



RECEIVED
By Monet Sheikhalil at 5:23 pm, Dec 14, 2021

2 Contextual Photos with Garage (as Viewed From Park) (Pposed Master ADU Not Visble from this View)
Scale: 3/16" = 1'-0"

General Notes

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS. COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, GAS LINES, DRAINAGE LINES, ETCETERA. NOTIFY DESIGNER IN WRITING OF ALL CONDITIONS WHICH PREVENT PRODUCING SATISFACTORY FINISHED WORK.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR OWNER OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS BEFORE COMMENCEMENT OF WORK.
4. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWING IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.
6. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND LIFE SAFETY CODES.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL BUILDING SERVICES, TEMPORARY FIRE PROTECTION, TRASH REMOVAL, AND COMPLIANCE TO CONSTRUCTION REGULATIONS.
8. ALL MATERIALS, ITEMS, AND FIXTURES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND INDUSTRY STANDARDS.
9. UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL WASTE AND EXCESS MATERIALS, TOOLS AND EQUIPMENT AND THOROUGHLY CLEAN ALL EXISTING AND NEW WORK PRIOR TO TURNING SPACE OVER TO OWNER.
10. ALL OF THE DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL.
11. DRAWINGS ARE NOT TO BE SCALED. ALL EXISTING DIMENSIONS MUST BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
12. THESE DRAWINGS AND ATTACHMENTS ARE THE SOLE CREATIVE PROPERTY OF THE ARCHITECT AND/OR ITS CONSULTANTS. DUPLICATION OF ALL OR PART OF THESE DRAWINGS BY A THIRD PARTY IS NOT PERMITTED WITHOUT PRIOR CONSENT OF DESIGNER.x
13. UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL WASTE AND EXCESS MATERIALS, TOOLS AND EQUIPMENT AND THOROUGHLY CLEAN ALL EXISTING AND NEW WORK PRIOR TO TURNING SPACE OVER TO OWNER.
14. All Dimensions are to FOS UNO

Architectual Compatibility: See A6 For Elevation & Materials Finish

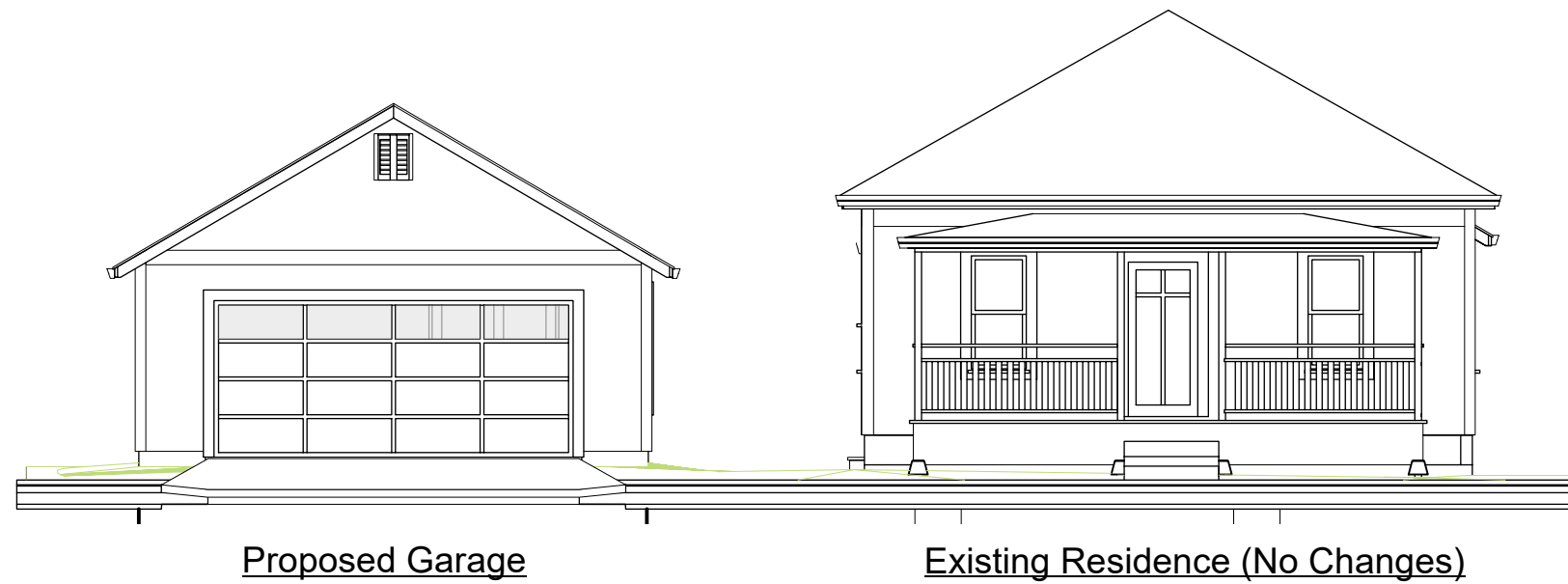
ADU :

Architectural compatibility between the accessory dwelling unit and primary dwelling unit shall be demonstrated by Matching each of the following qualities of the accessory dwelling unit to the proposed or existing primary dwelling unit:

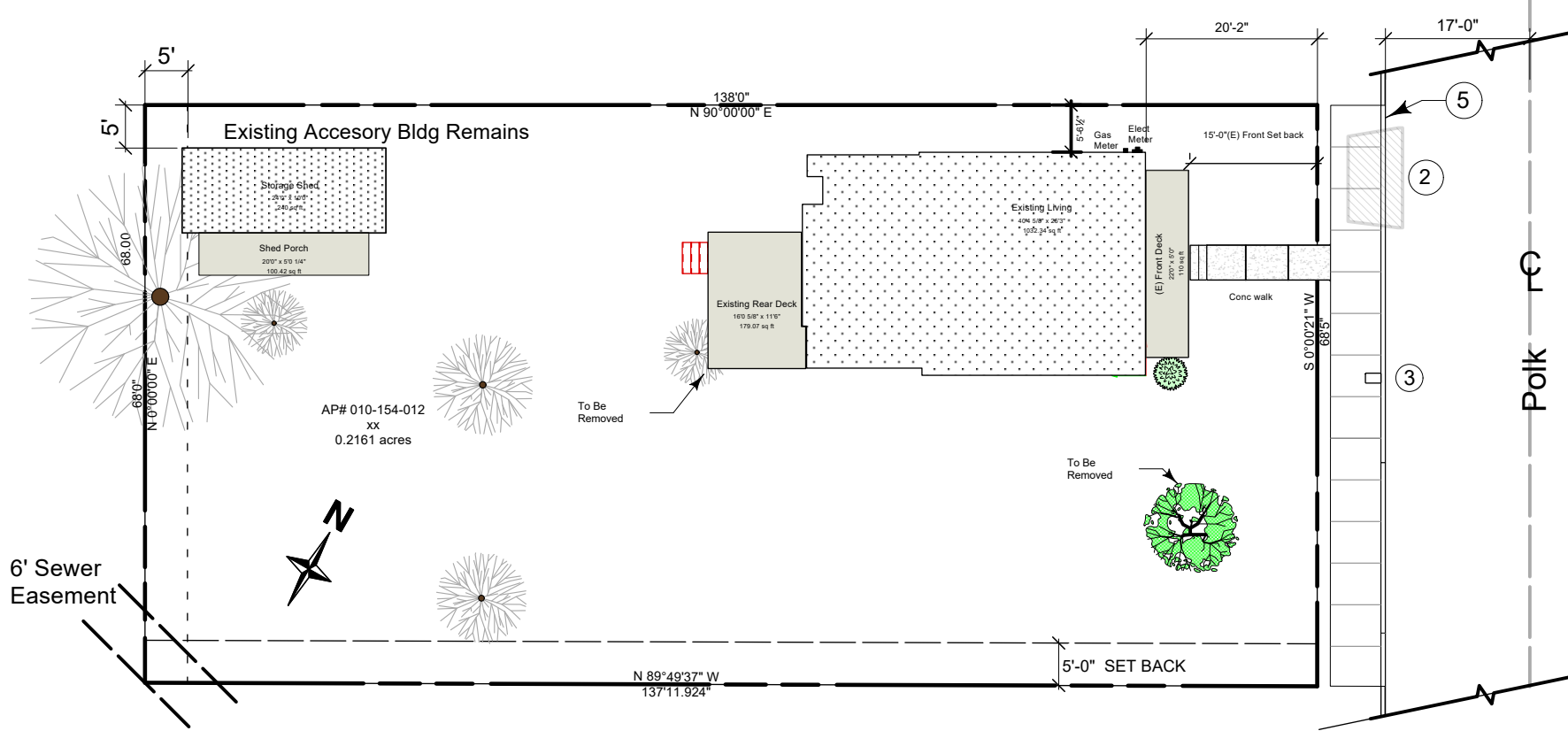
- (A) Color
- (B) Siding material and pattern, and
- (C) Architectural features

Garage :

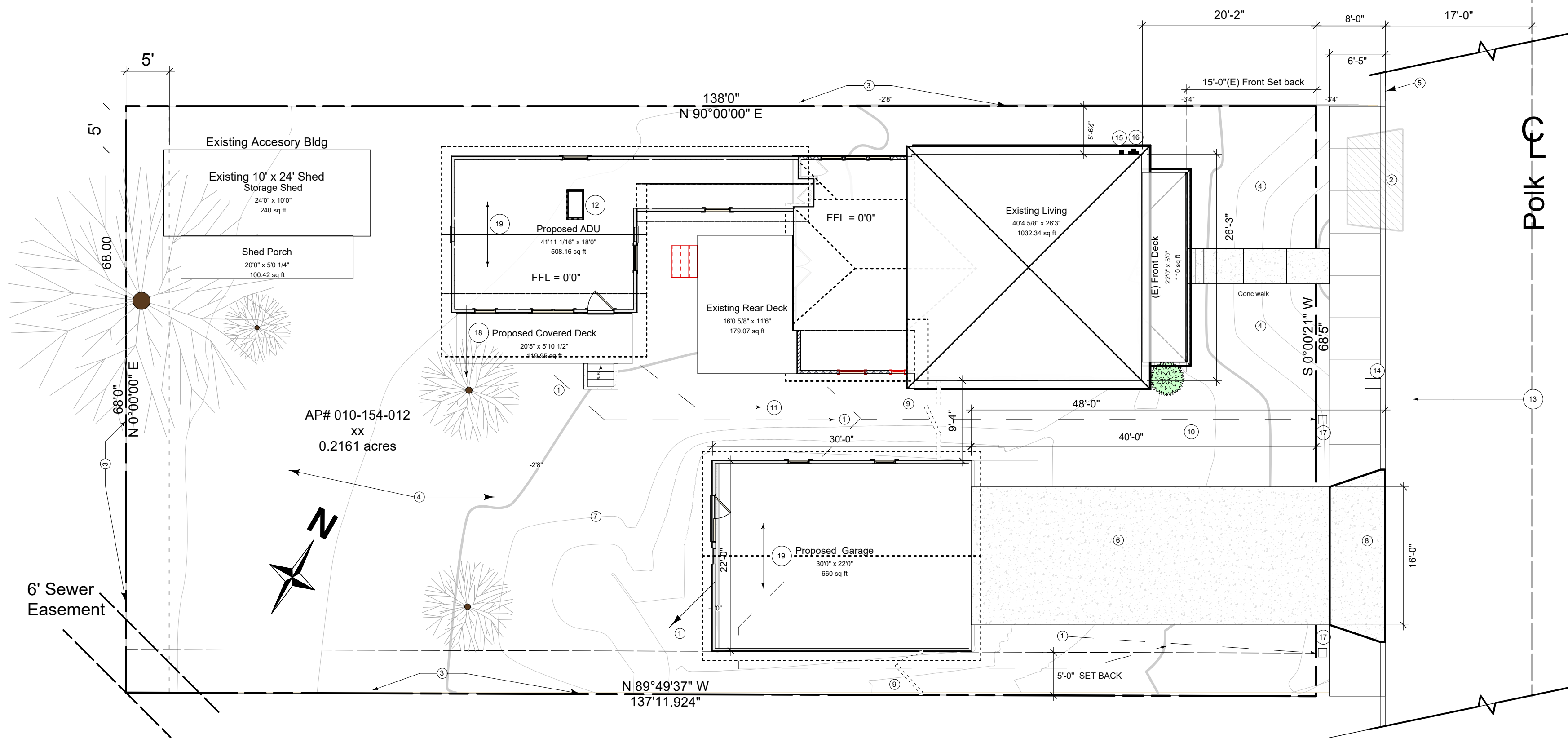
- (A) Color
- (B) Siding to be 8 1/4" Hardi Plank Smooth (7" Exposure)
- (C) Architectural features



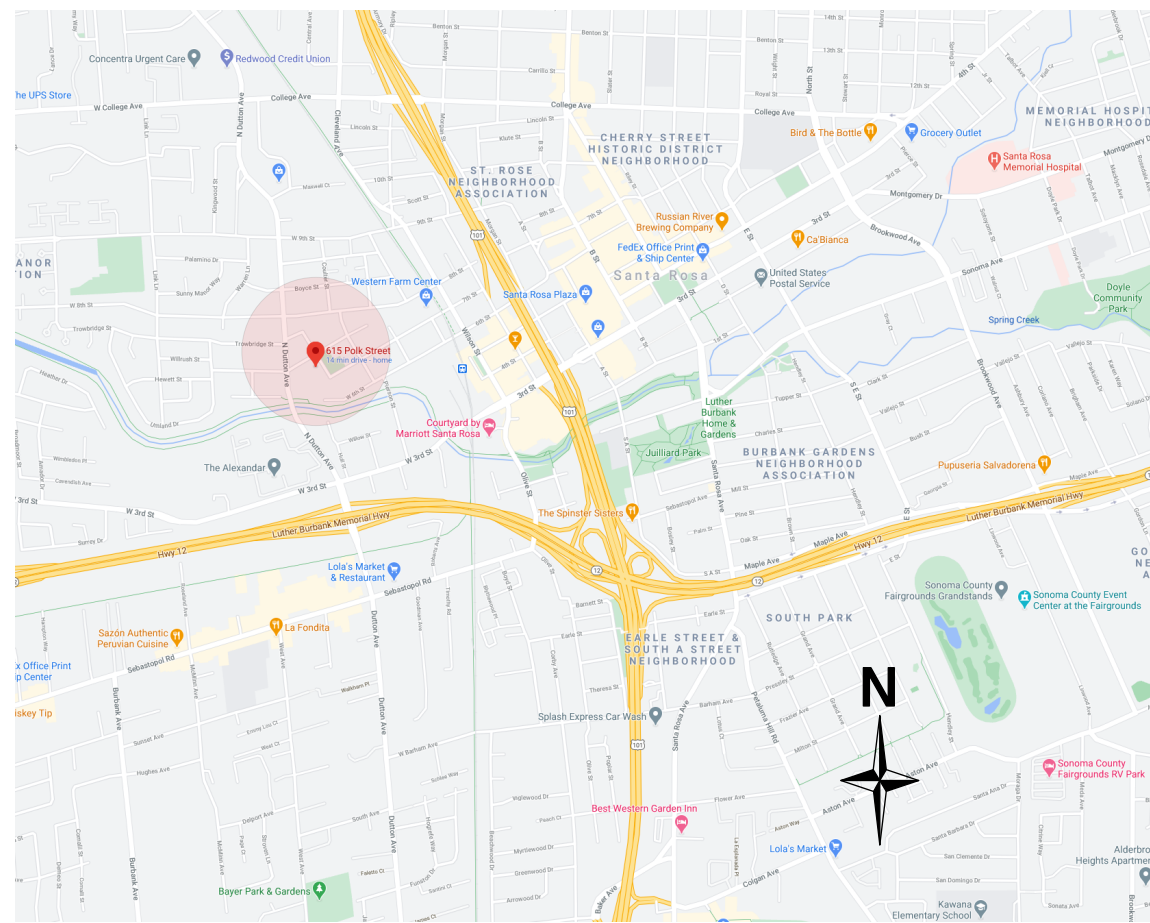
4 Elevation East All w Garage
Scale: 1/8" = 1'-0"



1 Site Plan Existing
Scale: 1" = 20'-0"



5 Site Plan Proposed
Scale: 1" = 10'-0"



3 Neighborhood Context Map
Not To Scale

Sheet Index

No.	Sheet Title
A1	Site Plan, Project Data, Scope of Work, Context Photos
A2	Floor Plan Proposed ADU, Doors & Windows
A2.1	Garage Plan
A3	MEP & Electrical Plan
A4	Elevations Proposed ADU and Garage
A4.1	Elevations Existing Residence & Site Photos
A5	Sections & Garage Portal
A6	Architectural Details & Material Finishes
A7	Title 24 & Cal Green
S1	Structural Details General
S1.1	Structural Details
S2	Foundation & Floor Framing
S2.1	Framing Plan
S2.2	Roof Framing and Plan, Top View All Bldgs
S3	Details Structural- Foundation, Floor Framing
15 Pages	

Professional Services

1. Soils Engineering: PJC & Associates Inc.
600 Martin Ave. Ste 210
Rohnert Park CA 94928
707-584-4804
Phone: info@pjcinc.com
Email: info@pjcinc.com
2. Title 24 & Cal Green SOLDATA ENERGY CONSULTING, INC.
2227 Capricorn Way Suite 202
Santa Rosa CA 95407
707-545-4440
Phone: info@soldata.com
Email: info@soldata.com
3. Trusses - Deferred Submittal: American Truss Company, Inc.
4550 Spring Hill Road
Petaluma, CA 94952
(707) 763-8713
Phone: brian@amtrussco.com
Email: brian@amtrussco.com

Project Data

Scope of Work

To Build ADU (Accessory Dwelling Unit) Addition, attach by hallway, to the back of main House. Construct New Garage & Driveway Cut. Remove Old Driveway Cut, Replace w/ New Curb & Gutter & Sidewalk

Owner Information

Owner Name Project Address Email AP No.
Ron King 615 Polk St Santa Rosa CA 95401 hooke14@hotmail.com 010-154-012

Property Information

Lot Information			FAR (Enclosed Bldgs)	
Lot Size SF	Acres	Perimeter	Footprint Area	Ratio
9,413	0.2161	413		
9412.513	9412.513	412.41	25.9336%	

All Living Space Information

- Square Footage -					
Area Location	Existing	Proposed	Demolition	New Sf % of Existing	Total Living SF
Totals	1032	508	0	49.22%	1541
Proposed ADU	0	508	0		508
Existing Living	1032	0	0		1032

All Non Living Enclosed Areas

Area Location	Existing	Proposed	Demolition	Total Non Liv Enclosed SF
Totals	240	660	0	900
Proposed Garage	0	660	0	660
Storage Shed	240	0	0	240

Decks & Patios

Area Location	Existing	Proposed	Demolition	Total Decks & Patios SF
Totals	389	120	0	510
Existing Rear Deck	179	0	0	179
Shed Porch	100	0	0	100
Proposed Covered Deck	0	120	0	120
(E) Front Deck	110	0	0	110

Structures Summary Information

TYPE	Dwelling units	Living SF	Non Liv Enclosed	Decks Patios	Total SF Per Types
Existing	1	1,032.34	240.00	389.48	1,661.82
Proposed	1	508.16	660.00	119.95	1,288.10
Demolition	0	0.00	0.00	0.00	0.00
New Totals	2	1,540.50	900.00	509.43	SF All 2950

- - Valuation of New Work - -

	Living Areas Valuation	Non Living Enclosed	Decks Patios	Site Work	Total Valuation
Square Feet	508	660	508	1	35,000
Cost per SqFt	330	70	30	35,000	
Valuation	167,692	46,200	15,245	35,000	264,137

- - Rooms & Parking - -

TYPE	Beds	Baths	Parking Covered	Parking Uncovered
Existing	2	1	0	2.00
Proposed	1	1	2	1
Demolition	0	0	0	0
New Totals	3	2	2	3

Site Notes

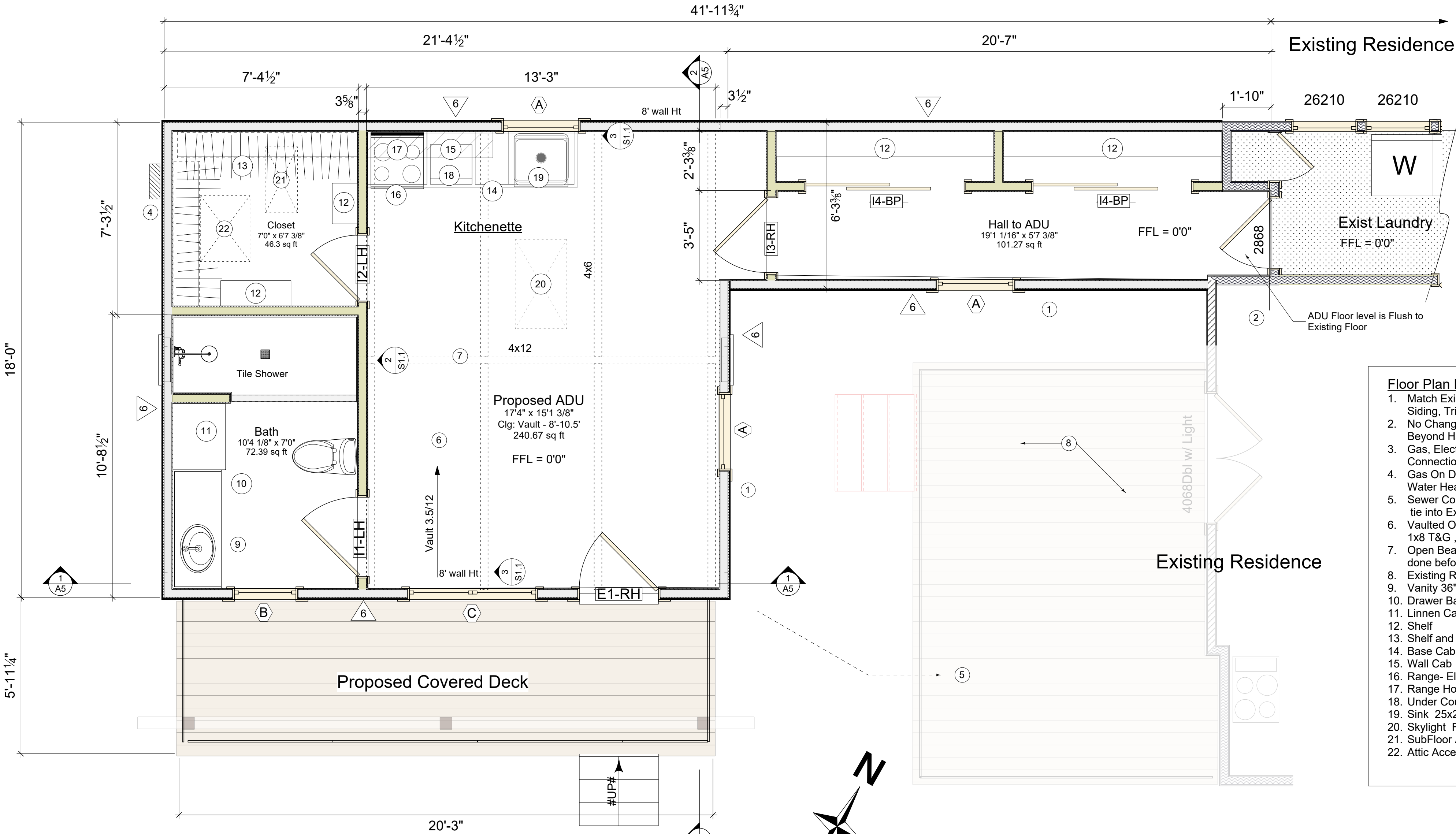
1. Finish Grade: Slope Away 5% Drainage
2. Existing Driveway Cut To be Removed, Replace Curb, Gutter, Sidewalk Here.
3. Existing Fencing Remains
4. Existing Landscape Vegetation area Remains
5. Face of Curb
6. Proposed Concrete Driveway
7. Proposed Concrete Sidewalks
8. Proposed Driveway Cut
9. Proposed Fence / Gate
10. Proposed Garage Setback
11. Sewer Connection to Existing lateral
12. Skylight Velux FS D06
13. View Point of Contextual Photo (Across Park)
14. Water Meter
15. Gas Meter
16. 125A Main Elect Panel
17. Drainage Receptacle Area
18. Class A Comp Roofing Pitch: 3/12
19. Class A Comp Roofing Pitch: 7/12

Revisions	AP# 010-154-012	4/05/20	6/25/20	A1	OF 15
Phone /Email	Email hooke14@hotmail.com				
Job Address	615 Polk St Santa Rosa CA 95401		Owner Address Same		
Attached Accessory Dwelling Unit with Separate Garage					
Site Plan, Project Data, Scope of Work, Context Photos					
Designer Gary Ottinger Owner Name Ron King					
Project:	5719 Dorian Dr Rohnert Park CA 94928		Sheet		
off /fax 707-588-9170 415-328-6373		Email : go@northbayremodeling.com			
General Contractor Licence B1-377906 "since 1979"					

Shear Wall Schedule							
Symbol	Sheathing	Nailing (EN)	Mudsill to FDN	Sill Plate to Wd Frm	Rim Clip Spacing (A35 or Ltp4)	Remarks	
	15/32" Exp 1	8d @ 6" oc	5/8" Ø @ 48" oc	16d @ 6" oc	24" oc	-	
	15/32" Exp 1	8d @ 4" oc	5/8" Ø @ 32" oc	16d @ 4" oc	16" oc	-3x min at all ply edge splices	
	15/32" Exp 1	8d @ 3" oc	5/8" Ø @ 32" oc	SDS @ 12" oc	12" oc	-3x min at all ply edge splices	
	15/32" Str 1	8d @ 2" oc	5/8" Ø @ 24" oc	SDS @ 8" oc	8" oc	- 3x min at all ply edge splices	
	15/32" Both Sides	8d @ 4" oc	5/8" Ø @ 24" oc	SDS @ 8" oc	8" oc	- 3x min for sill plates in contact with concrete	
General Notes:							
Field nailing shall be 12" OC. Block and nail all panel edges.							
Use common nails or HDG for Shear Walls. Splice at Centerline of framing. Stagger (EN refers to 6" OC shear wall nail spacing for that member (wichever has closer spacing))							
Use 3" x3" x 0.229 washers at anchor bolts							
Note 1: Use 4x min at tiedowns, or sister 2 - 2x4 with 16d @ EN Spacing							
Note 2: Use A6 for all exterior sheathing UON.							

Window Manuf-Line			Window Schedule													
Marvin-Essential				Rough Opening			Frame Size		Window Style	Jamb	Glass			Finishes		
Location		Mark	(Note: For Manual Data: Type in at Blue)	Egress Win	RO Width	RO Height	Frm Width	Frm Height		Width	(Manual Fill Data at Blue) (for Temp: Add to Wind. Symbol/Data/Glazing)			Int Fin	Ext Fin	HDWR
Proposed ADU	Qty	5	Name / Call Size						Configuration		Low E3 w Argon	Temp	Grids	Stone White	Stone White	2 White Sash Lock
	A	ESDH 3030	No	30"	30"	2'11 1/2"	2'11 1/2"	Double Hung	5 1/8	Low E3 w Argon	Tmp	no	Stone White	Stone White	2 White Sash Lock	
	A	ESDH 3030	No	30"	30"	2'11 1/2"	2'11 1/2"	Double Hung	5 1/8	Low E3 w Argon	Tmp	no	Stone White	Stone White	2 White Sash Lock	
	A	ESDH 3030	No	30"	30"	2'11 1/2"	2'11 1/2"	Double Hung	5 1/8	Low E3 w Argon	Tmp	no	Stone White	Stone White	2 White Sash Lock	
	B	ESDH 2630	No	26"	30"	2'5 1/2"	2'11 1/2"	Double Hung	5 1/8	Low E3 w Argon		no	Stone White	Stone White	2 White Sash Lock	
	C	ESDH 2Wide-2650	No	4'11 1/2"	50"	4'11"	4'11 1/2"	Custom	5 1/8	Low E3 w Argon		no	Stone White	Stone White	2 White Sash Lock	
Garage	Qty	2														
	E	ESDH 2650	FALSE	26"	50"	2'5 1/2"	4'11 1/2"	Double Hung	4 5/8	Low E3 w Argon				Stone White	Stone White	2 White Sash Lock
	E	ESDH 2650	FALSE	26"	50"	2'5 1/2"	4'11 1/2"	Double Hung	4 5/8	Low E3 w Argon				Stone White	Stone White	2 White Sash Lock
Windows	Total	7														

Door Manuf-Line			Door Schedule													Sales Man			Date		
Plast Pro			Door		Door Size & RO				Door Style					Door Swing - Frame & Int Trim				Hardware			
Location		Mark	Notes: For Manual Data: Type in at Blue	Door Width	Door Height	RO Width	RO Height	Ext/ Int	Door Thickness	Type	Leaf Type	Jamb Width	Swing	Jamb Type	Trim Interior	Int Trim Style	Threshold	Hinge Finish	Dead Bolt	Remarks	
Proposed ADU	Qty	6	Name / Call Size							Configuration				FJ Pine	Size	Cir Pine FJ Pr	Brnz Al	BN			
	I4	I4 Bi Pass 6068 4Panel BP		6'0"	6'8"	6'2"	6'10"	Int	1 3/8"	Slider	Panel	4 5/8"	BP	FJ Pine	1 x 4	Cir Pine FJ Pr		BN	No		
	I4	I4 Bi Pass 6068 4Panel BP		6'0"	6'8"	6'2"	6'10"	Int	1 3/8"	Slider	Panel	4 5/8"	BP	FJ Pine	1 x 4	Cir Pine FJ Pr		BN	No		
	I3	I3 21068 4Panel RH		2'10"	6'8"	3'0"	6'10"	Int	1 3/8"	Swing Simple	Panel	4 5/8"	RH	FJ Pine	1 x 4	Cir Pine FJ Pr		BN	No		
	I2	I2 2668 4Panel LH		2'6"	6'8"	2'8"	6'10"	Int	1 3/8"	Swing Simple	Panel	4 5/8"	LH	FJ Pine	1 x 4	Cir Pine FJ Pr		BN	No		
	I1	I1 3068 4Panel LH		3'0"	6'8"	3'2"	6'10"	Int	1 3/8"	Swing Simple	Panel	4 5/8"	LH	FJ Pine	1 x 4	Cir Pine FJ Pr		BN	No		
Garage	Qty	1	(Man Doors)																		
		E2	E2 PR 2868 1/2 Lite		5'4"	6'8"	5'6"	6'10"	Ext	1 3/4"	Swing Bi-part	Panel	4 5/8"		FJ Pine	5/8 Bevel			BN	Yes	
Total Man Doors		7																			
Garage		Qty	1	Overhead																	
		G1	G1 16x7 Ovhd- 4 Panel w/ 16'0" 7'0" 16'3 1/8" 7'1"					2"	Overhead	Panel	5.5"	NA	FJ Cedar	NA				NA	Top Glass		
Total All Doors		Qty	8																		



Accessory Dwelling Unit with Covered Deck
Scale: 3/8" = 1'-0"

Revisions
AP# 010-154-012
4/05/20
6/25/20

Phone /Email
Email hooker14@hotmail.com

Job Address
615 Polk St Santa Rosa CA 95401

Owner Address
Same

Attached Accessory Dwelling Unit with Separate Garage

Floor Plan Proposed ADU, Doors & Windows

Designer Gary Ottinger Owner Name Ron King

Project: 5719 Dorian Dr, Robnet Park CA 94928

Sheet

GO Construction
Email: go@northbayremodeling.com
General Contractor Licence B1-377906 "since 1979"

off /fax 707-588-9170
cell 415-328-6373

Mechanical and Plumbing Notes

1. ALL HOT WATER PIPING SHALL BE INSULATED IN ACCORDANCE WITH CPC 609.11 AND ENERGY CODE 150.0(j)
2. Required plumbing cleanouts for underfloor piping shall be extended to or above the floor or extended outside the building crawlspace unless located within 5 feet of an access door or crawl hole pursuant to the requirements of CPC 707.9.
3. All new toilets, urinals, showerhead and interior faucets must be water conserving fixtures (i.e. 1.8 GPM max. shower heads; 1.2 GPM max lavatory faucets; 1.8 GPM max. kitchen faucets; 1.28 gal. per flush water closets).
4. All Noncompliant Existing Plumbing Fixtures as defined in CA Civil Code 1101.1-1101.8. and installed in homes built and available for use prior to January 1, 1994 must be converted to water conserving fixtures [see Noncompliant Existing Plumbing Fixtures Declaration form for exceptions and additional information].
5. Where less than 18 inches of clear height (including ducts and piping) is provided under a new floor, cleanouts shall be extended above the floor or outside of the building. No new or altered underfloor cleanout shall be located more than 20 ft. from an underfloor access door (CPC 707.9).
6. Water closets in new or altered bathrooms shall be located at least than 15 inches from a side wall or obstruction and within a space not less than 30 inches in width with 24 inches minimum clearance in front of the toilet. New or altered bathroom doors should not swing into the required clear space (CPC 402.5).
7. Shower compartments and walls above bathtubs with shower heads installed shall be finished with a smooth, nonabsorbent surface to a height of not less than 72 inches above the floor (CRC R307.2). Provide curtain rod or approved enclosure
8. Shower floor area shall be not less than 1024 sq. inches and not less than 30 inches diameter. A curb, dam or threshold at the shower entry shall be not less than 2 inches above the shower drain.
9. Shower control valves and showerheads shall be arranged so that the bather can adjust the valves prior to stepping into the shower spray. (CPC 408.9)
10. New or altered hose bib type faucets shall be provided with approved non-removable backflow prevention devices. (CPC 603.5.7)
11. Provide pressure relief valve with drain to outside for new or relocated water heaters (CPC 608.5). Provide seismic strapping for tank type water heaters (CPC 507.2).
12. New enclosures for gas water heater and/or furnace located within or adjacent to conditioned space shall be provided with a fully weather-stripped, 24-inch minimum width door and insulated walls. 30 inches of clear unobstructed working space is required along the entire front of the firebox for servicing of the equipment. (CMC 304.1 & Energy Code 150.0)
13. A gas supply of at least 200,000 Btu/hr shall be provided for all new tank type gas water heaters (Energy Code 150(n)).
14. No wood burning devices (i.e. wood heater, fireplace, etc.) may be installed in new building construction (within buildings). No fireplace or chimney alteration with a cost greater than \$15,000 shall be made unless a gas-fired, electric or EPA Certified device is installed. (BAAQMD Regulation 6 Rule 3)
15. A heating system is required to maintain 68 degrees at 3 feet above floor level and 2 feet from exterior walls in all habitable rooms (R303.10).
16. New or altered space heating, space cooling, water heating, fenestration and insulation shall be installed in accordance with the approved energy documentation and comply with the CA Energy Code.
17. Gas appliance enclosures shall be provided with COMBUSTION AIR openings in accordance with CMC Chapter 7.
18. Gas water heaters and furnaces are not allowed in an area opening into a bedroom or bathroom unless the requirements of CPC 504.1 and CMC 904.1 are met.
19. Vent dryer to the outside of the building, not to the underfloor area. New or altered dryer exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 ft., including two 90-degree elbows. 2 ft. shall be deducted for each elbow in excess of two (CMC 504.4.2.1)
20. New and altered appliances installed in attics shall have the following (CMC 304.1 and CMC 904.10):
- Approved listing for attic installation.
 - 30 inch x 30 inch attic access and passageway to equip.
 - 24-inch-wide solid catwalk from attic access to appliance.
 - 30-inch solid working platform in front of servicing locations.
 - A permanent electrical receptacle and high efficacy lighting fixture with a vacancy sensor near the appliance location (CMC 304.4.4 and Energy 150.0(k)2.J).
 - Water heaters and cooling units shall be provided with a water-tight corrosion-resistant 1.5 inch minimum height metal pan with a condensate drain to the exterior of the building (CMC 310).
21. For newly constructed residential buildings and for additions over 1,000 square feet of conditioned floor area, show the method of required continuous, quiet mechanical whole-building ventilation to comply with ASHRAE 62.2
22. Each new or altered kitchen and bathroom must have a local ventilation exhaust fan that exhausts indoor air to the exterior. Exhaust fans in bathrooms must be controlled by a humidistat unless part of the whole-building ventilation system (CGBC 4.506.1). Window operation is not allowed as a permissible method for providing the required ventilation. (Energy -Section 150(o) and CRC R303.3.1). [See ASHRAE 62.2 for more requirements.]
23. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gauge sheet steel or other approved material and shall have no openings into the garage (CRC R302.5.2).
24. New or altered appliances and receptacles installed in garages and carports generating a glow, spark, or flame shall be located 18 inches min. above the floor. Provide protective bollard or other impact barrier (i.e. 3-inch dia. steel pipe filled with concrete) when subject to vehicular damage (CMC 305).

Electrical Notes

1. Smoke alarms shall be installed in new residential construction or additions, alterations or repairs to residential buildings where the value of the work exceeds \$1,000. Smoke alarms shall receive their primary power from the building wiring, shall have a battery backup and shall be interconnected with all other smoke alarms to be clearly audible in all bedrooms (see exceptions in CRC R314). Smoke alarms shall be installed in the following locations (CRC R314):
- In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling, including basements and habitable attics, but not including crawl spaces and uninhabitable attics.
- In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
2. Carbon monoxide alarms shall be installed where fuel-burning appliances are installed and in dwelling units that have attached garages in new residential construction or additions, alterations or repairs to residential buildings where the value of the work exceeds \$1,000. Carbon monoxide alarms shall receive their primary power from the building wiring, shall have a battery backup and shall be interconnected with all other carbon monoxide alarms in the individual unit (see exceptions in CRC R315). Carbon monoxide alarms shall be installed in the following locations (CRC R315):
- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
 - On every level of a dwelling unit including basements.
 - In any bedroom where a fuel burning appliance is located within the bedroom or its attached bathroom.
3. Provide separate branch circuits in the following locations: (CEC 210.11(C) & CEC 210.52)
- One 20-Amp receptacle in laundry areas. (CEC 210.52(F))
 - A minimum of two 20-Amp kitchen or similar area small-appliance circuits (CEC 210.52(B)18.3).
 - One 20-Amp receptacle in a bathroom (CEC 210.52(o))
 - All outlets in a GARAGE. At least one receptacle outlet is required for each car space (CEC 210.52(G)1).
4. Provide a 120V electrical receptacle within 3 feet from any new gas water heater (Energy Code 150(n)).
5. For new attached garages, provide a 240-volt/40-amp electric vehicle (EV) charging circuit (CGBC A4.106.8.1).
6. Exhaust fans shall be switched separately from lighting. (Energy 150.0(k)2.B)
7. For new and altered areas of a building, receptacles shall be installed so that no point measured horizontally along the floor line of any wall space is more than 6 ft. from a receptacle outlet. (CEC 210.52(A)); At least one receptacle outlet is required in the bathroom adjacent to the basin, outdoors at grade level at the front and the back of the dwelling, in laundry areas, on balconies, decks, porches and in the garage (CEC 210.52(D) and (E)).
8. Ground-Fault Circuit-Interrupter (GFCI) protection is required for all new 15- and 20-ampere receptacles installed to serve countertop surfaces in kitchens, in bathrooms, laundry rooms, in crawl spaces, in unfinished basements, outdoors, all garage outlets and within 6 feet of a sink. (CEC 210.8) All new dwellings must have at least one exterior outlet at the front and the back of the dwelling
9. Provide a minimum of one 20-amp receptacle in new and altered laundry areas. (CEC 210.52(F))
10. New and altered kitchens and dining areas must have a minimum of two 20-amp circuits. Kitchen counter receptacles must be installed in every counter space 12 inches or wider, not greater than 4 ft. o.c. and within 24 inches of the end of any counter space. (CEC 210.52)
11. New and altered receptacles on 120-volt 15- and 20-amp circuits shall be the listed tamper-resistant type, except when located more than 76 inches above the floor or within cabinets or cupboards; or when part of a luminaire or appliance (CEC 406.12).
12. All 15- and 20-ampere, 125- and 250-volt receptacles installed in wet or damp locations shall be listed weather-resistant (CEC 406.9).
13. Arc-Fault Circuit Interrupters (AFCIs) are required for all 120- volt 15- and 20-amp circuits supplying outlets and devices in dwelling units unless exempt pursuant to CEC 210.12 (i.e. bathrooms).
14. All installed luminaires shall be high-efficacy in accordance with CA Energy Code Table 150.0-A.
15. Newly installed recessed downlight luminaires shall not contain screw based sockets. (Energy 150.0(k)1.C)
16. Screw based luminaires shall have lamps installed marked with "JA8-2019" or "JA8-2019-E". All screw based luminaires shall be controlled by dimmers or vacancy sensors. (Energy 150.0(k)1.G & 150.0(k)2.J)
17. At least one luminaire in all bathrooms, garages, laundry rooms and utility rooms controlled by a manual-on vacancy sensor. (Energy 150.0(k)2.J)
18. All new OUTDOOR LIGHTING permanently mounted to a building shall be high efficacy and shall be controlled both by a manual On/Off switch that does not override the automatic control and one of the following: 1) a photocell and motion sensor; or 2) a photocell and time clock; or 3) an astronomical time clock; or 4) an Energy Management Control System; (Energy 150.0(k)3.A) (Energy 150.0(k) 3.A.)
19. New or altered light fixtures installed in wet locations (subject to saturation) or damp locations (not subject to saturation but exposed to moderate moisture) shall be listed and marked as for use in its intended location (CEC 410.10).
20. New or altered light fixtures in clothes closets shall meet the clearance requirements prescribed by CEC 410.16. Specify all required clearances.
21. Electrical subpanels, incandescent fixtures with open or partially enclosed lamps, and pendant fixtures or lampholders are not allowed in new or altered clothes closets. (CEC 240-24) Maintain a clearance of 36 inches in front of the panels. (CEC 110.26)
22. Bond all new and altered metal gas and water pipes to ground. All ground clamps must be accessible and of an approved type. (CEC 250.104)

MEP Symbols

	Duplex Outlet	\$	Switch
	Quadruplex Outlet	\$ 3	Switch 3 way
	GFCI	\$ D	Switch Dimmer
	GFCI @ Wet Location	\$ DV	Switch-Dim-Vacancy
	Split Duplex Outlet	\$ 3D	Switch 3Way Dimmer
	Outlet 220v	\$ CO 110v	Comb Smoke Alarm & Monoxide Detector
	Cable / DataOutlet	\$	Recessed Can Light-LED,Dimmable Halo #RL56129S1EWHR-CA 1221 Lumens, Selectable color temp
	EV Outlet 220v		
	Sprinkler		Light Surf mt
	Gas Shutoff		Wall Sconce
	Hose Bib		Light-Bar
	Register		Bath Fan-Panasonic FV-13V/KM2
	Ceiling Fan		Fan Vent to Outside
			Flood w Mot Detector
			M Det

4' LED Wraparound

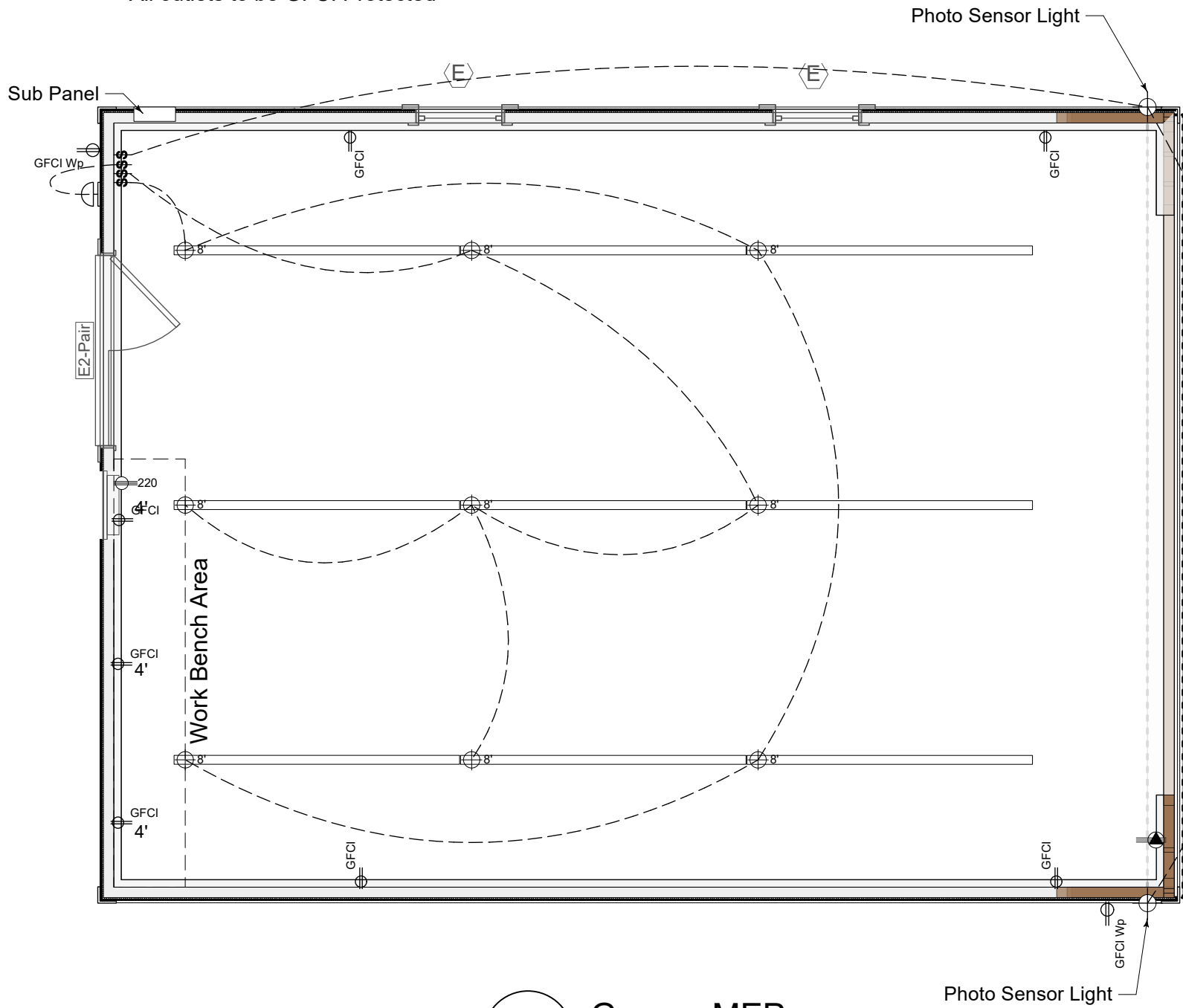
8' LED Wraparound

MEP Notes

1. Range- Electric 24"
2. Under Counter Refrigerator
3. Sub Panel
4. All Illuminaries to be High Efficacy LED
5. Facia Line

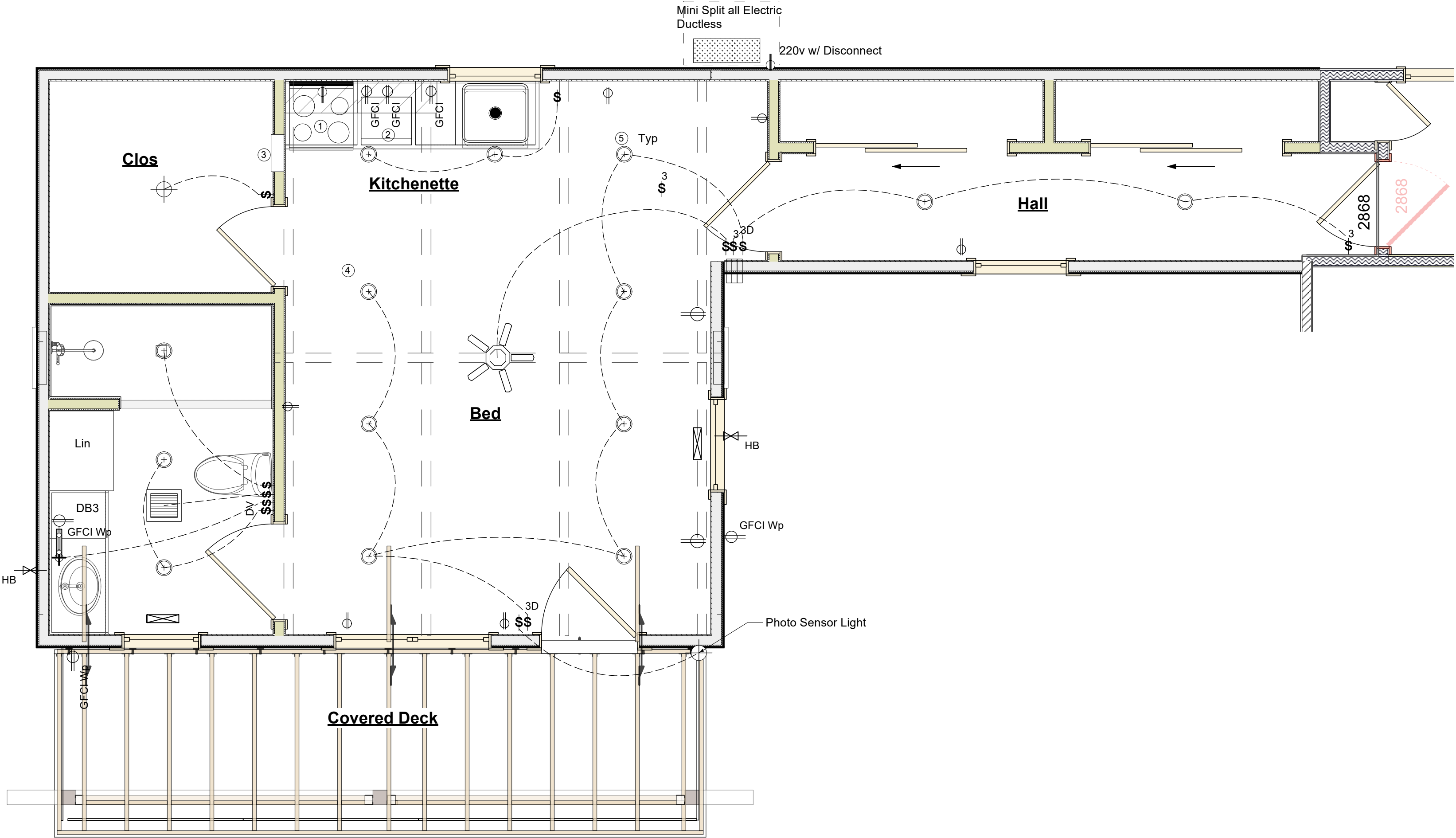
Notes

Place all outlets inside garage at 48" up from slab
All outlets to be GFCI Protected



2

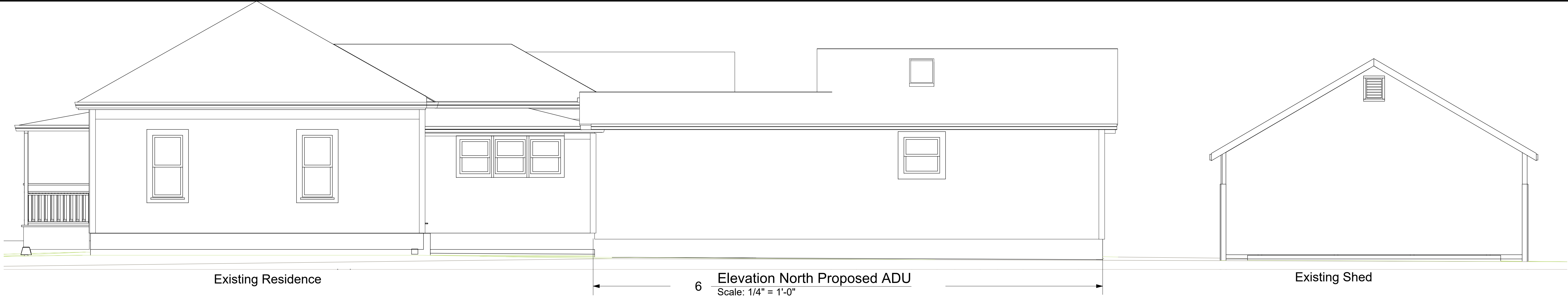
Garage MEP
Scale: 1/4" = 1'-0"



1

MEP Plan ADU
Scale: 3/8" = 1'-0"

Proposed Elevations



Existing Residence

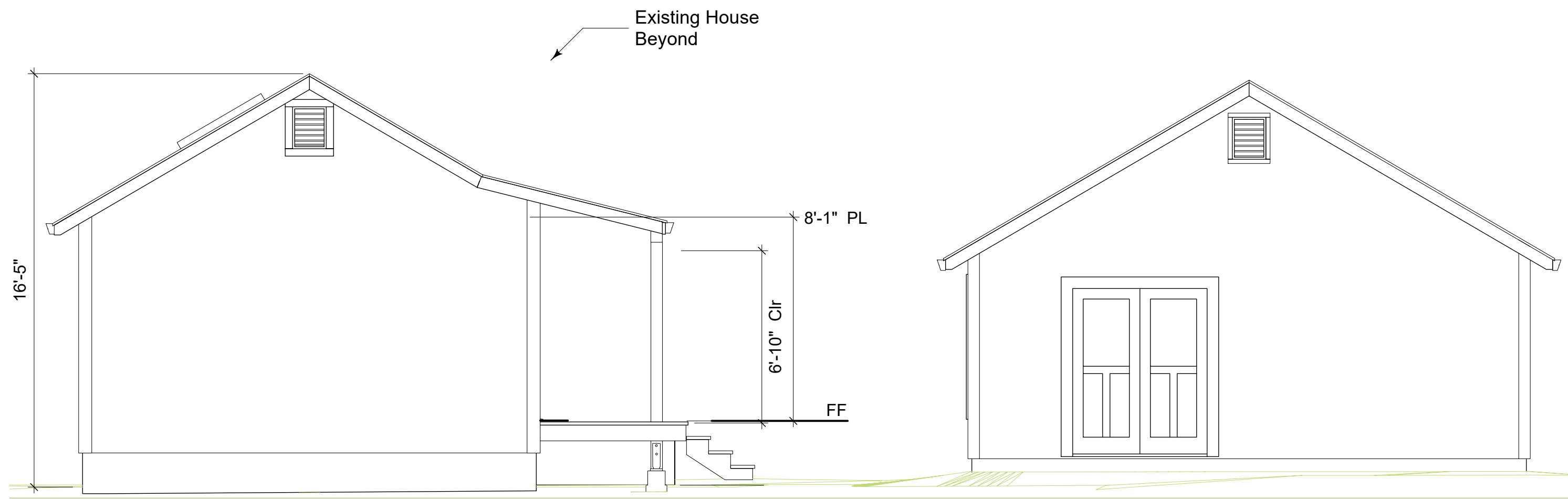
6 Elevation North Proposed ADU
Scale: 1/4" = 1'-0"

Existing Shed



5 Elevation South Proposed Garage
Scale: 1/4" = 1'-0"

Existing House Beyond



Proposed ADU

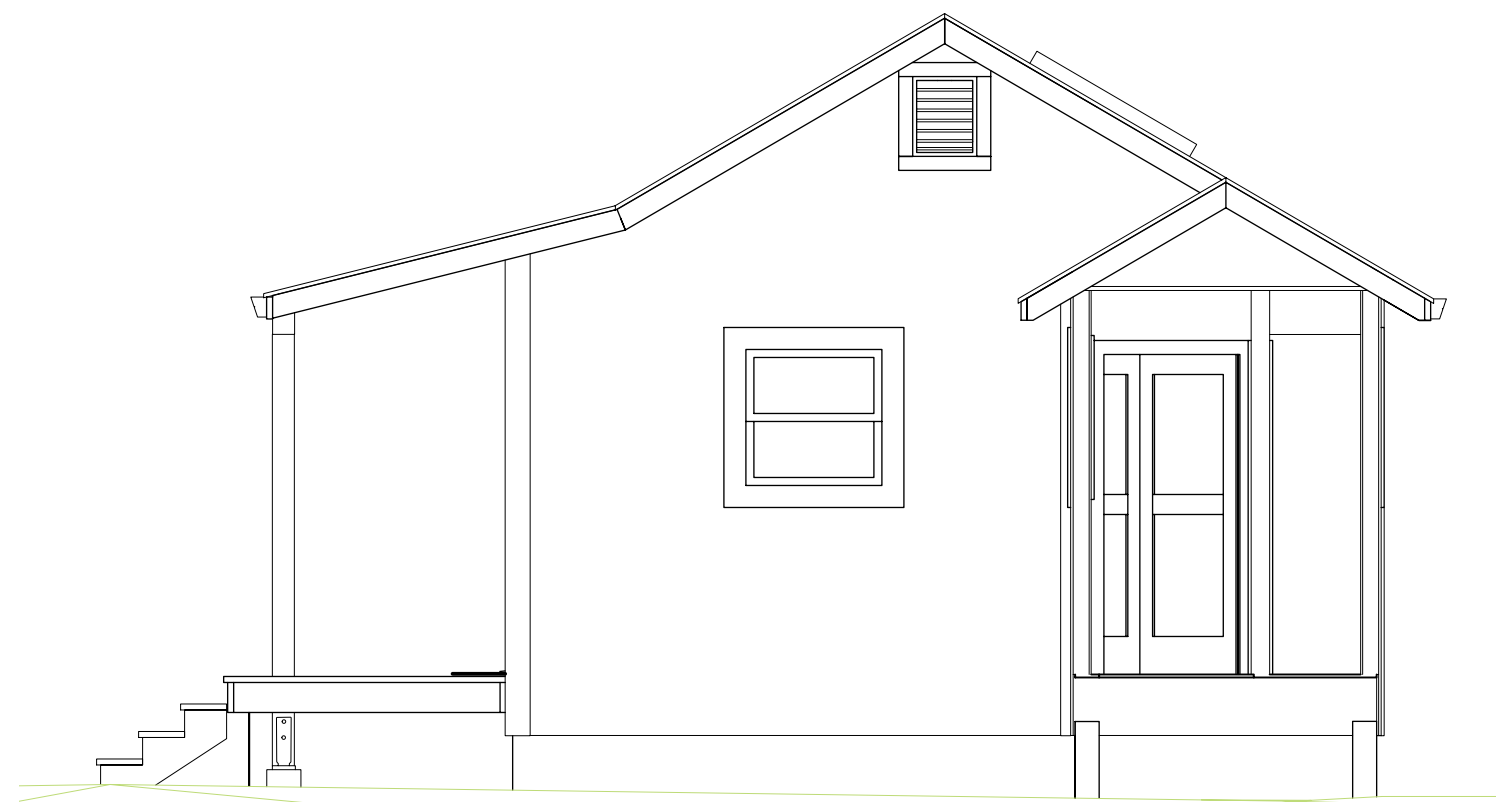
4 Elevation West
Scale: 1/4" = 1'-0"

Proposed Garage (West is the back)



3 Elevation South Proposed ADU
Scale: 1/4" = 1'-0"

Existing Residence (Garage not Showing)



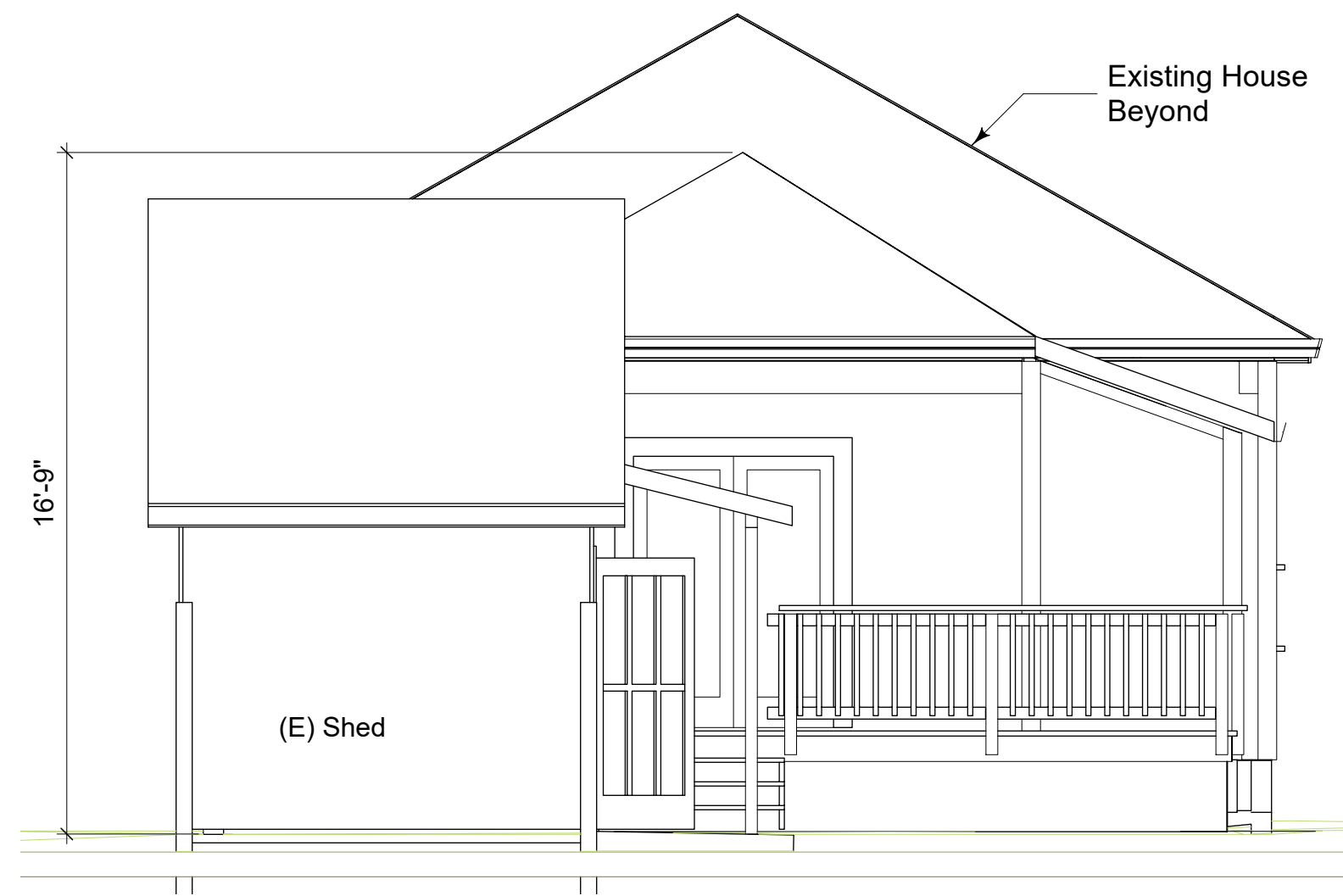
2 Elevation East Proposed ADU (Beyond (E) Hse)
Scale: 1/4" = 1'-0"



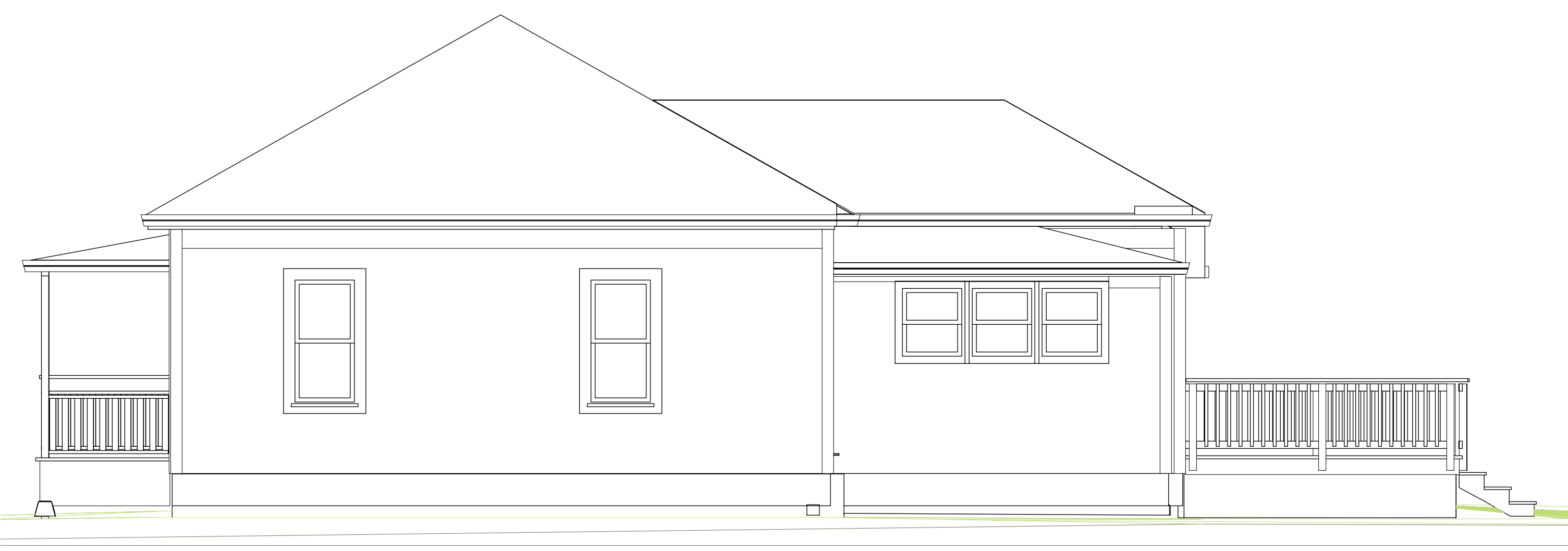
7 Elevation East Proposed Garage 22'-0"
Scale: 1/4" = 1'-0" (Garage Front)

Existing Residence 26'-3"
(No Changes)

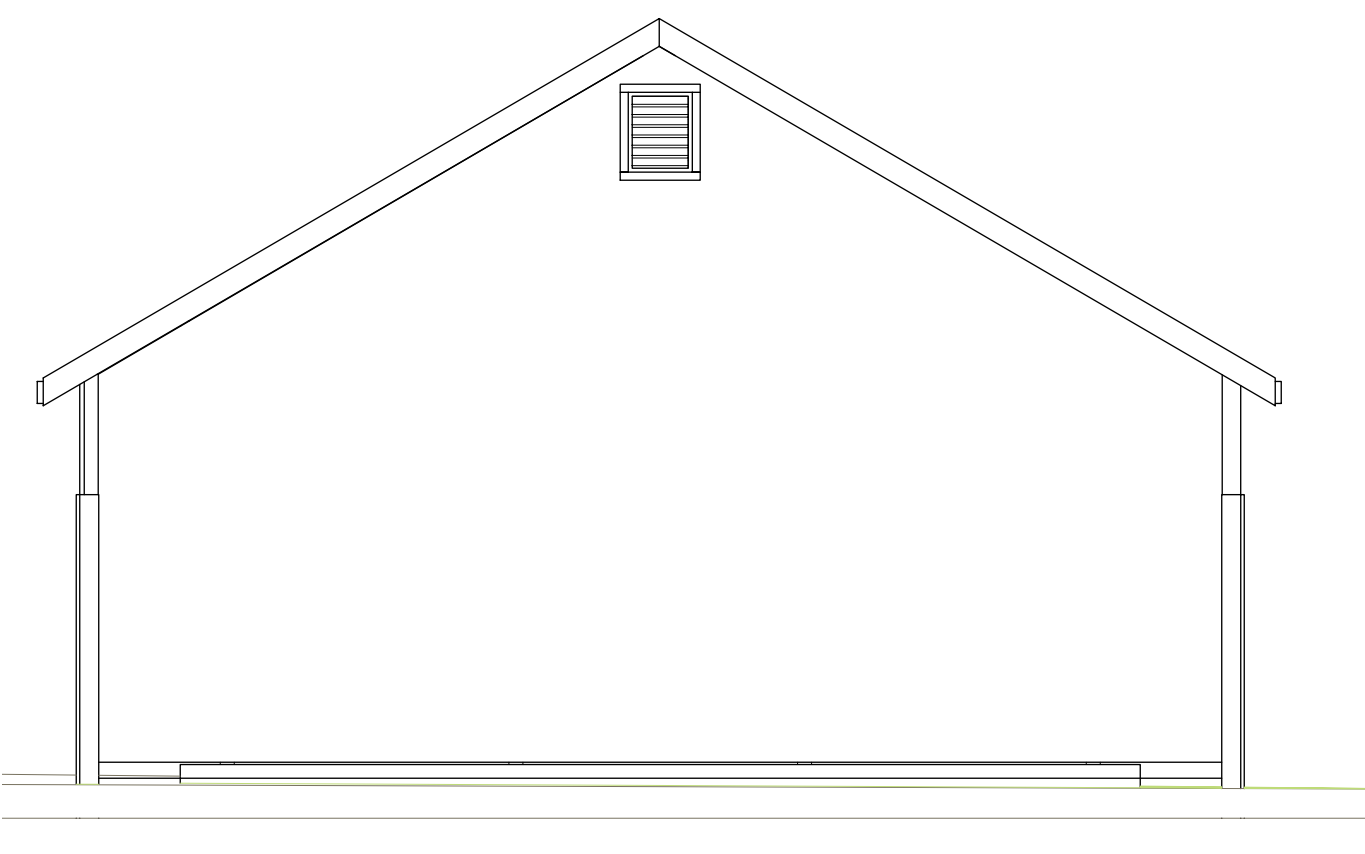
 5719 Dorian Dr Rohnert Park CA 94928 off / fax 707-588-9170 cell 415-328-6373 Email: go@northbayremodeling.com General Contractor Licence B1-377906 "since 1979"		Project:	Attached Accessory Dwelling Unit with Separate Garage		Job Address 615 Polk St Santa Rosa CA 95401 Owner Address Same	Phone /Email Email hooker14@hotmail.com Wk Cell (415) 505-0661	Revisions 4/05/20 6/25/20	AP# 010-154-012
Sheet		Elevations Proposed ADU and Garage					A4 OF 15	



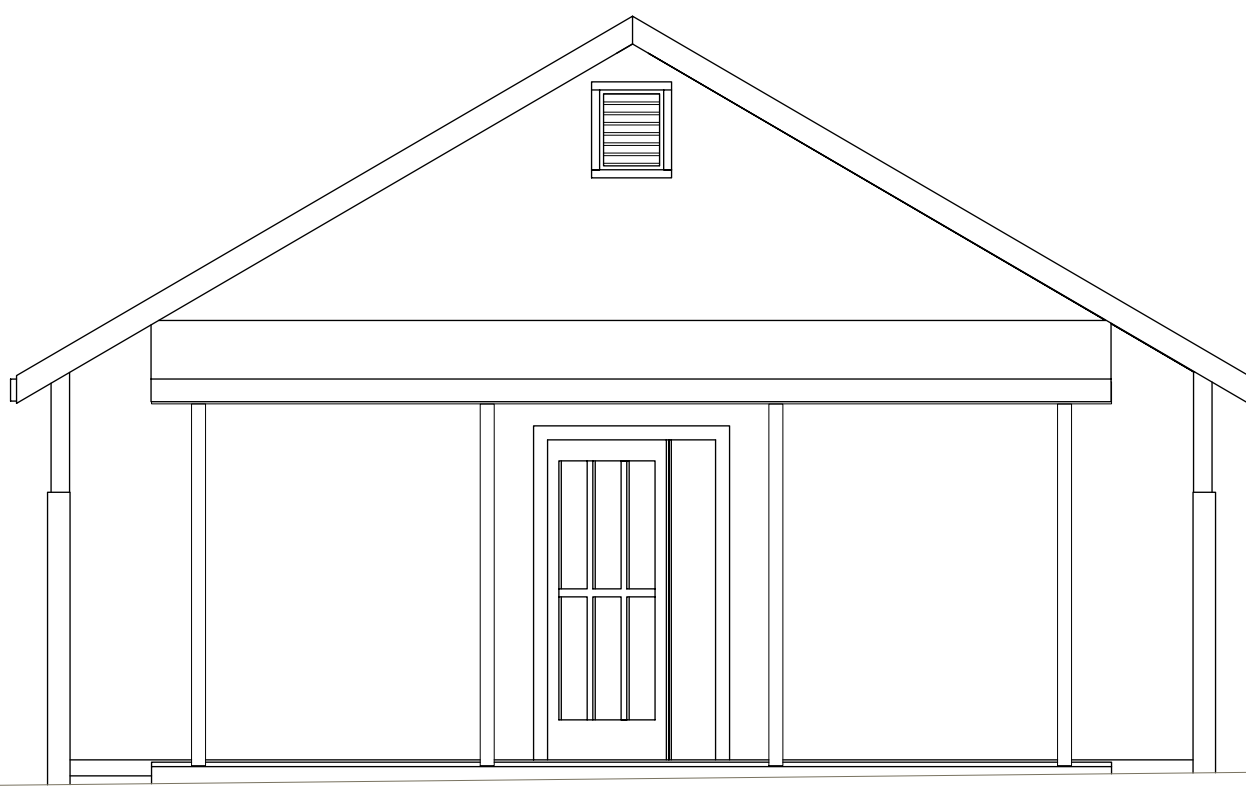
21 Elevation West Existing (Rear)
Scale: 1/4" = 1'-0"



20 Elevation North Existing
Scale: 1/4" = 1'-0"



2 Elevation North Existing Shed
Scale: 1/4" = 1'-0"



3 Elevation South Existing Shed (NO WORK)
Scale: 1/4" = 1'-0"



18 Elevation South Existing
Scale: 1/4" = 1'-0"



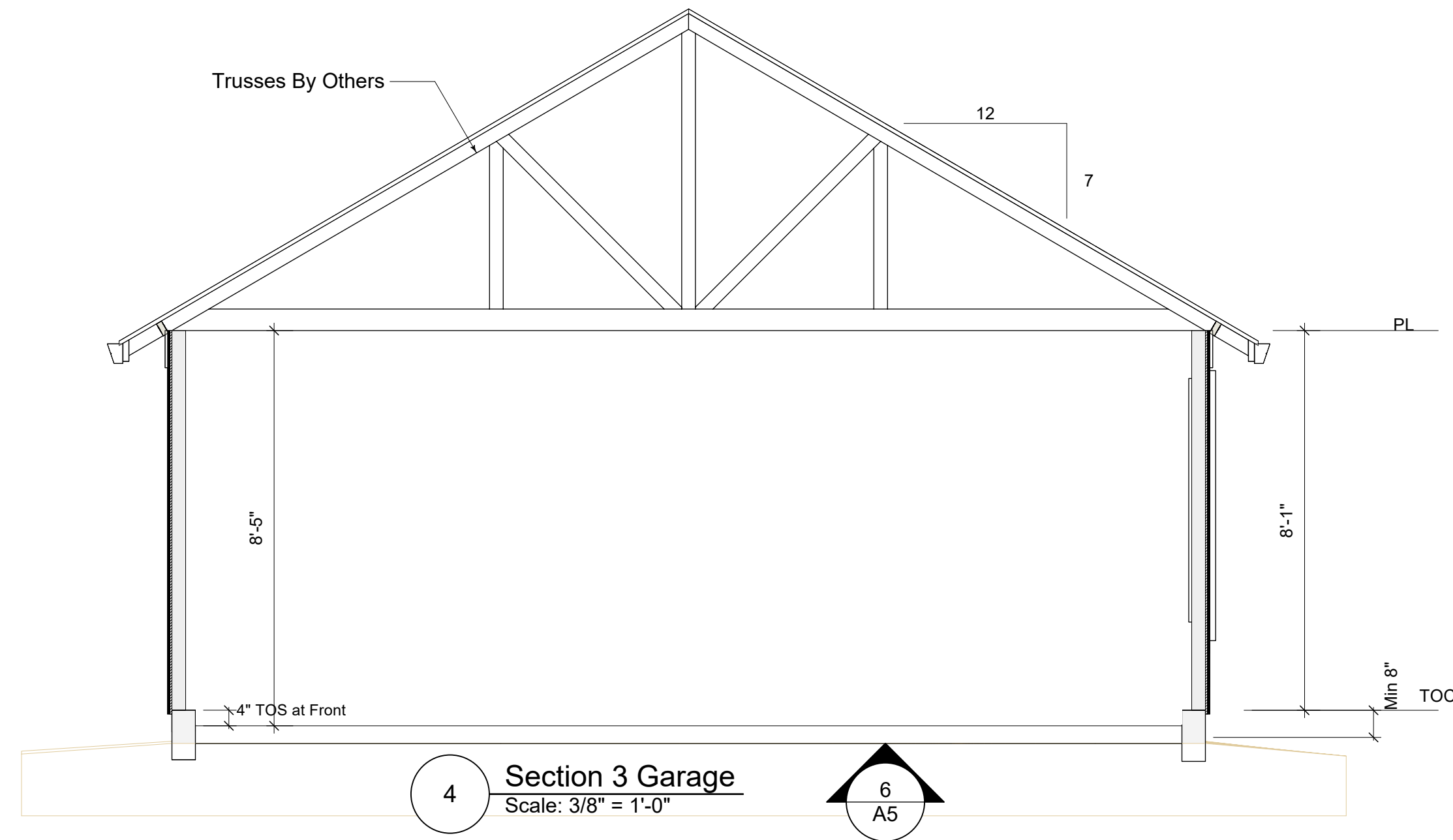
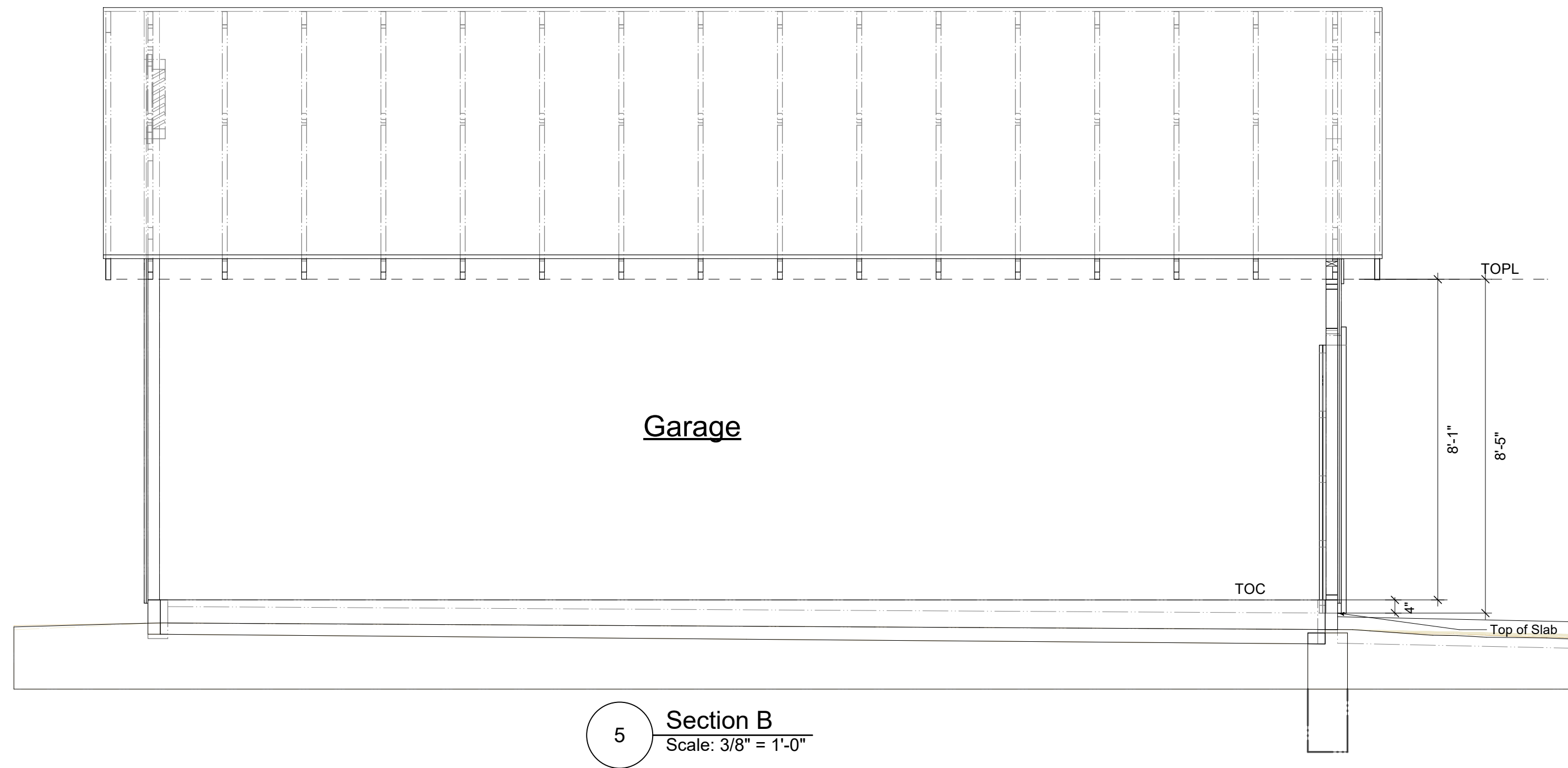
1 Elevation East Existing (Front)
Scale: 1/4" = 1'-0"

Existing Elevations

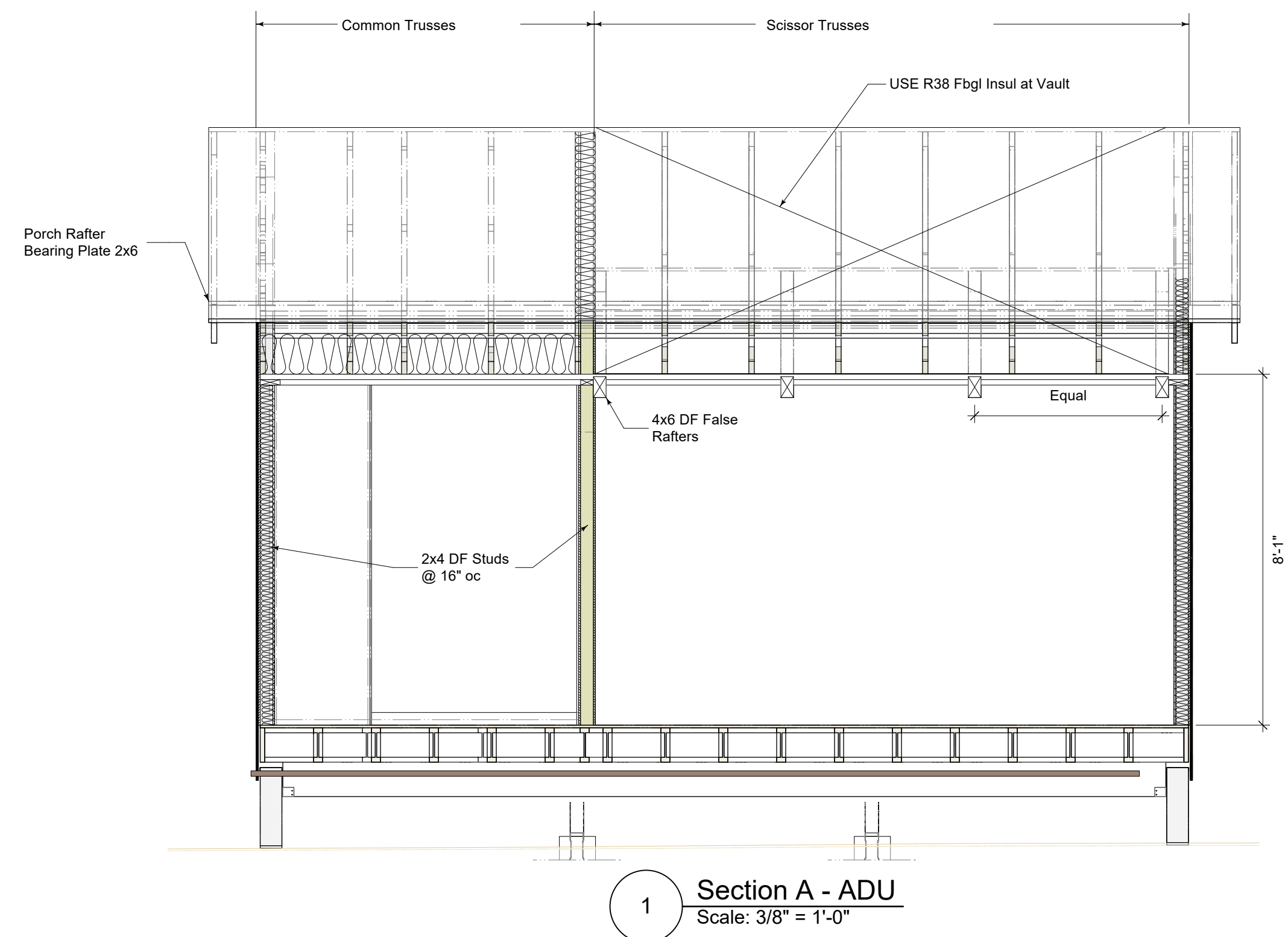
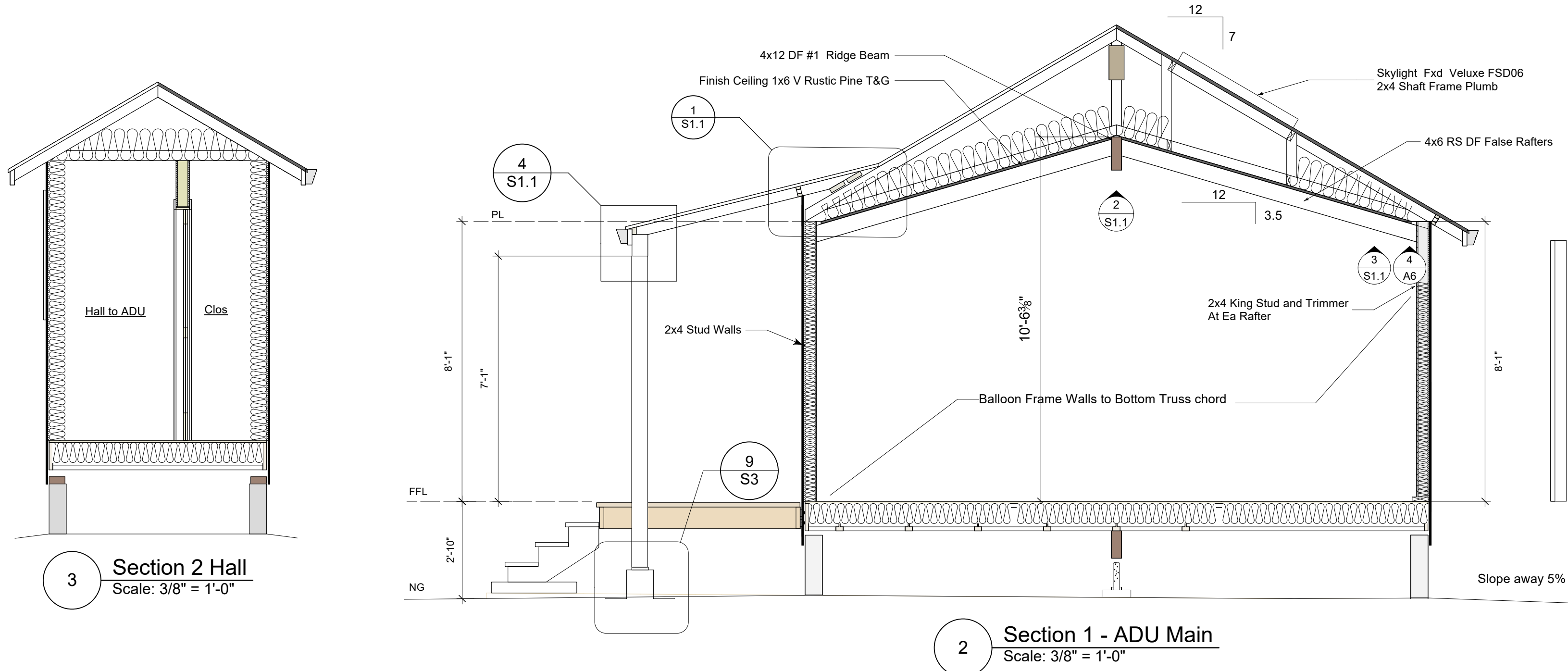
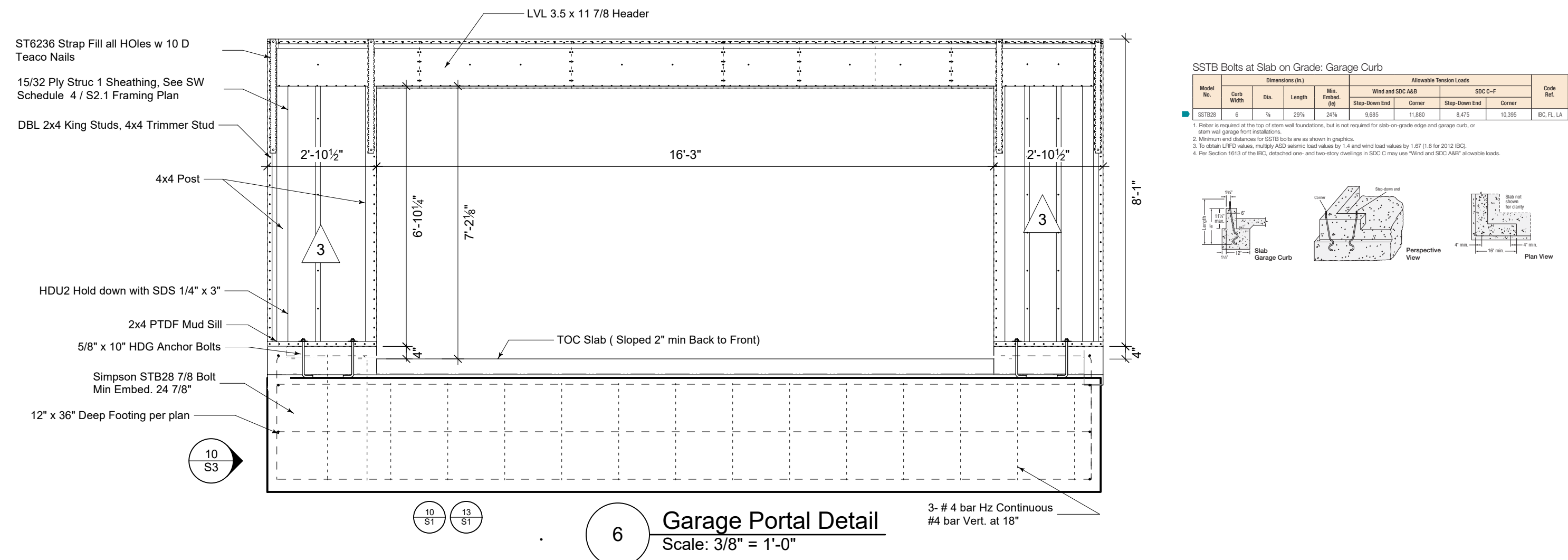


4 Site Photos
Scale: 3/16" = 1'-0"

 GO Construction Email : go@northbayremodeling.com General Contractor Licence B1-377906 "since 1979"	5719 Dorian Dr Rohmert Park CA 94928 off / fax 707-588-9170 cell 415-328-6373	Project:	Attached Accessory Dwelling Unit with Separate Garage			Job Address 615 Polk St Santa Rosa CA 95401	Phone /Email Email hooker14@hotmail.com	Revisions 4/05/20 6/25/20	AP# 010-154-012
	Sheet	Elevations Existing Residence & Site Photos			Owner Address Same	Wk			A4.1 OF 15
		Designer Gary Ottinger	Owner Name Ron King				Cell (415) 505-0661		



Sections Garage



Sections ADU

5719 Dorian Dr
Rohmert Park CA
94928
off / fax 707-588-9170
cell 415-328-6373
Email : go@northbayremodeling.com
General Contractor Licence B1-377906 "since 1979"

Project: 5719 Dorian Dr
Rohmert Park CA
94928
off / fax 707-588-9170
cell 415-328-6373
Email : go@northbayremodeling.com
General Contractor Licence B1-377906 "since 1979"

Designer: Gary Ottinger
Owner Name: Ron King

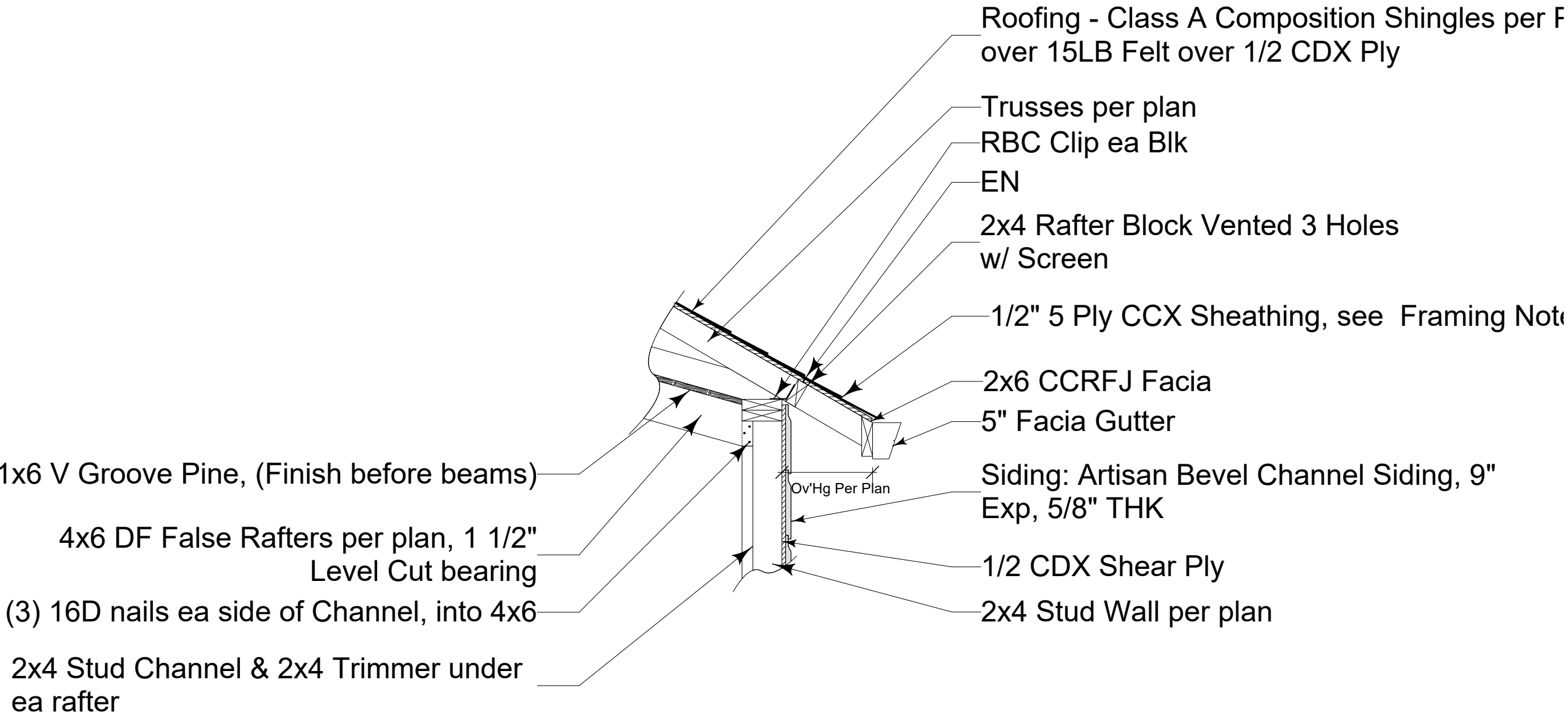
Sheet: 15

Attached Accessory Dwelling Unit with Separate Garage
Sections & Garage Portal

Job Address: 615 Polk St Santa Rosa CA 95401
Owner Address: Same

Phone /Email: Email: hooker14@hotmail.com
WK: Cell (415) 505-0661

Revisions: AP# 010-154-012
4/05/20
6/25/20
A5 OF 15



4 RV2 4x6 False Beam Vault at Wall & Overhang
Scale: 3/4" = 1'-0"

Architectual Compatibility:

ADU :

Architectural compatibility between the accessory dwelling unit and primary dwelling unit shall be demonstrated by Matching each of the following qualities of the accessory dwelling unit to the proposed or existing primary dwelling unit:

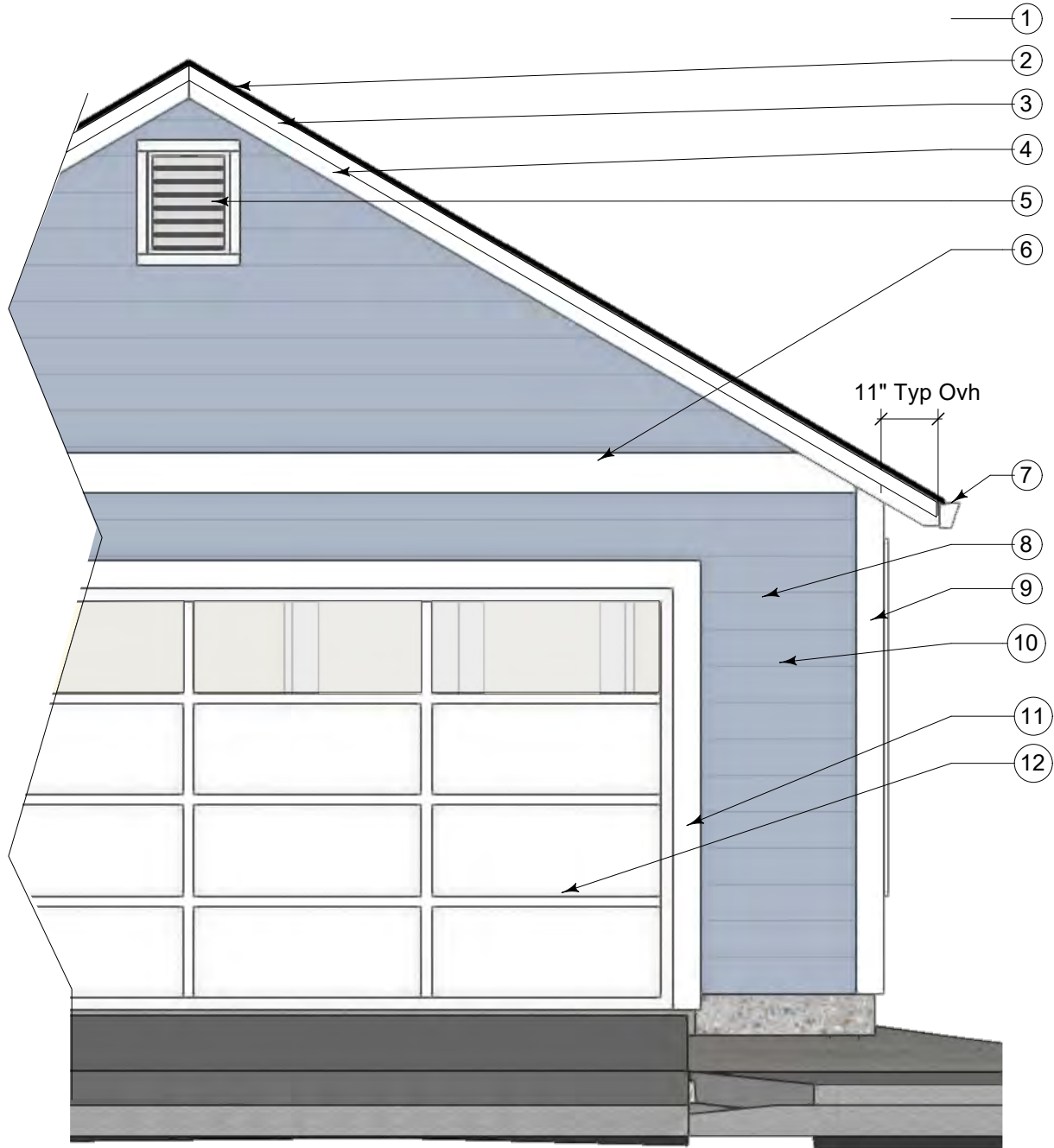
- (A) Color
- (B) Siding material and pattern, and
- (C) Architectural features

Garage :

- (A) Color
- (B) Siding to be 8 1/4" Hardi Plank Smooth (7" Exposure)
- (C) Architectural features

Exterior Finishes

Item	Location	[No.]	Description	Type	Manufacturer	Size/Color	Finish	Remarks
Note:								
Roofing		1.	All Exterior Trim to be: Clear Cedar RS FJ PR (CCRFJ)	Class A	GAF			Matches Existing House
		2.	Roofing - Class A Composition Shingles Timberline HDZ RS Shingles over 15LB Felt over 1/2 CDX Ply Color: Birchwood					
		3.	Shingle Mold - 1x3					
Eaves		4.	Barge Rafter: 2x6 CCRFJ					
Gables		5.	Gable Vent: Redwood Louvers 14 x 18, Trim = 1x3					
Hz Bands		6.	Band: 1x8, over siding					
		7.	Gutter: 5" Facia Gutter: Match Existing House				Matches Existing House	
Siding	All Ext. Walls	8.	Siding: Hardie Plank 8 1/4" Smooth Lap (7" exp)	Cmt Bd lap	Hardie Corp	Rough Stone (gray)	Low Sheen	Trim over Shear ply.
Trim	All Ext. Walls	9.	All Trim: 2x6 (Trim First, Butt Siding)		Kelly Moore-Envy	Whitest White		Butt Siding, Caulking
Paint	All Ext. Walls	10.	Paint: Kelly Moore-Envy 1294 Ext. Latex		1294 Ext. Latex			
		11.	Garage Door Trim & Jamb: 2x6					
Ovhd Dopr		12.	16x7 Ovhd- 4 Panel w/Top Light					



1 D1 Exterior Finishes TYP
Scale: 3/8" = 1'-0"

AP# 010-154-012

Revisions
4/05/20
6/25/20

Phone /Email
Email hooke14@hotmail.com

WK
Cell (415) 505-0661

Job Address
615 Polk St Santa Rosa CA
95401

Owner Address
Same

Attached Accessory Dwelling Unit with Separate Garage

Architectual Details & Material Finishes

Project:
5719 Dorian Dr
Robinet Park CA
94928

Sheet

Designer Gary Ottinger
Owner Name Ron King

GO Construction

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Project: Attached Accessory Dwelling Unit with Separate Garage

Sheet

Title 24 & Cal Green

Designer Gary Ottinger Owner Name Ron King

Job Address
615 Polk St Santa Rosa CA
95401

Owner Address
Same

Phone /Email
Email hooke14@hotmail.com

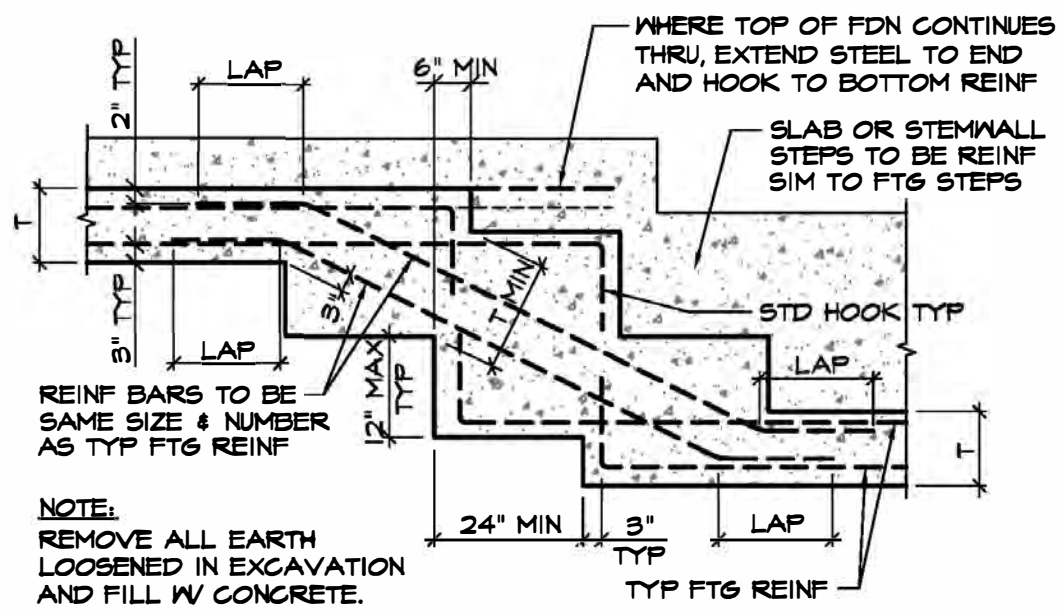
Wk

Cell (415) 505-0661

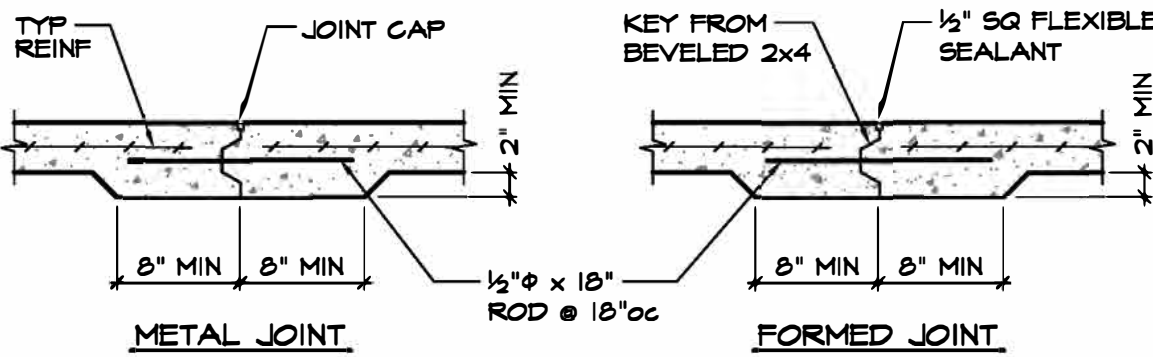
Revisions
4/05/20
6/25/20

AP# 010-154-012

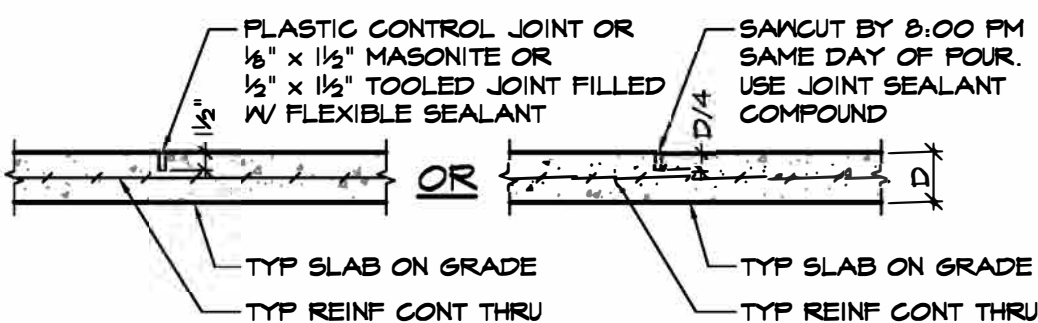
A7 OF 15



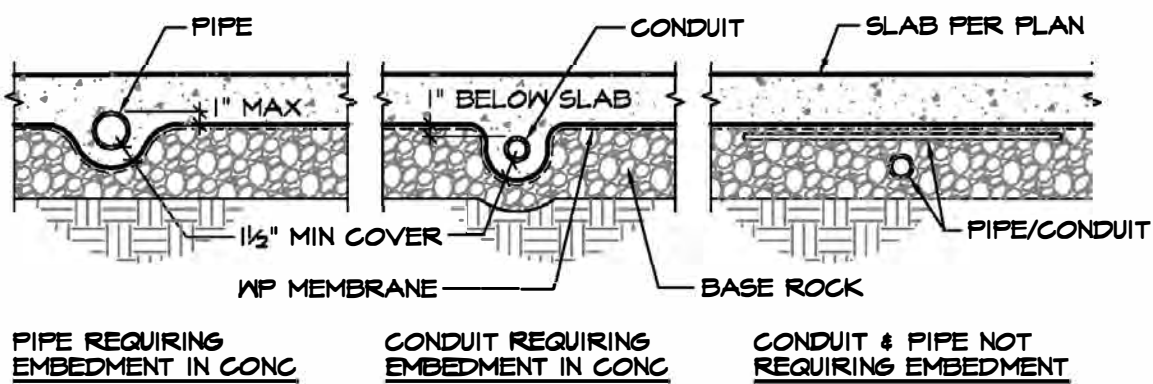
14 TYPICAL STEPPED FOOTING



15 CONSTRUCTION JOINT (SLAB ON GRADE)



16 CONTROL JOINT (SLAB ON GRADE)

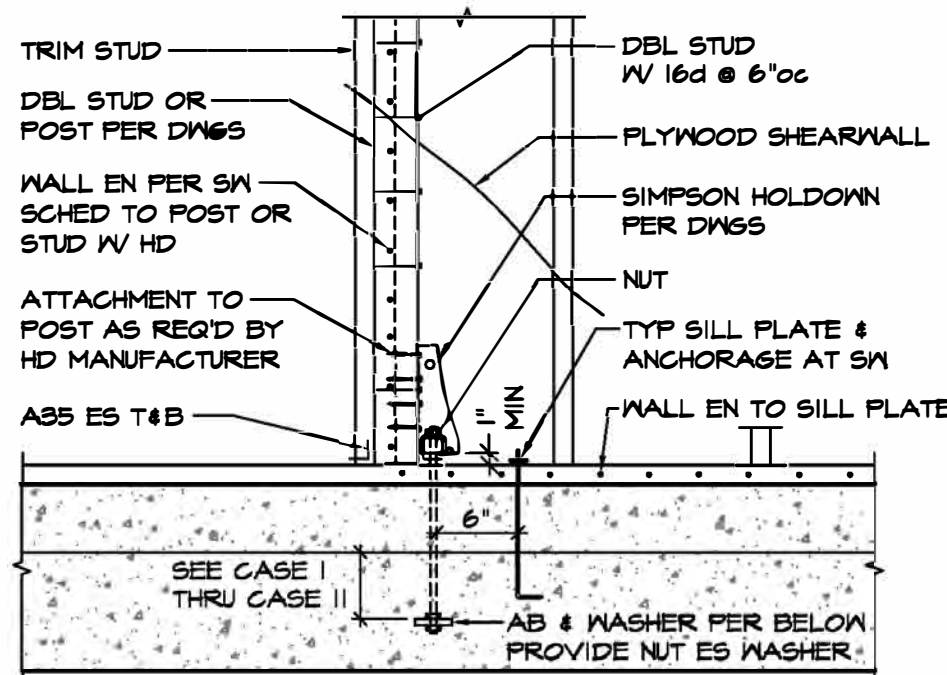


17 CONDUIT & PIPE AT SLAB

BOLT SIZE	PLATE WASHER	MALLEABLE WASHER	STD CUT WASHER
3/8"φ	1 1/2" x 1 1/2" x 3/16"	2 1/2"φ x 1/4"	1"φ x 3/32"
1/2"φ	2" x 2" x 1/4"	2 1/2"φ x 1/4"	1 3/8"φ x 7/64"
3/8"φ	2 1/4" x 2 1/4" x 1/4"	2 3/4"φ x 3/16"	1 3/4"φ x 1/8"
3/8"φ	2 1/2" x 2 1/2" x 3/16"	3"φ x 7/16"	2"φ x 3/32"
7/8"φ	3" x 3" x 3/16"	3 1/2"φ x 1/8"	2 1/4"φ x 1/64"
1"φ	3 1/2" x 3 1/2" x 3/8"	4"φ x 1/2"	2 1/2"φ x 1/64"
1 1/8"φ	3 1/2" x 3 1/2" x 1/2"	4 1/2"φ x 1/2"	2 3/4"φ x 1/64"

ALL THREE WASHERS ARE ACCEPTABLE, UNO

18 WASHER SCHEDULE



HOLDOWN	ANCHOR BOLT	WASHER	DEPTH
HOU2	3/8"φ MB	1/4" x 2" SQ	12"
HOU4	3/8"φ MB	1/4" x 2" SQ	12"
HOU5	3/8"φ MB	1/4" x 2" SQ	12"
HOU6	7/8"φ MB	1/2" x 2 3/4" SQ	12"
HOU11	1"φ MB	3/8" x 3" SQ	15"
HOU4	1"φ MB	3/8" x 3" SQ	15"

9 TYPICAL HOLDOWN

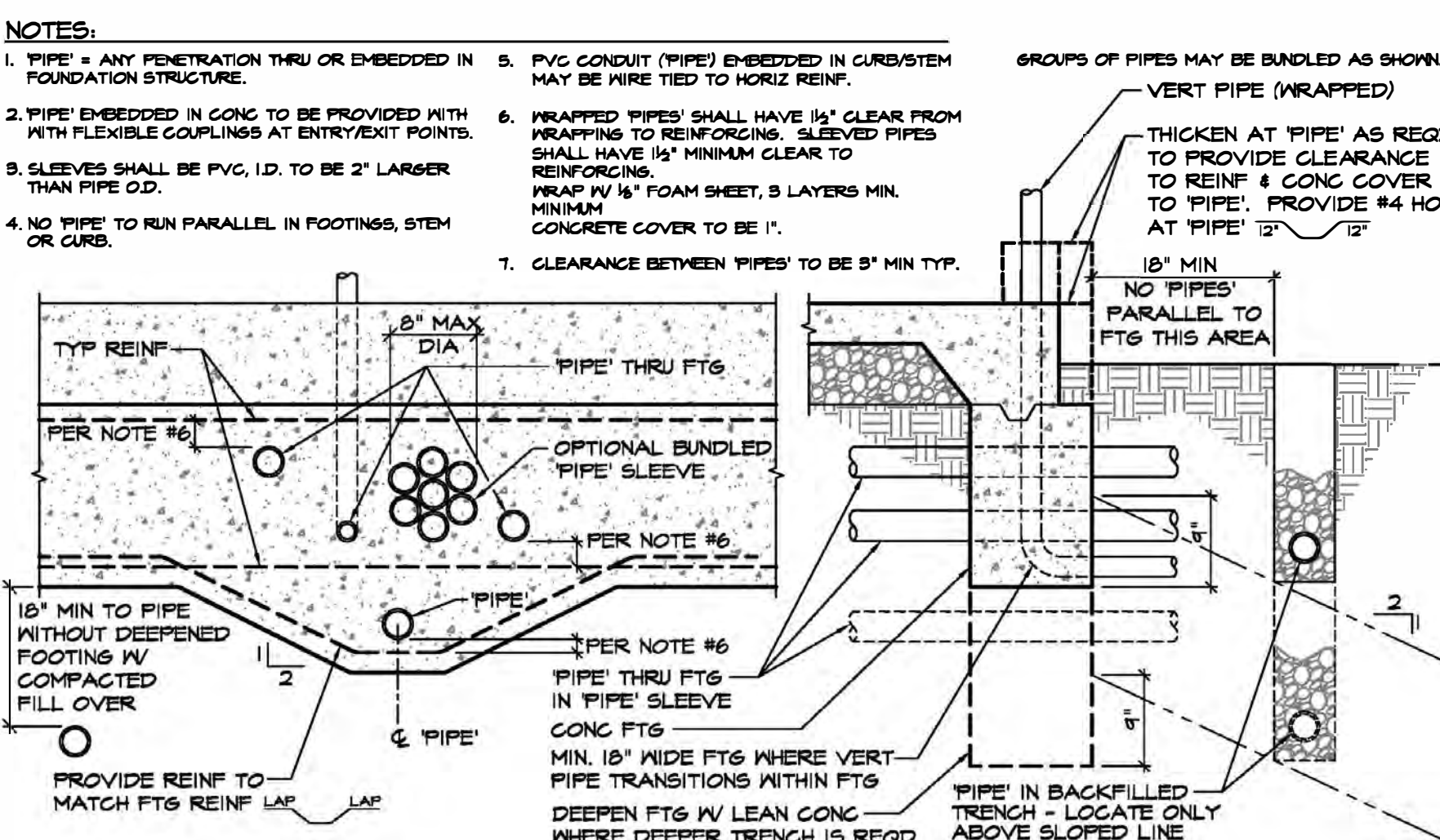
MINIMUM BAR LAPS FOR REINFORCING STEEL CONCRETE STRENGTH: 2500 PSI OR GREATER - (STAGGER SPLICES)			
SIZE/SD	LAP LENGTH	SIZE/SD	LAP LENGTH
#3/40	18"	#6/60	38"
#4/60	25"	#7/60	64"
#5/60	33"	#8/60	78"
		#11/60	125"

CLASS 'B' LAP SPLICES MINIMUM BAR SPACINGS GREATER OF 4x BAR DIAMETER & 4" MIN. USE 1/3 x LAP AT TOP BARS (TOP BARS ARE HORIZONTAL BARS 1/4 MORE THAN 12" OF FRESH CONCRETE CAST BELOW)

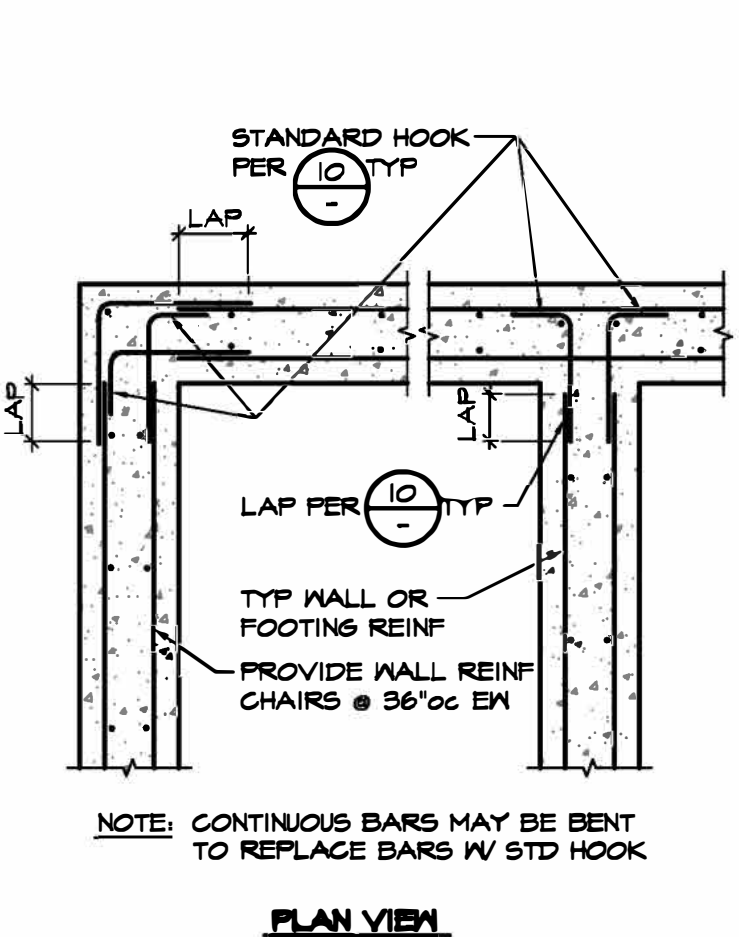
CONCRETE COVER FOR REINFORCING STEEL		CLR'
CAST AGAINST EARTH OR GRADE		3"
EXPOSED TO EARTH (FORMED) OR WEATHER	#5 & SMALLER	1 1/2"
	#6 & LARGER	2"
NOT EXPOSED TO EARTH OR WEATHER	#5 & SMALLER	1"
	#6 & LARGER	1 1/2"
SLABS - FROM TOP OF CONC		2"

ALL REINFORCING BARS SHALL EXTEND AS FAR AS POSSIBLE AND END IN A STANDARD 90° OR 180° HOOK UNLESS DETAILED OTHERWISE

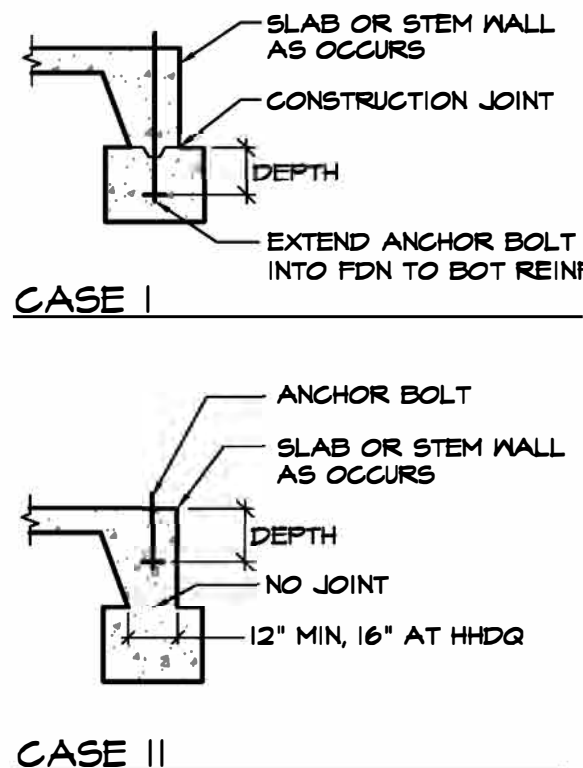
10 TYPICAL REINFORCING DETAILS



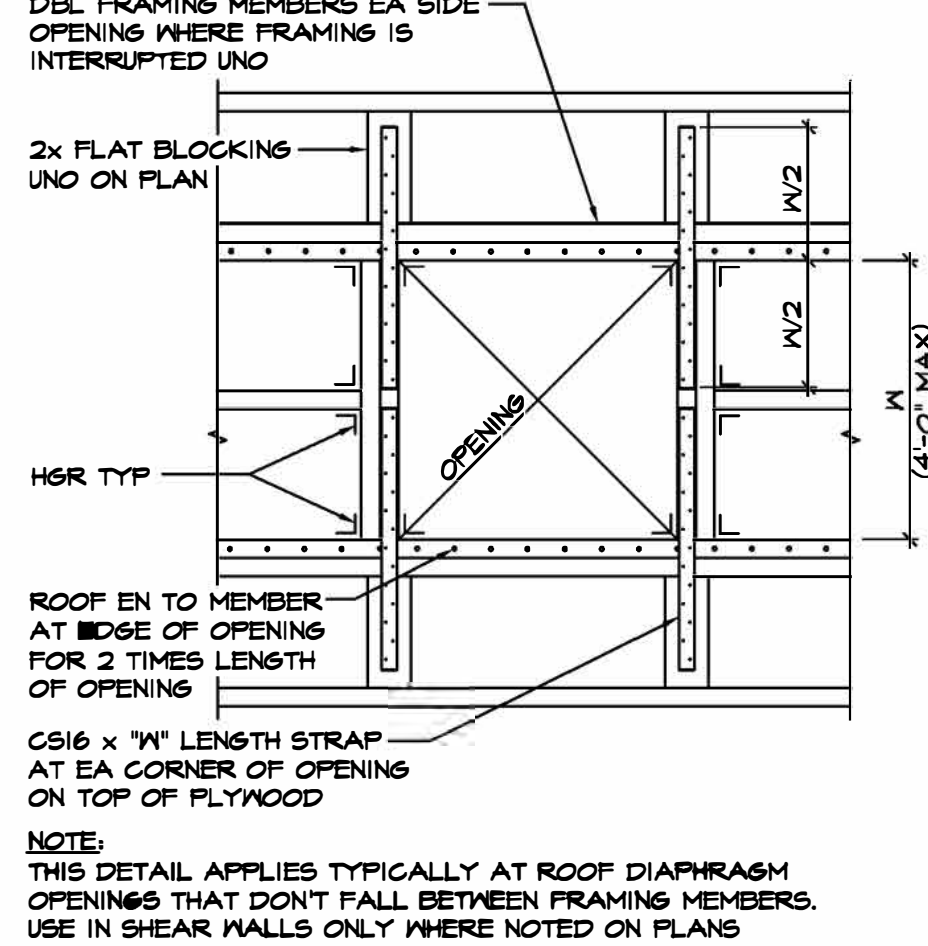
11 TYPICAL PIPE THRU FOOTING DETAIL



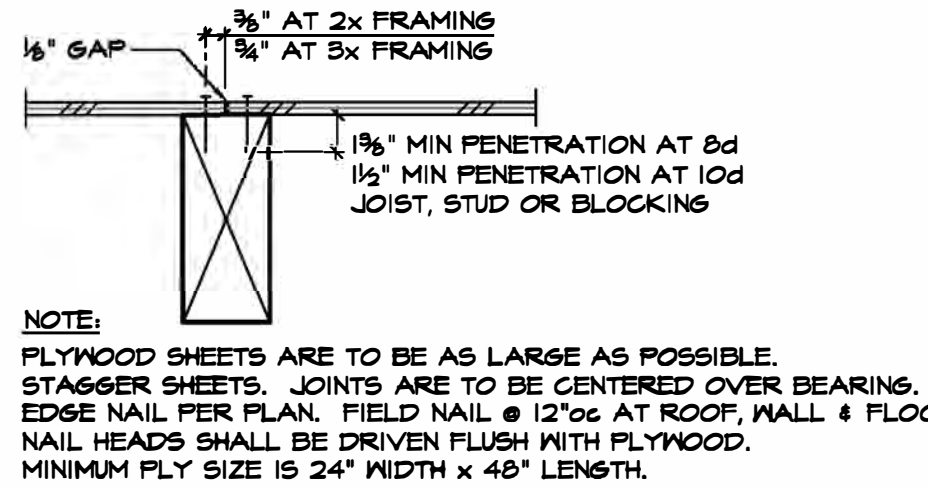
13 CONCRETE REINFORCING



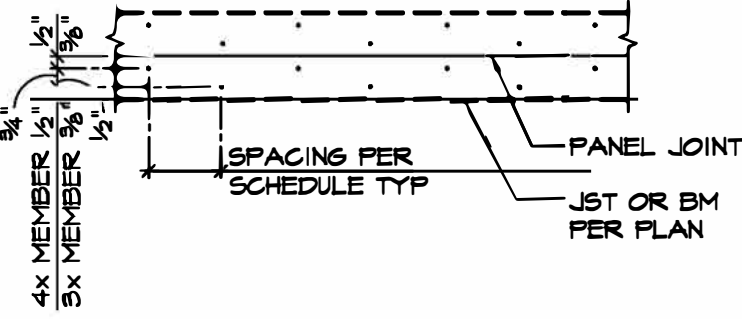
12 NON-BEARING STUD WALL



5 HOLE IN DIAPHRAGM



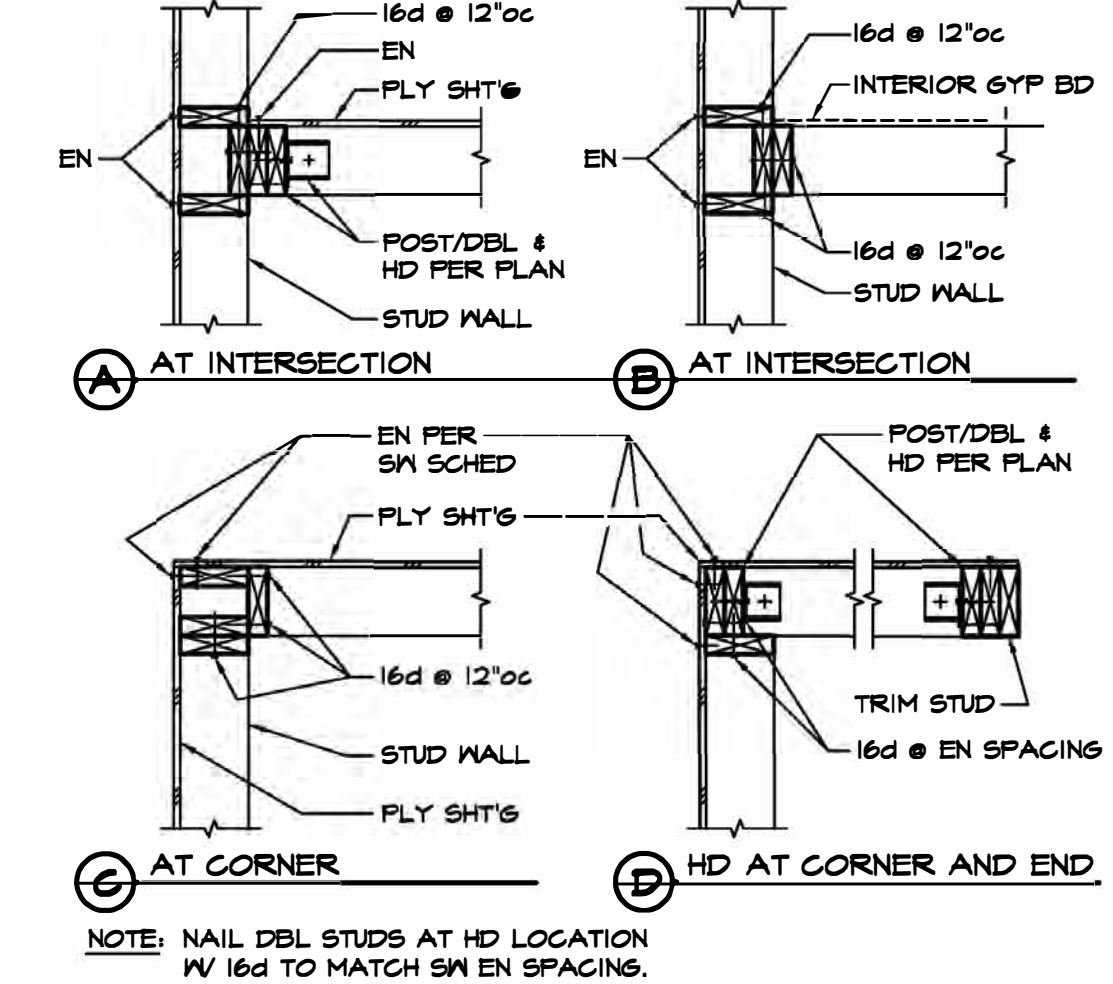
6 PLYWOOD NAILING DETAIL



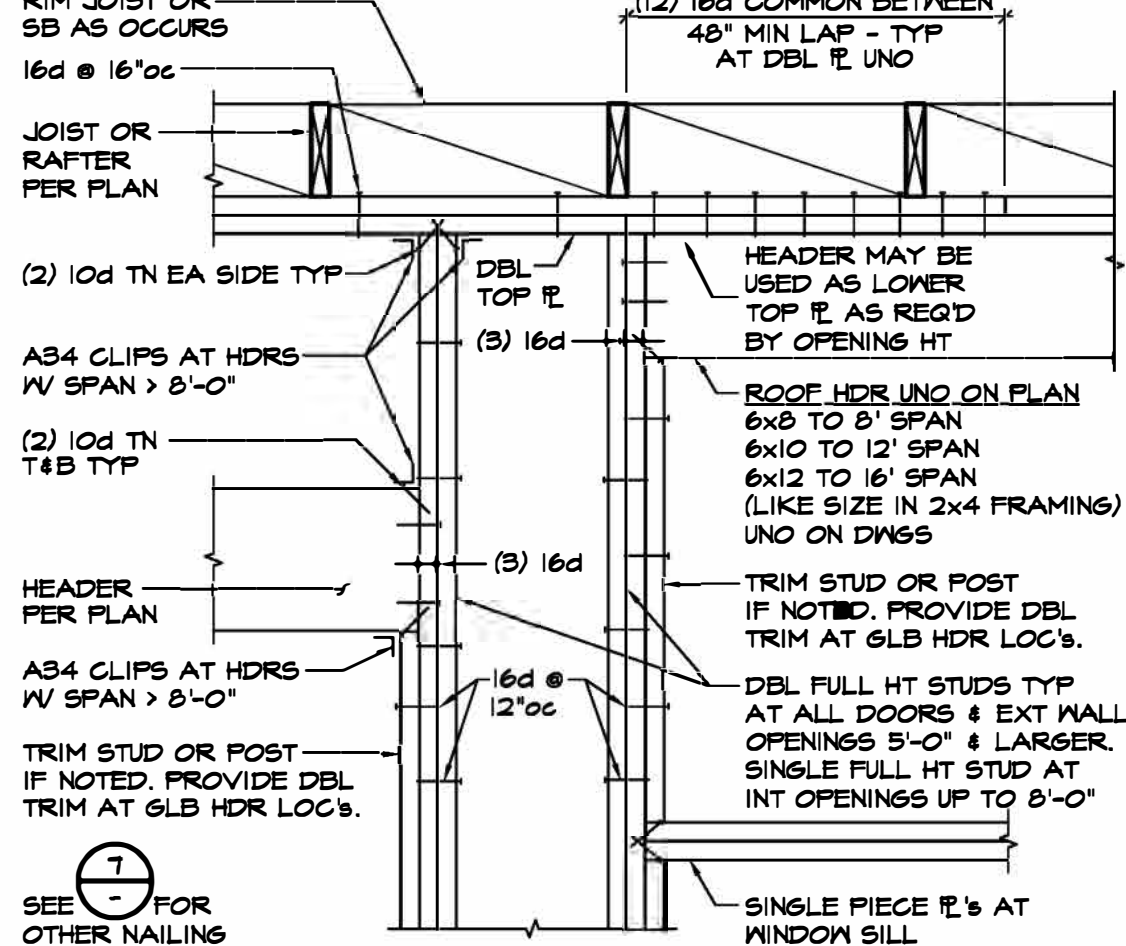
6A PLAN VIEW OF CLOSE SPACED NAILS

Connection	Fastening	Location
Joist to Sill or Girder	(5) 8d common (2 1/2"x0.131") or (3) 3"x0.131" box nails	Toenail
Bridging to Joist	(2) 8d common (2 1/2"x0.131") or (2) 3"x0.131" box nails	Toenail Each End
Rafter to Plate	(5) 8d common (2 1/2"x0.131") or (3) 3"x0.131" box nails	Toenail
Rim Joist to Top Plate	8d (2 1/2"x0.131") @ 6" oc or 3"x0.131" box nails @ 6" oc	Toenail
Sole Plate to Jst or Blkg	(3) 16d (3 1/2"x0.155") @ 16" oc or (4) 3"x0.131" box nails @ 16" oc	Typical Face Nail
Sole Plate to Joist or Blkg at Braced Wall Panel	(2) 16d common (3 1/2"x0.162") or (4) 3"x0.131" box nails	Braced Wall Panels
Top Plate to Stud	(2) 16d common (3 1/2"x0.162") or (3) 3"x0.131" box nails	End Nail
Stud to Sole Plate	(2) 16d common (3 1/2"x0.162") or (3) 3"x0.131" box nails	Toenail
Double Studs	(2) 16d common (3 1/2"x0.162") or (3) 3"x0.131" box nails	Face Nail
Double Top Plates	16d (3 1/2"x0.155") @ 24" oc or 3"x0.131" box nails @ 24" oc	Typical Face Nail
Blocking btwn Joists or Rafter to Top Plate	(5) 8d common (2 1/2"x0.131") or (3) 3"x0.131" box nails	Lap Splice
Top Plates at Intersections	(2) 16d common (3 1/2"x0.162") or (3) 3"x0.131" box nails	Toenail
Cont. Header, Two Places	16d common (3 1/2"x0.162")	16" oc along edge
Cont. Header to Stud	(4) 8d common (2 1/2"x0.131")	Toenail
Ceiling Joists, Lap Over Partitions	(3) 16d common (3 1/2"x0.162") min.	Face Nail
Ceiling Joists to Parallel Rafter	(3) 16d common (3 1/2"x0.162") min.	Face Nail
Built-up Corner Studs	16d common (3 1/2"x0.162") or 3"x0.131" box nails	24" oc; 16" oc
2" Planks	(2) 16d common (3 1/2"x0.162")	at Each Bearing

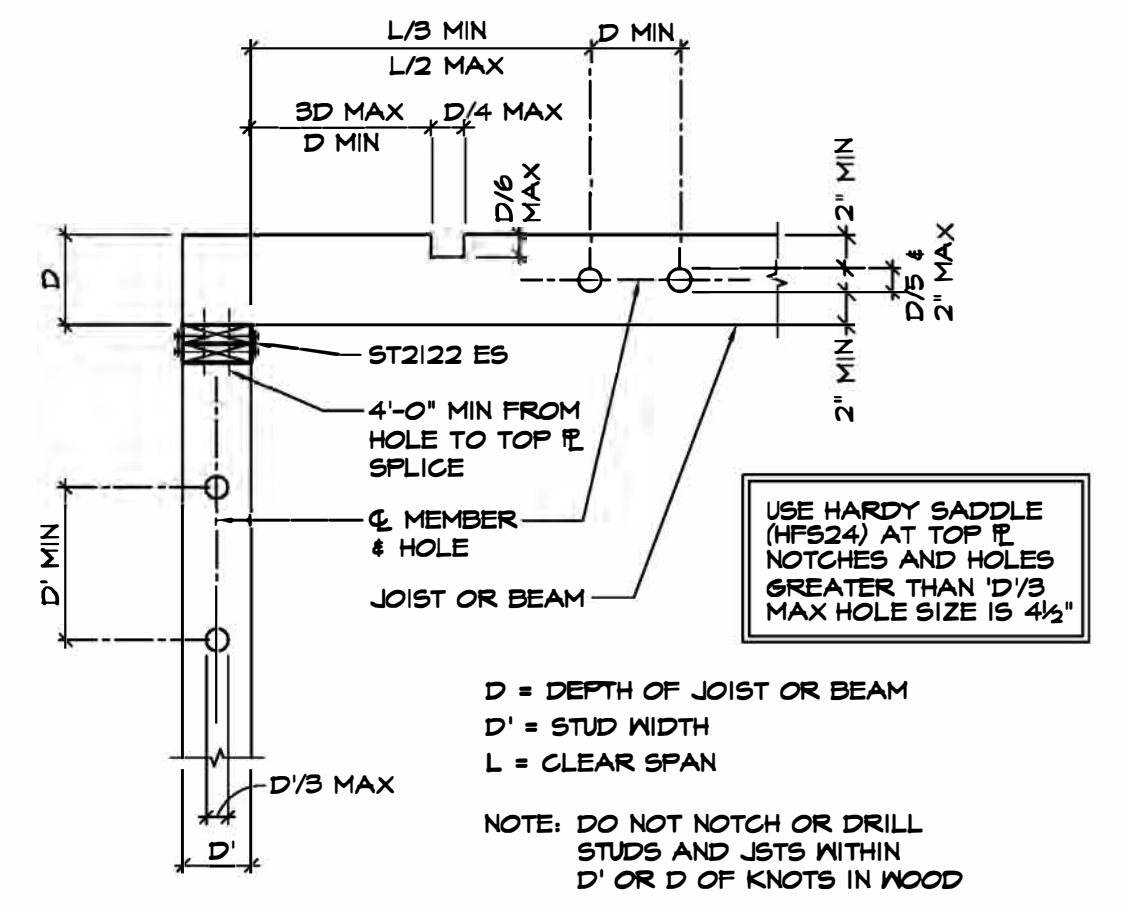
7 MINIMUM NAILING SCHEDULE



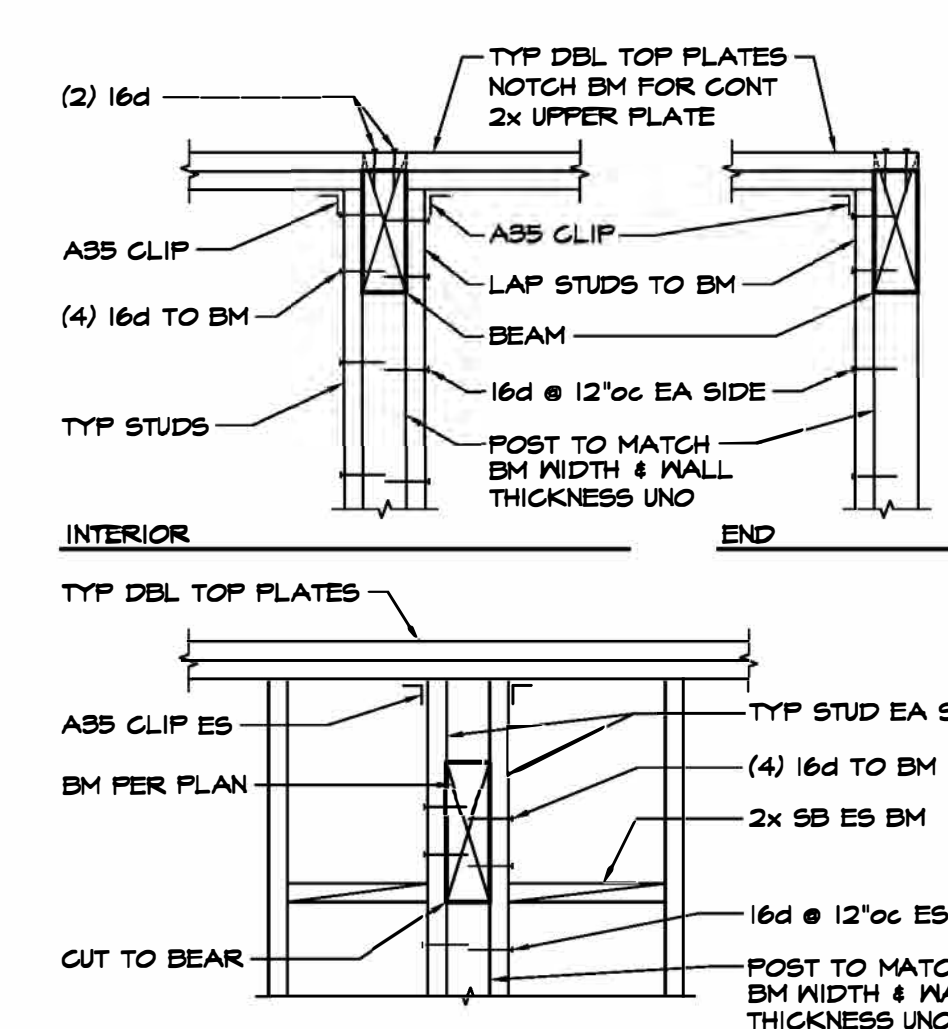
8 TYPICAL PLAN VIEW OF STUD WALL



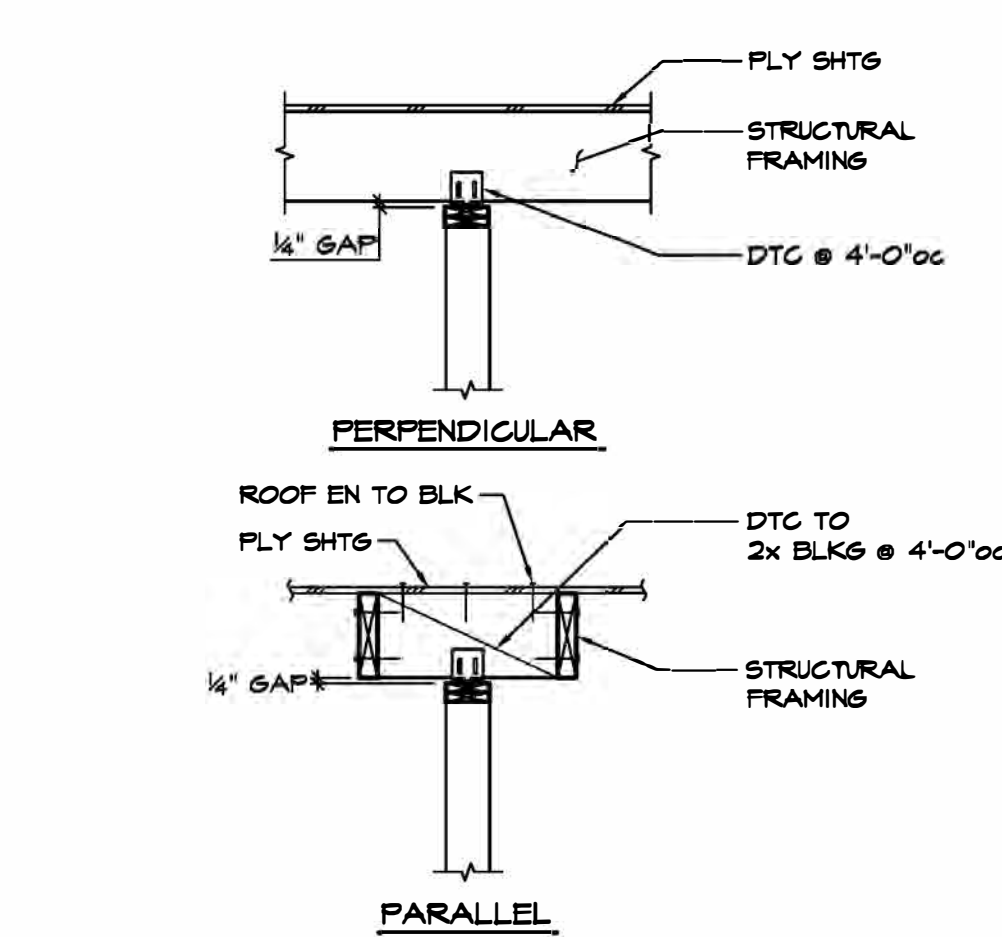
1 TYPICAL STUDWALL & HEADER FRAMING



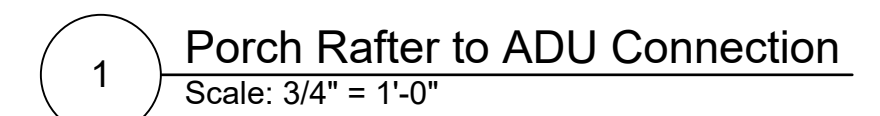
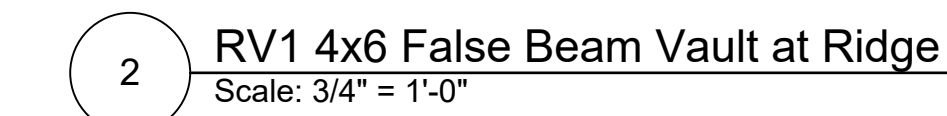
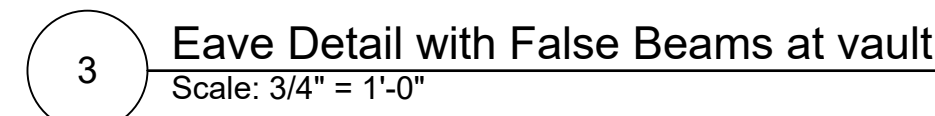
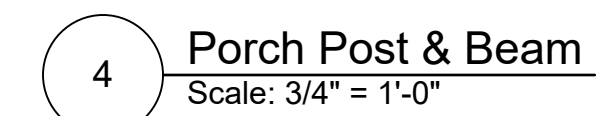
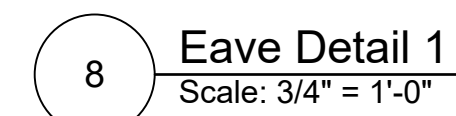
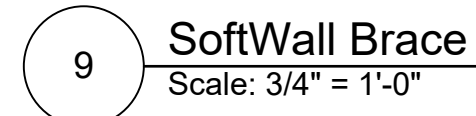
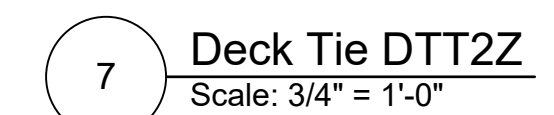
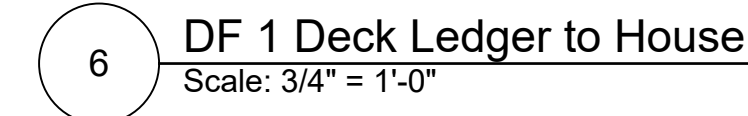
2 HOLES & NOTCHES IN WOOD



3 TYPICAL BEAM IN & THRU STUD WALL

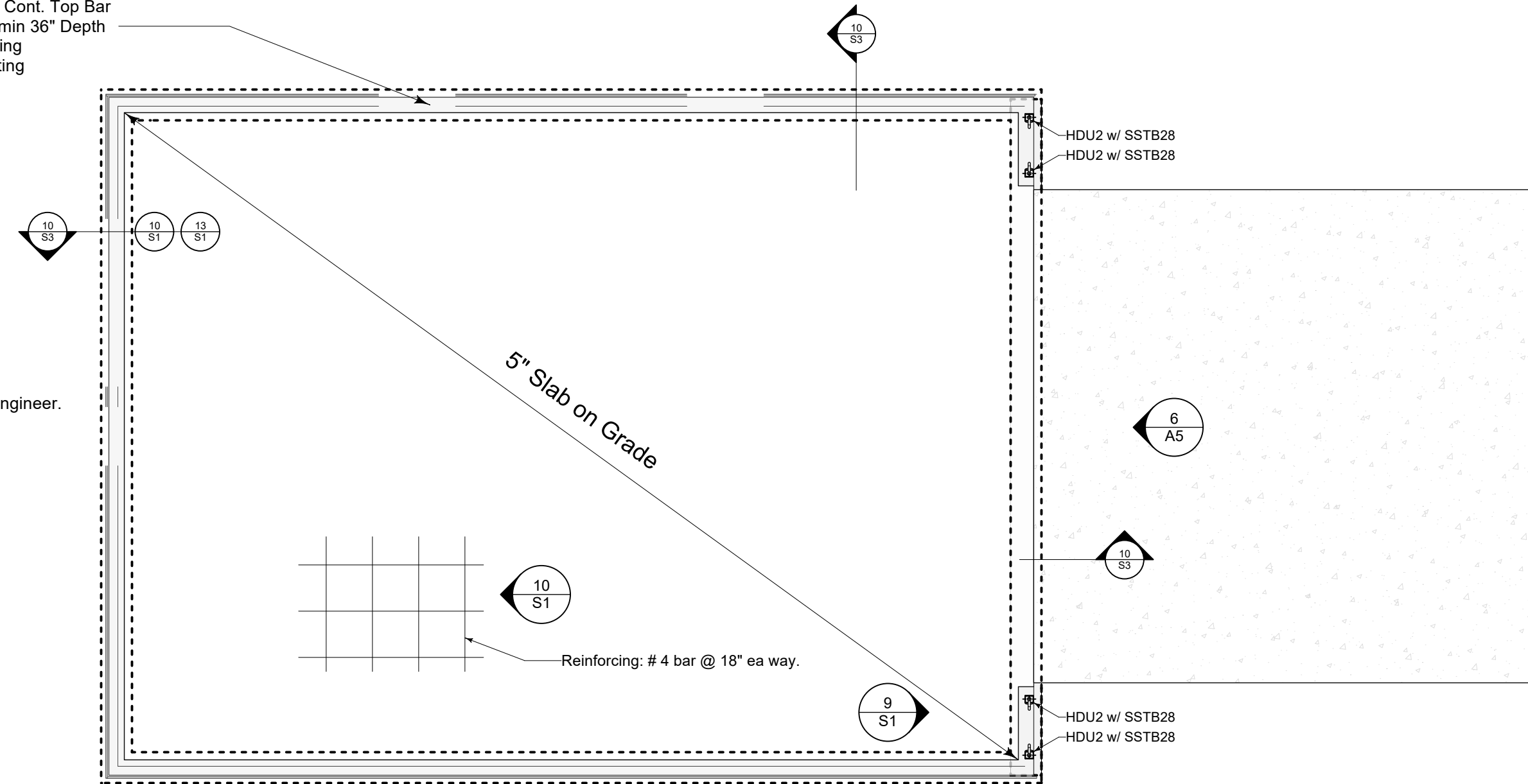
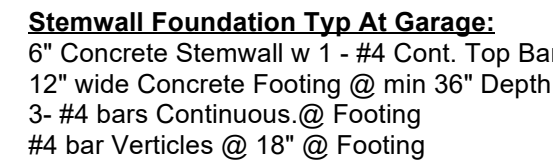
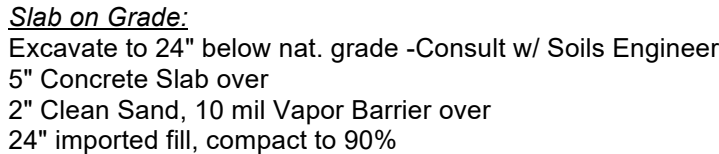


4 TYPICAL NON-BEARING STUD WALL



Floor Framing Notes 2

1. 3/4" T&G subfloor plywood over Floor joists Per plan. Glue and nail with 10d shorts 6" oc edges, 12" field U.O.N.
2. Floor Joists, Use:
LPI 32Plus at 16" OC. Solid sawn lumber top and bottom chords permanently attached to oriented strand board webs.
3. Add Double Joist at Parallel Interior Walls
4. Joists at Tie Into Existing, use 2x10 Pressure Treated at 16" oc, and at Perimeter Ledger
5. Mud Sill to be 2x6 be ACQ PTDF
6. Girder 4x10 PTDF, use solid Blocking
7. Blocking at Girder, Nail w/ 2- 8d ea side Flange, into Girder
8. Girder hanger GH410-6 -2x , Use 5/8 x 12 J-bolt
9. Provide Sub area access, min 18x24" removable panel or screen
Double Joists At Head out
10. Ventilation: minimum net area of ventilation openings required are not less than one square foot for each 150 square feet of crawlspace area. Vents to have min 1/4" wire mesh- Metal type.
11. DTT2Z Deck Ties 8' OC, and Each End. Use SDS 1/4" x 3" Screws into Joists. Add 2x8 PTDF Joist to side of TJ Joist x 36" Long. SEE Detail 7/ S1.1



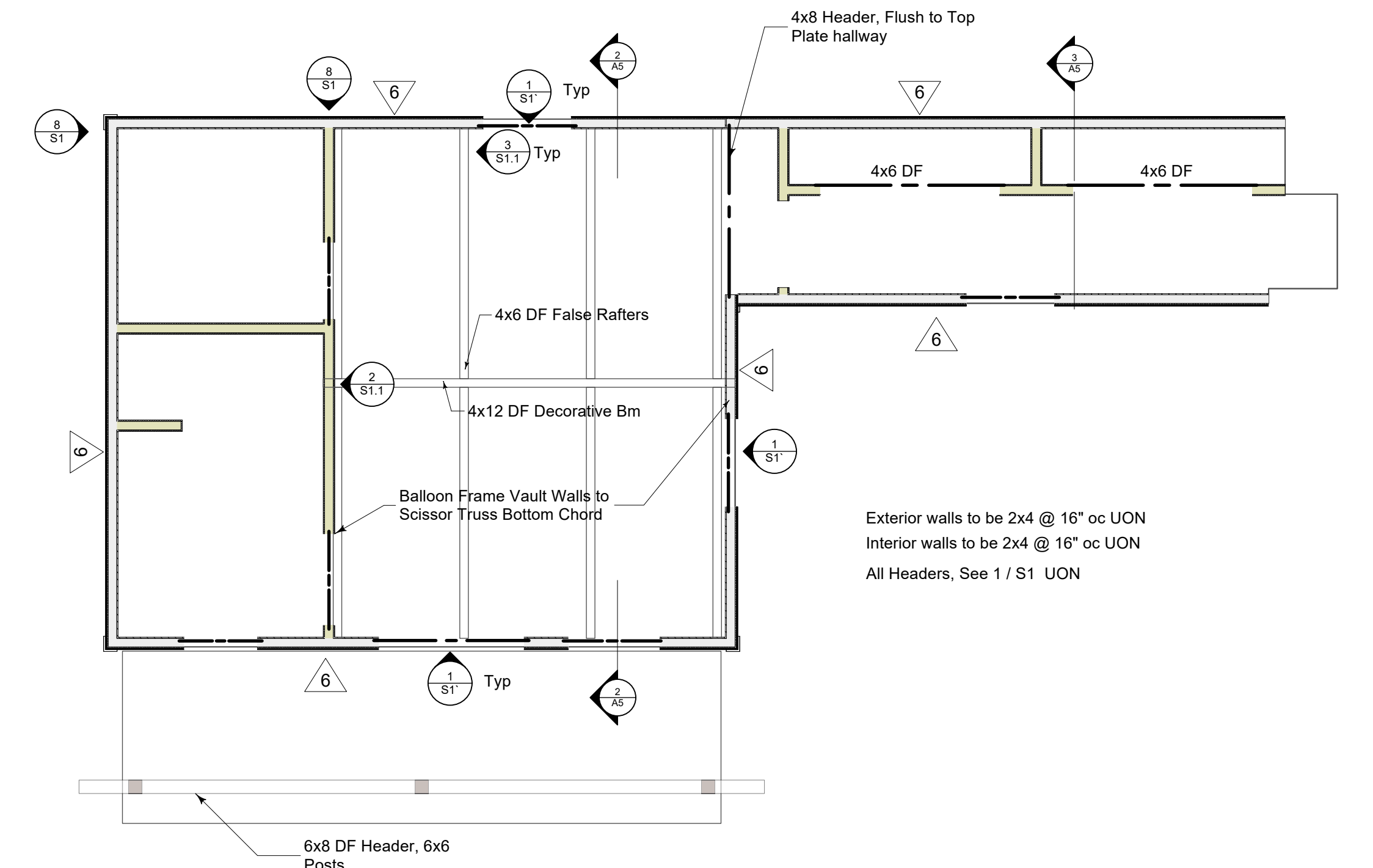
3 Garage Foundation Plan
Scale: 1/4" = 1'-0"

2 ADU & Deck Floor Framing, and Foundation Plan
Scale: 3/8" = 1'-0"

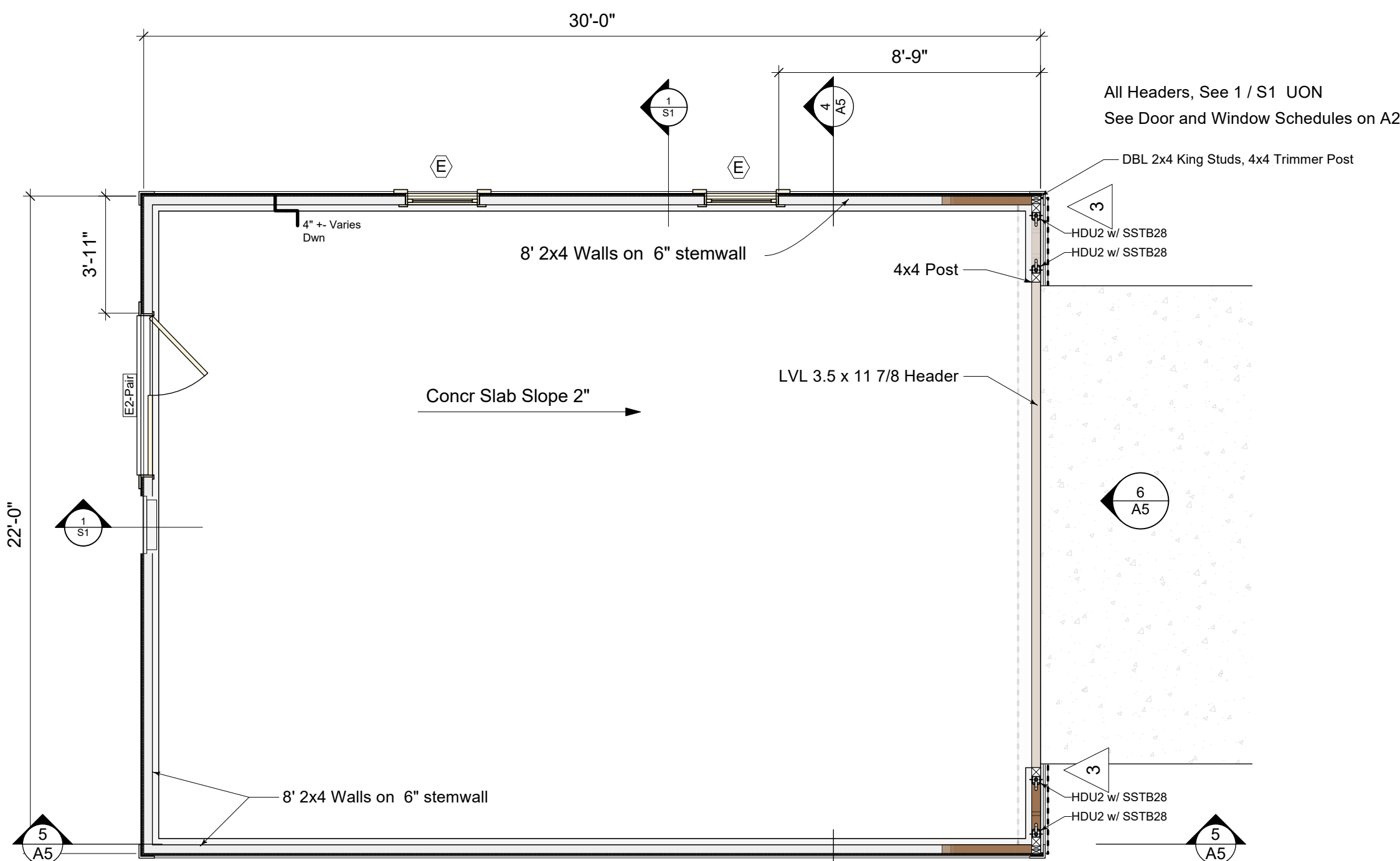
Shear Wall Schedule							
Symbol	Sheathing	Nailing (EN)	Mudsill to FDN	Sill Plate to Wd Frmg	Rim Clip Spacing (A35 or Ltp4)	Remarks	
	15/32" Exp 1	8d @ 6" oc	5/8" Ø @ 48" oc	16d @ 6" oc	24" oc	-	
	15/32" Exp 1	8d @ 4" oc	5/8" Ø @ 32" oc	16d @ 4" oc	16" oc	-3x min at all ply edge splices	
	15/32" Exp 1	8d @ 3" oc	5/8" Ø @ 32" oc	SDS @ 12" oc	12" oc	-3x min at all ply edge splices	
	15/32" Str 1	8d @ 2" oc	5/8" Ø @ 24" oc	SDS @ 8" oc	8" oc	-3x min at all ply edge splices	
	15/32" Both Side	8d @ 4" oc	5/8" Ø @ 24" oc	SDS @ 8" oc	8" oc	-3x min for all plates in contact with concrete	
General Notes:							
Field nailing shall be 12" OC. Block and nail all panel edges.							
Use common nails or HDG for Shear Walls. Splice at Centerline of framing. Stagger							
EN refers to 6" OC shear wall nail spacing for that member (whichever has closer spa							
Use 3" x3" x 0.229 washers at achor bolts							
Note 1: Use 4x min at tiedowns, or sister 2 - 2x4 with 16d @ EN Spacing							
Note 2: Use A6 for all exterior sheathing UON.							

Framing Notes

- All Lumber unless otherwise noted shall be Douglas Fir as Follows: 2x4 standard and better. For 2x6; 2 & better.
- Use Shear wall Schedule where noted by Symbol
- Headers, beams, posts and etc are per and where not noted on plan and details.
- All Exterior Walls not Designated as SW are to be sheather with 15/32 ply Exposure 1, and nailed with 8d @ 6" edges and 12" oc field.
- Typical Roof Sheathing: 1/2" Ply Exposure 1 with 10d @6" co edges (EN) UONO on plans and 12" oc field. All unsupported plywood edges to be blocked with 2x4 laid flat UONO on the plan. Panels less than 24" wide, use ply clips at unblocked edges at pitched roof only. no panels less than 16" wide to be used.
- Wood in contact with concrete or masonry shall be pressure treated Douglas Fir.
- Pressure Treated wood and Fire retardant treated wood can be caustic to zinc coated materials, and cause the material to deteriorate. Connectors and Fasteners used with pressure treated products, and exposed to weather. Shall be Hot dip galvanized, or stainless steel, or Triple zinc coated. this Requirement does not apply to the typical installation of foundation holddown, bolts, anchor bolts, plate washers, straps, etc. when installed above grade, and not exposed to the weather.
- All Double plates shall be lapped in a min of 4'-0" at splices with 16d, 2 @ ends unless otherwise noted.
- CRC 1403.2 Weather protection.
Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing, as described in Section 1405.3. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer, as described in Section 1404.2, and a means for draining water that enters the assembly to the exterior. Protection against condensation in the exterior wall assembly shall be provided in accordance with the California Energy Code, Section 150 of Title 24, Part 6
- CRC 1404.2 Water Resistive barrier.
A minimum of one Later of No. 15 Asphalt felt, complying with ASTM D 226 for Type 1 Felt or other approved materials, shall be attached to the studs or sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer.
- CRC 1405.3 Flashing.
Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and teminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, deck, balconies and similar projections and at built in gutters and similar locations where moisture could enter the wall. Flashing with projecting flanges shall be installed on both sides and the ends of copings, under sills and continuously above projecting trim.
- Patio cover areas shall comply with CRC Appendix H for percent of open wall, for light and ventilation. Only open area below 6'8" counts toward the area of the wall that is open. See pg 8.0 for these calculations.
- All exterior stud walls greater than 10 ft high shall have 2x6 studs unless noted
- All headers of ext. and bearing walls shall be 4x6 min at 2x4 walls, and 6x6 @ 2x6 walls.
- When cripple walls are framed with studs less than 14" high, provide solid blocking, or 1/2" sheer panel.
- Do not notch beams, joists and studs unless otherwise noted or approved by engineer. Max depth allowed is 1/6th joist depth.
- Machine bolts and anchor bolts shall conform to ASTM A-307. Provide washers under head and nut where bearing is against wood. Bolt holes in wood shall be 1 1/8" larger than bolt sized, unless otherwise noted. Nuts shall be tightened when placed and retightened before closing in



4 Framing Plan ADU
Scale: 1/4" = 1'-0"



1 Garage Framing Plan
Scale: 1/4" = 1'-0"

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General Contractor Licence B1-377906 "since 1979"

Project:

Attached Accessory Dwelling Unit with Separate Garage

Sheet

Revisions

AP#	010-154-012
4/05/20	6/25/20

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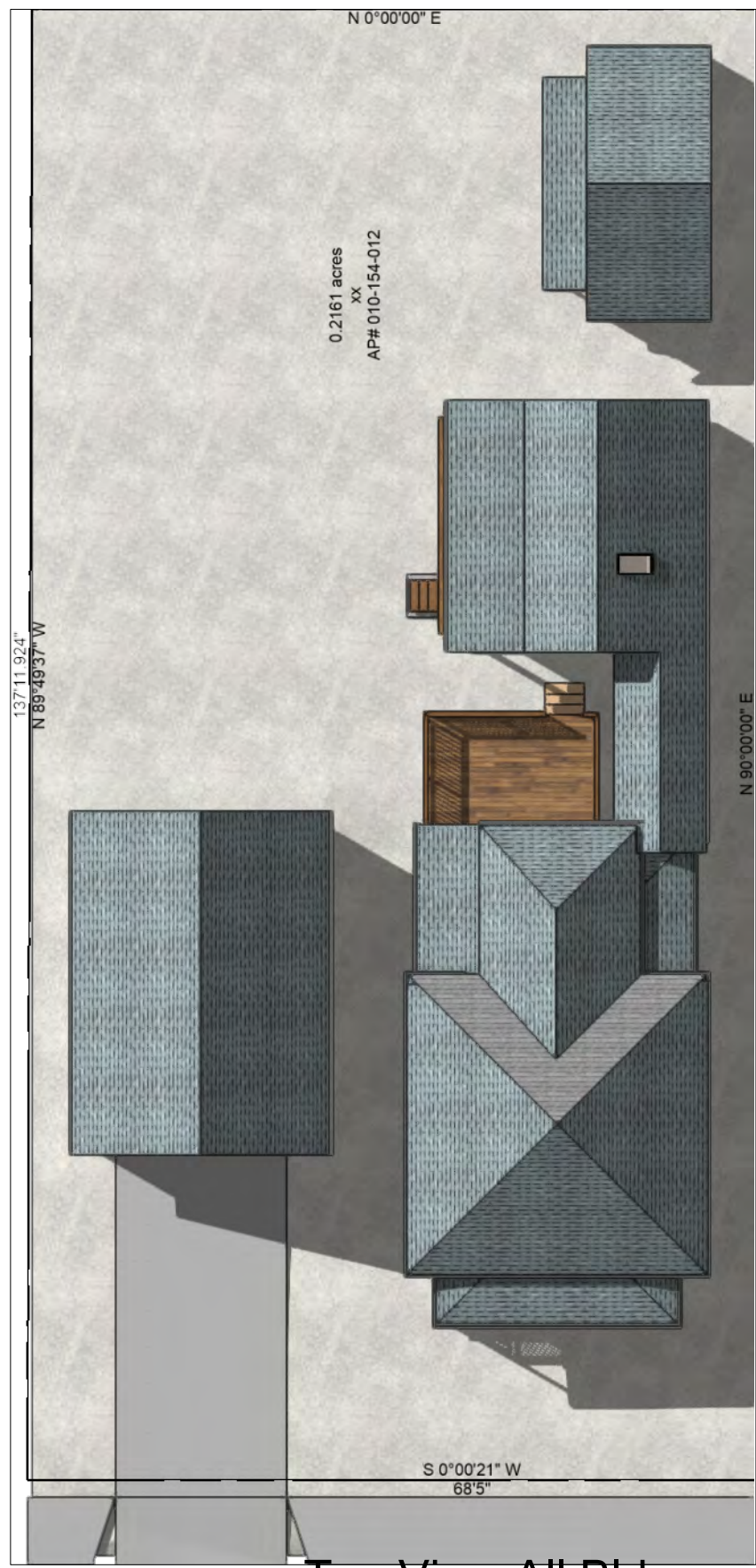
Owner Address

Same

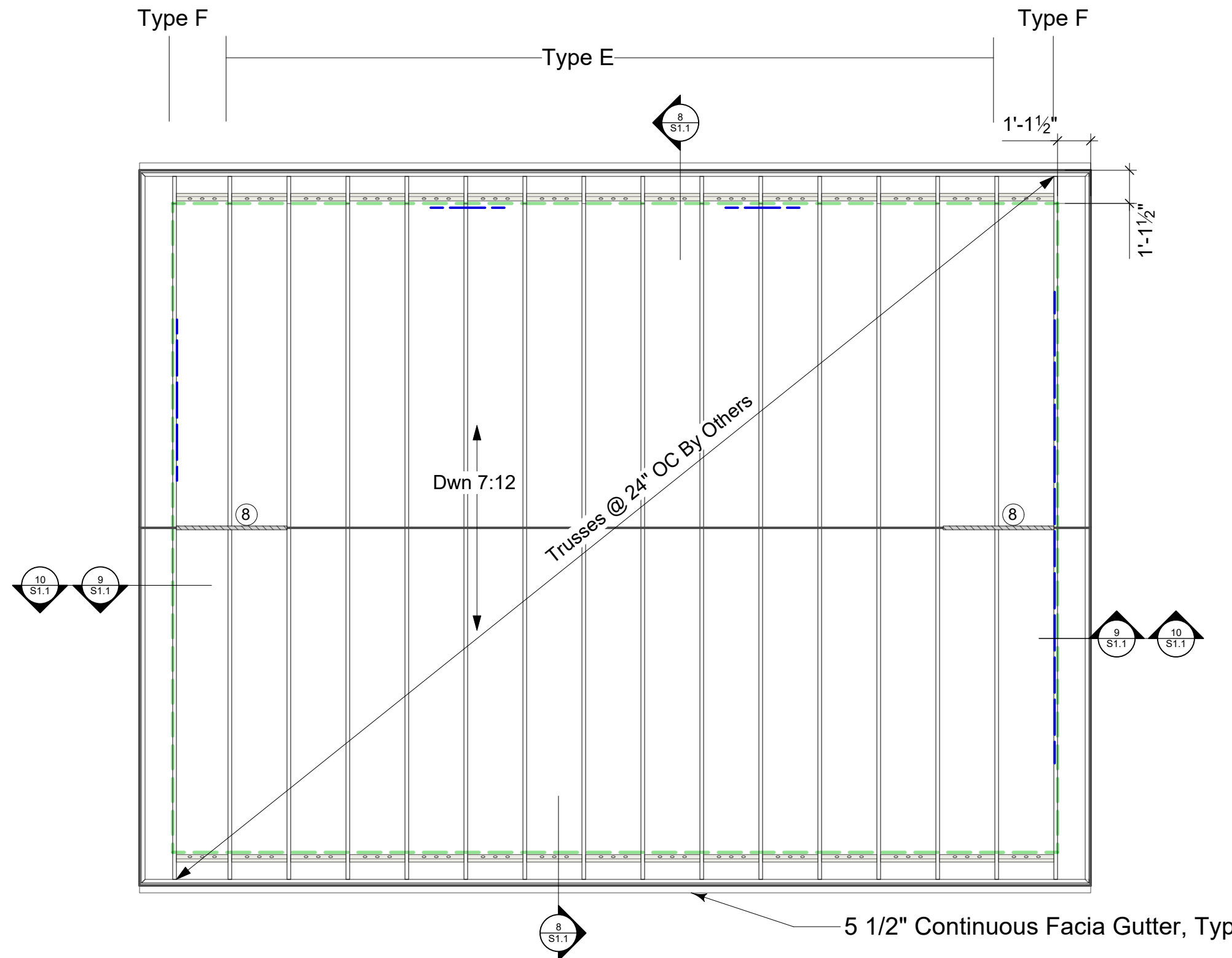
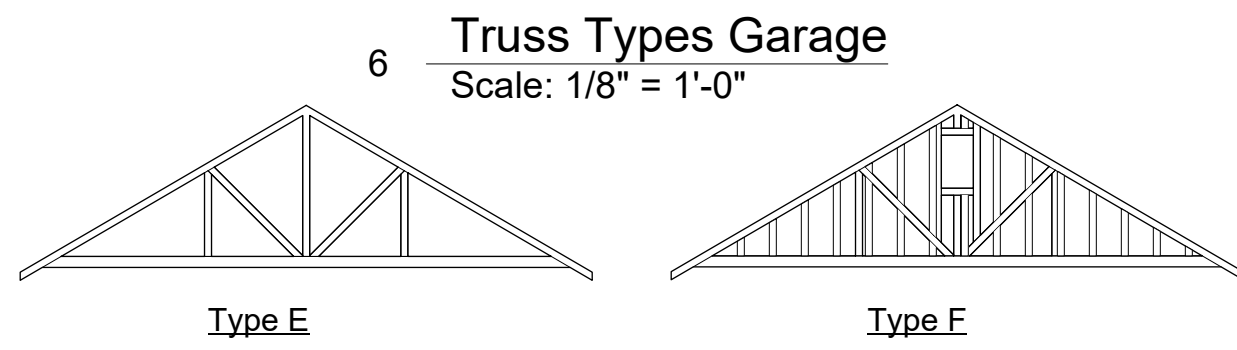
Designer Gary Ottinger

Owner Name Ron King

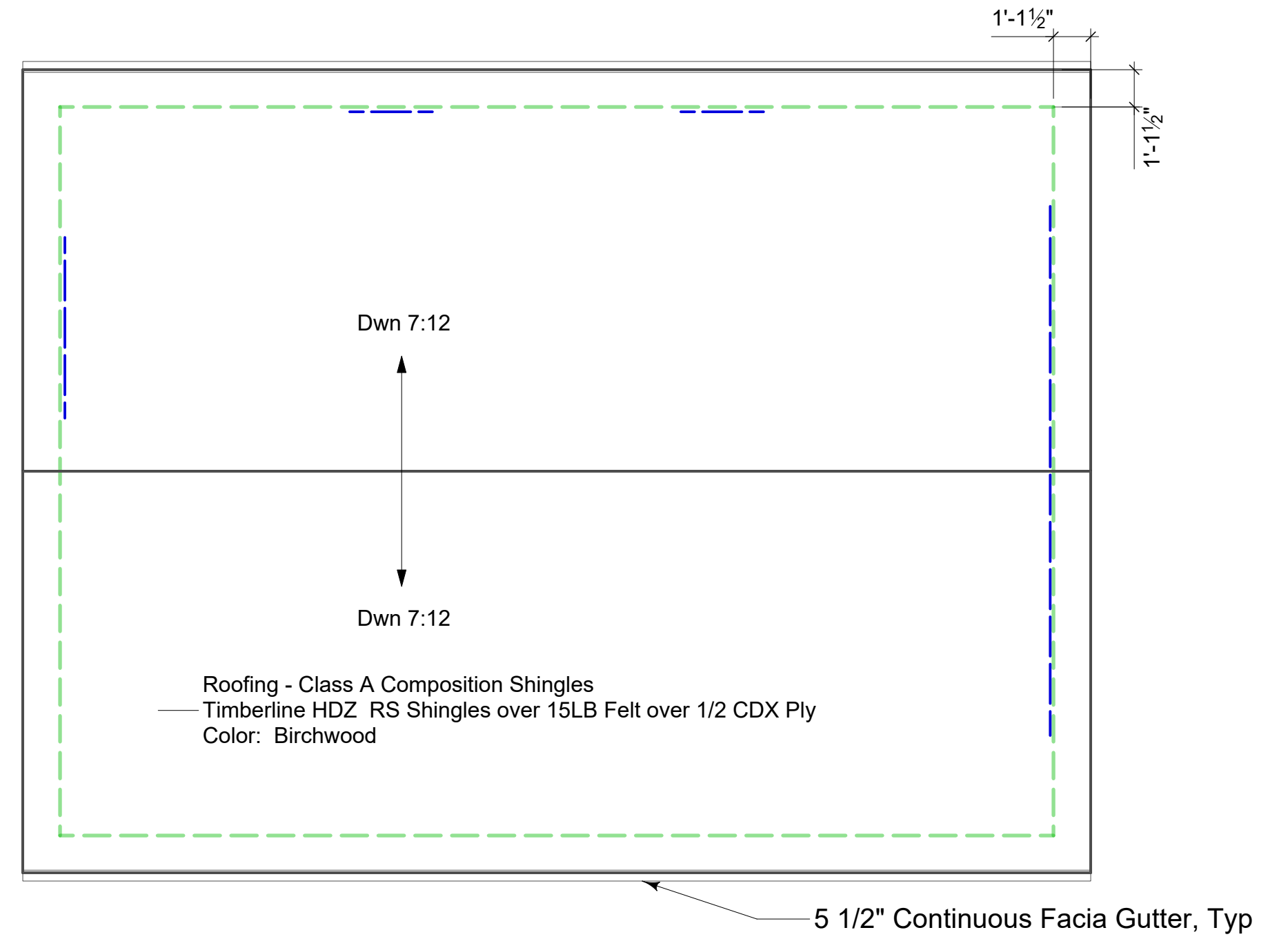
S2.1 OF 15



7 Top View All Bldgs
Scale: 1/16" = 1'-0"

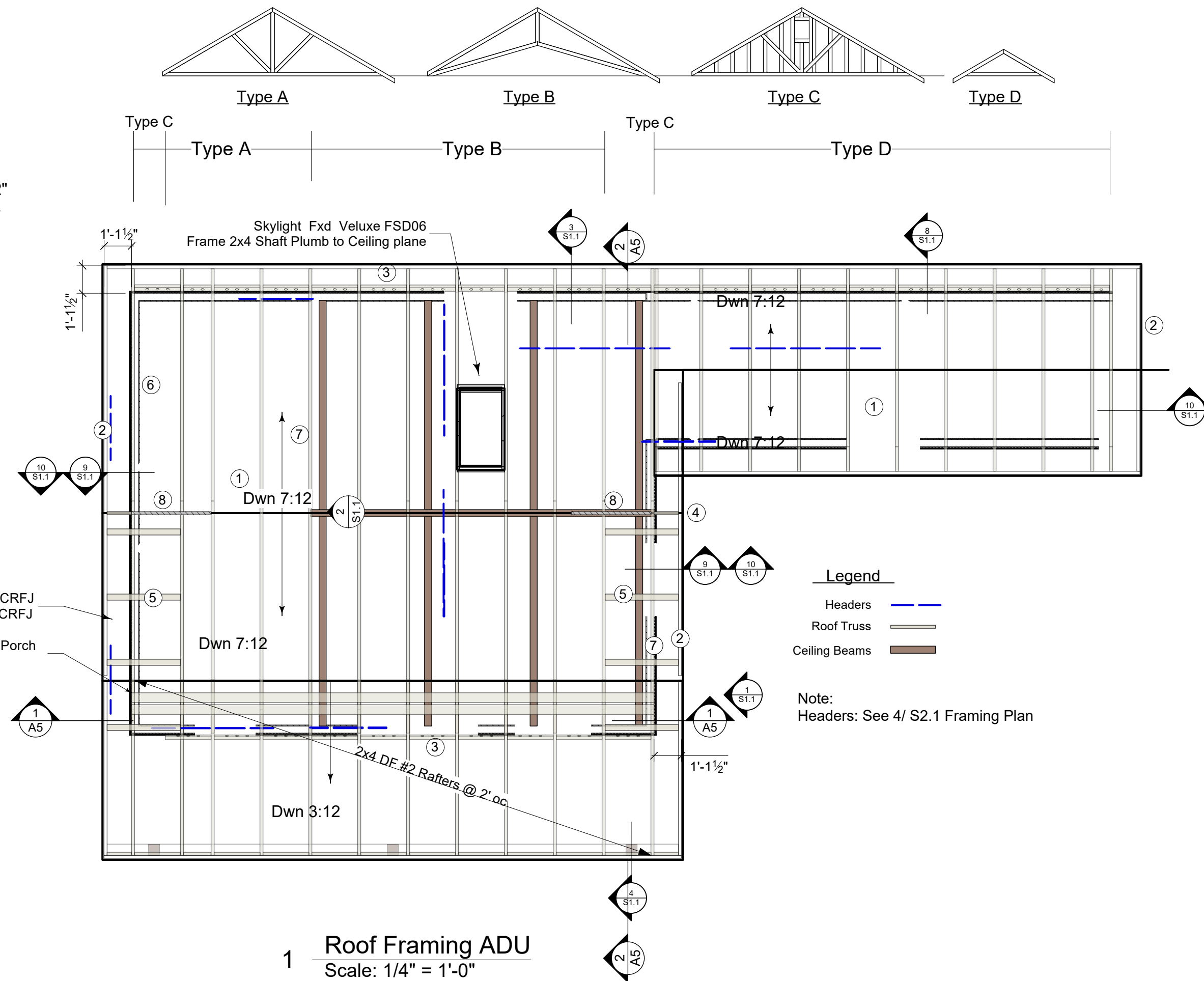


2 Roof Framing Garage
Scale: 1/4" = 1'-0"

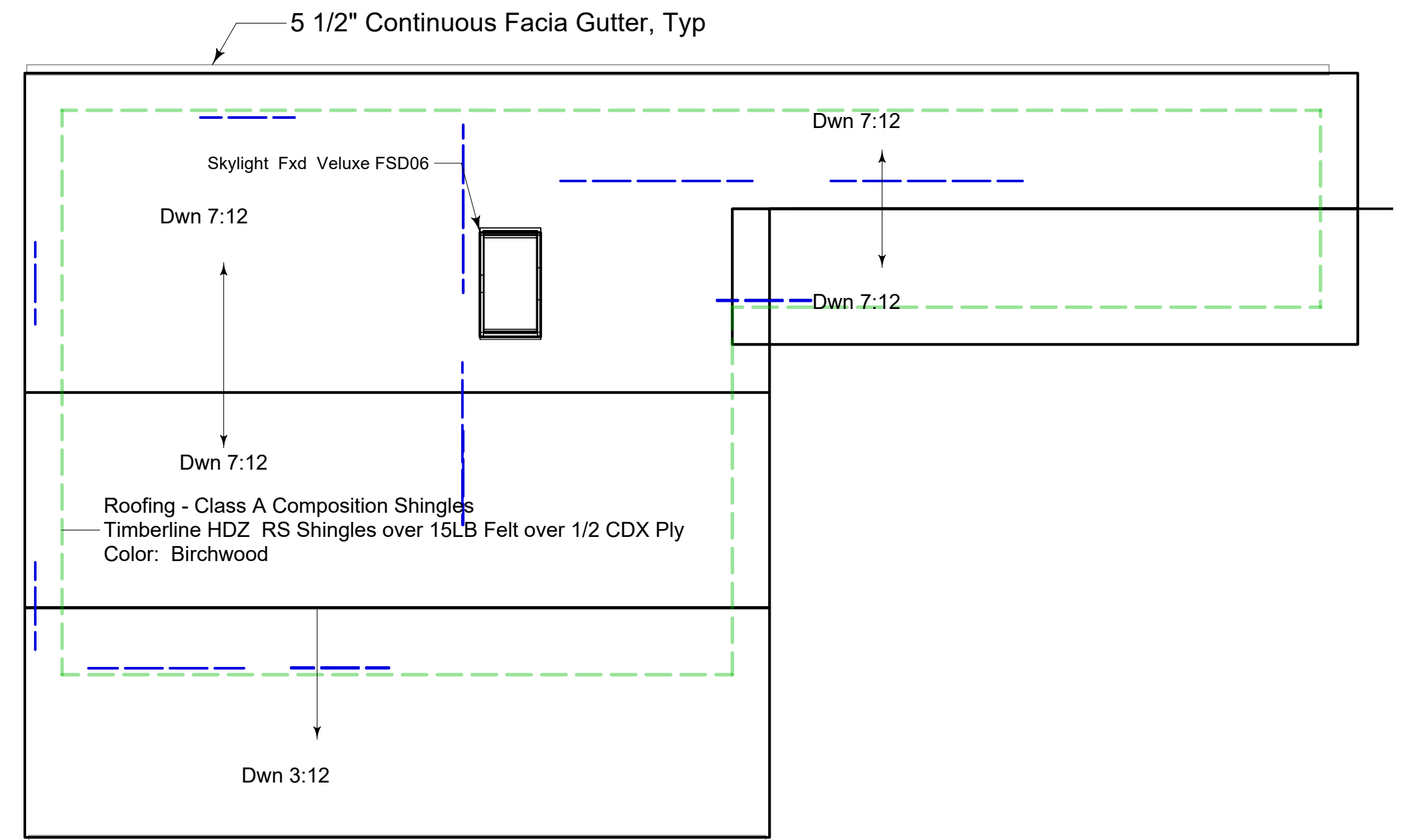
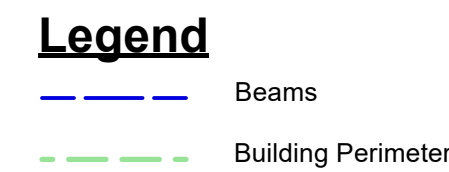


3 Roof Plan Garage
Scale: 1/4" = 1'-0"

5 Truss Types ADU
Scale: 1/8" = 1'-0"



1 Roof Framing ADU
Scale: 1/4" = 1'-0"



4 Roof Plan ADU
Scale: 1/4" = 1'-0"

Roof Framing Notes

1. Typical Roof Sheathing at Field (Non Exposed) : 1/2" Ply Exposure 1 with 10d @6" co edges (EN) UNO on plans and 12" oc field. All unsupported plywood edges to be blocked with 2x4 laid flat UNO on the plan. Panels less than 24" wide, use ply clips at unblocked edges at pitched roof only. no panels less than 16" wide to be used.
2. Barge Rafter & Shingle Mold per Plan
3. Blocking: Use rafter blocks at living space attics: Venting w/ 3 Screened holes ea. Use RBC Clip ea BIK
4. Ridge Block 2x6 DF
5. Outlookers: 2x4 @ 32" OC Flatwise, Notch into top chord of truss, or over lowered truss
6. 1/2" CCX 5-PLY at Eaves, EN
7. Balloon frame Wall or GE Truss, see plan
8. Gable Bracing, Soft Wall Brace, See Detail

Barge Rafters: 2x6 CCRFJ
Shingle Mold: 1x3 CCRFJ
2-2x6 Plates -for bearing Porch Rafters

Legend
Headers ———
Roof Truss ———
Ceiling Beams ———
Note: Headers: See 4/ S2.1 Framing Plan

Revisions
4/05/20
6/25/20

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Owner Address
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Attached Accessory Dwelling Unit with Separate Garage

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Roof Framing and Plan, Top View All Bldgs

Sheet

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General Contractor Licence B1-377906 "since 1979"

Designer Gary Ottinger

Owner Name Ron King

AP# 010-154-012

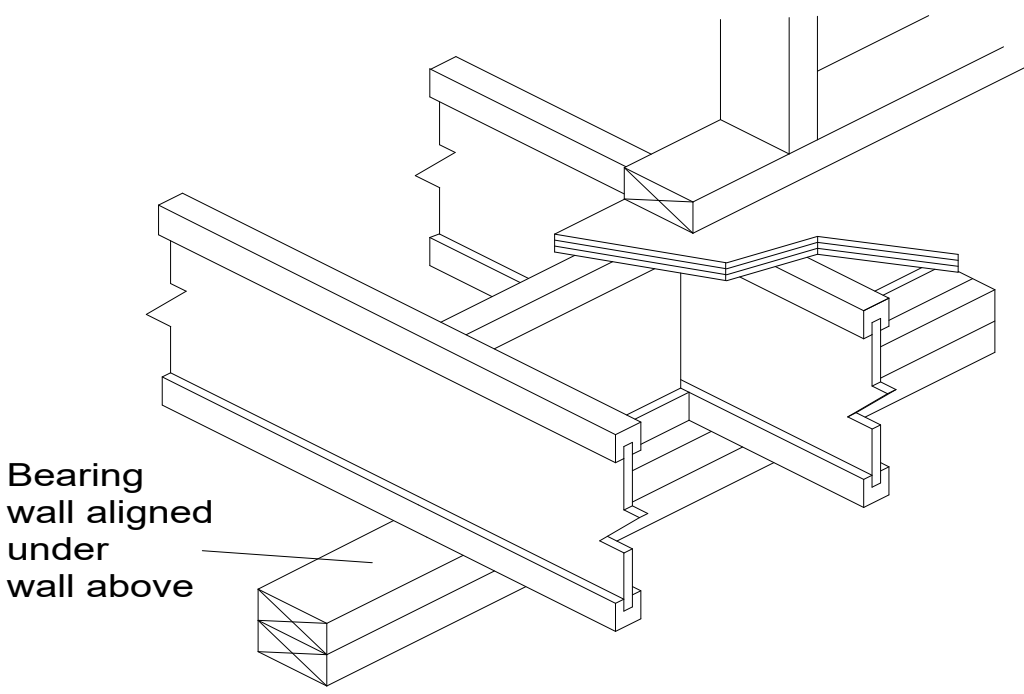
Cell (415) 505-0661

WK

S2.2 OF 15

B3 BLOCKING AT INTERIOR SUPPORT

Blocking is not required if no wall above unless I-Joists end at support. Blocking may be required at interior supports by project designer or by code for seismic design

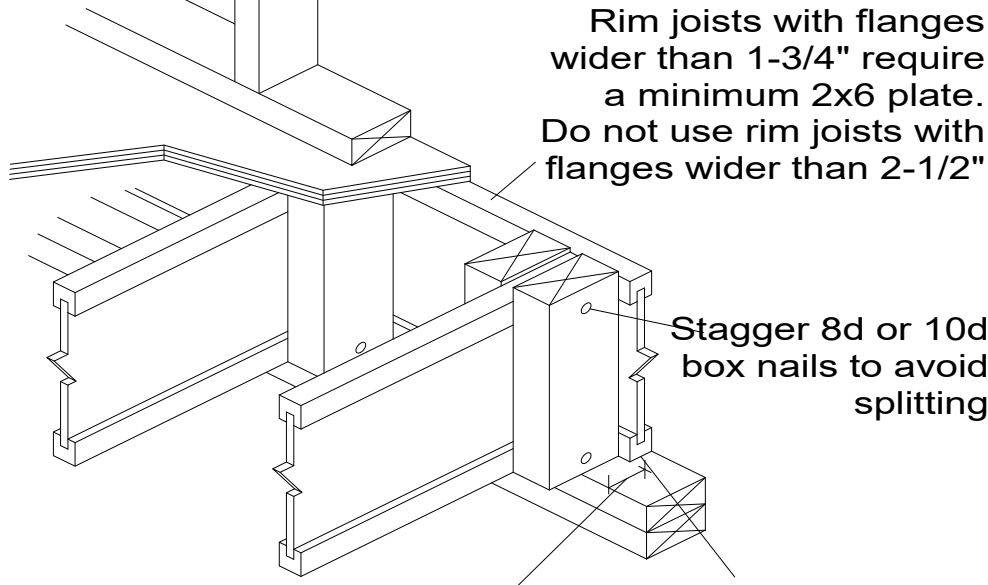
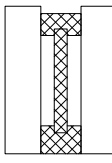


7 Blocking at Girder
Scale: Actual Size

A2s RIM JOIST w/ Squash Blocks

Provide Minimum Bearing for I-Joist and Squash Block

Use double squash blocks as specified: squash blocks must be cut 1/16" taller than I-Joist. 2x4 minimum



Fasten rim joist to each floor I-Joist with one 10d box nail into each end of the flange. Use 16d box nails for rim joists with flanges wider than 1-3/4".

Bearing Length

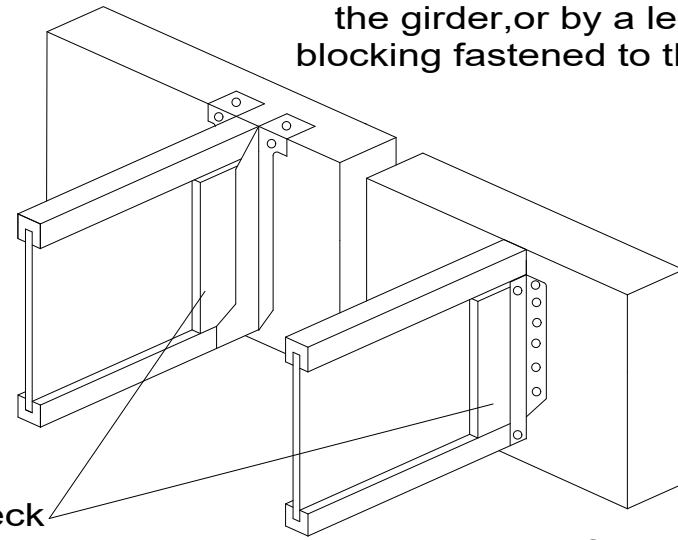
8d nail at 6" o.c. (when used for shear transfer nail to bearing plate with same nailing schedule as decking)

6 Rim Joist with Squash Block
Scale: Actual Size

E2

Hanger Detail

Applied loads at end of I-joist must be supported directly by the girder, or by a ledger or blocking fastened to the girder.



Be sure to check web filler requirements for hangers

Verify capacity and fastening requirements of hangers and connectors

Use of flat bearings or non-sloped hangers with sloped members is acceptable provided that the member pitch is less than or equal to 1/2" rise for 12" of run (0.5:12) or 2.39° degrees. Hanger design is the responsibility of the designer.

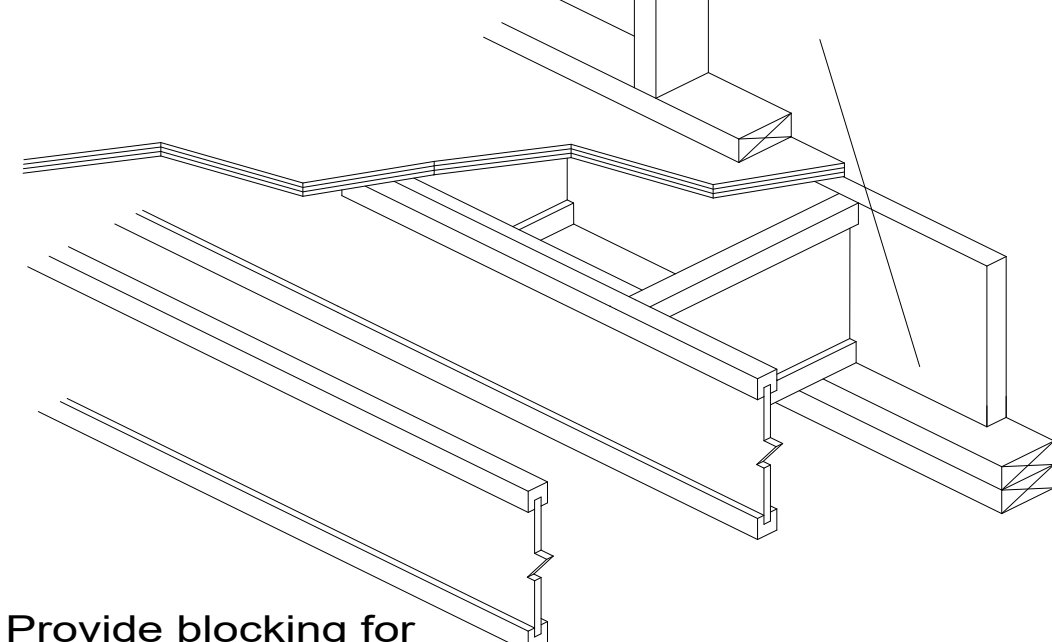
5 Head out Opening Hanger Detail
Scale: Actual Size

A7I

SOLID RIM AS STARTER JOIST

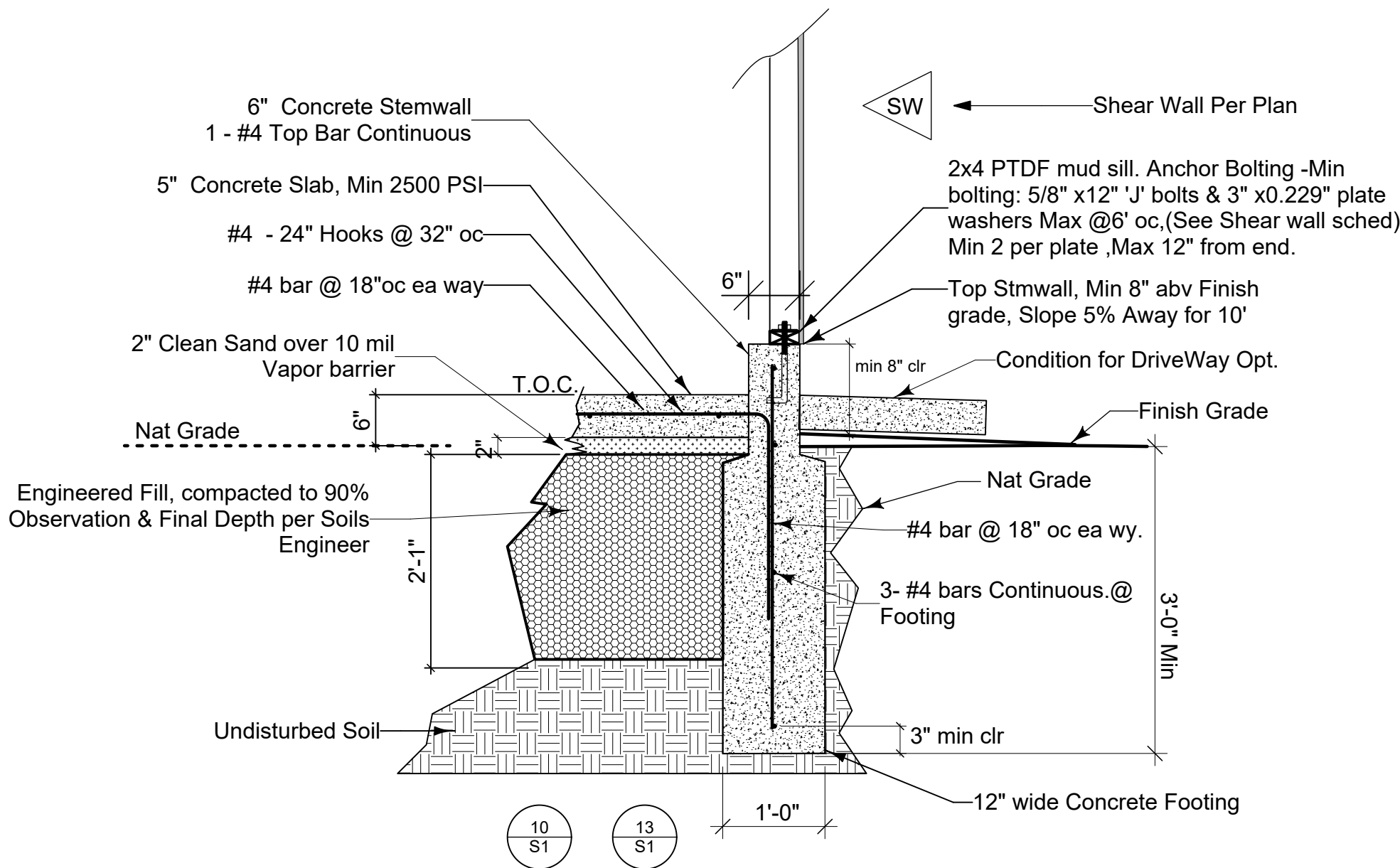
with Ladder Blocking
8d nails at 6" o.c. toe-nailed from outside of building.

(when used for shear transfer nail to bearing plate with same nailing schedule as decking)



Provide blocking for lateral support as required. Use LP I-Joist, LP LVL, LP LSL, or LP Rim Board as blocking

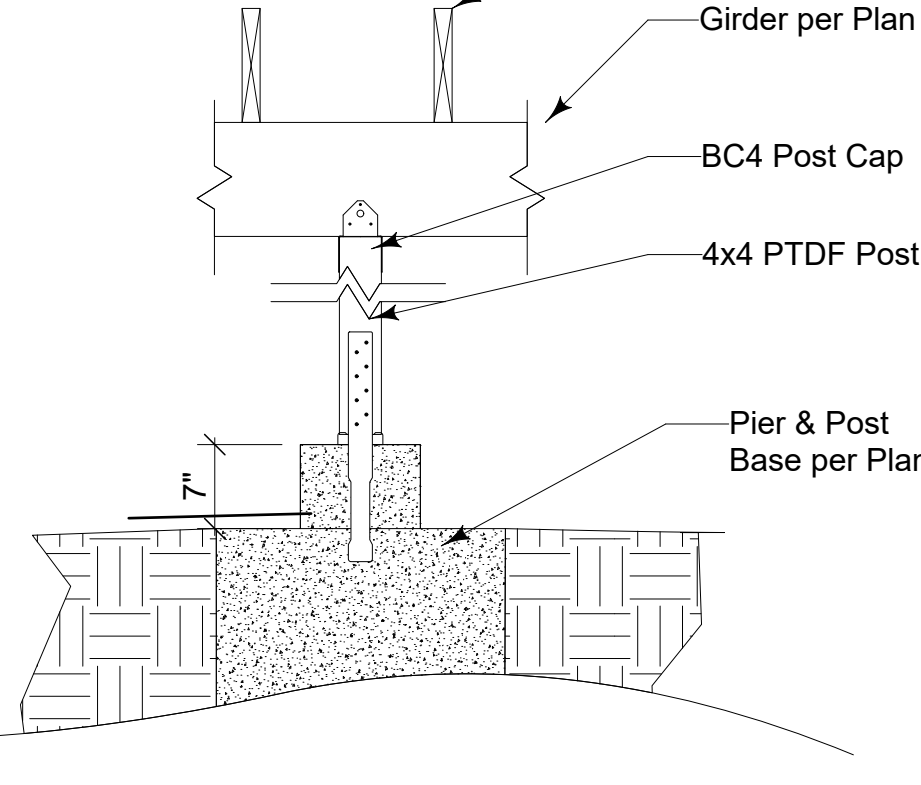
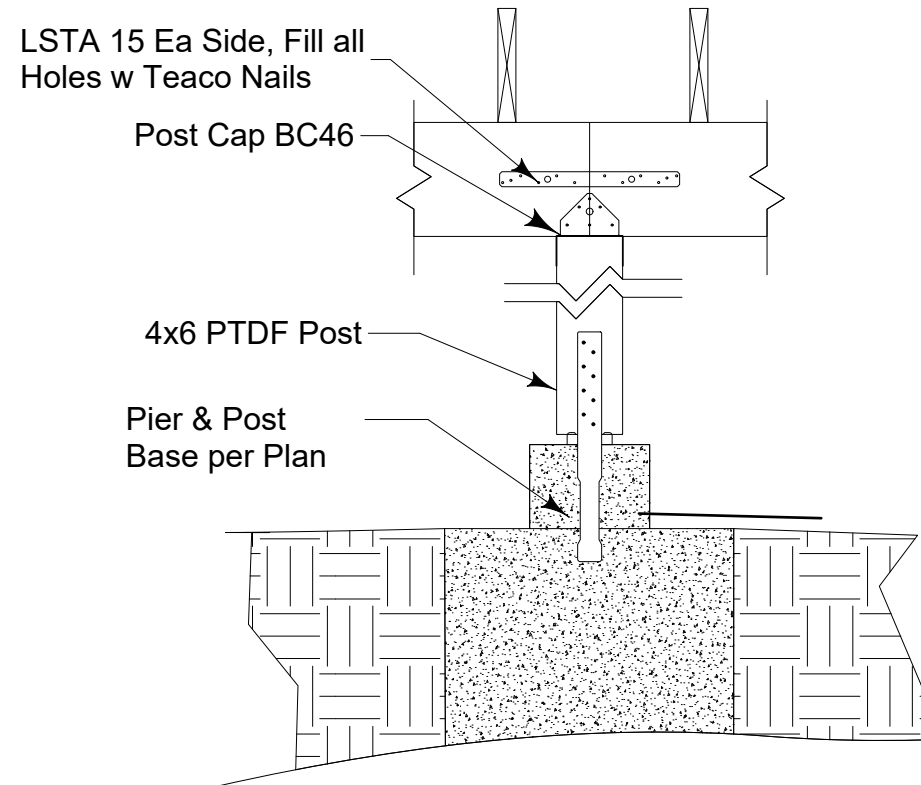
4 Rim Joist with Ladder Blocking
Scale: Actual Size



10 F3.3-Slab 5" @ Garage
Scale: 3/4" = 1'-0"

Post & Girder Butt Joint

Post & Girder



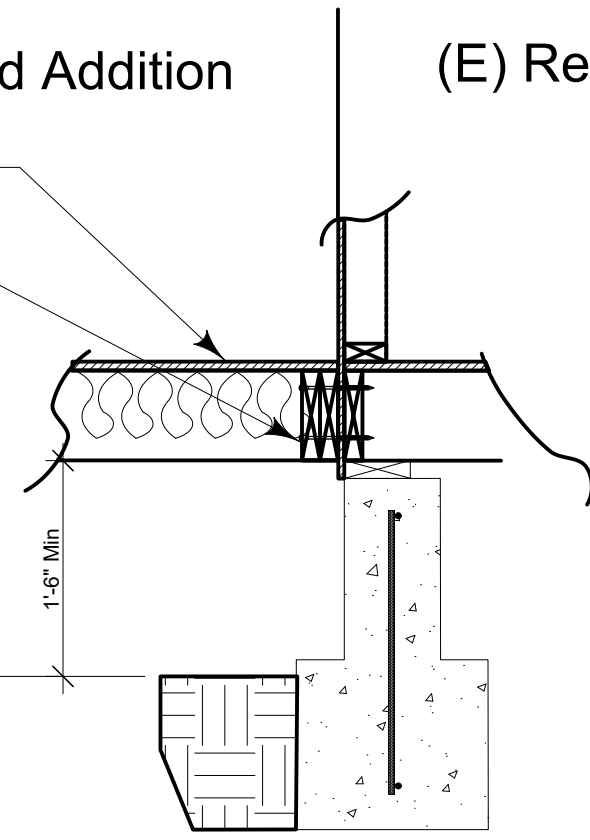
8 Post to Girder Connections
Scale: 3/4" = 1'-0"

Proposed Addition (E) Residence

Floor framing per Plan

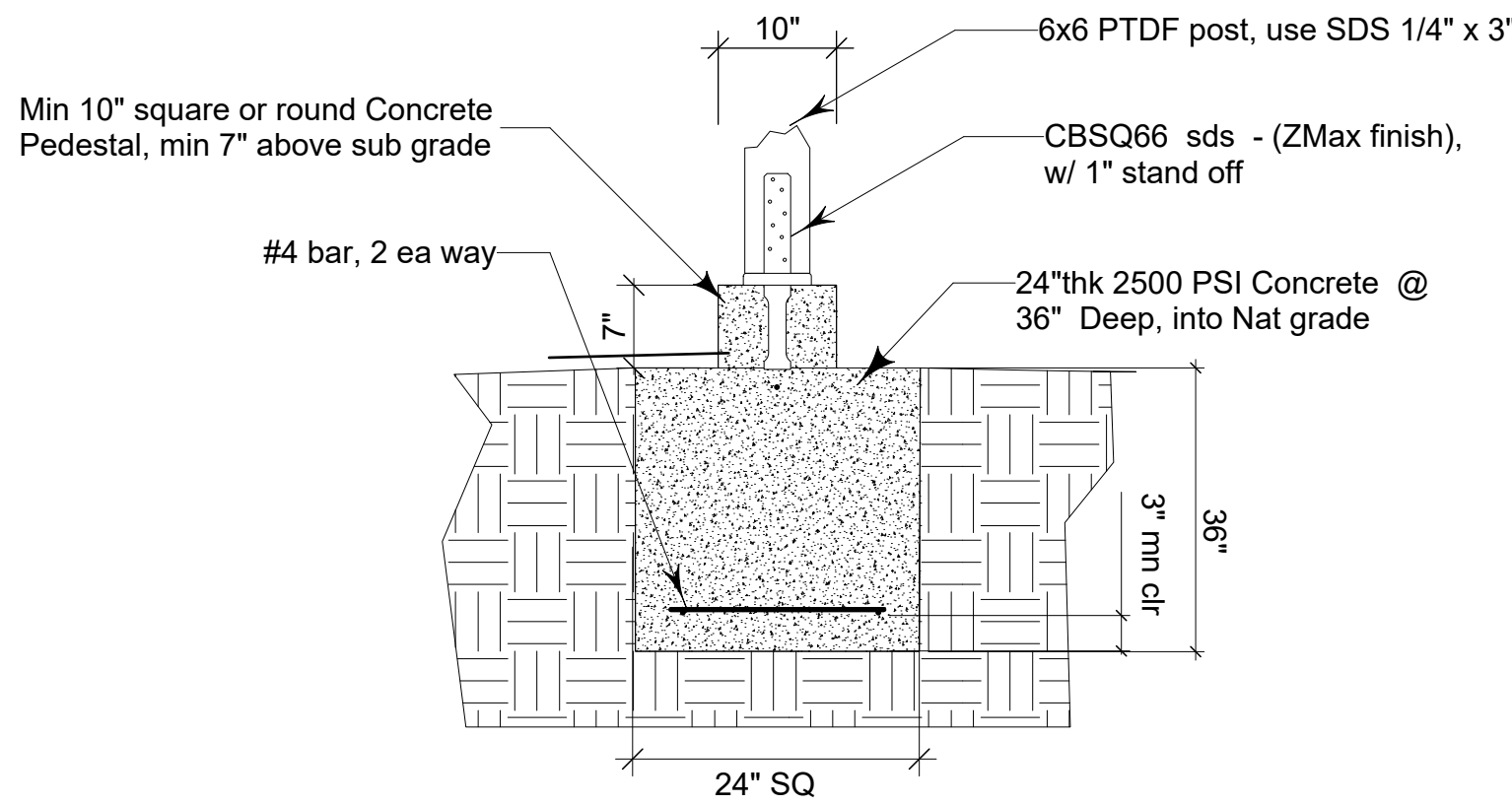
Connection At Double:
Use GRK 5/16 x 6" RSS
Screws, Stagg 12" oc

Connection At Single:
Use GRK 5/16 x 4" RSS
Screws, Stagg 12" oc

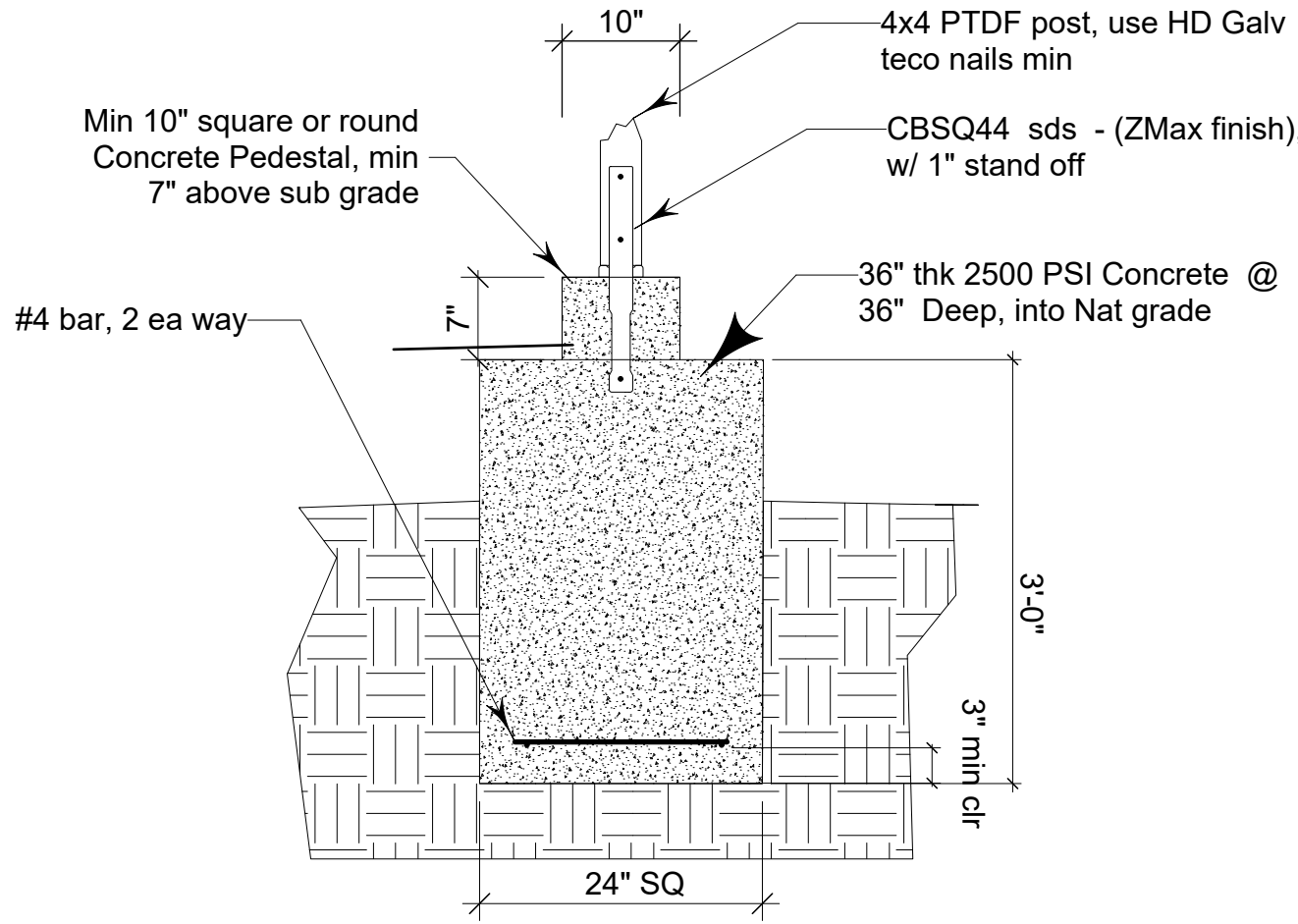


FL3-Ledger to (E) Floor

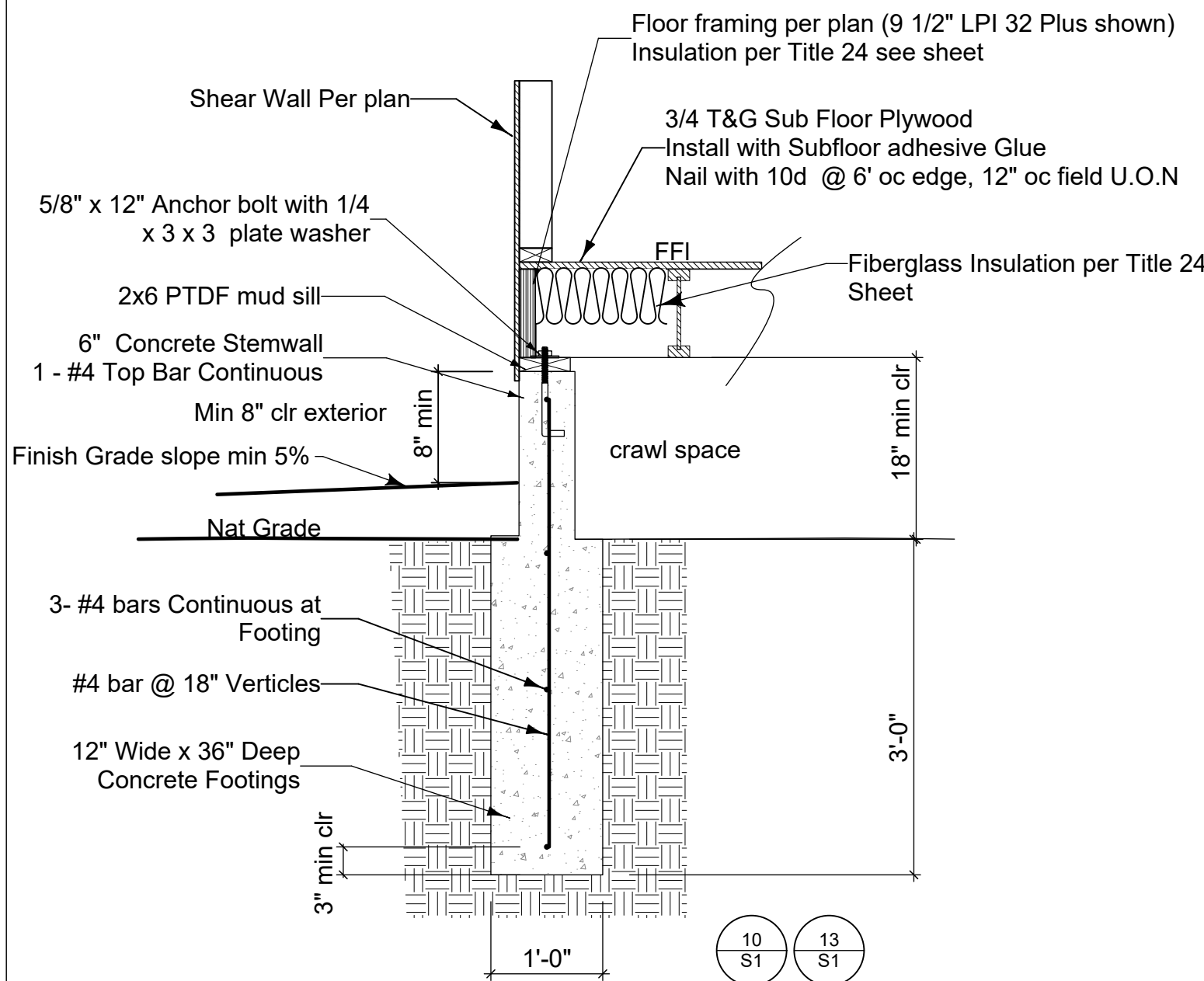
2 FL3 Floor Connection to Existing
Scale: 3/4" = 1'-0"



9 P3-2436 Conc pier, CBSQ66
Scale: 3/4" = 1'-0"



3 P4-2436-44 Conc Pier
Scale: 3/4" = 1'-0"



1 F1 RFL 6" Stemwall Detail
Scale: 3/4" = 1'-0"

Revisions	AP# 010-154-012	S3 OF 15
4/05/20		
6/25/20		
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615 Polk St Santa Rosa CA 95401	Same	
Attached Accessory Dwelling Unit with Separate Garage	Details Structural- Foundation, Floor Framing	Designer Gary Ottinger Owner Name Ron King
Project:	Sheet	
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