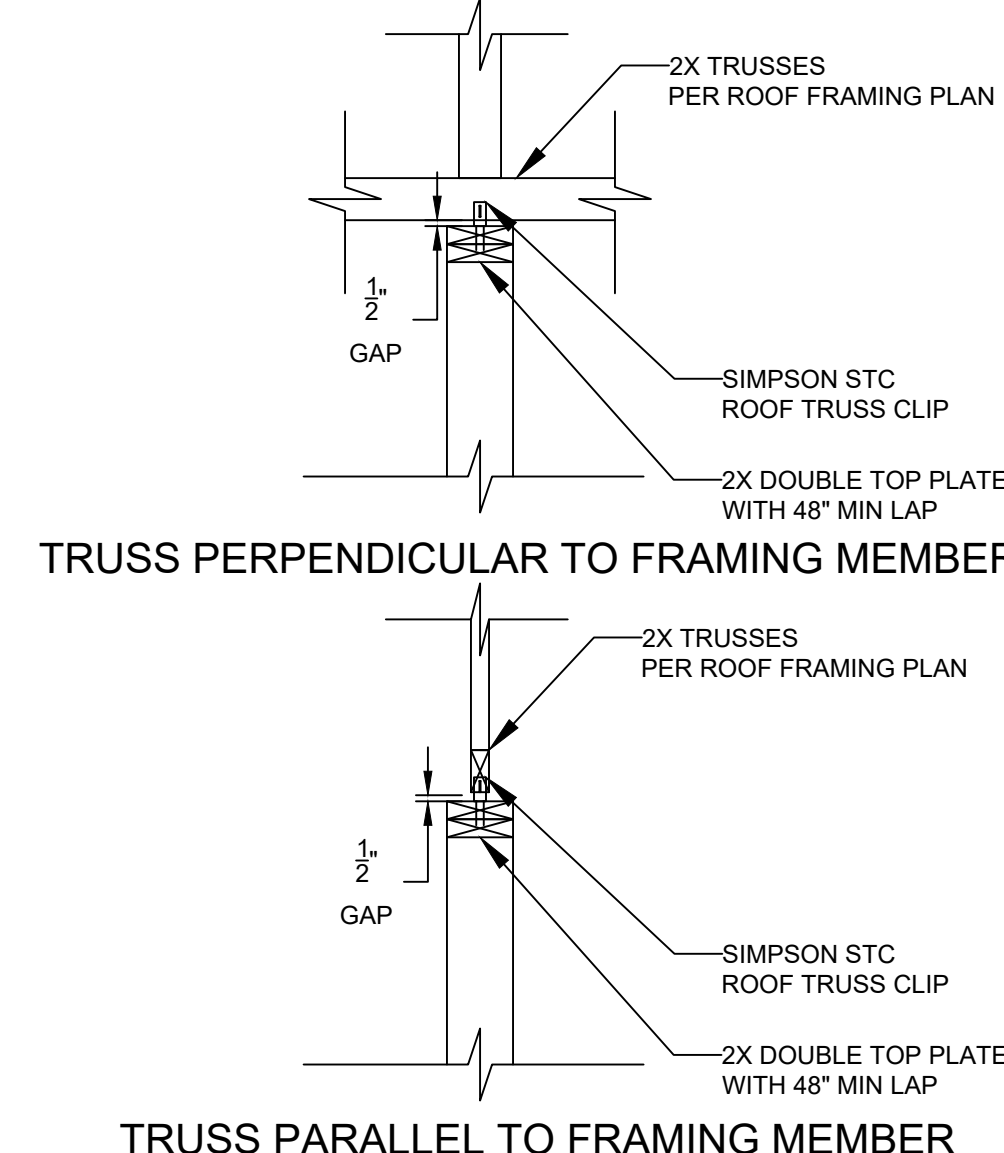
BRACED WALL LINE



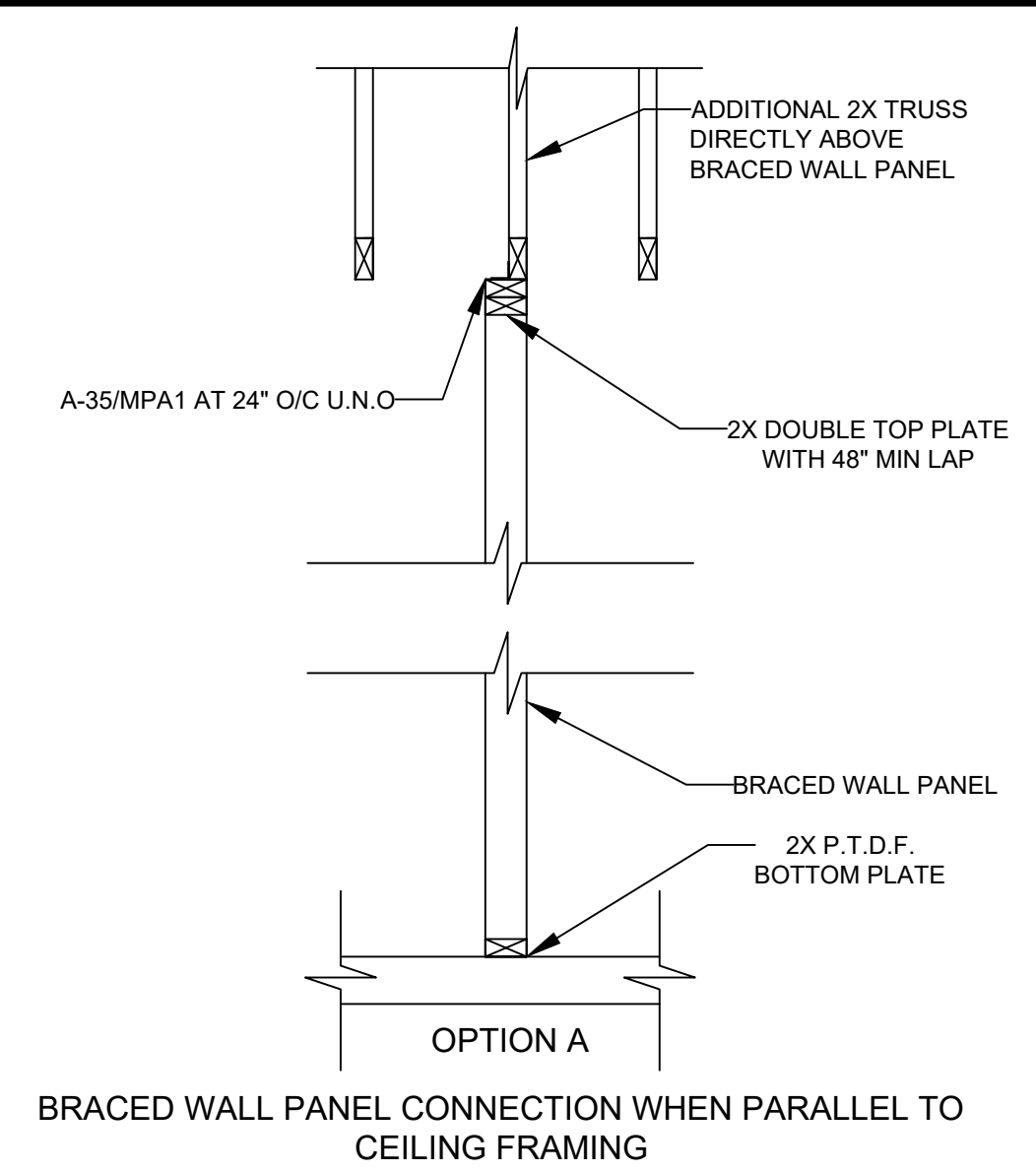
DETAIL 1
(NTS)



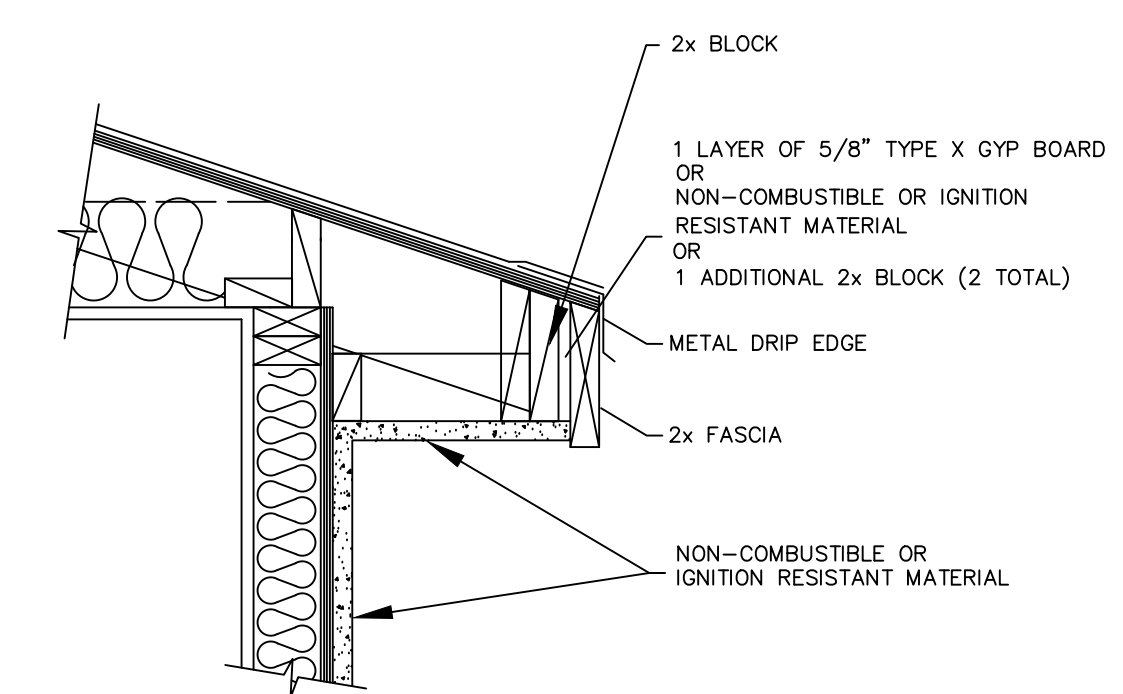
DETAIL 2
(NTS)



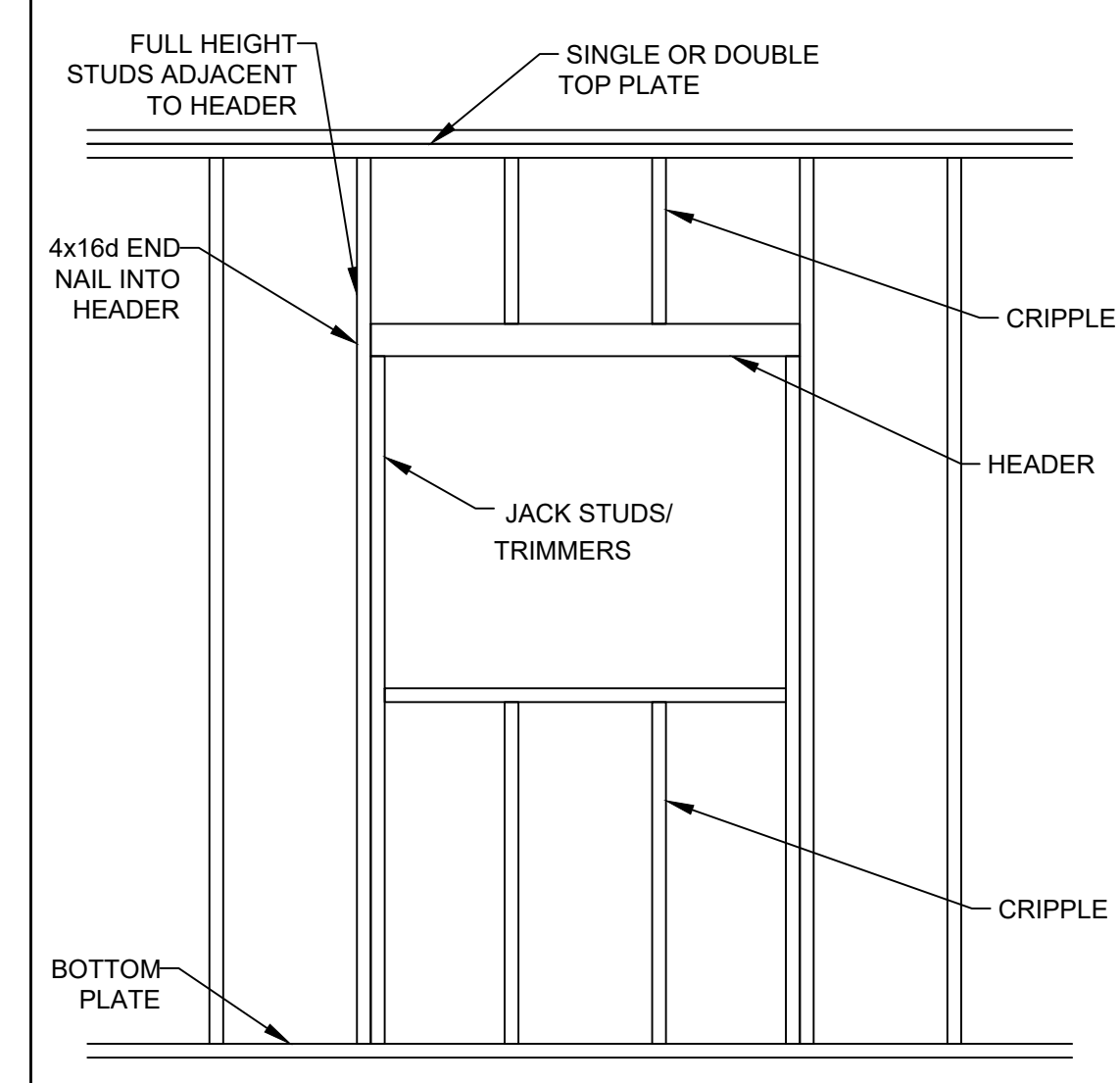
DETAIL 3
(NTS)



DETAIL 4
(NTS)



DETAIL 5
(NTS)



DETAIL 6
(NTS)

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1200 SF ACCESSORY DWELLING UNIT

Sheet Number

S2

