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STYLE A: SPANISH COLONIAL REVIVAL



STYLE B: CRAFTSMAN



STYLE C: AGRARIAN



STYLE D: CALIFORNIA RANCH

PORTERVILLE PROTOTYPE ACCESSORY DWELLING UNIT - PLAN 1

CITY OF PORTERVILLE, CA

SHEET INDEX

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- Grand total: 43

PROJECT DIRECTORY

*FOR PLANNING STAFF ONLY
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS:

APPLICANT (TO BE PROVIDED BY OWNER)
ADDRESS: _____
CONTACT: _____
EMAIL: _____
PHONE: _____

ARCHITECT RRM DESIGN GROUP
ADDRESS: 3765 S Higuera St, Suite 102
SAN LUIS OBISPO, CA 93401
CONTACT: RANDY RUSSOM
EMAIL: RWRUSSOM@RRMDESIGN.COM
PHONE: P:(805) 543-1794

SUPPORTING DOCUMENTS

ENERGY COMPLIANCE
PREPARED BY: CARSTAIRS ENERGY
DATE PREPARED: FEBRUARY 01, 2022
JOB NUMBER: 22-02123

TRUSS CALCULATIONS (TO BE PROVIDED BY OWNER)
PREPARED BY: _____
DATE PREPARED: _____
JOB NUMBER: _____

VICINITY MAP

*FOR PLANNING STAFF ONLY
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS:

(TO BE PROVIDED BY OWNER)

PROJECT INFORMATION

*FOR PLANNING STAFF ONLY
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS:

PROJECT SCOPE:
1. CONSTRUCTION OF A NEW DETACHED 1 STORY 480 SF ACCESSORY DWELLING UNIT WITH 1 BEDROOMS AND 1 BATH(S).
2. ALL SITE WORK WITHIN THE PROPERTY LINE.
3. ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

SITE INFORMATION: (TO BE PROVIDED BY CITY OF PORTERVILLE)

STREET ADDRESS: _____
APN: _____
ZONING: _____
LOT SIZE: _____
LAND USE: _____
EXISTING USE: _____
PROPOSED USE: _____

FLOOR AREA RATIO (TO BE PROVIDED BY CITY OF PORTERVILLE)
MAXIMUM FAR: _____
PROPOSED FAR: _____

LOT COVERAGE (TO BE PROVIDED BY OWNER)
BUILDING: _____
HARDSCAPE/PAVING: _____
LANDSCAPE: _____

SETBACKS (TO BE PROVIDED BY CITY OF PORTERVILLE)
FRONT: _____
REAR: 4' - 0" (A.B. NO. 86)
SIDES: 4' - 0" (A.B. NO. 86)

BUILDING INFORMATION:
NUMBER OF STORIES: 1
OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB
SPRINKLERED: SEE FIRE SPRINKLER SECTION ON SHEET
MAX. HEIGHT ALLOWED: (PER 2022 CBC TABLE 504.3) 40' - 0"
MAX. HEIGHT ALLOWED: (PER CALIFORNIA ASSEMBLY BILL NO. 86) 16' - 0"
ROOF RATING: _____
HIGH FIRE ZONE: REFER TO 'WILDLAND-URBAN INTERFACE FIRE AREA' AND 'VERY-HIGH FIRE SEVERITY ZONE' SECTIONS ON SHEET

BUILDING AREAS

PROPOSED BUILDING AREA - PLAN 1	
PLAN 1	480 SF
TOTAL PROPOSED BUILDING AREA	480 SF

UTILITIES

WATER AND SEWER SERVICE CITY OF PORTERVILLE
ELECTRICAL SERVICE SOUTHERN CALIFORNIA EDISON
GAS SERVICE SOUTHERN CALIFORNIA GAS
TELEPHONE SERVICE AT&T
GARBAGE SERVICE CITY OF PORTERVILLE
CABLE SERVICE AT&T

PROJECT CHECKLIST

*FOR PLANNING STAFF ONLY
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS:

WASTE WATER

- SEWER
- SEPTIC (REQUIRES APPROVAL)

FIRE SPRINKLERS

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?

- NO
- YES

REQUIRED AT PROPOSED ADU:

- NO (NOT REQUIRED IF THE PRIMARY RESIDENCE IS UNSPRINKLERED)
- YES (REQUIRED IF THE PRIMARY RESIDENCE IS SPRINKLERED)

FIRE SPRINKLERS NOTES

- IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
- AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.
- SECTION 903.2.1 GROUP R** AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. THIS INCLUDES SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS AND ALL RESIDENTIAL CARE FACILITIES REGARDLESS OF OCCUPANT LOAD.
- SECTION 903.2.1.1** ADDITIONS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3 MAY BE REQUIRED TO BE INSTALLED THROUGHOUT STRUCTURES WHEN THE ADDITION IS MORE THAN 50% OF THE EXISTING BUILDING OR WHEN THE ALTERED BUILDING WILL EXCEED A FIRE FLOW OF 1,500 GALLONS PER MINUTE AS CALCULATED PER SECTION 507.3. THE FIRE CODE OFFICIAL MAY REQUIRE AN AUTOMATIC SPRINKLER SYSTEM BE INSTALLED IN BUILDINGS WHERE NO WATER MAIN EXISTS TO PROVIDE THE REQUIRED FIRE FLOW OR WHERE A SPECIAL HAZARD EXISTS SUCH AS: POOR ACCESS ROADS, GRADE, BLUFFS AND CANYON RIMS, HAZARDOUS BRUSH AND RESPONSE TIMES GREATER THAN 5 MINUTES BY A FIRE DEPARTMENT.
- SECTION 903.2.1.2** REMODELS OR RECONSTRUCTION AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 MAY BE REQUIRED IF THE SCOPE OF WORK INCLUDES SIGNIFICANT MODIFICATION TO THE INTERIOR AND/OR ROOF OF THE BUILDING, AND THE COST OF THE INSTALLATION DOES NOT EXCEED 15 PERCENT OF THE CONSTRUCTION COSTS OF THE REMODEL.
- LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS. A MINIMUM 1 INCH WATER SHALL BE INSTALLED.
- A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
- A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING SHALL BE TESTED.

ONSITE PARKING REQUIRED

- NONE, EXCEPTION USED:
 - THE ADU IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT.
 - OFF STREET PARKING PERMITS ARE REQUIRED BUT NOT OFFERED TO THE OCCUPANT OF THE ADU.
 - WHEN THERE IS A CAR SHARE VEHICLE LOCATED WITHIN ONE BLOCK OF THE ADU.
- ONE PARKING SPACE (STUDIO OR 1-BEDROOM ADU)
- TWO PARKING SPACES (2-BEDROOM ADU)

USER LICENSE AGREEMENT

BY USING THESE PERMIT READY ACCESSORY DWELLING UNIT CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE, HOLD HARMLESS, AND INDEMNIFY THE CITY OF PORTERVILLE, ITS ELECTED OFFICIALS AND EMPLOYEES, RRM DESIGN GROUP, AND THE ARCHITECT OR ENGINEER 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 PLANS ATTACHED HERE ARE APPROVED FOR ONLY USE IN THE CITY OF PORTERVILLE. NO DEVIATIONS, ALTERATIONS, OR OPTIONS BEYOND THOSE SPECIFICALLY INDICATED IN THE PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL BY THE ISSUING JURISDICTION AND CHIEF BUILDING OFFICIAL. ANY UNAPPROVED PLAN MODIFICATIONS MAY BE DEVELOPED THROUGH RRM DESIGN GROUP AND THE APPROVING JURISDICTION IF REQUIRED.

SIGNATURE _____ DATE _____

WILDLAND-URBAN INTERFACE FIRE AREA

- PORTIONS OF THE CITY OF PORTERVILLE ARE LOCATED IN WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA (AS DEFINED BY 2022 CRC R337.2).
 - AREA DEFINED BY STATE AS A "FIRE HAZARD SEVERITY ZONE"
 - AREA DESIGNATED BY ENFORCING AGENCY TO BE AT A SIGNIFICANT RISK FROM WILDFIRES.
- AN ADU WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE 2022 CRC SECTION R337.
- THIS PROTOTYPE PLAN IS DESIGNED TO COMPLY WITH THE PROVISIONS REQUIRED BY THE 2022 CRC SECTION R337, REGARDLESS IF LOCATED IN A WILDLAND-URBAN INTERFACE FIRE AREA.

VERY-HIGH FIRE SEVERITY ZONE

- NO
- YES

- IN ACCORDANCE WITH THE 2022 CFC SECTION 4906, STRUCTURES LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE & MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. FIRE/FUEL BREAKS SHALL BE SHOWN ON THE GRADING, MAP, AND BUILDING PLANS.

REQUIRED W.U.I. DETAILS

- REFER TO "W.U.I. REQUIREMENT NOTES" ON SHEET G-101.

- ROOF DETAILS: SHEETS AD-902, AD-903, AD-904, AD-905, AND AD-906
- VENTS: W.U.I. COMPLIANT ATTIC VENT, SEE LEGEND ON ROOF PLANS SHEET
- EXTERIOR WALL COVERING DETAIL: (54/AD-902)
- EXTERIOR WINDOWS: "WINDOW GENERAL NOTE" #6 ON FLOOR PLANS SHEET
- EXTERIOR DOORS: "DOOR GENERAL NOTE" #6 ON FLOOR PLANS SHEET

STYLE SELECTION

- CAL RANCH
- *STRIKE THROUGH SHEETS A1-122, 123, 124 & A1-202, 203, 204 & AD-904, 905, 906
- AGRARIAN
- *STRIKE THROUGH SHEETS A1-121, 123, 124 & A1-201, 203, 204 & AD-903, 905, 906
- CRAFTSMAN
- *STRIKE THROUGH SHEETS A1-121, 122, 124 & A1-201, 202, 204 & AD-903, 904, 906
- SPANISH COLONIAL
- *STRIKE THROUGH SHEETS A1-121, 122, 123 & A1-201, 202, 203 & AD-903, 904, 905

EXTERIOR WALL MATERIAL

- CEMENT PLASTER STUCCO
- FIBER CEMENT - BOARD AND BATTEN SIDING
- FIBER CEMENT - LAP SIDING
- FIBER CEMENT - SHINGLE SIDING

WINDOW MATERIAL

- VINYL
- FIBERGLASS
- WOOD
- ALUMINUM CLAD WOOD

ROOF MATERIAL

- COMPOSITION SHINGLES
- STANDING SEAM METAL ROOF
- CLAY ROOF TILES

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA

TITLE SHEET - PLAN 1

DATE
02/09/24

SHEET

G-001

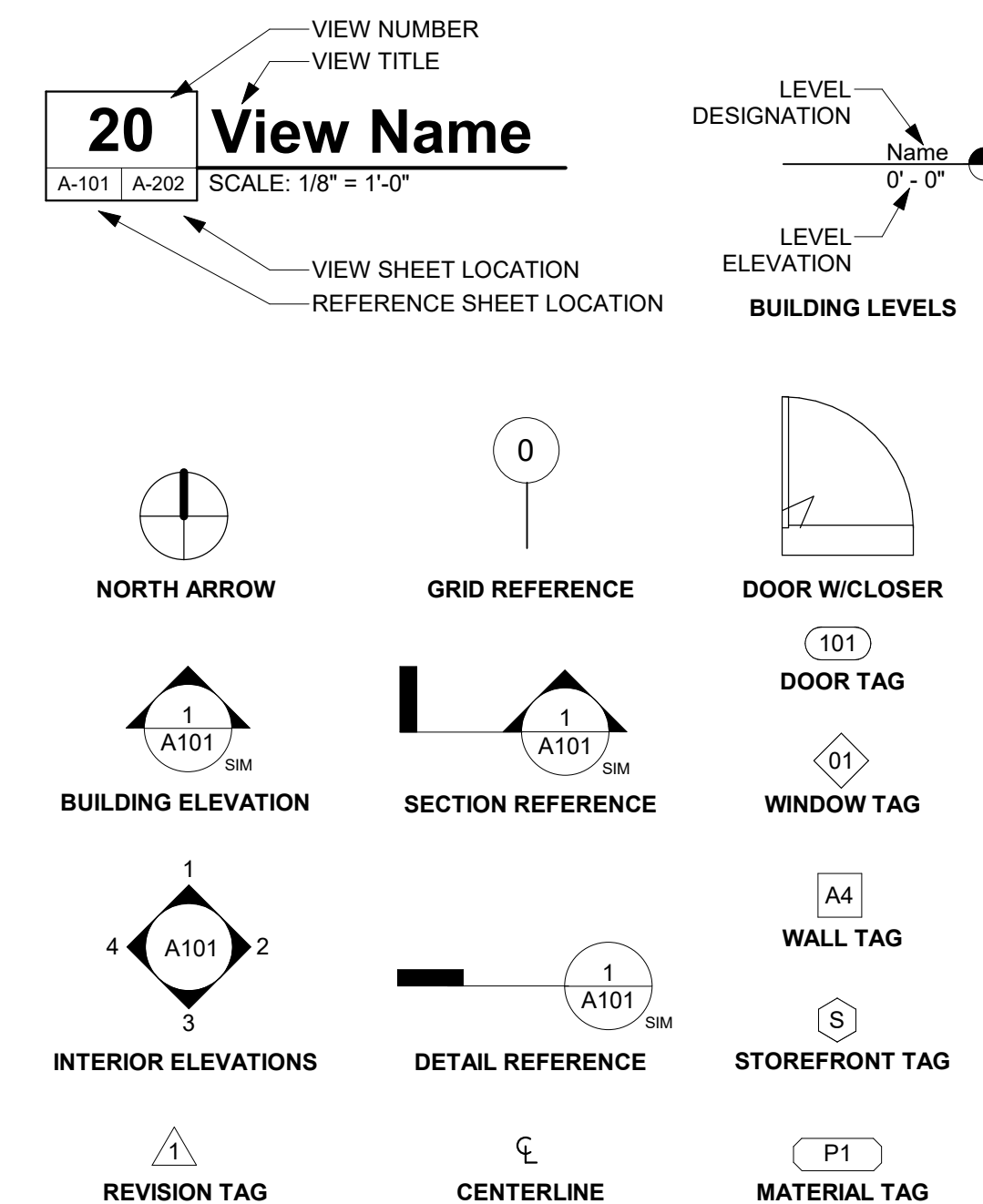


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ABBREVIATIONS

A/C AIR CONDITIONING	FOIC FURNISHED BY OWNER INSTALLED BY CONTRACTOR	PV PHOTO VOLTAIC
ABV ABOVE	FOM FACE OF MASONRY	PVC POLYVINYL CHLORIDE
ACOUS ACOUSTICAL	FOS FACE OF STUD	PVMT PAVEMENT
ACT ACOUSTICAL CEILING TILE	FRP FIBERGLASS REINFORCED PANELS	QTY QUANTITY
ADA AMERICANS WITH DISABILITIES ACT	FT FOOT OR FEET	R RADIUS, RISER
AFCI ARC FAULT CIRCUIT INTERRUPTER	FTG FOOTING	RB RUBBER BASE
AFF ABOVE FINISH FLOOR	GA GAUGE, GAGE	RCP REFLECTED CEILING PLAN
AL ALUMINUM	GALV GALVANIZED	RD ROOF DRAIN
ALT ALTERNATE	GB GRAB BAR	REF REFRIGERATOR
ARCH ARCHITECT(URAL)	GC GENERAL CONTRACTOR	REINFORCED REINFORCED
BD BOARD	GFCI GROUND FAULT CIRCUIT INTERRUPTER	REQD REQUIRED
BDRM BEDROOM	GBW GYPSUM BOARD	RH RIGHT HAND
BET BETWEEN	GYP GYPSUM	RM ROOM
BIT BITUMINOUS	HB HOSE BIBB	RO ROUGH OPENING
BLDG BUILDING	HC HOLLOW CORE	RTU ROOF TOP UNIT (MECH)
BLKG BLOCKING	HDWD HARDWOOD	S SOUTH
BLW BELOW	HDWR HARDWARE	SAFB SOUND ATTENUATION FIBER BATT
BM BEAM	HGT HEIGHT	SAWP SELF ADHERING WATERPROOFING
BOT BOTTOM	HM HOLLOW METAL	SC SCUPPER/SOLID CORE
BUR BUILT UP ROOF	HORIZ HORIZONTAL	SCHED SCHEDULE
CB CATCH BASIN	HVAC HEATING, VENTILATION, A/C	SEAL SEALANT
CBC CALIFORNIA BUILDING CODE	ID INSIDE DIAMETER	SECT SECTION
CEM CEMENT	IIC IMPACT INSULATION CLASS	SF SQUARE FOOT
CFM CUBIC FEET PER MINUTE	IN INCH	SHT SHEET
CIP CAST IN PLACE	INCAND INCANDESCENT	SHTHG SHEATHING
CJ CONTROL JOINT	INSUL INSULATION, INSULATED	SM SIMILAR
CL CENTER LINE	INT INTERIOR	SM SHEET METAL
CLG CEILING	JC JANITORS CLOSET	SPEC SPECIFICATION
CLO CLOSET	JT JOINT	SQ SQUIRE
CLR CLEAR	LAM LAMINATE	SS SOLID SURFACE
CMU CONCRETE MASONRY UNIT	LAV LAVATORY	SSTL STAINLESS STEEL
CO CLEAN OUT	LBS POUNDS	STC SOUND TRANSMISSION CLASS
COL COLUMN	LEED LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	STD STANDARD
CONC CONCRETE	LF LINEAR FEET	STL STEEL
CONST CONSTRUCTION	LIN LINEN CLOSET	STOR STORAGE
CONT CONTINUOUS	LINO LINOLEUM	STRUCT STRUCTURAL
CONTR CONTRACTOR	LT(G) LIGHT(ING)	SUSP SUSPENDED
CPT CARPET	LVL LAMINATED VENEER LUMBER	SV SHEET VINYL
CT CERAMIC TILE	LVT LUXURY VINYL TILE	SYM SYMMETRICAL
CTR CENTER	LW LIGHTWEIGHT	T TREAD
DBL DOUBLE	MAX MAXIMUM	T&G TONGUE & GROOVE
DF DRINKING FOUNTAIN	MDF MEDIUM DENSITY FIBERBOARD	TEL TELEPHONE
DIA DIAMETER, DIAPHRAGM	MECH MECHANICAL	TEMP TEMPERED
DIM DIMENSION	MEMB MEMBRANE	TER TERRAZZO
DN DOWN	MEP MECHANICAL, ELECTRICAL, PLUMBING	THK THICK
DR DOOR	MFR MANUFACTURER	THR THRESHOLD
DS DOWN SPOUT	MIN MINIMUM	TJI TRUSS JOIST I-JOIST
DTL DETAIL	MISC MISCELLANEOUS	TO TOP OF
DW DISHWASHER	MO MASONRY OPENING	TOS TOP OF SLAB
DWG DRAWING	MTD MOUNTED	TOW TOP OF WALL
(E) EXISTING	MTL METAL	TRANS TRANSFORMER
E EAST	N NORTH	TV TELEVISION
EA EACH	NIC NOT IN CONTRACT	TYP TYPICAL
EJ EXPANSION JOINT	NO NUMBER	UFAS UNIFORM FEDERAL ACCESSIBILITY STANDARDS
EL ELEVATION	NOM NOMINAL	UG UNDERGROUND
ELEV ELEVATION	NTS NOT TO SCALE	UNFIN UNFINISHED
ELEC ELECTRIC	O.P. OVERFLOW PIPE	UNO UNLESS NOTED OTHERWISE
ENCL ENCLOSURE	OC ON CENTER	UV ULTRAVIOLET
EQ EQUAL	OD OVERFLOW DRAIN	VCT VINYL COMPOSITION TILE
EQUIP EQUIPMENT	OFF OFFICE	VERT VERTICAL
EXH EXHAUST	OH OPPOSITE HAND	VIF VERIFY IN FIELD
EXP EXPANSION	OPG OPENING	VTR VENT TERMINATION PIPE
EXT EXTERIOR	OPP OPPOSITE	VWC VINYL WALL COVERING
FACP FIRE ALARM CONTROL PANEL	(P) PROPOSED	W WEST
FAU FORCED AIR UNIT	PERM PERIMETER	W/ WITH
FAWP FLUID APPLIED WATERPROOFING	PERP PERPENDICULAR	W/D WASHER DRYER
FD FLOOR DRAIN	PG PAINT GRADE	W/O WITHOUT
FDC FIRE DEPARTMENT CONNECTION	PL PLATE, PROPERTY LINE	WC WATERCLOSET
FE FIRE EXTINGUISHER	PLAM PLASTIC LAMINATE	WD WOOD
FEC FIRE EXTINGUISHER CABINET	PLBG PLUMBING	WDW WINDOW
FF FINISHED FLOOR ELEVATION	PLYWD PLYWOOD	WH WATER HEATER
FG FINISHED GRADE	PNL PANEL	WI WROUGHT IRON
FH FIRE HYDRANT	PP POWER POLE	WIN WINDOW
FHC FIRE HOSE CABINET	PR PAIR	WP WATERPROOF(ING)
FIN FINISH	PRTN PARTITION	WR WEATHER RESISTIVE
FIXT FIXTURE	PSF POUNDS PER SQUARE FOOT	WRB WATER RESISTIVE BARRIER
FLR FLOOR	PSI POUNDS PER SQUARE INCH	WSCT WAINSCOT
FLUOR FLOURESCENT	PSL PARALLEL STRAND LUMBER	WT WEIGHT
FND FOUNDATION	PT PRESSURE TREATED	WWF WELDED WIRE FABRIC
FO FACE OF	PTD PAINTED	YD YARD

SYMBOLS



PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

ABBREVIATIONS & SYMBOLS

PUBLIC SET

DATE
07/05/23

SHEET

G-102

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES (SHEET 1)



CHAPTER 1 - ADMINISTRATION

SECTION 101 GENERAL

101.1 TITLE.
THESE REGULATIONS SHALL BE KNOWN AS THE CALIFORNIA GREEN BUILDING STANDARDS CODE AND MAY BE CITED AS SUCH AND WILL BE REFERRED TO HEREIN AS THIS CODE. IT IS INTENDED THAT IT SHALL ALSO BE KNOWN AS THE CALGREEN CODE. THE CALIFORNIA GREEN BUILDING STANDARDS CODE IS PART 11 OF THIRTEEN PARTS OF THE OFFICIAL COMPILATION AND PUBLICATION OF THE ADOPTION, AMENDMENT AND REPEAL OF BUILDING REGULATIONS TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, ALSO REFERRED TO AS THE CALIFORNIA BUILDING STANDARDS CODE.

101.2 PURPOSE.
THE PURPOSE OF THIS CODE IS TO IMPROVE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE BY ENHANCING THE DESIGN AND CONSTRUCTION OF BUILDINGS THROUGH THE USE OF BUILDING CONCEPTS HAVING A REDUCED NEGATIVE IMPACT OR POSITIVE ENVIRONMENTAL IMPACT AND ENCOURAGING SUSTAINABLE CONSTRUCTION PRACTICES IN THE FOLLOWING CATEGORIES:

1. PLANNING AND DESIGN.
2. ENERGY EFFICIENCY.
3. WATER EFFICIENCY AND CONSERVATION.
4. MATERIAL CONSERVATION AND RESOURCE EFFICIENCY.
5. ENVIRONMENTAL QUALITY.

101.3 SCOPE.
THE PROVISIONS OF THIS CODE SHALL APPLY TO THE PLANNING, DESIGN, OPERATION, CONSTRUCTION, USE AND OCCUPANCY OF EVERY NEWLY CONSTRUCTED BUILDING OR STRUCTURE, UNLESS OTHERWISE INDICATED IN THIS CODE, THROUGHOUT THE STATE OF CALIFORNIA.

IT IS NOT THE INTENT THAT THIS CODE SUBSTITUTE OR BE IDENTIFIED AS MEETING THE CERTIFICATION REQUIREMENTS OF ANY GREEN BUILDING PROGRAM.

SECTION 102 CONSTRUCTION DOCUMENTS AND INSTALLATION VERIFICATION

102.1 SUBMITTAL DOCUMENTS.
CONSTRUCTION DOCUMENTS AND OTHER DATA SHALL BE SUBMITTED IN ONE OR MORE SETS WITH EACH APPLICATION FOR A PERMIT, WHERE SPECIAL CONDITIONS EXIST, THE ENFORCING AGENCY IS AUTHORIZED TO REQUIRE ADDITIONAL CONSTRUCTION DOCUMENTS TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL AND MAY BE SUBMITTED SEPARATELY.

EXCEPTION: THE ENFORCING AGENCY IS AUTHORIZED TO WAIVE THE SUBMISSION OF CONSTRUCTION DOCUMENTS AND OTHER DATA NOT REQUIRED TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL.

102.2 INFORMATION ON CONSTRUCTION DOCUMENTS.
CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND SCOPE OF THE PROPOSED GREEN BUILDING FEATURE AND SHOW THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE, THE CALIFORNIA BUILDING STANDARDS CODE AND OTHER RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS AS DETERMINED BY THE ENFORCING AGENCY.

102.3 VERIFICATION.
DOCUMENTATION OF CONFORMANCE FOR APPLICABLE GREEN BUILDING MEASURES SHALL BE PROVIDED TO THE ENFORCING AGENCY. ALTERNATE METHODS OF DOCUMENTATION SHALL BE ACCEPTABLE WHEN THE ENFORCING AGENCY FINDS THAT THE PROPOSED ALTERNATE DOCUMENTATION IS SATISFACTORY TO DEMONSTRATE SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE PROPOSED GREEN BUILDING MEASURE.

CHAPTER 3 - GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE.
BUILDINGS SHALL BE DESIGNED TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED AS MANDATORY IN THE APPLICATION CHECKLISTS CONTAINED IN THIS CODE. VOLUNTARY GREEN BUILDING MEASURES MAY ALSO BE INCLUDED IN THE APPLICATION CHECKLISTS AND MAY BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES COVERED BY THIS CODE, BUT ARE NOT REQUIRED UNLESS ADOPTED BY A CITY, COUNTY, OR CITY AND COUNTY AS SPECIFIED IN SECTION 101.7.

301.1.1 ADDITIONS AND ALTERATIONS. [HCD] THE MANDATORY PROVISIONS OF CHAPTER 4 SHALL BE APPLIED TO ADDITIONS OR ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS WHERE THE ADDITION OR ALTERATION INCREASES THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. THE REQUIREMENTS SHALL APPLY ONLY TO AND/OR WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

NOTE: ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. SEE CIVIL CODE SECTION 1901.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE. TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS [HCD].
THE PROVISIONS OF INDIVIDUAL SECTIONS OF CALGREEN MAY APPLY TO EITHER LOW-RISE RESIDENTIAL BUILDINGS, HIGH-RISE RESIDENTIAL BUILDINGS, OR BOTH. INDIVIDUAL SECTIONS WILL BE DESIGNATED BY BANNERS TO INDICATE WHERE THE SECTION APPLIES SPECIFICALLY TO LOW-RISE ONLY (LR) OR HIGH-RISE ONLY (HR). WHEN THE SECTION APPLIES TO BOTH LOW-RISE AND HIGH-RISE BUILDINGS, NO BANNER WILL BE USED.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS.
IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH THE SPECIFIC GREEN BUILDING MEASURES APPLICABLE TO EACH SPECIFIC OCCUPANCY.

CHAPTER 4 - RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN

4.106 SITE DEVELOPMENT

4.106.1 GENERAL.
PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION
PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WAFFLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

4.106.3 GRADING AND PAVING
CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. SWALES
2. WATER COLLECTION AND DISPOSAL SYSTEMS
3. FRENCH DRAINS
4. WATER RETENTION TRENCHES
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

EXCEPTIONS: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION
NEW CONSTRUCTION SHALL COMPLY WITH SECTION 4.106.4.1, 4.106.4.2, OR 4.106.4.3, TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

EXCEPTIONS: ON A CASE-BY-CASE BASIS, WHERE THE LOCAL ENFORCING AGENCY HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE BASED UPON ONE OR MORE OF THE FOLLOWING CONDITIONS:

1. WHERE THERE IS NO COMMERCIAL POWER SUPPLY
2. WHERE THERE IS EVIDENCE SUBSTANTIATING THAT MEETING THE REQUIREMENTS WILL ALTER THE LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS ON THE UTILITY SIDE OF THE METER SO AS TO INCREASE THE UTILITY SIDE COST TO THE HOMEOWNER OR THE DEVELOPER BY MORE THAN \$400.00 PER DWELLING UNIT.

4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES
FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTION DEVICE.

4.106.4.1.1 IDENTIFICATION
THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE." THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE."

4.106.4.2 NEW MULTIFAMILY DWELLINGS
WHERE 17 OR MORE MULTIFAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, 3 PERCENT OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED FOR ALL TYPES OF PARKING FACILITIES, BUT IN NO CASE LESS THAN ONE, SHALL BE ELECTRIC VEHICLE CHARGING STATIONS (EV SPACES) CAPABLE OF SUPPORTING FUTURE EVSE CALCULATIONS FOR THE NUMBER OF EV SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER.

NOTE: CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV CHARGING. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL EV CHARGERS ARE INSTALLED FOR USE.

4.106.4.2.1 ELECTRIC VEHICLE CHARGING SPACE (EV SPACE)
LOCATIONS: CONSTRUCTION DOCUMENTS SHALL INDICATE THE LOCATION OF PROPOSED EV SPACES. AT LEAST ONE EV SPACE SHALL BE LOCATED IN COMMON USE AREAS AND AVAILABLE FOR USE BY ALL RESIDENTS.

WHEN EV CHARGERS ARE INSTALLED, EV SPACES REQUIRED BY SECTION 4.106.4.2, ITEM 3, SHALL COMPLY WITH AT LEAST ONE OF THE FOLLOWING OPTIONS:

1. THE EV SPACE SHALL BE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE MEETING THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, CHAPTER 11, TO ALLOW USE OF THE EV CHARGER FROM THE ACCESSIBLE PARKING SPACE.
2. THE EV SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE, AS DEFINED IN THE CALIFORNIA BUILDING CODE, CHAPTER 2, TO THE BUILDING.

4.106.4.2.2 ELECTRIC VEHICLE CHARGING SPACE (EV SPACE)
DIMENSIONS: THE EV SPACES SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

1. THE MINIMUM LENGTH OF EACH EV SPACE SHALL BE 18 FEET.
2. THE MINIMUM WIDTH OF EACH EV SPACE SHALL BE 9 FEET.
3. ONE IN EVERY 25 EV SPACES, BUT NOT LESS THAN ONE, SHALL ALSO HAVE AN 8-FOOT WIDE MINIMUM AISLE, A 5-FOOT WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EV SPACE IS 12 FEET.
4. A SURFACE SLOPE FOR THIS EV SPACE AND THE AISLE SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) IN ANY DIRECTION.

4.106.4.2.3 SINGLE EV SPACE REQUIRED.
INSTALL A LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208/240-VOLT DEDICATED BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV SPACES. CONSTRUCTION DOCUMENTS SHALL IDENTIFY THE RACEWAY TERMINATION POINT. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

4.106.4.2.4 MULTIPLE EV SPACES REQUIRED.
CONSTRUCTION DOCUMENTS SHALL INDICATE THE RACEWAY TERMINATION POINT AND PROPOSED LOCATION OF FUTURE EV SPACES AND EV CHARGERS. CONSTRUCTION DOCUMENTS SHALL ALSO PROVIDE INFORMATION ON AMPERAGE OF FUTURE EVSE, RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL LOAD CALCULATIONS TO VERIFY THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. RACEWAYS AND RELATED COMPONENTS THAT ARE PLANNED TO BE INSTALLED UNDERGROUND, ENCLOSED, INACCESSIBLE OR IN CONCEALED AREAS AND SPACES SHALL BE INSTALLED AT THE TIME OF ORIGINAL CONSTRUCTION.

4.106.4.2.5 IDENTIFICATION. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

NOTES:

1. THE CALIFORNIA DEPARTMENT OF TRANSPORTATION ADOPTS AND PUBLISHES THE "CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CALIFORNIA MUTCD)" TO PROVIDE UNIFORM STANDARDS AND SPECIFICATIONS FOR ALL OFFICIAL TRAFFIC CONTROL DEVICES IN CALIFORNIA. ZERO EMISSION VEHICLE SIGNS AND PAVEMENT MARKINGS CAN BE FOUND IN THE NEW POLICIES & DIRECTIVES NUMBER 13-01. WEBSITE: [HTTP://WWW.DOT.CA.GOV/TRAFFICOPS/POLICY/13-01.PDF](http://www.dot.ca.gov/trafficops/policy/13-01.pdf)
2. SEE VEHICLE CODE SECTION 22511 FOR EV CHARGING SPACE SIGNAGE IN OFF-STREET PARKING FACILITIES AND FOR USE OF EV CHARGING SPACES.
3. THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR) PUBLISHED A "ZERO-EMISSION VEHICLE COMMUNITY READINESS GUIDEBOOK" WHICH PROVIDES HELPFUL INFORMATION FOR LOCAL GOVERNMENTS, RESIDENTS AND BUSINESSES. WEBSITE: [HTTP://OPR.CA.GOV/DOCS/ZEV_GUIDEBOOK.PDF](http://opr.ca.gov/docs/zEV_GUIDEBOOK.PDF)

4.106.4.3 NEW HOTELS AND MOTELS
ALL NEWLY CONSTRUCTED HOTELS AND MOTELS SHALL PROVIDE EV SPACES CAPABLE OF SUPPORTING FUTURE INSTALLATION OF EVSE. THE CONSTRUCTION DOCUMENTS SHALL IDENTIFY THE LOCATION OF THE EV SPACES.

NOTES:

1. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV CHARGING.
2. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL EV CHARGERS ARE INSTALLED FOR USE.

4.106.4.3.1 NUMBER OF REQUIRED EV SPACES
THE NUMBER OF REQUIRED EV SPACES SHALL BE BASED ON THE TOTAL NUMBER OF PARKING SPACES PROVIDED FOR ALL TYPES OF PARKING FACILITIES IN ACCORDANCE WITH TABLE 4.106.4.3.1.

CALCULATIONS FOR THE REQUIRED NUMBER OF EV SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER.

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
75-100	5
101-150	7
151-200	10
201 AND OVER	6% OF TOTAL

4.106.4.3.2 ELECTRIC VEHICLE CHARGING SPACE (EV SPACE)
DIMENSIONS THE EV SPACES SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

1. THE MINIMUM LENGTH OF EACH EV SPACE SHALL BE 18 FEET.
2. THE MINIMUM WIDTH OF EACH EV SPACE SHALL BE 9 FEET.

4.106.4.3.3 SINGLE EV SPACE REQUIRED
WHEN A SINGLE EV SPACE IS REQUIRED, THE EV SPACE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 4.106.4.2.3.

4.106.4.3.4 MULTIPLE EV SPACES REQUIRED
WHEN MULTIPLE EV SPACES ARE REQUIRED, THE EV SPACES SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 4.106.4.2.4

4.106.4.3.5 IDENTIFICATION.
THE SERVICE PANELS OR SUB-PANELS SHALL BE IDENTIFIED IN ACCORDANCE WITH SECTION 4.106.4.2.5.

4.106.4.3.6 ACCESSIBLE EV SPACES.
IN ADDITION TO THE REQUIREMENTS IN SECTION 4.106.4.3, EV SPACES FOR HOTELS/MOTELS AND ALL EVSE, WHEN INSTALLED, SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS FOR THE EV CHARGING STATIONS IN THE CALIFORNIA BUILDING CODE, CHAPTER 11B.

NOTES:

1. THE CALIFORNIA DEPARTMENT OF TRANSPORTATION ADOPTS AND PUBLISHES THE "CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CALIFORNIA MUTCD)" TO PROVIDE UNIFORM STANDARDS AND SPECIFICATIONS FOR ALL OFFICIAL TRAFFIC CONTROL DEVICES IN CALIFORNIA. ZERO EMISSION VEHICLE SIGNS AND PAVEMENT MARKINGS CAN BE FOUND IN THE NEW POLICIES & DIRECTIVES NUMBER 13-01. WEBSITE: [CA.GOV/TRAFFICOPS/POLICY/VHTML](http://www.dot.ca.gov/trafficops/policy/vhtml)
2. SEE VEHICLE CODE SECTION 22511 FOR EV CHARGING SPACE SIGNAGE IN OFF-STREET PARKING FACILITIES AND FOR USE OF EV CHARGING SPACES.
3. THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR) PUBLISHED A "ZERO-EMISSION VEHICLE COMMUNITY READINESS GUIDEBOOK" WHICH PROVIDES HELPFUL INFORMATION FOR LOCAL GOVERNMENTS, RESIDENTS AND BUSINESSES. WEBSITE: [HTTPS://OPR.CA.GOV/DOCS/ZEV_GUIDEBOOK.PDF](https://opr.ca.gov/docs/zEV_GUIDEBOOK.PDF)
4. THE GOVERNOR'S INTERAGENCY WORKING GROUP ON ZERO-EMISSION VEHICLES. 2016. "2016 ZEV ACTION PLAN, AN UPDATED ROADMAP TOWARD 15 MILLION ZERO-EMISSION VEHICLES ON CALIFORNIA ROADWAYS BY 2025." [HTTPS://WWW.GOV.CA.GOV/DOCS/2016_ZEV_ACTION_PLAN.PDF](https://www.gov.ca.gov/docs/2016_ZEV_ACTION_PLAN.PDF)

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE.
FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 WATER CLOSETS
THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK TYPE TOILET.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.303.1.2 URINALS
THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.25 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

4.303.1.3 SHOWERHEADS
4.303.1.3.1 SINGLE SHOWERHEAD
SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER
WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.303.1.4 FAUCETS

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS
THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 80 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS
THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.3 METERING FAUCETS
METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.

4.303.1.4.4 KITCHEN FAUCETS
THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS
PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701-1 OF THE CALIFORNIA PLUMBING CODE.

NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1 AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS
AFTER DECEMBER 1, 2015, NEW RESIDENTIAL DEVELOPMENTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH ONE OF THE FOLLOWING OPTIONS:

1. A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) WHICH EVER IS MORE STRINGENT, OR
2. PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAN 2,500 SQUARE FEET MAY COMPLY WITH THE MWELO'S APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION.

NOTES:

1. THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND SUPPORTING DOCUMENTS ARE AVAILABLE AT [HTTP://WWW.WATER.CA.GOV/WATERUSEEFFICIENCY/LANDSCAPEORINANCE/](http://www.water.ca.gov/wateruseefficiency/landscapeorinance/)
2. A WATER BUDGETY CALCULATOR IS AVAILABLE AT [HTTP://WWW.WATER.CA.GOV/WATERUSEEFFICIENCY/LANDSCAPEORINANCE/](http://www.water.ca.gov/wateruseefficiency/landscapeorinance/)

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY LOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3, OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

EXCEPTIONS:

1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS
2. EXCAVATED WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
3. THE ENFORCING AGENCY MAY MAKE ACCEPTATIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAZARD BOUNDARIES OF THE DIVERSION FACILITY.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN
SUBMIT A WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM LANDFILL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

4.408.3 WASTE MANAGEMENT COMPANY.
UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.

NOTE: THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2.4 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65 PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65-PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

4.408.5 DOCUMENTATION
DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4

NOTES:

1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT [WWW.HCD.CA.GOV/CALGREEN.HTML](http://www.hcd.ca.gov/calgreen.html) MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL
AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
 - a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
 - b. ROOF AND DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUT

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RESIDENTIAL MANDATORY MEASURES (SHEET 2)



4.410.2 RECYCLING BY OCCUPANTS.

WHERE 5 OR MORE MULTIFAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, PROVIDE READILY ACCESSIBLE AREA(S) THAT SERVES ALL BUILDINGS ON THE SITE AND IS IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, ORGANIC WASTE, AND METALS, OR MEET A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.

EXCEPTION:

RURAL JURISDICTIONS THAT MEET AND APPLY FOR THE EXEMPTION IN PUBLIC RESOURCES CODE SECTION 42649.82 (A)(2)(A) ET SEQ. ARE NOT REQUIRED TO COMPLY WITH THE ORGANIC WASTE PORTION OF THIS SECTION.

DIVISION 4.5 ENVIRONMENTAL QUALITY

4.501 GENERAL

4.501.1 SCOPE

THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUANTITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL-BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

4.503 FIREPLACES

4.503.1 GENERAL

ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL

FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS

ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:

- ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
- AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

4.504.2.2 PAINTS AND COATINGS

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

4.504.2.3 AEROSOL PAINTS AND COATINGS

AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 9, RULE 49.

4.504.2.4 VERIFICATION

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

- MANUFACTURER'S PRODUCT SPECIFICATION.
- FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

4.504.3 CARPET SYSTEMS

ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

- CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
- CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).
- NSF/ANSI 140 AT THE GOLD LEVEL.
- SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD.

4.504.3.1 CARPET CUSHION

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM, UNDEFINED.

4.504.3.2 CARPET ADHESIVE

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS

WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

- PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
- PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).
- CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
- MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

4.504.5 COMPOSITE WOOD PRODUCTS

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5.

4.504.5.1 DOCUMENTATION

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

- PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
- CHAIN OF CUSTODY CERTIFICATIONS.
- PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
- EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269, EUROPEAN EN 336 S3, AND CANADIAN CSA 0121, CSA 0151, CSA 0153 AND CSA 0325 STANDARDS.
- OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

TABLE 4.504.1 - ADHESIVE VOC LIMIT

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOORING ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	CURRENT VOC LIMIT
PVC WELDING	510
CPVC WELDING	490
ABD WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVES	250
SUBSTRATE SPECIFIC APPLICATIONS	CURRENT VOC LIMIT
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

TABLE 4.504.1 - SEALANT VOC LIMIT

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	CURRENT VOC LIMIT
ARCHITECTURAL	
NONPOROUS	250
POROUS	250
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2,3}

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	CURRENT VOC LIMIT
ALUMINIUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNETITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, AND UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELF ACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB AND TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

- GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER AND INCLUDING EXEMPT COMPOUNDS.
- THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEBRUARY 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS¹

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLEBOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ²	0.13

- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
- THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCH (8MM).

4.505.3 MOISTURE CONTENT OF A BUILDING

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

- MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
- MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
- AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 BATHROOM EXHAUST FANS

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
 - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

NOTES:

- FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION.
- LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

4.507 ENVIRONMENTAL COMFORT

4.507.1 RESERVED

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN

HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSIA/CCA 2 MANUAL J-2011 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- DUCT SYSTEMS ARE SIZED ACCORDING TO ANSIA/CCA 1 MANUAL D-2014 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSIA/CCA 3 MANUAL S-2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

DIVISION 4.5 ENVIRONMENTAL QUALITY CONTINUED

4.505 INTERIOR MOISTURE CONTROL

4.505.1 SCOPE

THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUANTITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL-BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

4.505.2 CONCRETE SLAB FOUNDATIONS

CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.

4.505.2.1 CAPILLARY BREAK

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

- A 4-INCH-THICK (101.6 MM) BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
- OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
- A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING

HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- STATE CERTIFIED APPRENTICESHIP PROGRAMS.
- PUBLIC UTILITY TRAINING PROGRAMS.
- TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
- PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.
- OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

702.2 SPECIAL INSPECTION [HCD]

WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION TO OTHER CERTIFICATIONS OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY, THE FOLLOWING CERTIFICATIONS OR EDUCATION MAY BE CONSIDERED BY THE ENFORCING AGENCY WHEN EVALUATING THE QUALIFICATIONS OF A SPECIAL INSPECTOR:

- CERTIFICATION BY A NATIONAL OR REGIONAL GREEN BUILDING PROGRAM OR STANDARD PUBLISHER.
- CERTIFICATION BY A STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATION, SUCH AS HERS RATERS, BUILDING PERFORMANCE CONTRACTORS, AND HOME ENERGY AUDITORS.
- SUCCESSFUL COMPLETION OF A THIRD PARTY APPRENTICE TRAINING PROGRAM IN THE APPROPRIATE TRADE.
- OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

NOTES:

- SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
- HERS RATERS ARE SPECIAL INSPECTORS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY RATING SYSTEM (HERS).

[BSC] WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL ASSOCIATION, AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE CLOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.

NOTE:

- SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

703 VERIFICATIONS

703.1 DOCUMENTATION

DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED APPLICABLE CHECKLIST.

THESE PLANS ARE PROVIDED BY THE CITY OF PORTERVILLE AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS, AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

CAL GREEN RESIDENTIAL REQUIREMENTS

PUBLIC SET

DATE
07/05/23

SHEET

G-202



THESE PLANS ARE PROVIDED BY THE CITY OF PORTERVILLE AS PART OF THE APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS, AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Porterville ADU (Plan 1)
Porterville, CA

Project Designer:
RRM Design Group
3765 South Figueroa St. Suite 102
San Luis Obispo, CA 93401
(805) 543-1794

Report Prepared by:
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2238 Bayview Heights Drive, Suite E
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805-904-9048

Job Number: 22-020123
Date: 5/12/2023

CA CERTS ENERGY PROVIDER

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards. This program developed by EnergySoft, LLC - www.energysoft.com.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 1 of 12)

Project Name: Porterville ADU (Plan 1) Calculation Date/Time: 2023-05-12T08:41:49-07:00
Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1) 2022.rbd22x

GENERAL INFORMATION			
01	Project Name	Porterville ADU (Plan 1)	
02	Run Title	Title 24 Analysis	
03	Project Location		
04	City	Porterville	05 Standards Version
06	Zip code		07 Software Version
08	Climate Zone	13	09 Front Orientation (deg/ Cardinal)
10	Building Type	Single family	11 Number of Dwelling Units
12	Project Scope	Newly Constructed	13 Number of Bedrooms
14	Addition Cond. Floor Area (ft ²)	0	15 Number of Stories
16	Existing Cond. Floor Area (ft ²)	n/a	17 Fenestration Average U-factor
18	Total Cond. Floor Area (ft ²)	480	19 Glazing Percentage (%)
20	ADU Bedroom Count	n/a	14.00%

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 2 of 12)

Project Name: Porterville ADU (Plan 1) Calculation Date/Time: 2023-05-12T08:41:49-07:00
Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1) 2022.rbd22x

Energy Design Ratings	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)
Standard Design	37.3	33	48.7			
Proposed Design						
North Facing	34.2	27.2	44.9	3.1	5.8	3.8
East Facing	34.2	27.4	45.1	3.1	5.6	3.6
South Facing	34.1	27.4	45.1	3.2	5.6	3.6
West Facing	34.4	28.3	45.6	2.9	4.7	3.1
RESULT: PASS						

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment
²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc
- Proposed PV Capacity Scaling: North (0.00 kWdc) East (0.00 kWdc) South (0.00 kWdc) West (0.00 kWdc)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 3 of 12)

Project Name: Porterville ADU (Plan 1) Calculation Date/Time: 2023-05-12T08:41:49-07:00
Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1) 2022.rbd22x

Energy Use	Standard Design Source Energy (EDR1) (kBtu/h ² -yr)	Standard Design TDV Energy (EDR2) (kTDU/h ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/h ² -yr)	Proposed Design TDV Energy (EDR2) (kTDU/h ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.76	18.76	3.07	23.79	-0.31	-5.03
Space Cooling	3.44	68.4	2.71	56.68	0.73	11.72
IAQ Ventilation	0.47	5.01	0.47	5.01	0	0
Water Heating	4.25	43.75	2.43	26.32	1.82	17.43
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	10.92	135.92	8.68	111.8	2.24	24.12
Space Heating	2.76	18.76	2.99	22.89	-0.23	-4.13
Space Cooling	3.44	68.4	2.79	58.5	0.65	9.9
IAQ Ventilation	0.47	5.01	0.47	5.01	0	0
Water Heating	4.25	43.75	2.43	26.28	1.82	17.47
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	10.92	135.92	8.68	112.68	2.24	23.24

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 4 of 12)

Project Name: Porterville ADU (Plan 1) Calculation Date/Time: 2023-05-12T08:41:49-07:00
Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1) 2022.rbd22x

Energy Use	Standard Design Source Energy (EDR1) (kBtu/h ² -yr)	Standard Design TDV Energy (EDR2) (kTDU/h ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/h ² -yr)	Proposed Design TDV Energy (EDR2) (kTDU/h ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.76	18.76	2.93	22.48	-0.17	-3.72
Space Cooling	3.44	68.4	2.78	58.95	0.66	9.45
IAQ Ventilation	0.47	5.01	0.47	5.01	0	0
Water Heating	4.25	43.75	2.42	26.27	1.83	17.48
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	10.92	135.92	8.6	112.71	2.32	23.21
Space Heating	2.76	18.76	3.04	23.64	-0.28	-4.88
Space Cooling	3.44	68.4	2.87	61.44	0.57	6.96
IAQ Ventilation	0.47	5.01	0.47	5.01	0	0
Water Heating	4.25	43.75	2.43	26.3	1.82	17.45
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	10.92	135.92	8.81	116.39	2.11	19.53

Registration Number: 223-P01006067A-000-000-000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 2023-05-12 10:33:58
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CaCERTS, Inc.
Report Generated: 2023-05-12 08:42:52

Registration Number: 223-P01006067A-000-000-000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 2023-05-12 10:33:58
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 5 of 12)

Project Name: Porterville ADU (Plan 1) Calculation Date/Time: 2023-05-12T08:41:49-07:00
Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1) 2022.rbd22x

Energy Use Intensity	Standard Design (kBtu/h ² -yr)	Proposed Design (kBtu/h ² -yr)	Compliance Margin (kBtu/h ² -yr)	Margin Percentage
North Facing				
Gross EU ¹	36.72	33.32	3.4	9.26
Net EU ²	36.72	33.32	3.4	9.26
East Facing				
Gross EU ¹	36.72	33.5	3.22	8.77
Net EU ²	36.72	33.5	3.22	8.77
South Facing				
Gross EU ¹	36.72	33.36	3.36	9.15
Net EU ²	36.72	33.36	3.36	9.15
West Facing				
Gross EU ¹	36.72	33.61	3.11	8.47
Net EU ²	36.72	33.61	3.11	8.47

Notes
1. Gross EU is Energy Use Total (not including PV) / Total Building Area.
2. Net EU is Energy Use Total (including PV) / Total Building Area.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 6 of 12)

Project Name: Porterville ADU (Plan 1) Calculation Date/Time: 2023-05-12T08:41:49-07:00
Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1) 2022.rbd22x

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff (%)	Annual Solar Access (%)
0		Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	n/a

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV exception 2: No PV required when minimum PV size (Section 150.1(i)(14) < 1.8 kWdc (0 kW)
- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix 8, and RA3)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

- Quality Insulation Installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft² (SC3.4.5)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Porterville ADU (Plan 1)	480	1	1	1	0	1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 7 of 12)

Project Name: Porterville ADU (Plan 1) Calculation Date/Time: 2023-05-12T08:41:49-07:00
Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1) 2022.rbd22x

01	02	03	04	05	06	07	08
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status	
Living Area	Conditioned	HVAC System1	480	8	DHW Sys 1	New	

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
Front Wall	Living Area	R-21 Wall	0	Front	192	52	90
Left Wall	Living Area	R-21 Wall	90	Left	160	20	90
Rear Wall	Living Area	R-21 Wall	180	Back	192	9	90
Right Wall	Living Area	R-21 Wall	270	Right	160	6	90
Roof	Living Area	R-38 Roof Attic	n/a	n/a	480	n/a	n/a

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Living Area	Attic Roof/Living Area	Ventilated	4	0.1	0.85	Yes	No

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
1	Window	Front Wall	Front	0			1	16	0.3	NFRC	0.23	NFRC	Bug Screen
2	Window	Front Wall	Front	0			1	16	0.3	NFRC	0.23	NFRC	Bug Screen
5	Window	Left Wall	Left	90			1	20	0.3	NFRC	0.23	NFRC	Bug Screen

Registration Number: 223-P01006067A-000-000-000000-0000
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PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ENERGY COMPLIANCE - PLAN 1

PUBLIC SET

DATE
07/05/23
SHEET
T24-101

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Requirement ID and Description. Includes sections for Building Envelope, Mechanical, Electrical, and Plumbing.

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Requirement ID and Description. Includes sections for Mechanical, Electrical, and Plumbing.

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Requirement ID and Description. Includes sections for Mechanical, Electrical, and Plumbing.

Certificate of Compliance - Residential Performance Compliance Method. Project Name: Porterville ADU (Plan 1). Calculation Date/Time: 2023-05-12T08:41:49-07:00. Includes tables for Fenestration/Glazing, Opaque Doors, Slab Floors, and Opaque Surface Constructions.

Certificate of Compliance - Residential Performance Compliance Method. Project Name: Porterville ADU (Plan 1). Calculation Date/Time: 2023-05-12T08:41:49-07:00. Includes tables for Opaque Surface Constructions, Building Envelope - HERS Verification, Water Heating Systems, and Water Heaters - NEEA Heat Pump.

Certificate of Compliance - Residential Performance Compliance Method. Project Name: Porterville ADU (Plan 1). Calculation Date/Time: 2023-05-12T08:41:49-07:00. Includes tables for Water Heating - HERS Verification, Space Conditioning Systems, HVAC - Heat Pumps, and HVAC Heat Pumps - HERS Verification.

Certificate of Compliance - Residential Performance Compliance Method. Project Name: Porterville ADU (Plan 1). Calculation Date/Time: 2023-05-12T08:41:49-07:00. Includes tables for Variable Capacity Heat Pump Compliance Option - HERS Verification and Indoor Air Quality (IAQ) Fans.

Certificate of Compliance - Residential Performance Compliance Method. Project Name: Porterville ADU (Plan 1). Calculation Date/Time: 2023-05-12T08:41:49-07:00. Includes sections for Documentation Author's Declaration Statement and Responsible Person's Declaration Statement.

RESIDENTIAL MEASURES SUMMARY. Table with columns for R-Value, U-Factor, SHGC, and other metrics. Includes sections for Fenestration, HVAC Systems, and Water Heating.



THESE PLANS ARE PROVIDED BY THE CITY OF PORTERVILLE AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS...

PORTERVILLE ADU PROTOTYPES PORTERVILLE, CA ENERGY COMPLIANCE - PLAN 1



2022 Single-Family Residential Mandatory Requirements Summary

Table of 2022 Single-Family Residential Mandatory Requirements Summary. Includes sections for Light Sources, Interior Switches and Controls, Accessible Controls, Multiple Controls, Mandatory Requirements, Energy Management Control Systems, Automatic Shutoff Controls, Dimmers, Residential Outdoor Lighting, Internally Illuminated Address Signs, Residential Garages for Eight or More Vehicles, and Solar Readiness.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table of 2022 Single-Family Residential Mandatory Requirements Summary. Includes sections for Energy Storage System (ESS) Ready, Heat Pump Space Heater Ready, Electric Cooktop Ready, and Electric Clothes Dryer Ready.

*Exceptions may apply.

5/6/22

ROOM LOAD SUMMARY

ROOM LOAD SUMMARY table. Includes Project Name (Porterville ADU (Plan 1)), Date (5/12/2023), System Name (HVAC System), and Floor Area (480). The table lists Room Name, Mult, ROOM COOLING PEAK (CFM, Sensible, Latent), COIL COOLING PEAK (CFM, Sensible, Latent), and COIL HTG. PEAK (CFM, Sensible). Includes a PAGES TOTAL and TOTAL summary row.

* Total includes ventilation load for zonal systems.



THESE PLANS ARE PROVIDED BY THE CITY OF PORTERVILLE AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS. IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS, AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

FOR USE IN THE CITY OF PORTERVILLE

PUBLIC SET

DATE 07/05/23 SHEET T24-103

PORTERVILLE ADU PROTOTYPES PORTERVILLE, CA ENERGY COMPLIANCE - PLAN 1



THESE PLANS ARE PROVIDED BY THE CITY OF PORTERVILLE AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS, AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Porterville ADU (Plan 1 w-Opt Porch)
Porterville, CA

Project Designer:
RRM Design Group
3765 South Figueroa St. Suite 102
San Luis Obispo, CA 93401
(805) 543-1794

Report Prepared by:
Timothy Carstairs, CEA, HERS, GPR
Carstairs Energy Inc.
2238 Bayview Heights Drive, Suite E
Los Osos, CA 93402
805-904-9048

Job Number: 22-020123
Date: 5/12/2023

HERS PROVIDER
CalCERTS, Inc.
HERS Provider ID: 10000000000000000000

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards. This program developed by EnergySoft, LLC - www.energysoft.com.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 1 of 12)

Project Name: Porterville ADU (Plan 1 w-Opt Porch) Calculation Date/Time: 2023-05-12T08:45:26-07:00

Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1 w-Opt Porch) 2022.rbd22x

GENERAL INFORMATION			
01	Project Name	Porterville ADU (Plan 1 w-Opt Porch)	
02	Run Title	Title 24 Analysis	
03	Project Location		
04	City	Porterville	Standards Version
05	Zip code		EnergyPro 9.1
06	Climate Zone	13	Front Orientation (deg/ Cardinal)
07	Building Type	Single family	All orientations
08	Project Scope	Newly Constructed	Number of Dwelling Units
09	Addition Cond. Floor Area (ft ²)	0	Number of Bedrooms
10	Existing Cond. Floor Area (ft ²)	n/a	Number of Stories
11	Total Cond. Floor Area (ft ²)	480	Fenestration Average U-factor
12	ADU Bedroom Count	n/a	Glazing Percentage (%)
13			16.70%

COMPLIANCE RESULTS			
01	Building Complies with Computer Performance		
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.		
03	This building incorporates one or more Special Features shown below		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 2 of 12)

Project Name: Porterville ADU (Plan 1 w-Opt Porch) Calculation Date/Time: 2023-05-12T08:45:26-07:00

Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1 w-Opt Porch) 2022.rbd22x

Energy Design Ratings	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2/Efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2/Efficiency)	Total ² EDR (EDR2total)
Standard Design	37.2	32.9	48.4			
Proposed Design						
North Facing	34	27	44.6	3.2	5.9	3.8
East Facing	33.9	27	44.6	3.3	5.9	3.8
South Facing	34	27.6	45	3.2	5.3	3.4
West Facing	34.2	28	45.2	3	4.9	3.2
RESULT: PASS						

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment
²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc
- Proposed PV Capacity Scaling: North (0.00 kWdc) East (0.00 kWdc) South (0.00 kWdc) West (0.00 kWdc)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 3 of 12)

Project Name: Porterville ADU (Plan 1 w-Opt Porch) Calculation Date/Time: 2023-05-12T08:45:26-07:00

Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1 w-Opt Porch) 2022.rbd22x

Energy Use	Standard Design Source Energy (EDR1) (kBtu/h ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/h ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/h ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/h ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.85	19.37	3.12	24.05	-0.27	-4.68
Space Cooling	3.46	70	2.74	58.01	0.72	11.99
IAQ Ventilation	0.47	5.01	0.47	5.01	0	0
Water Heating	4.25	43.77	2.43	26.31	1.82	17.46
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	11.03	138.15	8.76	113.38	2.27	24.77
Space Heating	2.85	19.37	3	22.78	-0.15	-3.41
Space Cooling	3.46	70	2.8	59.52	0.66	10.48
IAQ Ventilation	0.47	5.01	0.47	5.01	0	0
Water Heating	4.25	43.77	2.42	26.27	1.83	17.5
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	11.03	138.15	8.69	113.58	2.34	24.57

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 4 of 12)

Project Name: Porterville ADU (Plan 1 w-Opt Porch) Calculation Date/Time: 2023-05-12T08:45:26-07:00

Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1 w-Opt Porch) 2022.rbd22x

Energy Use	Standard Design Source Energy (EDR1) (kBtu/h ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/h ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/h ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/h ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.85	19.37	2.97	22.76	-0.12	-3.39
Space Cooling	3.46	70	2.86	61.88	0.6	8.32
IAQ Ventilation	0.47	5.01	0.47	5.01	0	0
Water Heating	4.25	43.77	2.42	26.27	1.83	17.5
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	11.03	138.15	8.72	115.92	2.31	22.23
Space Heating	2.85	19.37	3.12	24.19	-0.27	-4.82
Space Cooling	3.46	70	2.88	62.15	0.58	7.85
IAQ Ventilation	0.47	5.01	0.47	5.01	0	0
Water Heating	4.25	43.77	2.43	26.31	1.82	17.46
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	11.03	138.15	8.9	117.66	2.13	20.49

Registration Number: 223-P010056068A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-05-12 10:33:58
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CA Building Energy Efficiency Standards - 2022 Residential Compliance

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Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1 w-Opt Porch) 2022.rbd22x

Energy Use Intensity	Standard Design (kBtu/h ² -yr)	Proposed Design (kBtu/h ² -yr)	Compliance Margin (kBtu/h ² -yr)	Margin Percentage
North Facing				
Gross EU ¹	36.95	33.51	3.44	9.31
Net EU ²	36.95	33.51	3.44	9.31
East Facing				
Gross EU ¹	36.95	33.59	3.36	9.09
Net EU ²	36.95	33.59	3.36	9.09
South Facing				
Gross EU ¹	36.95	33.50	3.36	9.09
Net EU ²	36.95	33.59	3.36	9.09
West Facing				
Gross EU ¹	36.95	33.7	3.25	8.8
Net EU ²	36.95	33.7	3.25	8.8

Notes
1. Gross EU is Energy Use Total (not including PV) / Total Building Area.
2. Net EU is Energy Use Total (including PV) / Total Building Area.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 6 of 12)

Project Name: Porterville ADU (Plan 1 w-Opt Porch) Calculation Date/Time: 2023-05-12T08:45:26-07:00

Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1 w-Opt Porch) 2022.rbd22x

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff (%)	Annual Solar Access (%)
0		Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	n/a

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV exception 2: No PV required when minimum PV size (Section 150.1(14) < 1.8 kWdc (0 kW)
- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

- Quality Insulation Installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft² (SC3.4.5)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Porterville ADU (Plan 1 w-Opt Porch)	480	1	1	1	0	1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 7 of 12)

Project Name: Porterville ADU (Plan 1 w-Opt Porch) Calculation Date/Time: 2023-05-12T08:45:26-07:00

Calculation Description: Title 24 Analysis Input File Name: Porterville ADU (Plan 1 w-Opt Porch) 2022.rbd22x

01	02	03	04	05	06	07	08
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status	
Living Area	Conditioned	HVAC System1	480	8	DHW Sys 1	New	

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
Front Wall	Living Area	R-21 Wall	0	Front	192	52	90
Left Wall	Living Area	R-21 Wall	90	Left	160	33.3	90
Rear Wall	Living Area	R-21 Wall	180	Back	192	9	90
Right Wall	Living Area	R-21 Wall	270	Right	160	6	90
Roof	Living Area	R-38 Roof Attic	n/a	n/a	480	n/a	n/a

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Living Area	Attic Roof/Living Area	Ventilated	4	0.1	0.85	Yes	No

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
1	Window	Front Wall	Front	0	1	16	0.3	NFRC	0.23	NFRC	0.23	NFRC	Bug Screen
2	Window	Front Wall	Front	0	1	16	0.3	NFRC	0.23	NFRC	0.23	NFRC	Bug Screen
X1	Window	Left Wall	Left	90	1	33.3	0.3	NFRC	0.23	NFRC	0.23	NFRC	Bug Screen

Registration Number: 223-P010056068A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-05-12 10:33:58
Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider: CalCERTS, Inc.
Report Generated: 2023-05-12 08:46:38

Registration Number: 223-P010056068A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-05-12 10:33:58
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HERS Provider: CalCERTS, Inc.
Report Generated: 2023-05-12 08:46:38

PORTERVILLE ADU PROTOTYPES
 PORTERVILLE, CA
ENERGY COMPLIANCE - PLAN 1
W/ OPT. PORCH

PUBLIC SET

DATE
07/05/23

SHEET

T24-104

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Requirement ID and Description. Includes sections for Building Envelope, Mechanical, Electrical, and Plumbing.

56/22

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Requirement ID and Description. Includes sections for Mechanical, Electrical, and Plumbing.

56/22

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Requirement ID and Description. Includes sections for Mechanical, Electrical, and Plumbing.

56/22

Certificate of Compliance - Residential Performance Compliance Method. Page 8 of 12. Includes tables for Opaque Surface Constructions, Building Envelope - HERS Verification, Water Heating Systems, and Water Heaters - NEEA Heat Pump.

Certificate of Compliance - Residential Performance Compliance Method. Page 9 of 12. Includes tables for Opaque Surface Constructions, Building Envelope - HERS Verification, Water Heating Systems, and Water Heaters - NEEA Heat Pump.

Certificate of Compliance - Residential Performance Compliance Method. Page 10 of 12. Includes tables for Water Heating - HERS Verification, Space Conditioning Systems, HVAC - Heat Pumps, and HVAC Heat Pumps - HERS Verification.

Certificate of Compliance - Residential Performance Compliance Method. Page 11 of 12. Includes tables for Variable Capacity Heat Pump Compliance Option - HERS Verification and Indoor Air Quality (IAQ) Fans.

Certificate of Compliance - Residential Performance Compliance Method. Page 12 of 12. Includes tables for Documentation Author's Declaration Statement and Responsible Person's Declaration Statement.

RESIDENTIAL MEASURES SUMMARY. Table with multiple columns: R-Value, U-Factor, SHGC, Overhang, Sidelights, Exterior Shades, Status, etc.



THESE PLANS ARE PROVIDED BY THE CITY OF PORTERVILLE AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS...

PORTERVILLE ADU PROTOTYPES PORTERVILLE, CA ENERGY COMPLIANCE - PLAN 1 W/ OPT. PORCH



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code and Description. Codes include § 150.0(k)1G through § 150.0(k)5. Descriptions cover lighting, energy management, and garage requirements.

Solar Readiness:

Table with 2 columns: Code and Description. Codes include § 110.10(a)1 through § 110.10(e)2. Descriptions cover solar zone area, shading, structural design loads, and electrical service panels.

Electric and Energy Storage Ready:

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code and Description. Codes include § 150.0(s) through § 150.0(v). Descriptions cover energy storage, heat pump space heater, electric cooktop, and electric clothes dryer requirements.

*Exceptions may apply.

5/6/22

ROOM LOAD SUMMARY

Table with columns: Project Name, Date, System Name, Floor Area, Room Name, Mult., ROOM COOLING PEAK (CFM, Sensible, Latent), COIL COOLING PEAK (CFM, Sensible, Latent), COIL HTG. PEAK (CFM, Sensible). Includes a 'PAGE TOTAL' and 'TOTAL' row.

* Total includes ventilation load for zonal systems.



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FOR USE IN THE CITY OF PORTERVILLE

PUBLIC SET

DATE 07/05/23 SHEET T24-106

PORTERVILLE ADU PROTOTYPES PORTERVILLE, CA ENERGY COMPLIANCE - PLAN 1 W/ OPT. PORCH



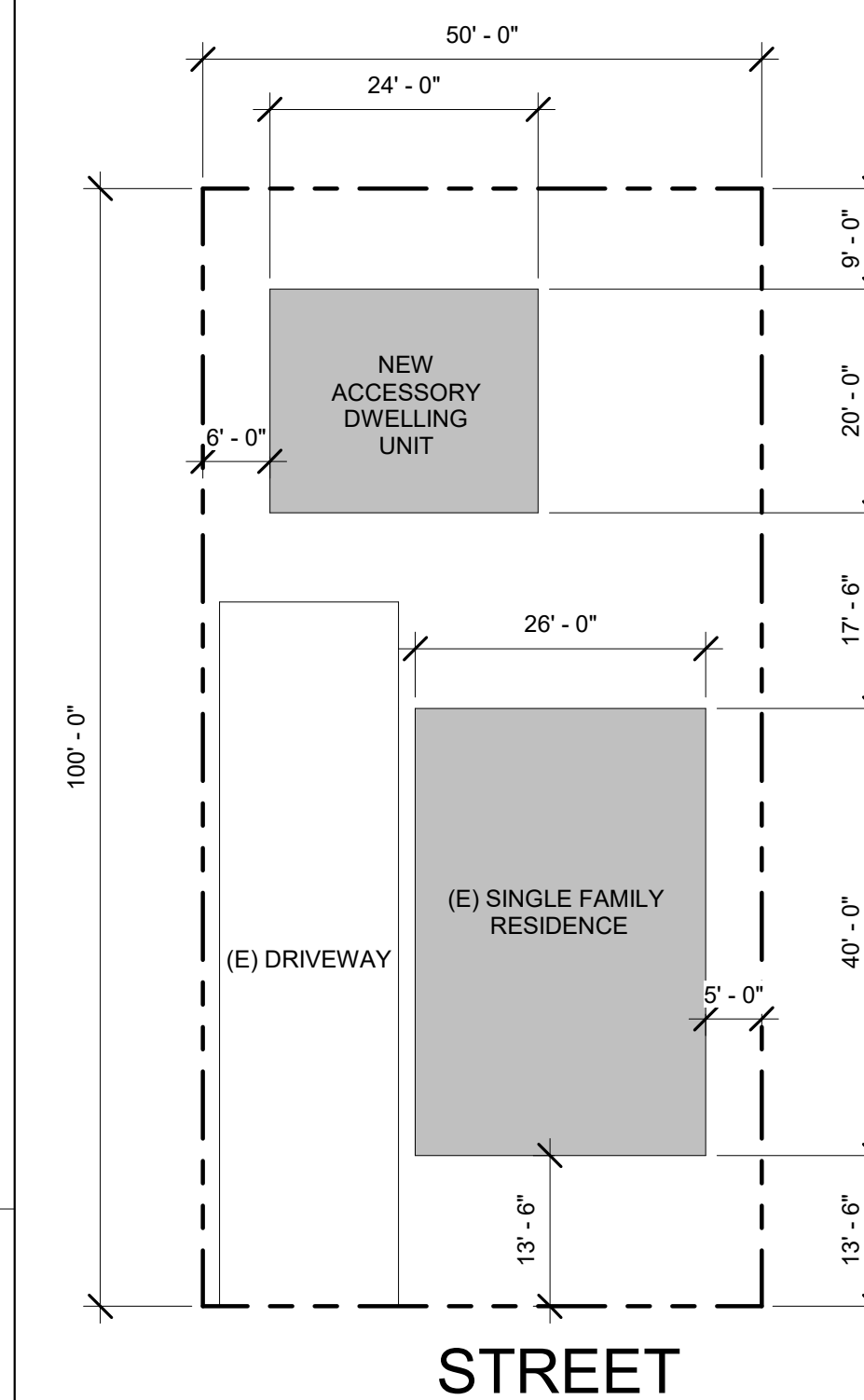
THESE PLANS ARE PROVIDED BY THE CITY OF PORTERVILLE AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS, AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

SITE PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS WITH UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTING AT DRIVEWAY), ETC.
- CONTRACTOR TO VERIFY ALL CONDITIONS AND UTILITY LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN ON THE DRAWINGS.
- CONTRACTOR TO AVOID DISTURBING OR DAMAGING EXISTING UTILITIES.
- CALL BEFORE YOU DIG OR CAUSE ANY GROUND DISTURBANCES.
- LIMIT CONSTRUCTION AREA TO THAT INDICATED ON THE PLANS. CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGE TO AREAS OUTSIDE OF DESIGNATED CONSTRUCTION AREA.
- COORDINATE ELECTRICAL REQUIREMENTS WITH PG&E.
- FOR PROJECT INFORMATION DATA, SEE TITLE SHEET
- ENCROACHMENT PERMIT IS REQ. FOR ANY WORK DONE WITHIN THE RIGHT OF WAYS.
- PER CRC R311.3 FLOORS OR LANDINGS AT EXTERIOR DOORS SHALL BE AT LEAST AS WIDE AS DOOR SERVED AND SHALL PROVIDE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES MINIMUM. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE).

SITE PLAN CHECKLIST

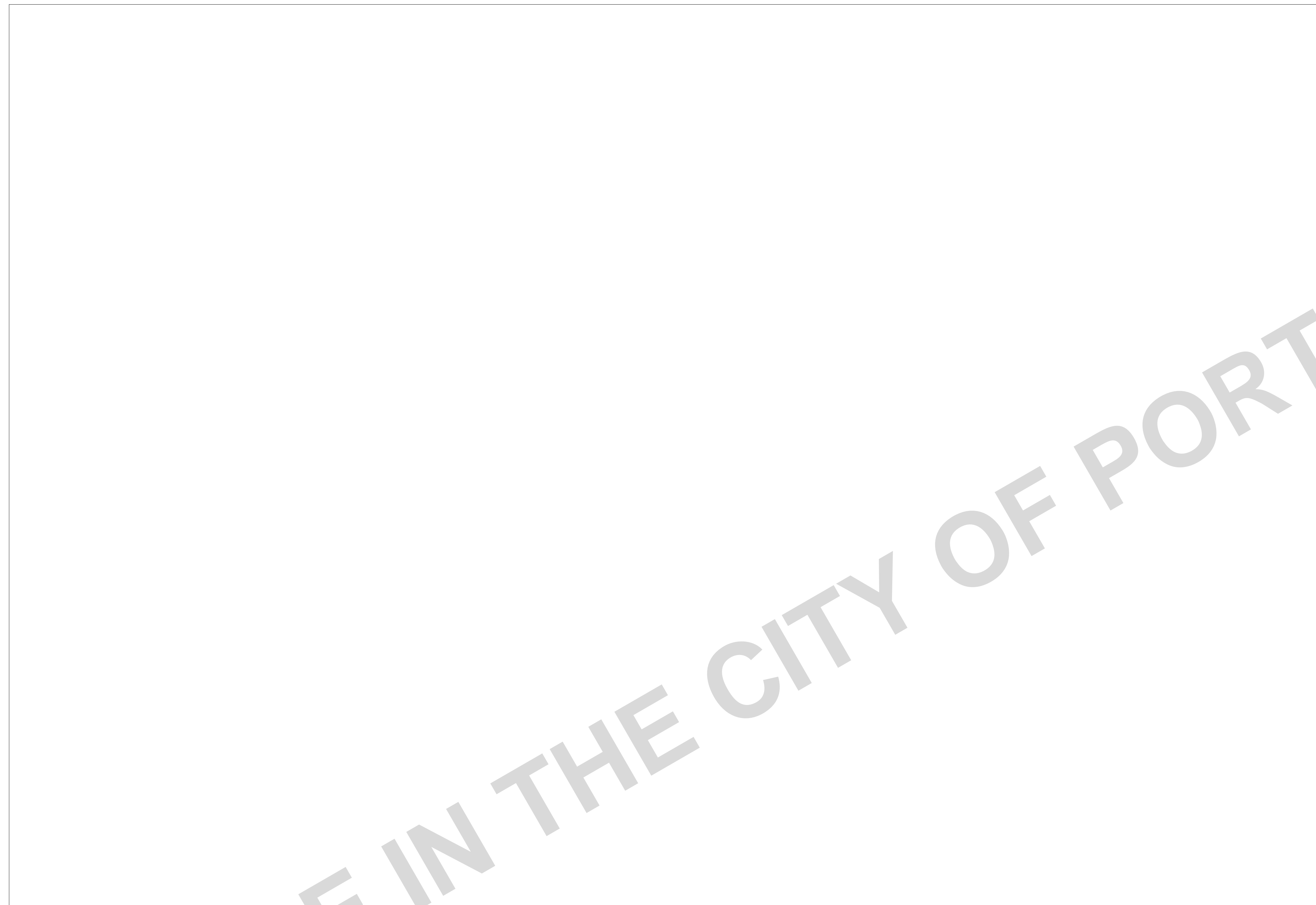
- DRAWING SCALE**
SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.
- PROPERTY LINES**
SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND
- LABEL YARDS**
LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.
- SETBACKS**
DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPOERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES. (SETBACKS TO PROPERTY LINE OR OTHER STRUCTURES SHALL BE 4' MINIMUM)
- EASEMENTS (IF APPLICABLE)**
REFER TO LEGEND. MAY INCLUDE UTILITY R.O.W.
- LOCATION OF EXISTING UTILITIES**
UTILITIES, POLES, SWERE DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTAIC.
- LABEL STREETS & SIDEWALKS**
- LABEL ADU AND ADDRESS LOCATION**
ADU WILL HAVE SAME ADDRESS AS THE PRIMARY RESIDENCE, AND THE LETTER SHALL BE VISIBLE FROM THE STREET.
- FOOTPRINT OF EXISTING BUILDING**
THIS INCLUDES ALL STRUCUTRES/PORCHES/GAZEBOS
- FOOTPRINT OF PROPOSED ADU**
REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE
- DIMENSION BUILDING SEPARATION**
DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES



1 EXAMPLE SITE PLAN
A1-201/AS-101 1/16" = 1'-0"

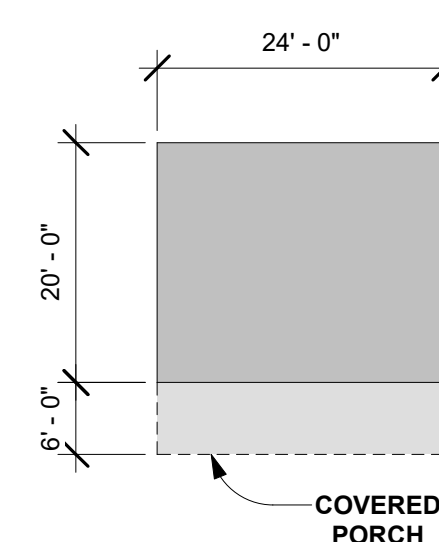
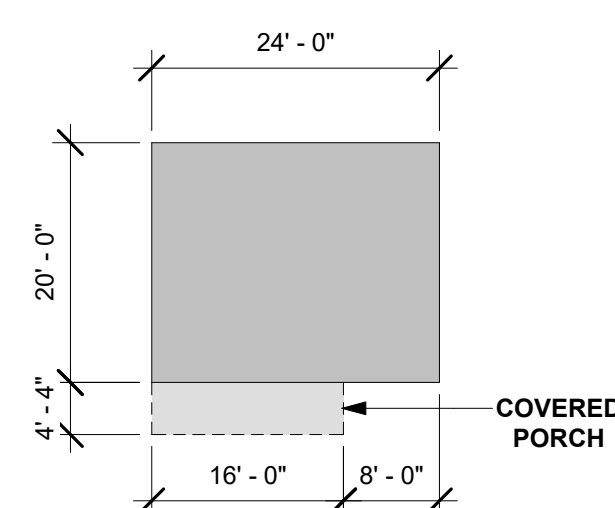
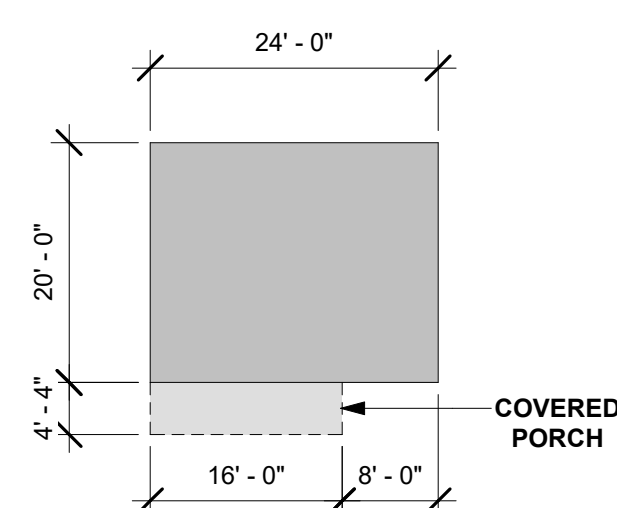
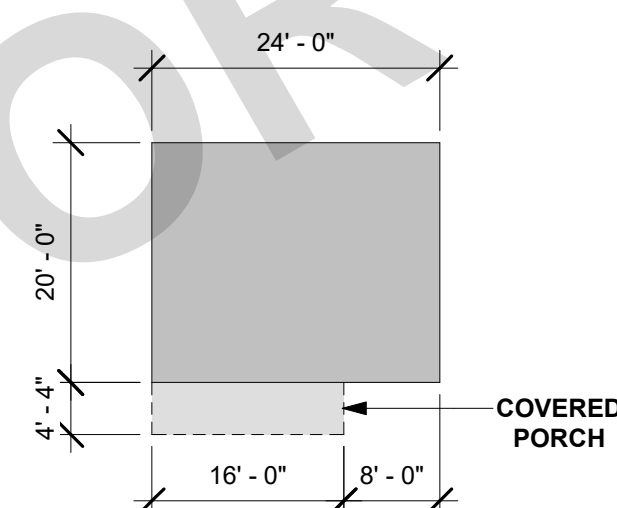
SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASTMENT
- CONCRETE PAVING
- LANDSCAPE AREA



SITE PLAN (TO BE PROVIDED BY APPLICANT)
SCALE:

PLAN 1 FOOTPRINTS - PORCH OPTIONS



5 PORCH - SPANISH
A1-201/AS-101 SCALE: 1/16" = 1'-0"

4 PORCH - AGRARIAN
A1-201/AS-101 SCALE: 1/16" = 1'-0"

3 PORCH - CRAFTSMAN
A1-201/AS-101 SCALE: 1/16" = 1'-0"

2 PORCH - CAL RANCH
A1-201/AS-101 SCALE: 1/16" = 1'-0"

PORTERVILLE ADU PROTOTYPES
 PORTERVILLE, CA
ARCHITECTURAL SITE PLAN - PLAN 1

PUBLIC SET

DATE: 07/05/23
SHEET: AS-101



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STYLE A: SPANISH COLONIAL REVIVAL



STYLE B: CRAFTSMAN



STYLE C: AGRARIAN



STYLE D: CALIFORNIA RANCH

PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

PERSPECTIVES

PUBLIC SET

DATE
07/05/23

SHEET

A1-100

FOR USE IN



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PORTERVILLE ADU PROTOTYPES
 PORTERVILLE, CA
 FLOOR PLANS & FINISH PLANS

FLOOR PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVEING AND BATHROOM FIXTURES.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
- AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
- PER CRC R311.3 FLOORS OR LANDINGS AT EXTERIOR DOORS SHALL BE AT LEAST AS WIDE AS DOOR SERVED AND SHALL PROVIDE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES MINIMUM. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE).
- AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH R327.1.1. REFERENCE A-902 FOR DETAILS.

FLOOR PLAN LEGEND

- EXTERIOR - 5 1/2" WOOD STUD W/ SHEATHING AND EXTERIOR FINISH (REFER TO ELEVATIONS), ONE LAYER GYPSUM WALL BOARD INTERIOR.
- INTERIOR - 3 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.
- INTERIOR - 5 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.

KEYNOTES

- A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR.
- A03 30" WIDE BUILT-IN MICROWAVE WITH RANGE VENT.
- A04 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER.
- A05 REFRIGERATOR LOCATION. PROVIDE 3" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR THROUGH EXTERIOR WALL. DRYER VENT 4" MIN DIAMETER TO EXTERIOR WITH SCREENED AND ONE DIRECTIONAL VENT GATE. MAX LENGTH TO NOT EXCEED 14' WITH A MAX OF 2 90-DEGREE BENDS. TERMINATION SHALL BE 3' MINIMUM FROM OPERABLE OPENING IN EXTERIOR WALL.
- B01 SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- B04 LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B05 WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B06 32" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. WATER RESISTENT FINISH TO EXTEND TO 72" ABOVE FLOOR. SHOWER DOOR IF APPLICABLE TO BE TEMPERED GLASS.
- C01 SINGLE WOOD SHELF AND POLE.
- C08 12" DEEP UPPER CABINET.
- C12 34 1/2" HIGH BASE CABINET AND COUNTERTOP.
- C13 30" HIGH BASE CABINET AND COUNTERTOP.
- G02 CONCRETE FLATWORK. 1/4" FT SLOPE AWAY FROM BUILDING.
- G04 SLOPE 1/4" PER FT AWAY FROM BUILDING.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS
 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

NOTE:
 THIS TABLE COMPILES THE DATA IN SECTION 4.303.1 AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

FINISH PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES AND INTERIOR FINISH DETAILS.
- ALL HARD SURFACE FLOORING SHALL BE SLIP RESISTANT AND MEET THE ANSI A326.3 STANDARD FOR MEASURING THE DYNAMIC COEFFICIENT OF FRICTION (DCOF).
- ALL FLOORING MATERIALS SHALL COMPLY WITH 2022 CBC SEC. 804.1.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH 2022 CBC TABLE 803.13 FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

FINISH SCHEDULE

ROOM	FLOOR	WALL	CEILING	NOTES
OPT. BEDROOM	CPT	GWB	GWB	LVP WHEN BEDROOM NOT PROVIDED.
BATH	CT	WR GWB	WR GWB	AT CERAMIC TILE IN TUB/SHOWER AREAS, PROVIDE BACKER BOARD PER CRC TABLE R702.4.2
KITCHEN	LVP	GWB	GWB	WR GWB BEHIND COUNTER
LIVING	LVP	GWB	GWB	
CL.	CPT	GWB	GWB	LVP WHEN BEDROOM NOT PROVIDED.

FINISH LEGEND

- LUXURY VINYL PLANK (LVP)
- CERAMIC TILE (CT)
- CARPET (CPT)
- CONCRETE (CONC)

WINDOW GENERAL NOTES

- REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE.
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH A MAX. SILL HEIGHT OF 44" AFF. MIN NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. EXCEPTION: MIN 5.5 S.F. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24". WIDTH: 20".
- IN A HIGH FIRE SEVERITY / WUI AREA, ALL WINDOWS TO BE WUI COMPLIANT AND HAVE A MIN OF ONE TEMPERED PANE AT EXTERIOR.
- SAFET GLAZING / TEMPERED GLASS REQUIRED AT ALL OPERABLE DOORS, WITHIN TUB/SHOWER ENCLOSURES, WITHIN 24" OF TUB/SHOWER, WITHIN OPERATIONAL AREA OF ALL DOORS.

WINDOW REMARKS

- REQUIRED EGRESS WINDOW. REFER TO GENERAL NOTE #7 FOR ADDITIONAL INFORMATION.
- HAZARDOUS LOCATION. WINDOW INCLUDES BOTH PANES TEMPERED GLAZING.
- MULLED WINDOW ASSEMBLY.
- OPTIONAL WINDOW.
- OBSCURE.

WINDOW SCHEDULE

NO.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	REMARKS
1	B	4'-0"	4'-0"	6'-8"	
2	B	4'-0"	4'-0"	6'-8"	1
3	B	3'-0"	2'-0"	6'-8"	2
4	B	3'-0"	3'-0"	6'-8"	
5	B	5'-0"	4'-0"	6'-8"	

WINDOW LEGEND

- A. SINGLE HUNG.
- B. SLIDER.

DOOR GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- EXTERIOR DOORS SHALL EITHER HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20-MINUTES OR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
 - A. STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.
 - B. PANELS SHALL NOT BE LESS THAN 1-1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL. SHALL BE PERMITTED TO TAPER TO A TONGUE OF NOT LESS THAN 3/8" THICK.
- REFER TO DOOR TYPES LEGEND FOR GLAZING.
- REFER TO T24 REPORT FOR GLAZING ENERGY REQUIREMENTS.
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.

DOOR SCHEDULE

NO.	TYPE	WIDTH	HEIGHT	REMARKS
1	A	3'-0"	6'-8"	
2	E	2'-8"	6'-8"	
3	B	4'-0"	6'-8"	
4	E	2'-0"	6'-8"	
5	E	2'-8"	6'-8"	2
X1	C	5'-0"	6'-8"	2, 4

DOOR REMARKS

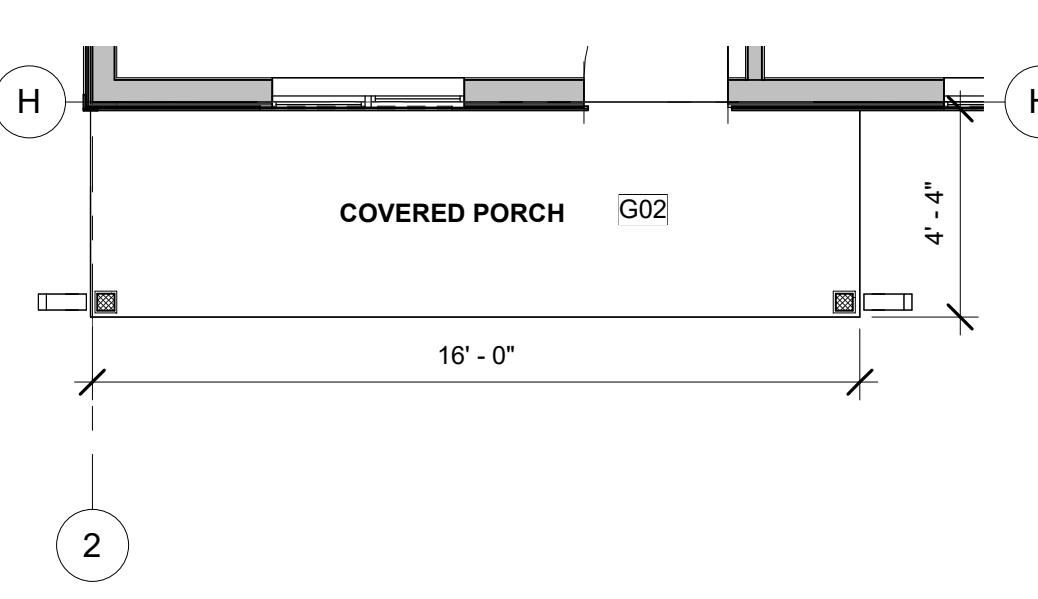
- EXTERIOR DOOR. REFER TO GENERAL DOOR NOTE #6
- GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #9
- PROVIDE 100 SO INCHES OF VENTING IN DOOR.
- OPTIONAL DOOR.

DOOR LEGEND

- A1. SOLID CORE WOOD EXTERIOR ENTRY
- A2. SOLID CORE WOOD EXTERIOR
- B. DOUBLE SLIDING INTERIOR
- C. SLIDING GLASS EXTERIOR.
- D. SOLID CORE WOOD EXTERIOR
- E. HOLLOW CORE WOOD INTERIOR

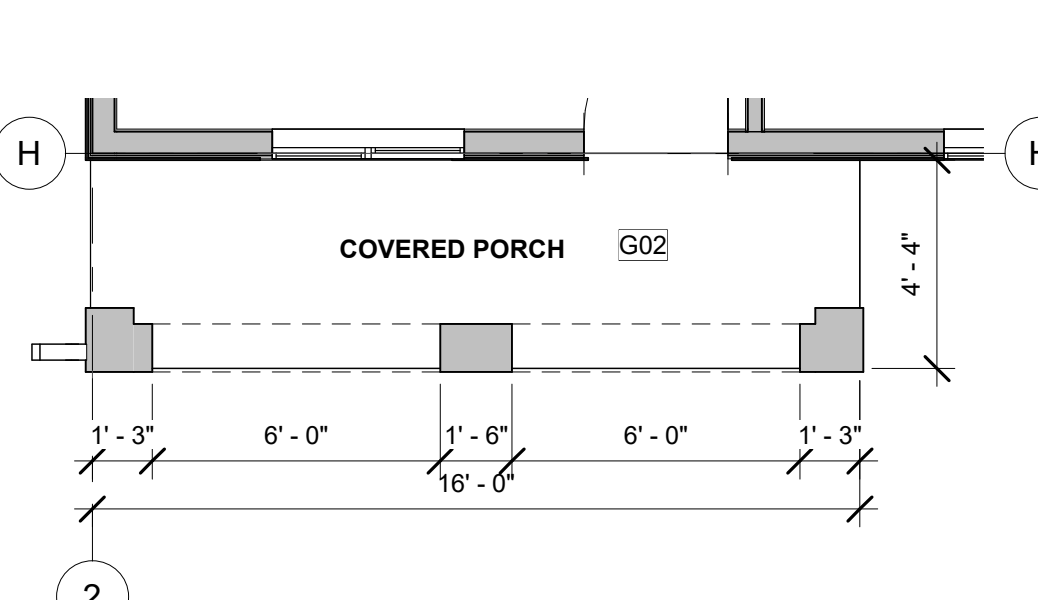
5 CRAFTSMAN PORCH

A1-201 | A1-101 SCALE: 1/4" = 1'-0"



4 AGRARIAN PORCH

A1-201 | A1-101 SCALE: 1/4" = 1'-0"



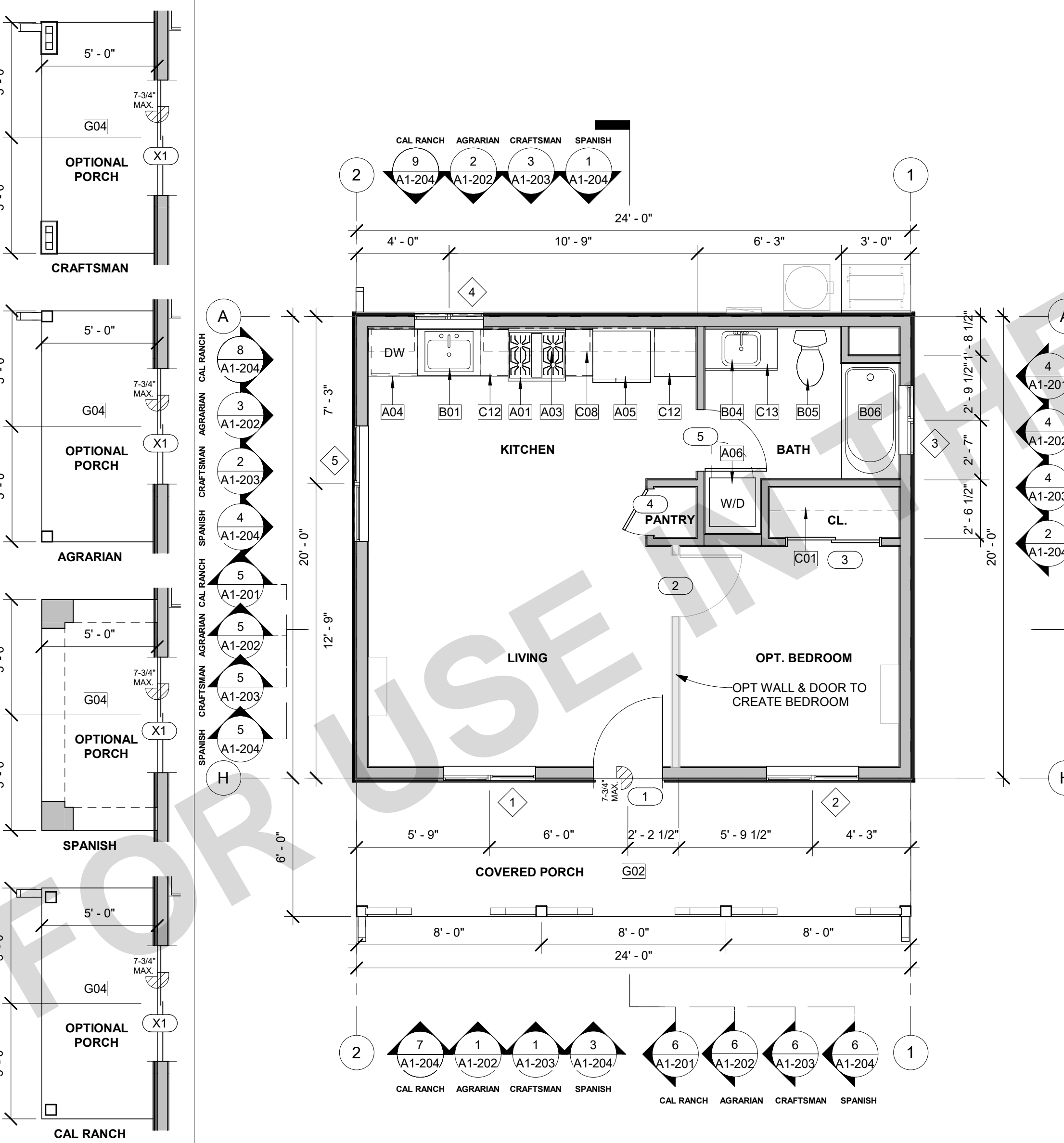
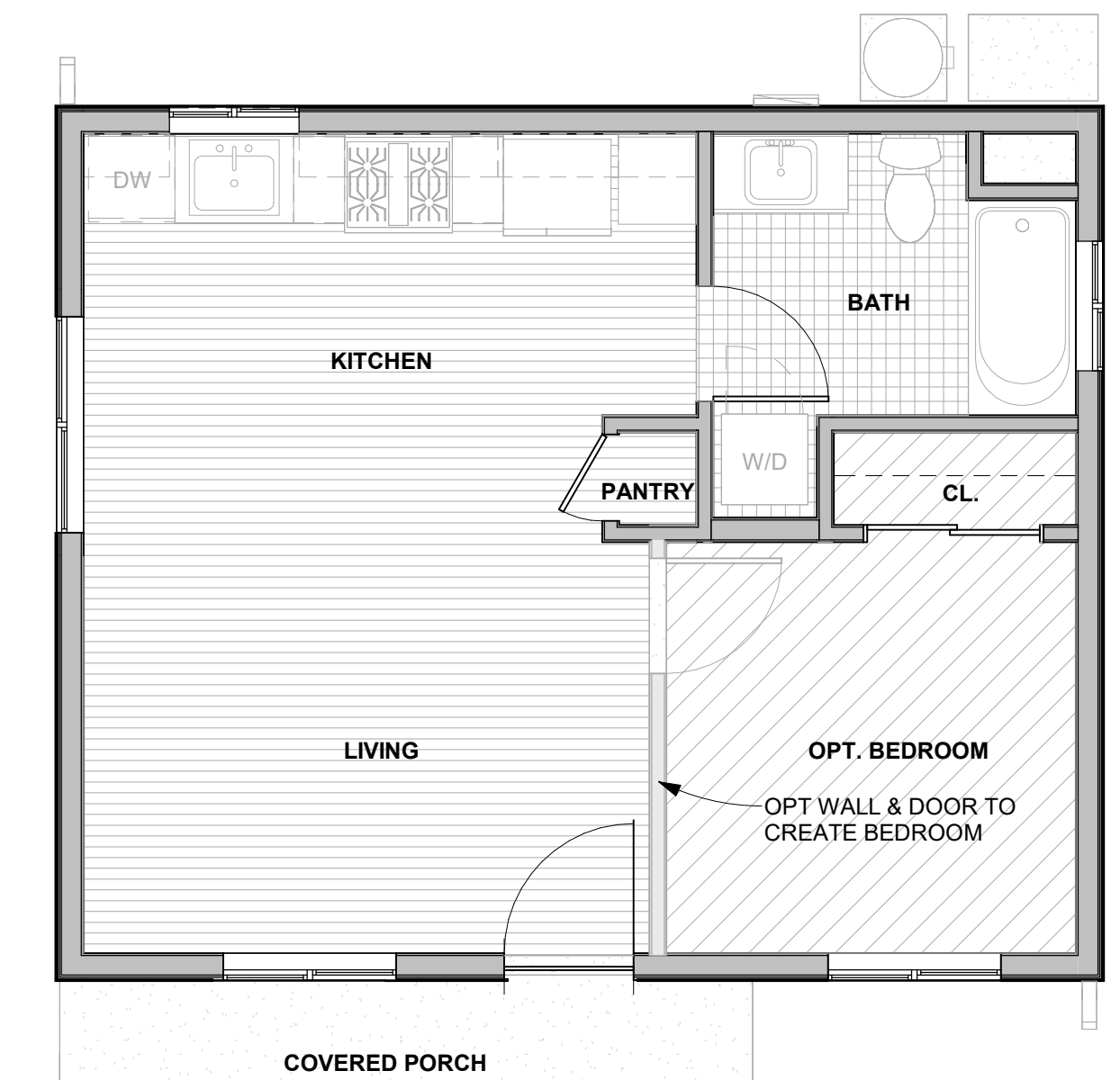
3 SPANISH PORCH

A1-201 | A1-101 SCALE: 1/4" = 1'-0"



2 GROUND FLOOR FINISH PLAN

A1-201 | A1-101 SCALE: 1/4" = 1'-0"



1 GROUND FLOOR PLAN (CAL RANCH PORCH)

A1-201 | A1-101 SCALE: 1/4" = 1'-0"

OPTIONAL PORCH



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GENERAL ELECTRICAL NOTES

- REFER TO ELECTRICAL NOTES ON SHEET G-101.

KEYNOTES

- A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR.
 A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR THROUGH EXTERIOR WALL. DRYER VENT 4" MIN DIAMETER TO EXTERIOR WITH SCREENED AND ONE DIRECTIONAL VENT GATE. MAX LENGTH TO NOT EXCEED 14' WITH A MAX OF 2 90-DEGREE BENDS. TERMINATION SHALL BE 3' MINIMUM FROM OPERABLE OPENING IN EXTERIOR WALL.
 B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. STRAPPING DETAIL 51AD-S02.
 B32 100 AMP SERVICE. CONFIRM WITH EXISTING SERVICE.
 B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE.
 B41 FAN COIL. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE OUTLET.

VENTILATION SUMMARIES

PER ASHRAE Standard 62.2, Table 7.1 (Prescriptive Duct Sizing Requirements)
 (Table 7.1 Assumes no elbows. Deduct 15-feet of allowable duct length for each turn, elbow or fitting. Fan rating cfm @ 0.25 in w.g., and rated at less than one one.)

LOCAL VENTILATION RATE SUMMARY - BATHROOM(S)
 Bathroom Minimum Fan Flow (cfm) = 50 cfm
 Per Table 7.1, Duct Size = 4" Diameter; Flex Duct
 Maximum Allowable Duct Length (ft) = 70'

LOCAL VENTILATION RATE SUMMARY - KITCHEN
 Kitchen Minimum Fan Flow (cfm) = 100 cfm
 Per Table 7.1, Duct Size = 5" Diameter; Smooth Duct
 Maximum Allowable Duct Length (ft) = 85 Feet

LOCAL VENTILATION RATE SUMMARY - WHOLE BUILDING
 Per ASHRAE Standard 62.2 Equation 4.1(a)

EXHAUST DUCT SIZE
 $Q_{cfm} = .01(\text{floor area}) + 7.5 (\# \text{ of bedrooms} + 1)$

STUDIO
 $Q_{cfm} = .01(560) + 7.5 (0 + 1)$
 $Q_{cfm} = 13.1$

1-BEDROOM
 $Q_{cfm} = .01(560) + 7.5 (1 + 1)$
 $Q_{cfm} = 20.6$

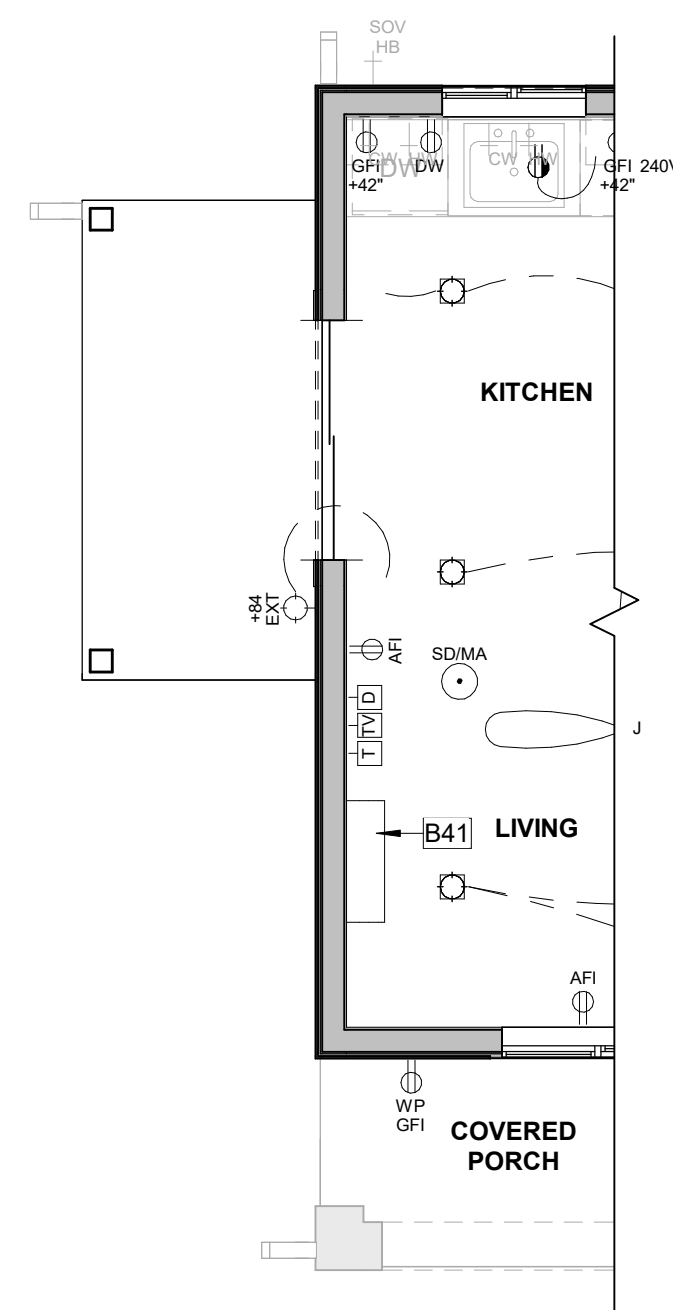
DUCT SIZE PER ASHRAE TABLE 7.1
 REFER TO LEGEND FOR WHOLE HOUSE FAN (WH)

CONTINUOUS FAN FLOW (CFM) = 50 CFM

Per Table 7.1, Duct Size = 4" Diameter; Smooth duct
 Maximum Allowable Duct Length (ft) = 35'
 OR
 Per Table 7.1, Duct Size = 5" Diameter; FLEX DUCT
 Maximum Allowable Duct Length (ft) = 70'

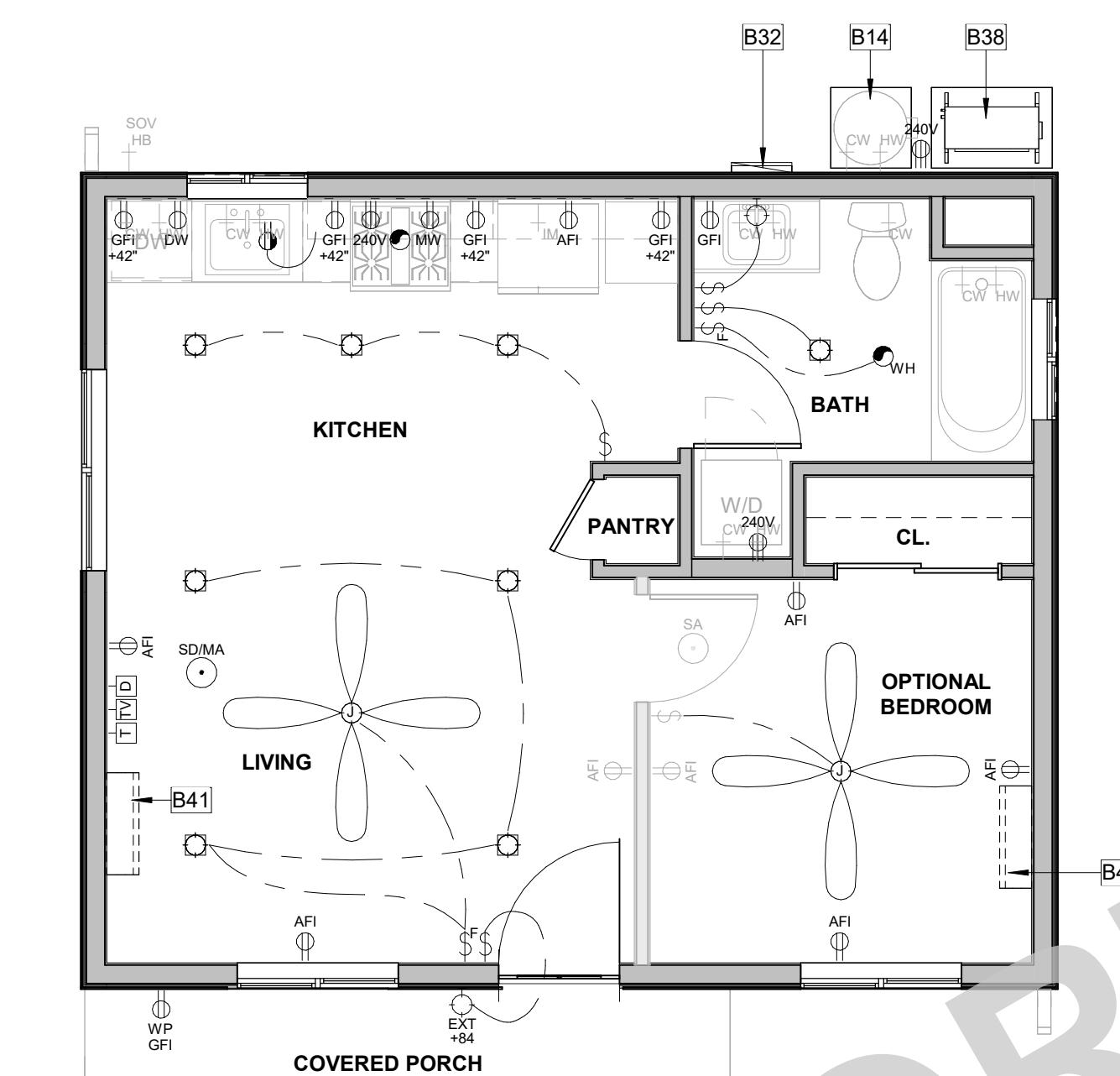
LEGEND

⊖	ELECTRICAL SWITCH	⊙	SMOKE DETECTOR/ALARM	⊕	DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
⊖	ELECTRICAL SWITCH-THREE WAY	⊙	COMBINATION SMOKE/CARBON MONOXIDE	⊕	DUPLEX OUTLET 240 VOLTS
⊖	ELECTRICAL SWITCH-FOUR WAY	⊙	DATA LOCATION	⊕	DUPLEX OUTLET GROUND FAULT INTERRUPTER
⊖	ELECTRICAL SWITCH-VACANCY SENSOR	⊙	TELEPHONE LOCATION	⊕	DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
⊖	ELECTRICAL SWITCH-DIMMER	⊙	CABLE TELEVISION LOCATION	⊕	DUPLEX OUTLET AFCI-HALF HOT
⊖	ELECTRICAL SWITCH-FAN	⊙	ELECTRICAL JUNCTION BOX	⊕	DUPLEX OUTLET MICROWAVE
⊖	ASTRONOMICAL TIME SWITCH	⊙	EXHAUST FAN	⊕	DUPLEX OUTLET DISH WASHER
⊖	WHOLE HOUSE FAN	⊙	PENDANT LIGHT HIGH-EFFICACY	⊕	COLD WATER STUB OUT
⊖	SURFACE MOUNTED HIGH-EFFICACY LIGHT	⊙	WALL MOUNTED HIGH-EFFICACY LIGHT	⊕	HOT WATER STUB OUT
⊖	EXTERIOR WALL MOUNTED HIGH-EFFICACY LIGHT	⊙	RECESSED HIGH-EFFICACY DOWNLIGHT	⊕	WATER HOSE BIBB
⊖	RECESSED HIGH-EFFICACY DOWNLIGHT	⊙	RECESSED HIGH-EFFICACY DOWNLIGHT VAPOR PROOF	⊕	WATER HOSE BIBB WITH SHUT OFF VALVE
⊖	RECESSED HIGH-EFFICACY DOWNLIGHT VAPOR PROOF	⊙	CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	⊕	ICE MACHINE STUB OUT
⊖	RECESSED HIGH-EFFICACY DOWNLIGHT VAPOR PROOF	⊙	ELECTRICAL WIRING	⊕	22"X30" MIN. CEILING ACCESS PANEL
⊖	RECESSED HIGH-EFFICACY DOWNLIGHT VAPOR PROOF	⊙	FAN COIL UNIT, PROVIDE DEDICATED OUTLET	⊕	



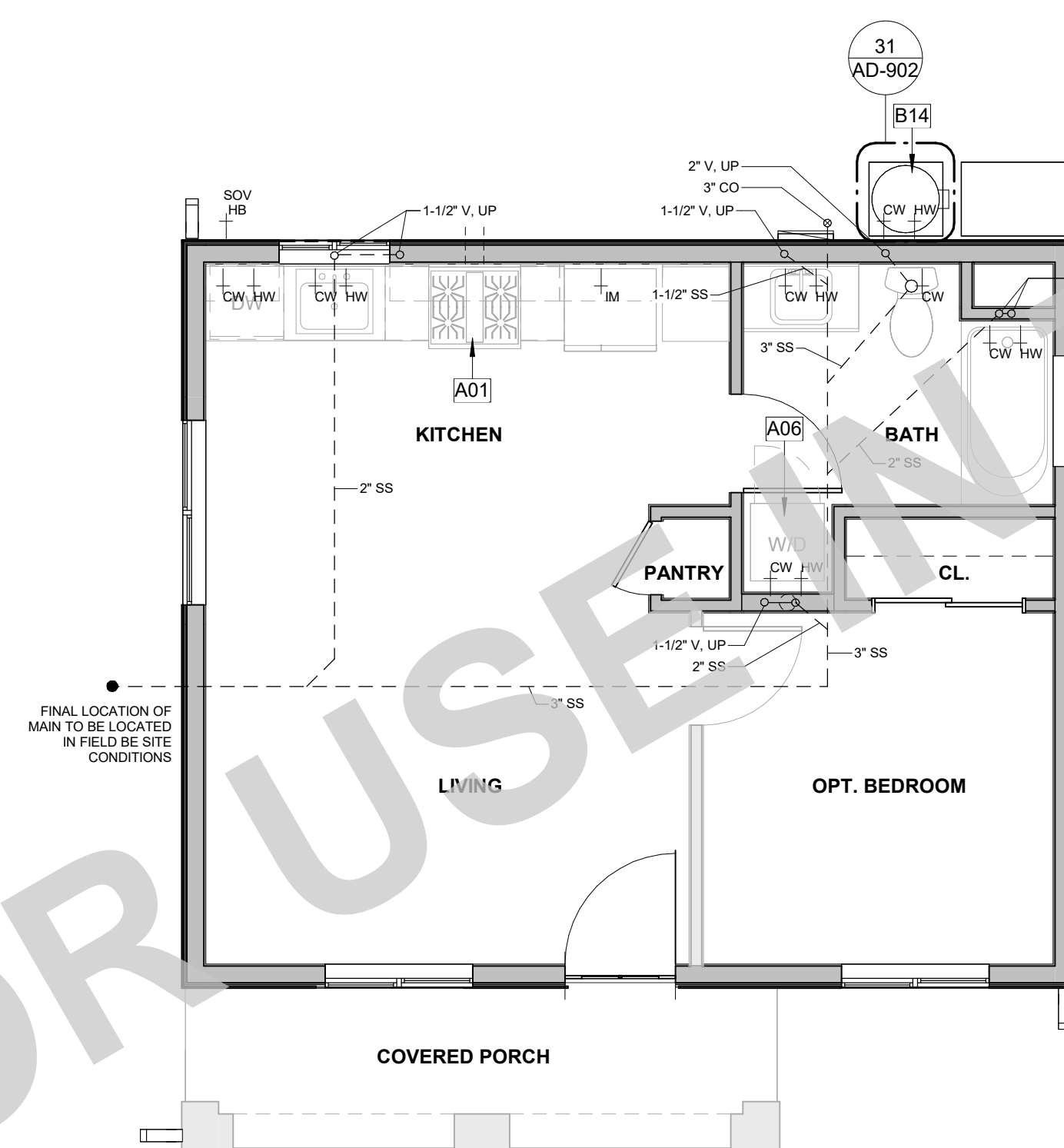
3 ELECTRICAL (OPT. PORCH)

A1-201 | A1-111 | SCALE: 1/4" = 1'-0"



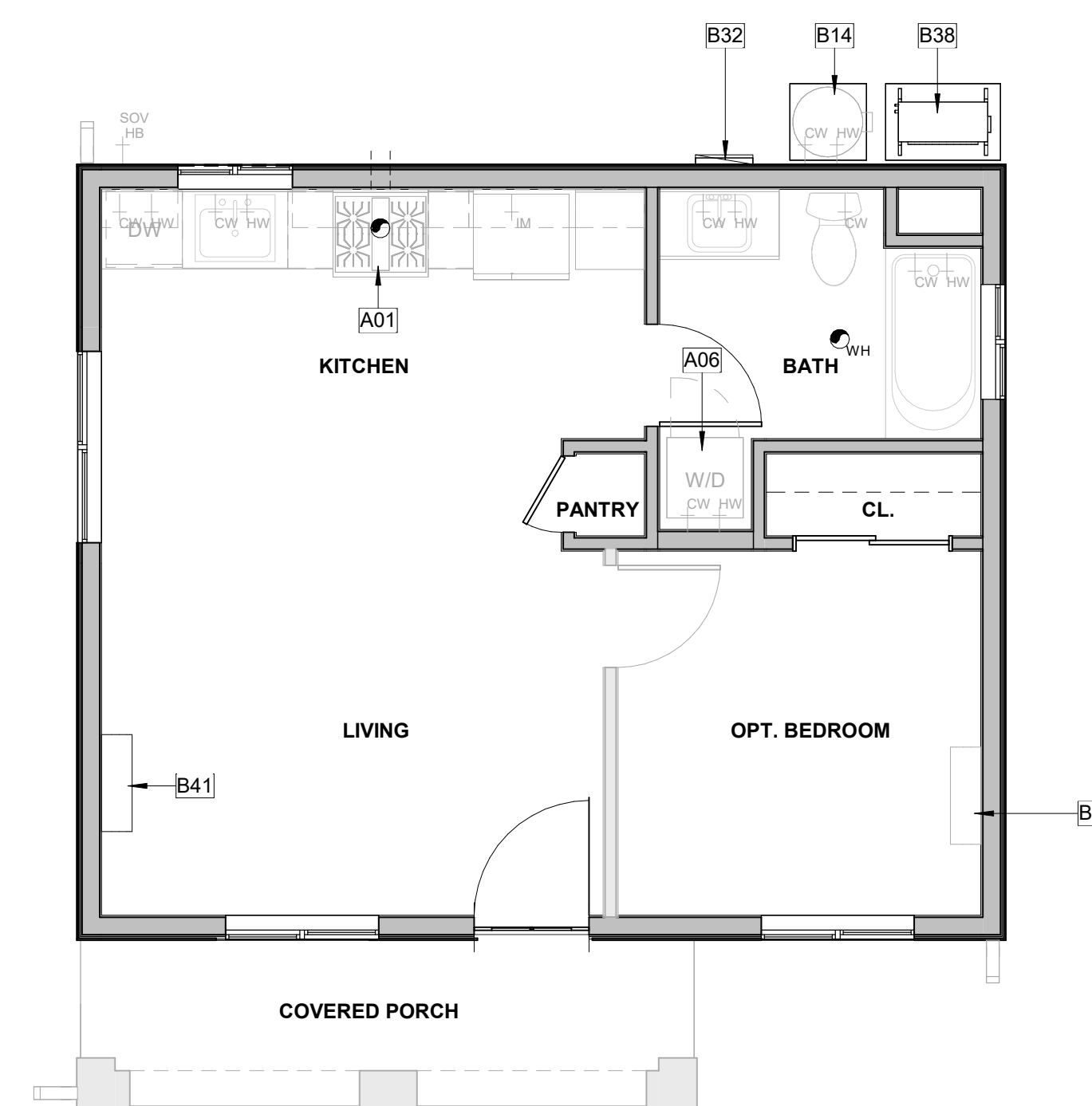
1 GROUND FLOOR PLAN - ELECTRICAL

A1-201 | A1-111 | SCALE: 1/4" = 1'-0"



4 GROUND FLOOR PLAN - PLUMBING

A1-111 | SCALE: 1/4" = 1'-0"



2 GROUND FLOOR PLAN - MECHANICAL

A1-201 | A1-111 | SCALE: 1/4" = 1'-0"

PORTERVILLE ADU PROTOTYPES
 PORTERVILLE, CA
 MECHANICAL, PLUMBING &
 ELECTRICAL PLANS

DATE
02/06/24

SHEET

A1-111



THESE PLANS ARE PROVIDED BY THE CITY OF PORTERVILLE AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS. IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS, AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

RCP GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF G.W.B. U.N.O.
3. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
4. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS.
5. DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
6. SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

ROOF PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
3. VERIFY ROOF PENETRATIONS AND ROOF MOUNTED EQUIPMENT.
4. REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
5. PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
6. WHERE THE ROOF PROFILE ALLOW'S A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
7. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE
9. ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS
10. FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

KEYNOTES

- H05 ROOF EDGE/FASCIA. SEE ELEVATION FOR FASCIA TYPE.
- H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- H09 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER.

ROOF VENTING CALCULATIONS

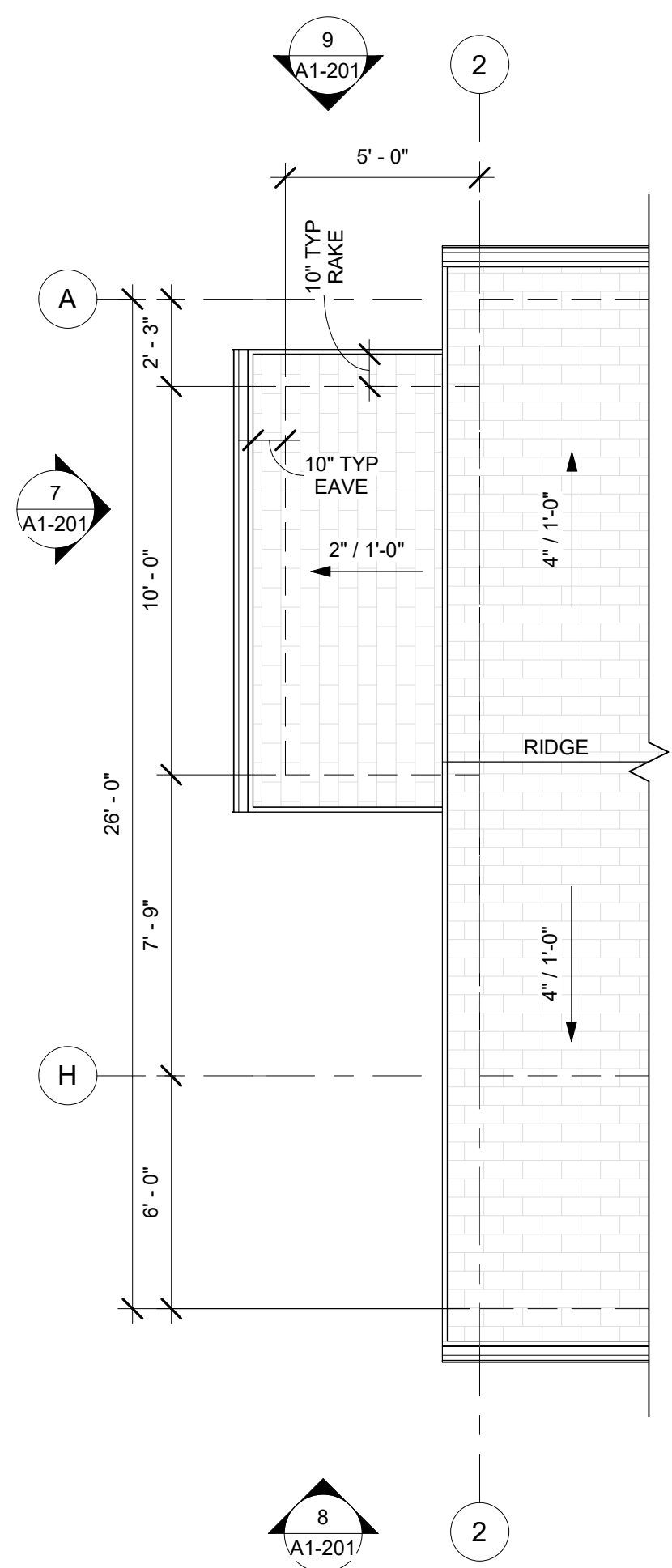
UPPER VENTS: O'HAGIN TAPERED LOW PROFILE STANDARD LINE
72.0 SQ. IN. OF AIR MOVEMENT PER VENT = 72. SQ. IN. / 144 = 0.5 SF
"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/150) * (0.5) / (0.5 SF)
"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/150) * (0.5) / (0.5 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC - PLAN 1	436 SF	1.45 SF	0.73 SF	0.73 SF

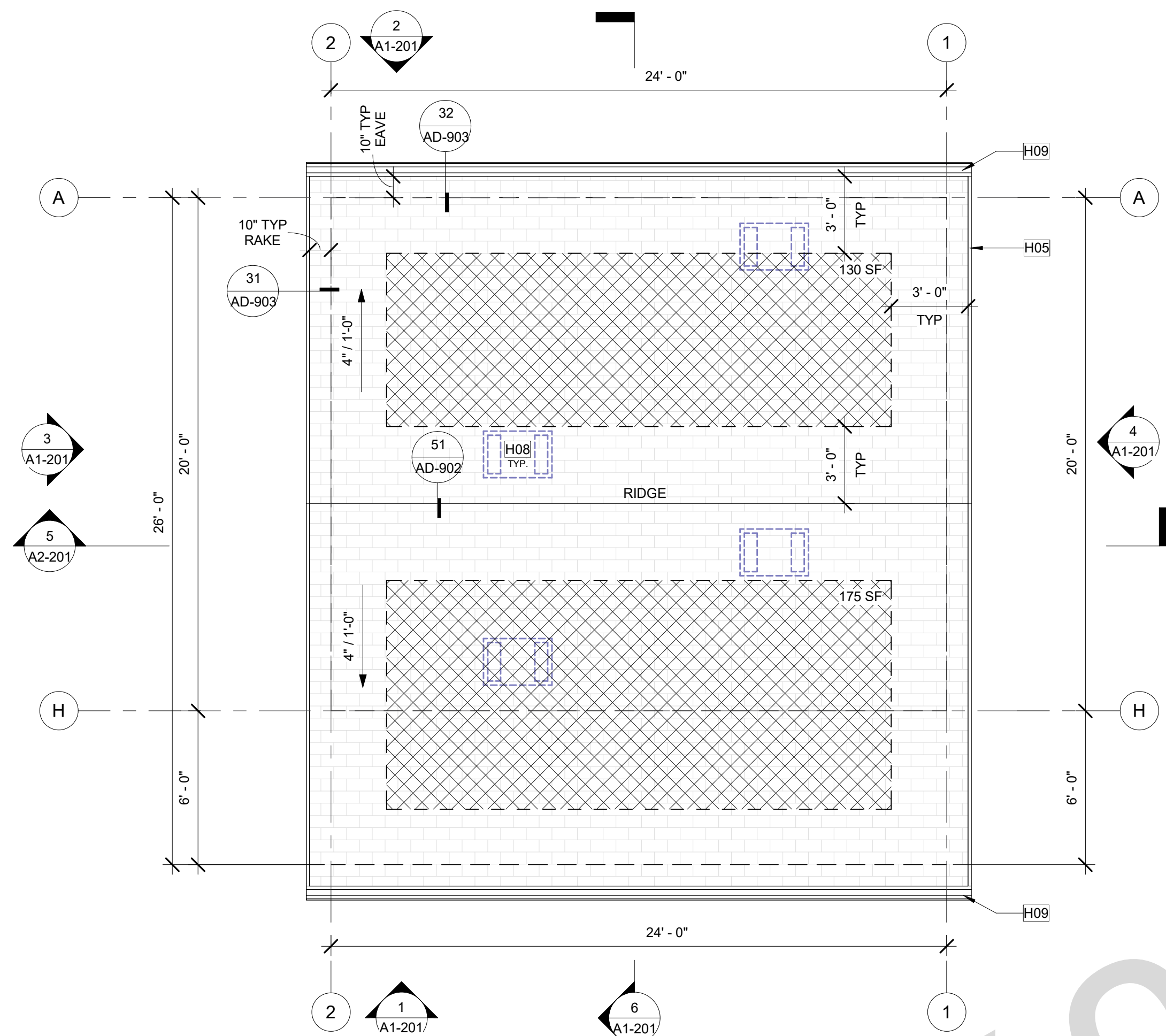
VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
LOWER O'HAGIN SHINGLE ROOF VENT (LOWER)	2	2' - 8"	0.50 SF	1.00 SF
UPPER O'HAGIN SHINGLE ROOF VENT (UPPER)	2	2' - 8"	0.50 SF	1.00 SF

LEGEND

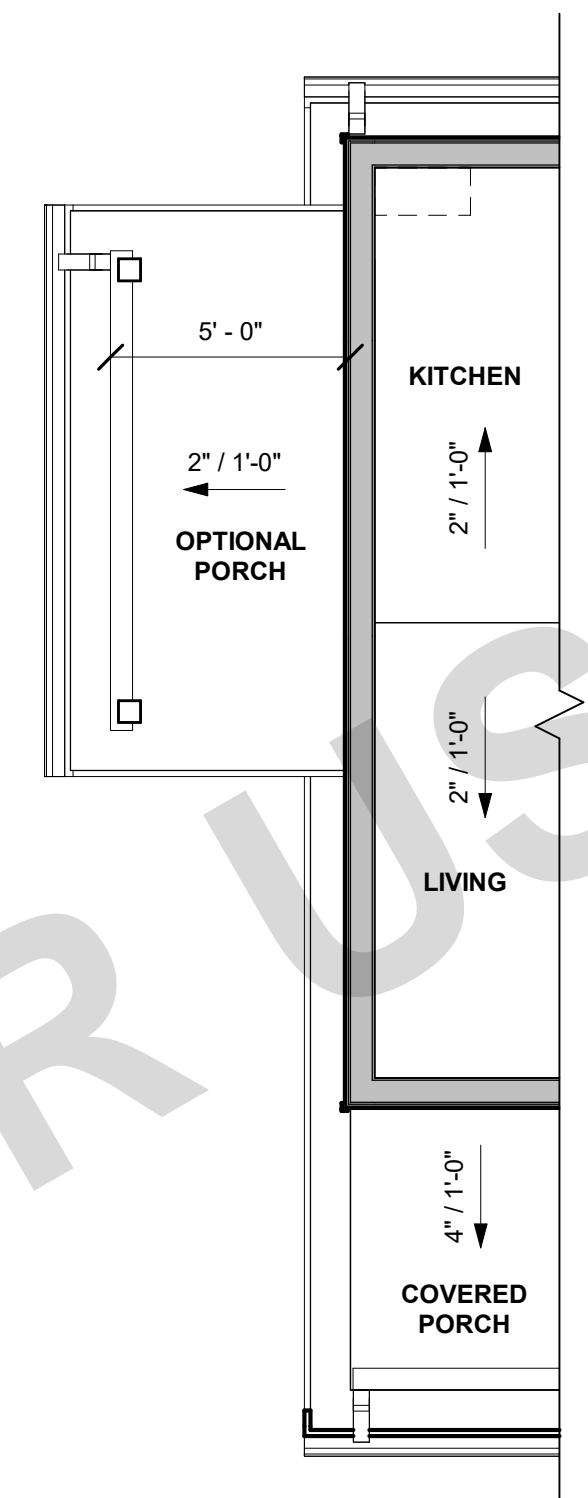
- 10' - 0" HEIGHT OF TOP OF ROOFING SURFACE
- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN FIRE & ICE (W.U.I. COMPLIANT) ATTIC VENT. PAINT TO MATCH ROOF COLOR.
- WALL BELOW
- GUTTER. CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-101.



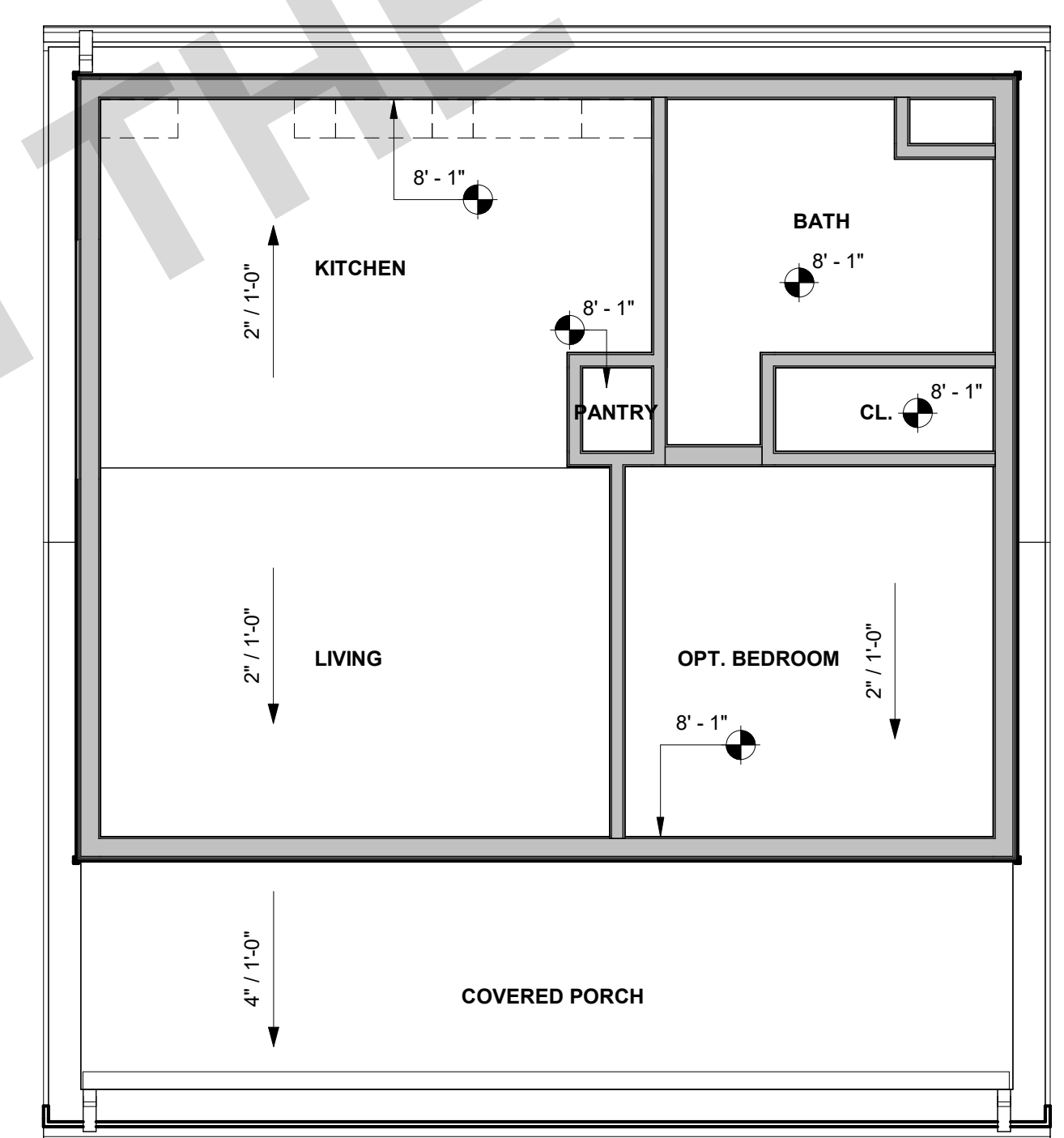
1 ROOF PLAN - OPT. PORCH
A1-201 | A1-121 | SCALE: 1/4" = 1'-0"



4 ROOF PLAN - CALIFORNIA RANCH
A1-201 | A1-121 | SCALE: 1/4" = 1'-0"



2 RCP - OPT. PORCH
A1-201 | A1-121 | SCALE: 1/4" = 1'-0"



3 REFLECTED CEILING PLAN - CALIFORNIA RANCH
A1-201 | A1-121 | SCALE: 1/4" = 1'-0"

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PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ROOF & REFLECTED CEILING PLANS - CALIFORNIA RANCH

PUBLIC SET
DATE: 07/05/23
SHEET: A1-121



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RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF G.W.B. U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- VERIFY ROOF PENETRATIONS AND ROOF MOUNTED EQUIPMENT.
- REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS
- FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

KEYNOTES

- H05 ROOF EDGE/FASCIA. SEE ELEVATION FOR FASCIA TYPE.
- H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- H09 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER.

ROOF VENTING CALCULATIONS

UPPER VENTS: O'HAGIN TAPERED LOW PROFILE STANDARD LINE
72.0 SQ. IN OF AIR MOVEMENT PER VENT = 72. SQ. IN. / 144 = 0.5 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/150) * (0.5) / (0.5 SF)

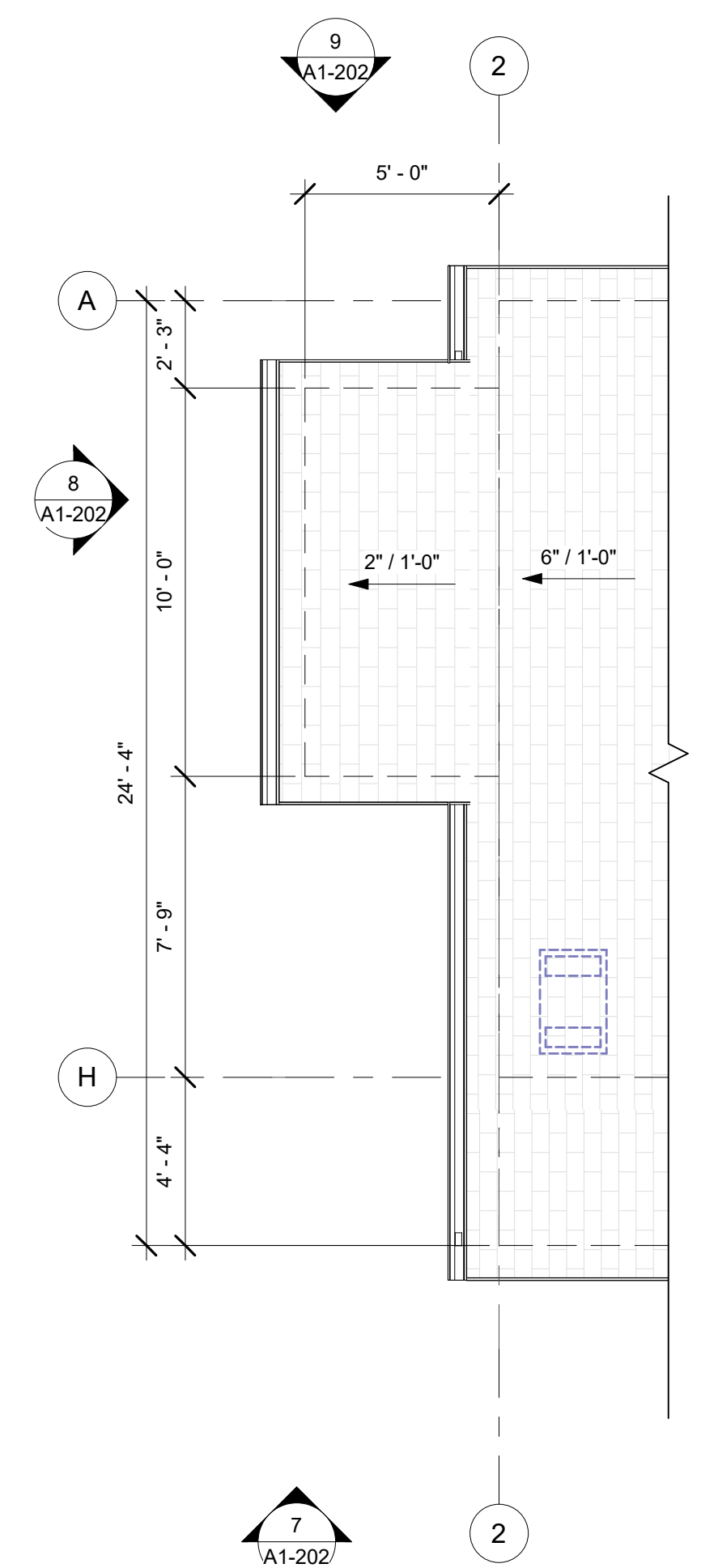
"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/150) * (0.5) / (0.5 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC - PLAN 1	436 SF	1.45 SF	0.73 SF	0.73 SF

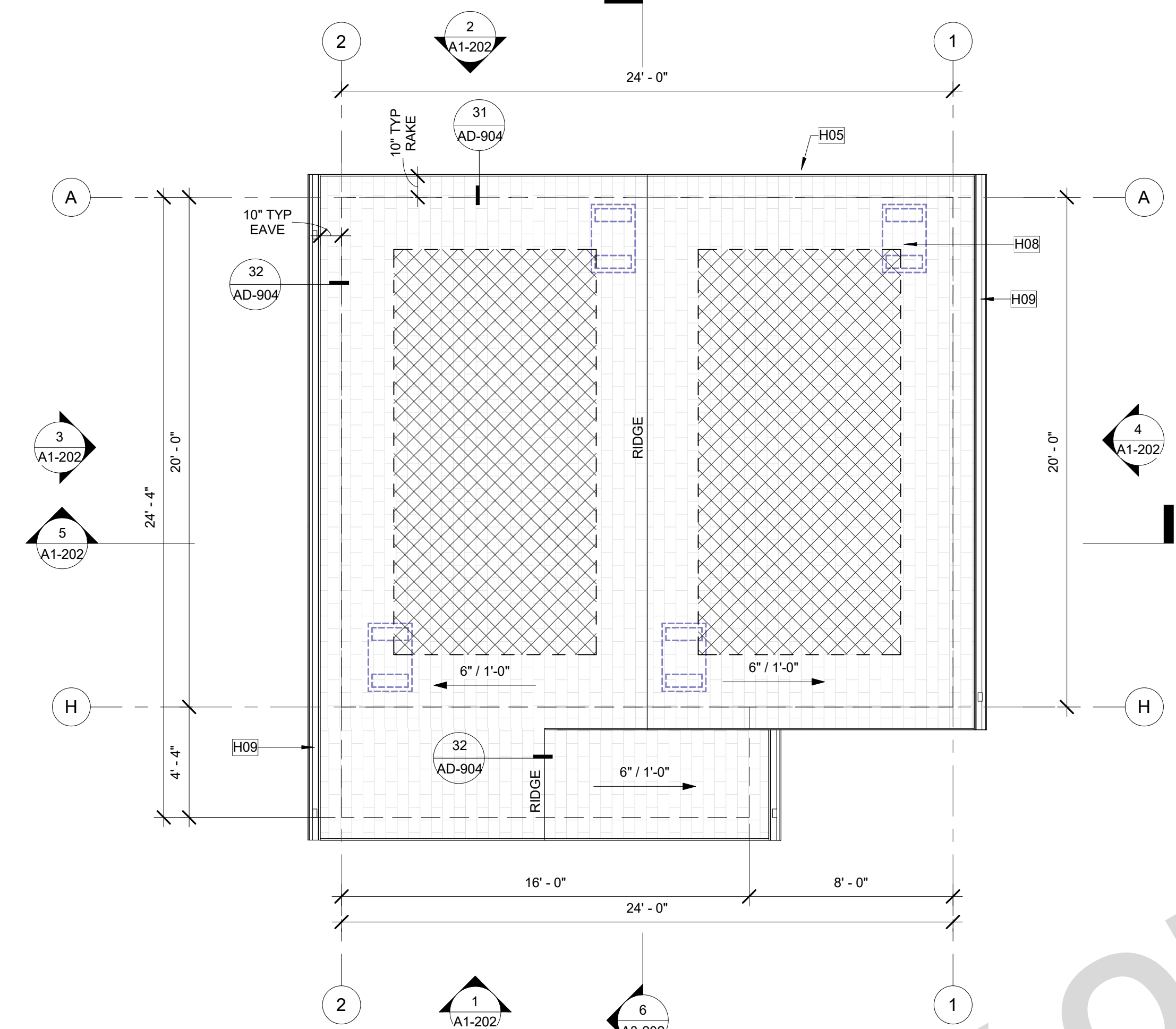
VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
LOWER O'HAGIN SHINGLE ROOF VENT (LOWER)	2	2' - 8"	0.50 SF	1.00 SF
UPPER O'HAGIN SHINGLE ROOF VENT (UPPER)	2	2' - 8"	0.50 SF	1.00 SF

LEGEND

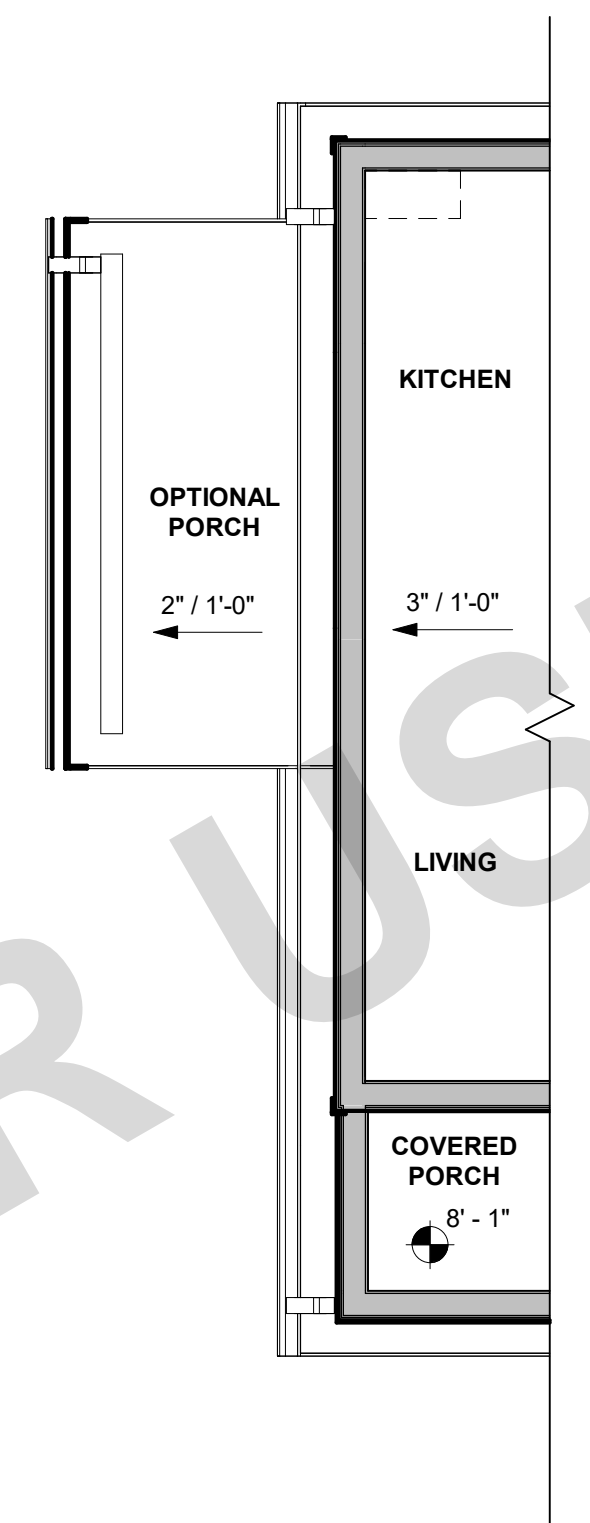
- 10' - 0" HEIGHT OF TOP OF ROOFING SURFACE
- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN FIRE & ICE (W.U.I. COMPLIANT) ATTIC VENT. PAINT TO MATCH ROOF COLOR.
- WALL BELOW
- GUTTER. CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-101.



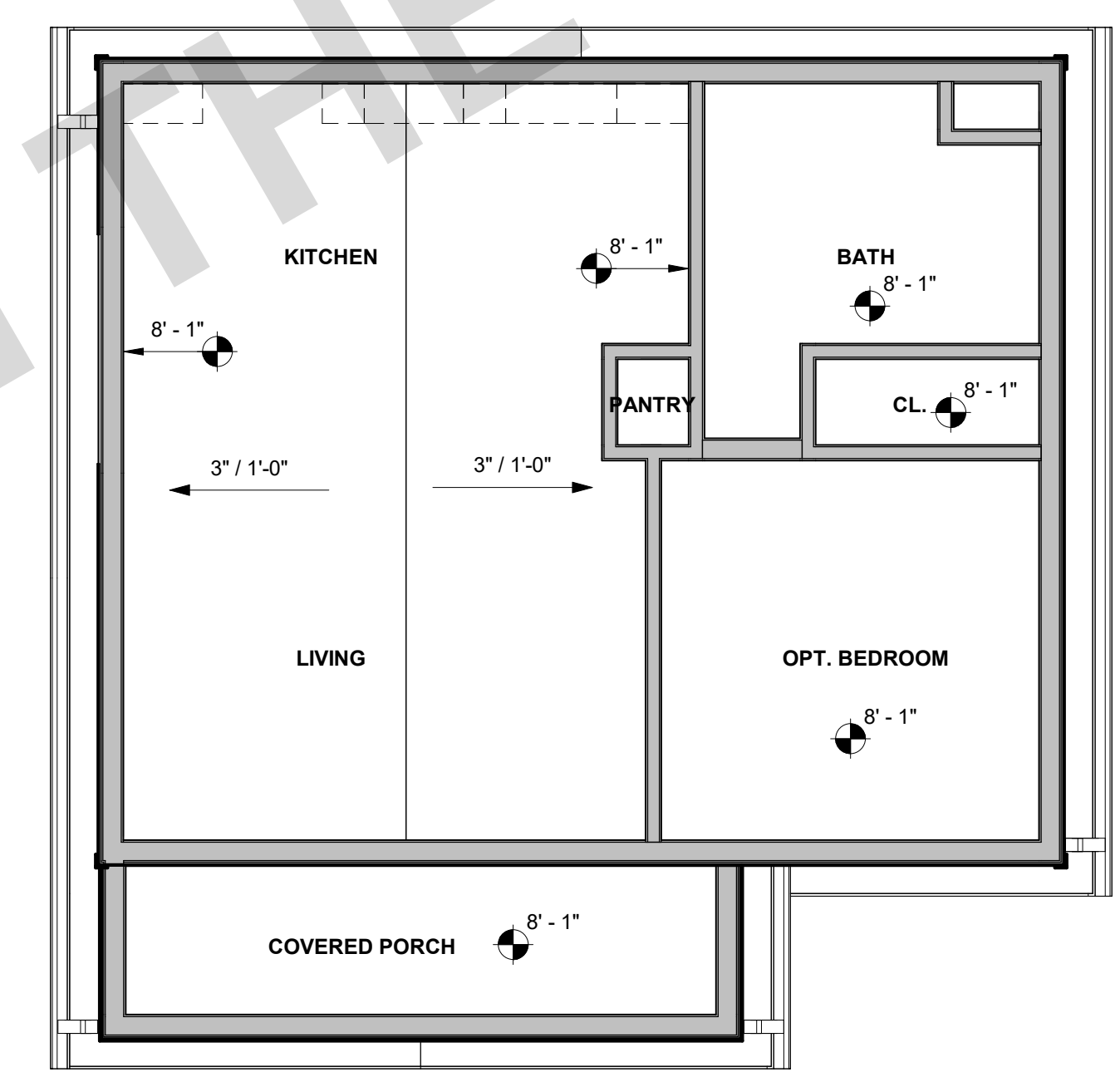
1 ROOF PLAN - OPT. PORCH
A1-201 | A1-122 SCALE: 1/4" = 1'-0"



4 ROOF PLAN - AGRARIAN
A1-201 | A1-122 SCALE: 1/4" = 1'-0"



2 RCP - OPT. PORCH
A1-201 | A1-122 SCALE: 1/4" = 1'-0"



3 GROUND FLOOR RCP - AGRARIAN
A1-201 | A1-122 SCALE: 1/4" = 1'-0"

PORTERVILLE ADU PROTOTYPES
 PORTERVILLE, CA
ROOF & REFLECTED CEILING PLANS - AGRARIAN

PUBLIC SET

DATE: 07/05/23
SHEET: A1-122



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RCP GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF G.W.B. U.N.O.
3. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
4. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS.
5. DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
6. SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

ROOF PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
3. VERIFY ROOF PENETRATIONS AND ROOF MOUNTED EQUIPMENT.
4. REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
5. PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
6. WHERE THE ROOF PROFILE ALLOW'S A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
7. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE
9. ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS
10. FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

KEYNOTES

- H05 ROOF EDGE/FASCIA. SEE ELEVATION FOR FASCIA TYPE.
- H07 BUILDING LINE BELOW.
- H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- H09 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER.
- K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.

ROOF VENTING CALCULATIONS

UPPER VENTS: O'HAGIN TAPERED LOW PROFILE STANDARD LINE
72.0 SQ. IN. OF AIR MOVEMENT PER VENT = 72. SQ. IN. / 144 = 0.5 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/150) * (0.5) / (0.5 SF)

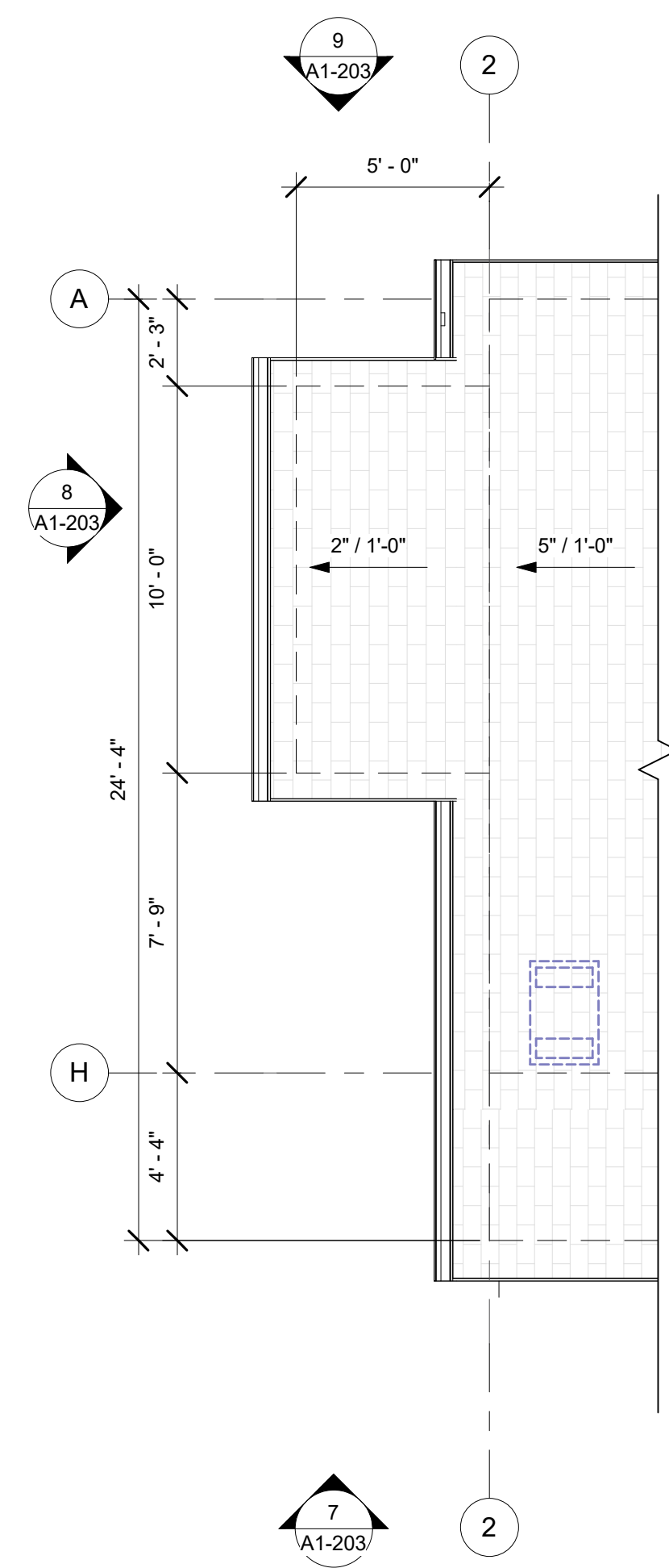
"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/150) * (0.5) / (0.5 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC - PLAN 1	436 SF	1.45 SF	0.73 SF	0.73 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
LOWER O'HAGIN SHINGLE ROOF VENT (LOWER)	2	2' - 8"	0.50 SF	1.00 SF
UPPER O'HAGIN SHINGLE ROOF VENT (UPPER)	2	2' - 8"	0.50 SF	1.00 SF

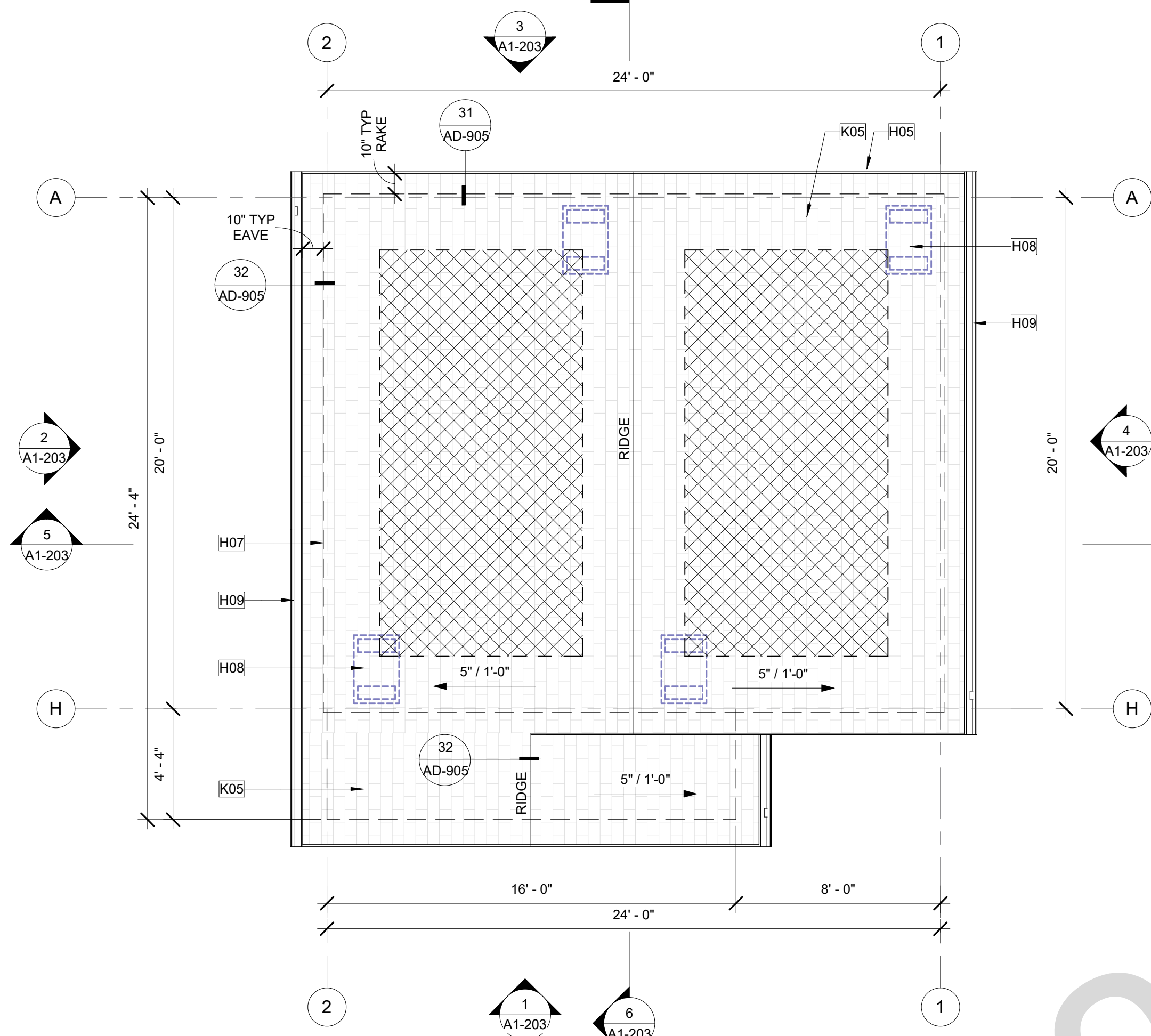
LEGEND

- 10' - 0" HEIGHT OF TOP OF ROOFING SURFACE
- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN FIRE & ICE (W.U.I. COMPLIANT) ATTIC VENT. PAINT TO MATCH ROOF COLOR.
- WALL BELOW
- GUTTER. CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-101.



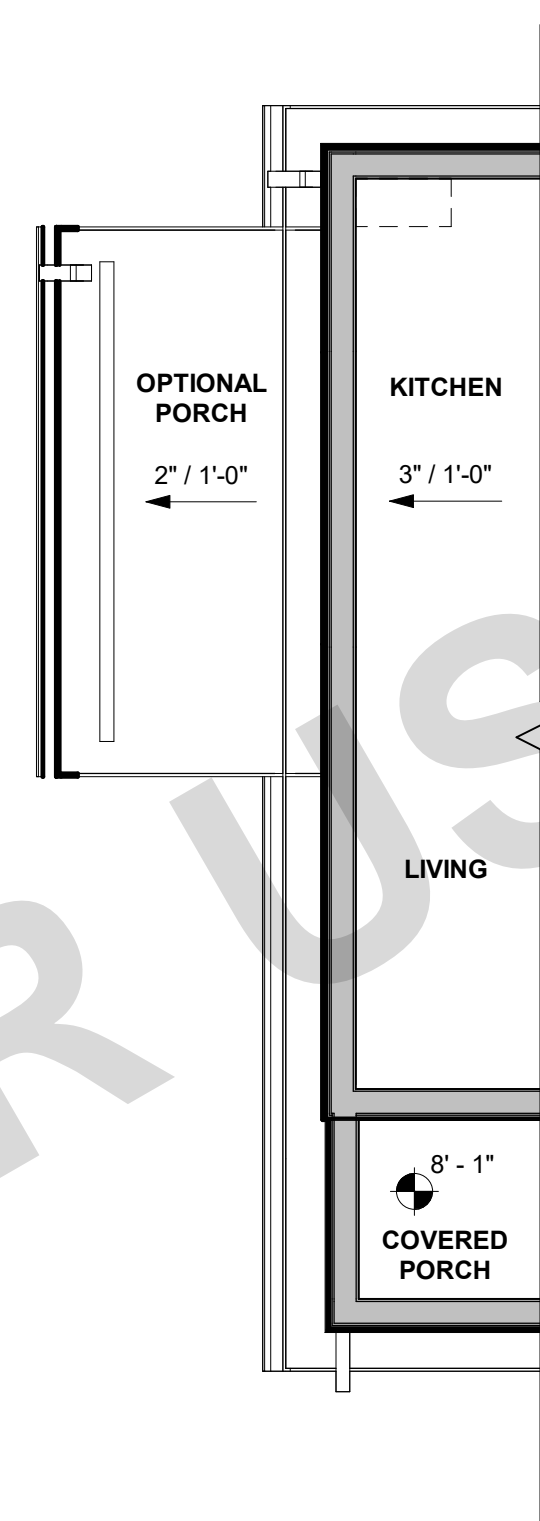
1 ROOF PLAN - OPT. PORCH

A1-201 | A1-123 SCALE: 1/4" = 1'-0"



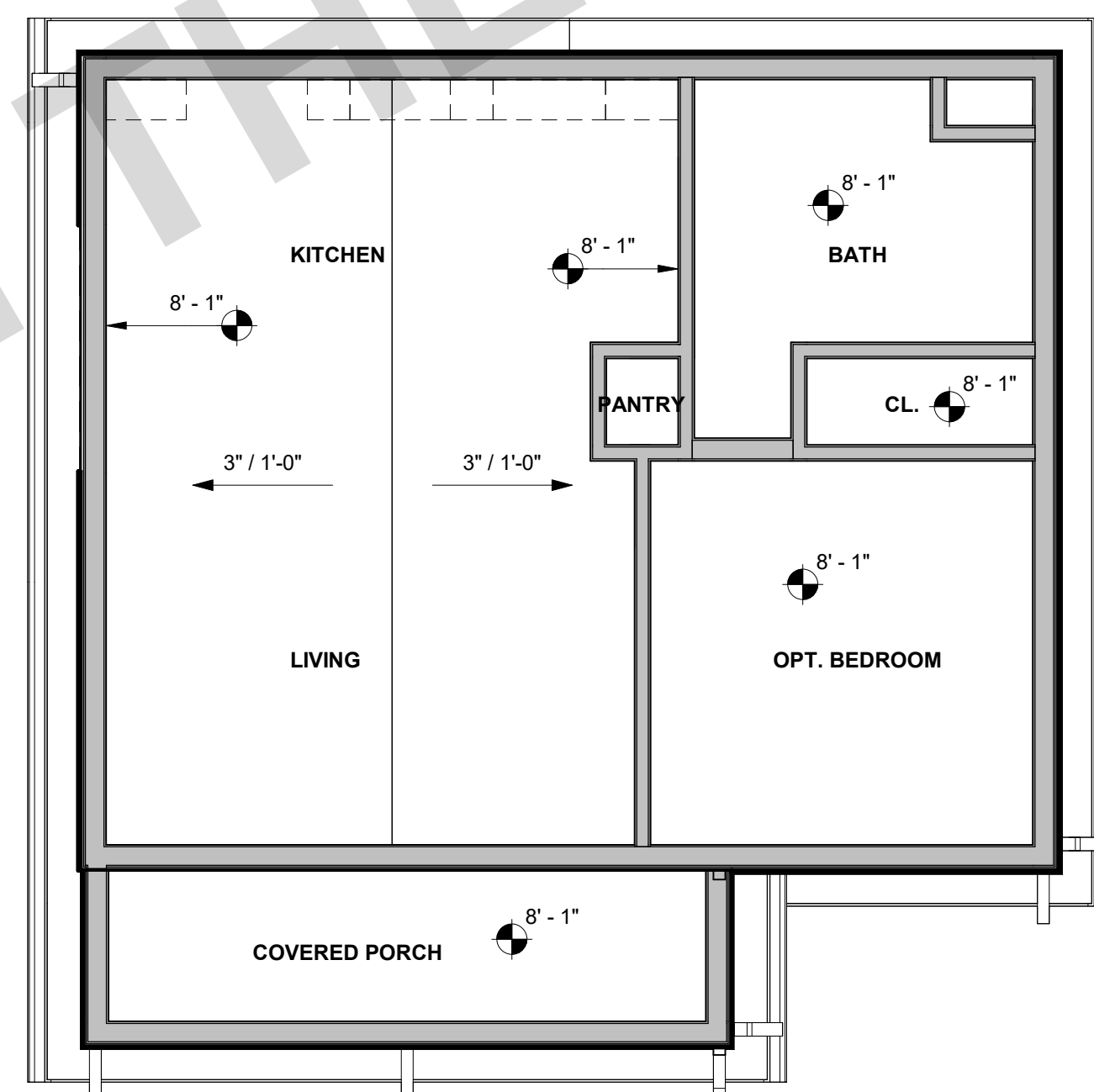
4 ROOF PLAN - CRAFTSMAN

A1-201 | A1-123 SCALE: 1/4" = 1'-0"



2 RCP - OPT. PORCH

A1-201 | A1-123 SCALE: 1/4" = 1'-0"



3 GROUND FLOOR RCP - CRAFTSMAN

A1-201 | A1-123 SCALE: 1/4" = 1'-0"

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ROOF & REFLECTED CEILING
PLANS - CRAFTSMAN

PUBLIC SET

DATE
07/05/23

SHEET

A1-123



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RCP GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF G.W.B. U.N.O.
3. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
4. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS.
5. DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
6. SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

ROOF PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
3. VERIFY ROOF PENETRATIONS AND ROOF MOUNTED EQUIPMENT.
4. REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
5. PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
6. WHERE THE ROOF PROFILE ALLOW'S A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
7. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
9. ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS
10. FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

KEYNOTES

- H05 ROOF EDGE/FASCIA. SEE ELEVATION FOR FASCIA TYPE.
- H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- H09 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER.
- K01 CONCRETE S-TILE.

ROOF VENTING CALCULATIONS

UPPER VENTS: O'HAGIN TAPERED LOW PROFILE STANDARD LINE
72.0 SQ. IN. OF AIR MOVEMENT PER VENT = 72. SQ. IN. / 144 = 0.5 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/150) * (0.5) / (0.5 SF)

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VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
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UPPER O'HAGIN SHINGLE ROOF VENT (UPPER)	2	2' - 8"	0.50 SF	1.00 SF
				1.00 SF

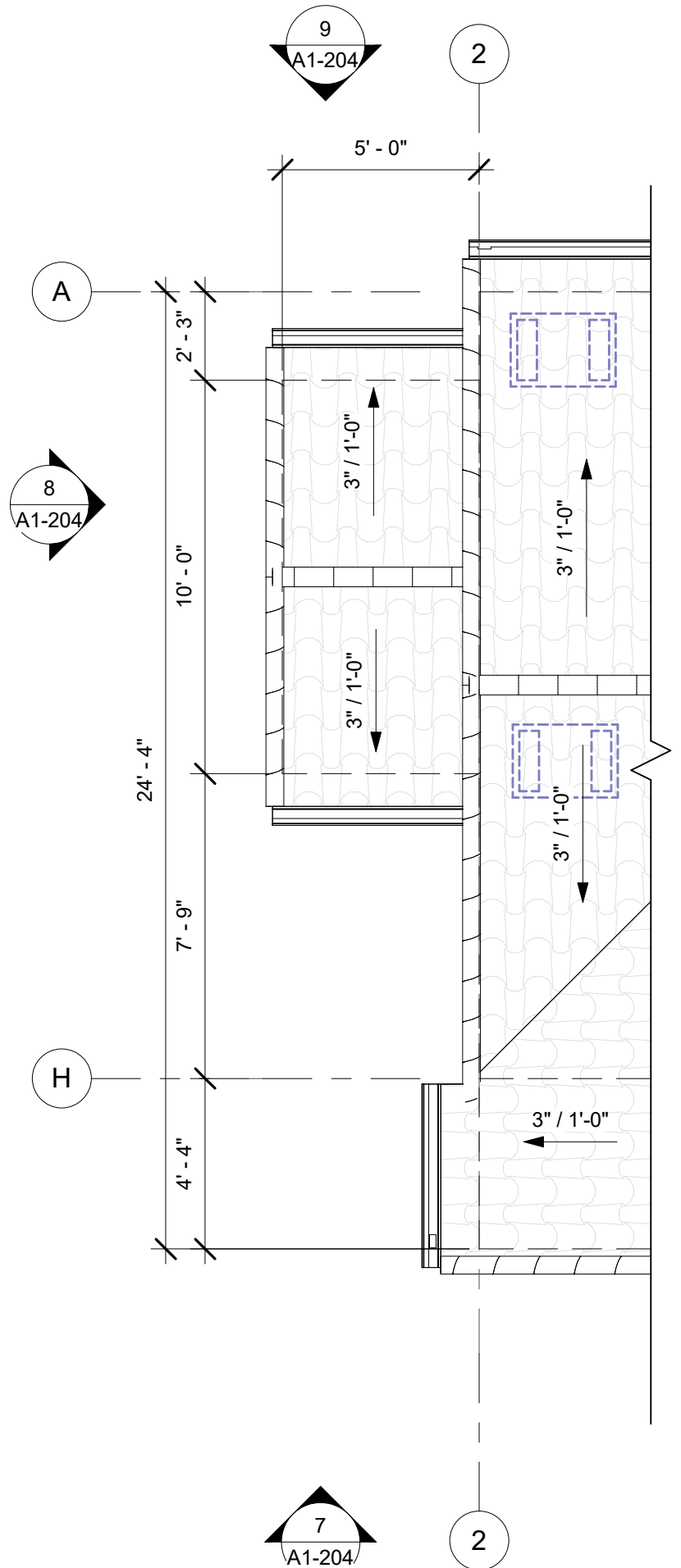
LEGEND

- 10' - 0" HEIGHT OF TOP OF ROOFING SURFACE
- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN FIRE & ICE (W.U.I. COMPLIANT) ATTIC VENT. PAINT TO MATCH ROOF COLOR.
- WALL BELOW
- GUTTER. CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-101.

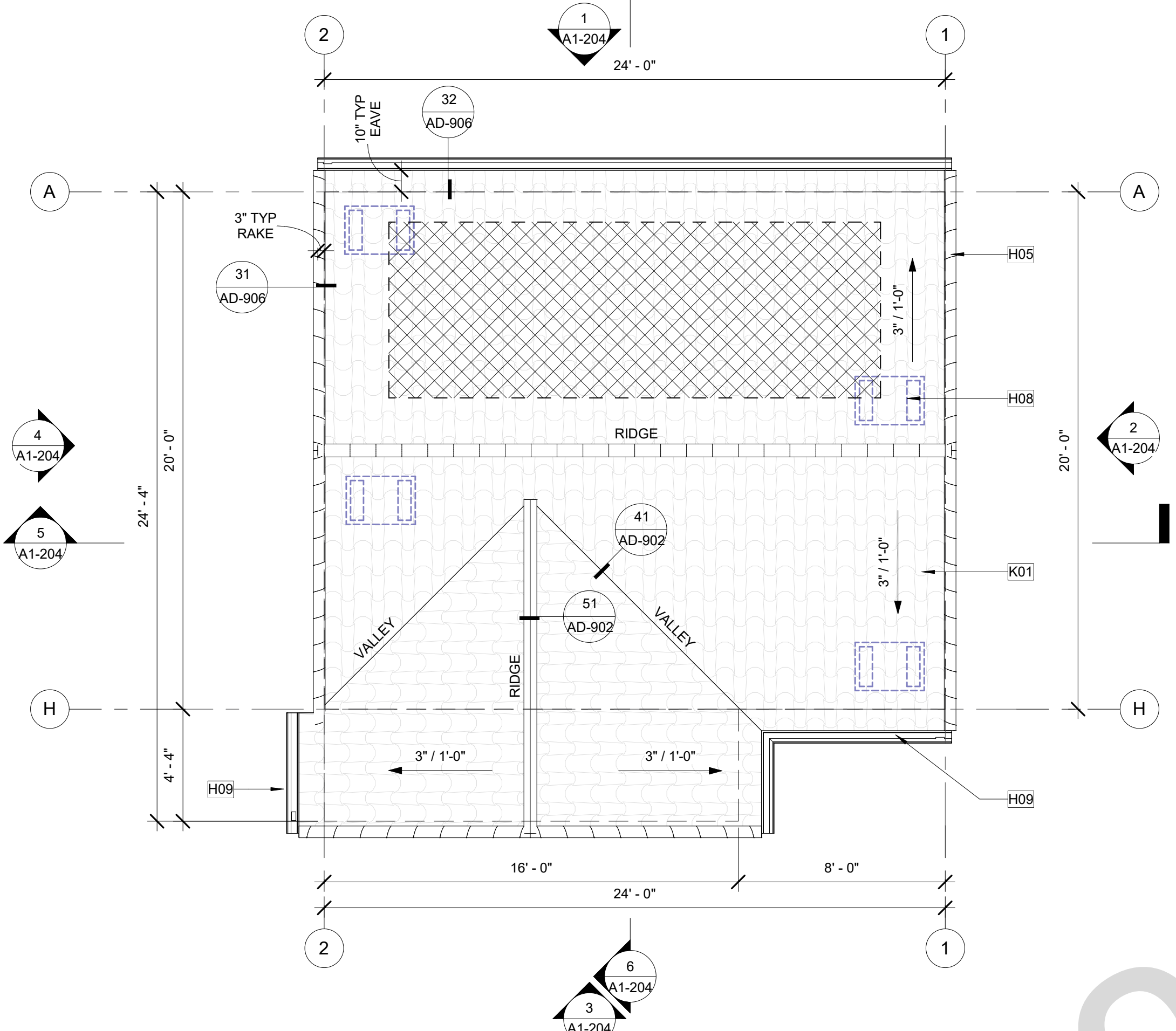
PUBLIC SET

DATE
07/05/23
SHEET
A1-124

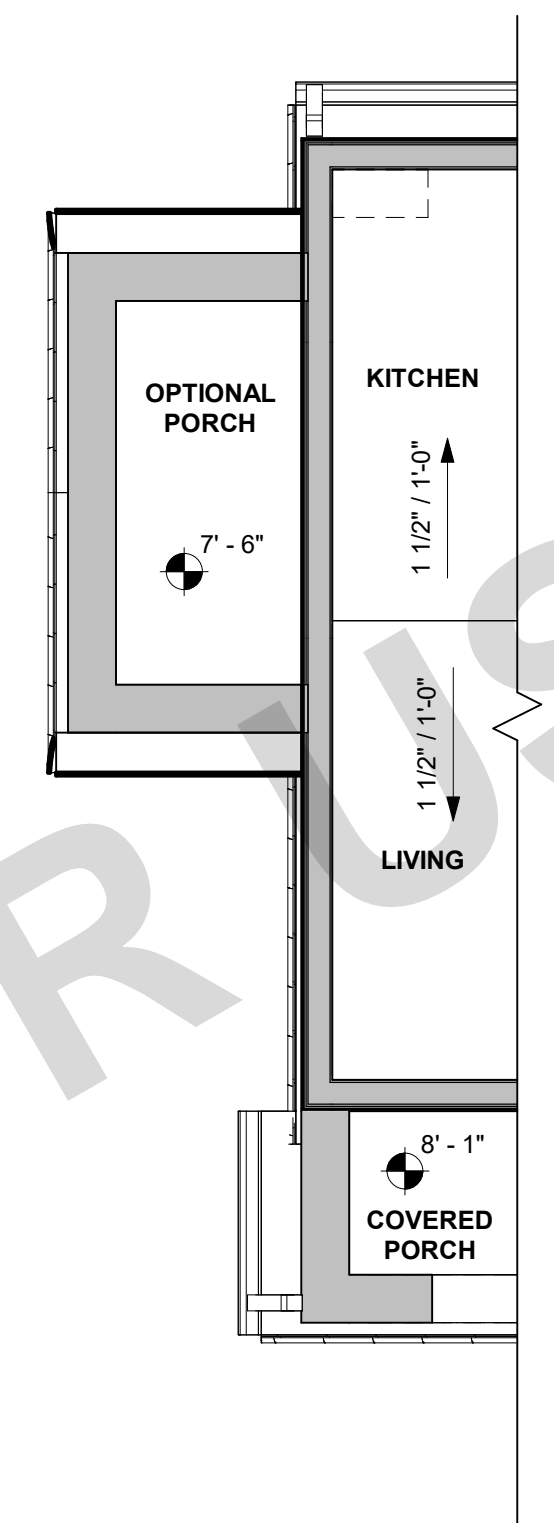
PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ROOF & REFLECTED CEILING
PLANS - SPANISH COLONIAL



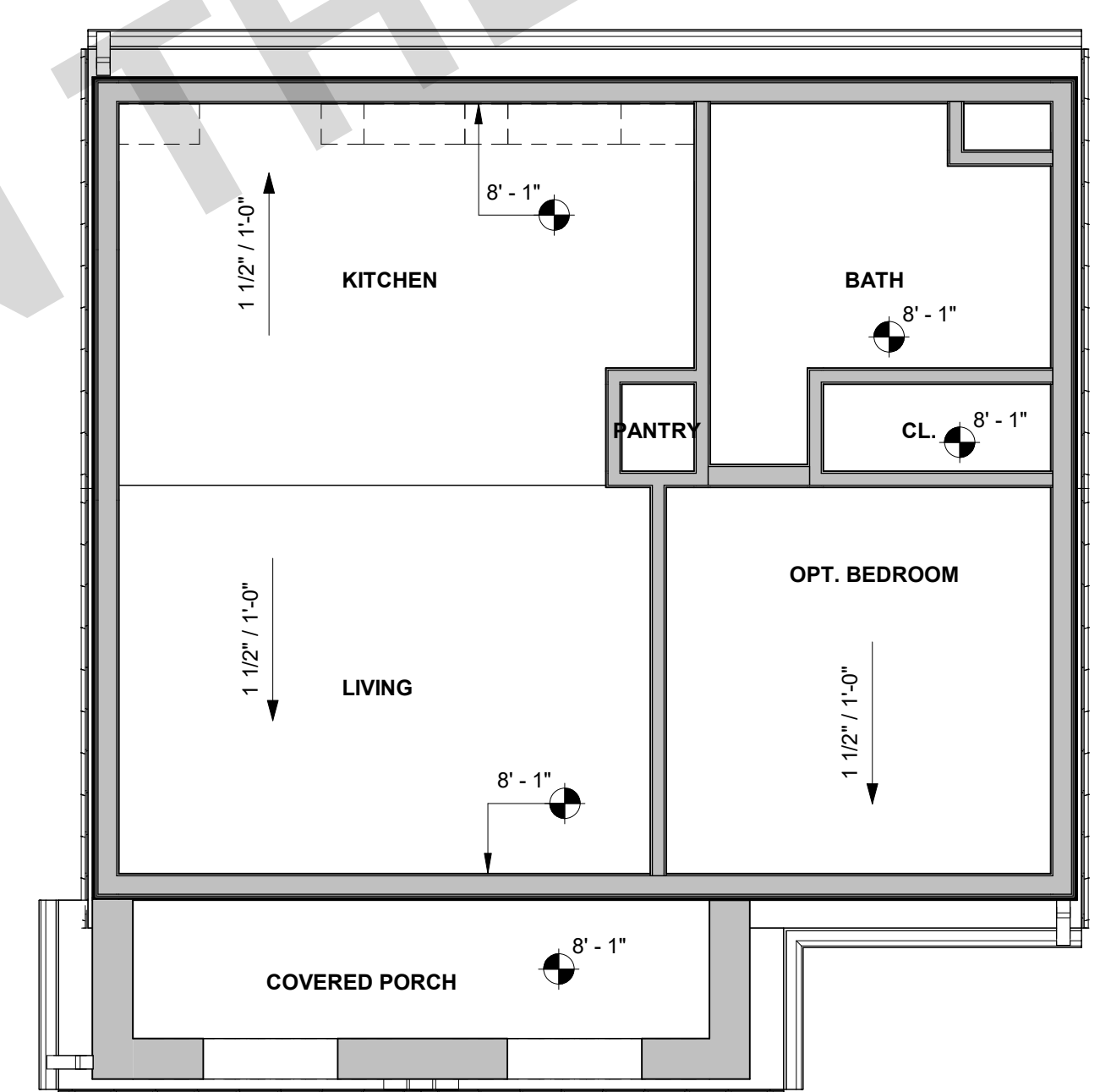
1 ROOF PLAN - OPT. PORCH
A1-201 | A1-124 SCALE: 1/4" = 1'-0"



4 ROOF PLAN - SPANISH COLONIAL
A1-201 | A1-124 SCALE: 1/4" = 1'-0"



2 RCP - OPT. PORCH
A1-201 | A1-124 SCALE: 1/4" = 1'-0"



3 GROUND FLOOR RCP - SPANISH COLONIAL
A1-201 | A1-124 SCALE: 1/4" = 1'-0"



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GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS. UNQ.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR COLOR AND WINDOW INFORMATION.
5. REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
6. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH **CRC TABLE R703.3(1)**.
7. ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH **CRC R703.8**
8. ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH **CRC R703.12**
9. EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF **CRC R703.7** AND COMPLIANCE WITH **ASTM C926** AND **ASTM C1063**. STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
10. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH **CRC TABLE R602.3**.
11. CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH **CRC R703.15**. REFER TO **CRC R703.8** FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

SECTIONS GENERAL NOTES

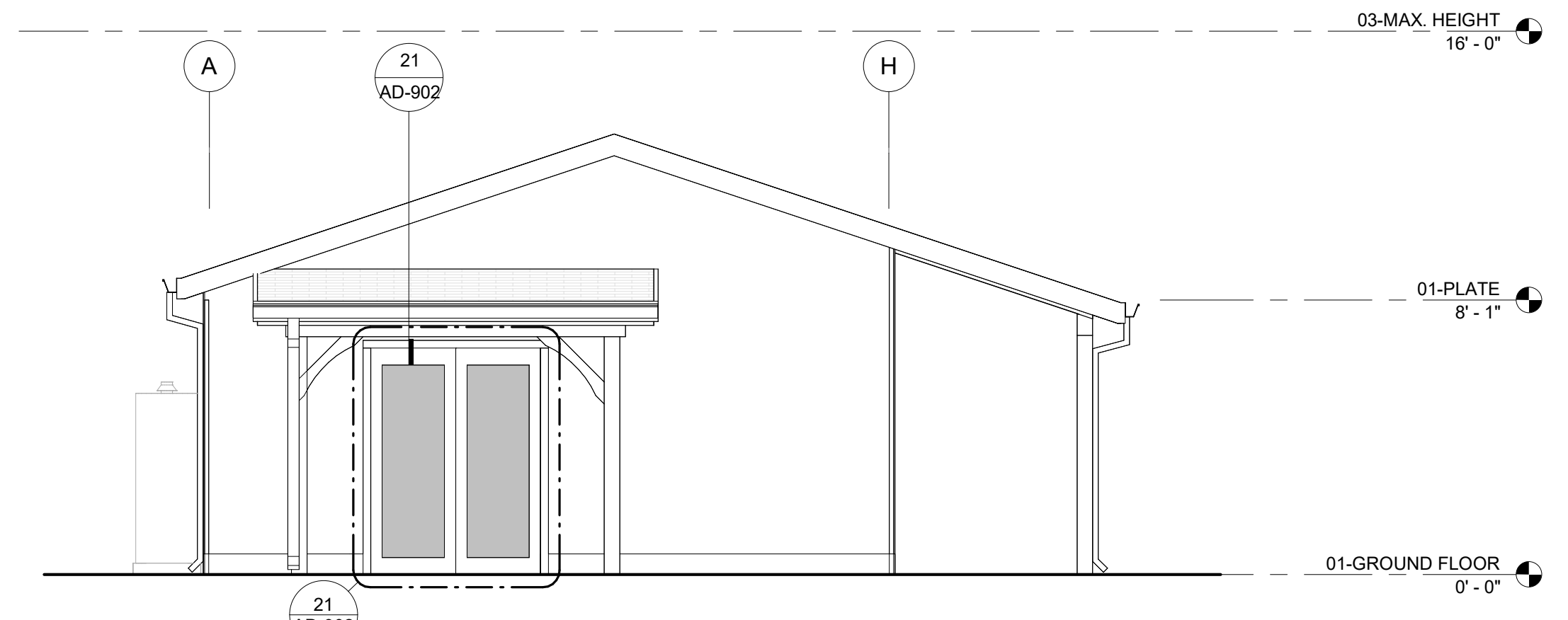
1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
2. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
3. DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
4. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
5. REFER TO FIRE BLOCKING NOTES ON SHEET G-101 FOR FIRE BLOCKING REQUIREMENTS.
6. PER **2022 CRC SECTION R317** SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY BURABLE OR PRESERVATIVE-TREATED WOOD.

KEYNOTES

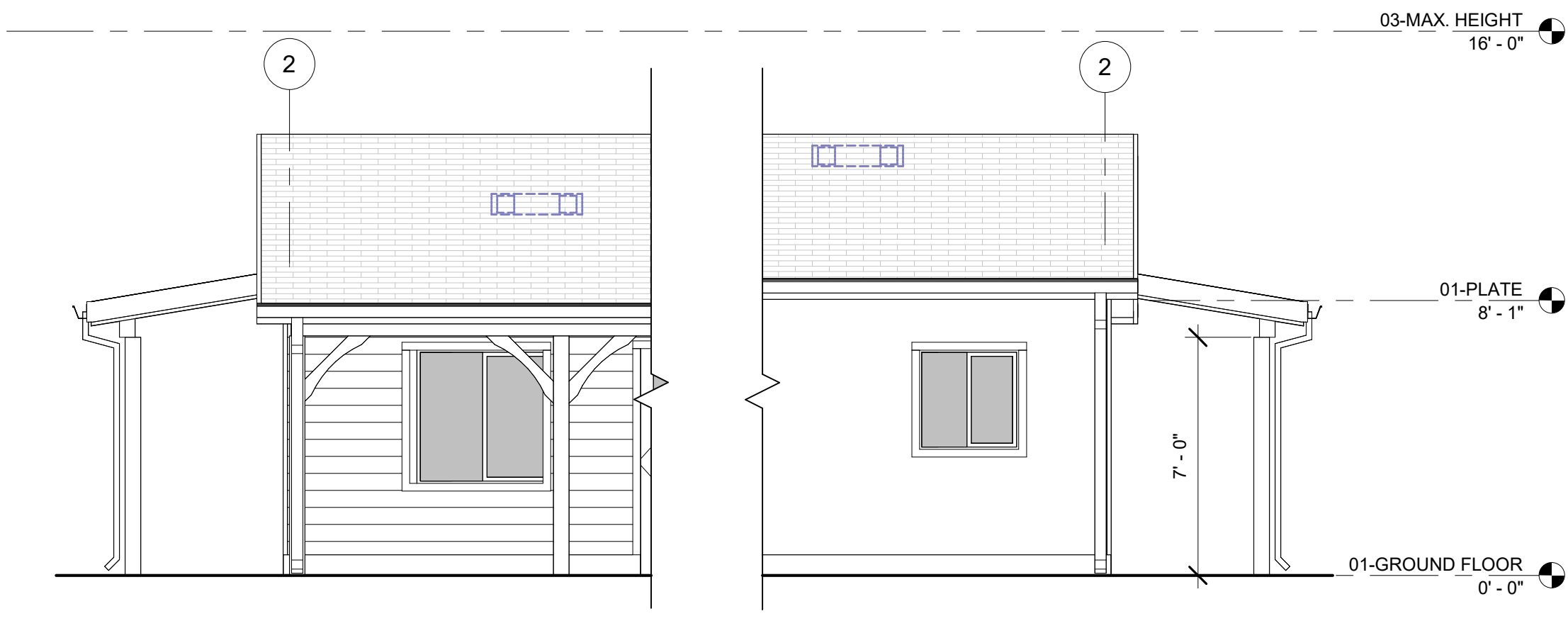
- B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. STRAPPING DETAIL 51/AD-902.
- B18 ELECTRIC PANEL TBD.
- B32 100 AMP SERVICE. CONFIRM WITH EXISTING SERVICE.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE.
- H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- H09 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER.
- K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN.)
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- U02 WOOD TRUSS. REFER TO STRUCTURAL.
- U06 CONCRETE SLAB FOUNDATION
- U11 WOOD BEAM / HEADER. REFER TO STRUCTURAL.

LEGEND

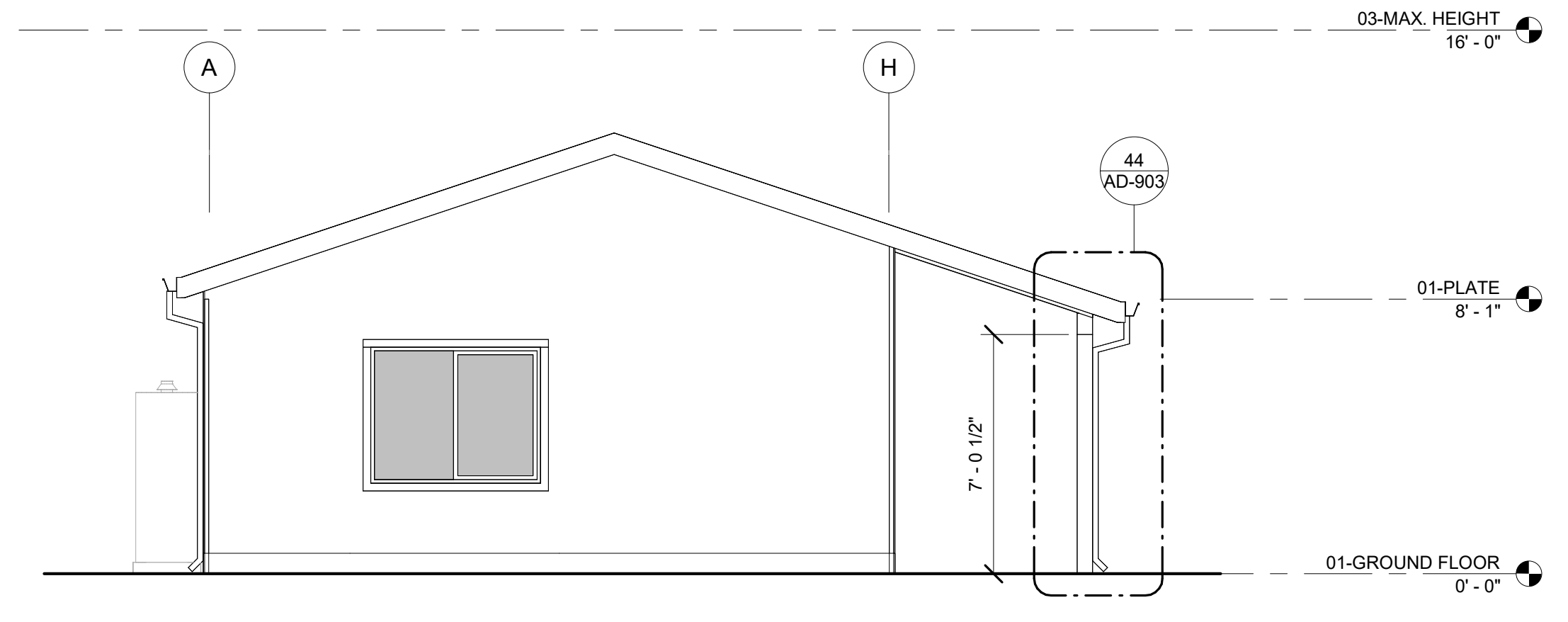
- 3-COAT CEMENT PLASTER (COLOR TO MATCH PRIMARY RESIDENCE)
- CEMENTITIOUS LAP SIDING (COLOR AND WIDTH TO MATCH PRIMARY RESIDENCE)
- CEMENTITIOUS BOARD AND BATTEN SIDING (COLOR TO MATCH PRIMARY RESIDENCE)
- CEMENTITIOUS SHINGLE SIDING (COLOR TO MATCH PRIMARY RESIDENCE)



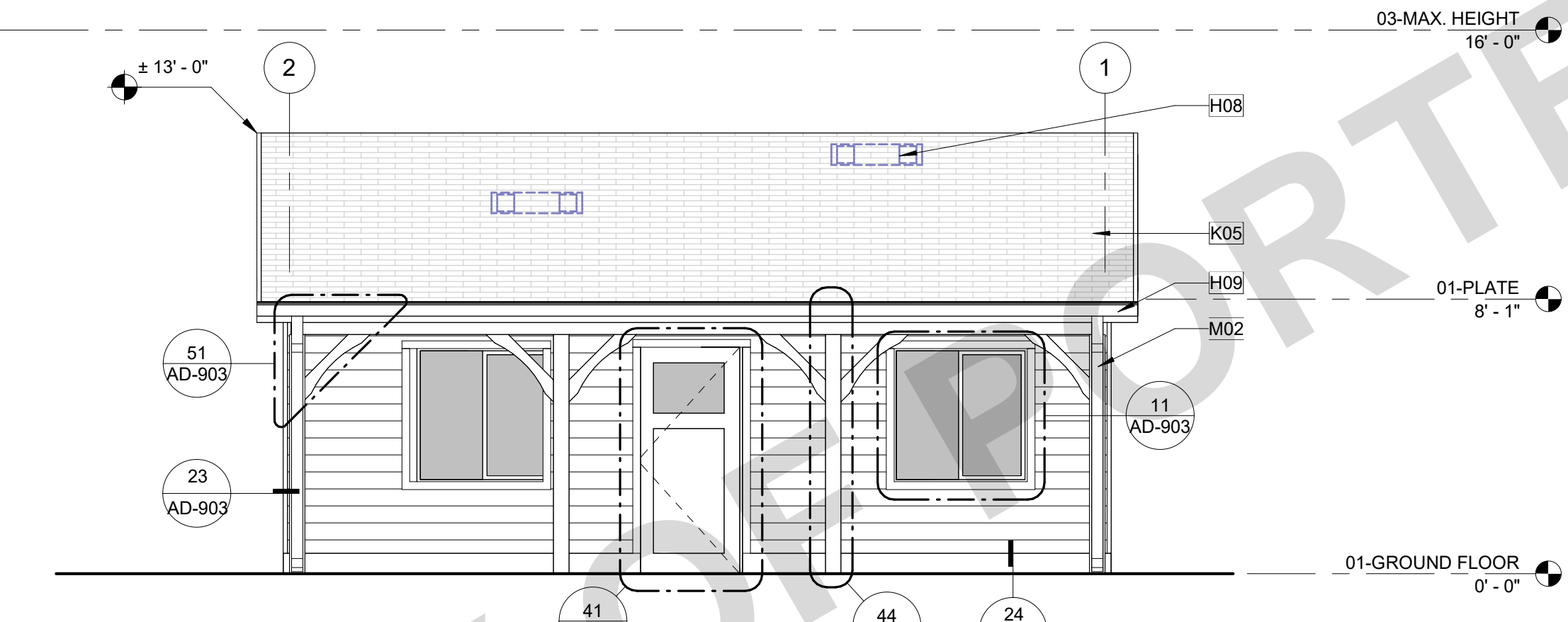
7 PLAN 1 - CAL RANCH - LEFT (OPT. PORCH)
A1-101 | A1-201 | SCALE: 1/4" = 1'-0"



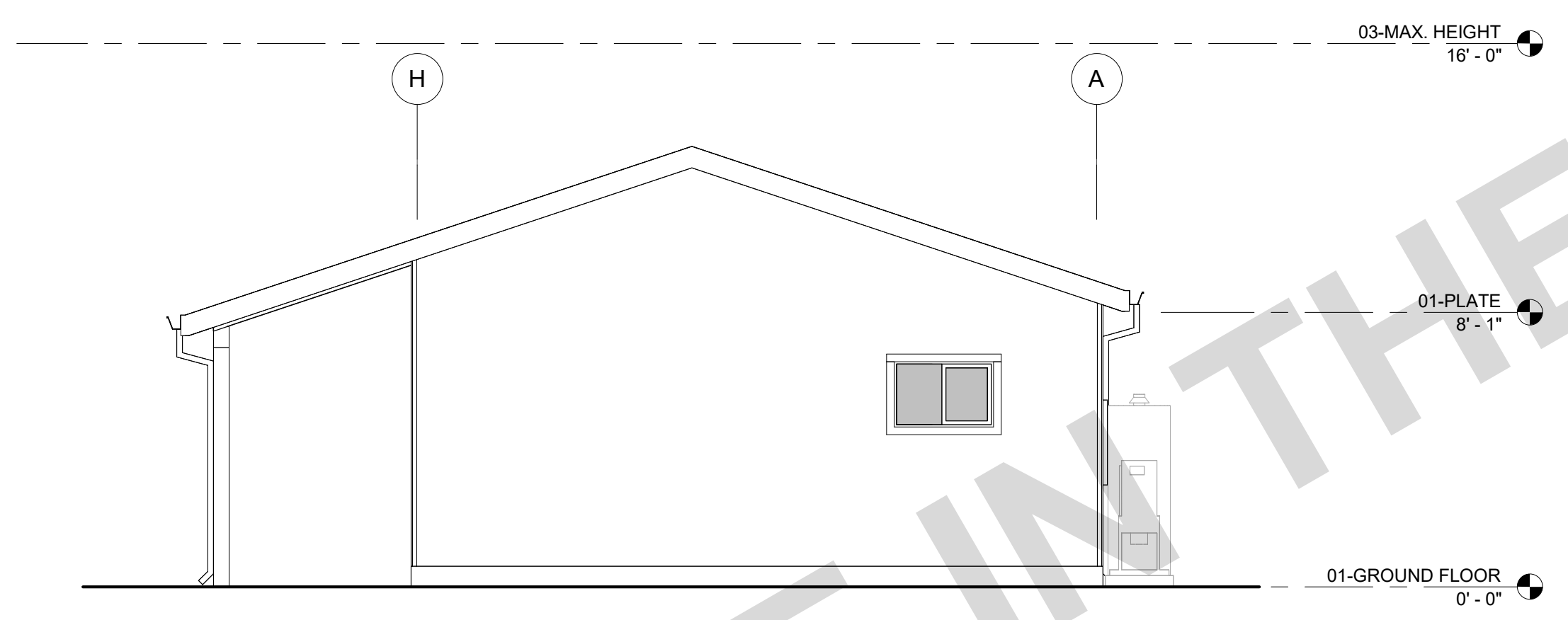
8 OPT. PORCH - FRONT **9 OPT. PORCH - REAR**
A1-101 | A1-201 | SCALE: 1/4" = 1'-0"



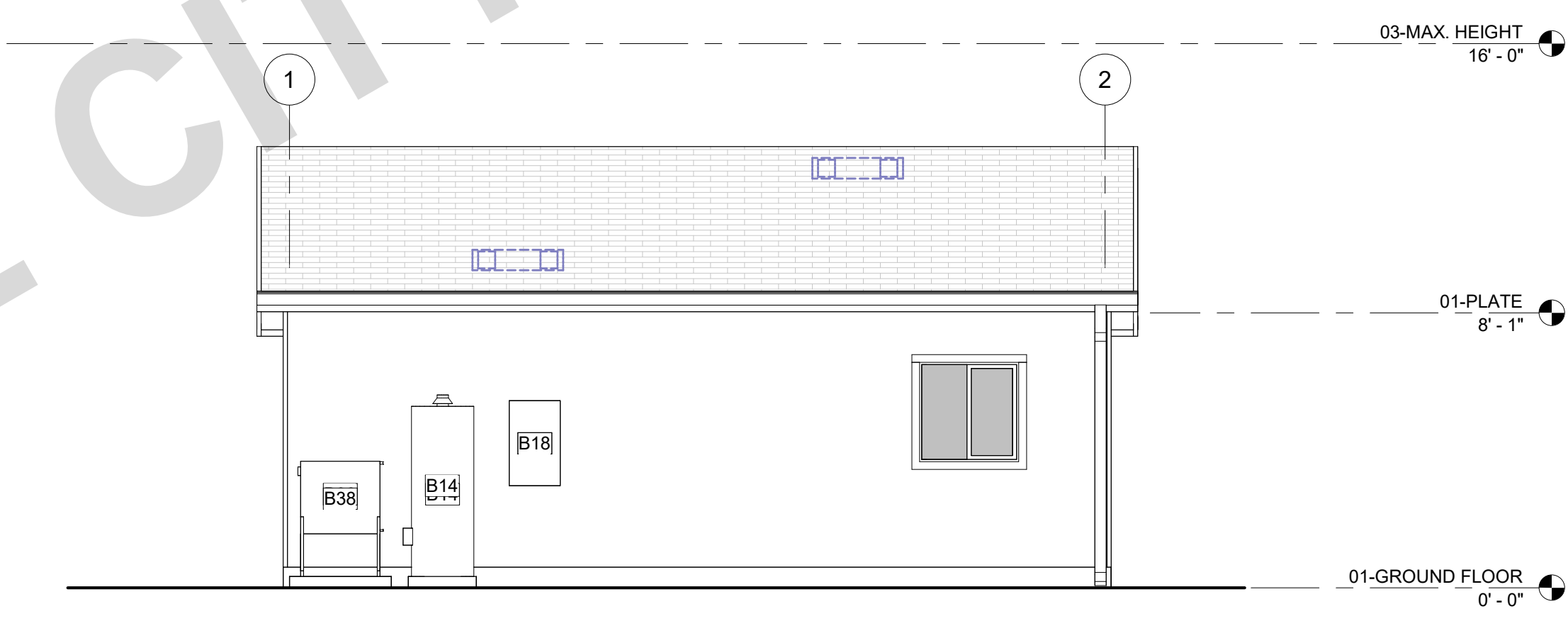
3 PLAN 1 - CAL RANCH - LEFT
A1-101 | A1-201 | SCALE: 1/4" = 1'-0"



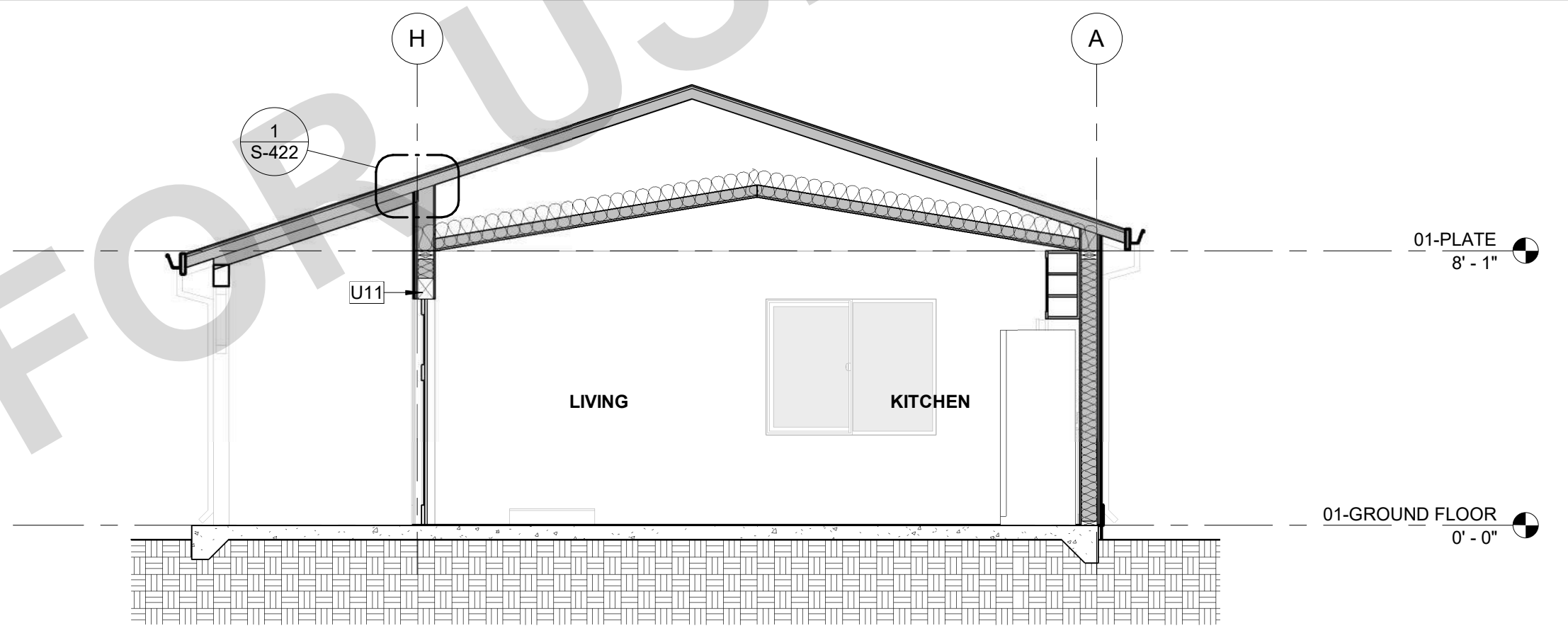
1 PLAN 1 - CAL RANCH - FRONT
A1-101 | A1-201 | SCALE: 1/4" = 1'-0"



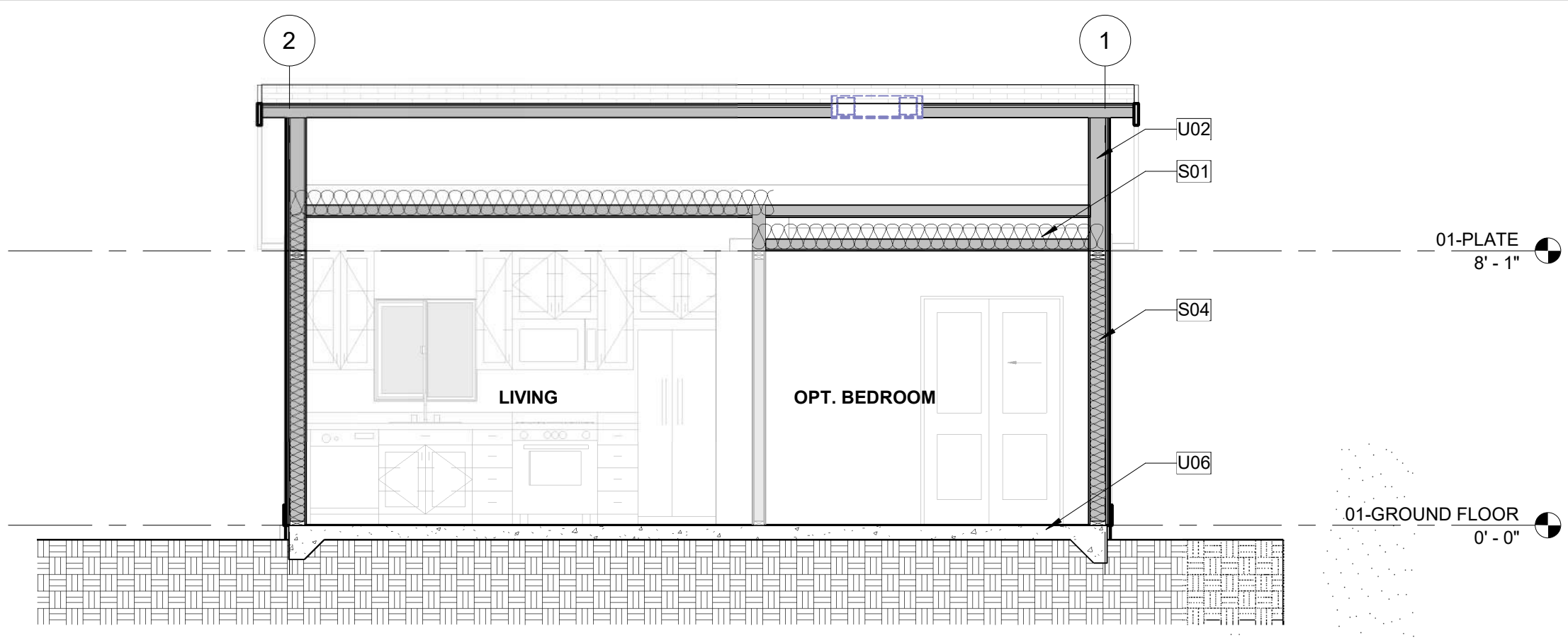
4 PLAN 1 - CAL RANCH - RIGHT
A1-101 | A1-201 | SCALE: 1/4" = 1'-0"



2 PLAN 1 - CAL RANCH - REAR
A1-101 | A1-201 | SCALE: 1/4" = 1'-0"



6 PLAN 1 - CAL RANCH - SECTION 2
A1-101 | A1-201 | SCALE: 1/4" = 1'-0"



5 PLAN 1 - CAL RANCH - SECTION 1
A1-101 | A1-201 | SCALE: 1/4" = 1'-0"

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PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
EXTERIOR ELEVATIONS &
BUILDING SECTIONS -
CALIFORNIA RANCH

PUBLIC SET

DATE
07/05/23
SHEET
A1-201



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GENERAL NOTES

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2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS. U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR COLOR AND WINDOW INFORMATION.
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- B18 ELECTRIC PANEL TBD.
- B32 100 AMP SERVICE. CONFIRM WITH EXISTING SERVICE.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE.
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- L01 1x4 FASCIA. PRIME ALL SIDES.
- L15 WINDOW SURROUNDS
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN.)
- S04 2X8 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- T18 WINDOW PER SCHEDULE.
- U02 WOOD TRUSS. REFER TO STRUCTURAL.
- U06 CONCRETE SLAB FOUNDATION

LEGEND

- 3-COAT CEMENT PLASTER (COLOR TO MATCH PRIMARY RESIDENCE)
- CEMENTITIOUS LAP SIDING (COLOR AND WIDTH TO MATCH PRIMARY RESIDENCE)
- CEMENTITIOUS BOARD AND BATTEN SIDING (COLOR TO MATCH PRIMARY RESIDENCE)
- CEMENTITIOUS SHINGLE SIDING (COLOR TO MATCH PRIMARY RESIDENCE)

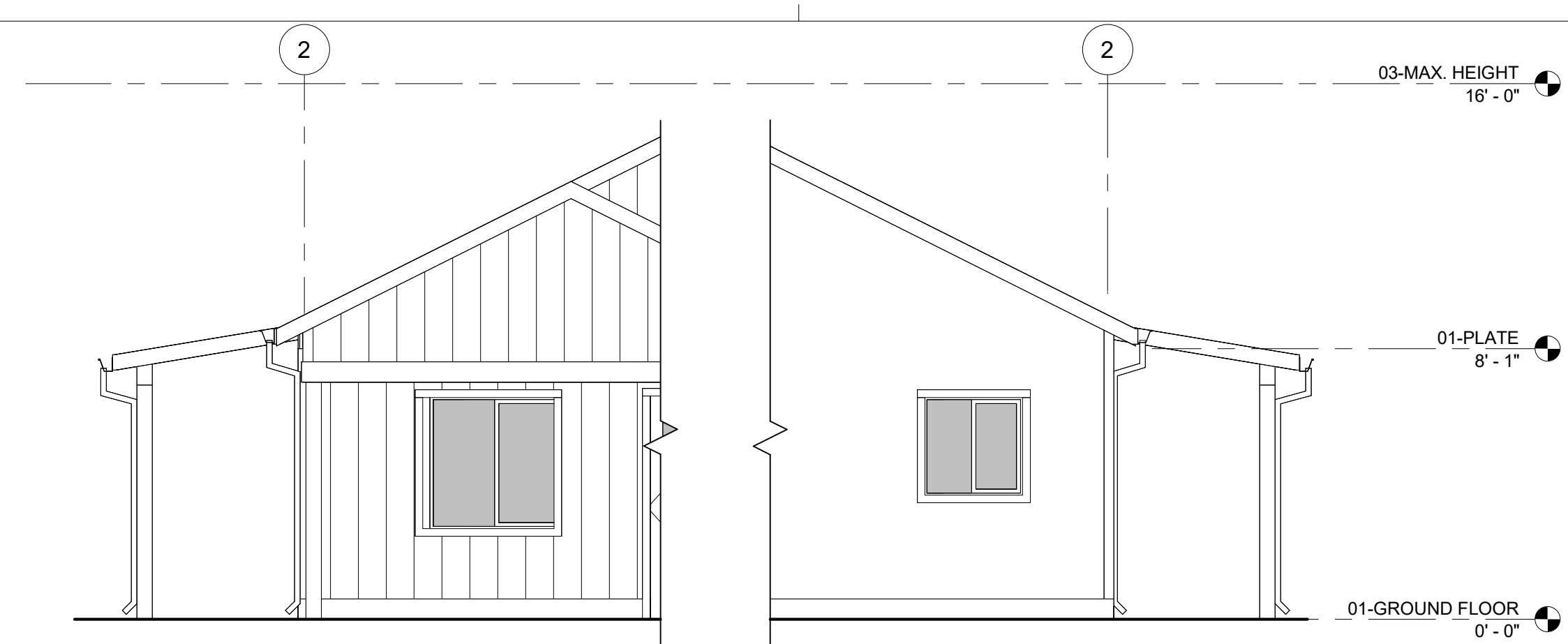
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07/05/23

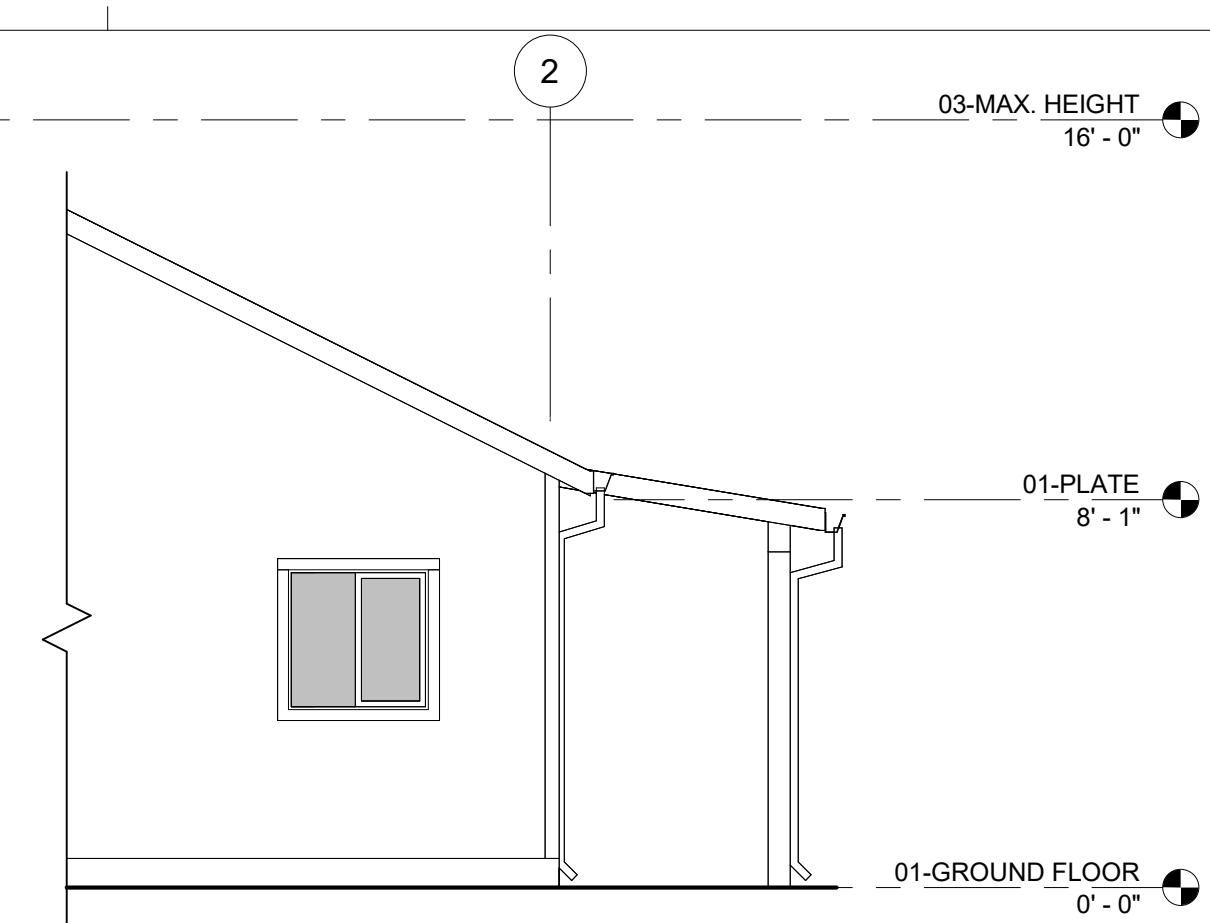
SHEET

A1-202

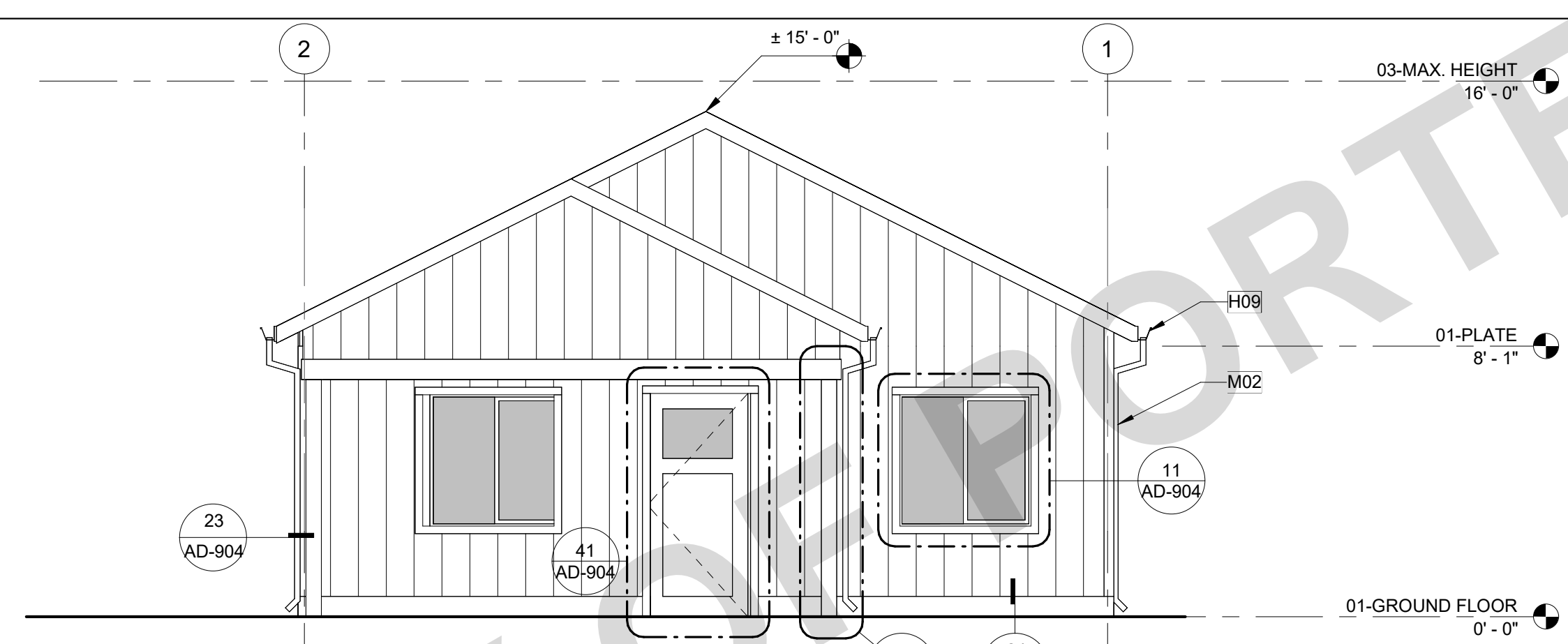
PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
EXTERIOR ELEVATIONS &
BUILDING SECTIONS - AGRARIAN



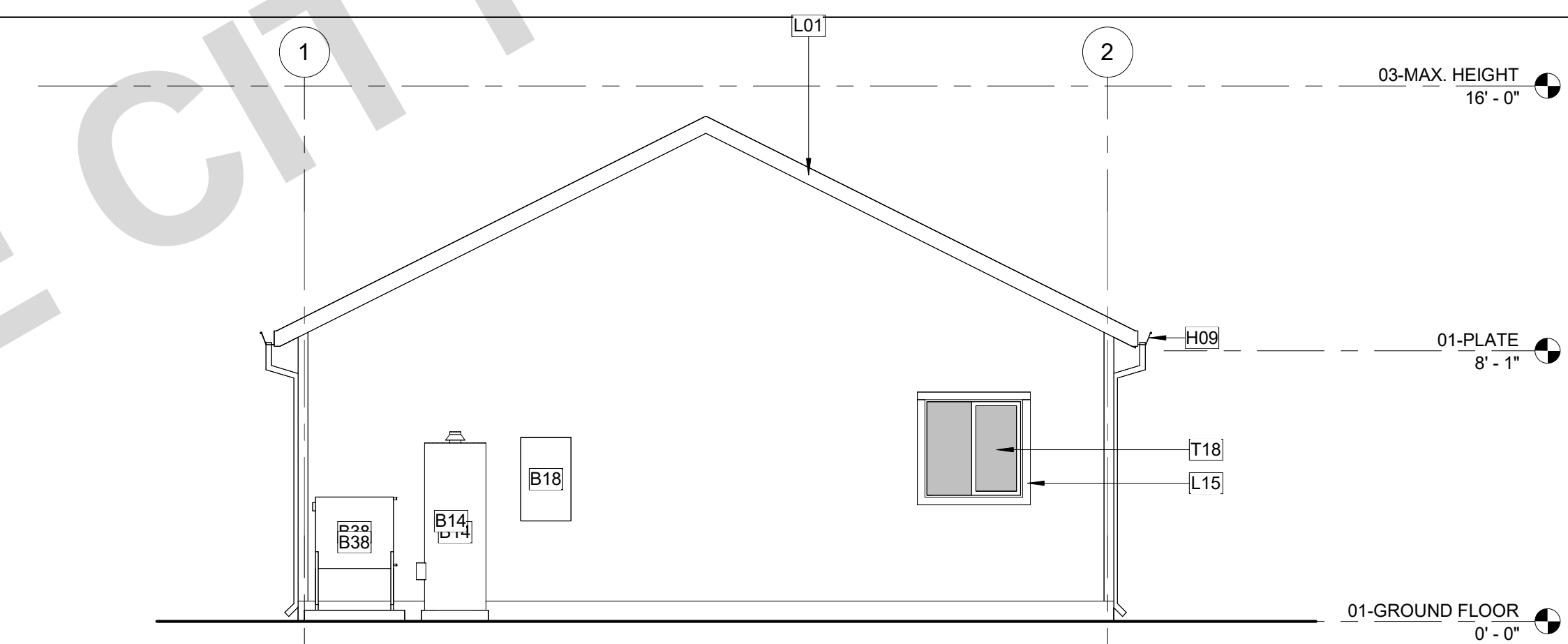
7 OPT. PORCH - FRONT
A1-101 | A1-202 SCALE: 1/4" = 1'-0"



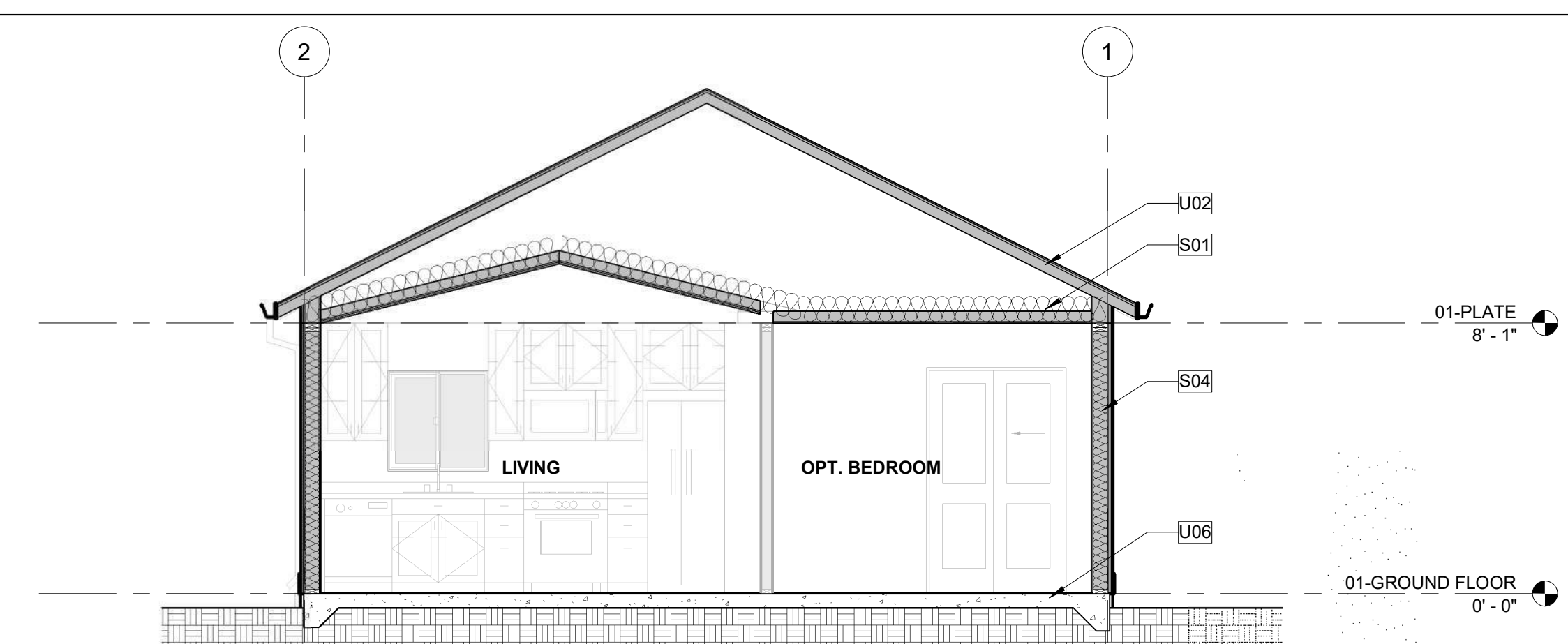
9 OPT. PORCH - REAR
A1-101 | A1-202 SCALE: 1/4" = 1'-0"



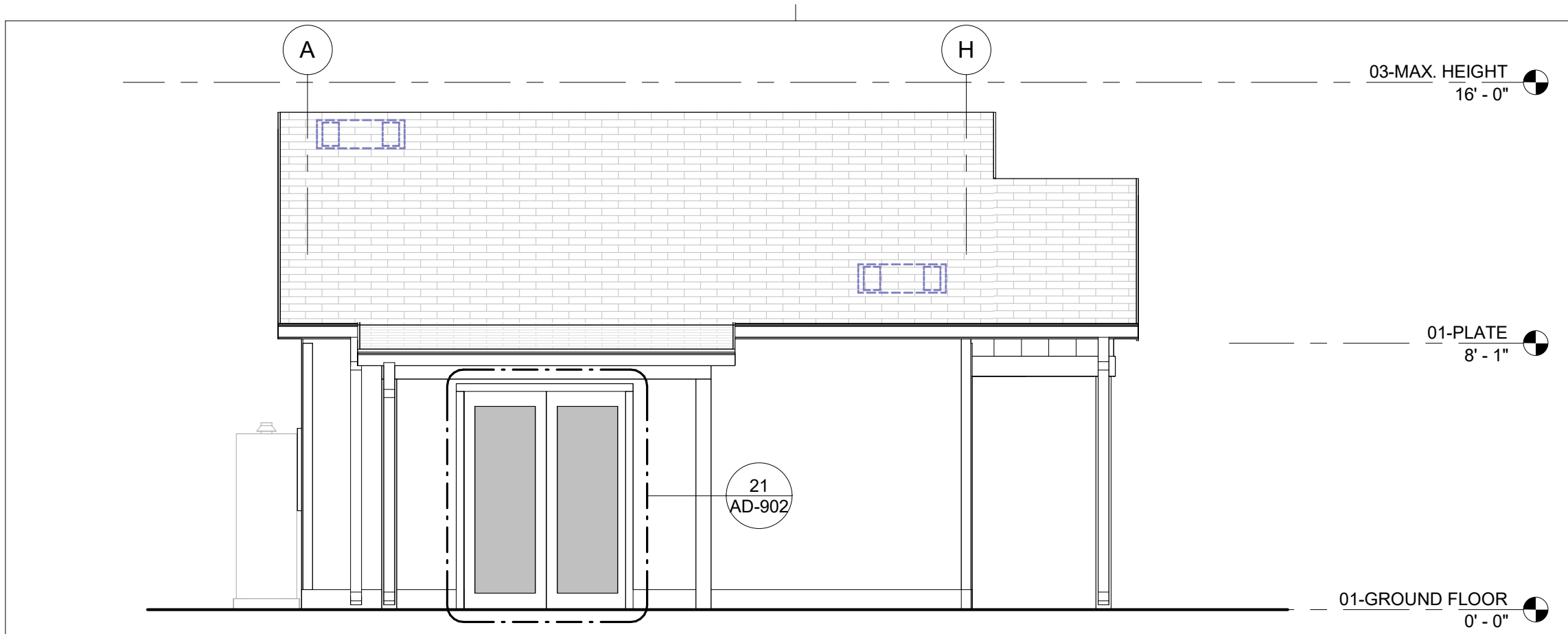
1 PLAN 1 - AGRARIAN - FRONT
A1-101 | A1-202 SCALE: 1/4" = 1'-0"



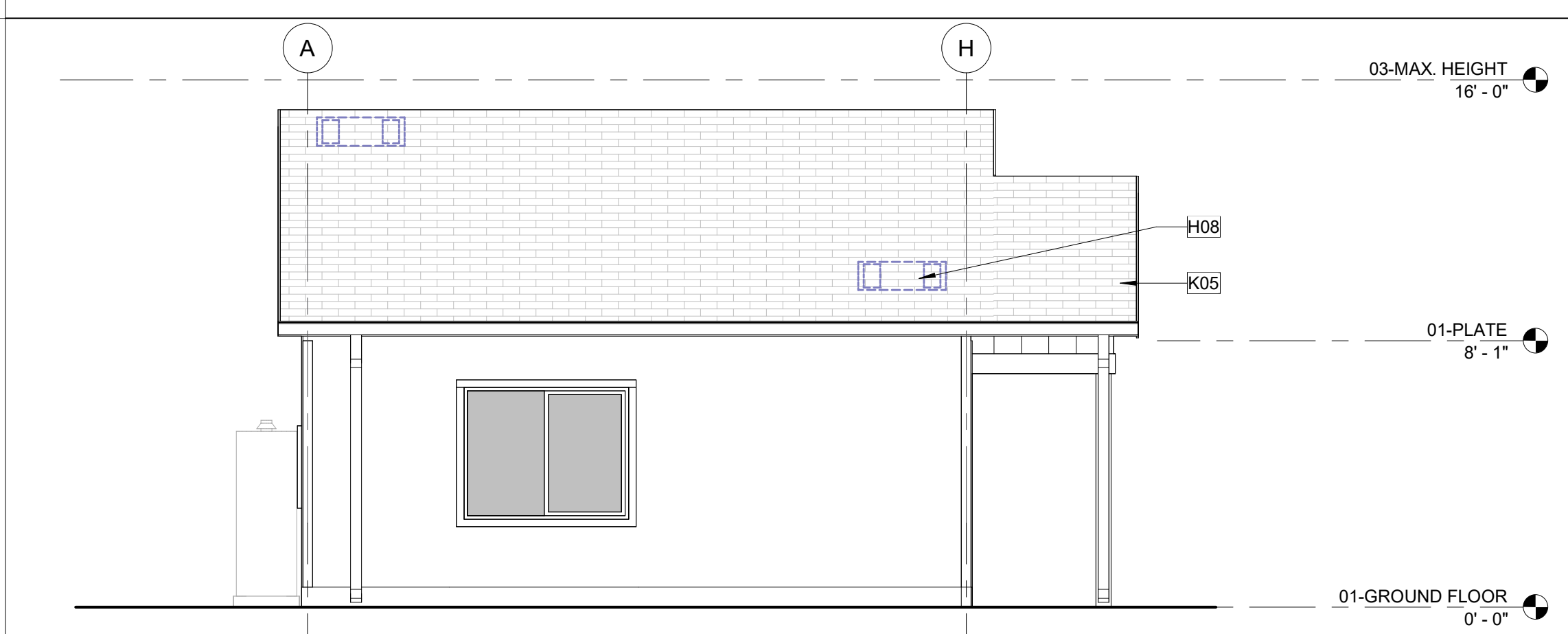
2 PLAN 1 - AGRARIAN - REAR
A1-101 | A1-202 SCALE: 1/4" = 1'-0"



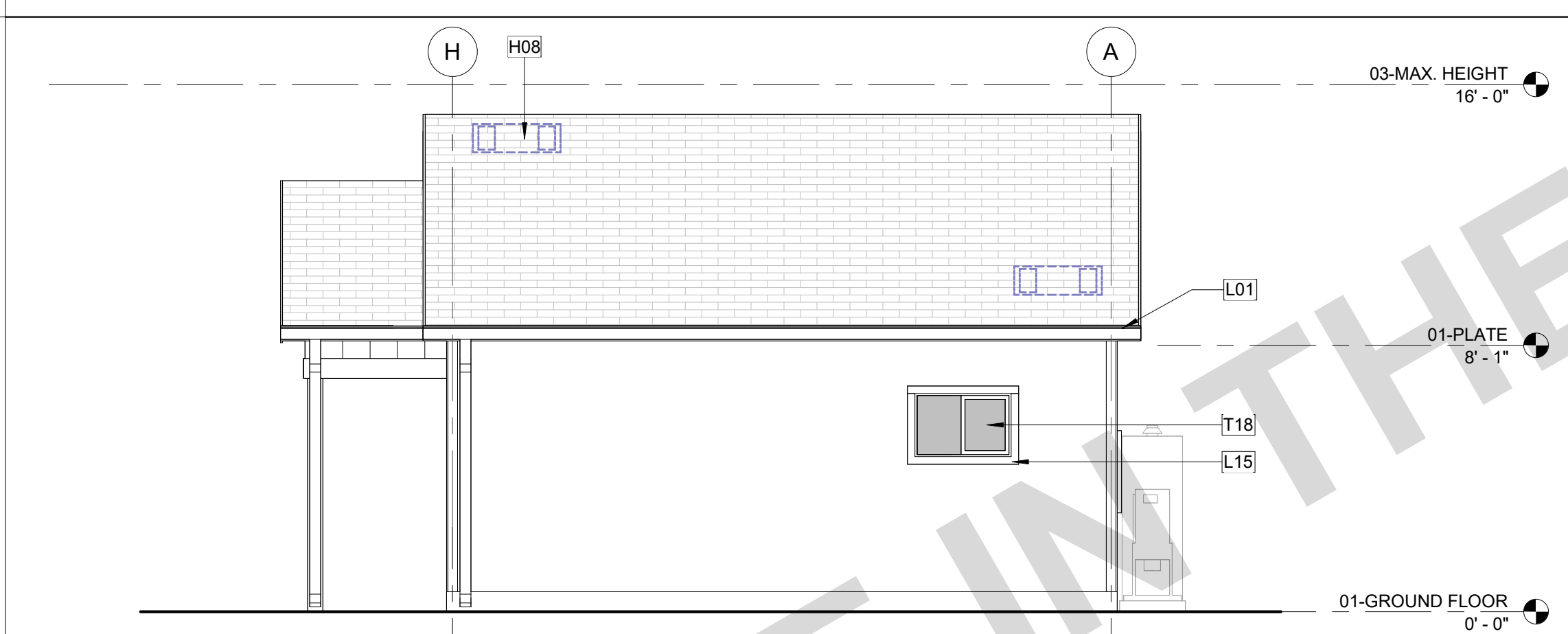
5 PLAN 1 - AGRARIAN - SECTION 1
A1-101 | A1-202 SCALE: 1/4" = 1'-0"



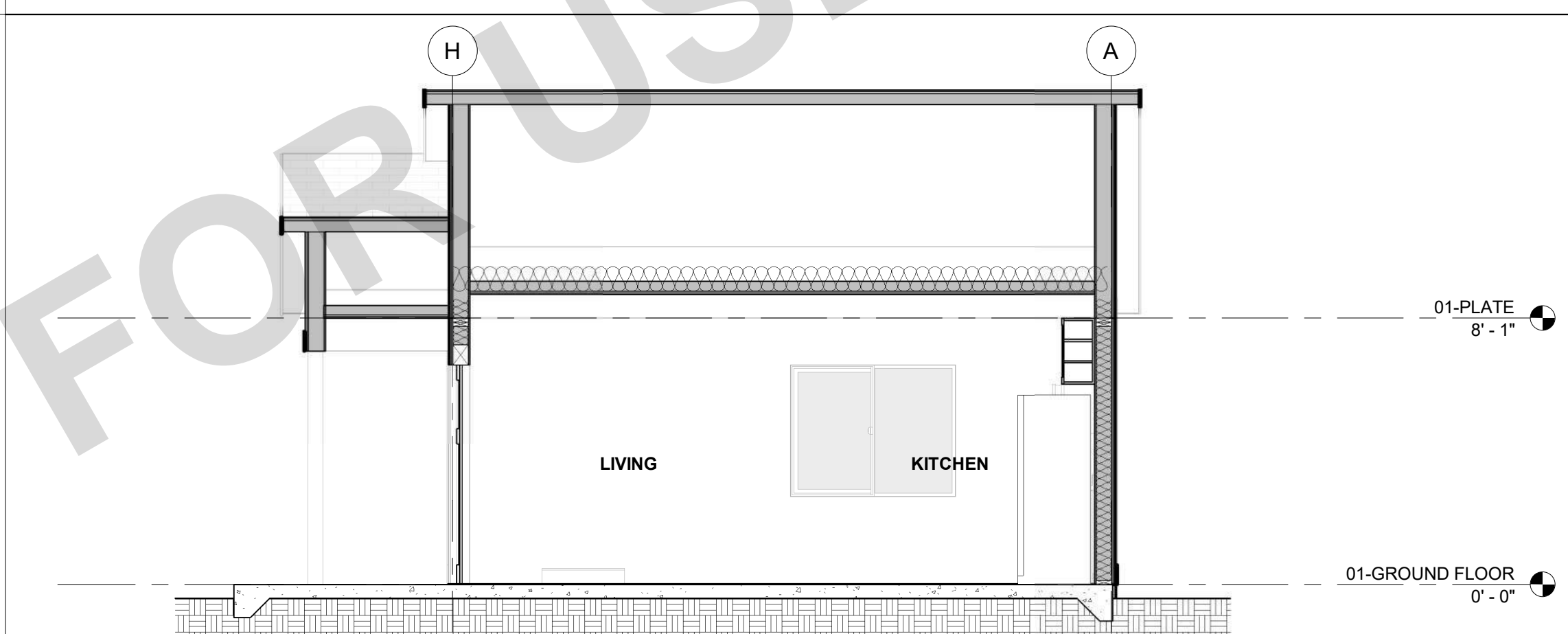
8 PLAN 1 - AGRARIAN - LEFT (OPT. PORCH)
A1-101 | A1-202 SCALE: 1/4" = 1'-0"



3 PLAN 1 - AGRARIAN - LEFT
A1-101 | A1-202 SCALE: 1/4" = 1'-0"



4 PLAN 1 - AGRARIAN - RIGHT
A1-101 | A1-202 SCALE: 1/4" = 1'-0"



6 PLAN 1 - AGRARIAN - SECTION 2
A1-101 | A1-202 SCALE: 1/4" = 1'-0"

1/8/2024 12:34:24 PM Autodesk Docs:12133-01-Porterville ADU and MF Dwelling Unit:2133-01-PrototypesADU_CDS.rvt



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GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS. U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR COLOR AND WINDOW INFORMATION.
5. REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
6. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH **CRC TABLE R703.3(1)**.
7. ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH **CRC R703.8**
8. ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH **CRC R703.12**
9. EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF **CRC R703.7** AND COMPLIANCE WITH **ASTM C926** AND **ASTM C1063**, STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
10. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH **CRC TABLE R602.3**.
11. CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH **CRC R703.15**. REFER TO **CRC R703.8** FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

SECTIONS GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
2. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
3. DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
4. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION. REFER TO FIRE BLOCKING NOTES ON SHEET G-101 FOR FIRE BLOCKING REQUIREMENTS.
5. PER **2022 CRC SECTION R317** SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

KEYNOTES

- B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. STRAPPING DETAIL 51/AD-902.
- B32 100 AMP SERVICE. CONFIRM WITH EXISTING SERVICE.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE.
- H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- H09 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER.
- K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN.)
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- U02 WOOD TRUSS. REFER TO STRUCTURAL.
- U06 CONCRETE SLAB FOUNDATION

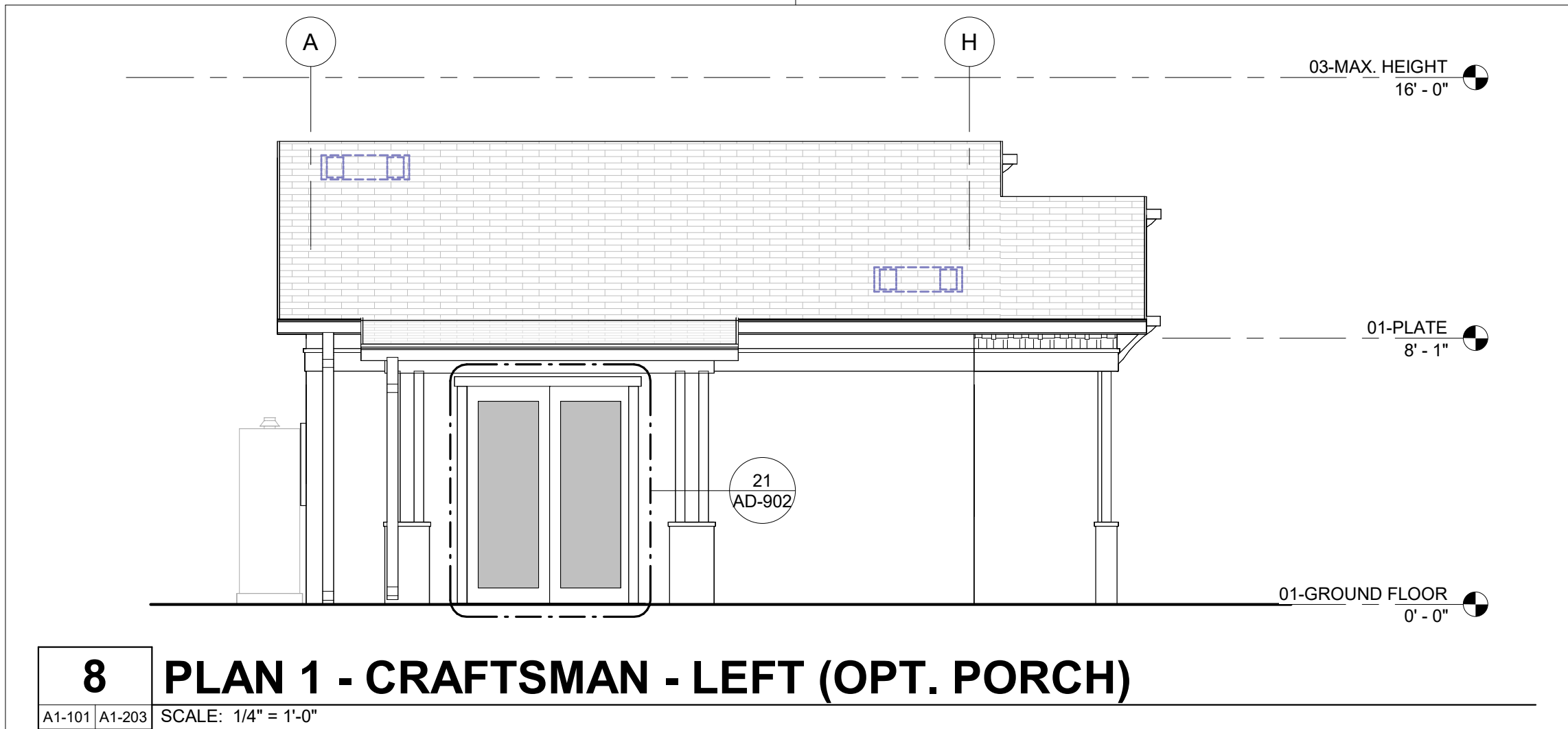
LEGEND

- 3-COAT CEMENT PLASTER (COLOR TO MATCH PRIMARY RESIDENCE)
- CEMENTITIOUS LAP SIDING (COLOR AND WIDTH TO MATCH PRIMARY RESIDENCE)
- CEMENTITIOUS BOARD AND BATTEN SIDING (COLOR TO MATCH PRIMARY RESIDENCE)
- CEMENTITIOUS SHINGLE SIDING (COLOR TO MATCH PRIMARY RESIDENCE)

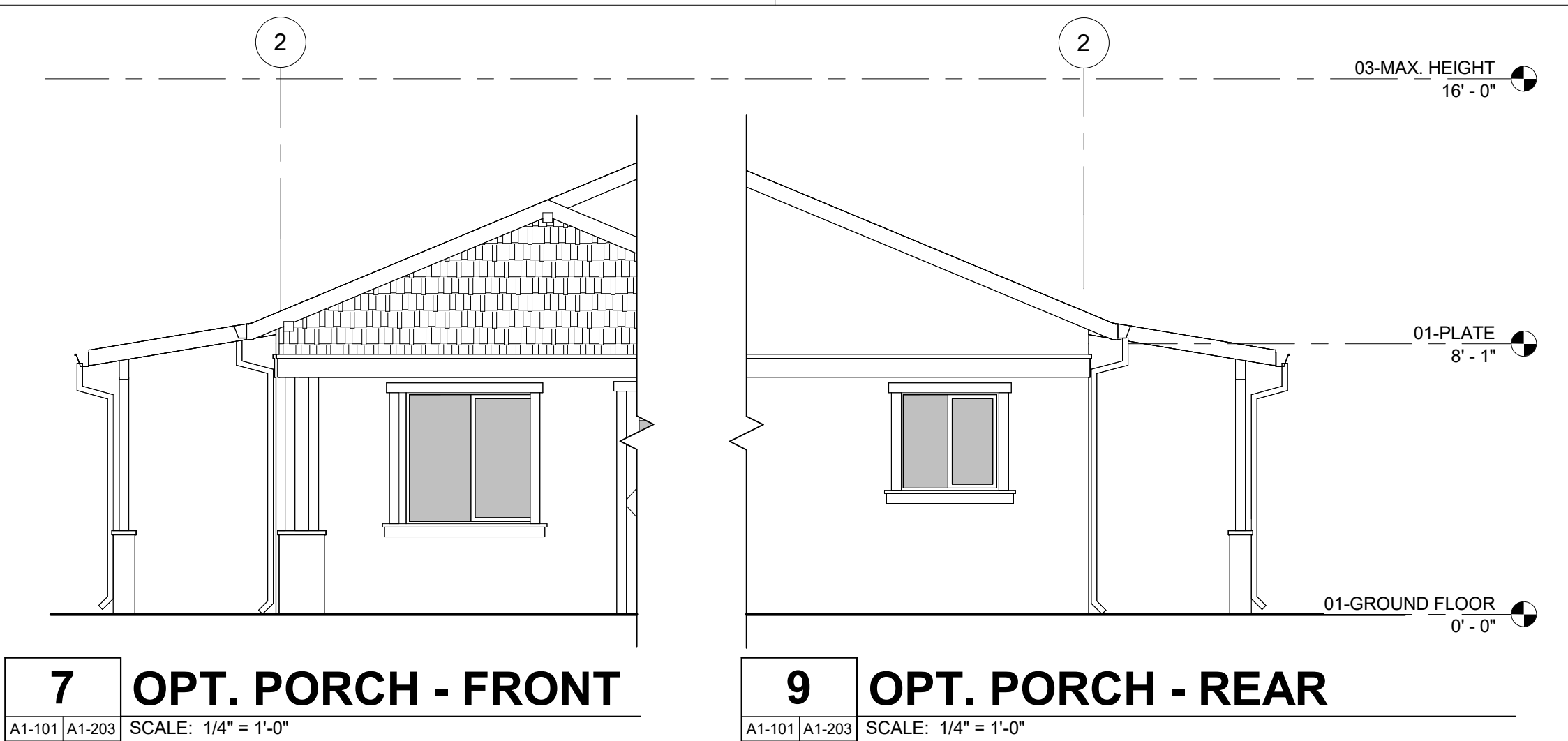
PUBLIC SET

PORTERVILLE ADU PROTOTYPES
 PORTERVILLE, CA
 EXTERIOR ELEVATIONS &
 BUILDING SECTIONS -
 CRAFTSMAN

DATE
07/05/23
 SHEET
A1-203

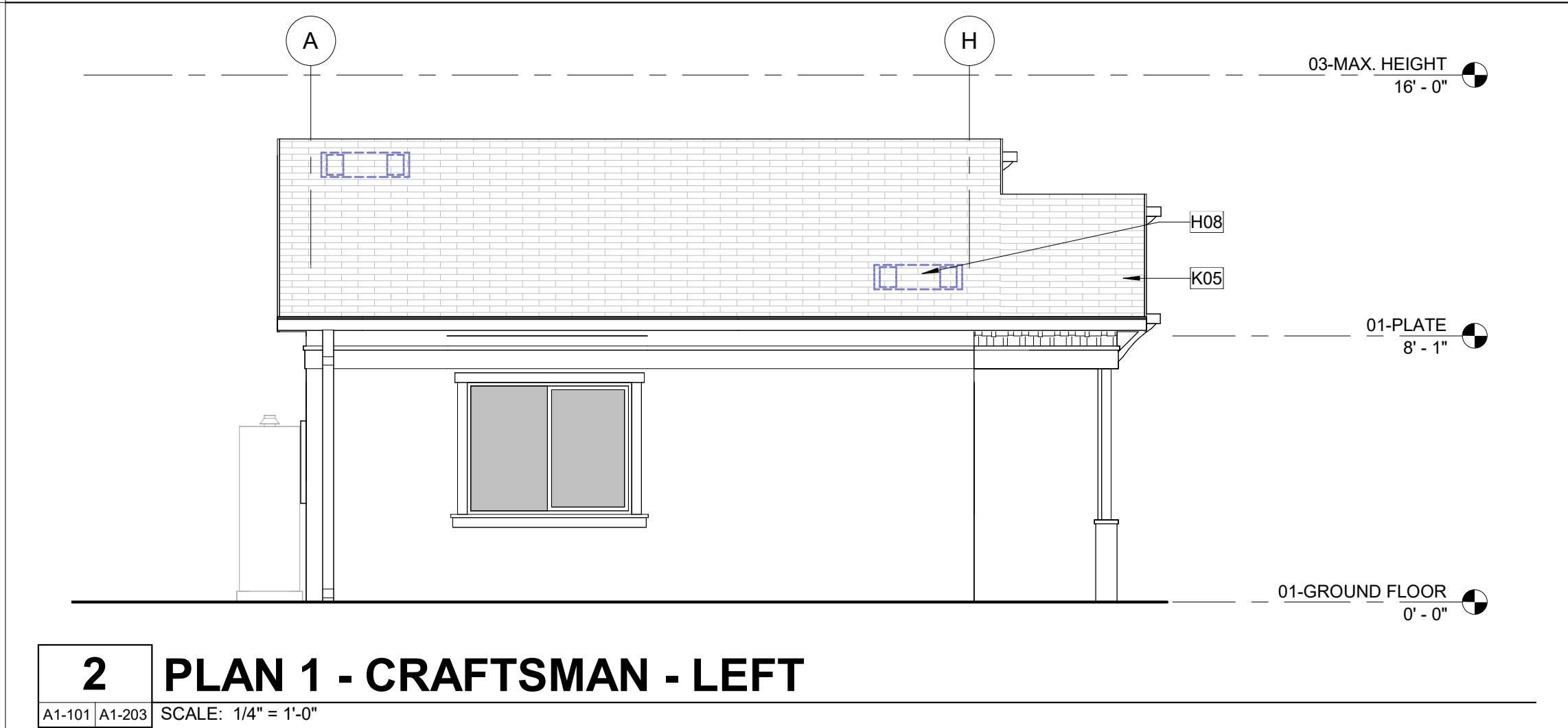


8 PLAN 1 - CRAFTSMAN - LEFT (OPT. PORCH)
 A1-101 | A1-203 SCALE: 1/4" = 1'-0"

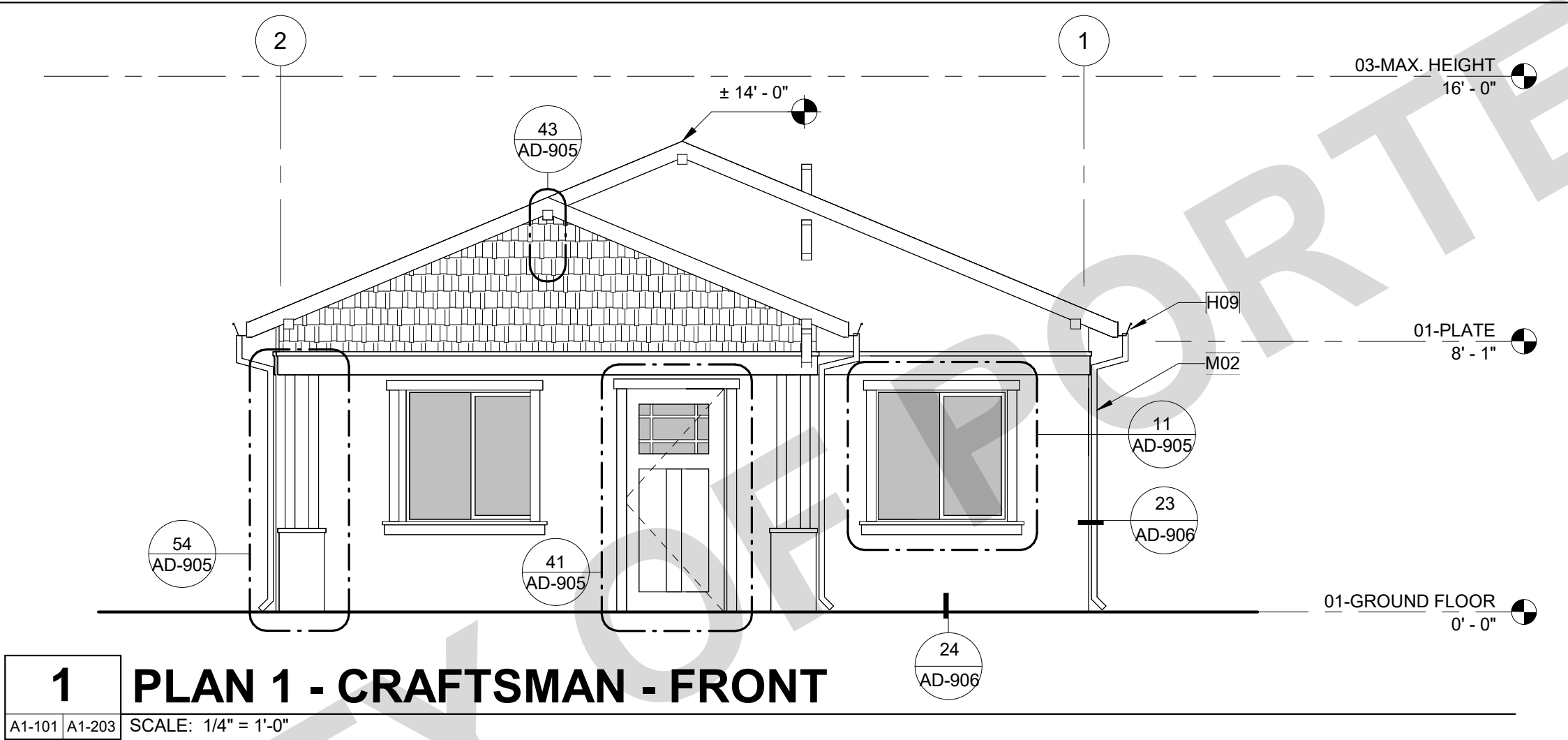


7 OPT. PORCH - FRONT
 A1-101 | A1-203 SCALE: 1/4" = 1'-0"

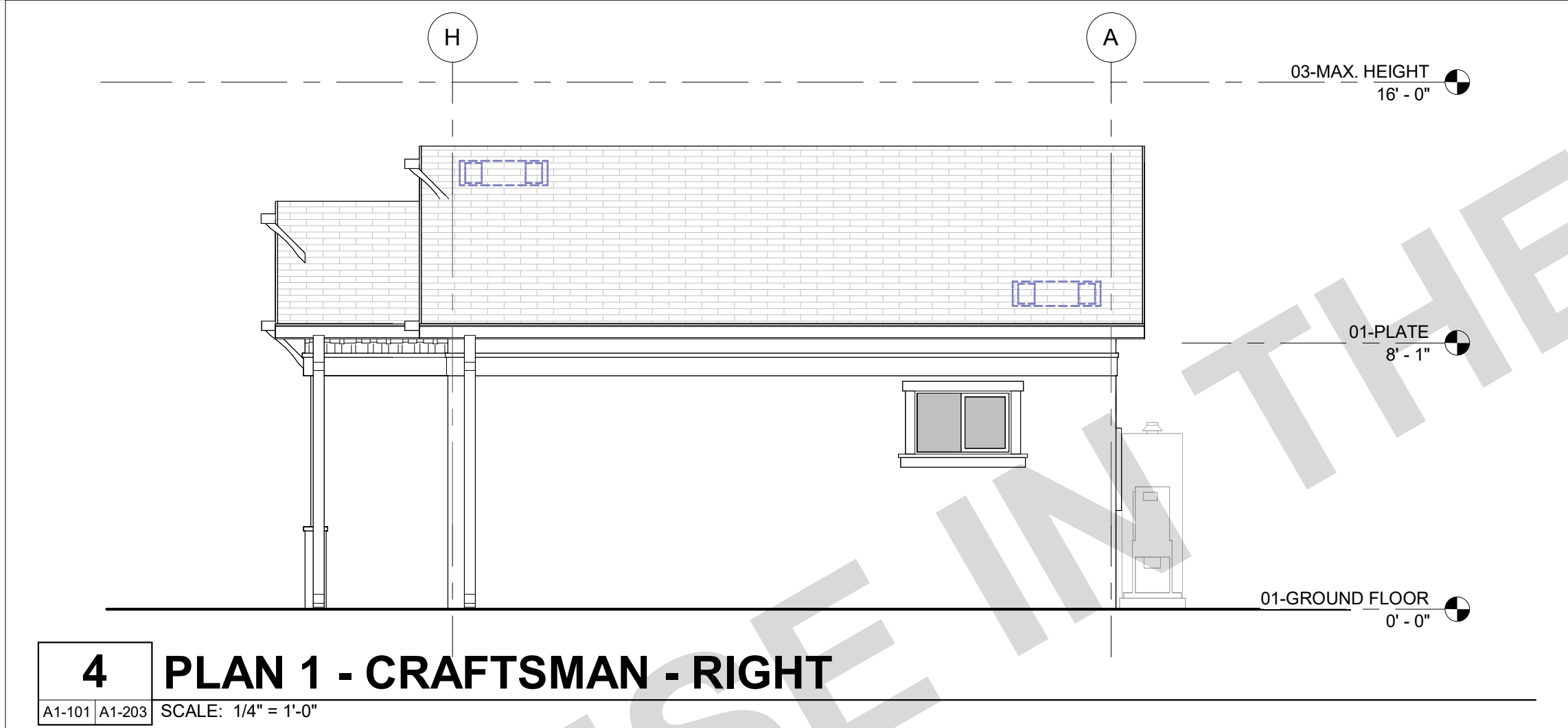
9 OPT. PORCH - REAR
 A1-101 | A1-203 SCALE: 1/4" = 1'-0"



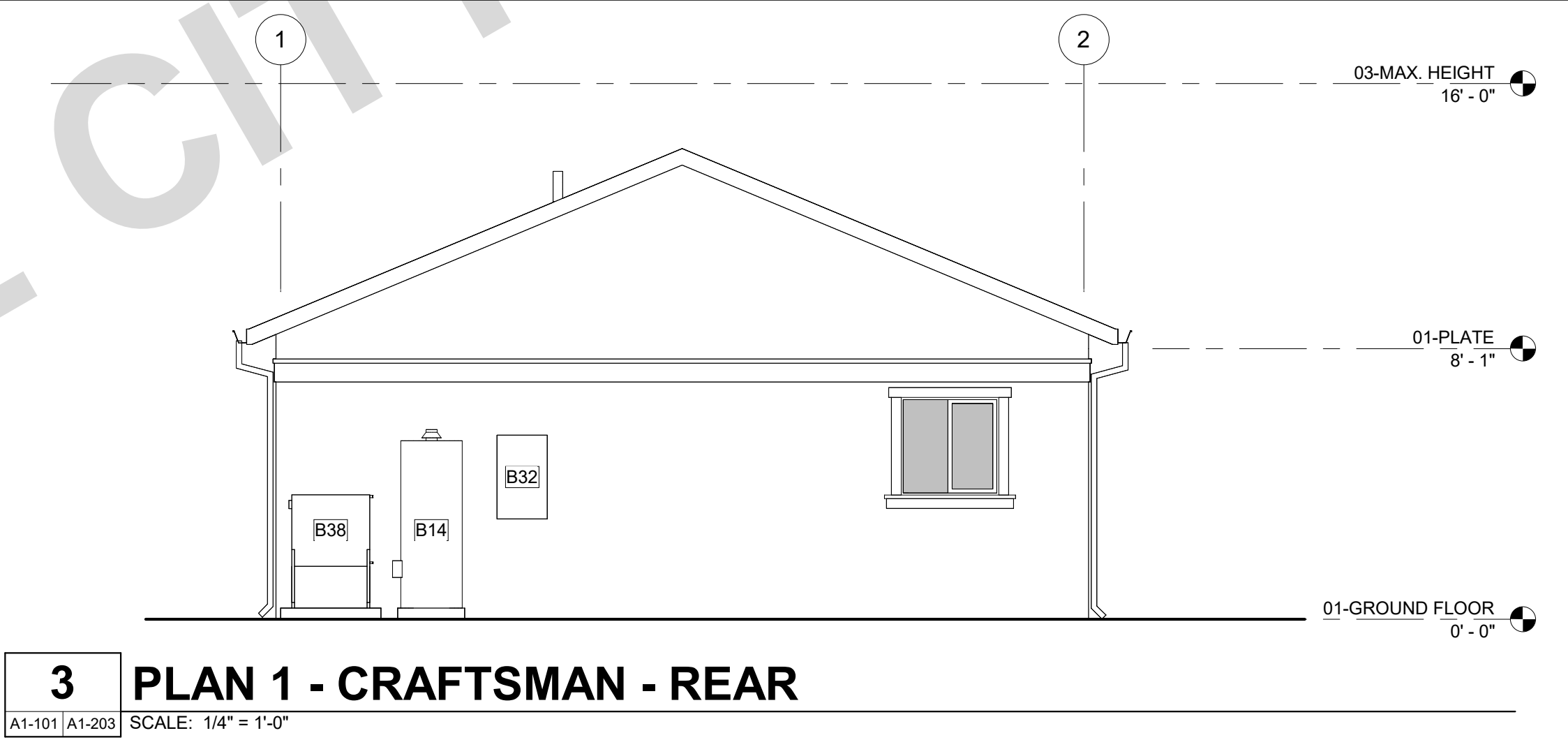
2 PLAN 1 - CRAFTSMAN - LEFT
 A1-101 | A1-203 SCALE: 1/4" = 1'-0"



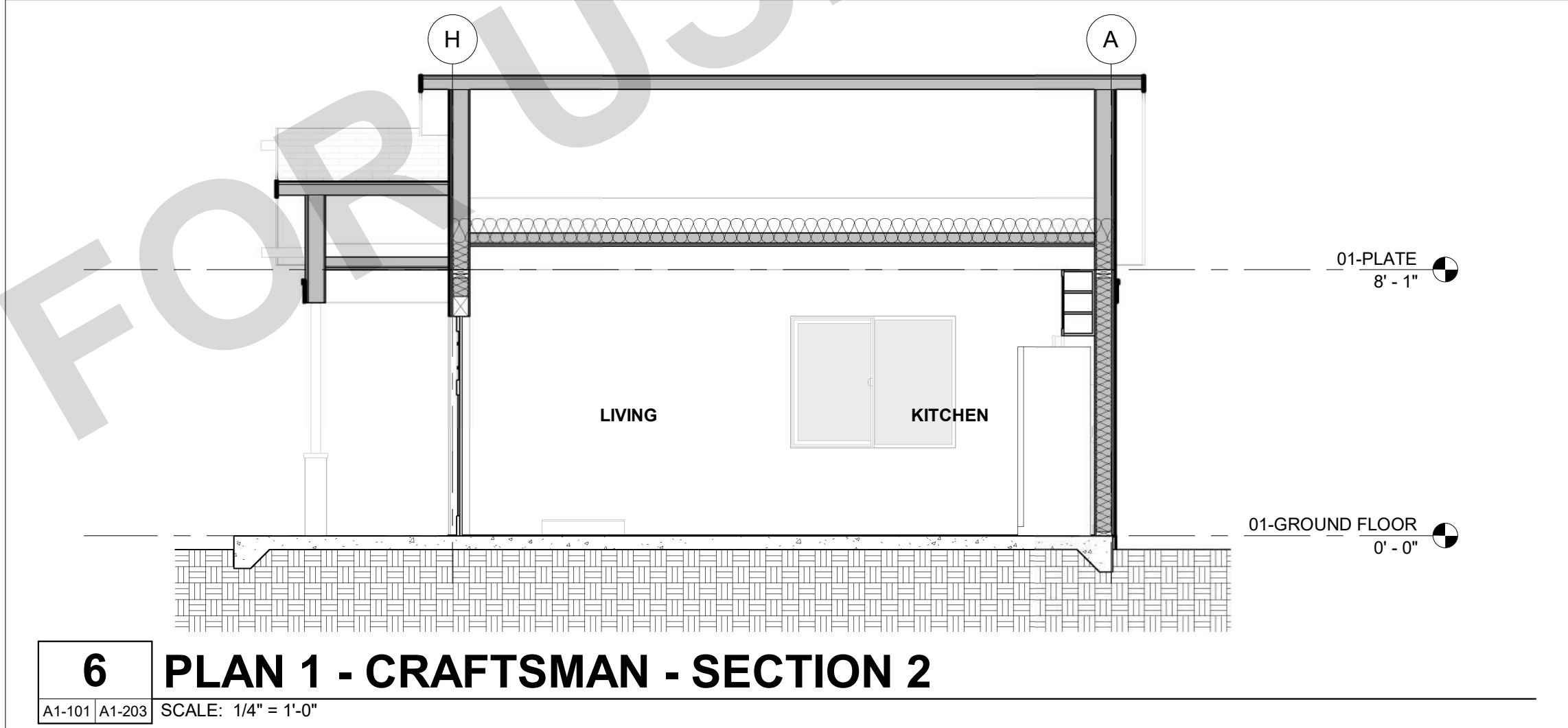
1 PLAN 1 - CRAFTSMAN - FRONT
 A1-101 | A1-203 SCALE: 1/4" = 1'-0"



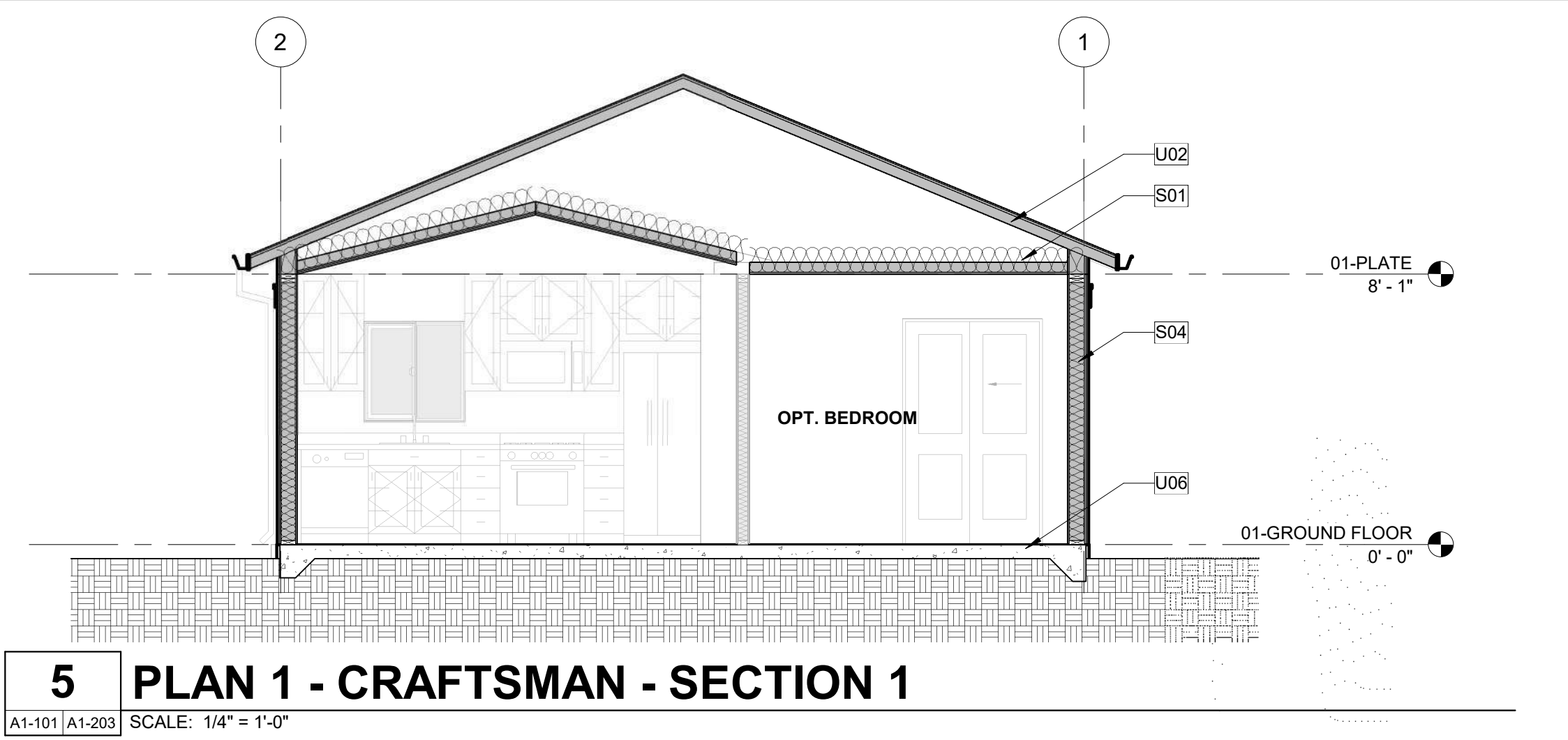
4 PLAN 1 - CRAFTSMAN - RIGHT
 A1-101 | A1-203 SCALE: 1/4" = 1'-0"



3 PLAN 1 - CRAFTSMAN - REAR
 A1-101 | A1-203 SCALE: 1/4" = 1'-0"



6 PLAN 1 - CRAFTSMAN - SECTION 2
 A1-101 | A1-203 SCALE: 1/4" = 1'-0"



5 PLAN 1 - CRAFTSMAN - SECTION 1
 A1-101 | A1-203 SCALE: 1/4" = 1'-0"

1/8/2024 12:34:26 PM Autodesk Docs:12133-01-CU20 Porterville ADU and MF Dwelling Unit:2133-01-PrototypesADU_CDS.rvt



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- B32 100 AMP SERVICE. CONFIRM WITH EXISTING SERVICE.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE.
- H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K01 CONCRETE S-TILE
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN.)
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- U02 WOOD TRUSS. REFER TO STRUCTURAL.
- U06 CONCRETE SLAB FOUNDATION

LEGEND

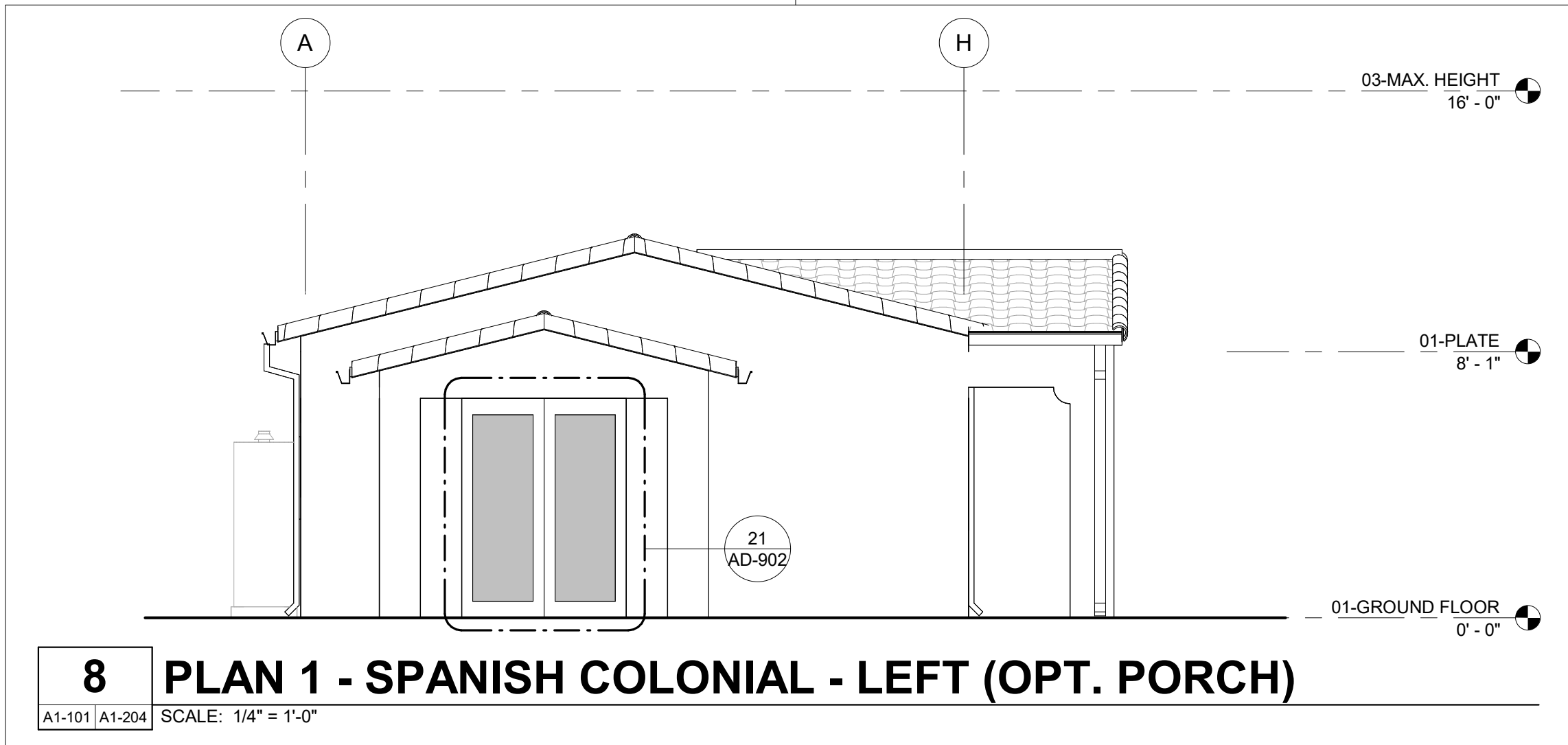
- 3-COAT CEMENT PLASTER (COLOR TO MATCH PRIMARY RESIDENCE)
- CEMENTITIOUS LAP SIDING (COLOR AND WIDTH TO MATCH PRIMARY RESIDENCE)
- CEMENTITIOUS BOARD AND BATTEN SIDING (COLOR TO MATCH PRIMARY RESIDENCE)
- CEMENTITIOUS SHINGLE SIDING (COLOR TO MATCH PRIMARY RESIDENCE)

PUBLIC SET

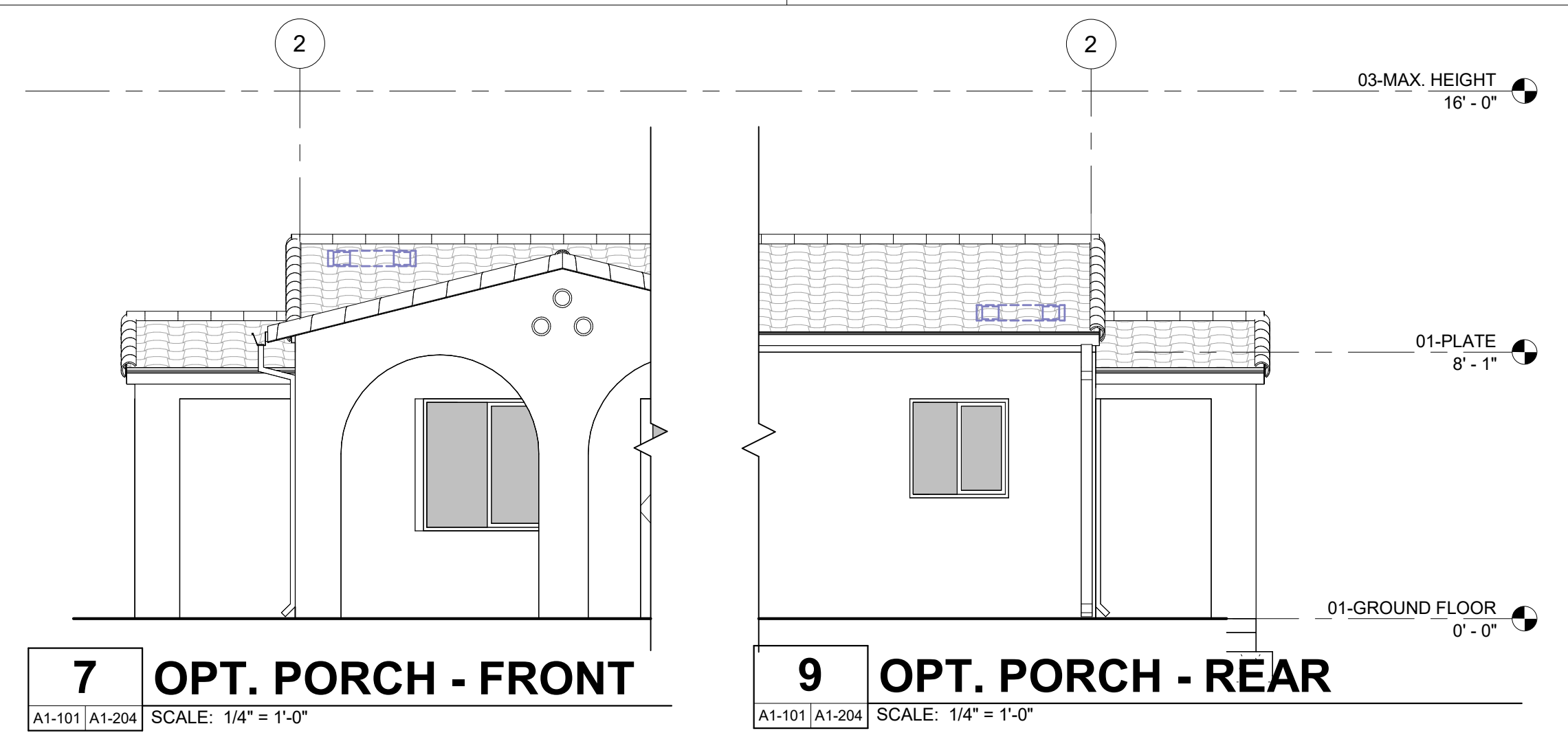
PORTERVILLE ADU PROTOTYPES
 PORTERVILLE, CA
 EXTERIOR ELEVATIONS &
 BUILDING SECTIONS - SPANISH
 COLONIAL

DATE
07/05/23
 SHEET
A1-204

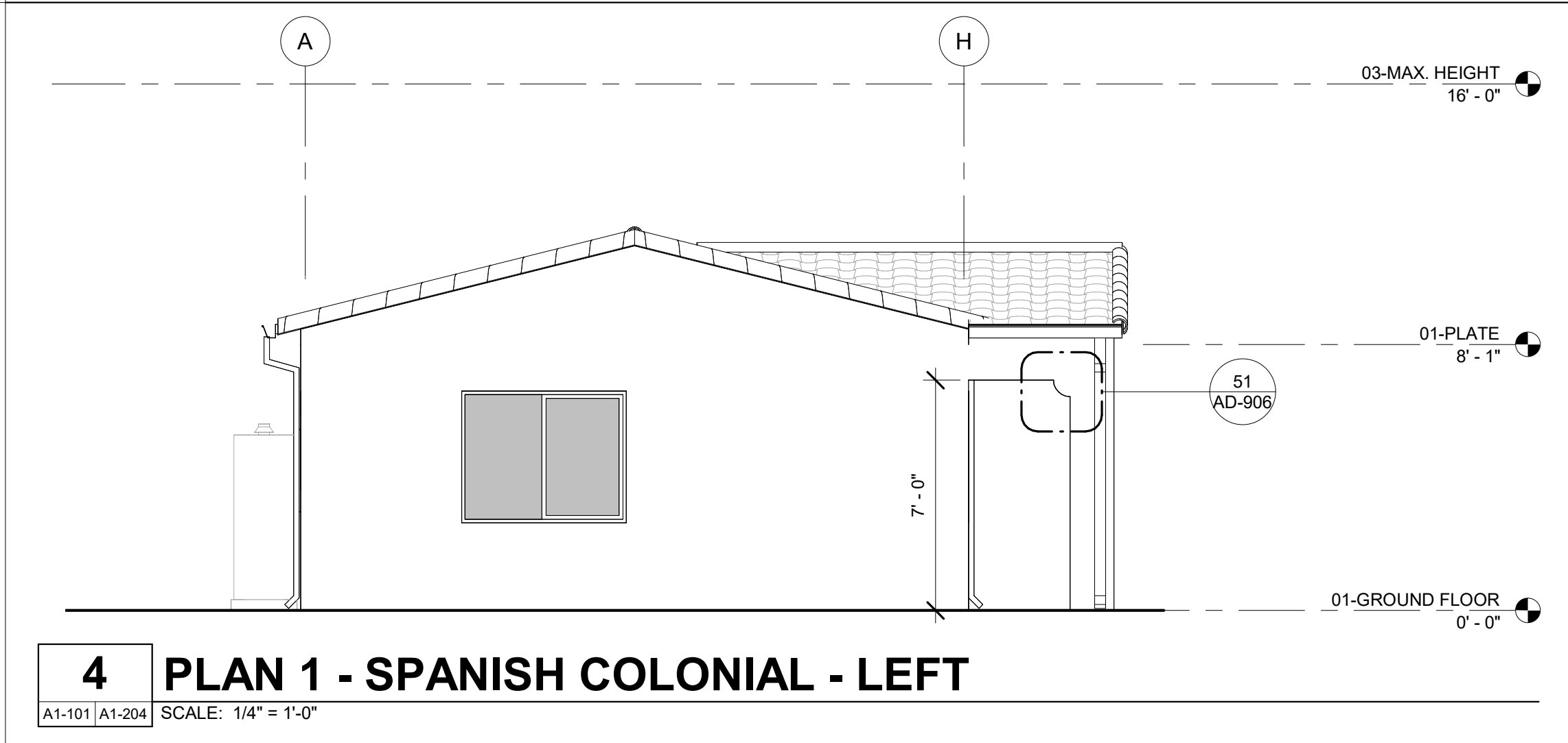
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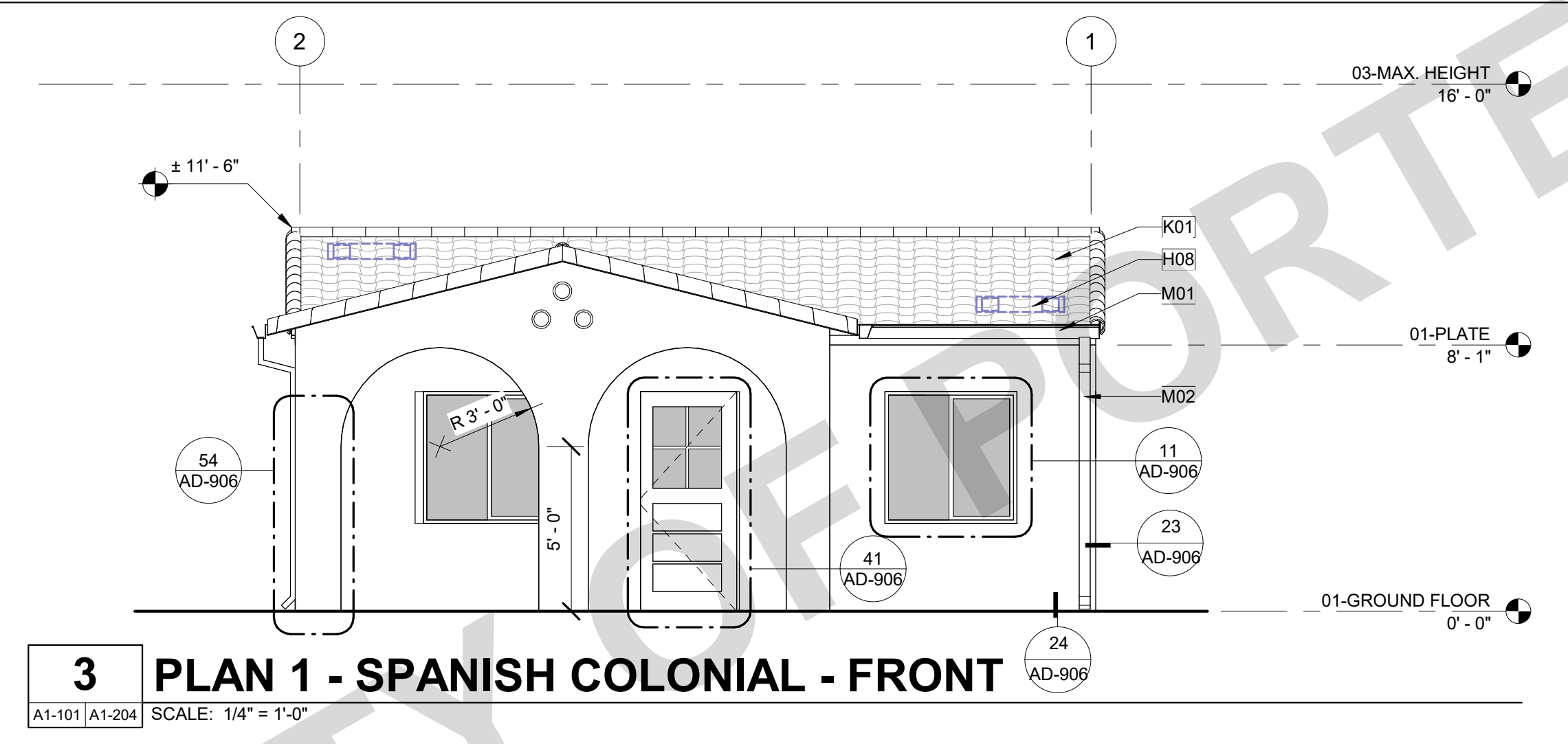
8 PLAN 1 - SPANISH COLONIAL - LEFT (OPT. PORCH)
 A1-101 | A1-204 SCALE: 1/4" = 1'-0"



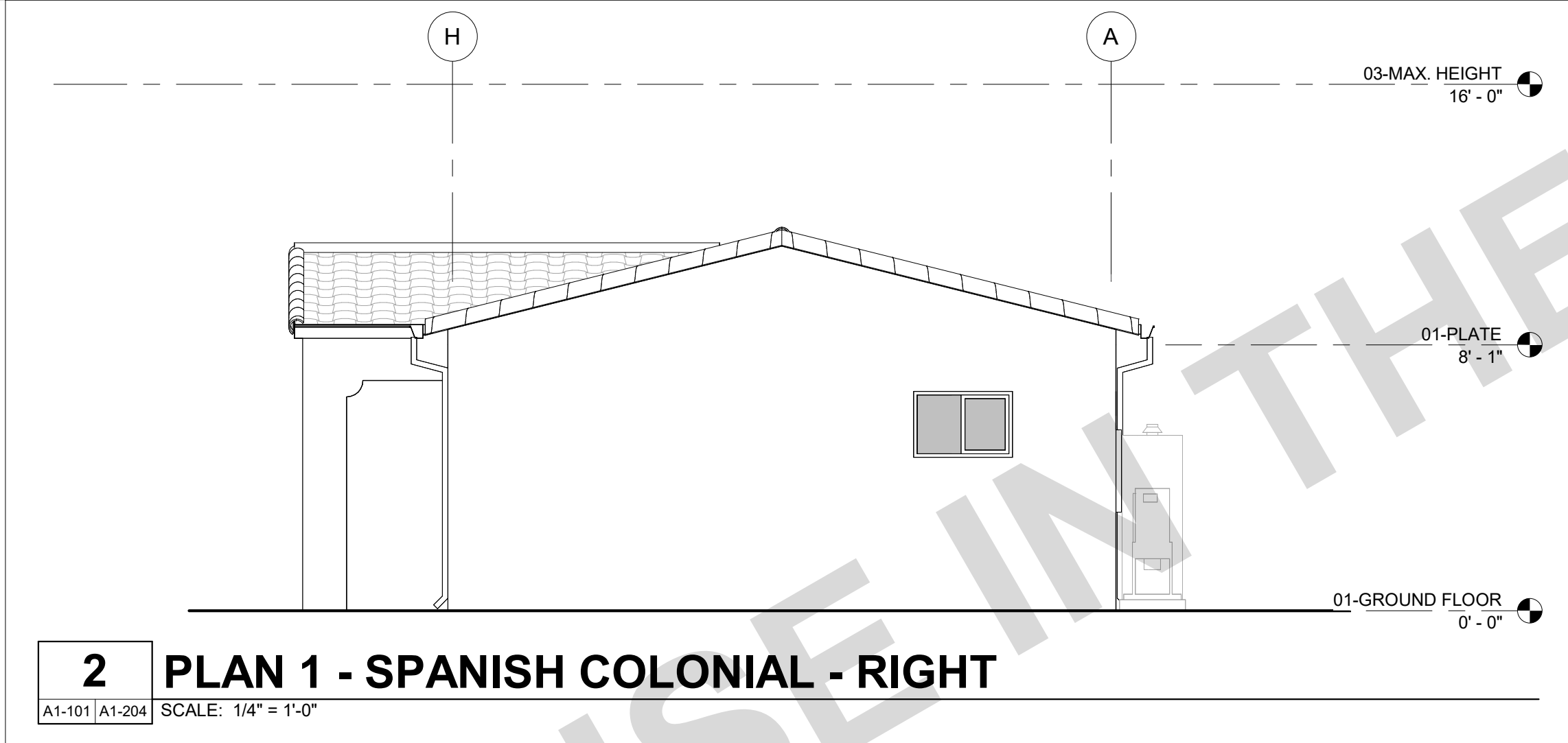
7 OPT. PORCH - FRONT **9 OPT. PORCH - REAR**
 A1-101 | A1-204 SCALE: 1/4" = 1'-0"



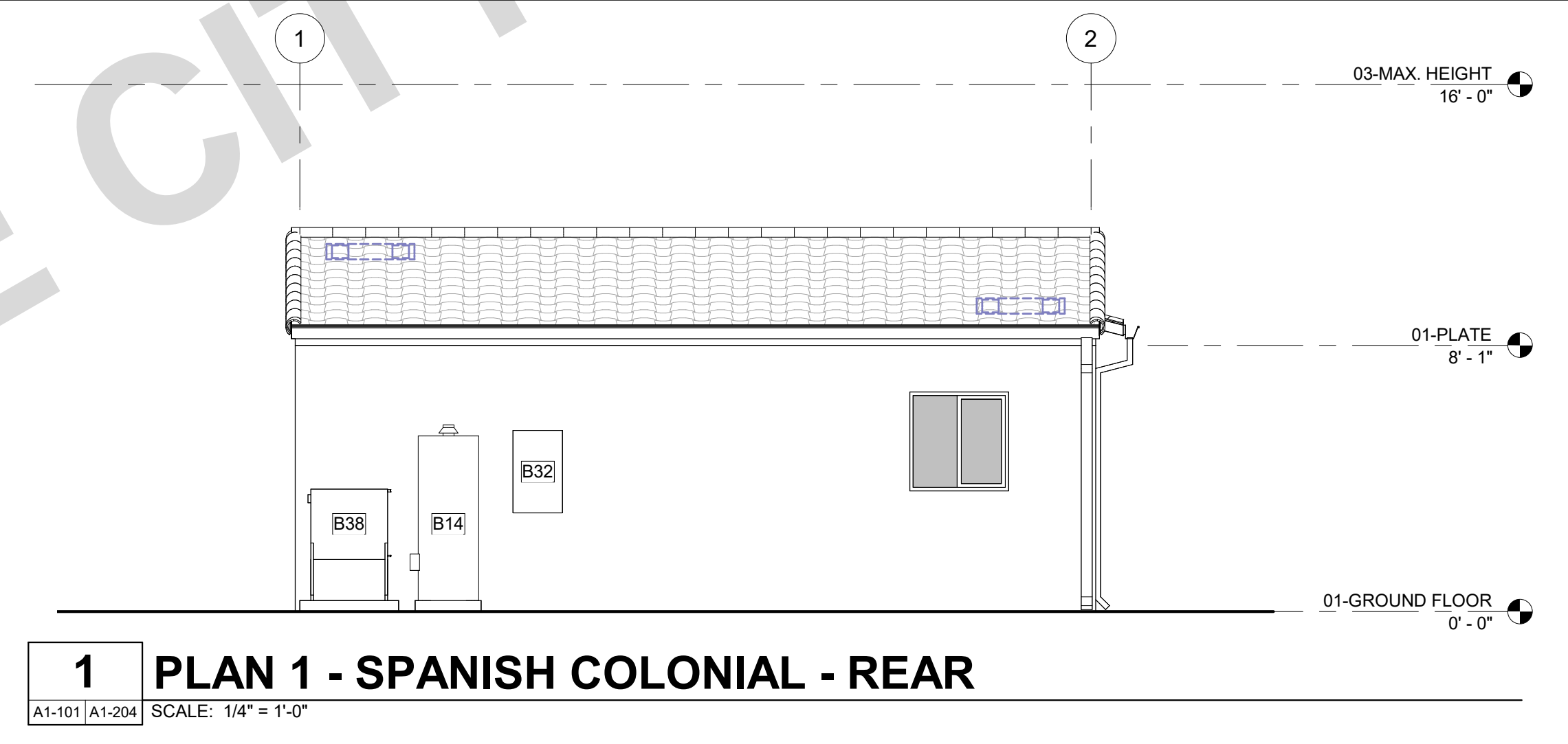
4 PLAN 1 - SPANISH COLONIAL - LEFT
 A1-101 | A1-204 SCALE: 1/4" = 1'-0"



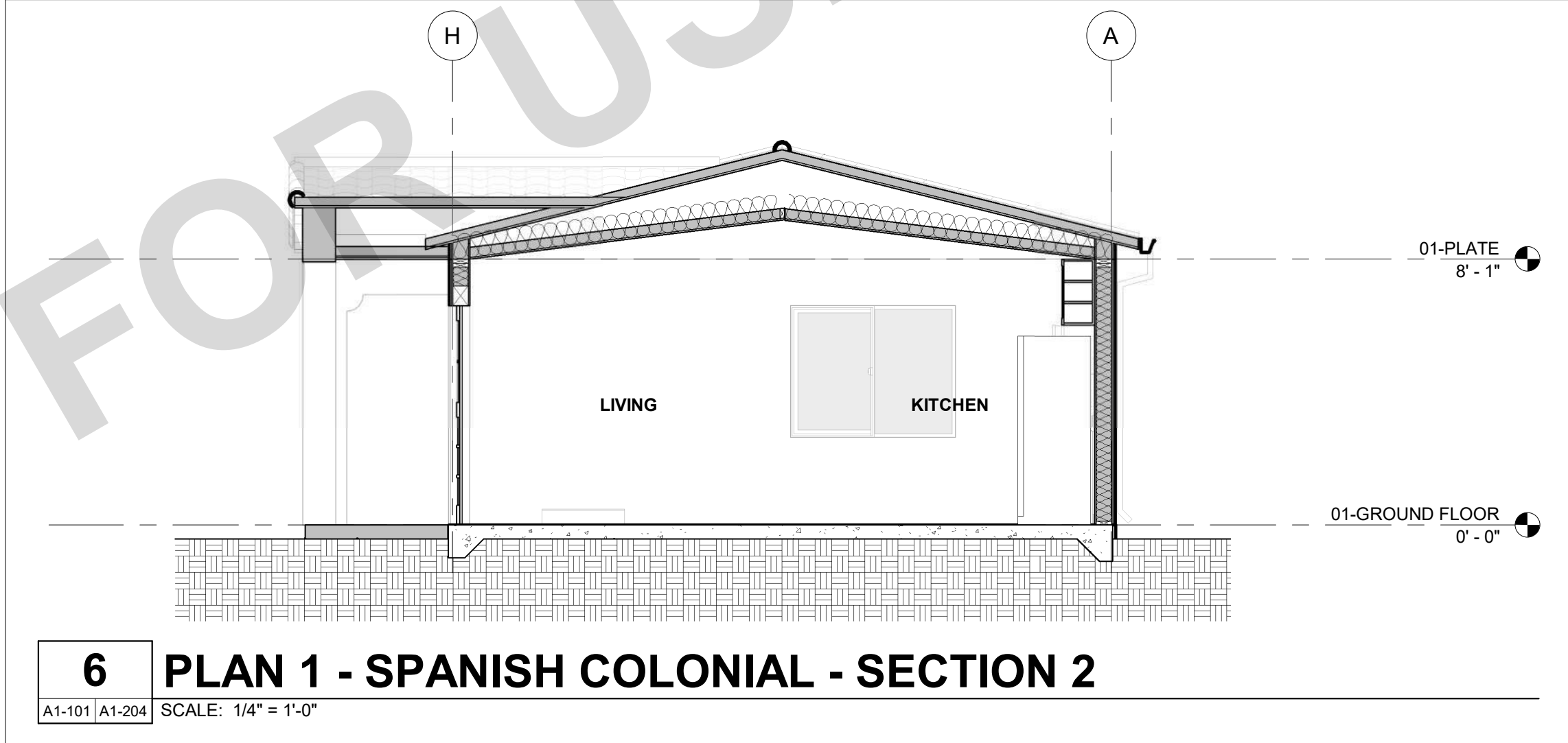
3 PLAN 1 - SPANISH COLONIAL - FRONT
 A1-101 | A1-204 SCALE: 1/4" = 1'-0"



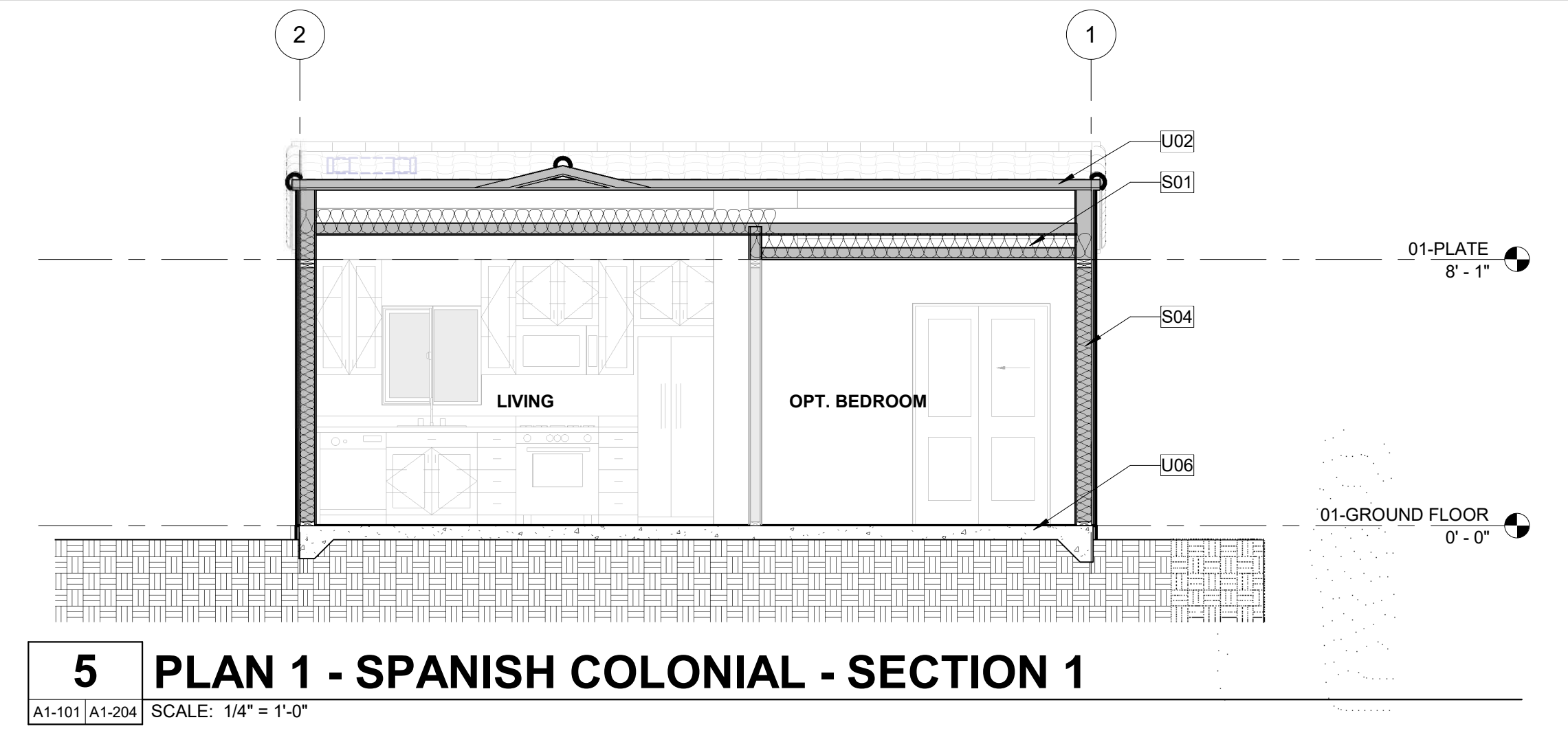
2 PLAN 1 - SPANISH COLONIAL - RIGHT
 A1-101 | A1-204 SCALE: 1/4" = 1'-0"



1 PLAN 1 - SPANISH COLONIAL - REAR
 A1-101 | A1-204 SCALE: 1/4" = 1'-0"



6 PLAN 1 - SPANISH COLONIAL - SECTION 2
 A1-101 | A1-204 SCALE: 1/4" = 1'-0"



5 PLAN 1 - SPANISH COLONIAL - SECTION 1
 A1-101 | A1-204 SCALE: 1/4" = 1'-0"

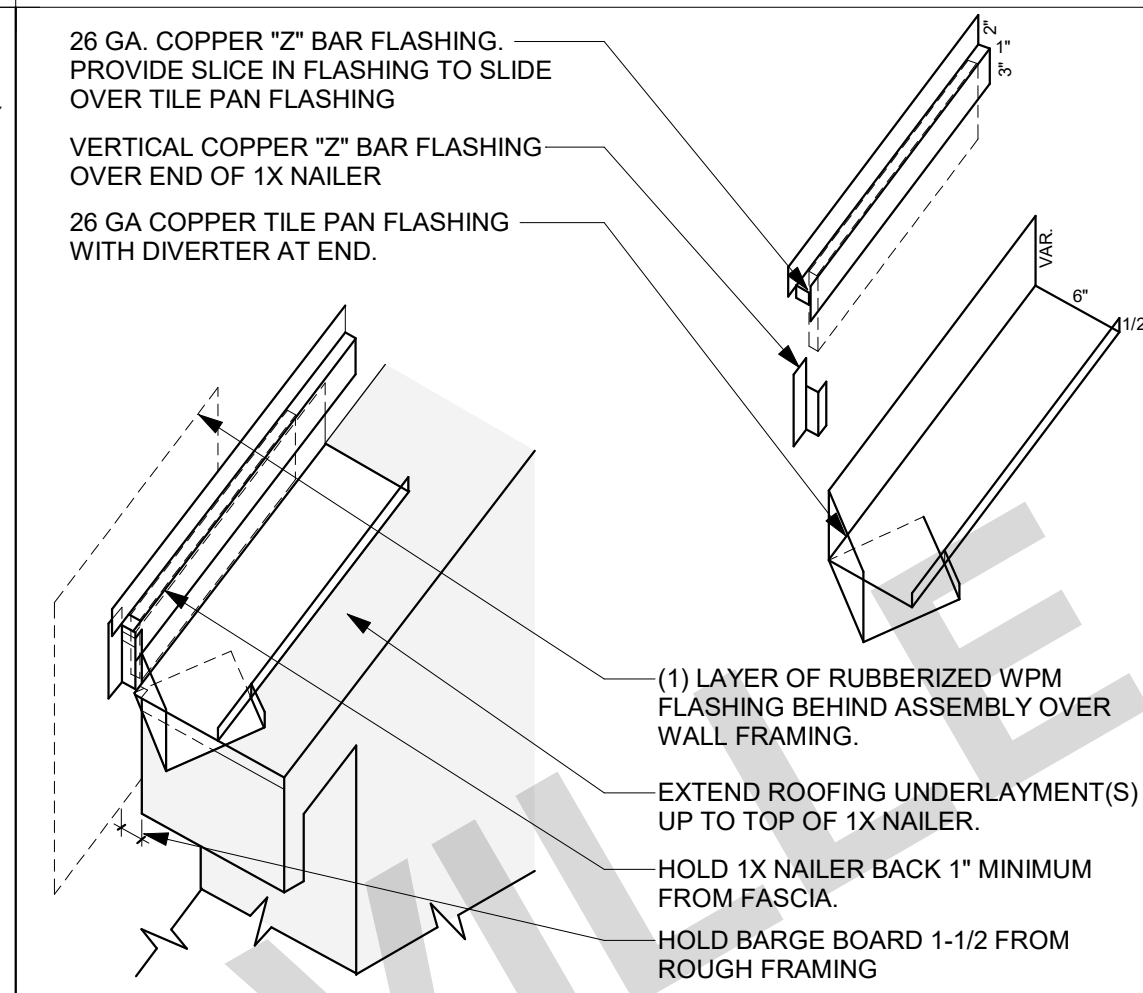


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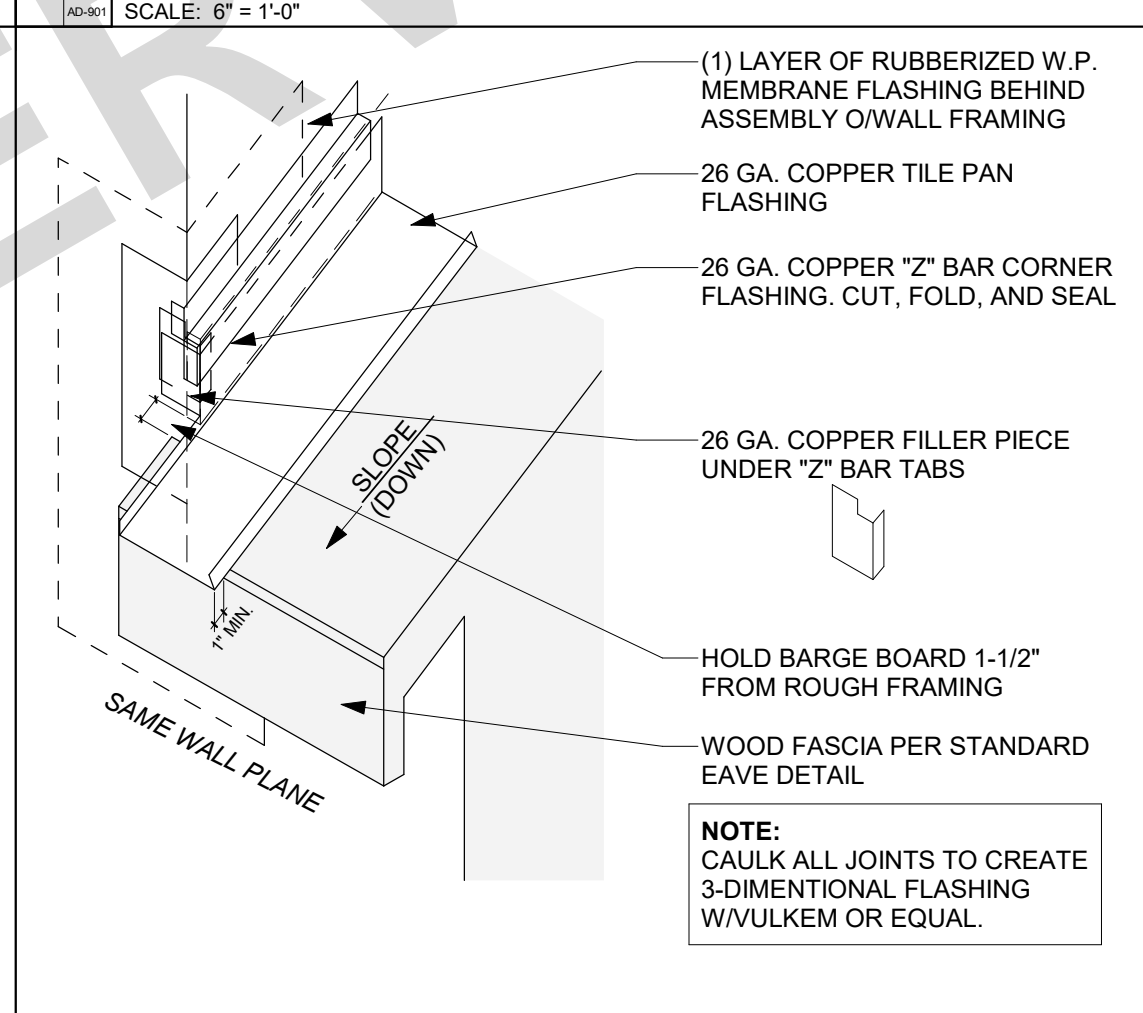
PORTERVILLE ADU PROTOTYPES
 PORTERVILLE, CA
 ARCHITECTURAL DETAILS - COMMON

PUBLIC SET

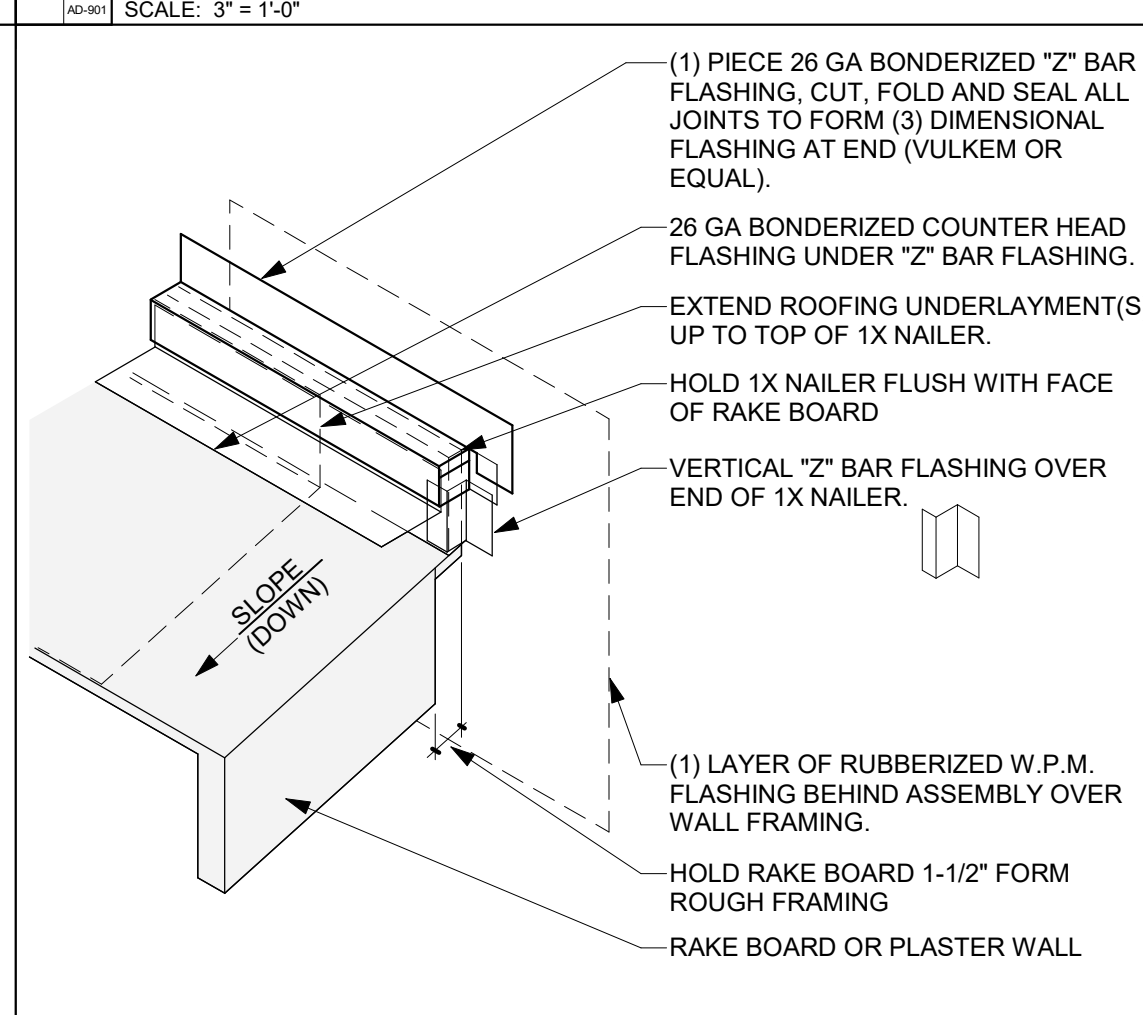
DATE
07/05/23
 SHEET
AD-901



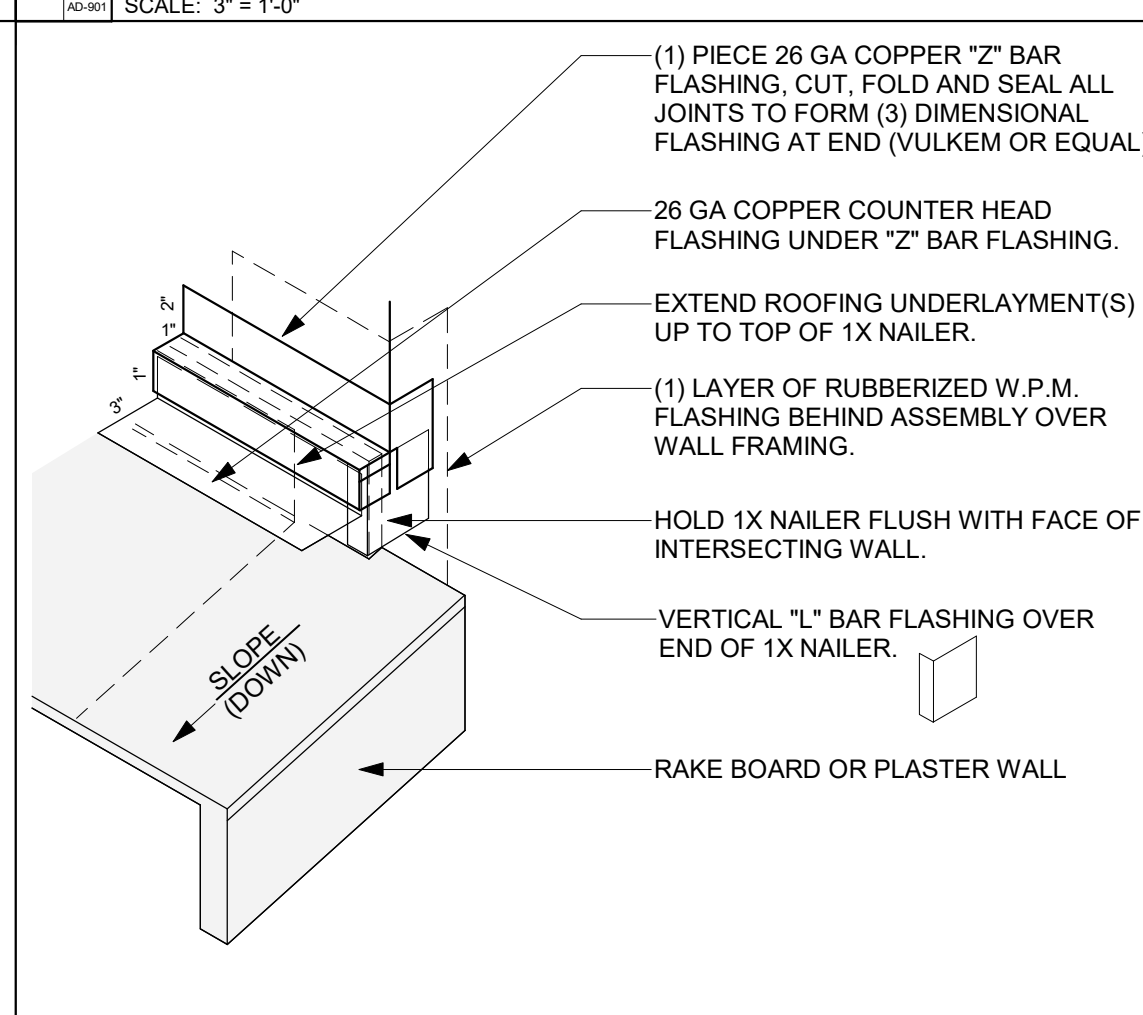
11 ROOF TO WALL TYP. FLASHING 1
 SCALE: 3" = 1'-0"



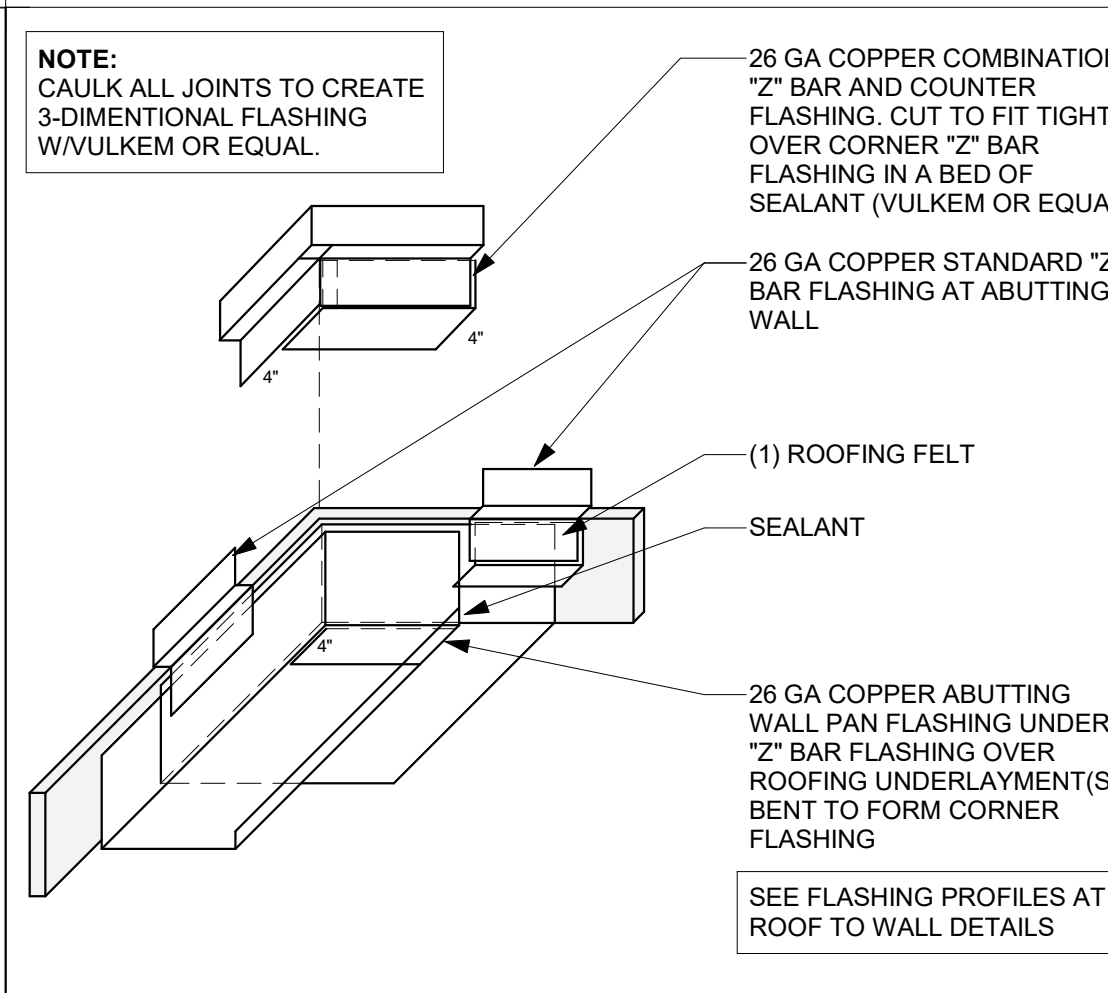
12 ROOF TO WALL TYP. FLASHING 2
 SCALE: 3" = 1'-0"



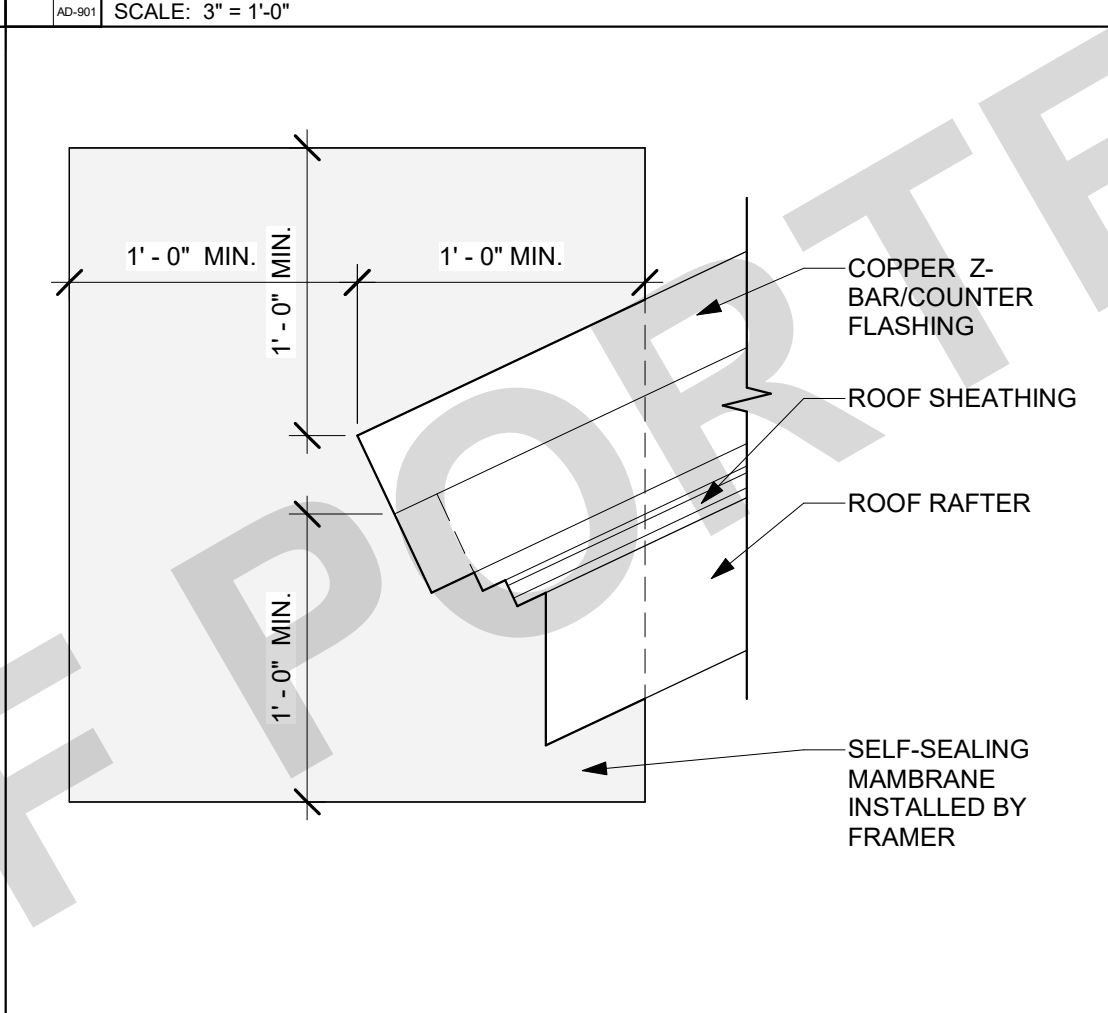
13 ROOF TO WALL TYP. FLASHING 3
 SCALE: 3" = 1'-0"



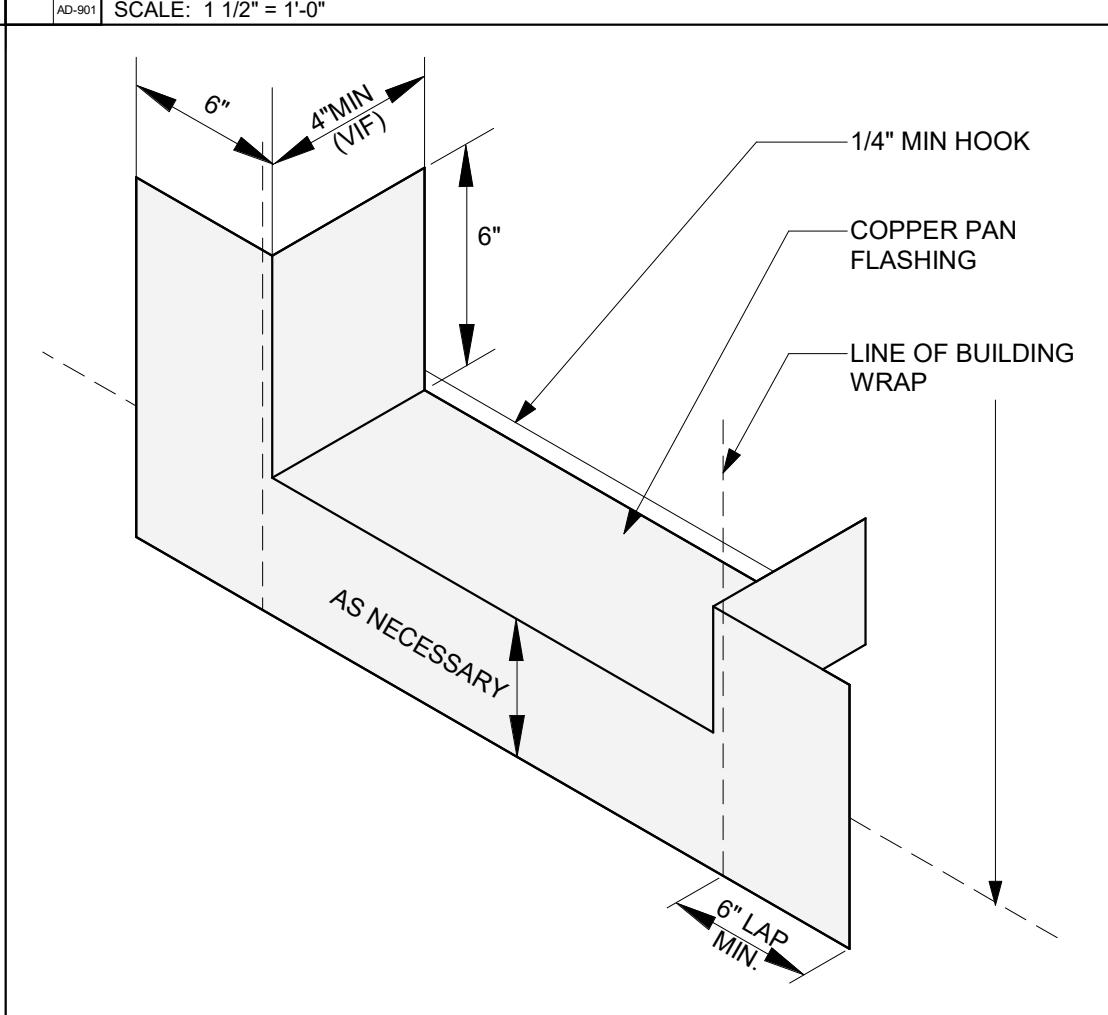
14 ROOF TO WALL TYP. FLASHING 4
 SCALE: 3" = 1'-0"



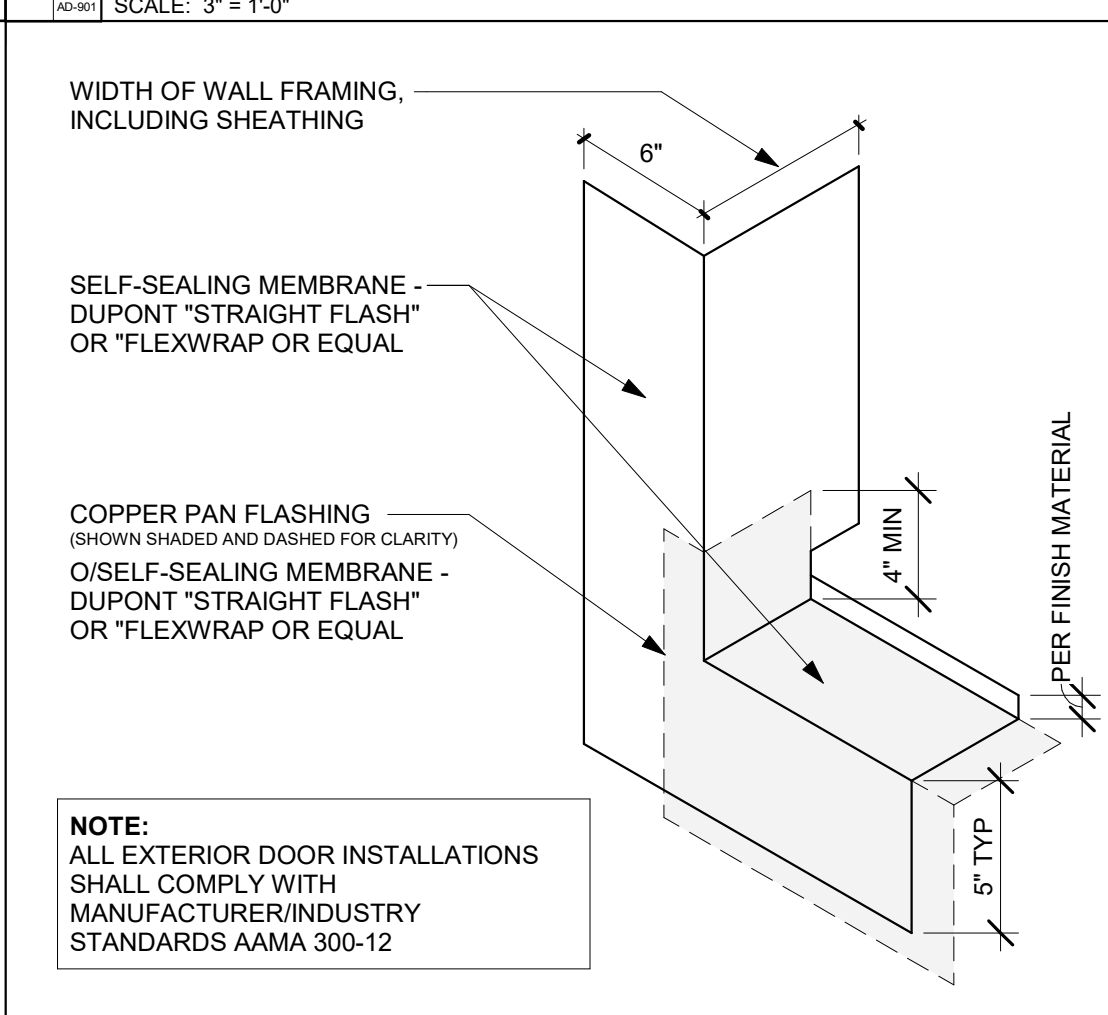
21 ROOF TO WALL TYP. FLASHING 5
 SCALE: 3" = 1'-0"



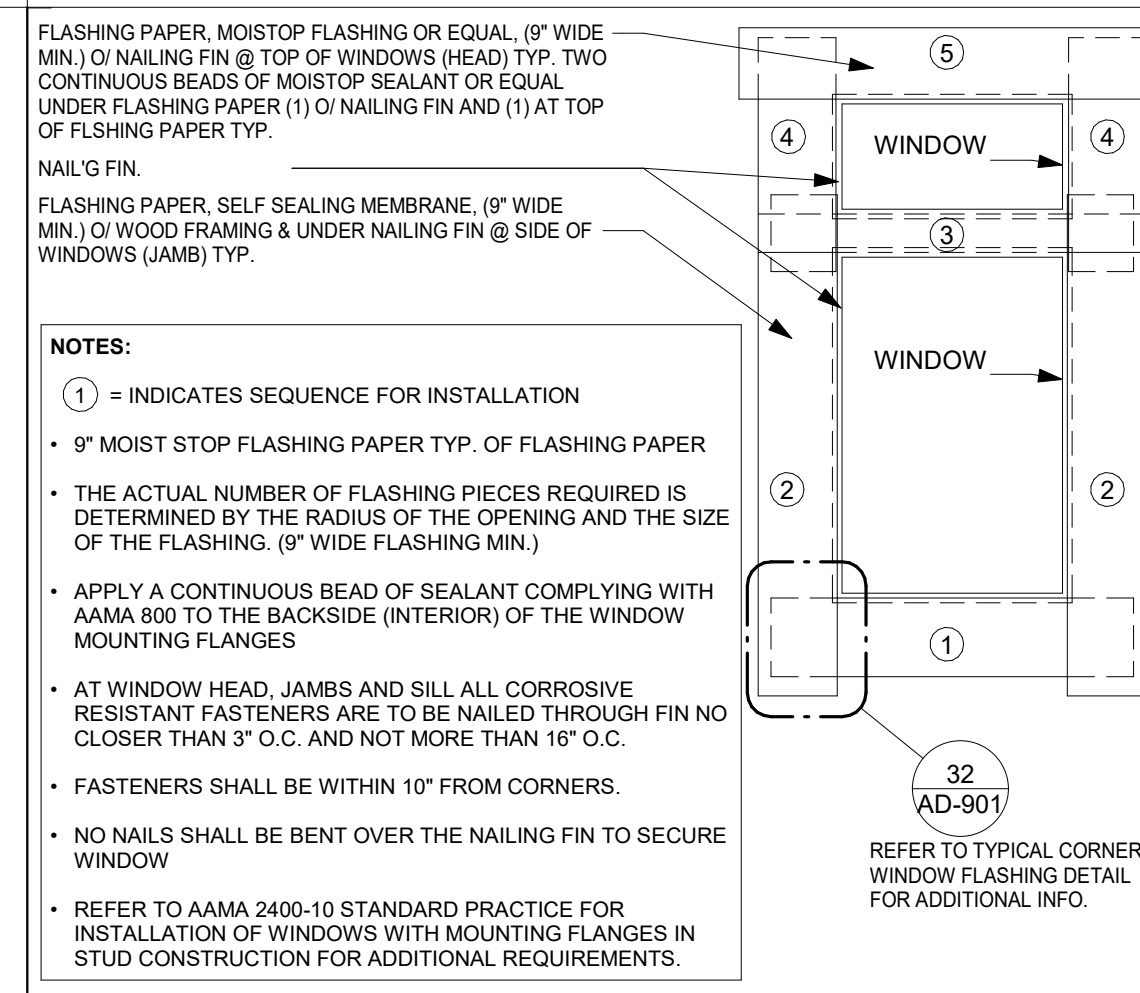
22 FLASHING - FASCIA TO WALL TYP.
 SCALE: 1 1/2" = 1'-0"



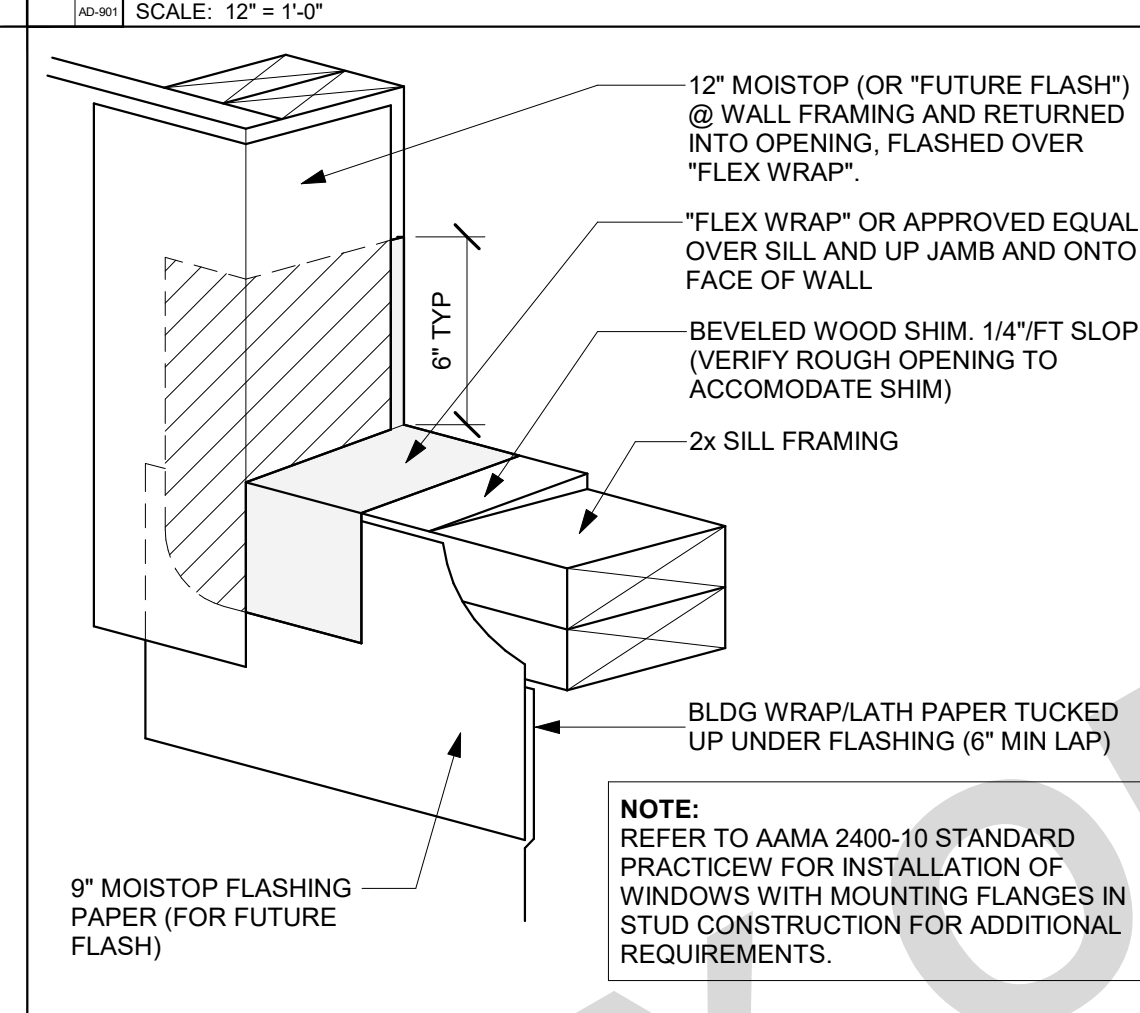
23 FLASHING PAN @ DOOR THRESHOLD
 SCALE: 3" = 1'-0"



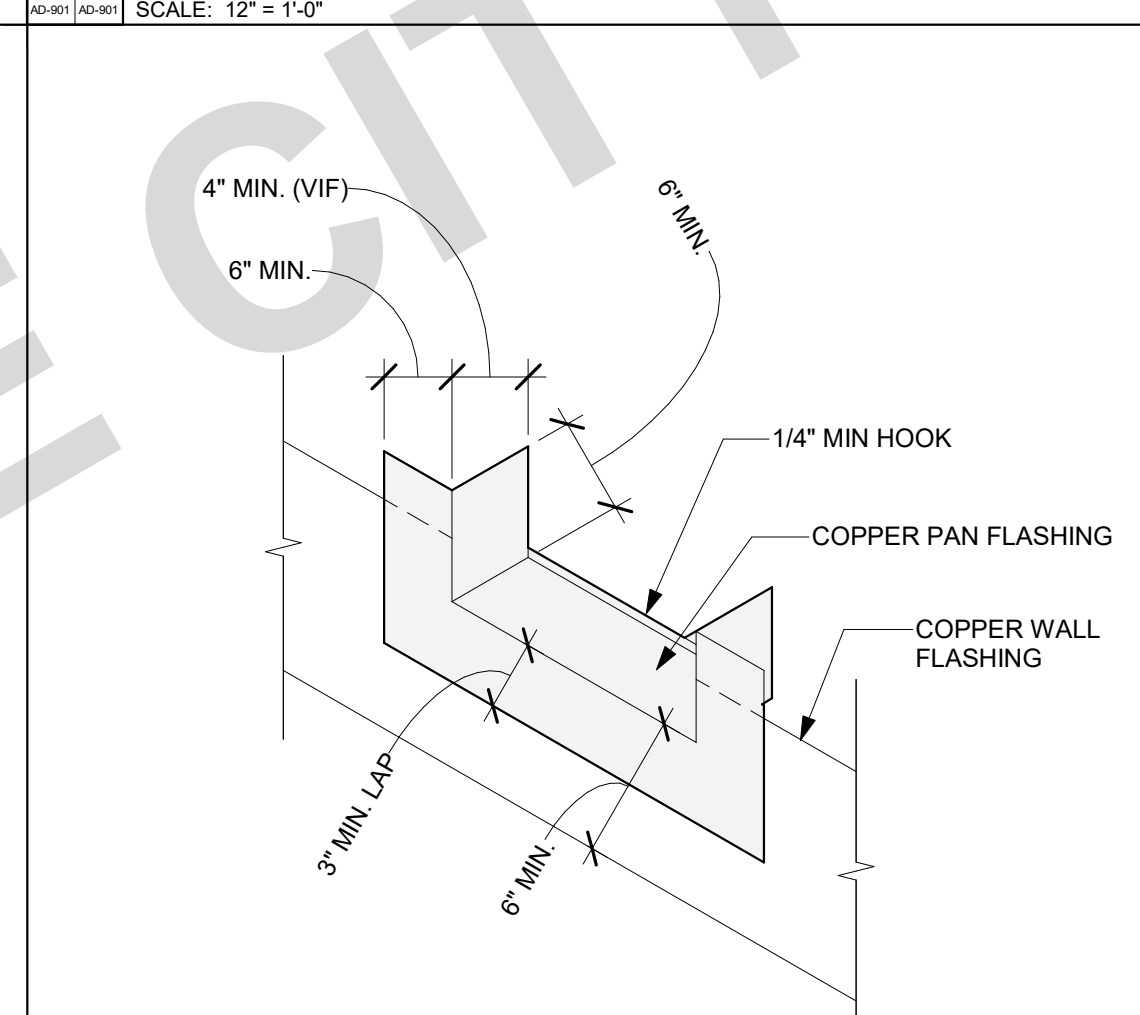
24 FLASHING - JAMB TO SILL TYP.
 SCALE: 3" = 1'-0"



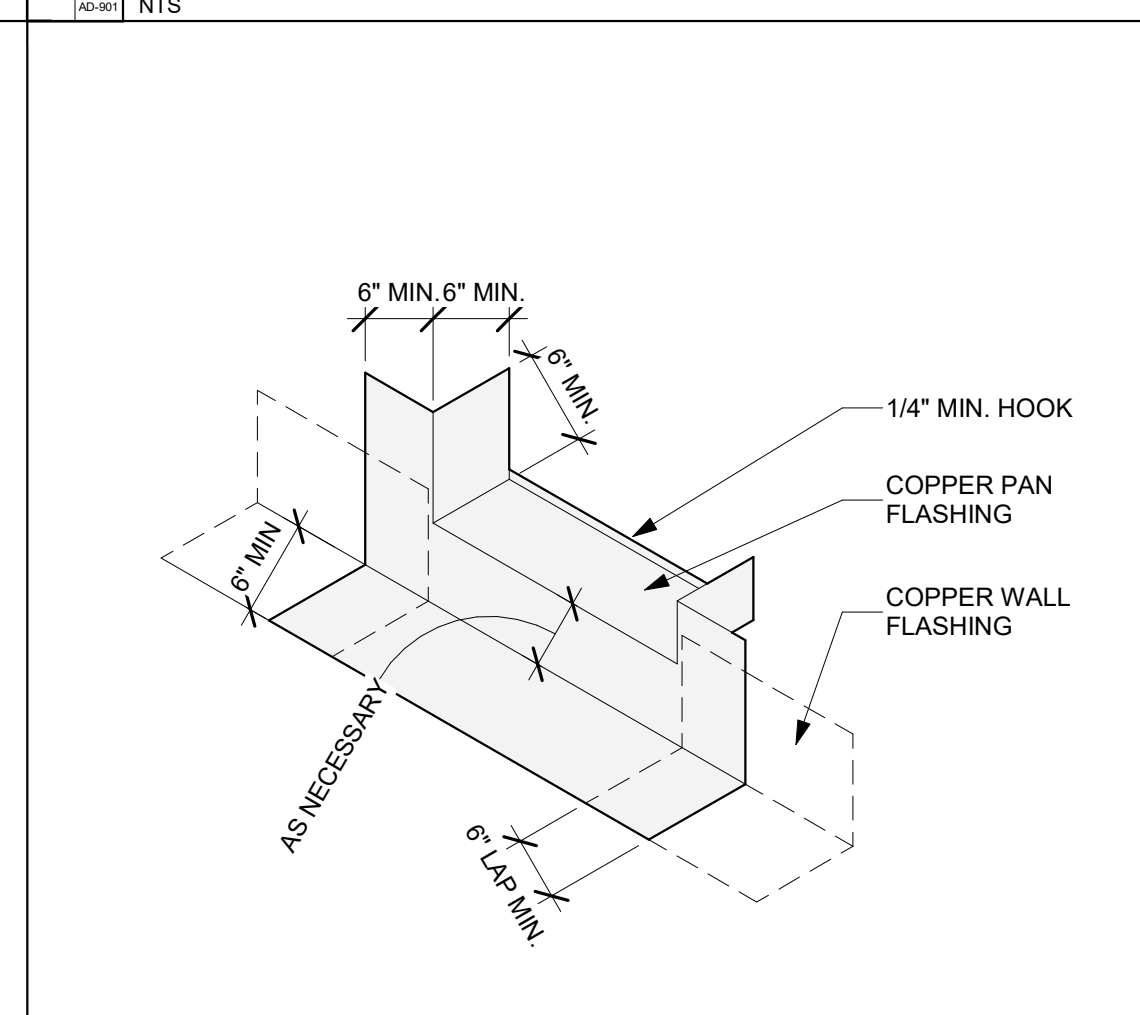
31 FLASHING - WINDOW TYP.
 SCALE: 12" = 1'-0"



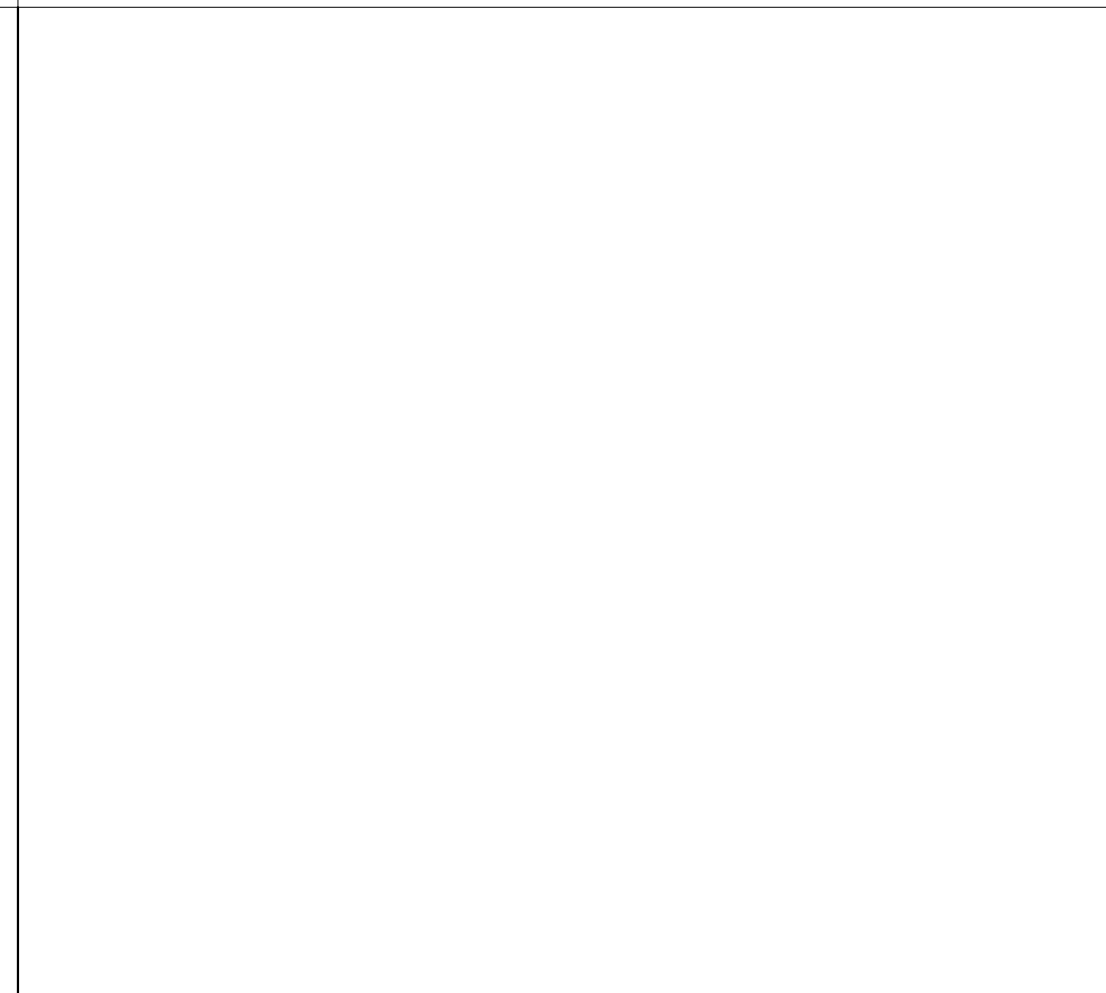
32 FLASHING - WINDOW CORNER TYP.
 SCALE: 12" = 1'-0"



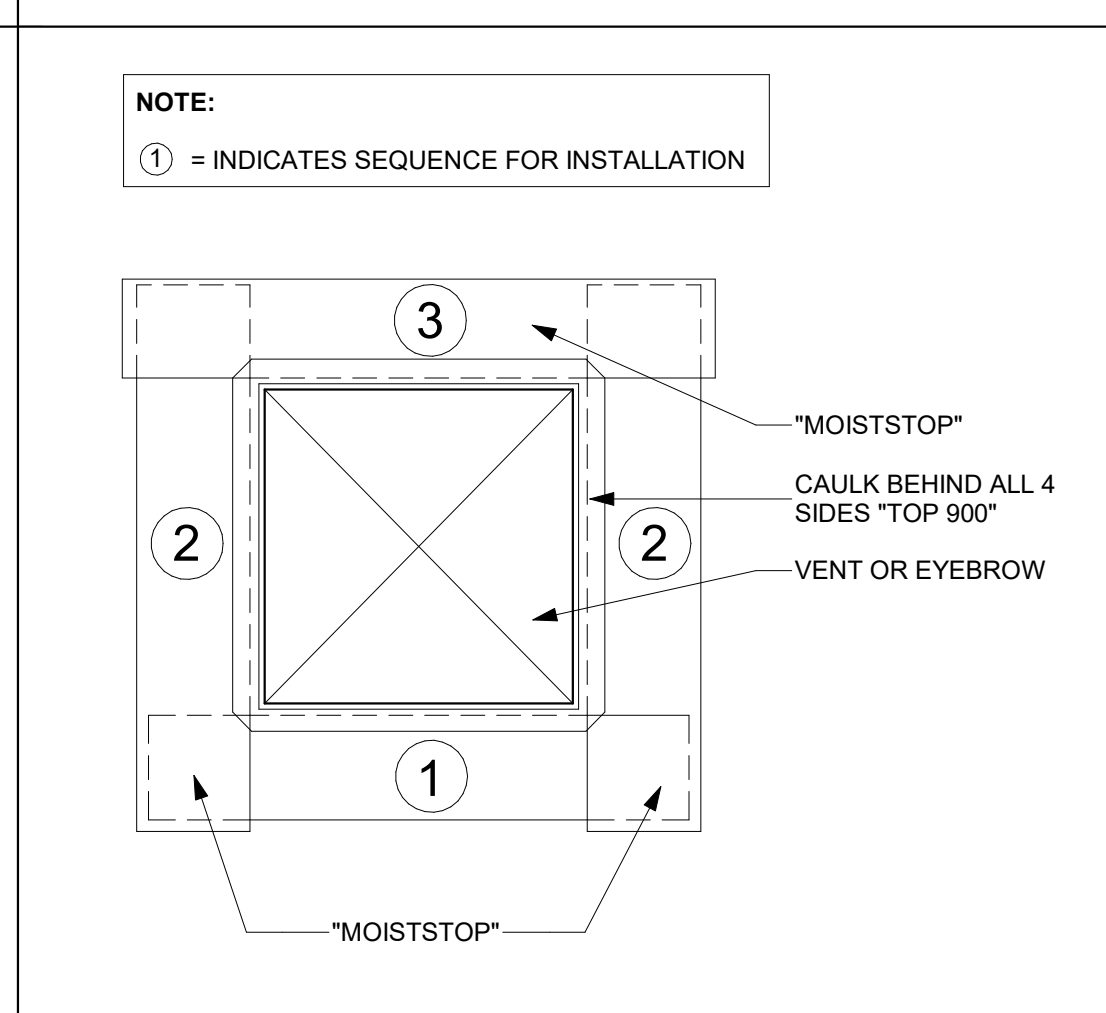
33 FLASHING - DOOR AT GRADE
 NTS



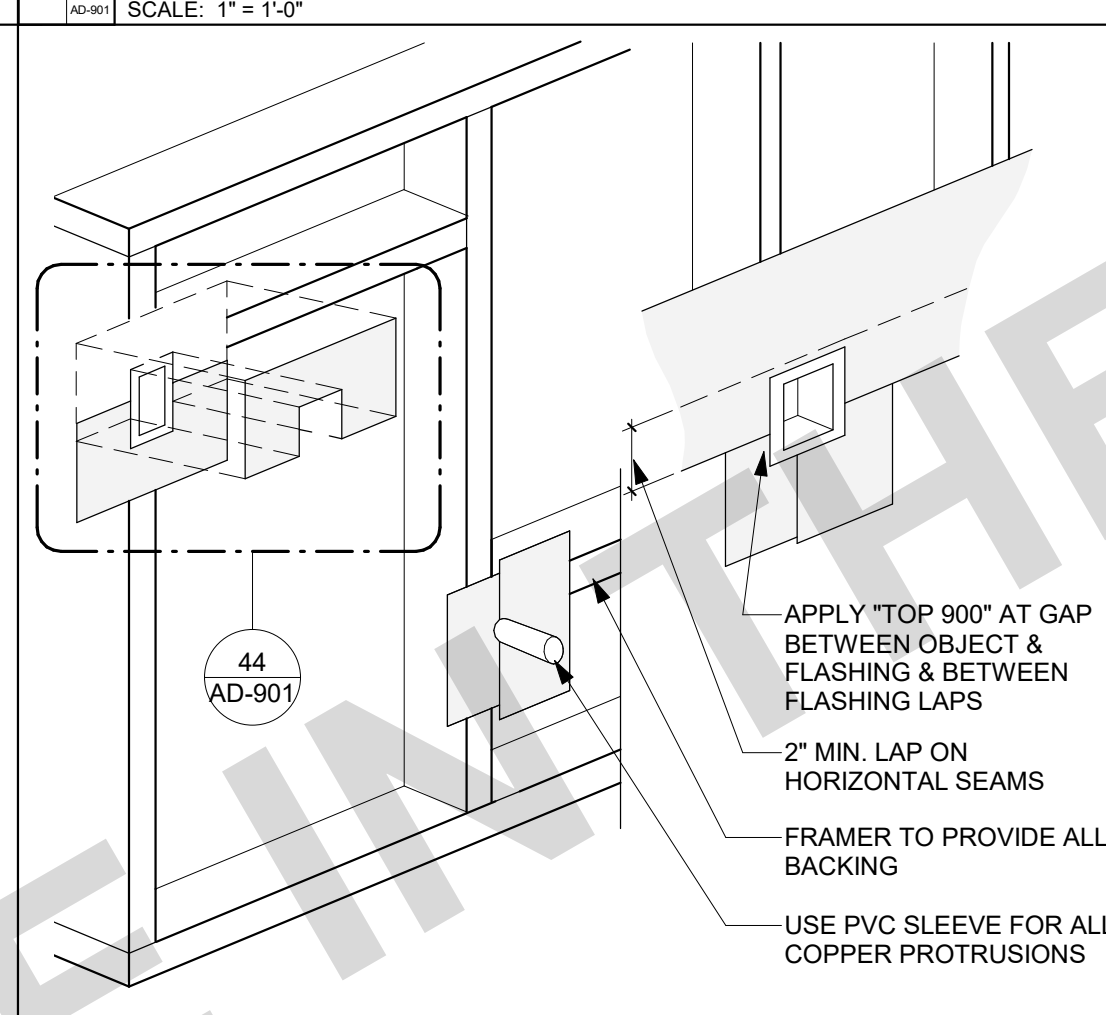
34 FLASHING - DOOR AT W.P. DECK
 NTS



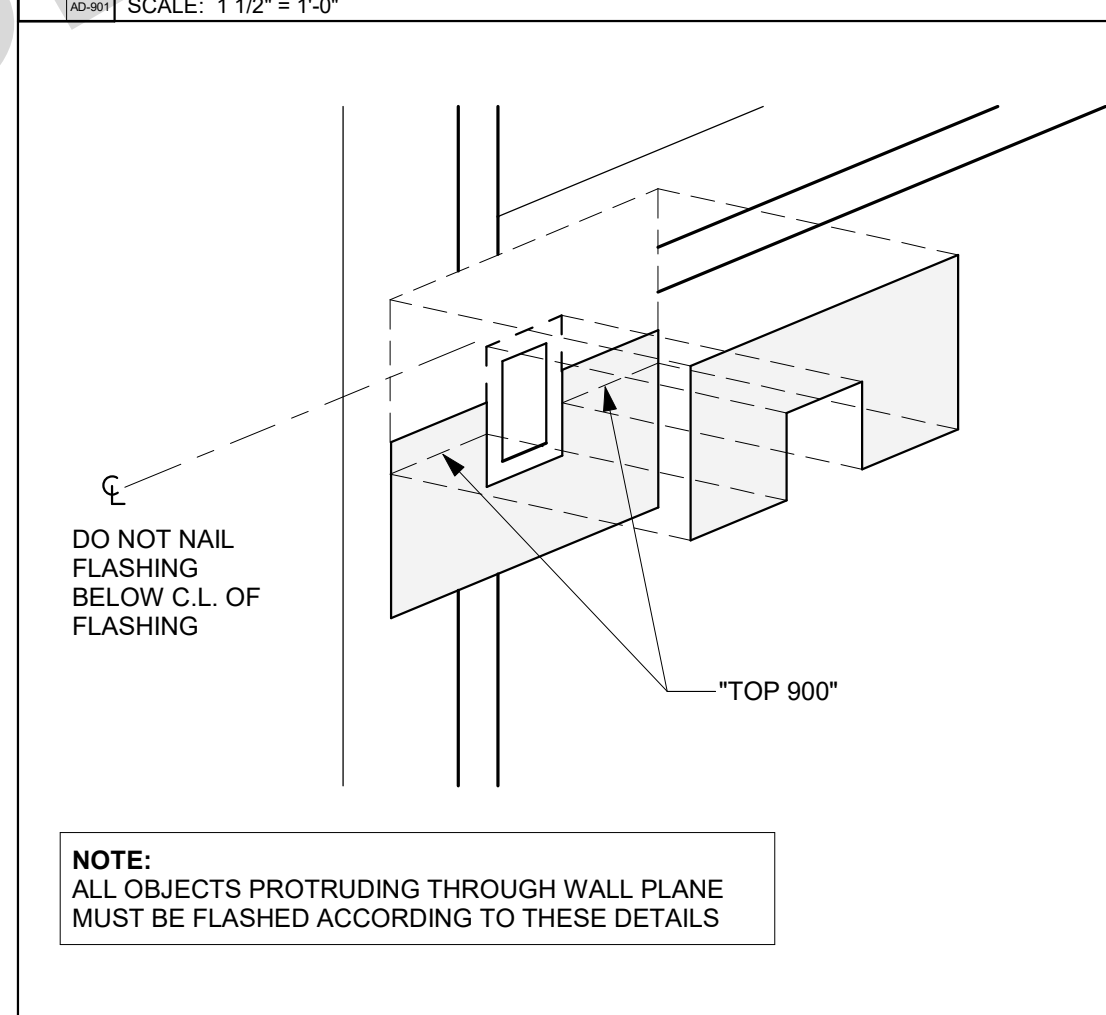
39 FLASHING - WINDOW TYP.
 SCALE: 12" = 1'-0"



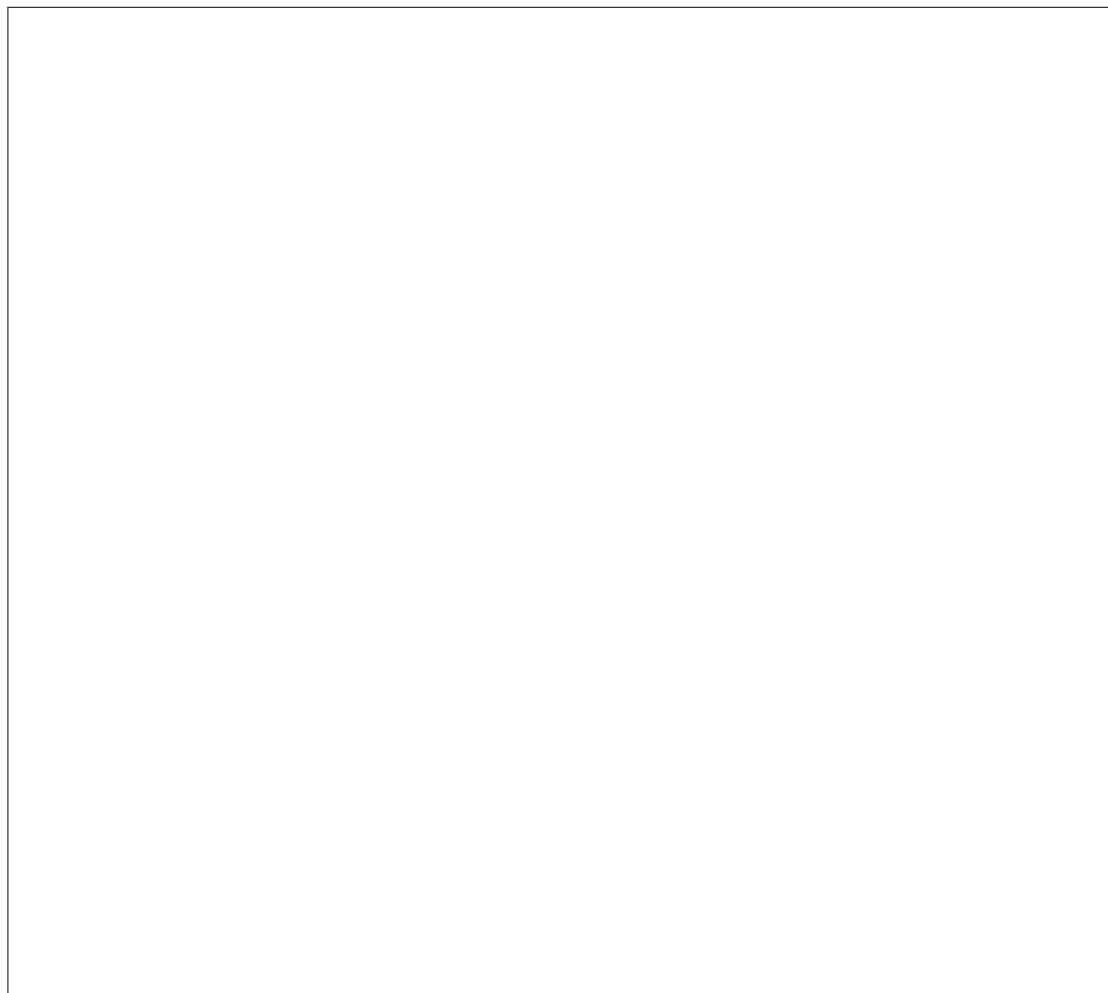
42 FLASHING - G.I. VENT
 SCALE: 1" = 1'-0"



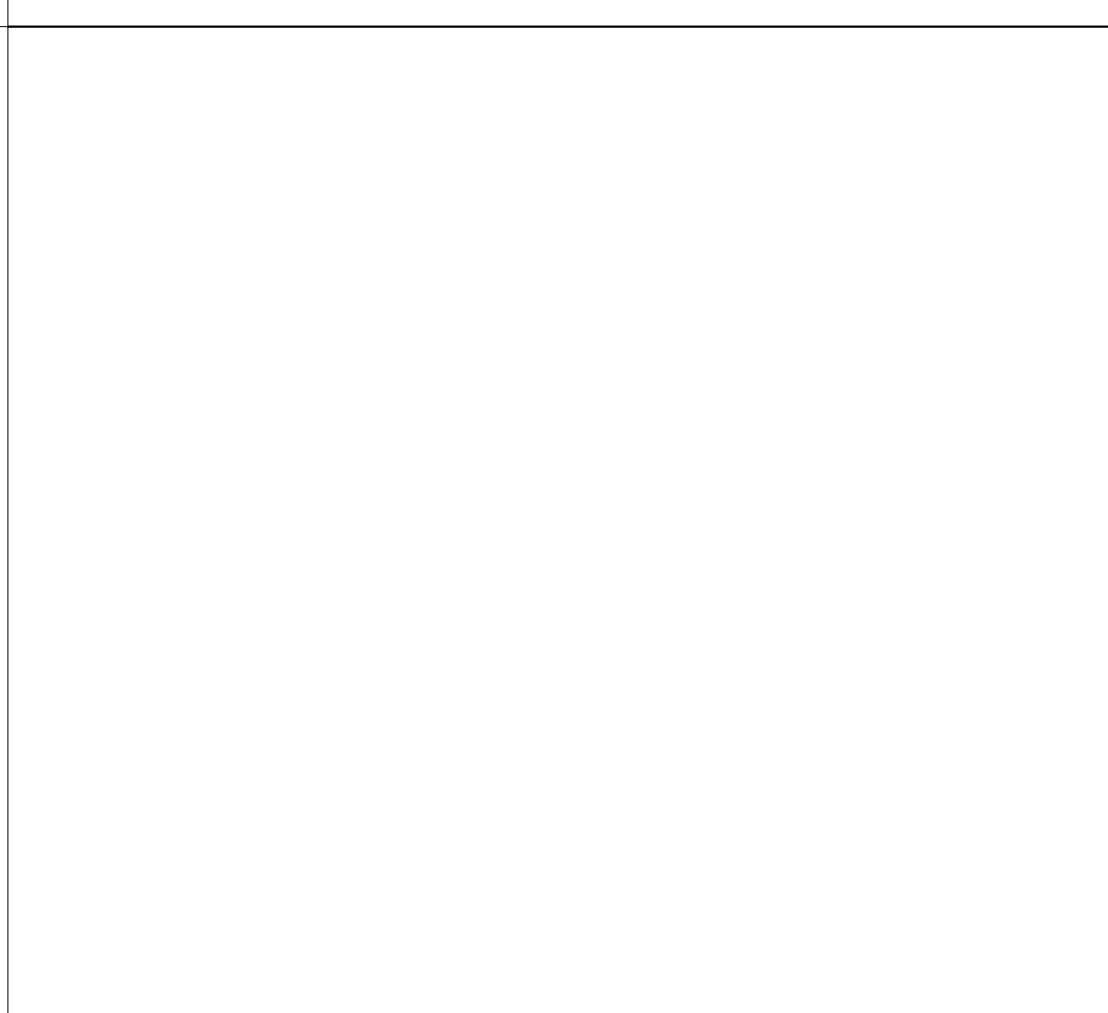
43 FLASHING - PROTRUSIONS
 SCALE: 1 1/2" = 1'-0"



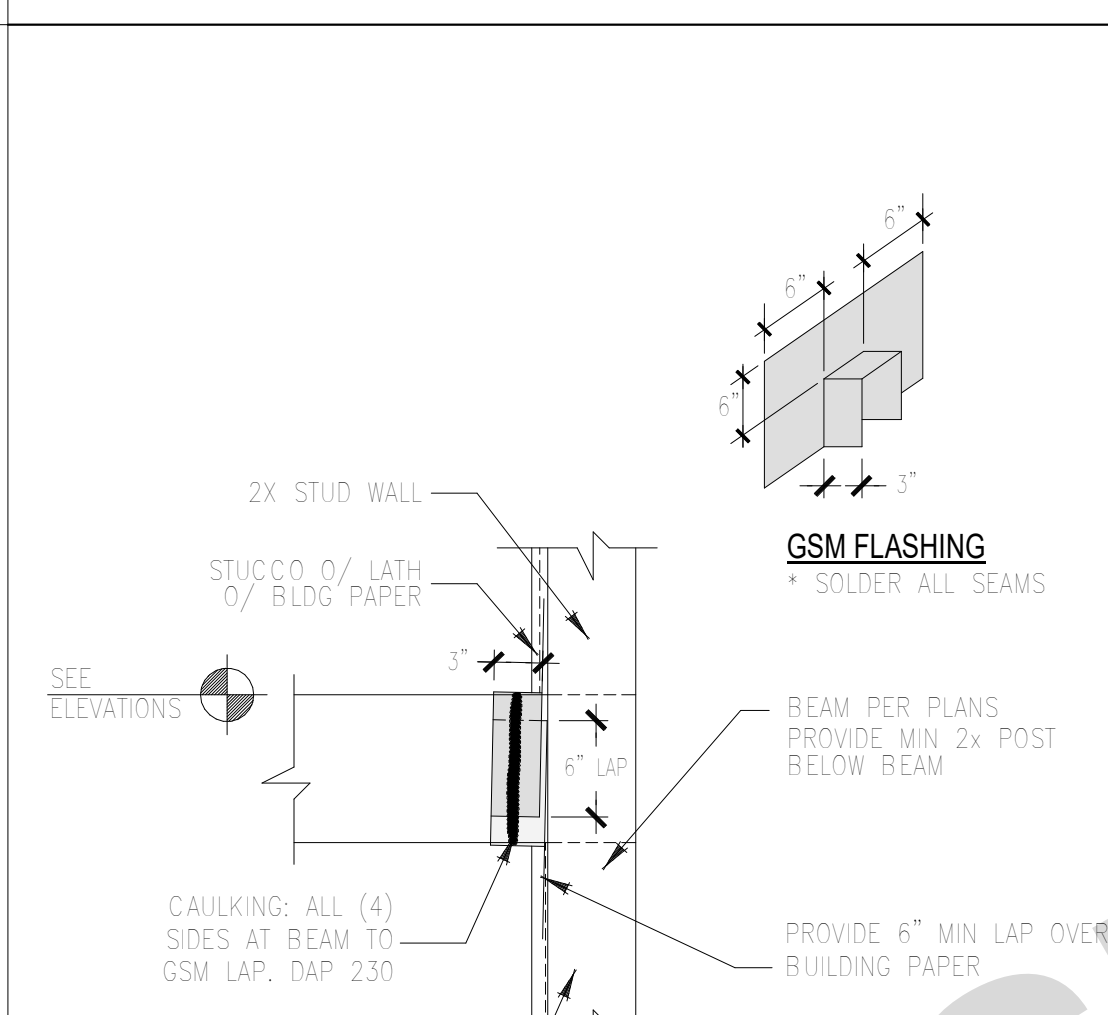
44 FLASHING - DETAILED PROTRUSION
 SCALE: 1 1/2" = 1'-0"



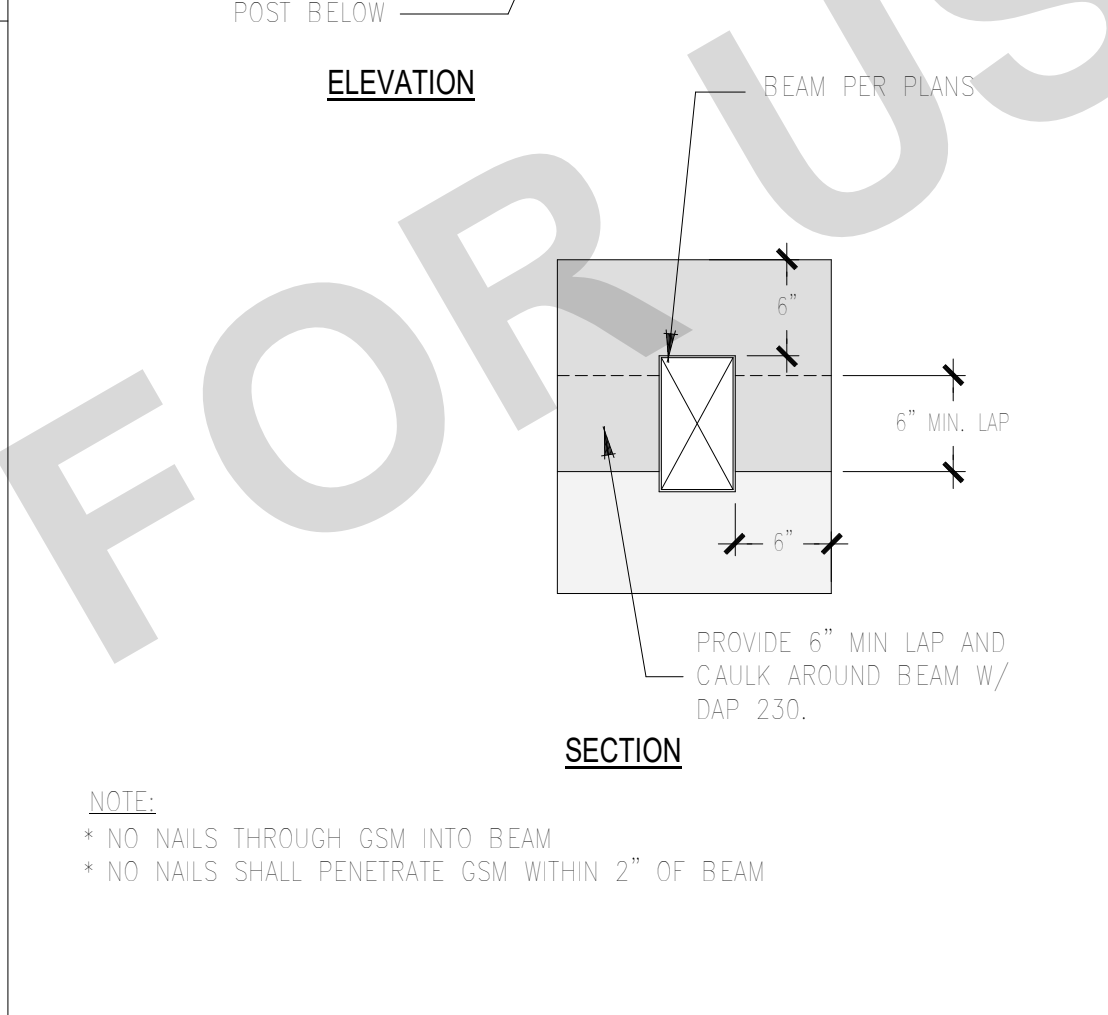
41 FLASHING - WINDOW TYP.
 SCALE: 12" = 1'-0"



42 FLASHING - G.I. VENT
 SCALE: 1" = 1'-0"



43 FLASHING - PROTRUSIONS
 SCALE: 1 1/2" = 1'-0"



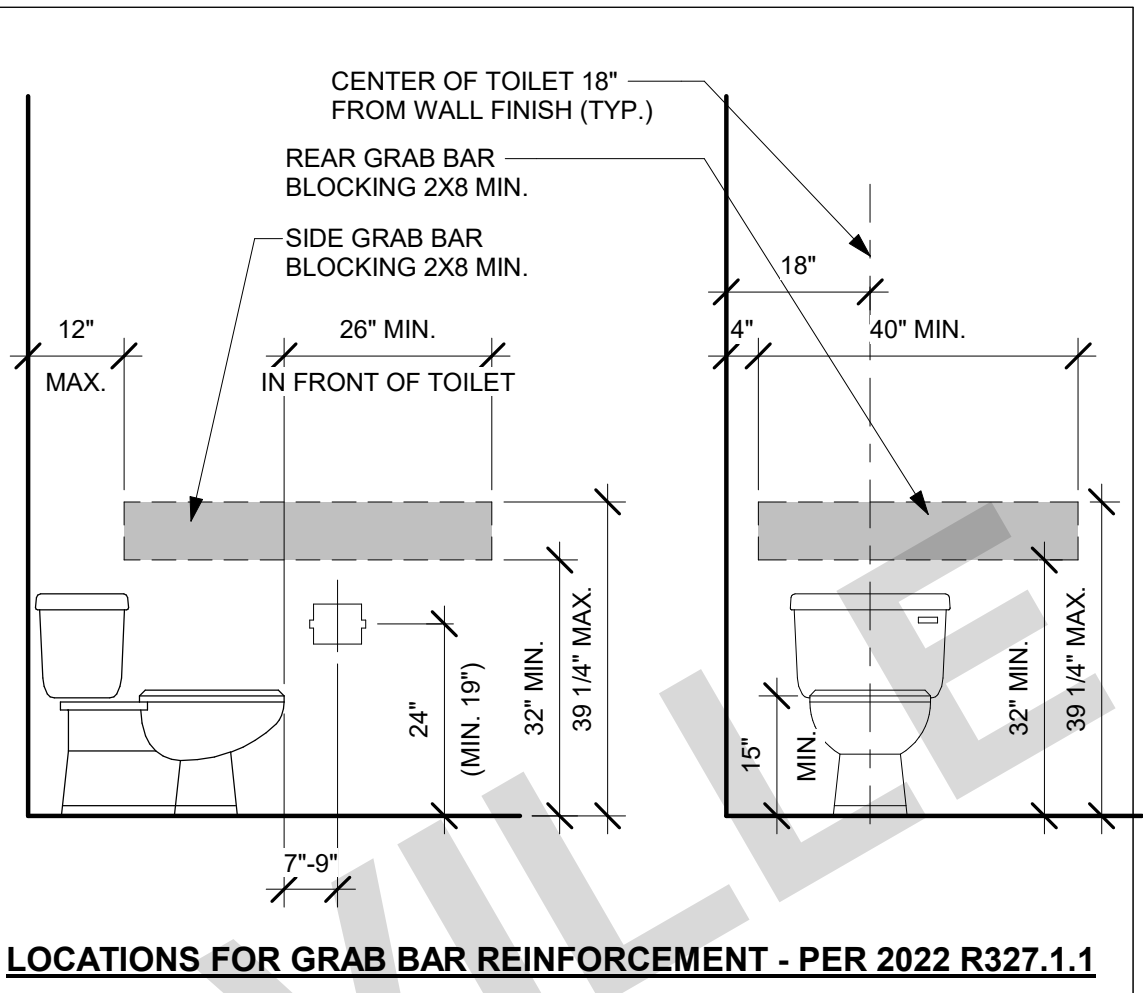
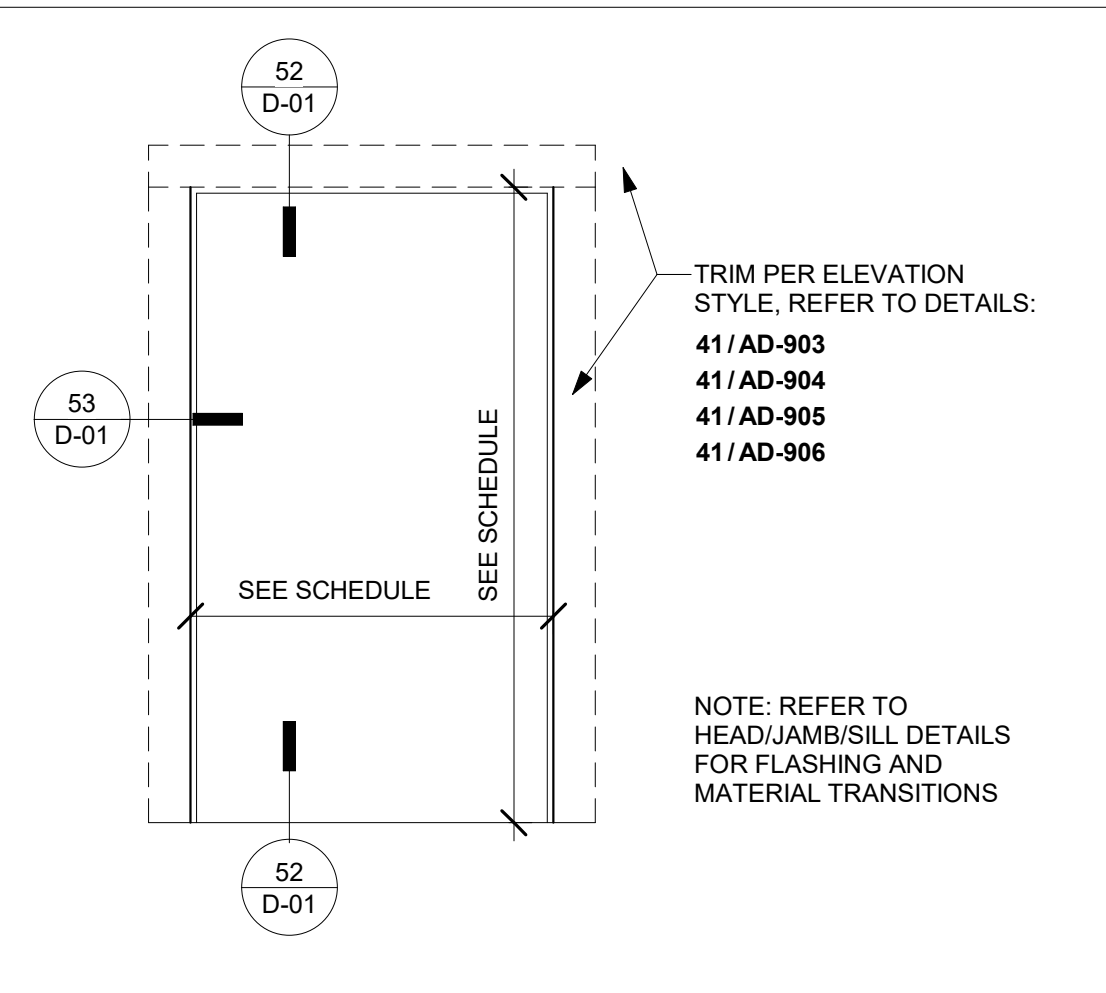
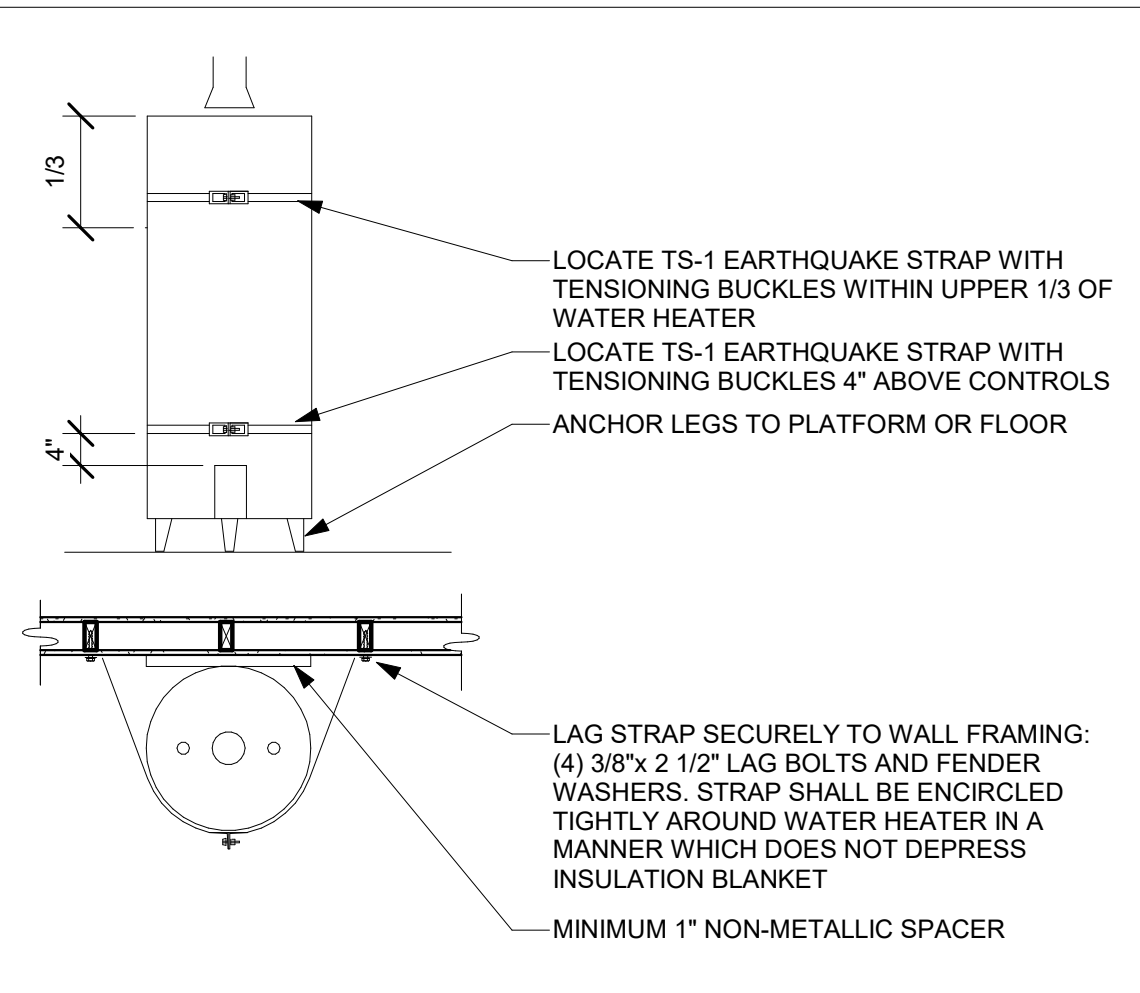
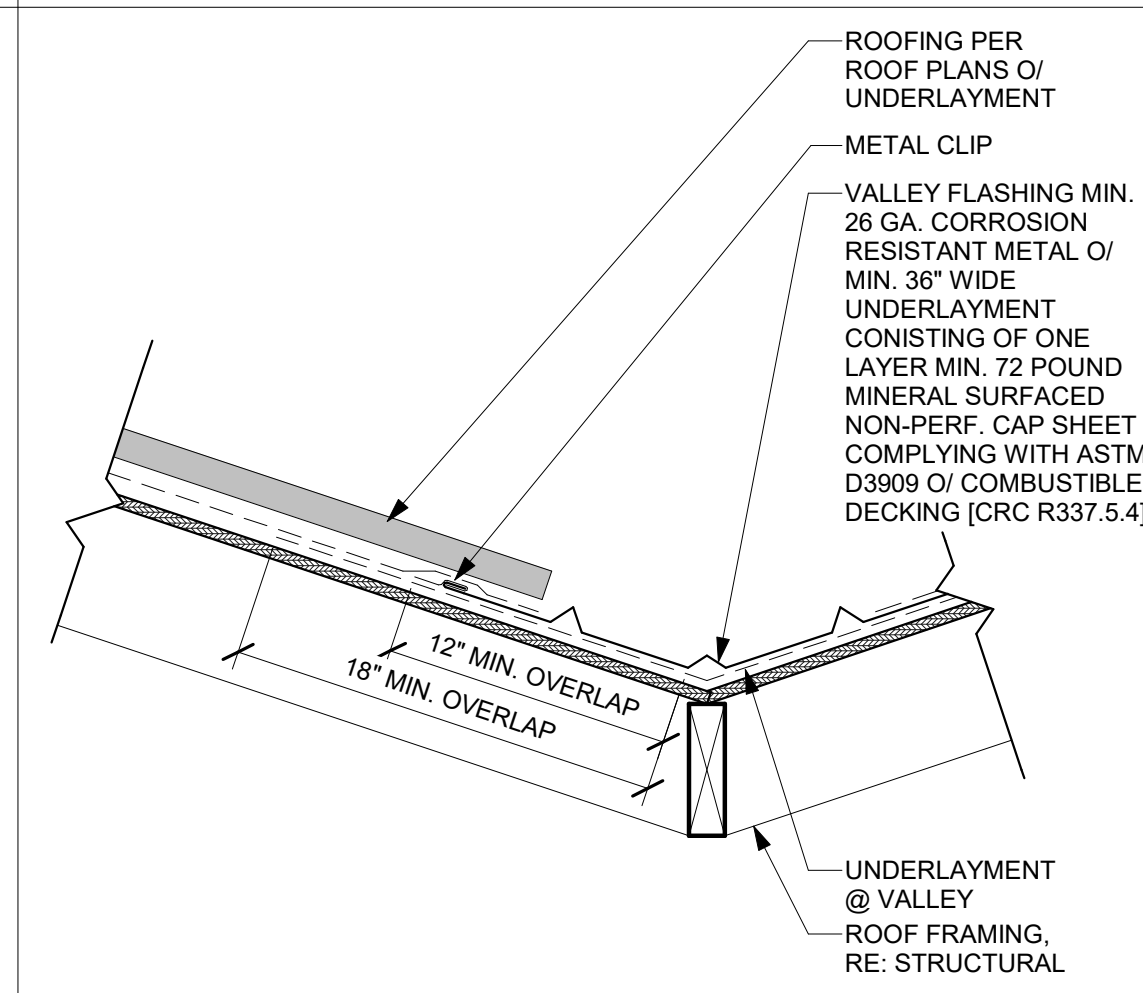
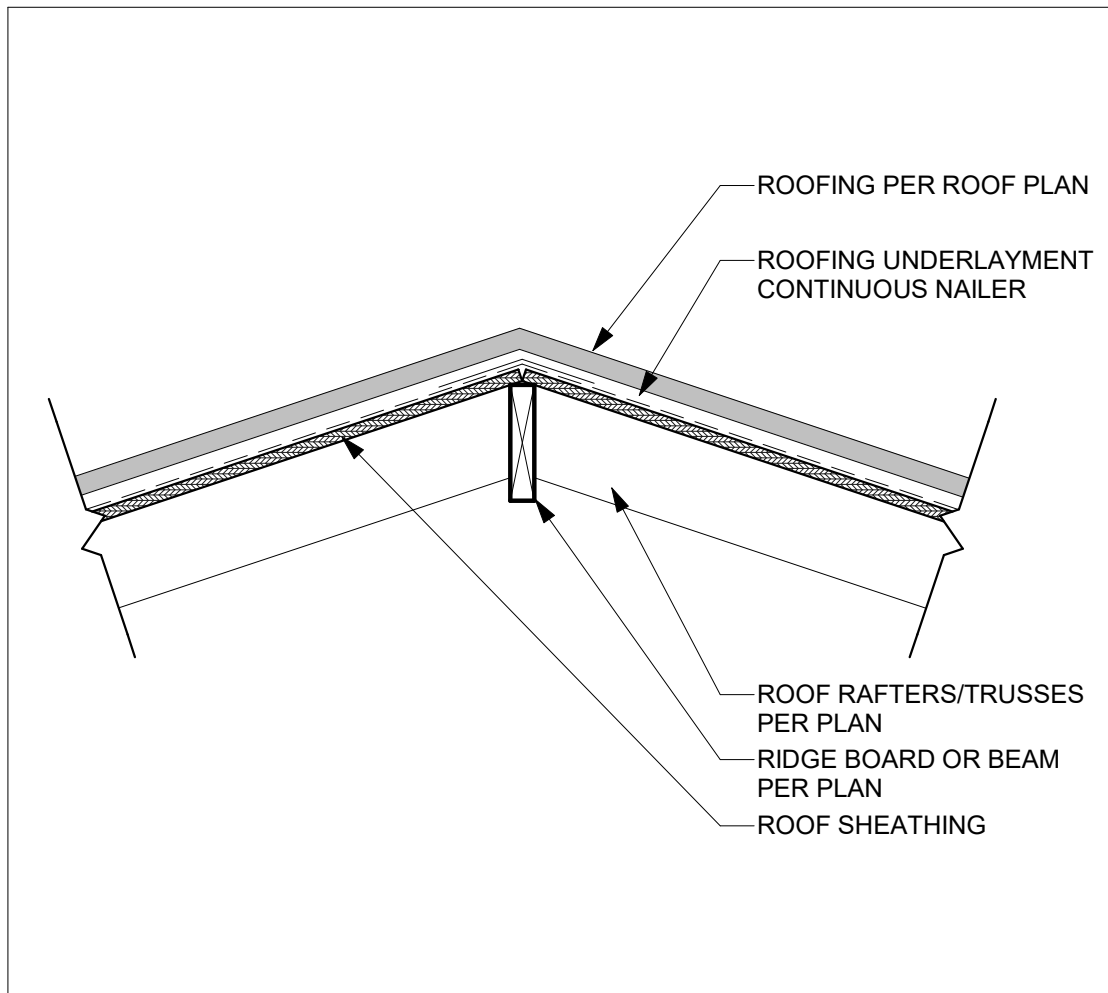
44 FLASHING - DETAILED PROTRUSION
 SCALE: 1" = 1'-0"

54 BEAM TO WALL FLASHING
 SCALE: 1" = 1'-0"

1/8/2024 2:02:53 PM Autodesk Docs:12133-01-CU20 Porterville ADU and MF Dwelling Unit2133-01-PrototypesADU_CDS.rvt



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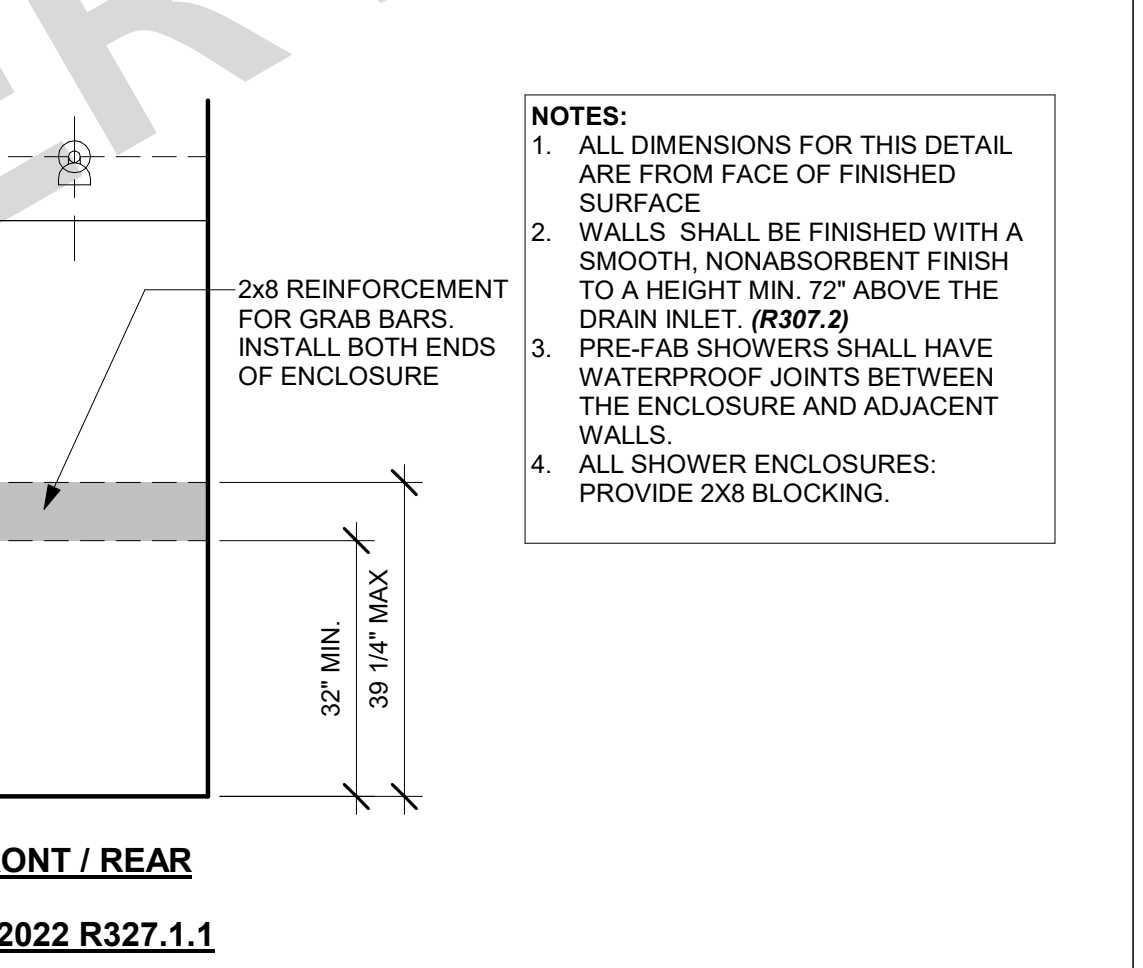
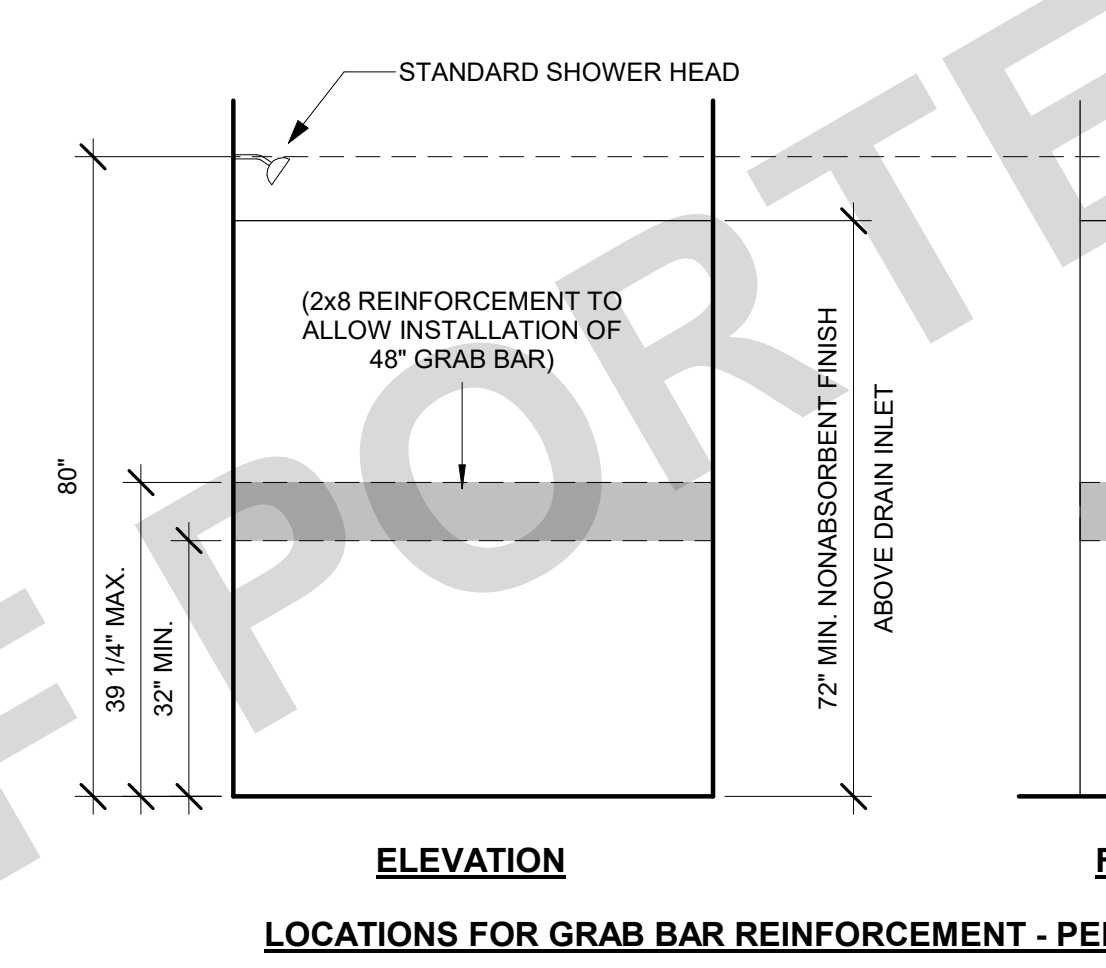
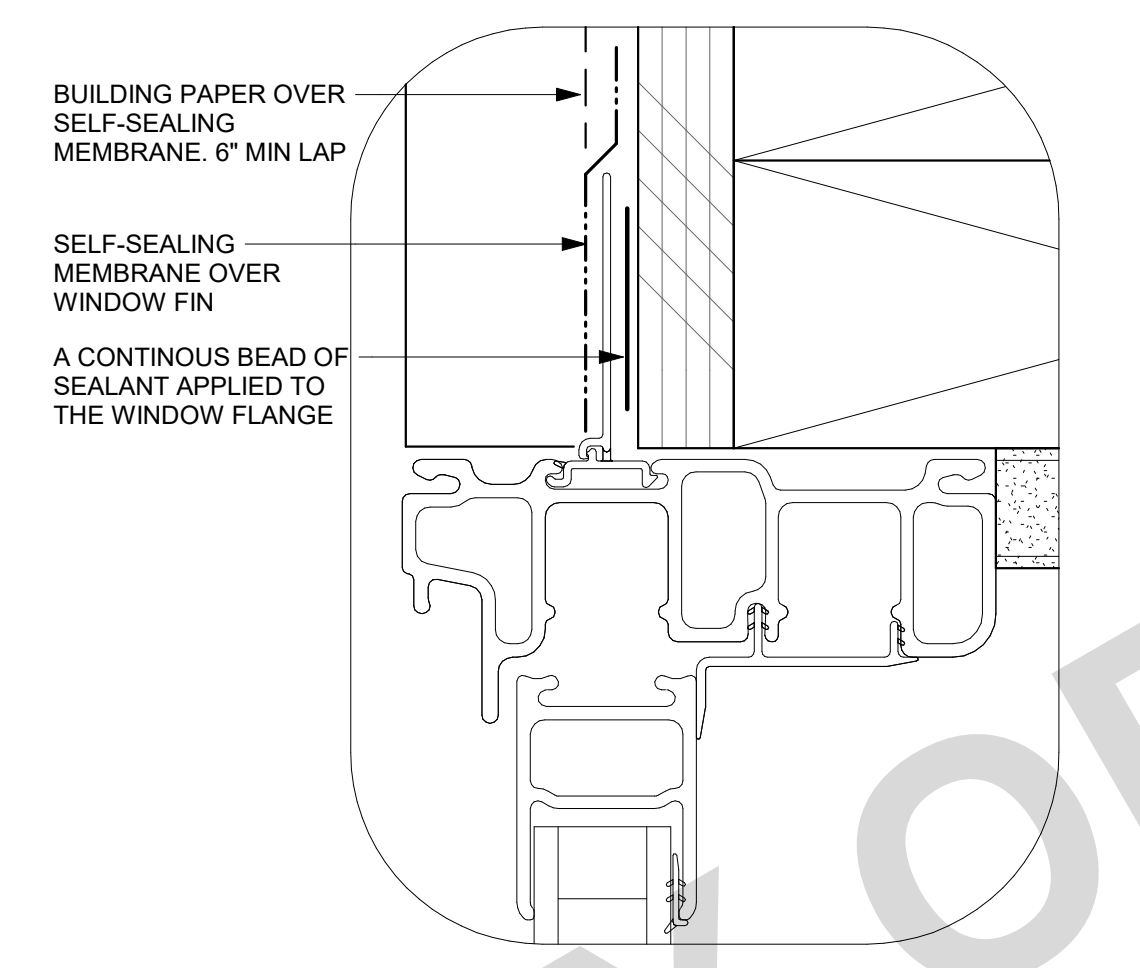
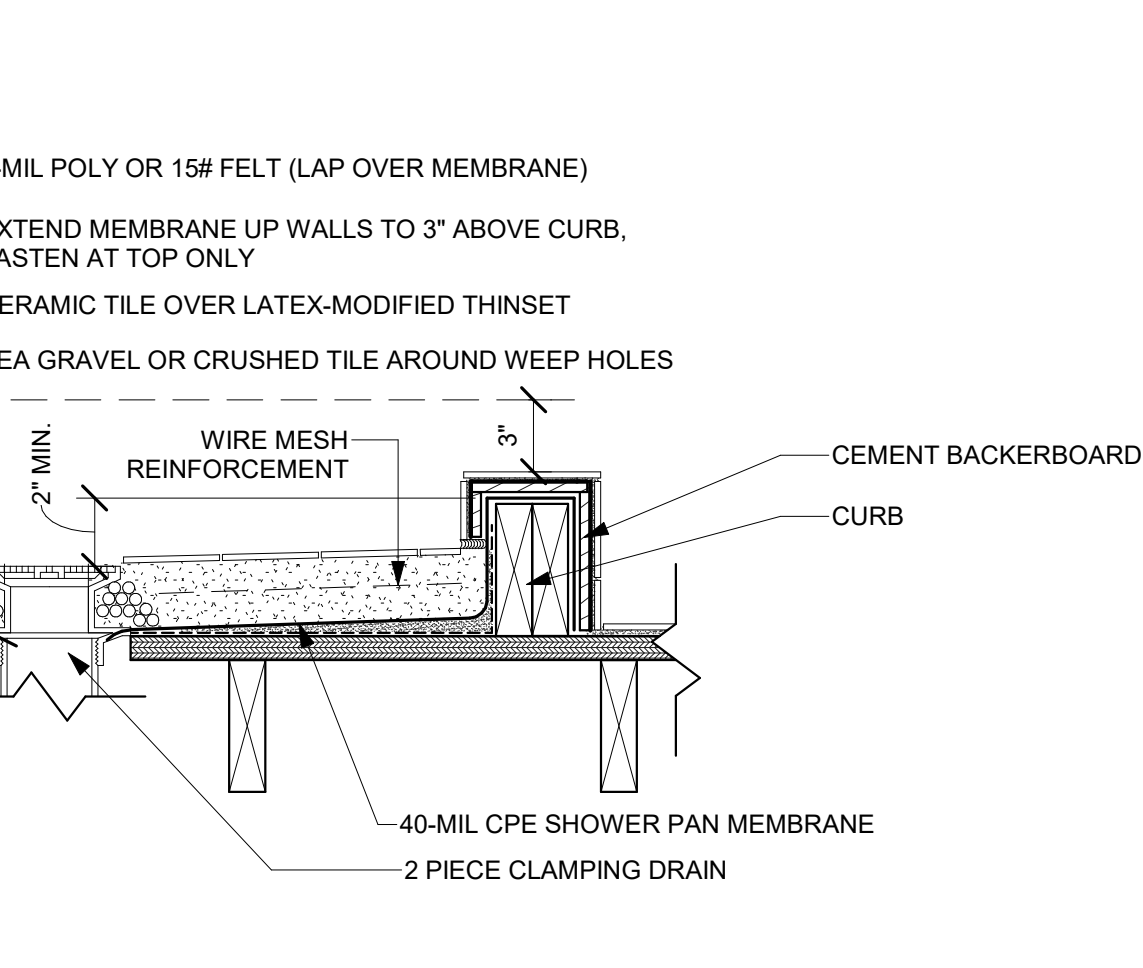
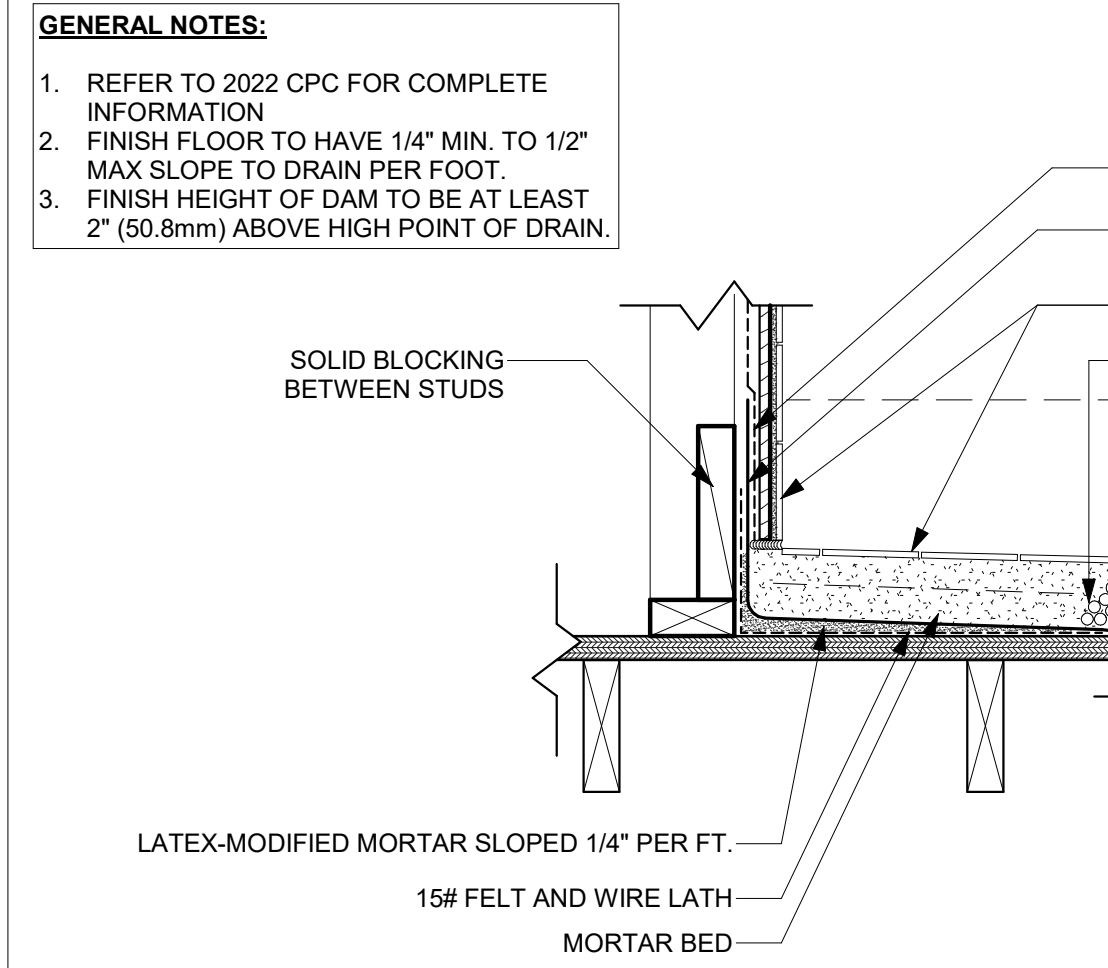
51 HIP/RIDGE
SCALE: 1" = 1'-0"

41 VALLEY FLASHING
SCALE: 1 1/2" = 1'-0"

31 WATER HEATER MOUNTING
SCALE: 1/2" = 1'-0"

21 DOOR TRIM - SLIDING GLASS
SCALE: 3/4" = 1'-0"

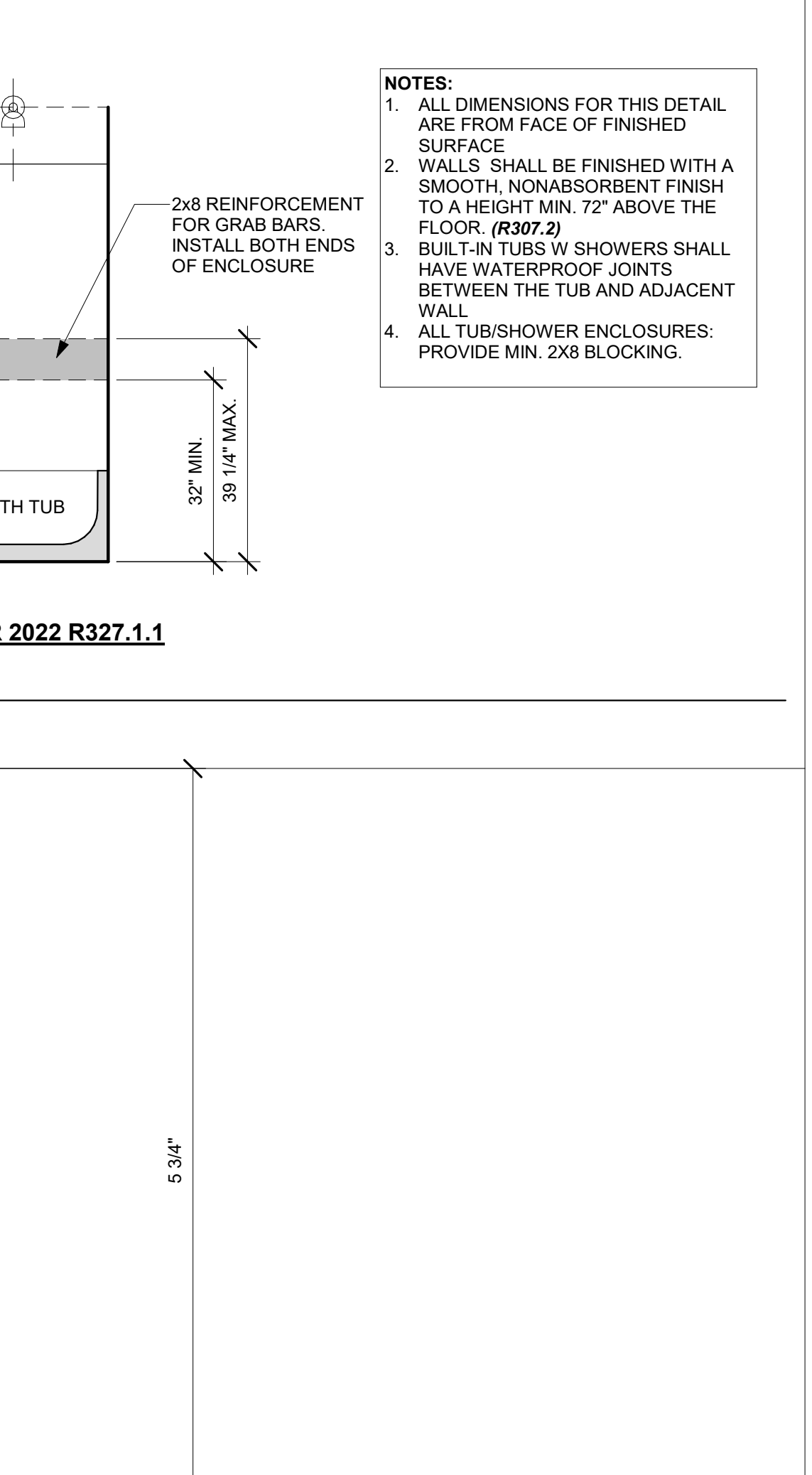
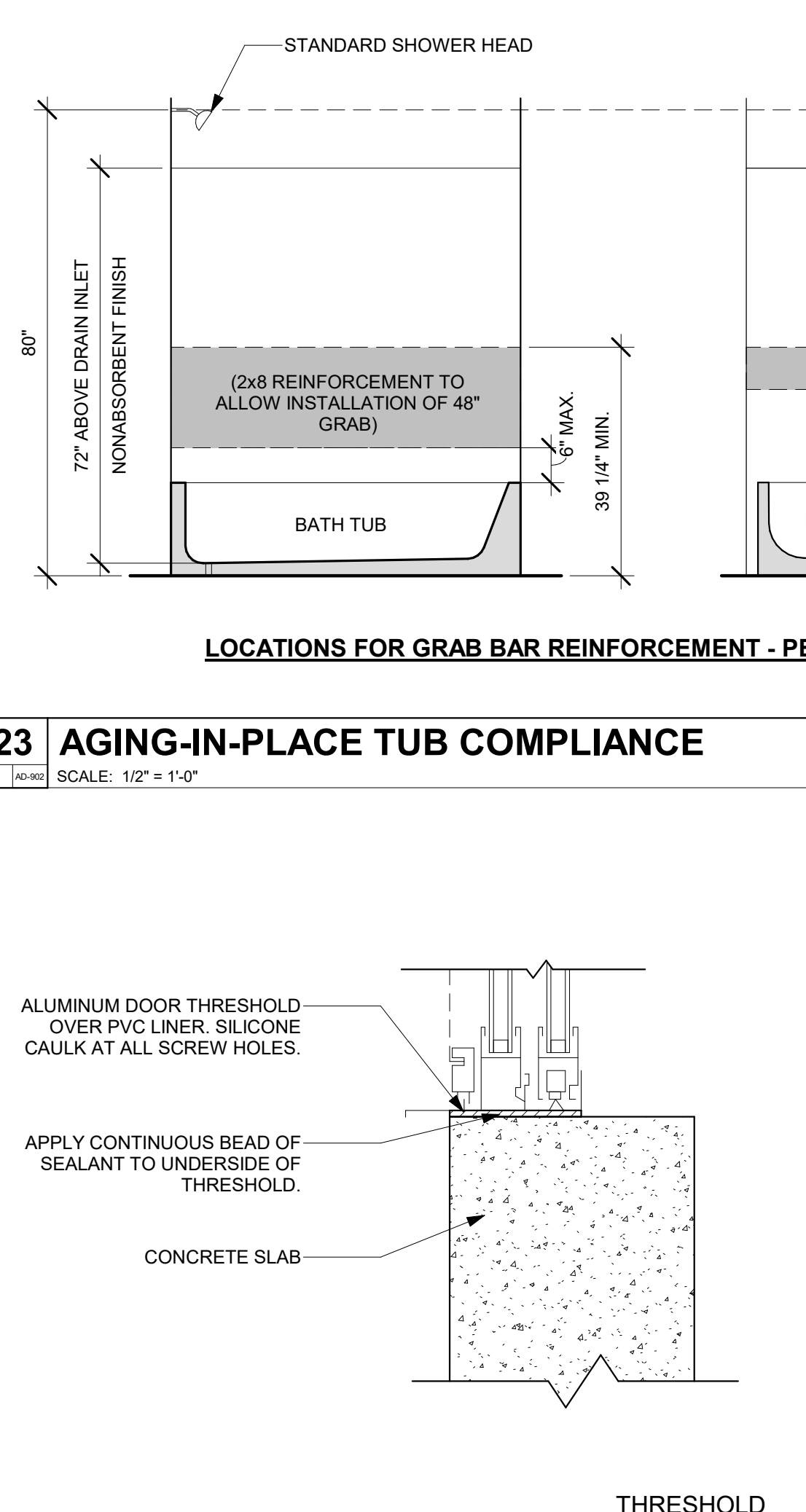
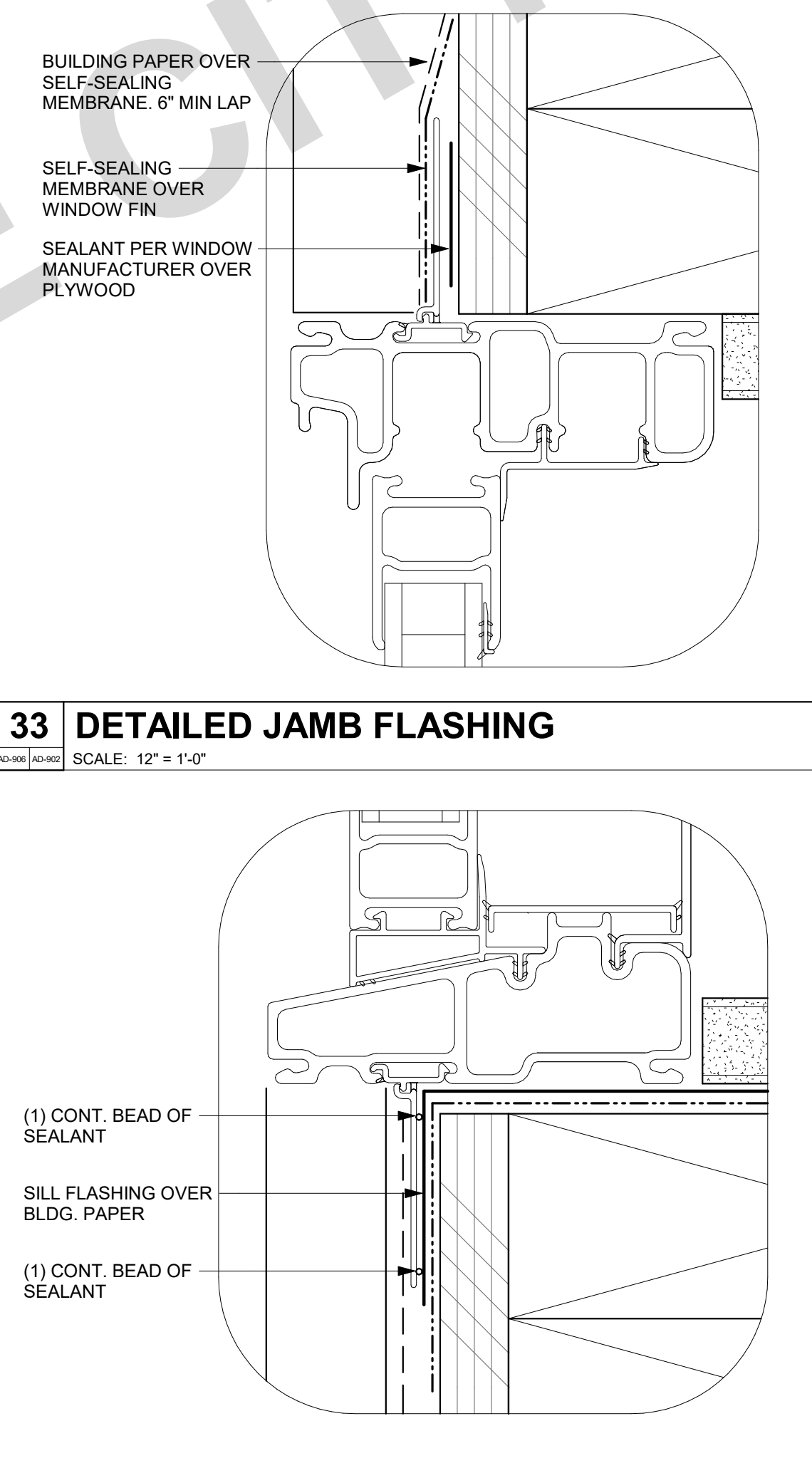
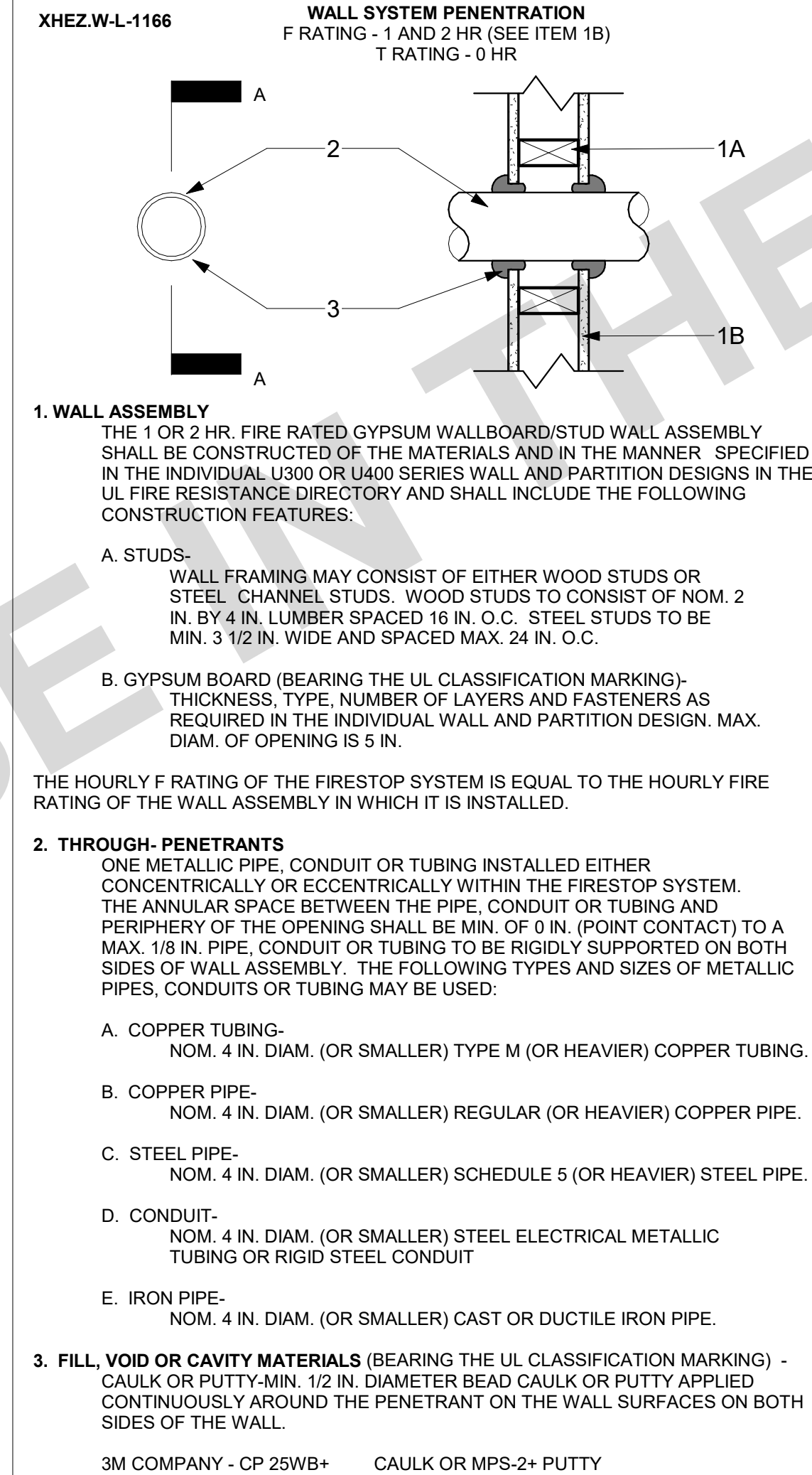
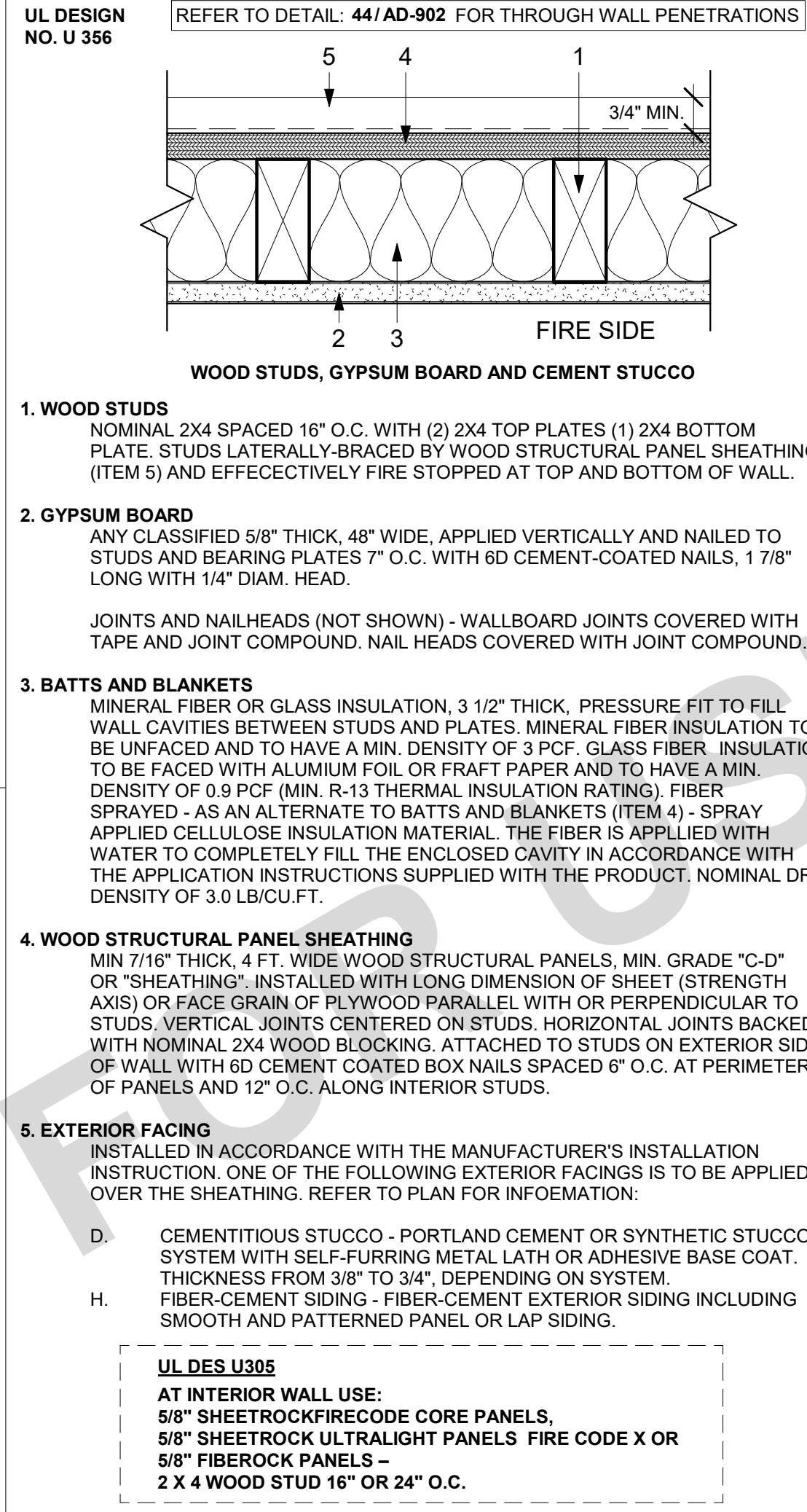
11 AGING-IN-PLACE WATER CLOSET
SCALE: 1/2" = 1'-0"



52 SHOWER - SECTION
SCALE: 1 1/2" = 1'-0"

32 DETAILED HEAD FLASHING
SCALE: 1/2" = 1'-0"

22 AGING-IN-PLACE SHOWER COMPLIANCE
SCALE: 1/2" = 1'-0"



54 1-HR EXTERIOR RATED WALL ASSEMBLY
SCALE: 3" = 1'-0"

44 THROUGH PENETRATION @ WALL
SCALE: 1 1/2" = 1'-0"

34 DETAILED SILL FLASHING
SCALE: 1/2" = 1'-0"

24 DOOR-SLIDING GLASS - THRESHOLD
SCALE: 3" = 1'-0"

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ARCHITECTURAL DETAILS - COMMON

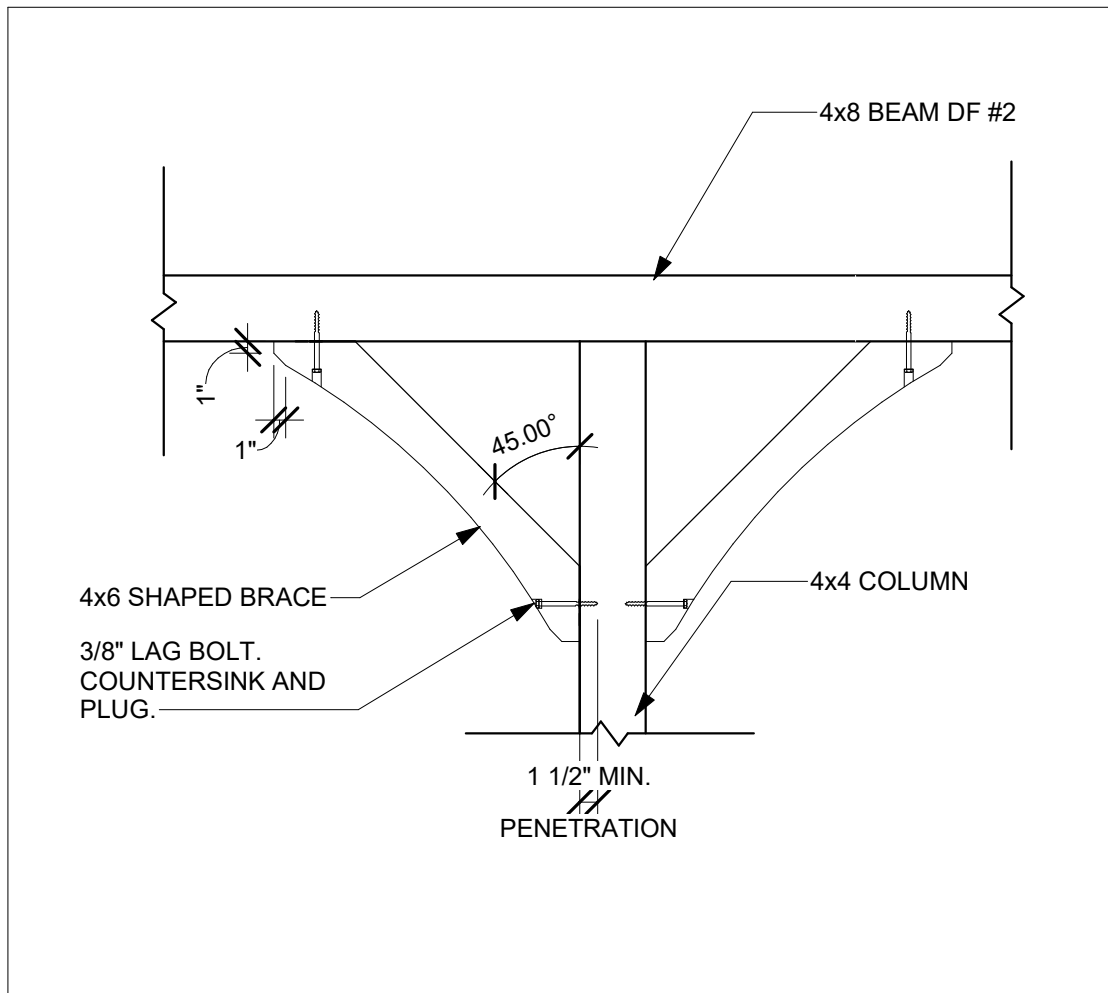
PUBLIC SET

DATE: 07/05/23
SHEET: AD-902

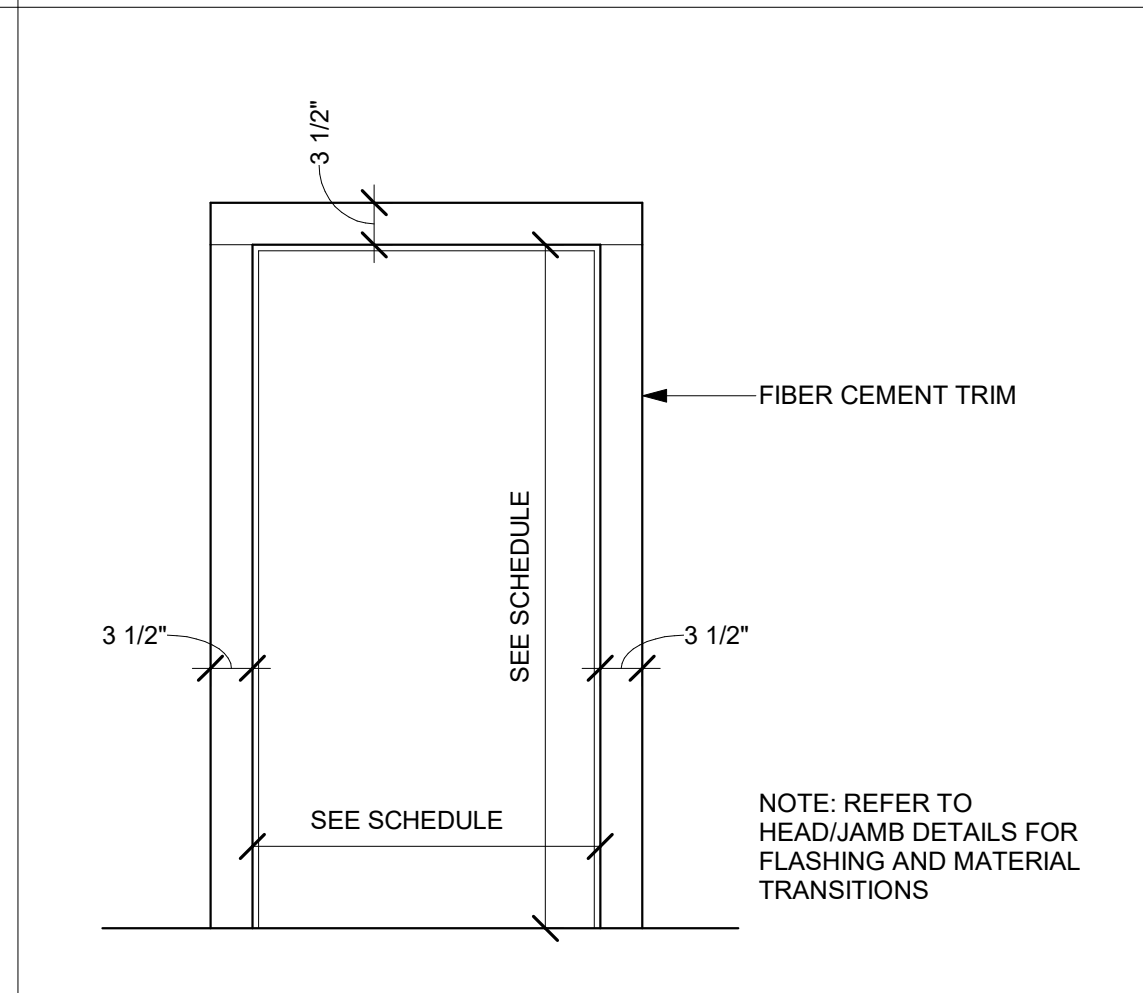
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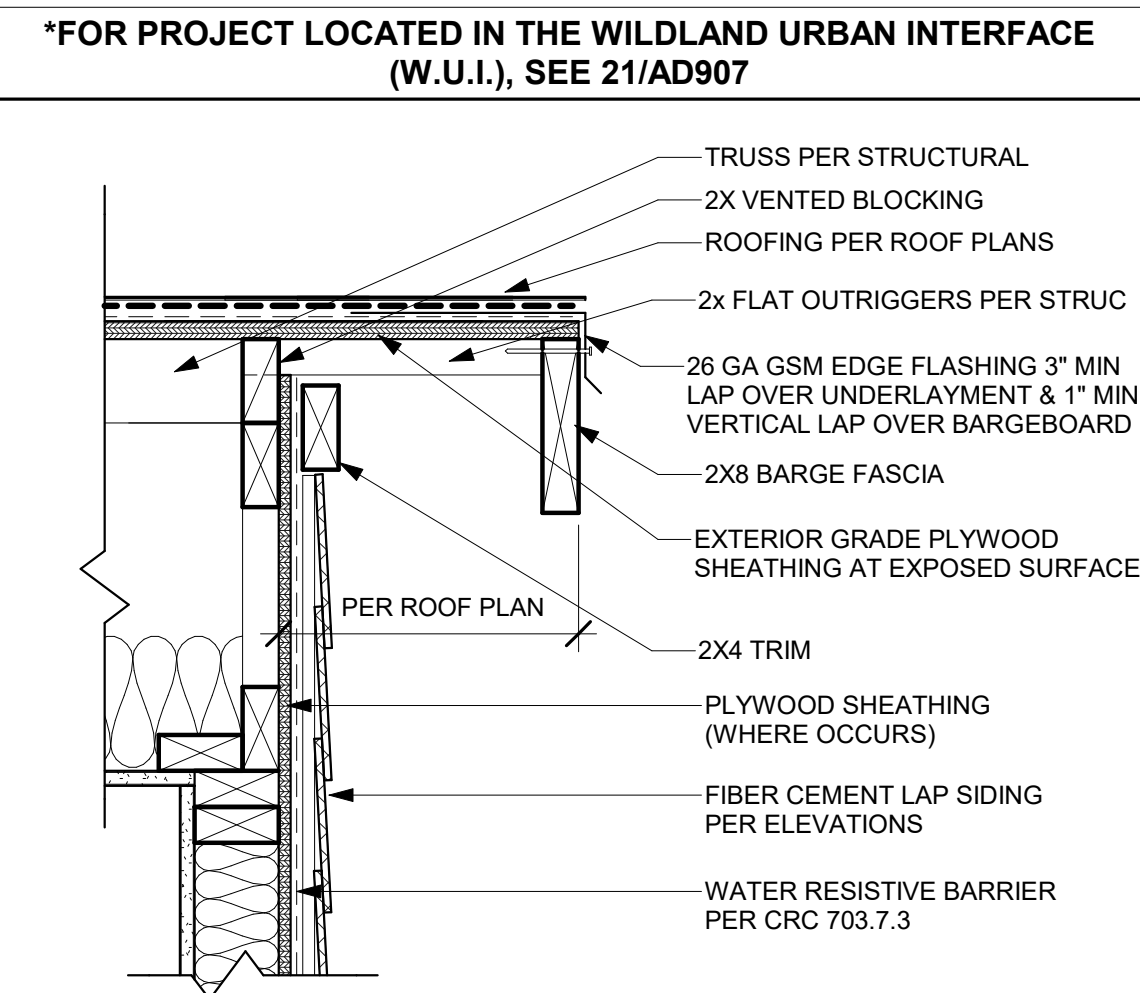
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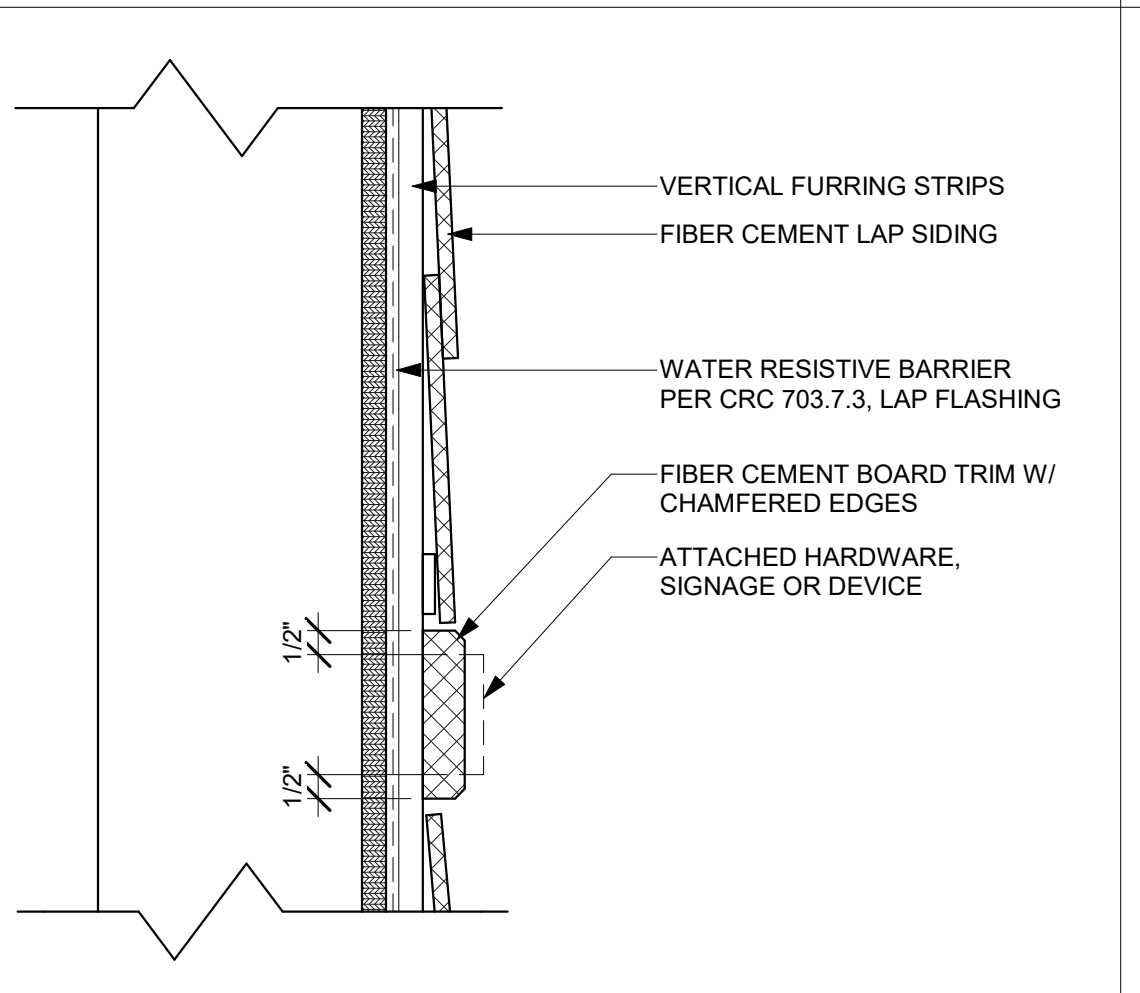
51 BRACE - CALIFORNIA RANCH
SCALE: 3/4" = 1'-0"



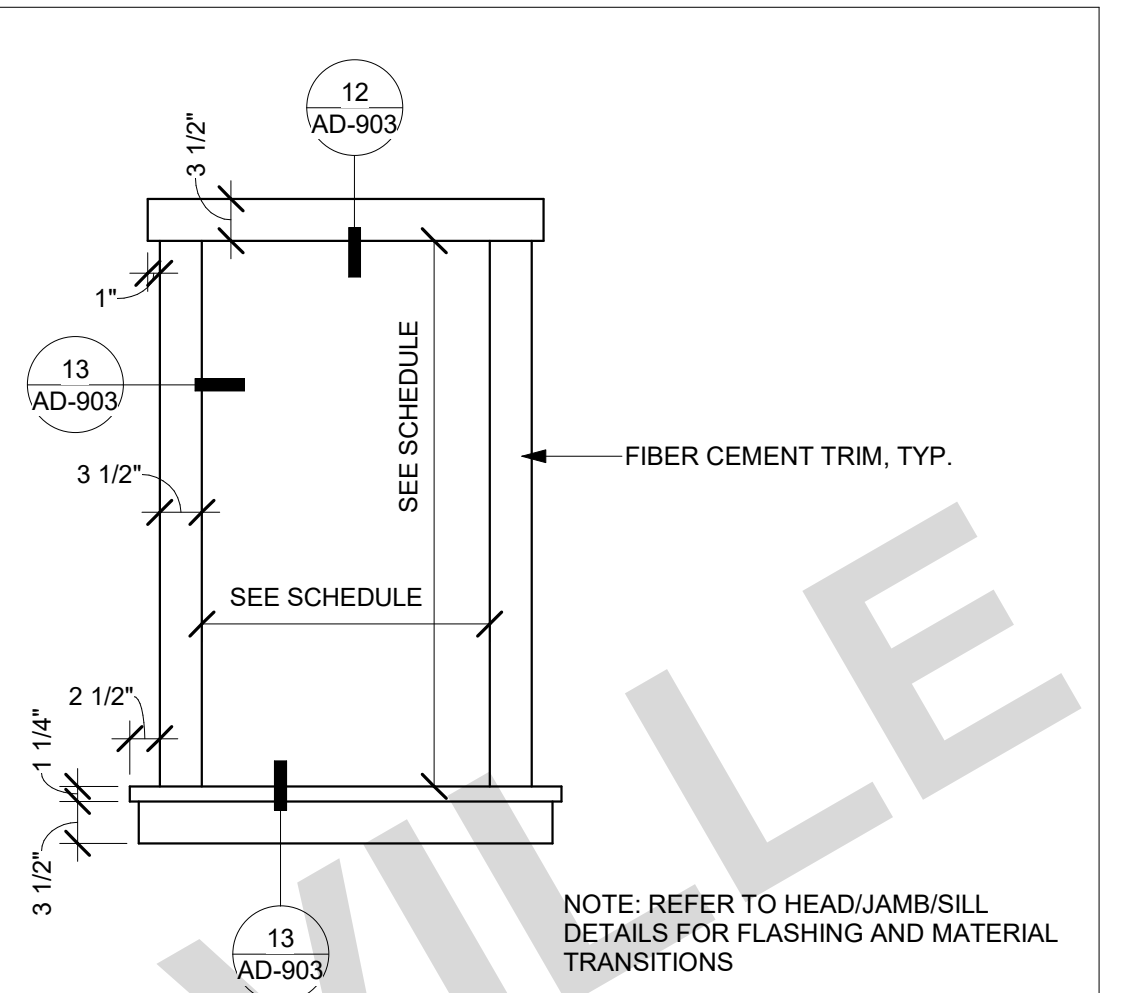
41 DOOR TRIM - CAL RANCH
SCALE: 3/4" = 1'-0"



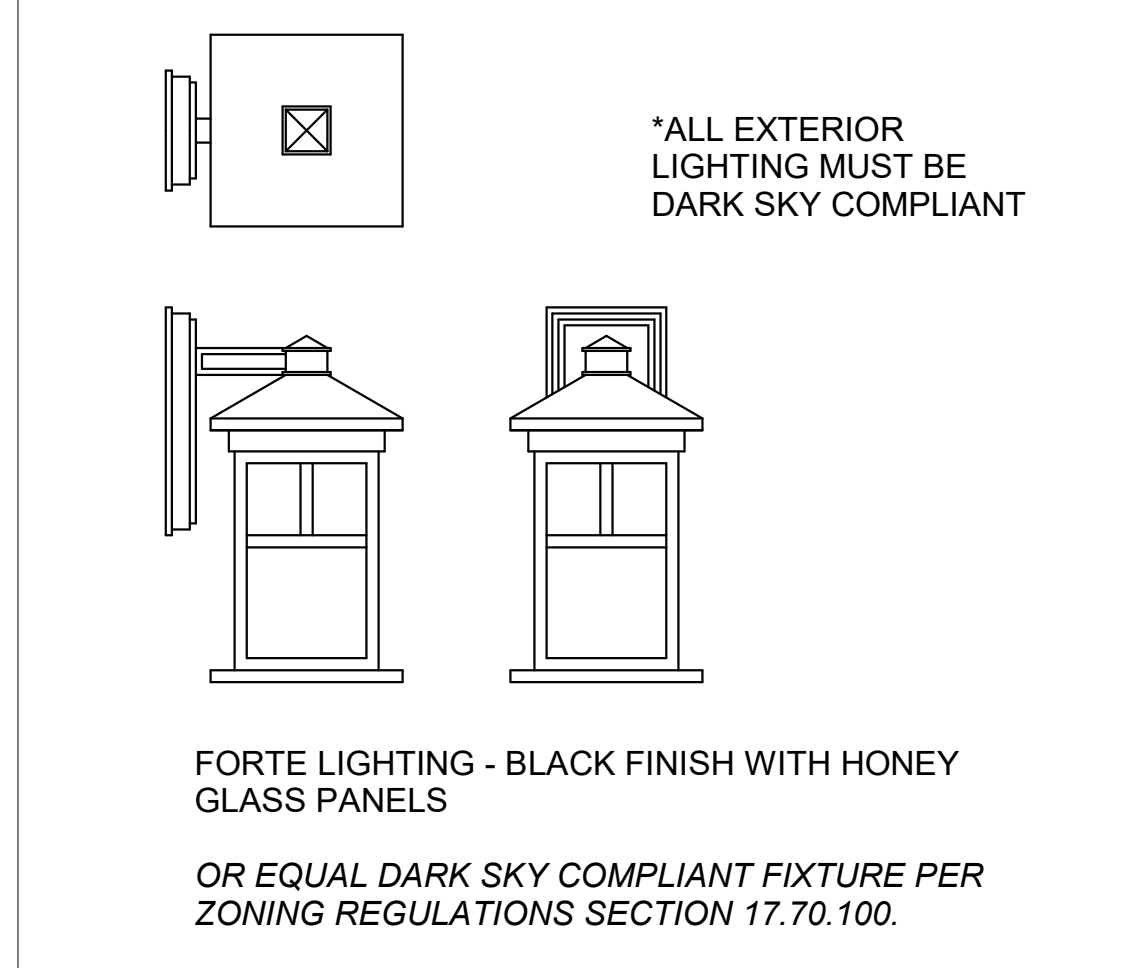
31 RAKE @ FIBER CEMENT - LAP SIDING
SCALE: 1 1/2" = 1'-0"



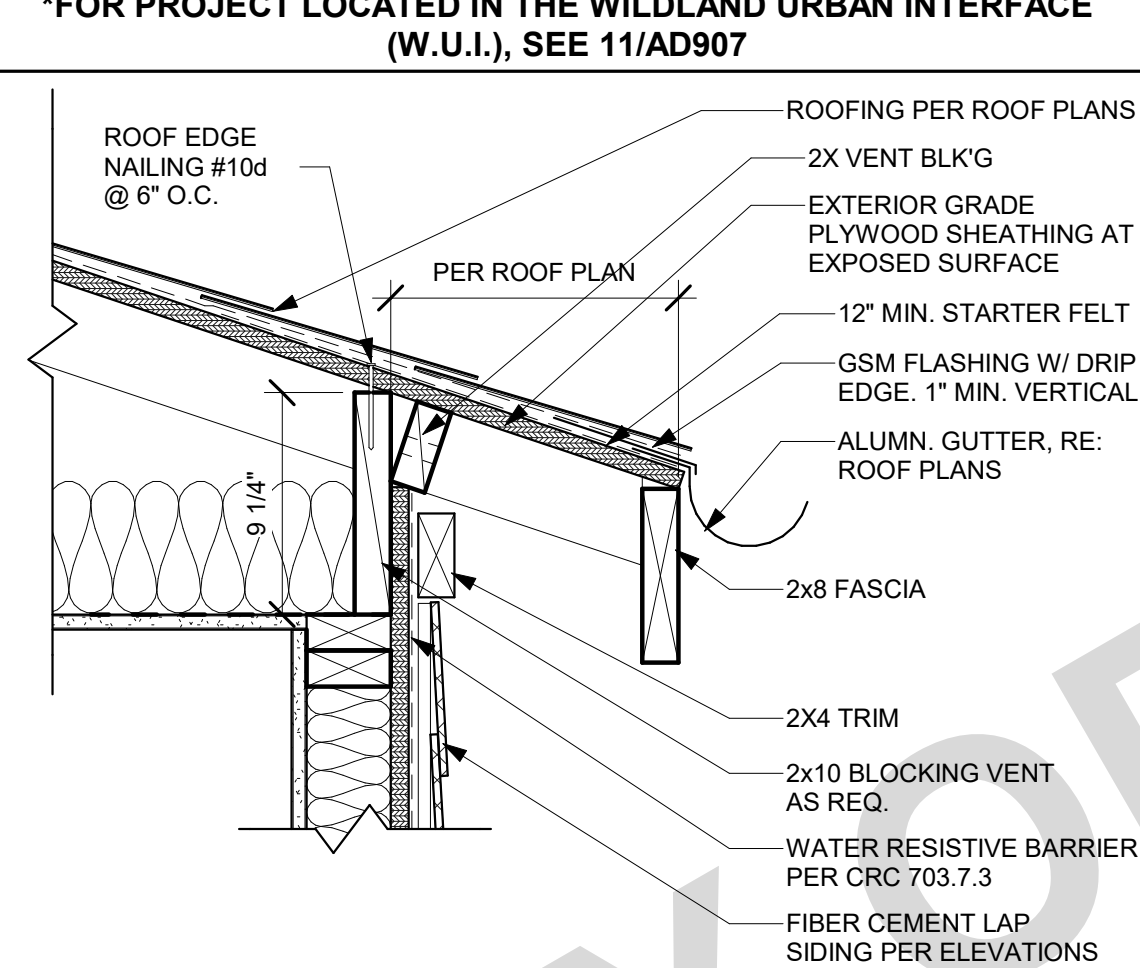
21 FIBER CEMENT - LAP - MOUNTING PAD
SCALE: 3" = 1'-0"



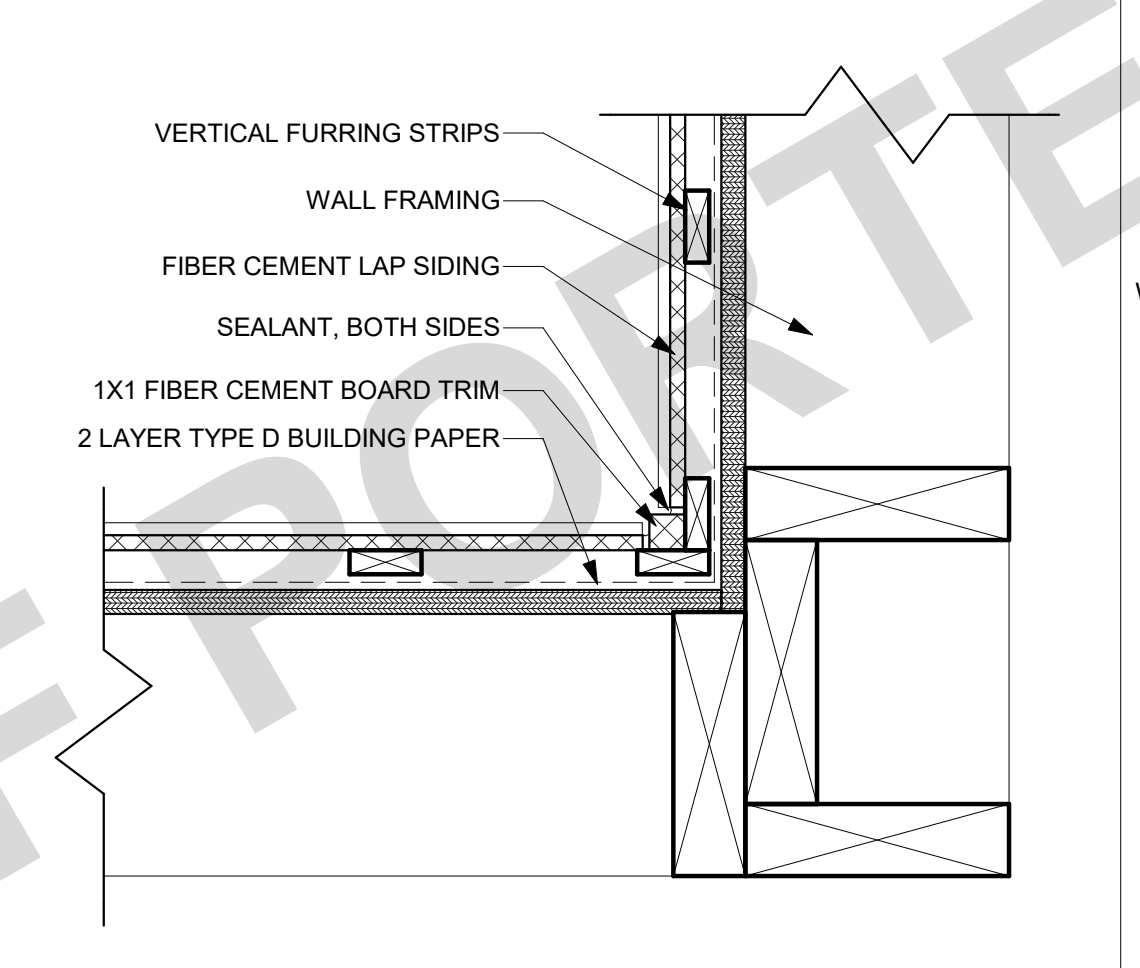
11 WINDOW TRIM - CAL RANCH
SCALE: 3/4" = 1'-0"



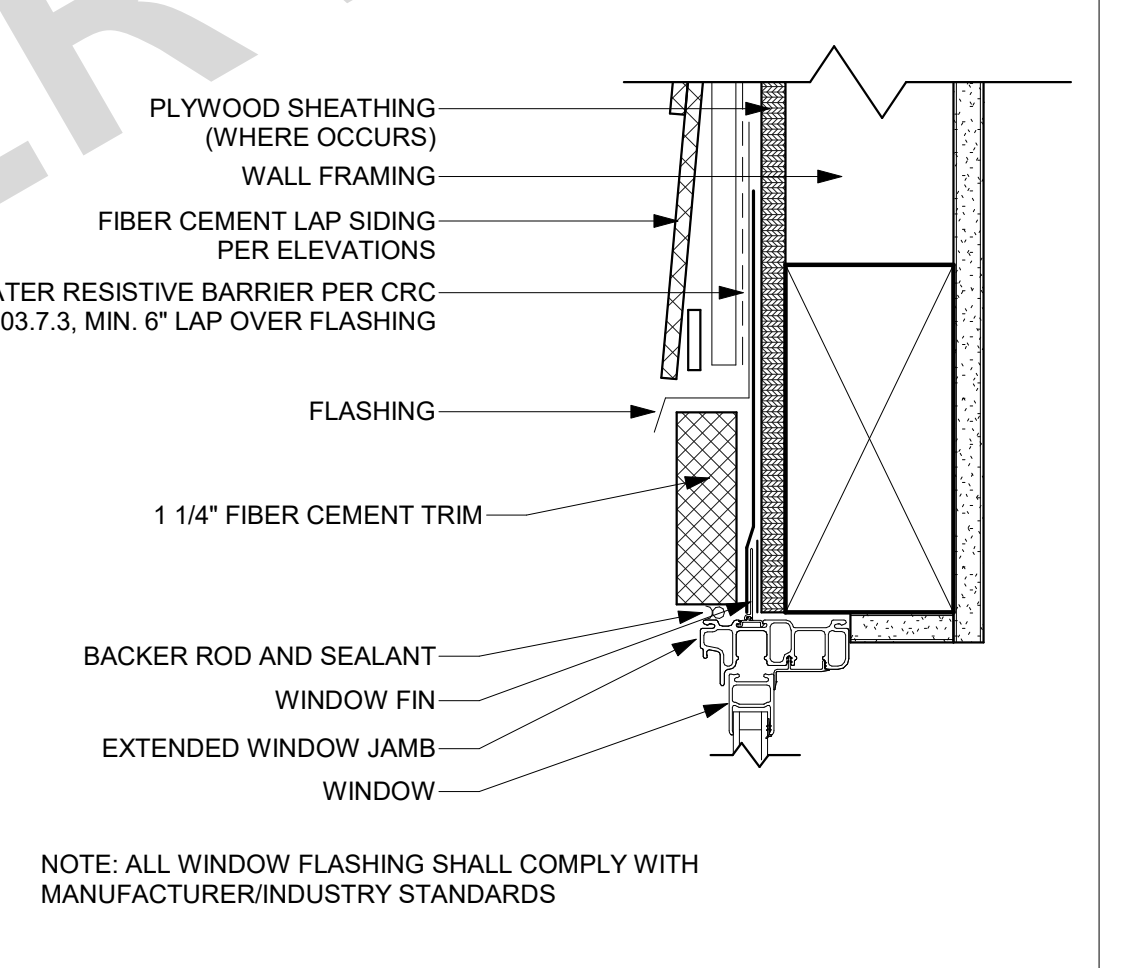
42 LIGHT FIXTURE - CAL RANCH
SCALE: 1 1/2" = 1'-0"



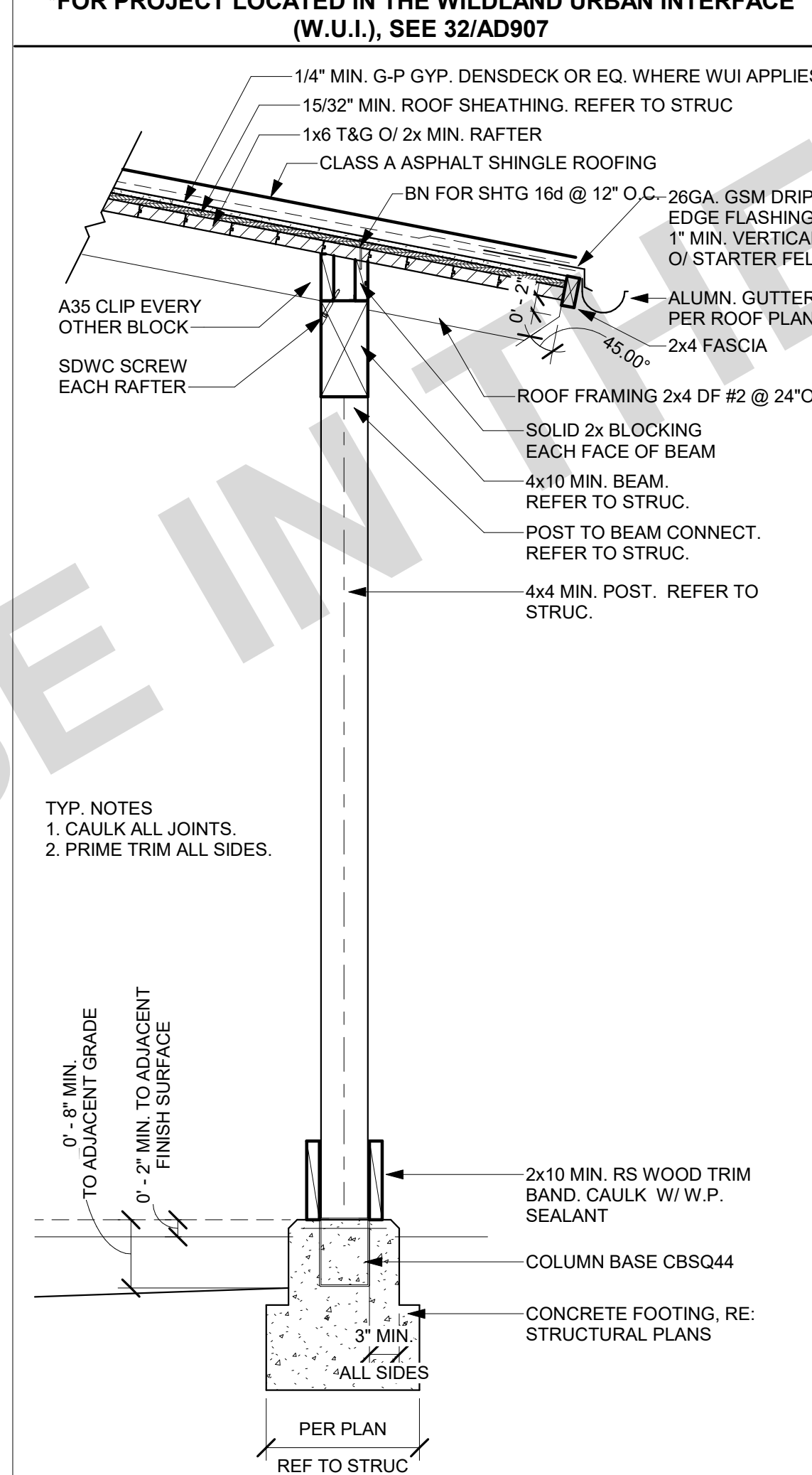
32 EAVE @ FIBER CEMENT - LAP SIDING
SCALE: 1 1/2" = 1'-0"



22 FIBER CEMENT - LAP - INSIDE CORNER
SCALE: 3" = 1'-0"



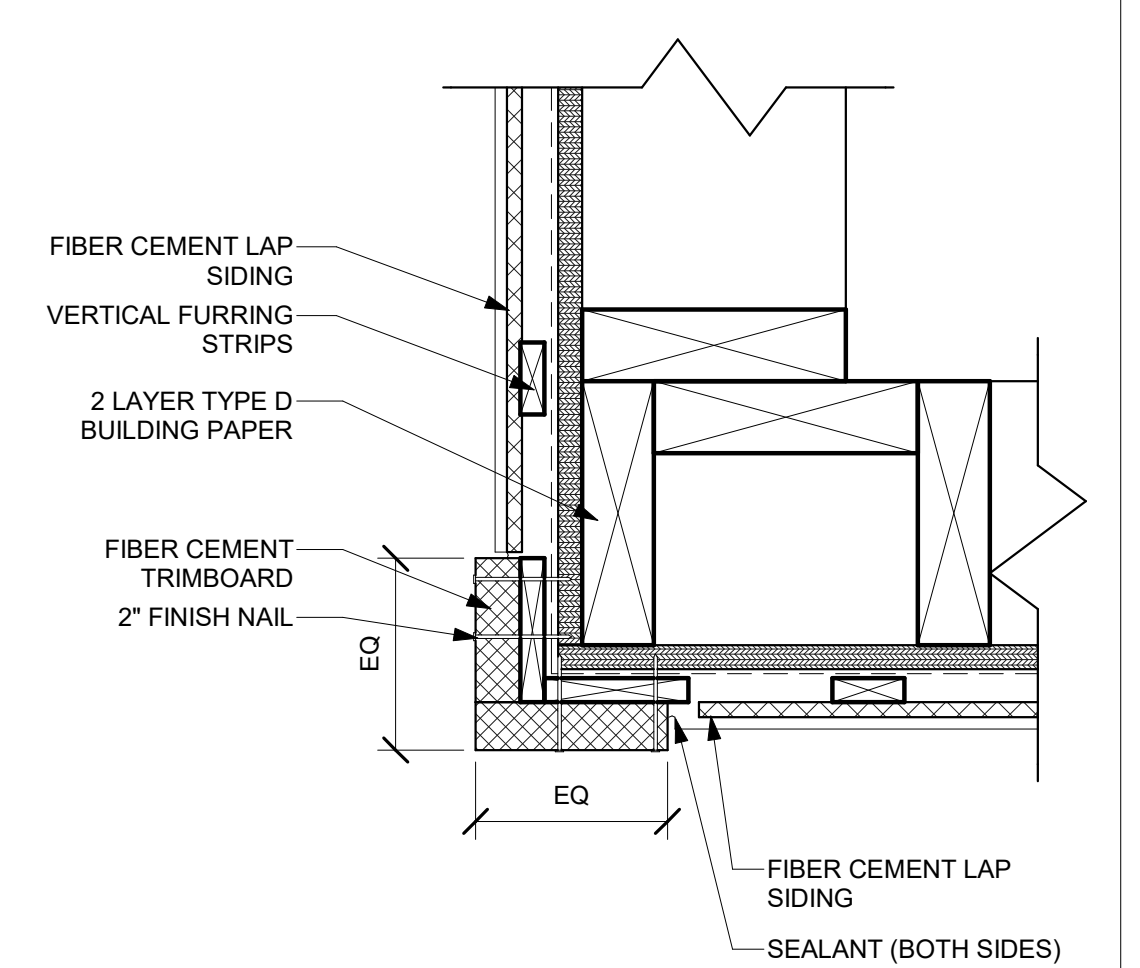
12 TYP. WINDOW HEAD-FIBER CEMENT
SCALE: 3" = 1'-0"



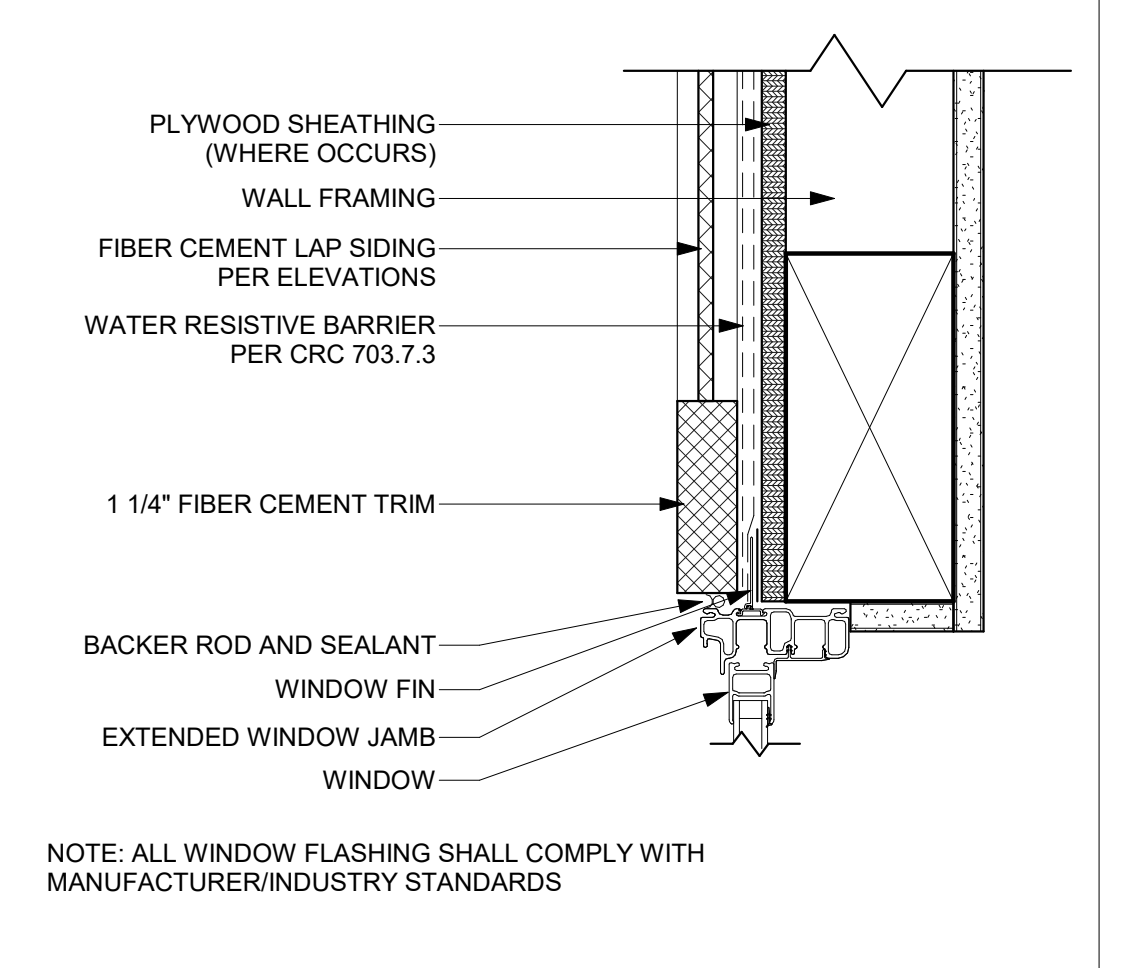
44 POST W/ ROOF - CALIFORNIA RANCH
SCALE: 3/4" = 1'-0"



23 FIBER CEMENT - LAP - OUTSIDE CORNER
SCALE: 3" = 1'-0"



24 FIBER CEMENT - LAP - FOUNDATION
SCALE: 3" = 1'-0"



13 TYP. WINDOW JAMB-FIBER CEMENT
SCALE: 3" = 1'-0"



14 TYP. WINDOW SILL-FIBER CEMENT
SCALE: 3" = 1'-0"

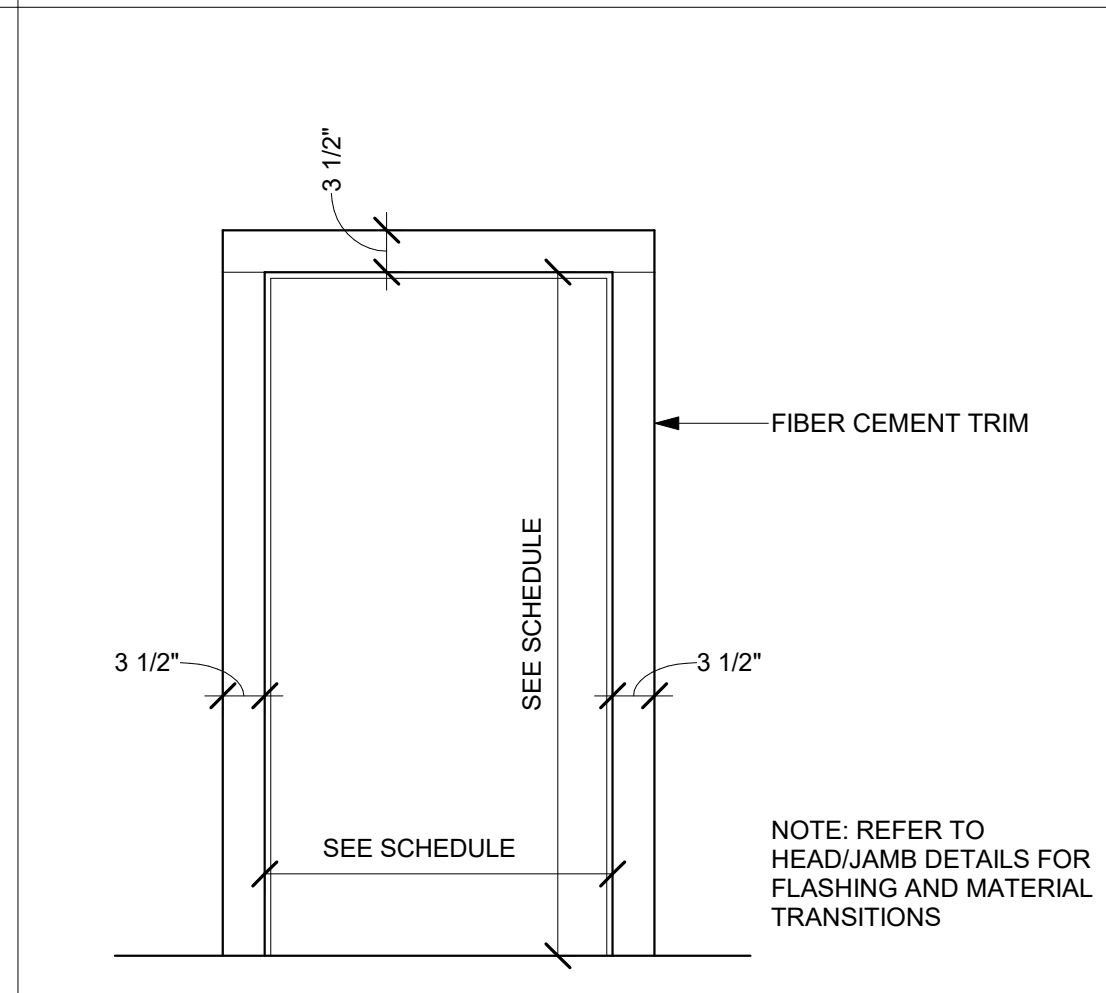
PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ARCHITECTURAL DETAILS - CALIFORNIA RANCH

PUBLIC SET
DATE: 07/05/23
SHEET: AD-903

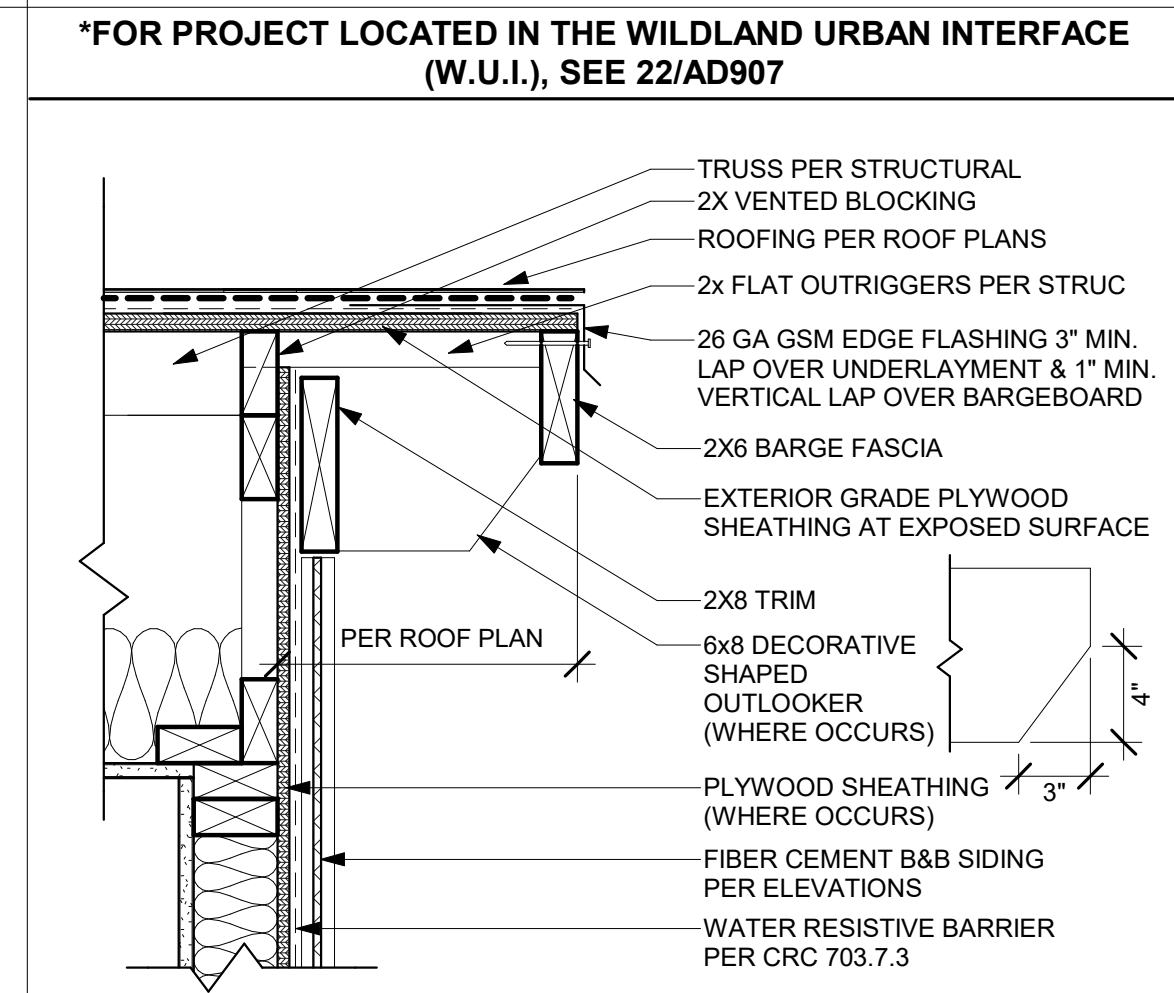
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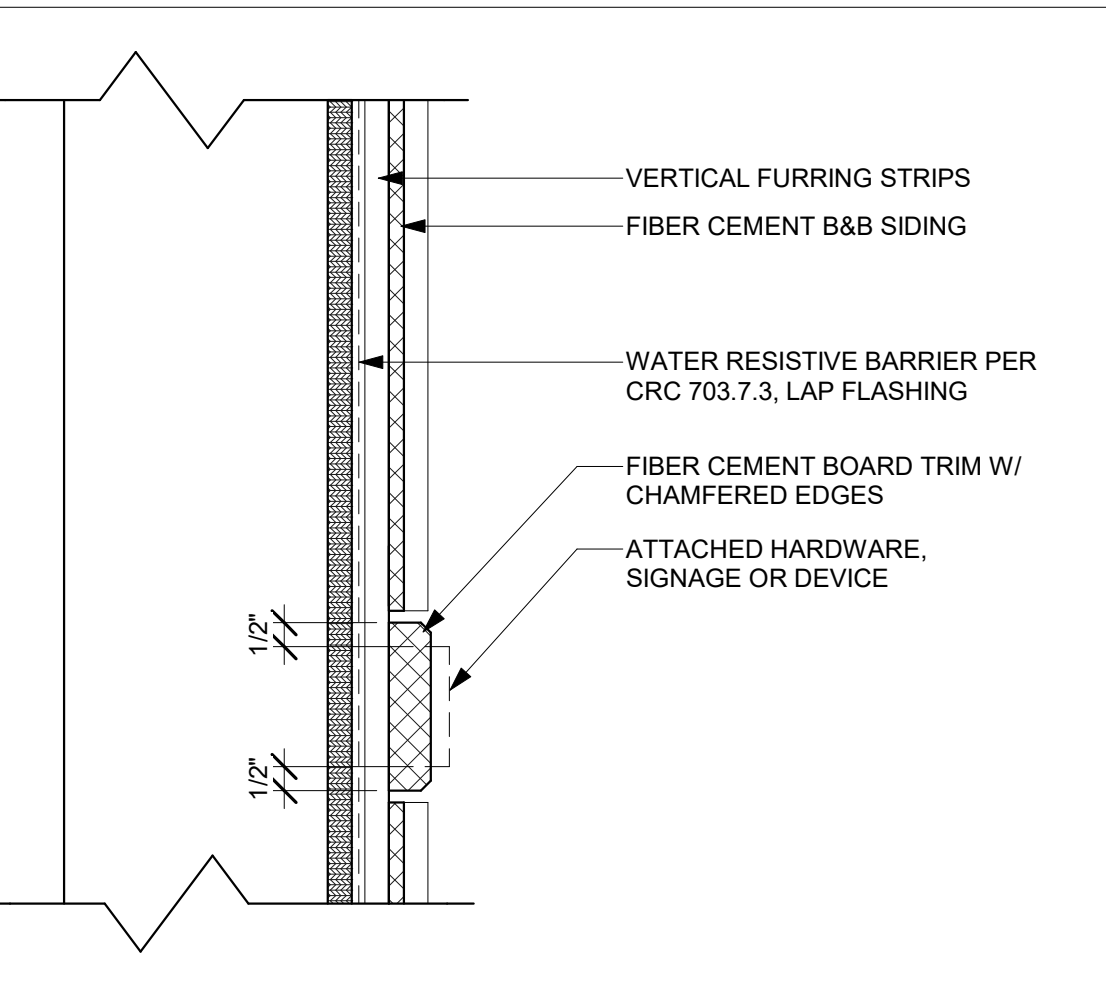
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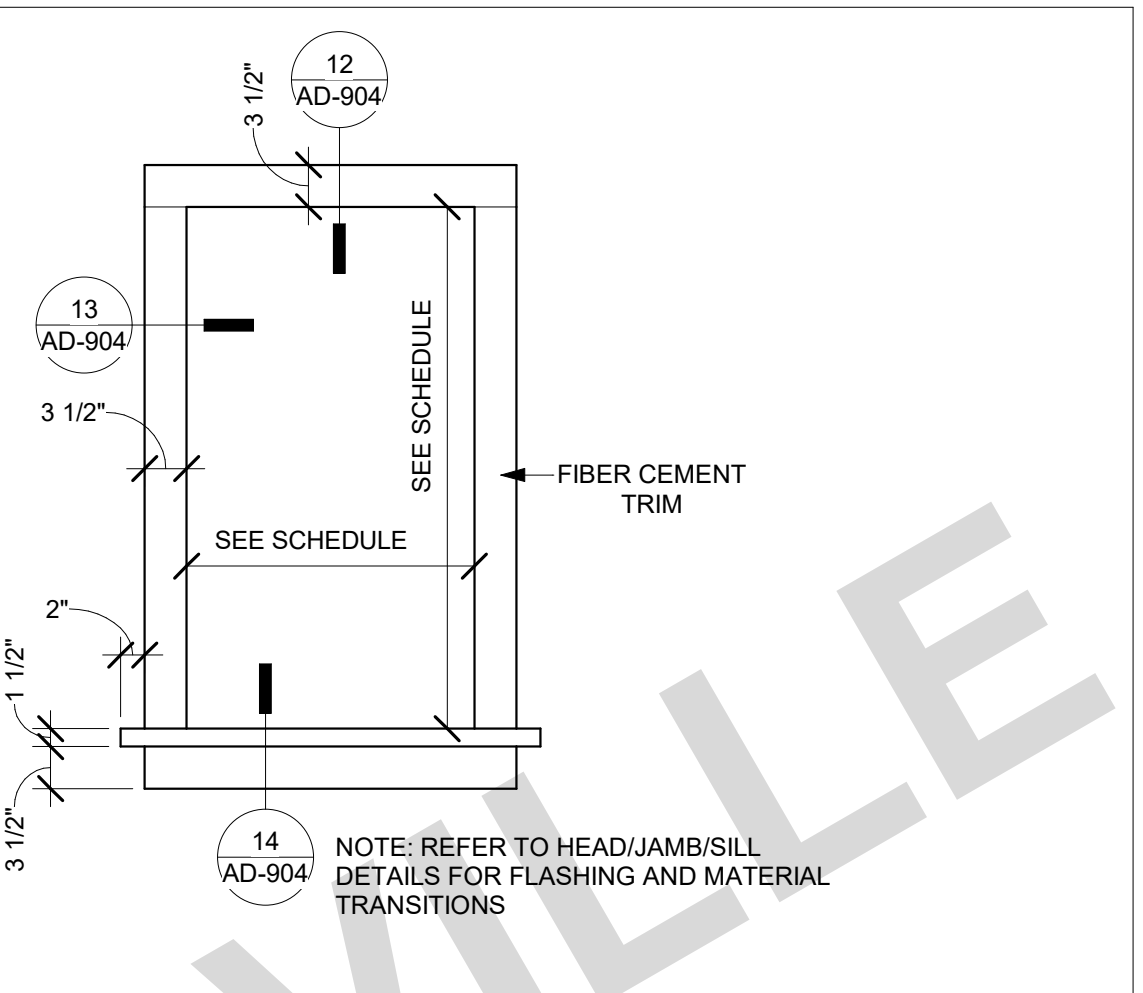
41 DOOR TRIM - AGRARIAN
SCALE: 3/4" = 1'-0"



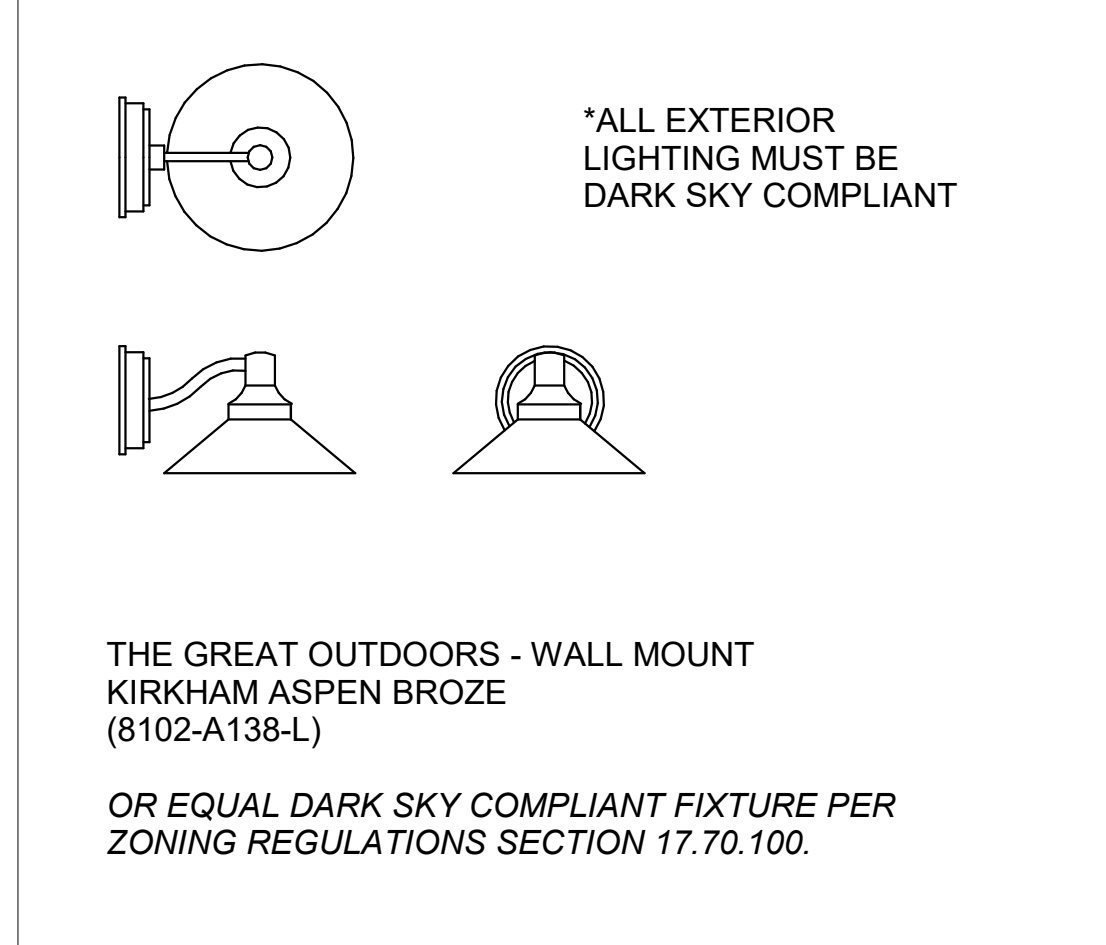
31 RAKE @ FIBER CEMENT - B&B SIDING
SCALE: 1 1/2" = 1'-0"



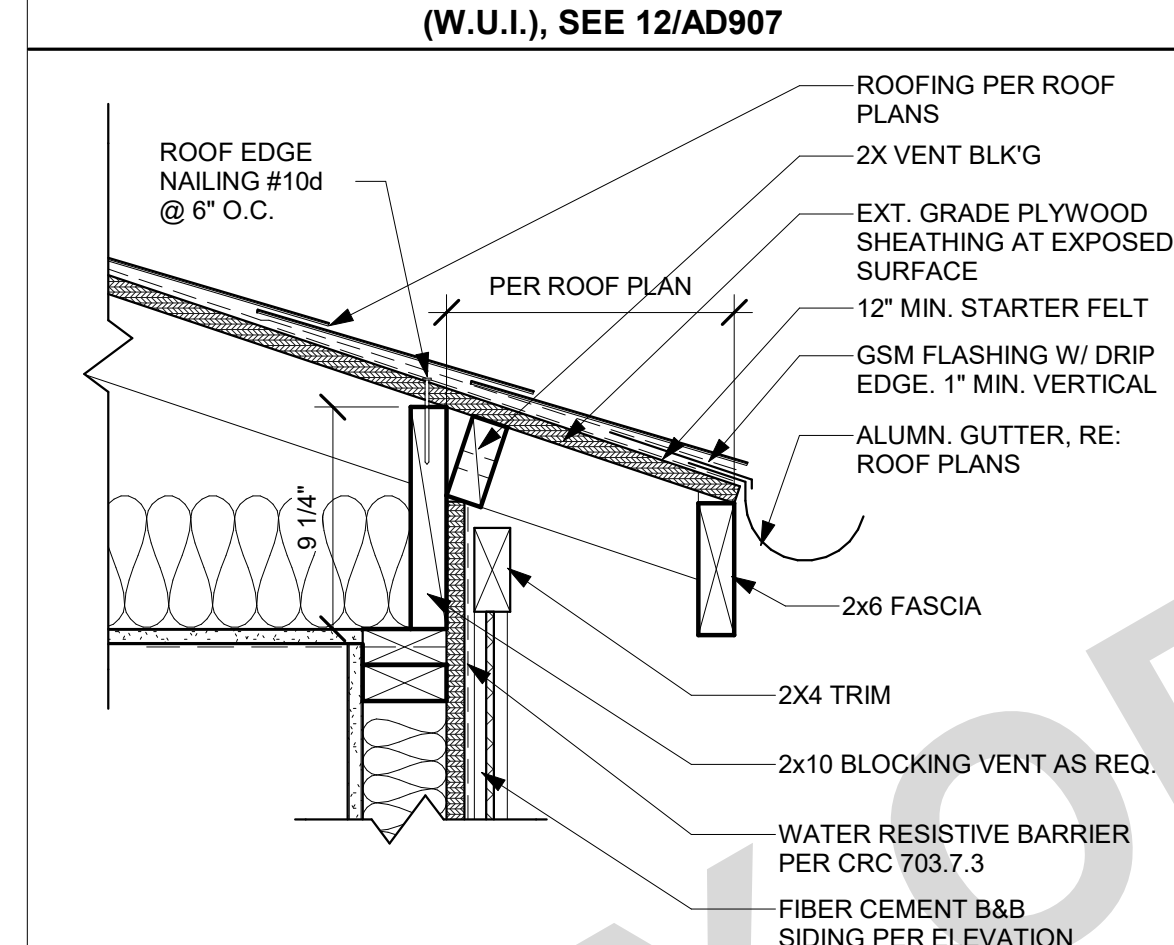
21 FIBER CEMENT - B&B - MOUNTING PAD
SCALE: 3" = 1'-0"



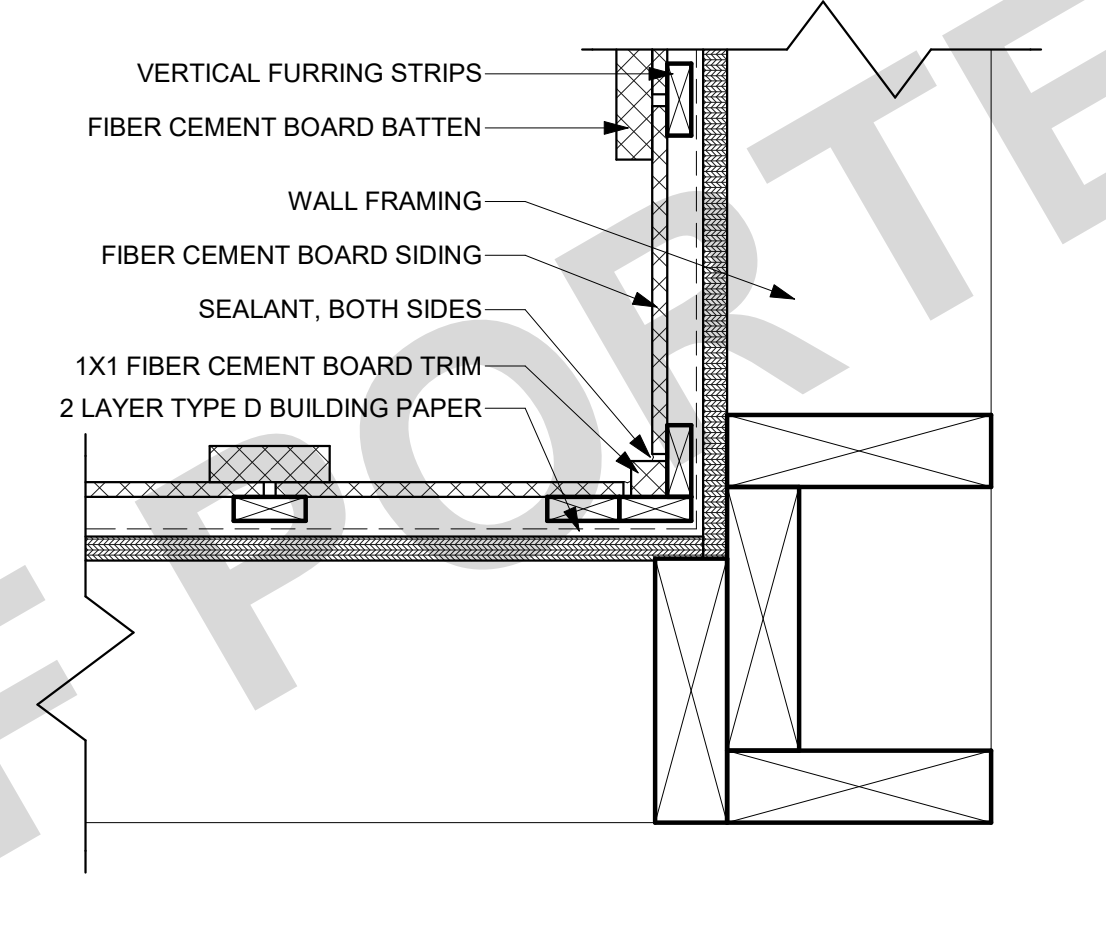
11 WINDOW TRIM - AGRARIAN
SCALE: 3/4" = 1'-0"



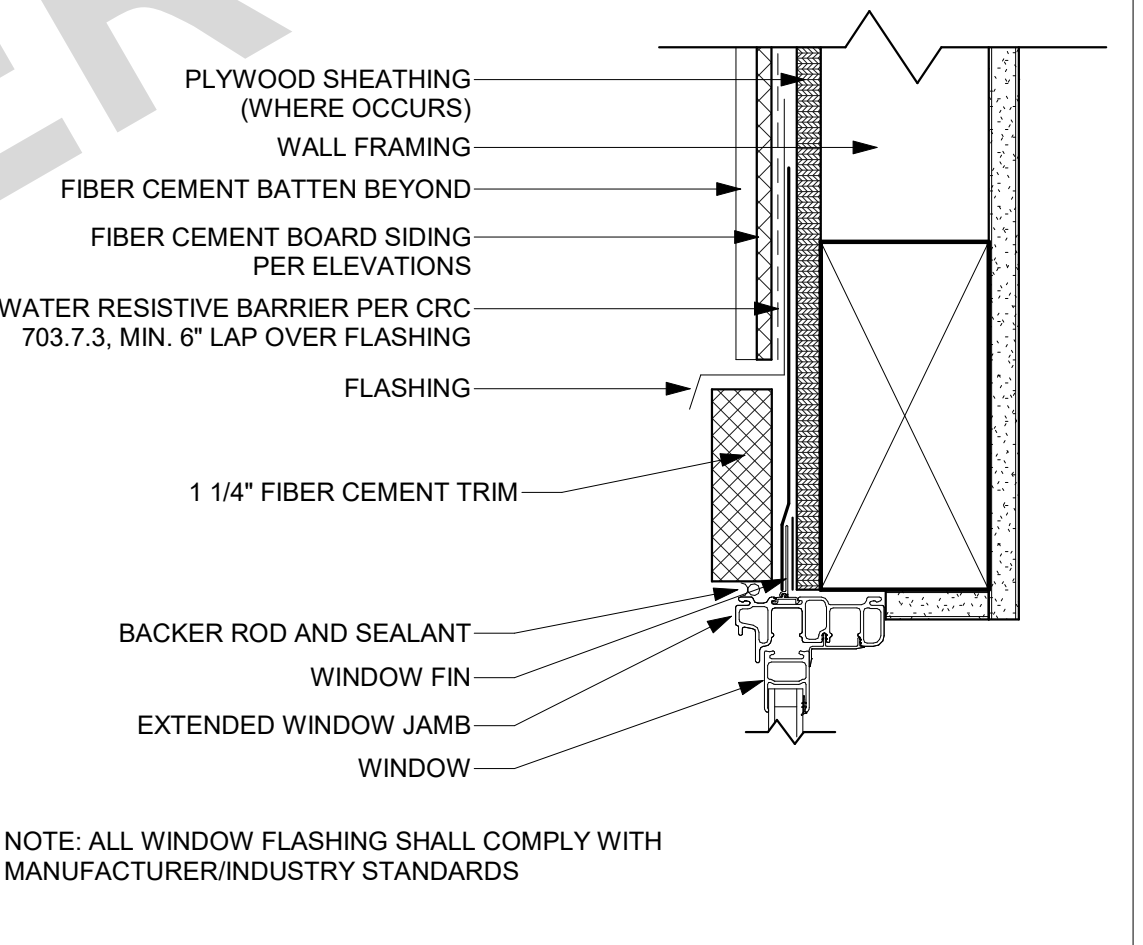
42 LIGHT FIXTURE - AGRARIAN
SCALE: 1 1/2" = 1'-0"



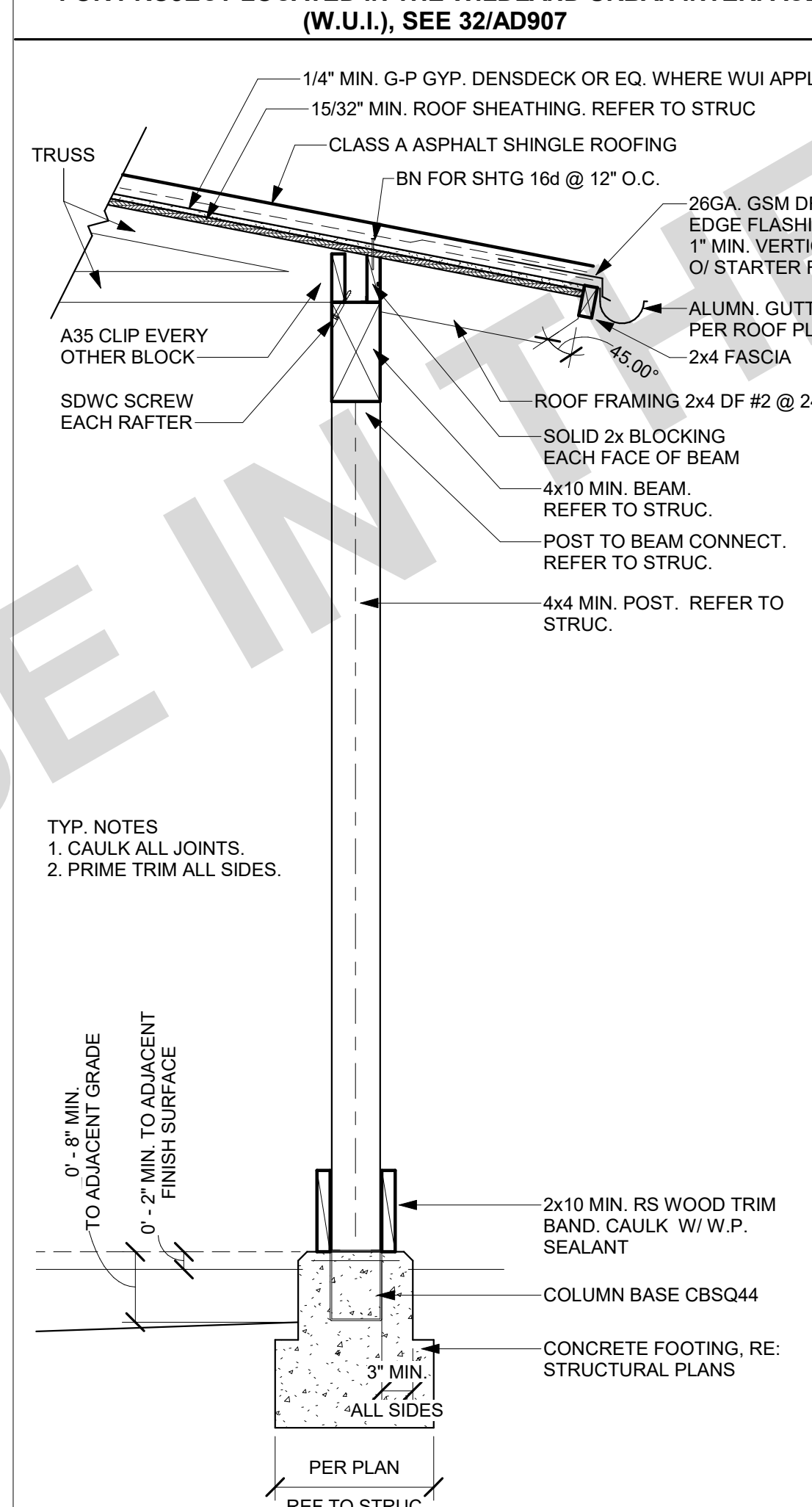
32 EAVE @ FIBER CEMENT - B&B SIDING
SCALE: 1 1/2" = 1'-0"



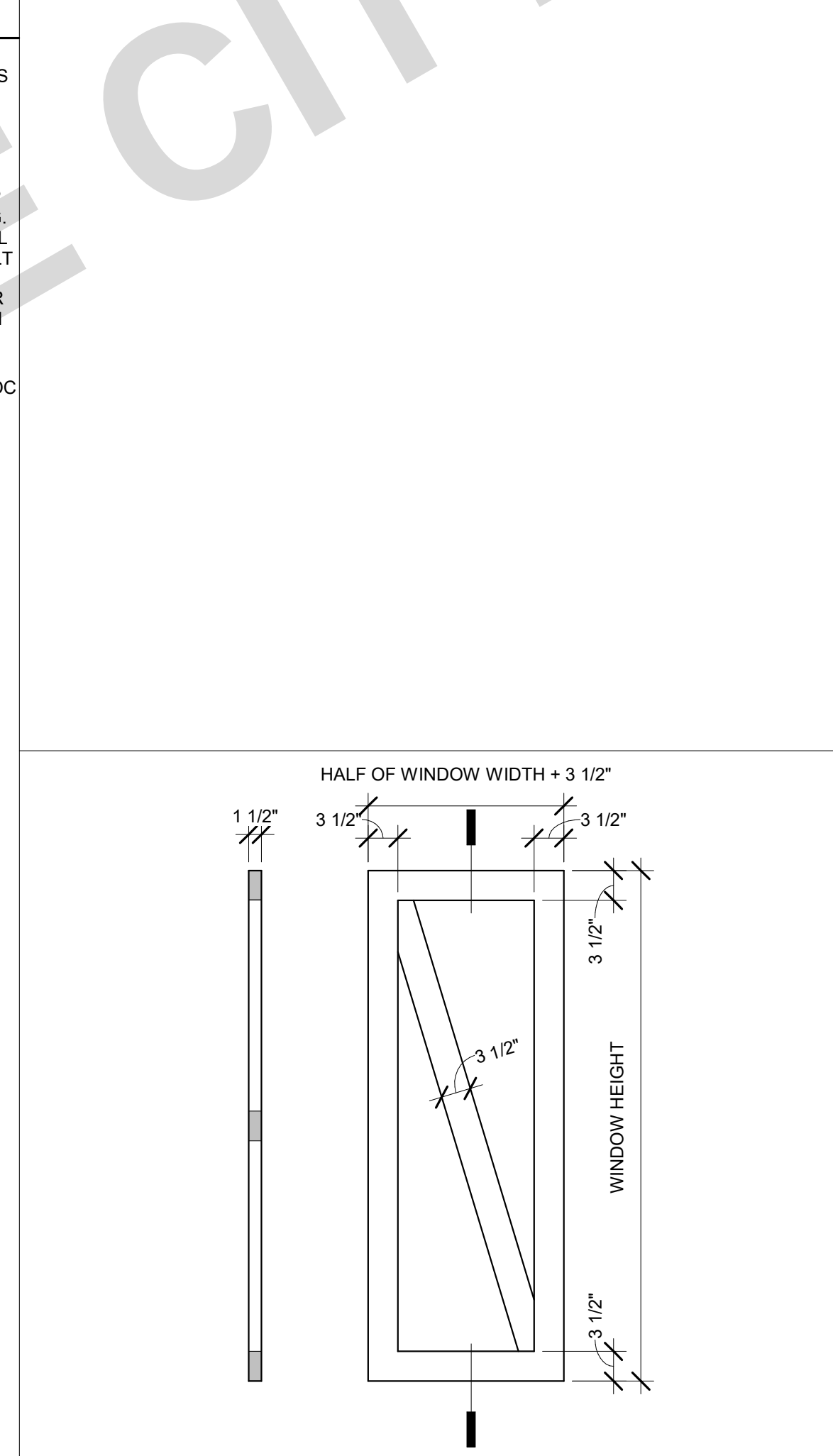
22 FIBER CEMENT - B&B - INSIDE CORNER
SCALE: 3" = 1'-0"



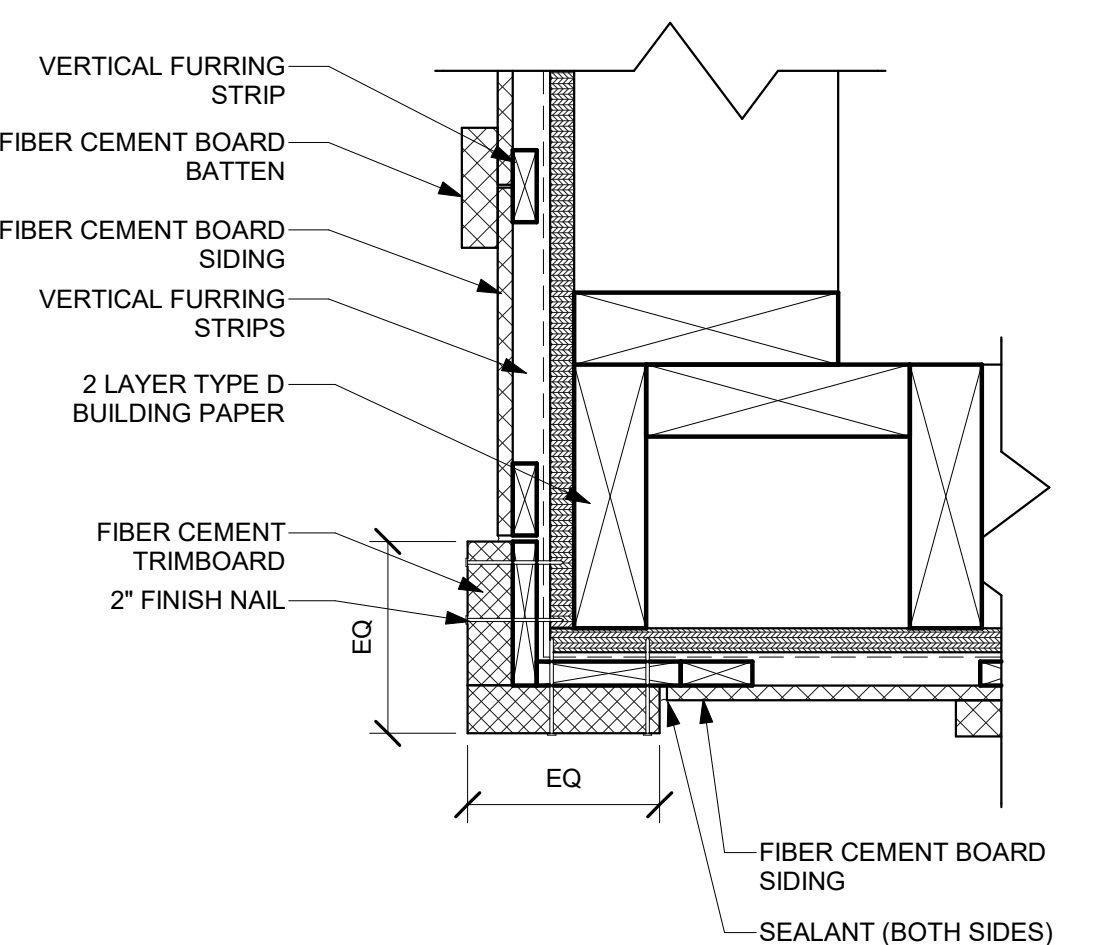
12 TYP. WINDOW HEAD-FIBER CEMENT
SCALE: 3" = 1'-0"



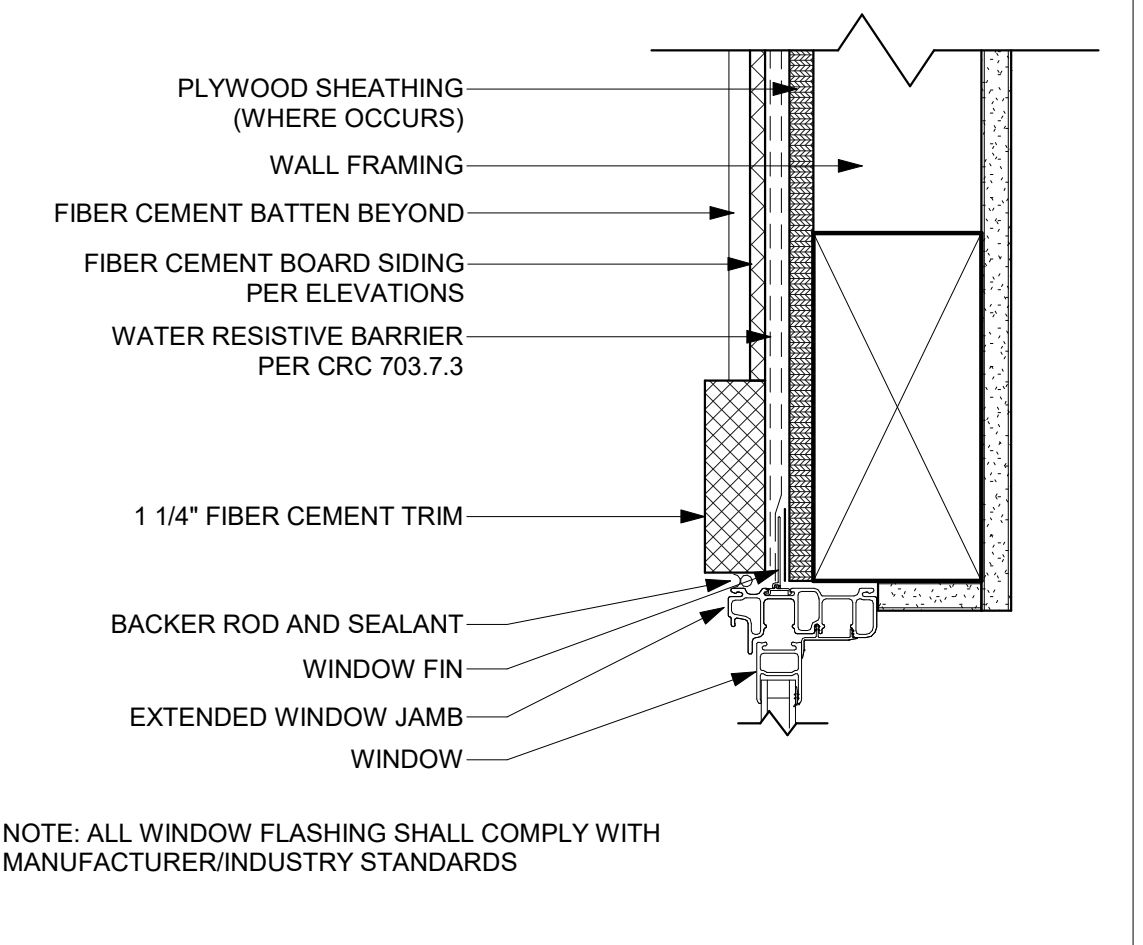
44 POST W/ ROOF - AGRARIAN
SCALE: 3/4" = 1'-0"



34 DECORATIVE SHUTTER
SCALE: 3/4" = 1'-0"



23 FIBER CEMENT - B&B - OUTSIDE CORNER
SCALE: 3" = 1'-0"



13 TYP. WINDOW JAMB-FIBER CEMENT
SCALE: 3" = 1'-0"



54 COLUMN UPPER/BASE TRIM1
SCALE: 3" = 1'-0"



44 POST W/ ROOF - AGRARIAN
SCALE: 3/4" = 1'-0"



24 FIBER CEMENT - B&B - FOUNDATION
SCALE: 3" = 1'-0"



14 TYP. WINDOW SILL-FIBER CEMENT
SCALE: 3" = 1'-0"

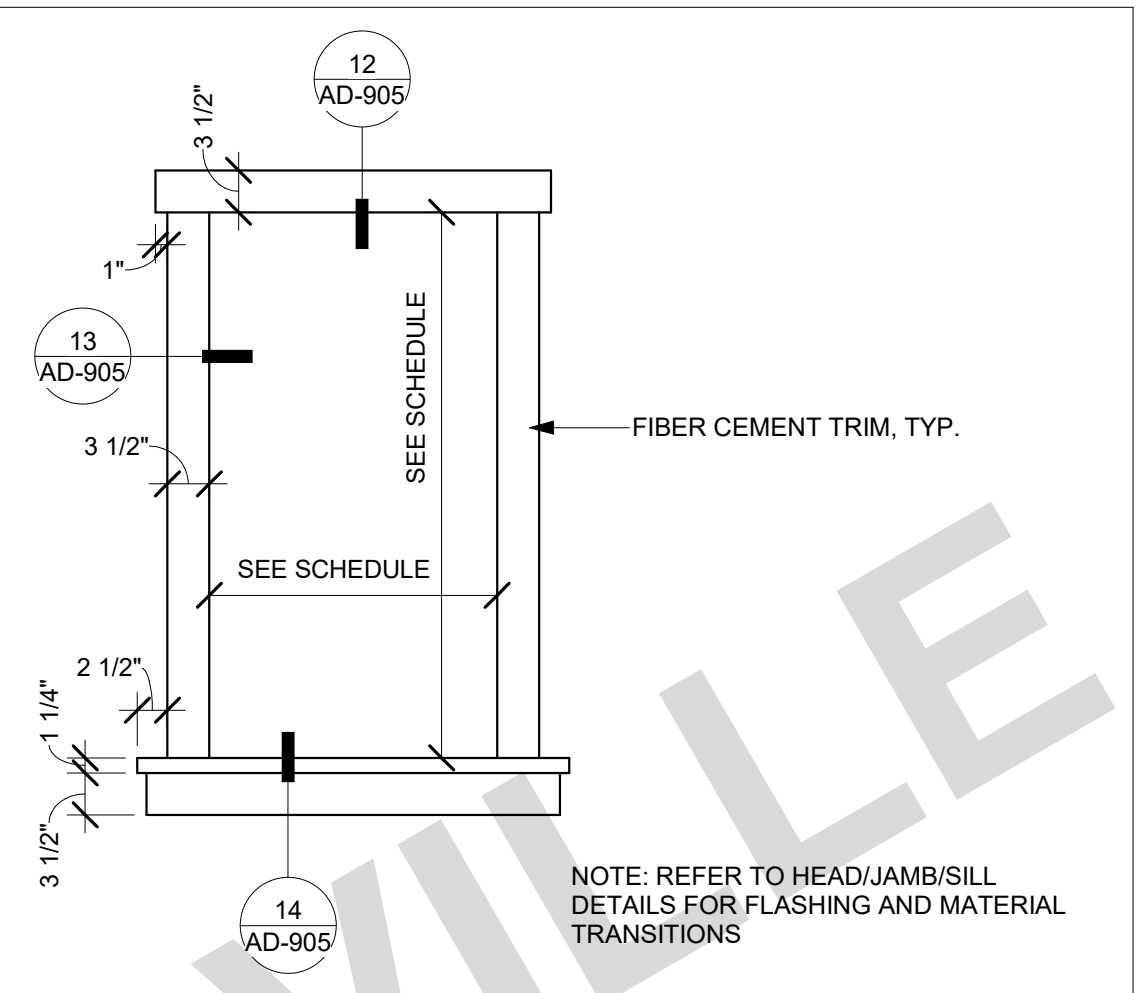
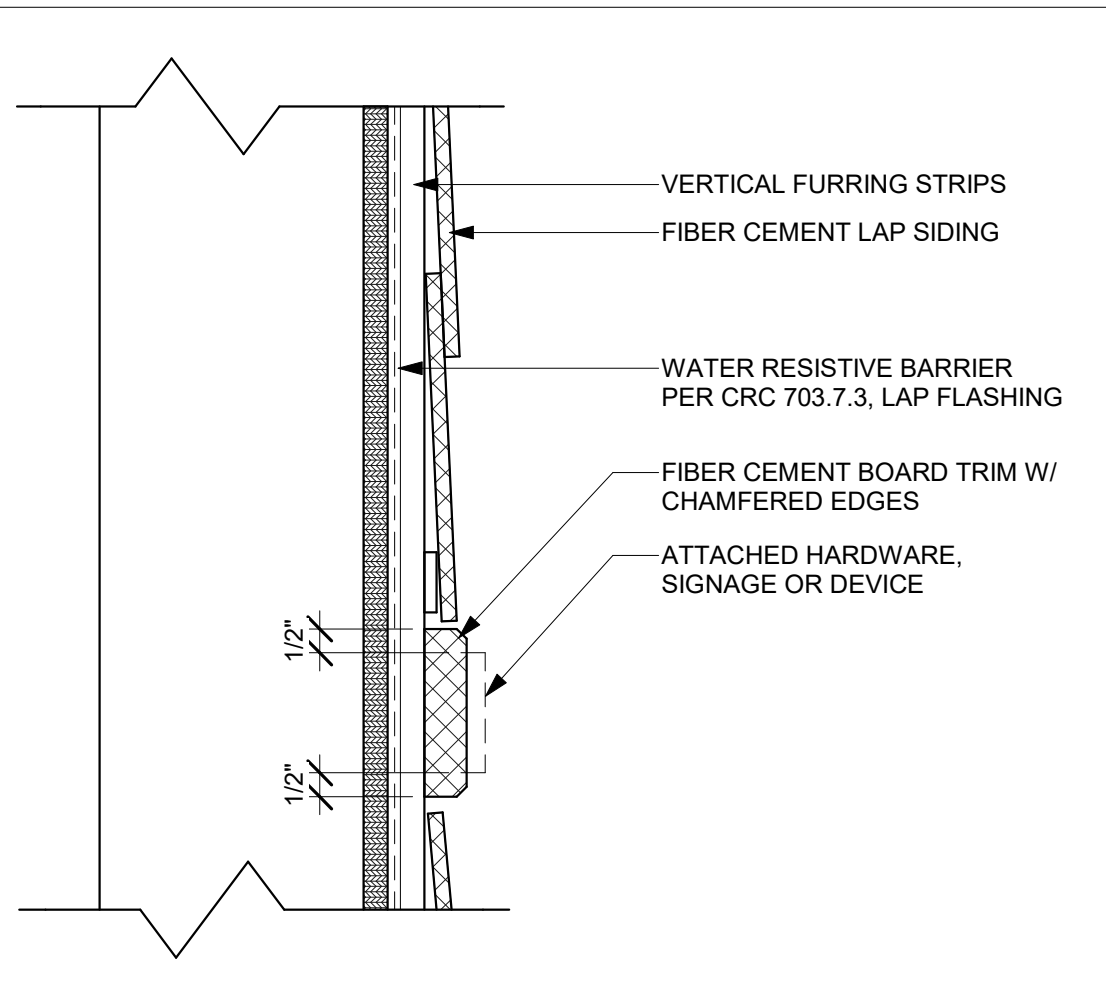
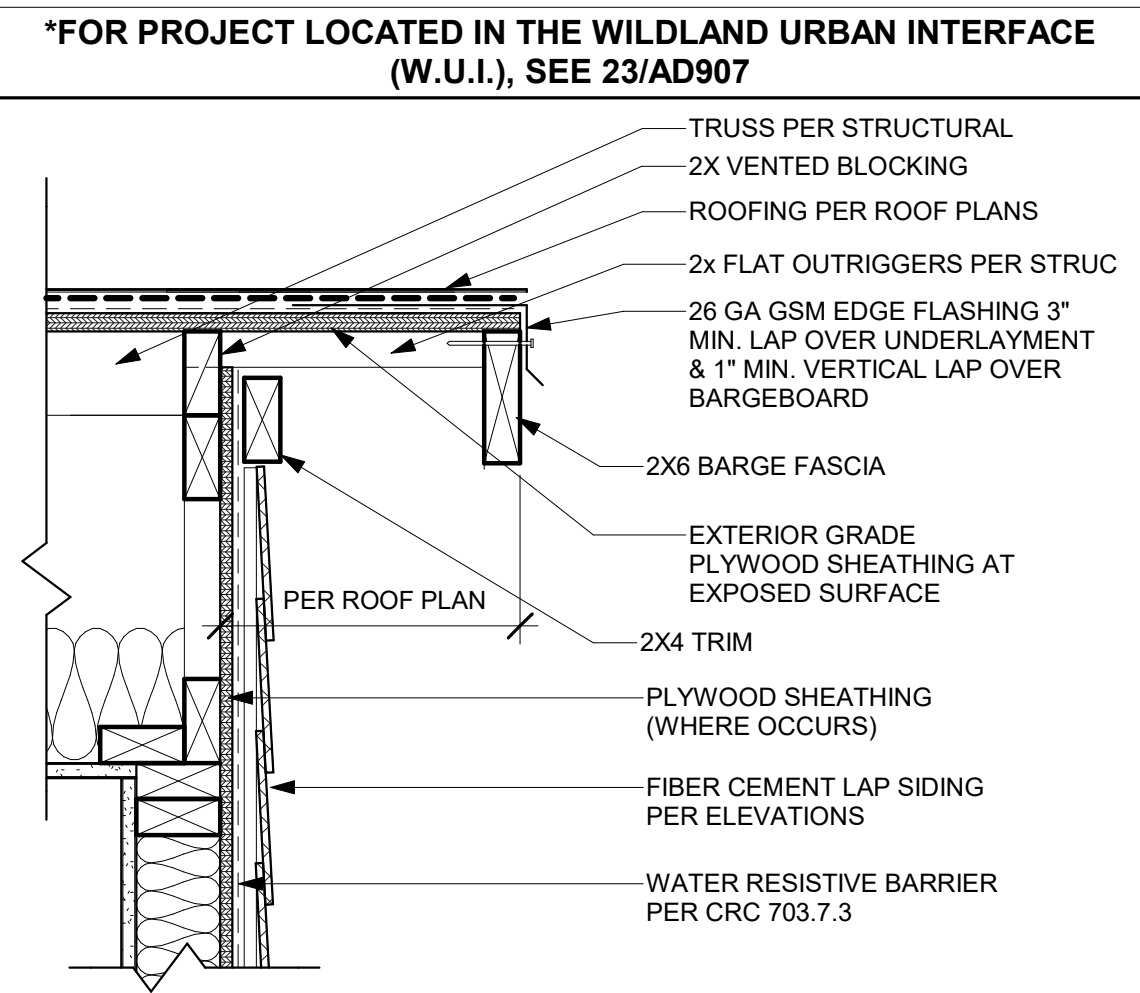
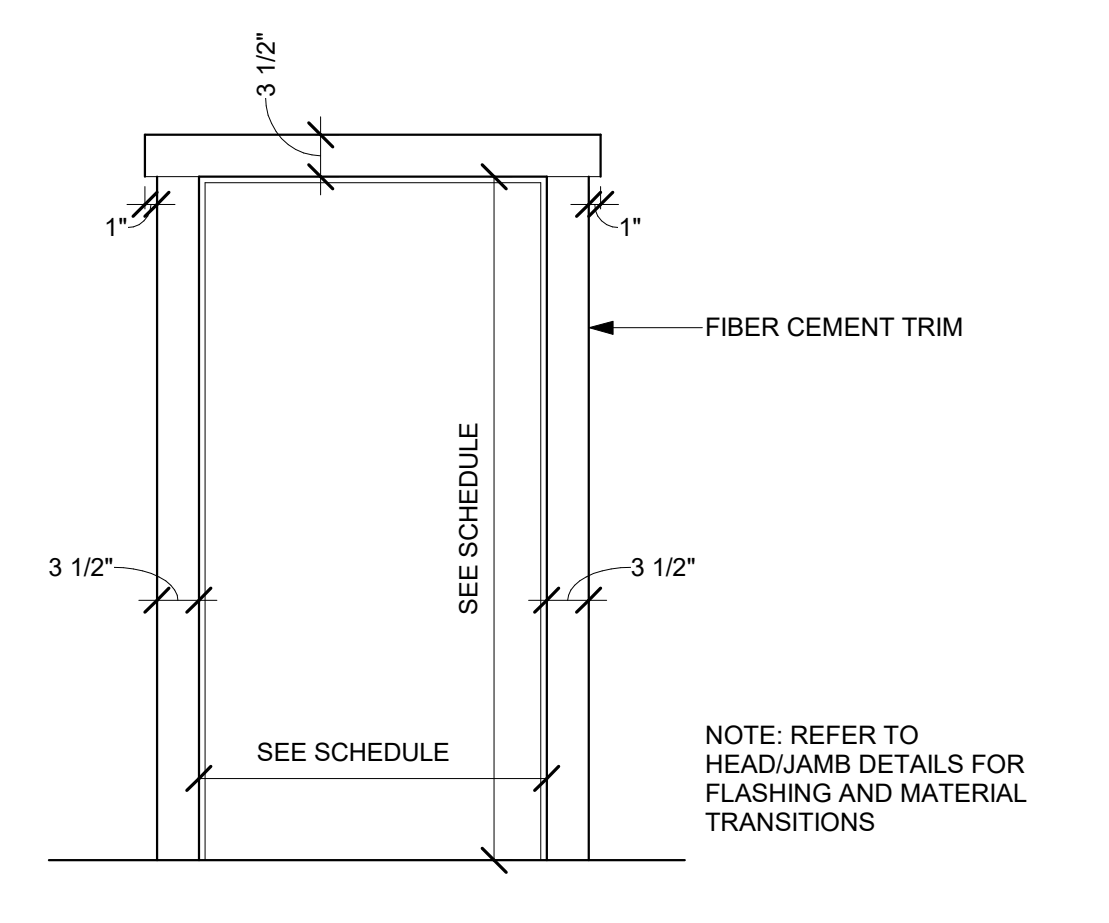
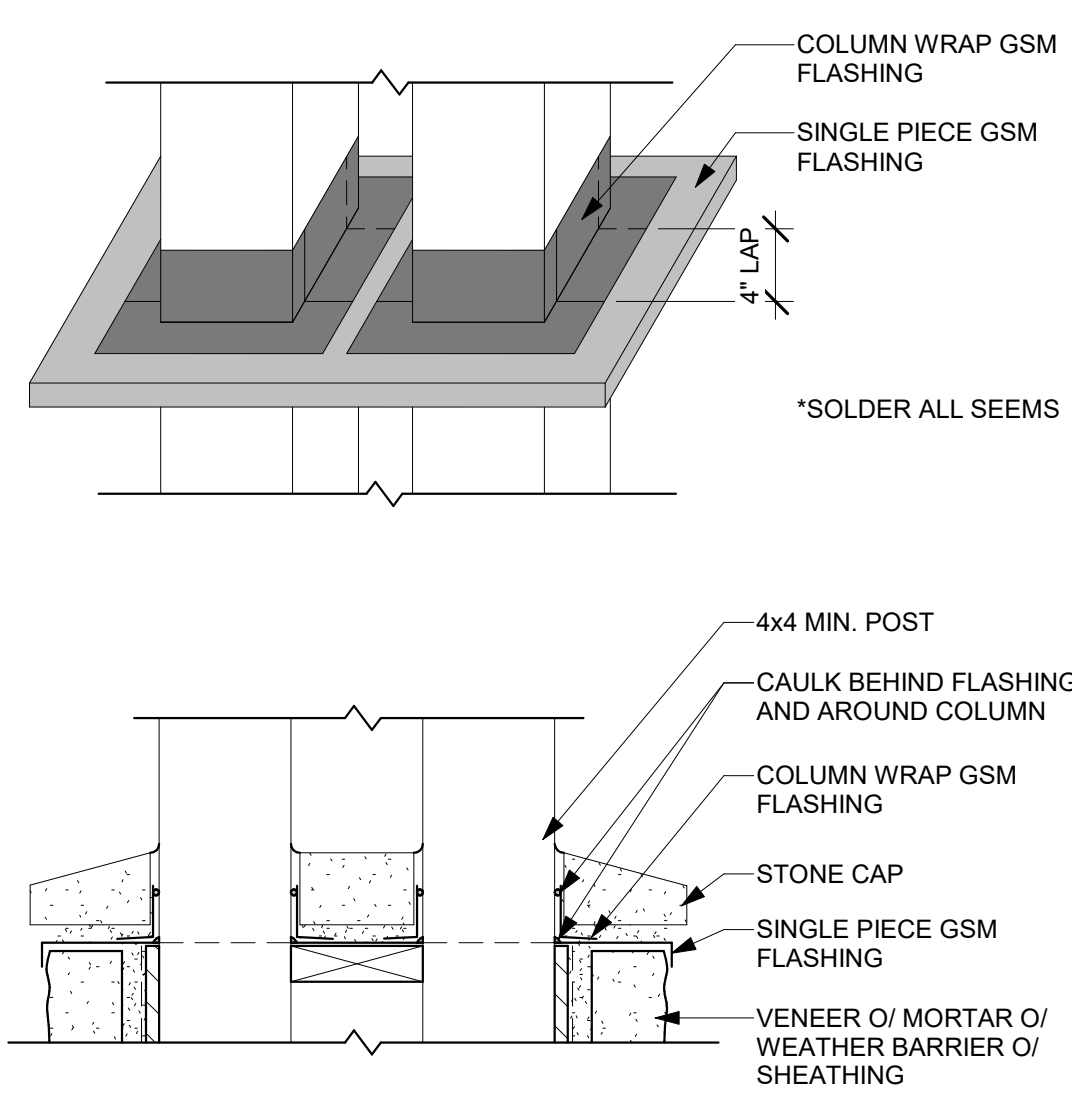
PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ARCHITECTURAL DETAILS - AGRARIAN

PUBLIC SET
DATE: 07/05/23
SHEET: AD-904

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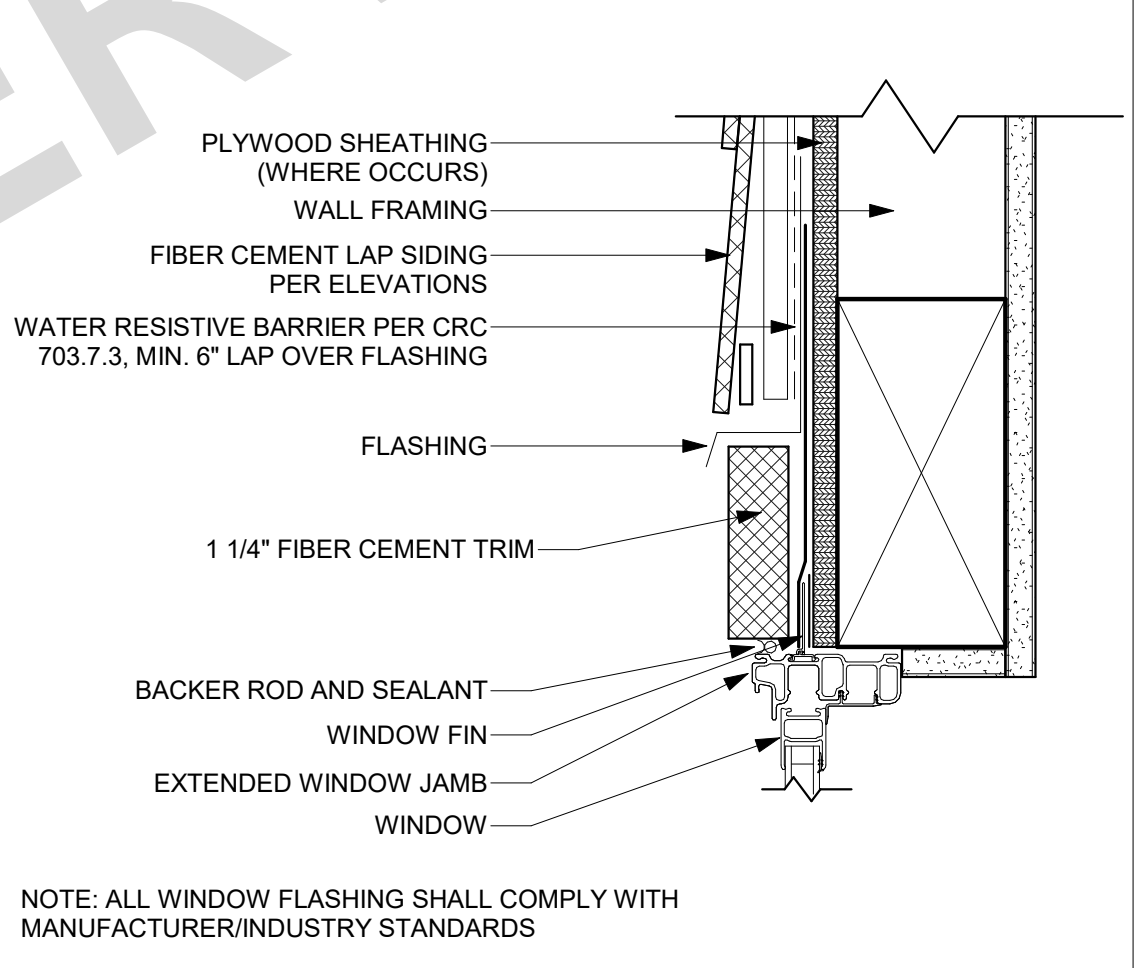
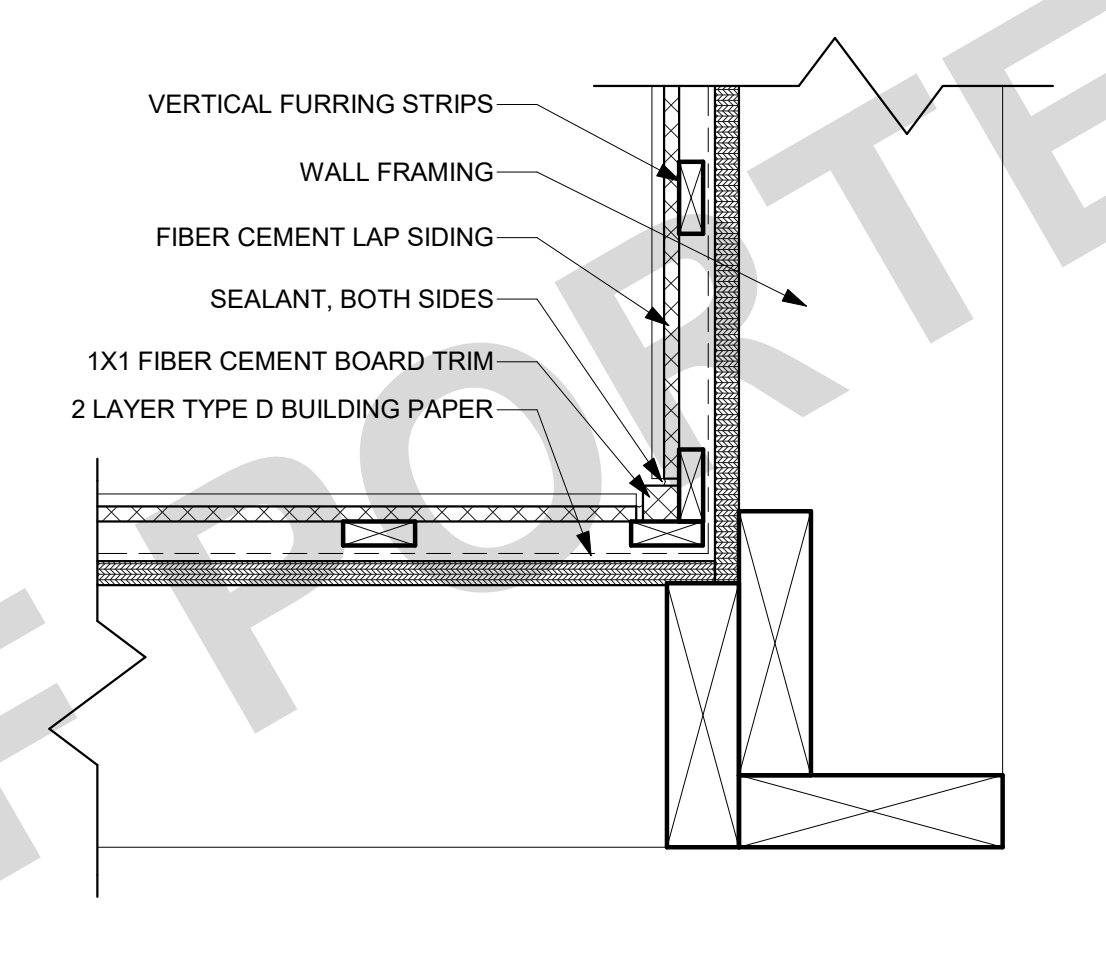
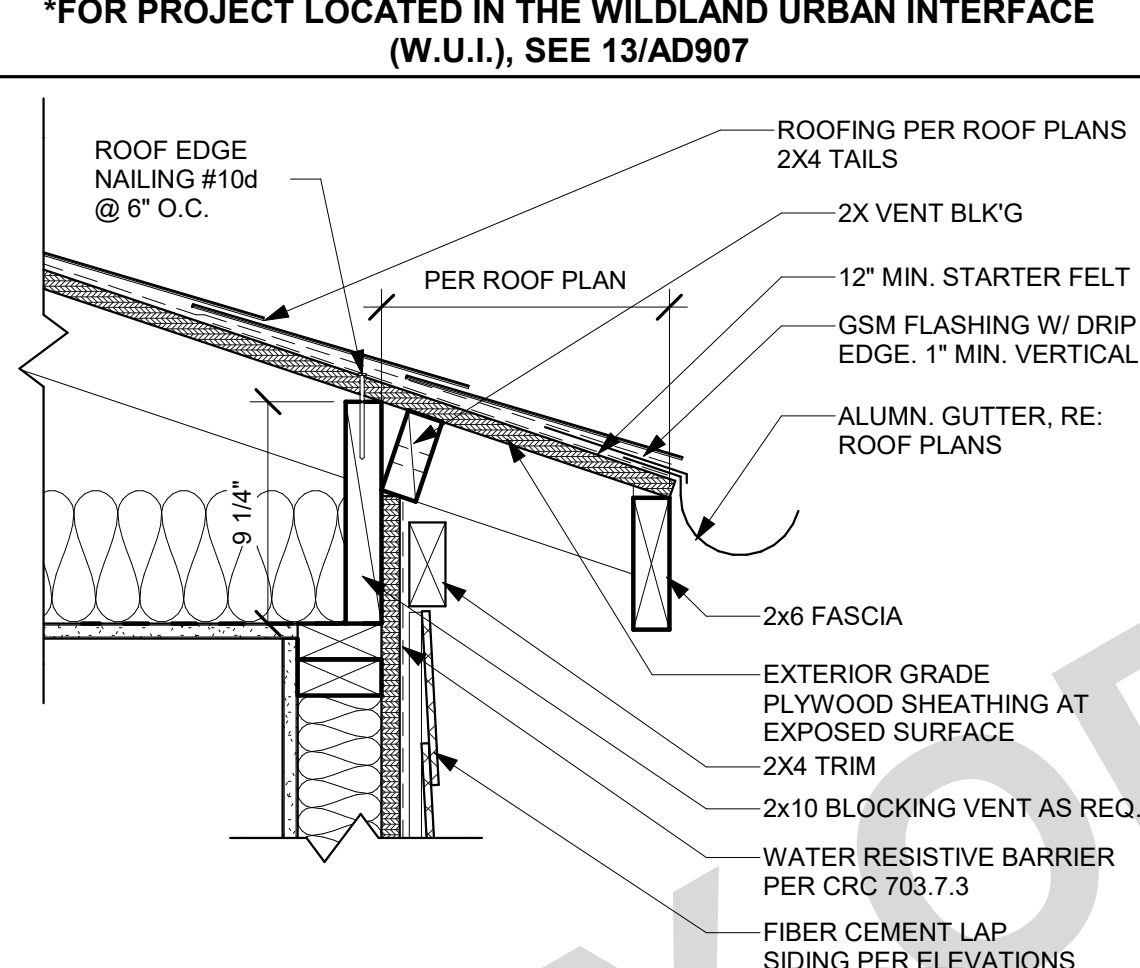
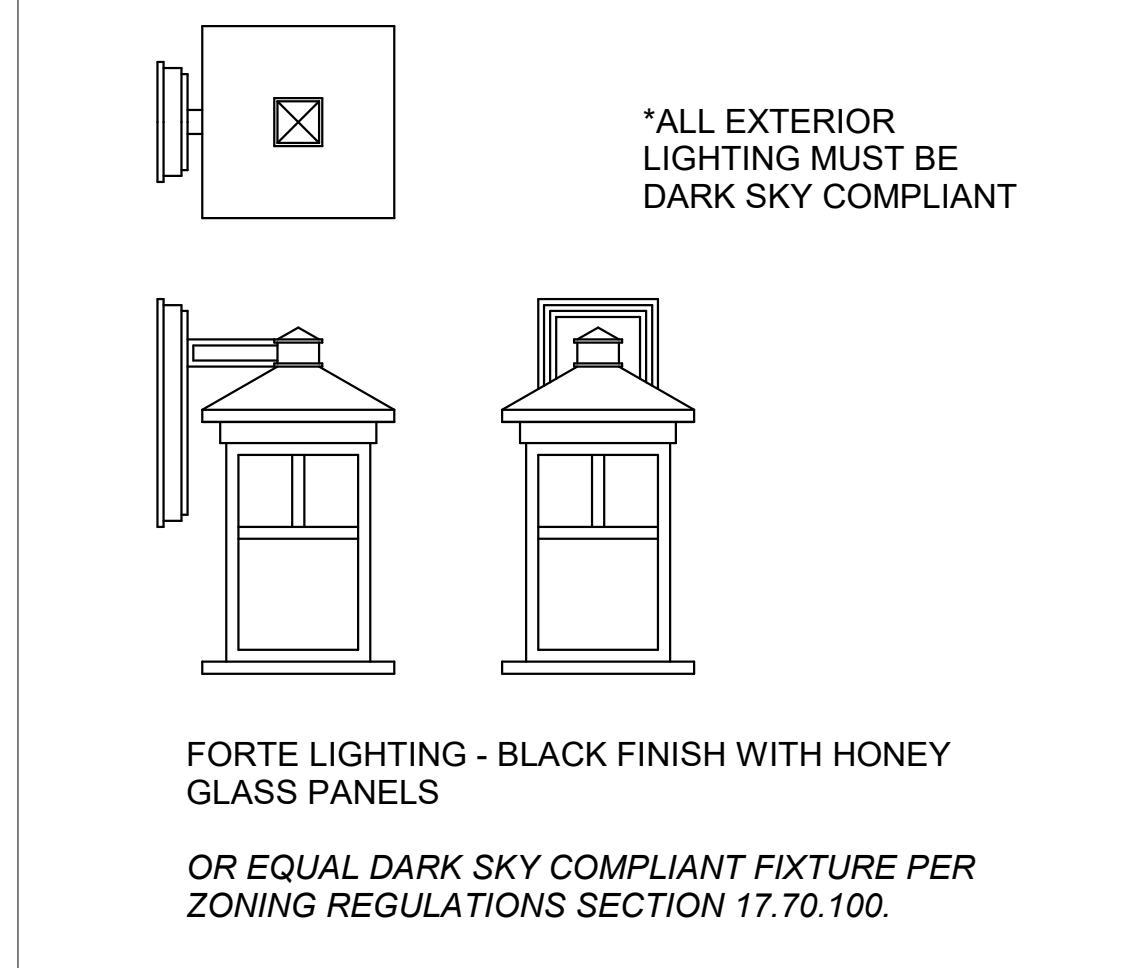
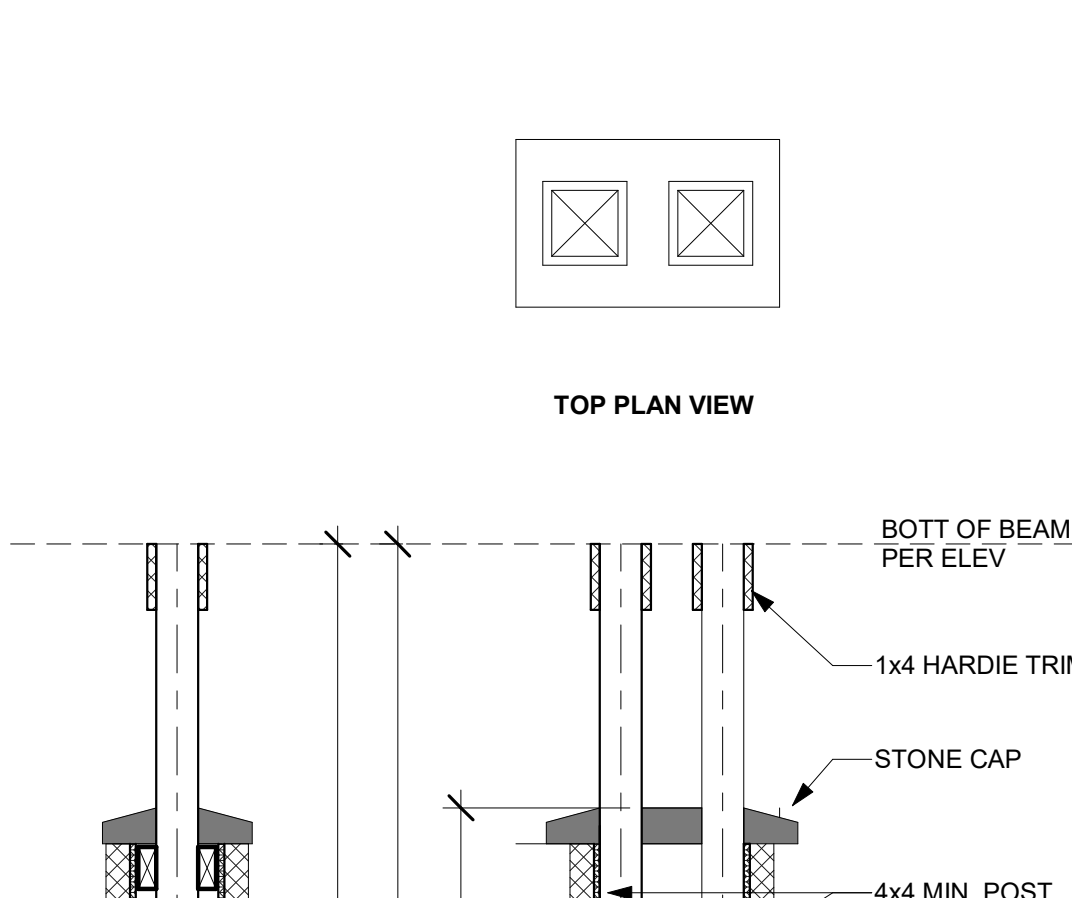


41 DOOR TRIM - CRAFTSMAN
SCALE: 3/4" = 1'-0"

31 RAKE @ FIBER CEMENT - LAP SIDING
SCALE: 1 1/2" = 1'-0"

21 FIBER CEMENT - LAP - MOUNTING PAD
SCALE: 3" = 1'-0"

11 WINDOW TRIM - CRAFTSMAN
SCALE: 3/4" = 1'-0"

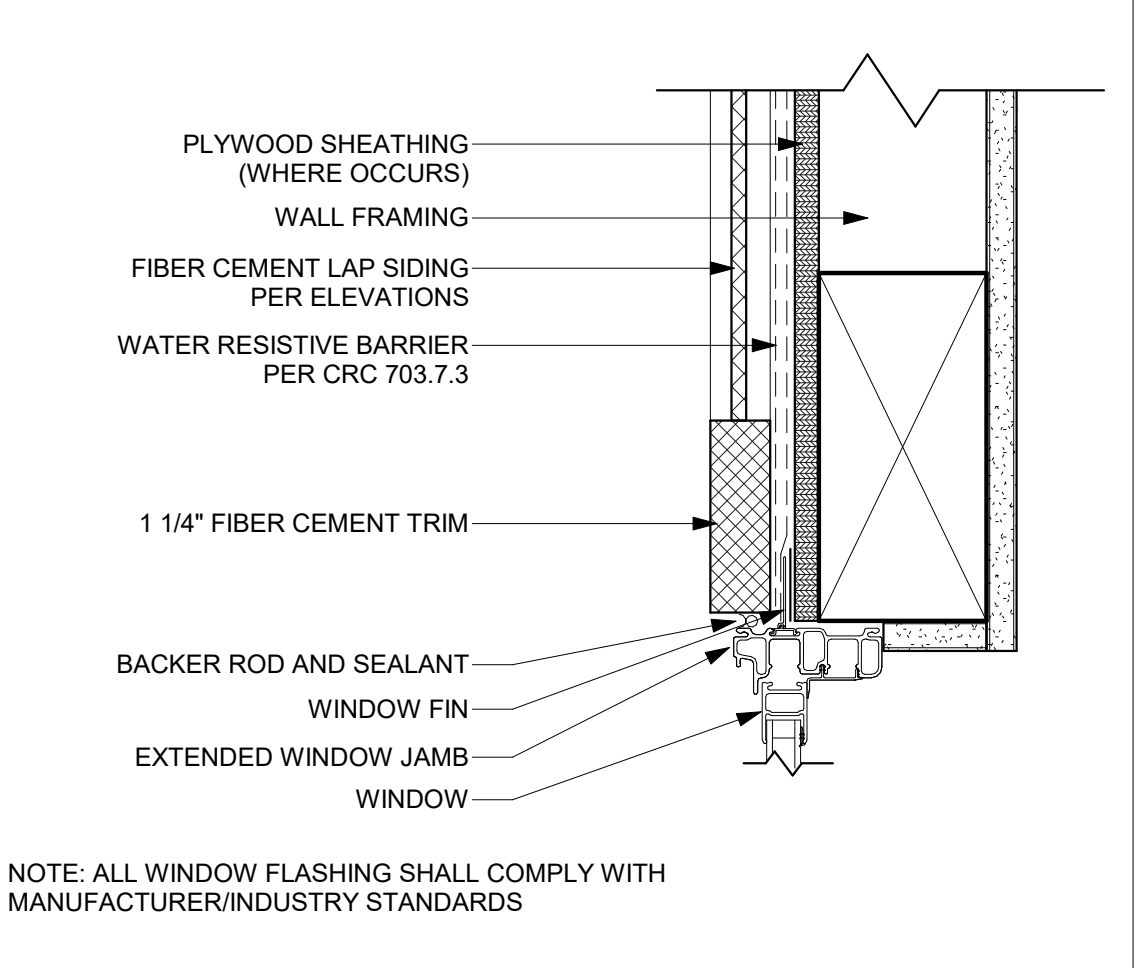
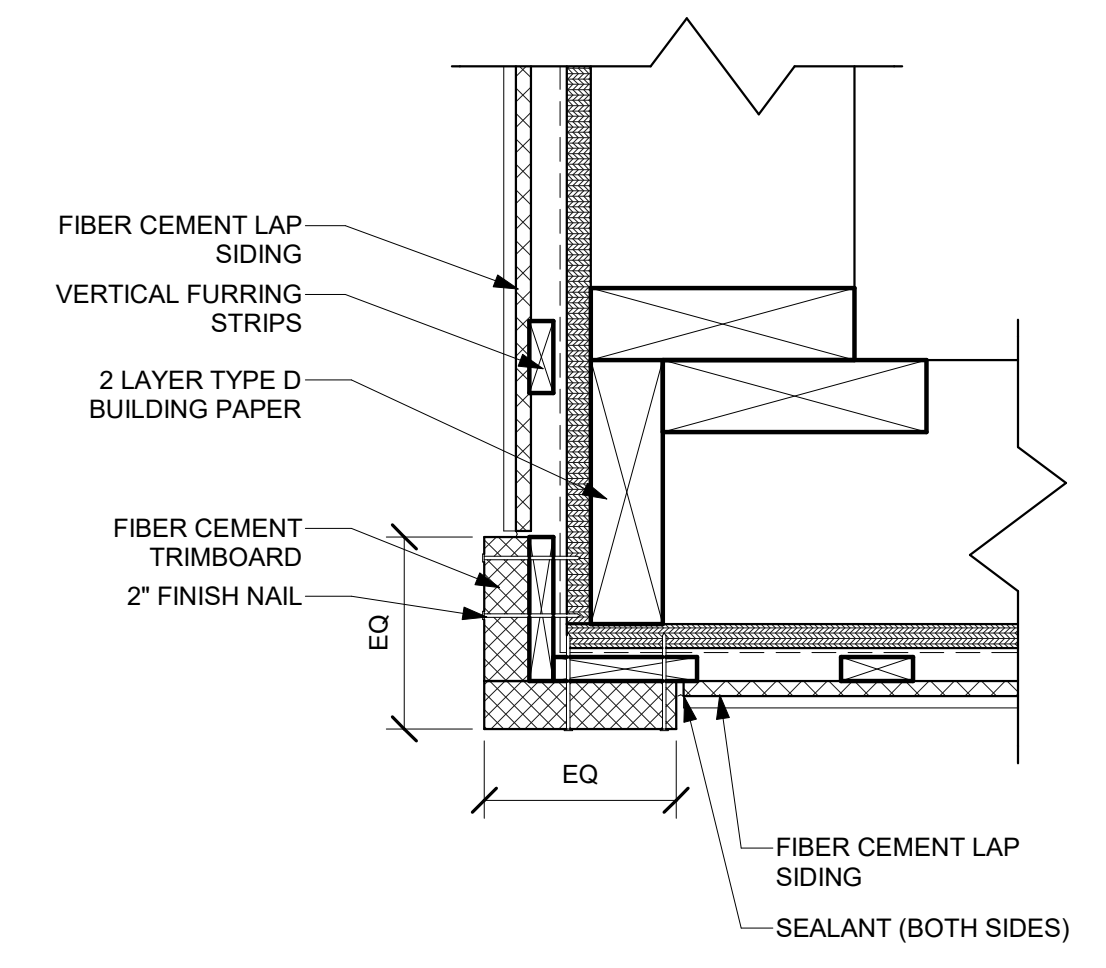
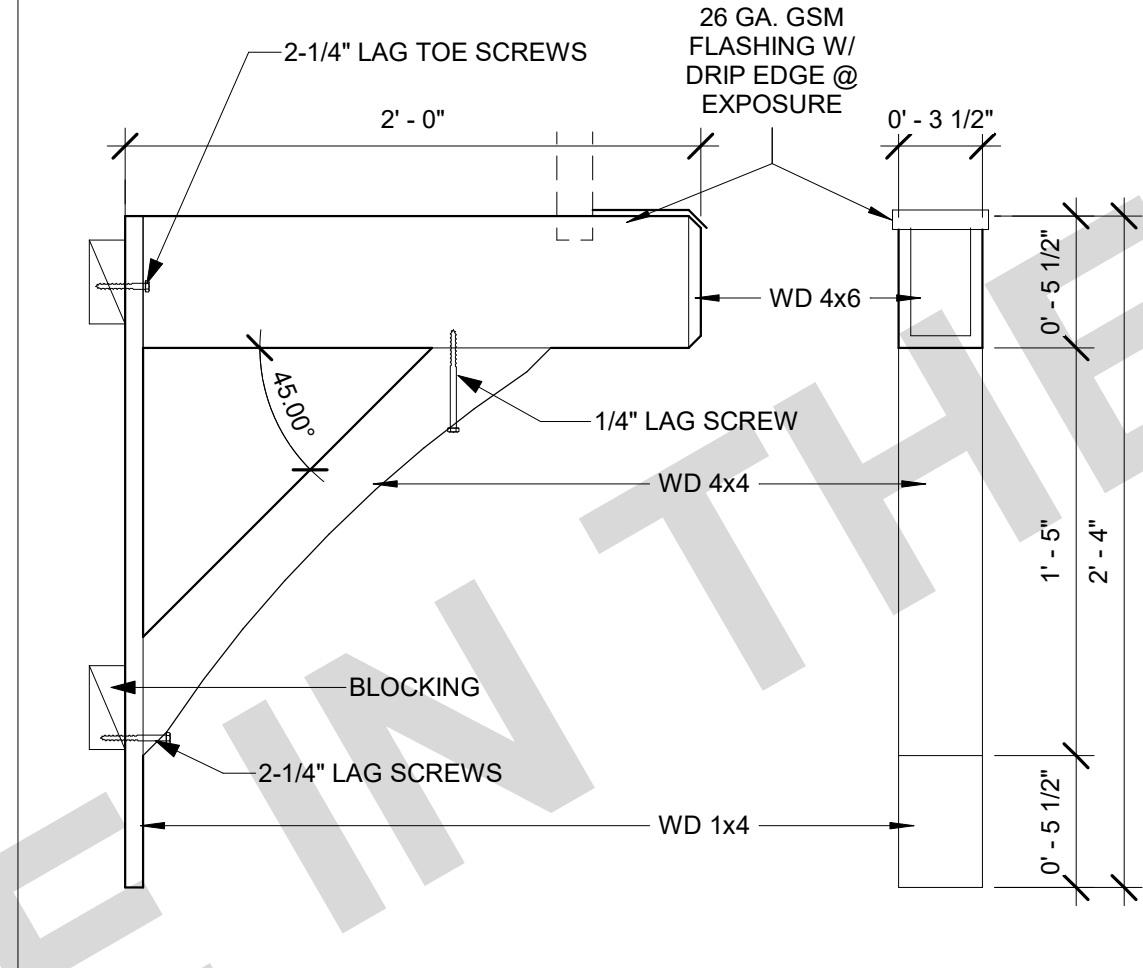
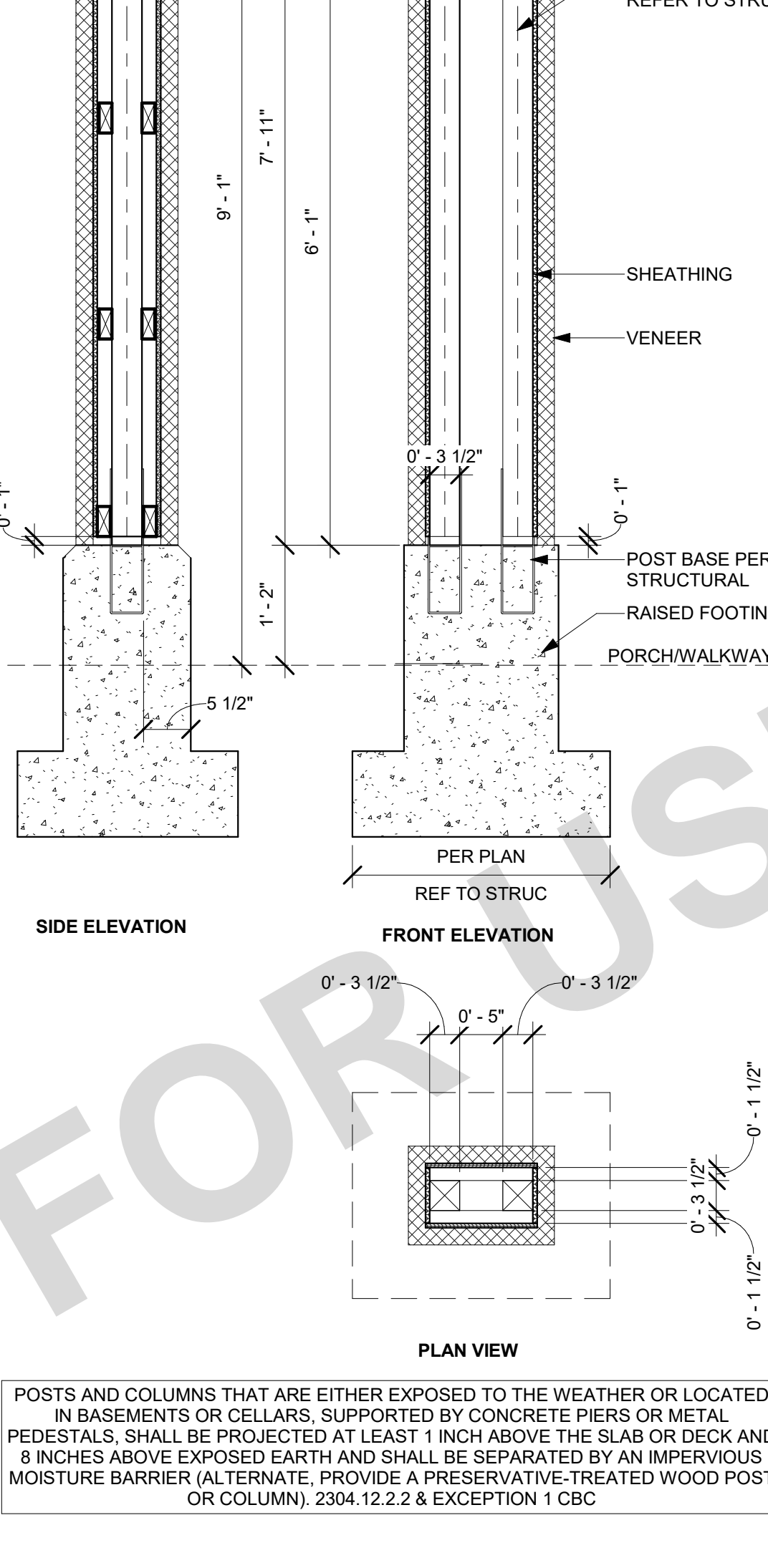


42 LIGHT FIXTURE - CRAFTSMAN
SCALE: 1 1/2" = 1'-0"

32 EAVE @ FIBER CEMENT - LAP SIDING
SCALE: 1 1/2" = 1'-0"

22 FIBER CEMENT - LAP - INSIDE CORNER
SCALE: 3" = 1'-0"

12 TYP. WINDOW HEAD-FIBER CEMENT
SCALE: 3" = 1'-0"

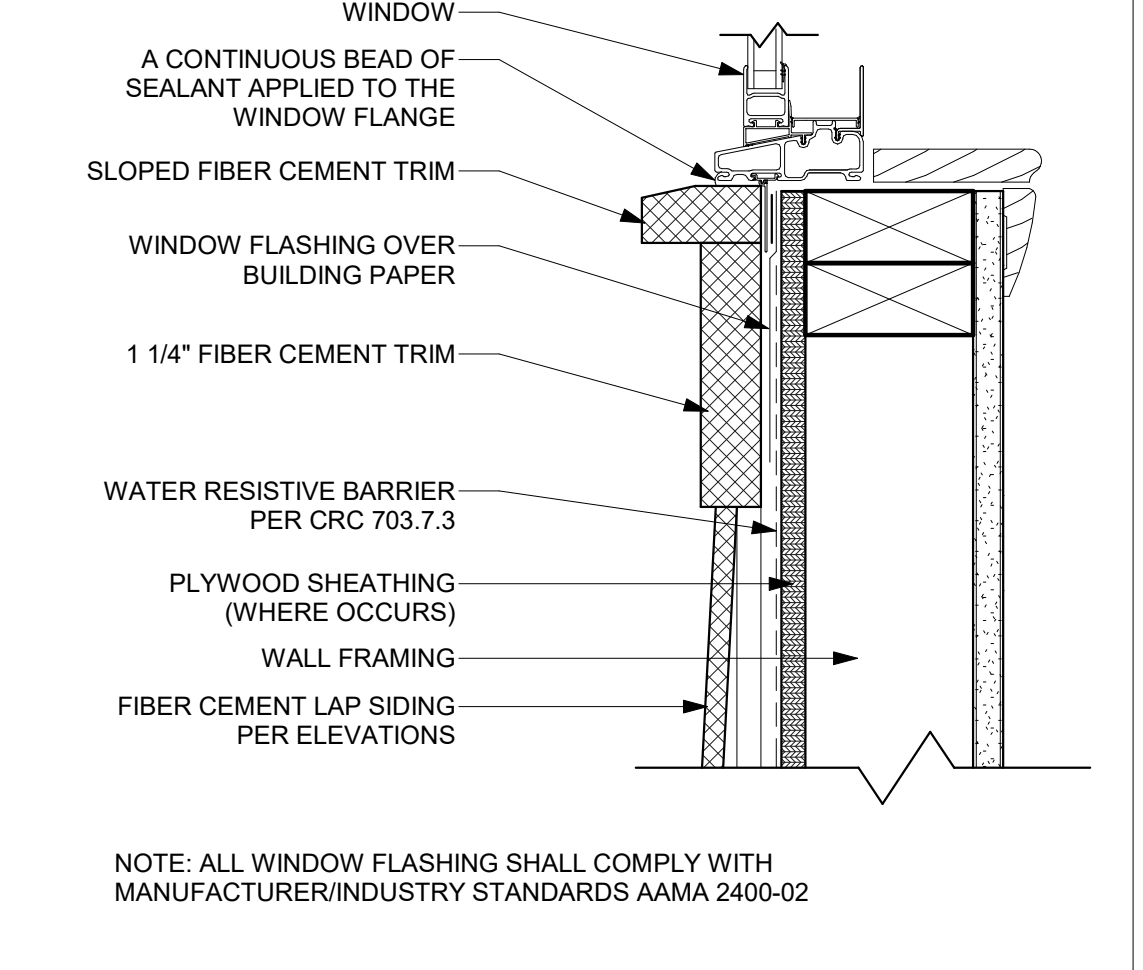


43 EAVE BRACE - CRAFTSMAN
SCALE: 1 1/2" = 1'-0"

23 FIBER CEMENT - LAP - OUTSIDE CORNER
SCALE: 3" = 1'-0"

13 TYP. WINDOW JAMB-FIBER CEMENT
SCALE: 3" = 1'-0"

14 TYP. WINDOW SILL-FIBER CEMENT
SCALE: 3" = 1'-0"



54 POST DOUBLE - CRAFTSMAN
SCALE: 3/4" = 1'-0"

23 FIBER CEMENT - LAP - OUTSIDE CORNER
SCALE: 3" = 1'-0"

13 TYP. WINDOW JAMB-FIBER CEMENT
SCALE: 3" = 1'-0"

14 TYP. WINDOW SILL-FIBER CEMENT
SCALE: 3" = 1'-0"

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ARCHITECTURAL DETAILS - CRAFTSMAN

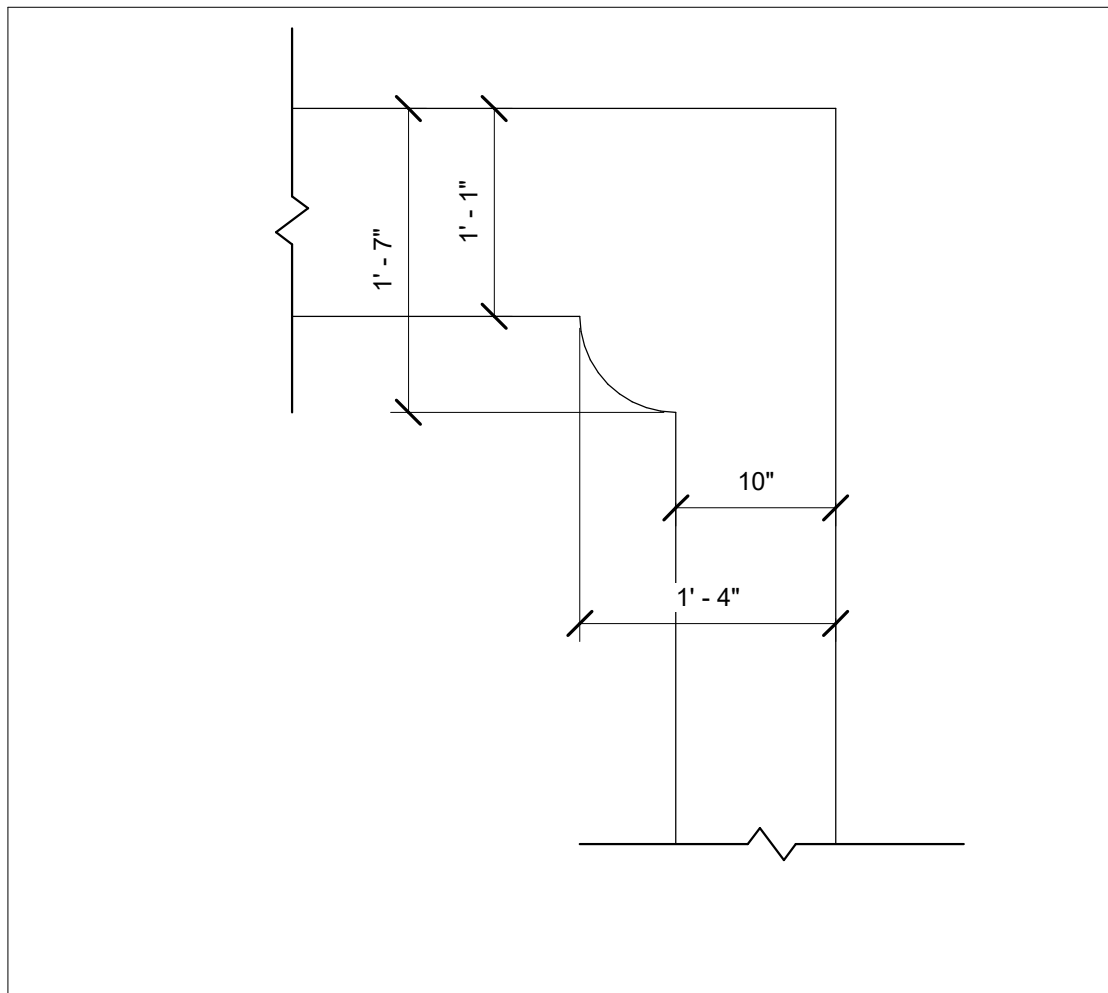
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SHEET
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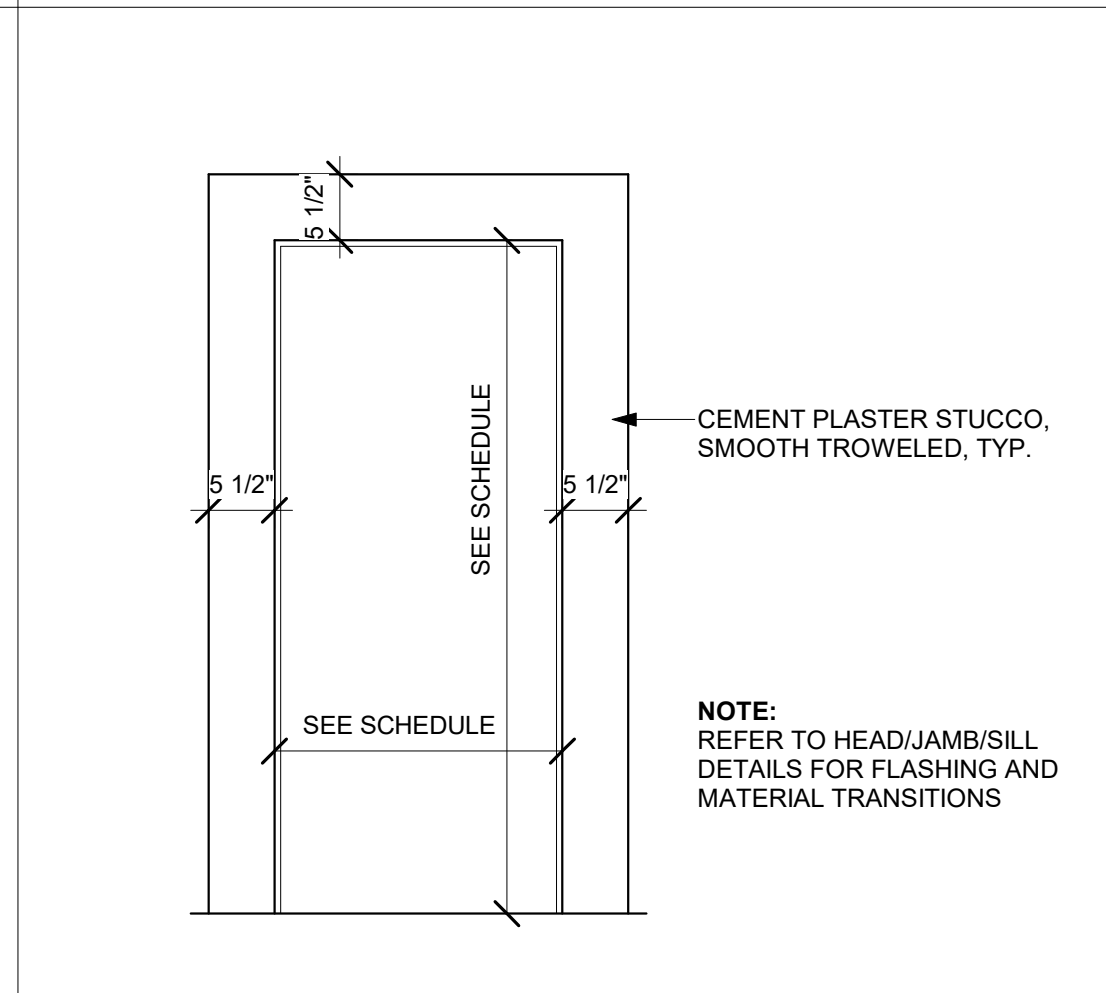
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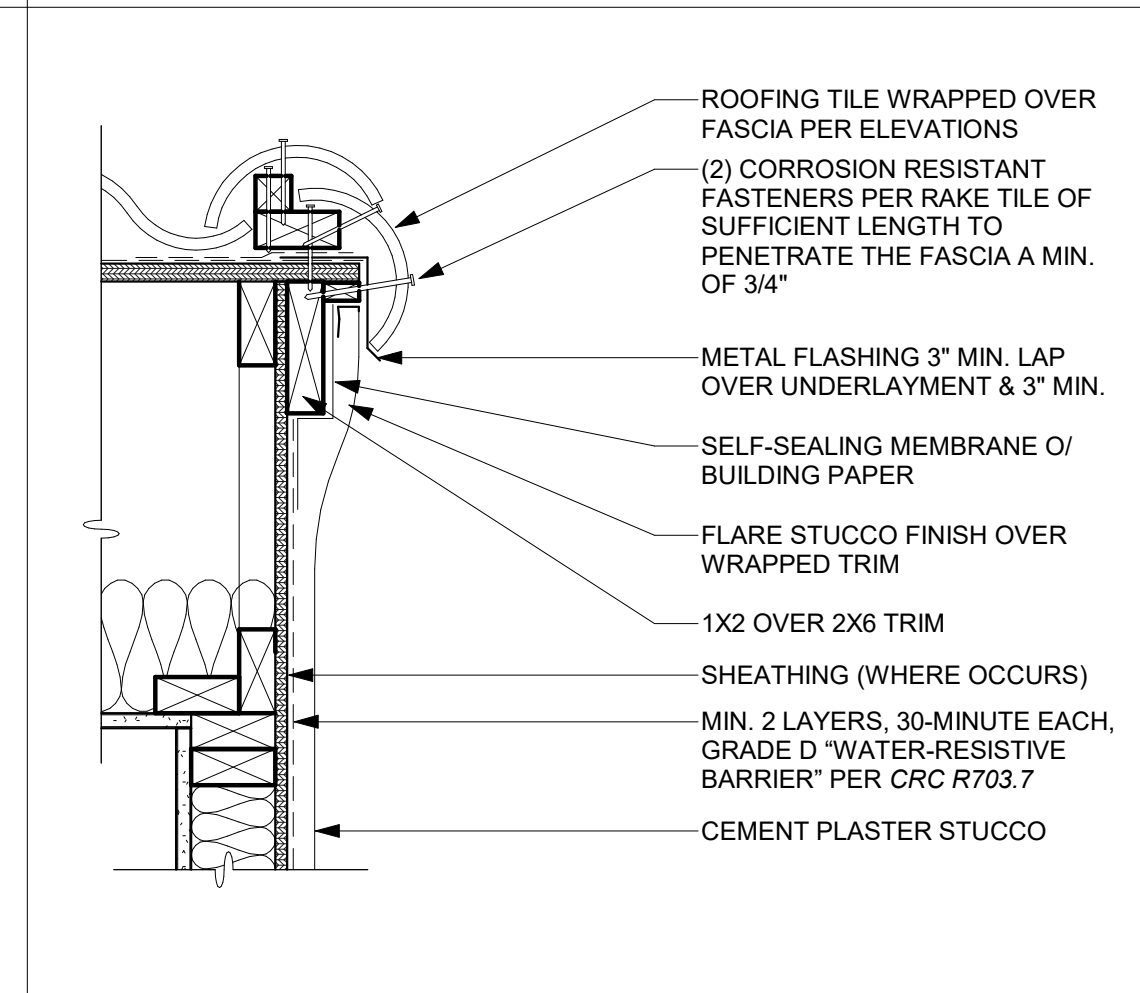
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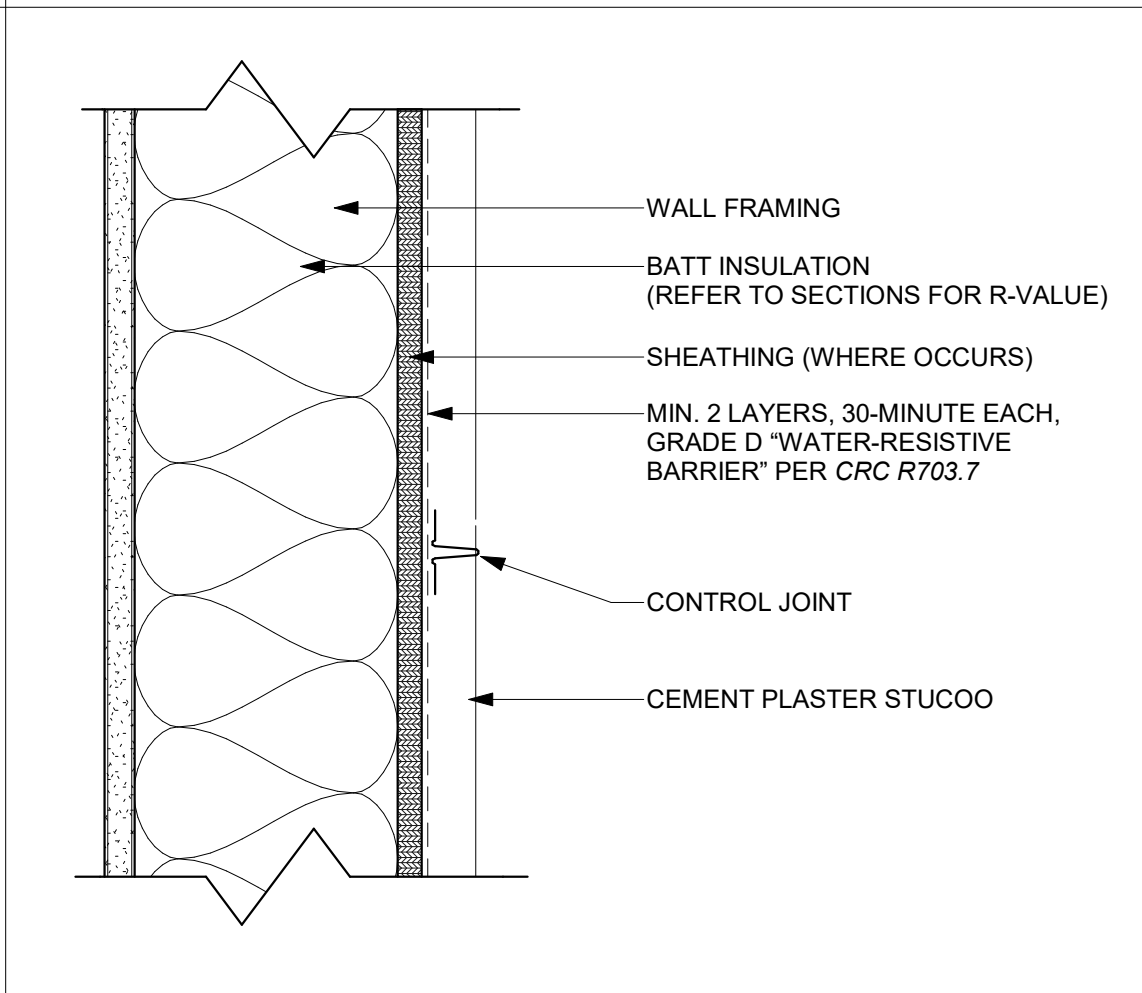
51 SPANISH DOORWAY DETAIL
SCALE: 1" = 1'-0"



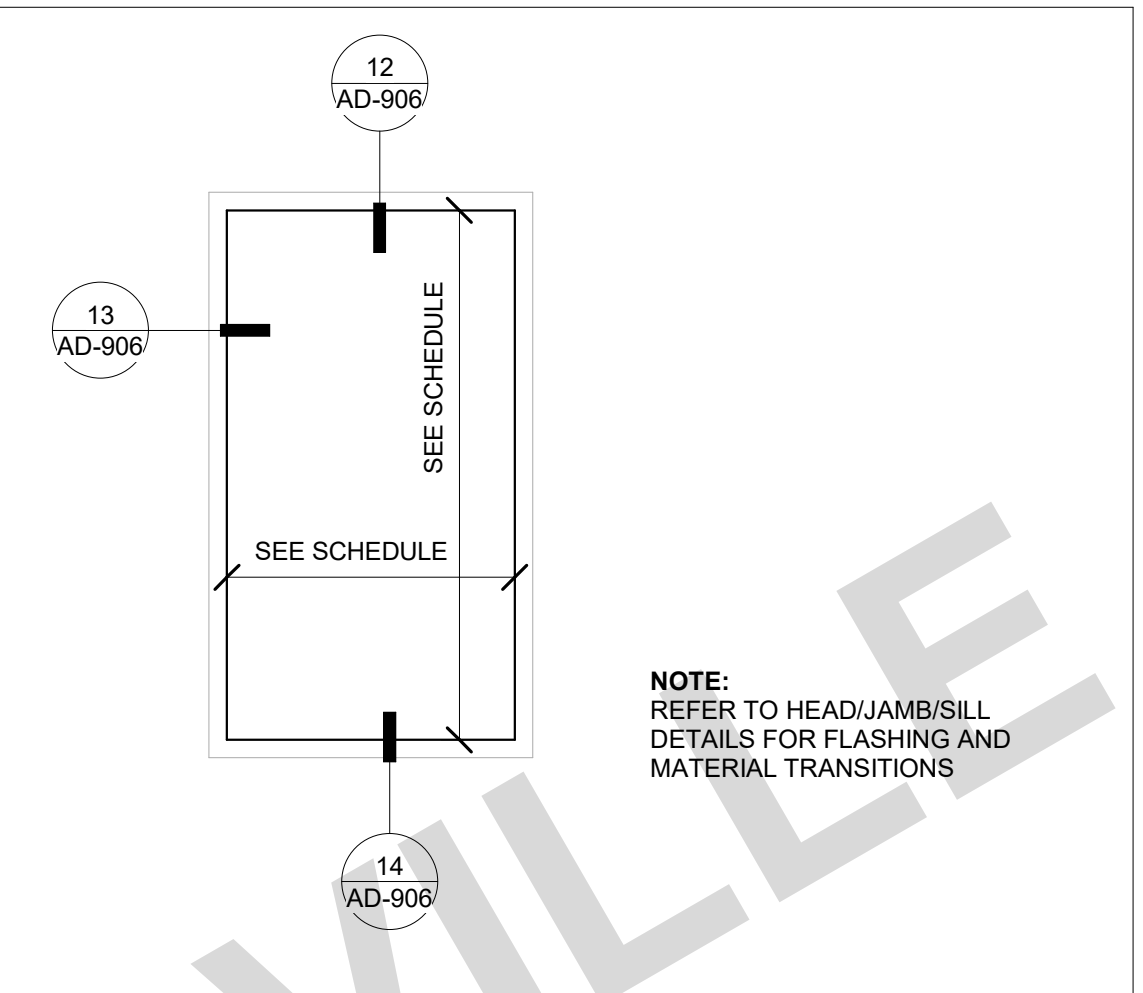
41 DOOR TRIM - SPANISH COLONIAL
SCALE: 3/4" = 1'-0"



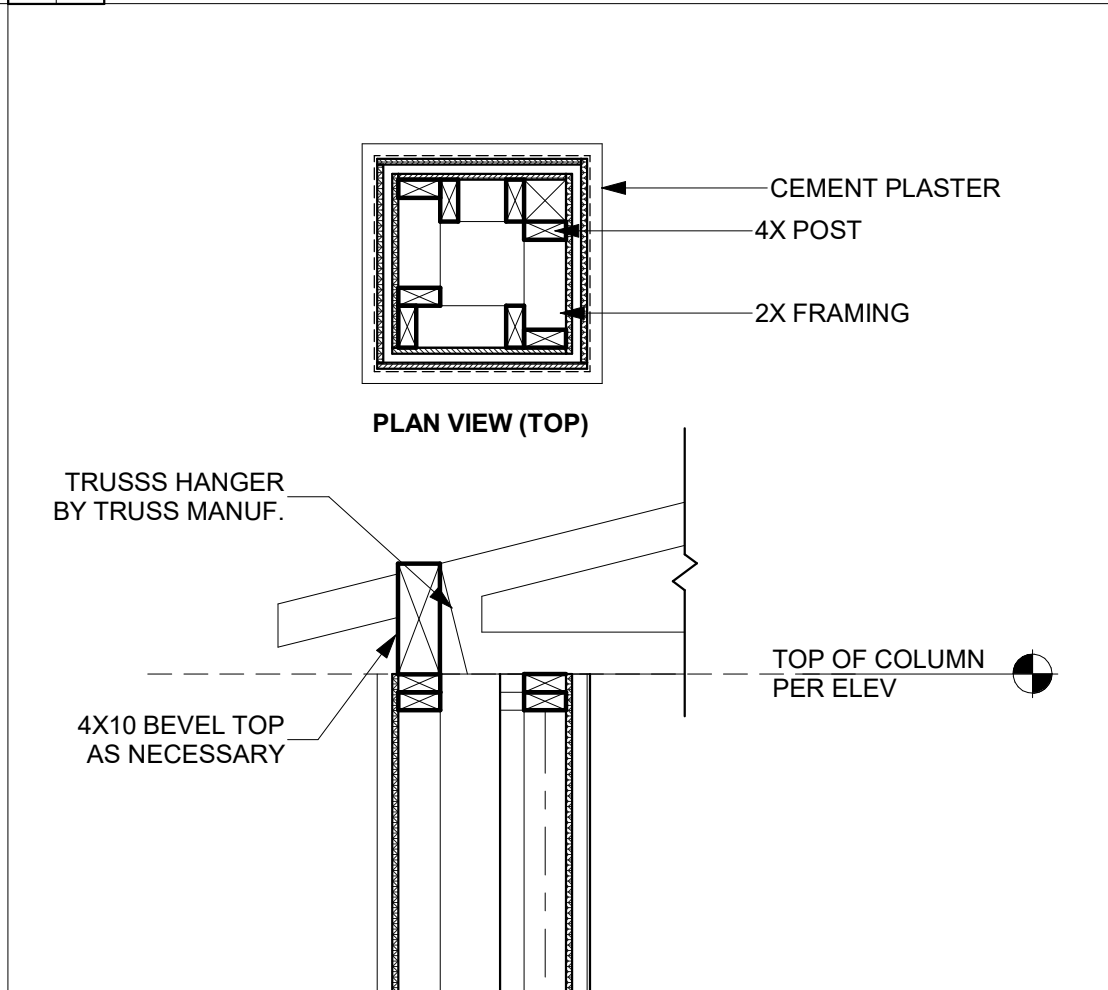
31 RAKE @ PLASTER
SCALE: 1 1/2" = 1'-0"



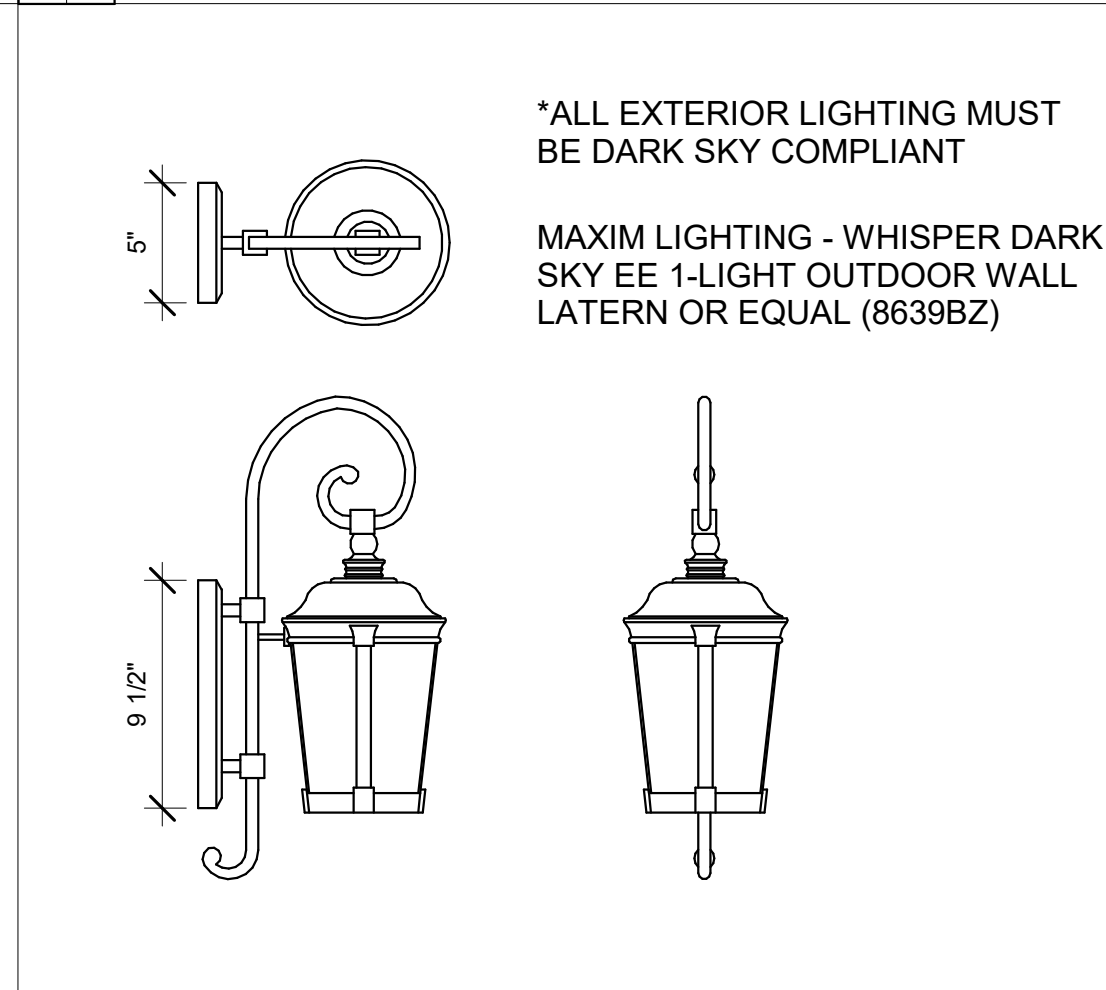
21 PLASTER - CONTROL JOINT
SCALE: 3" = 1'-0"



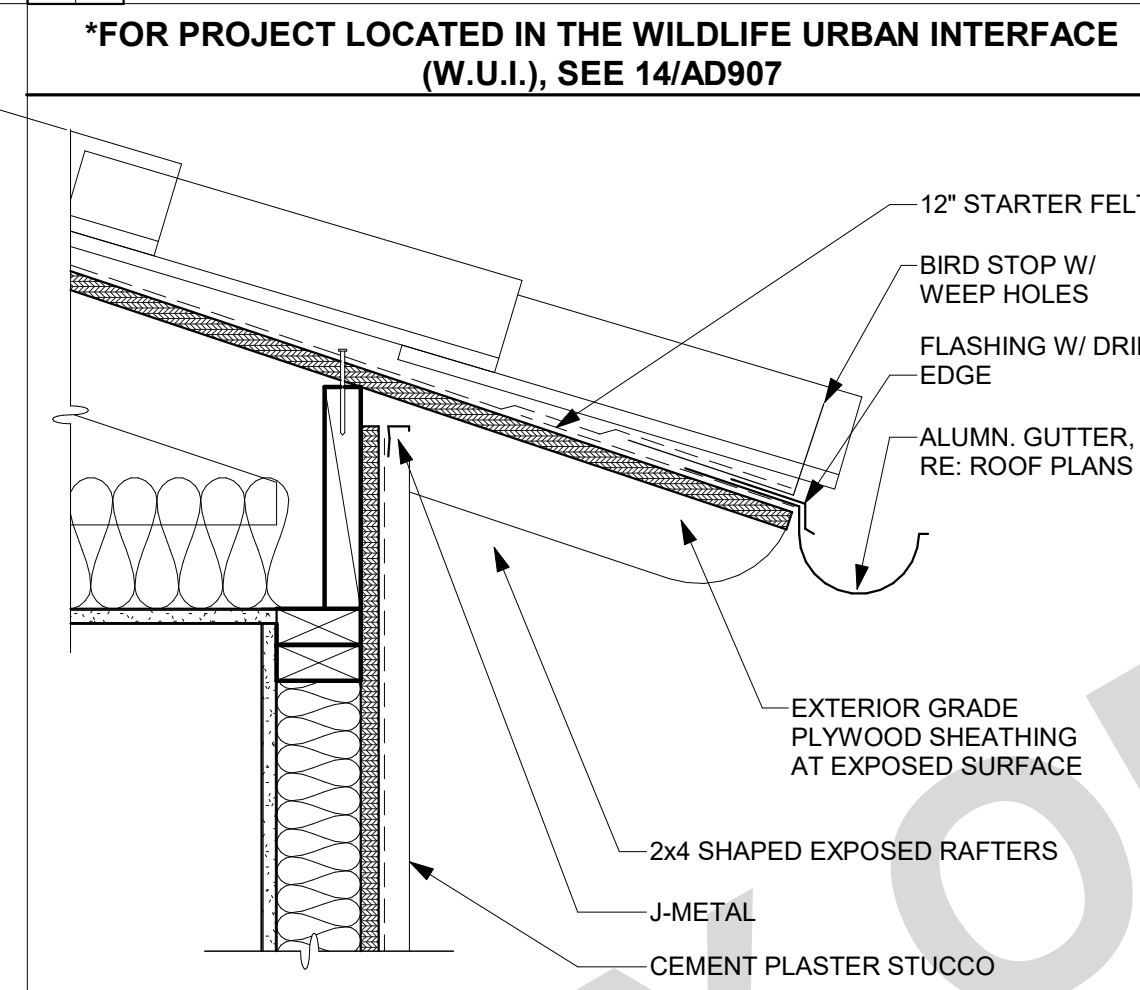
11 WINDOW TRIM - SPANISH COLONIAL
SCALE: 3/4" = 1'-0"



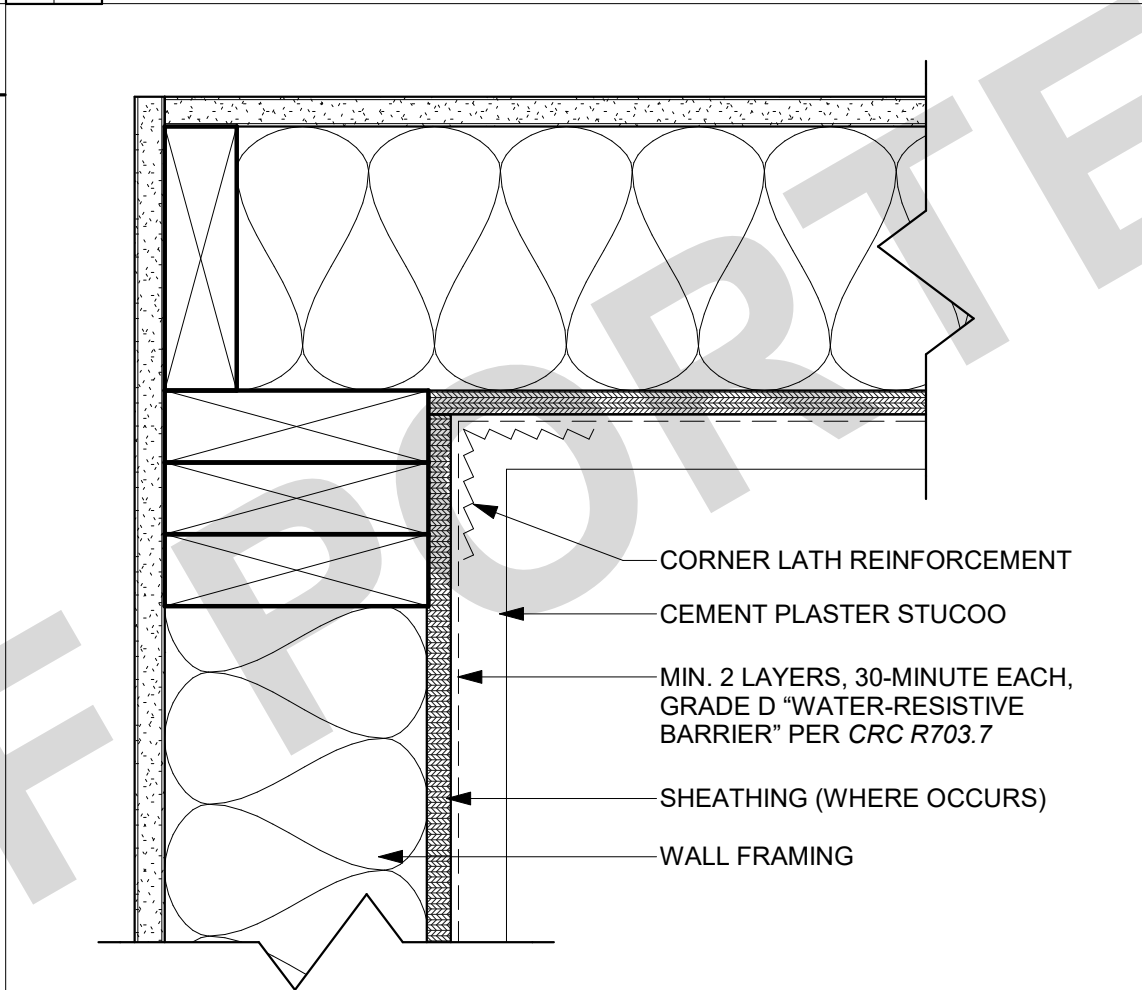
54 POST - SPANISH COLONIAL
SCALE: 3/4" = 1'-0"



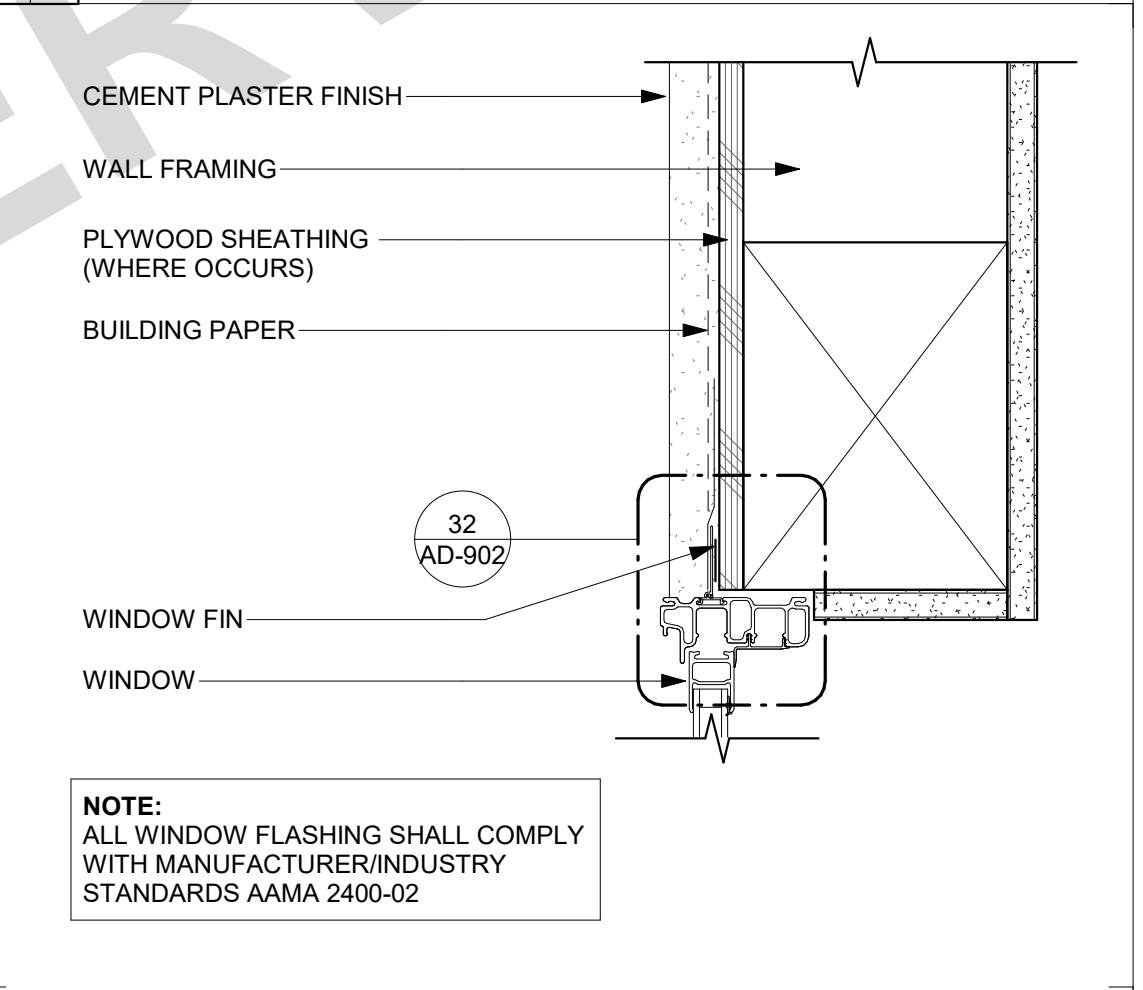
42 LIGHT FIXTURE - SPANISH COLONIAL
SCALE: 1 1/2" = 1'-0"



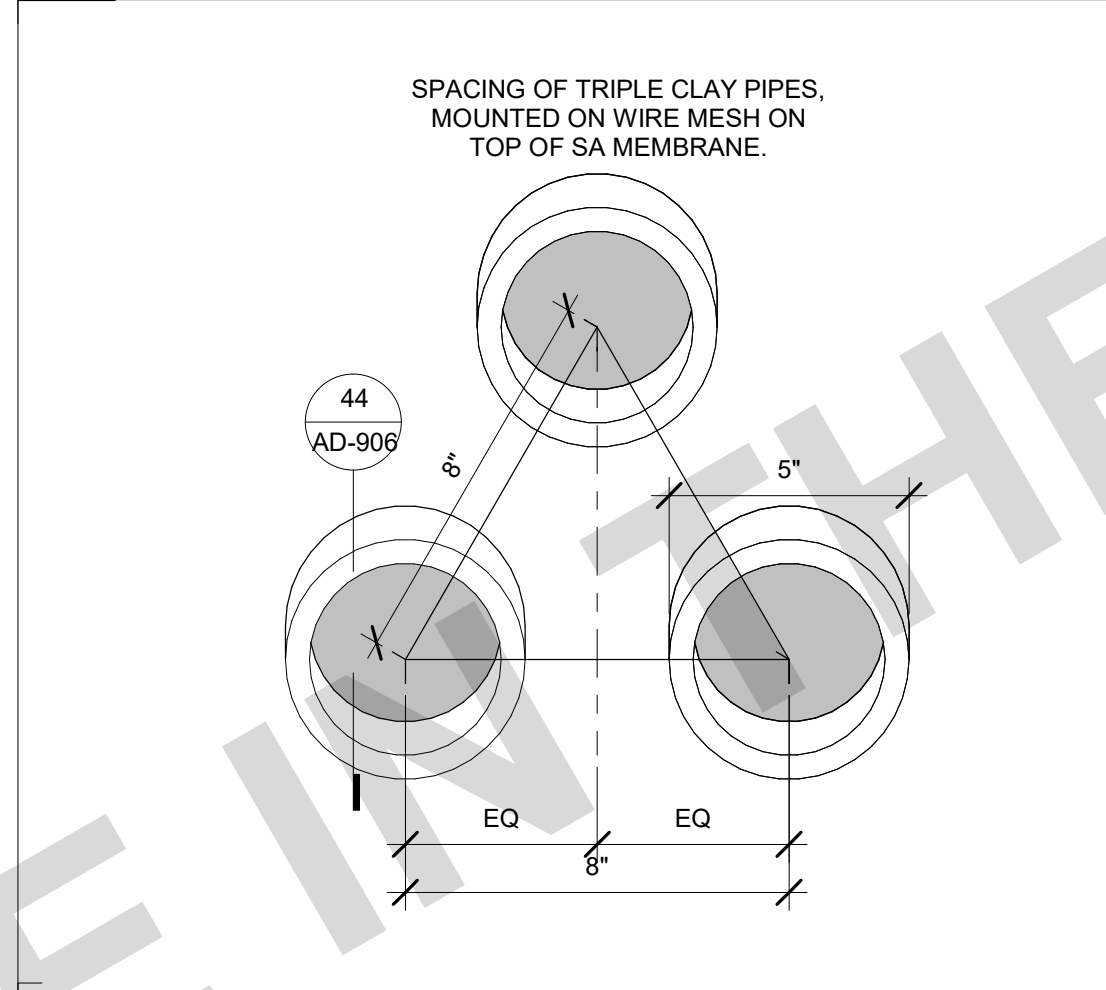
32 EAVE @ PLASTER
SCALE: 1 1/2" = 1'-0"



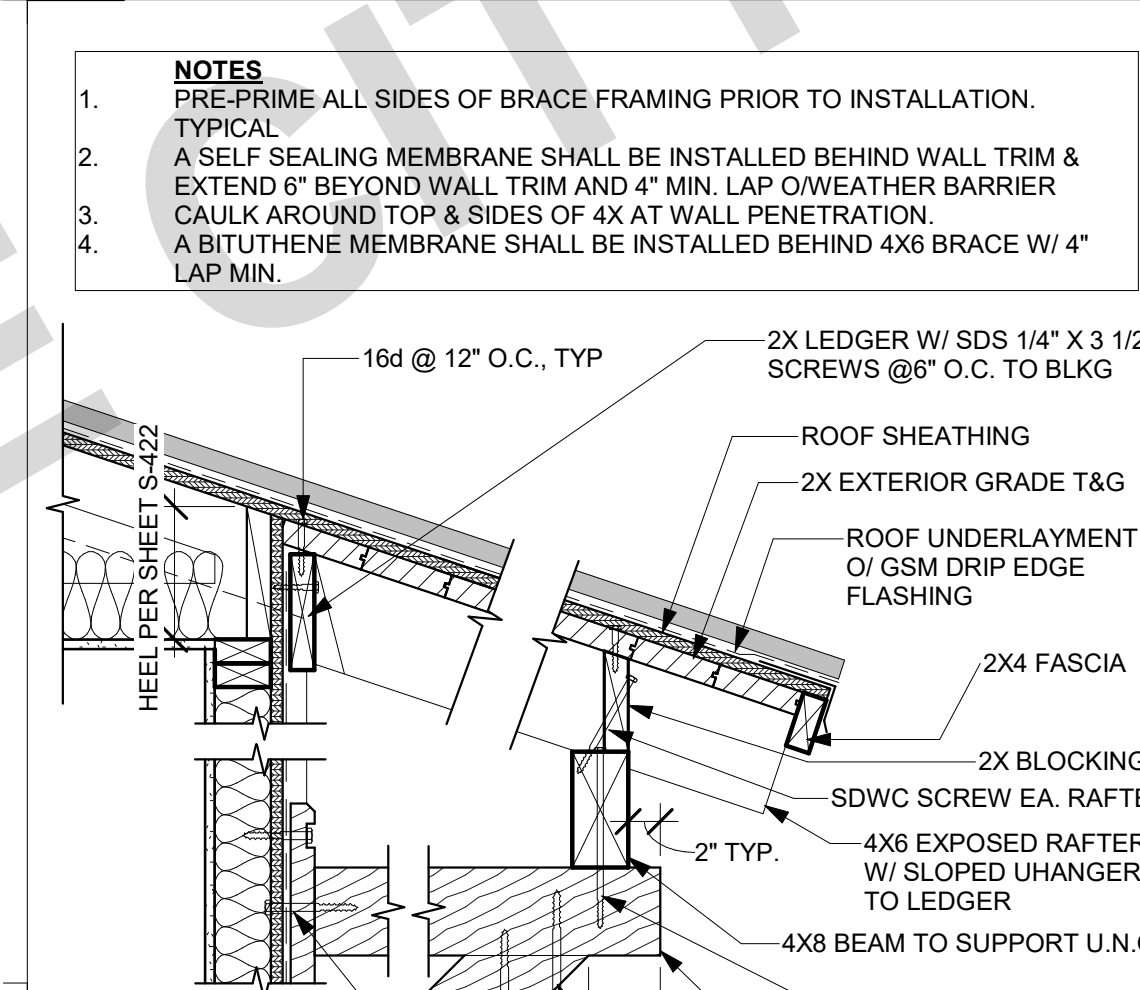
22 PLASTER - INSIDE CORNER
SCALE: 3" = 1'-0"



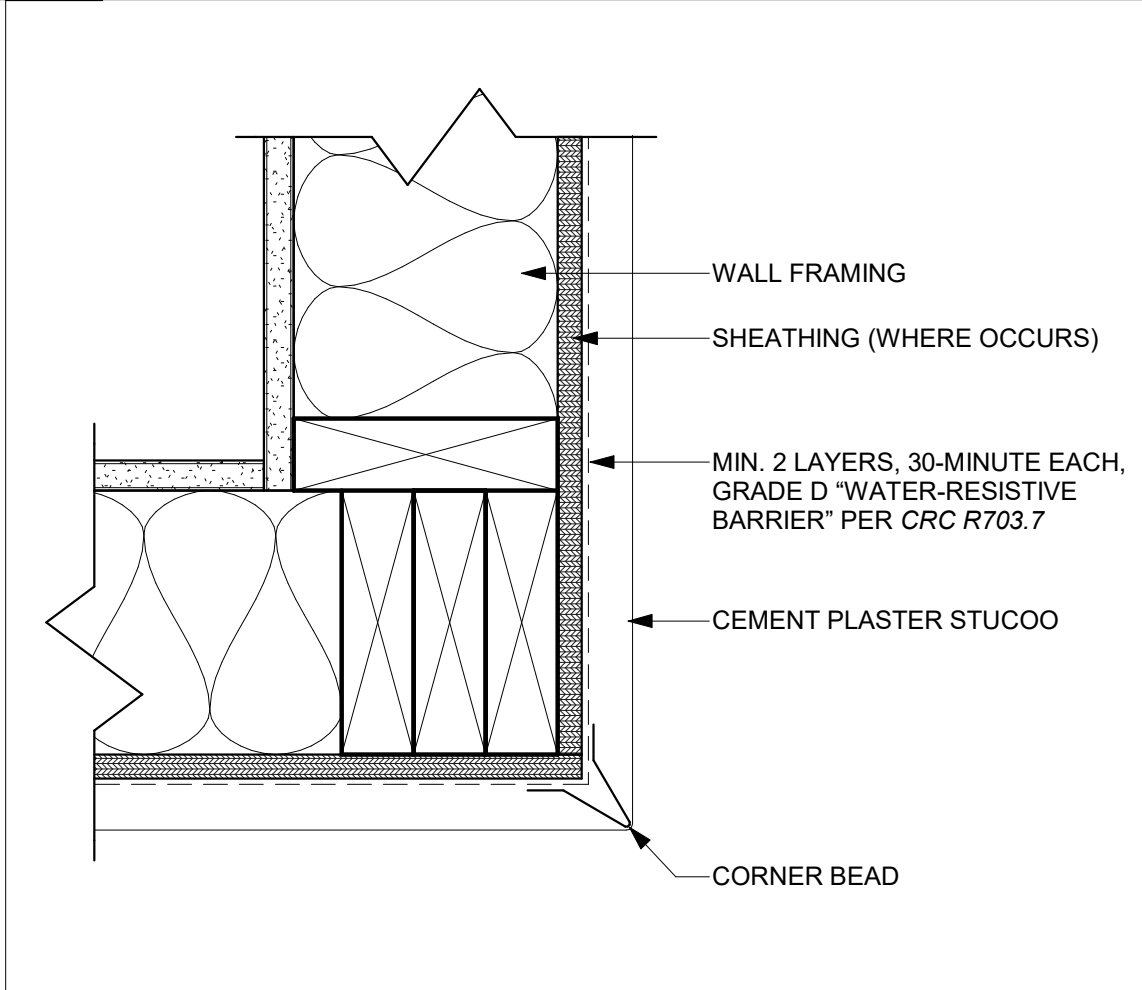
13 WIN. HEAD - STUCCO
SCALE: 3" = 1'-0"



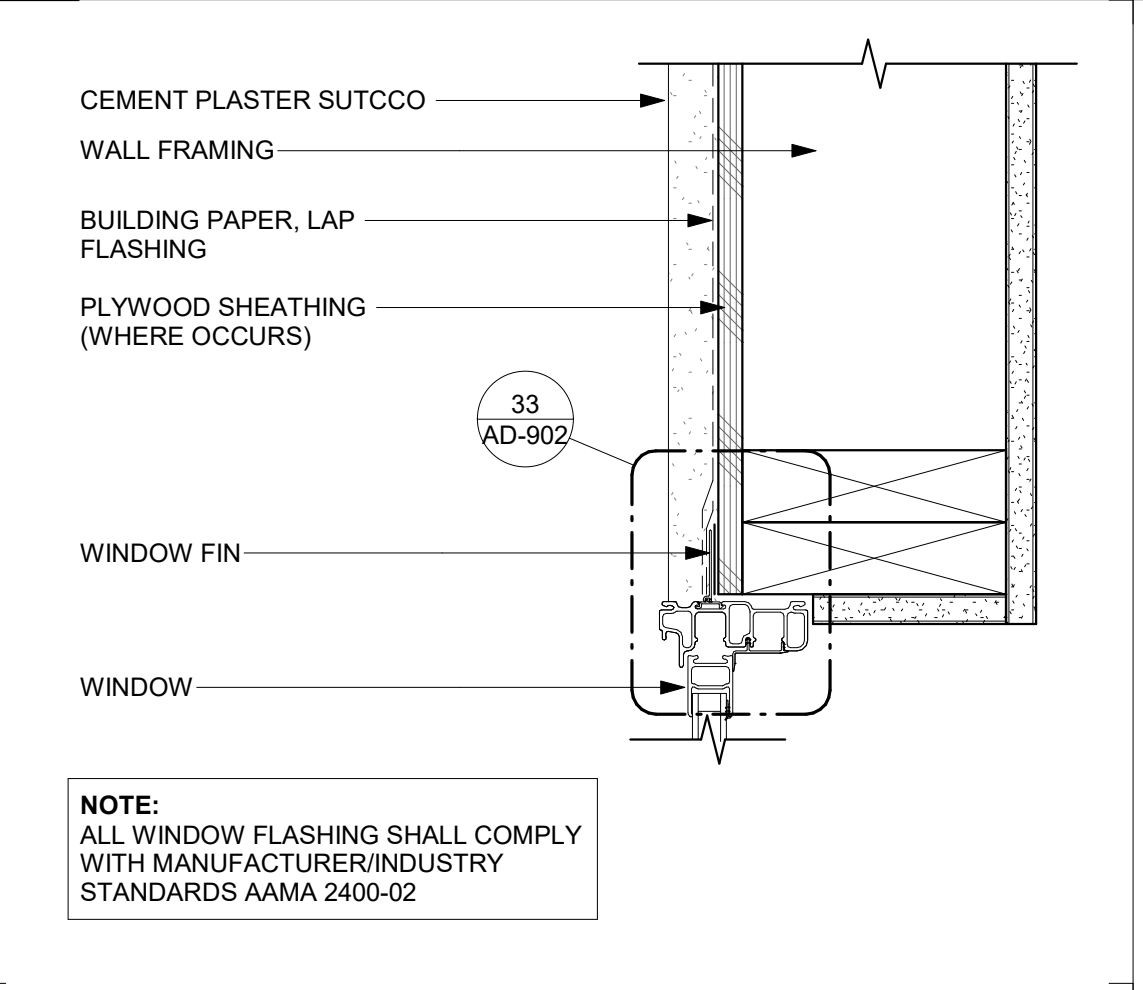
43 DECORATIVE VENT SPACING
SCALE: 3" = 1'-0"



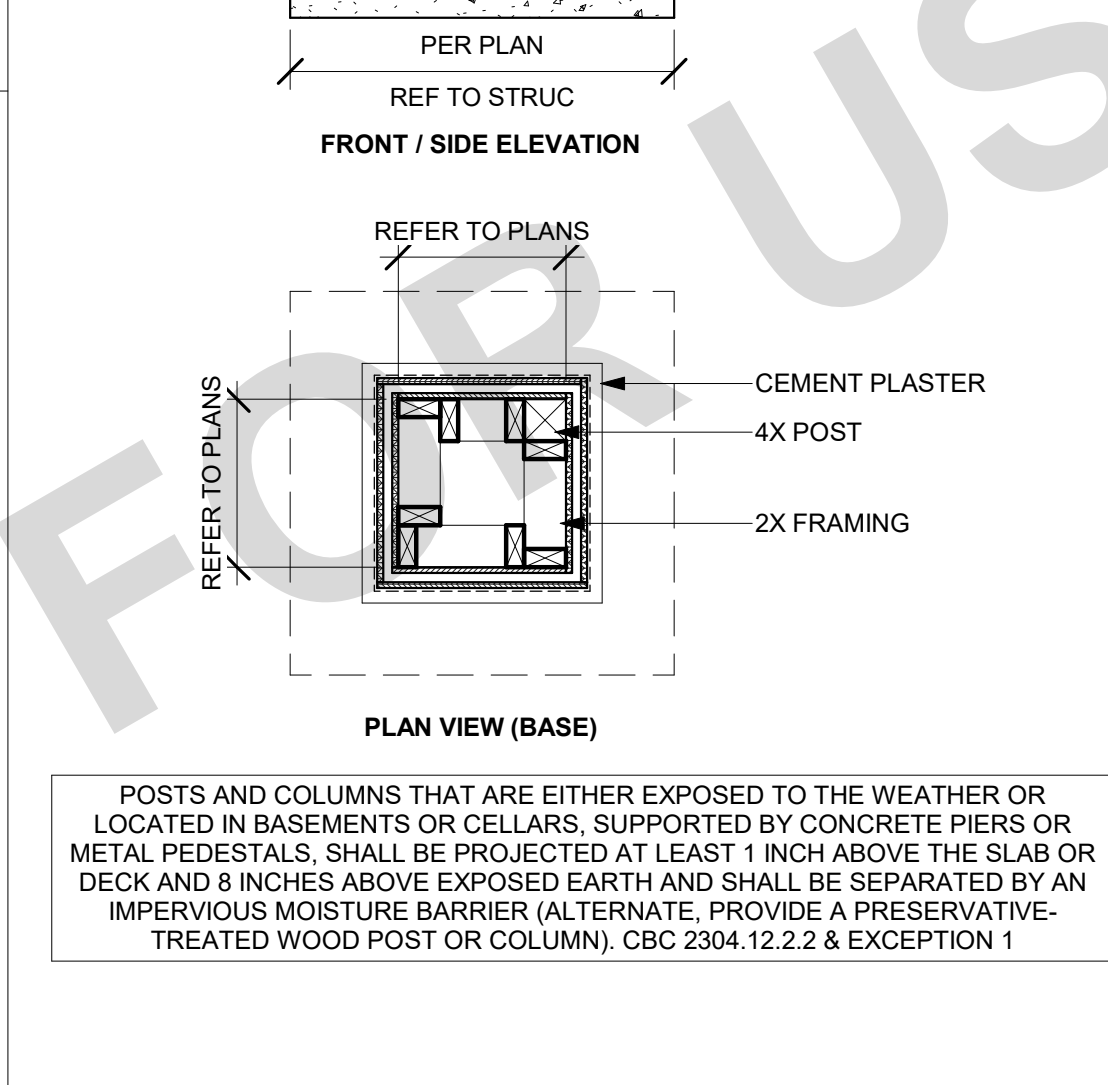
34 SHED ROOF W/ KICKER
SCALE: 1" = 1'-0"



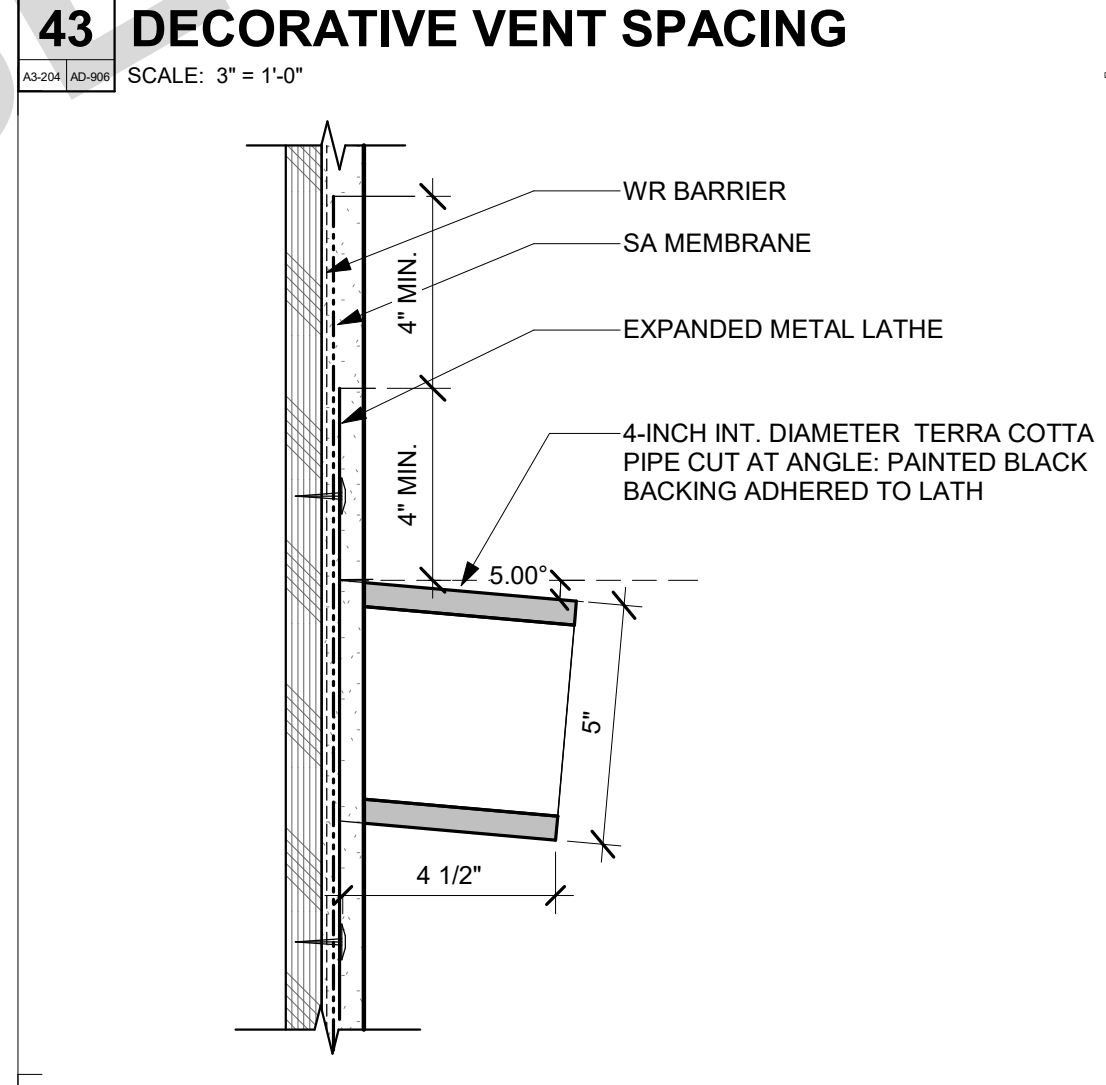
23 PLASTER - OUTSIDE CORNER
SCALE: 3" = 1'-0"



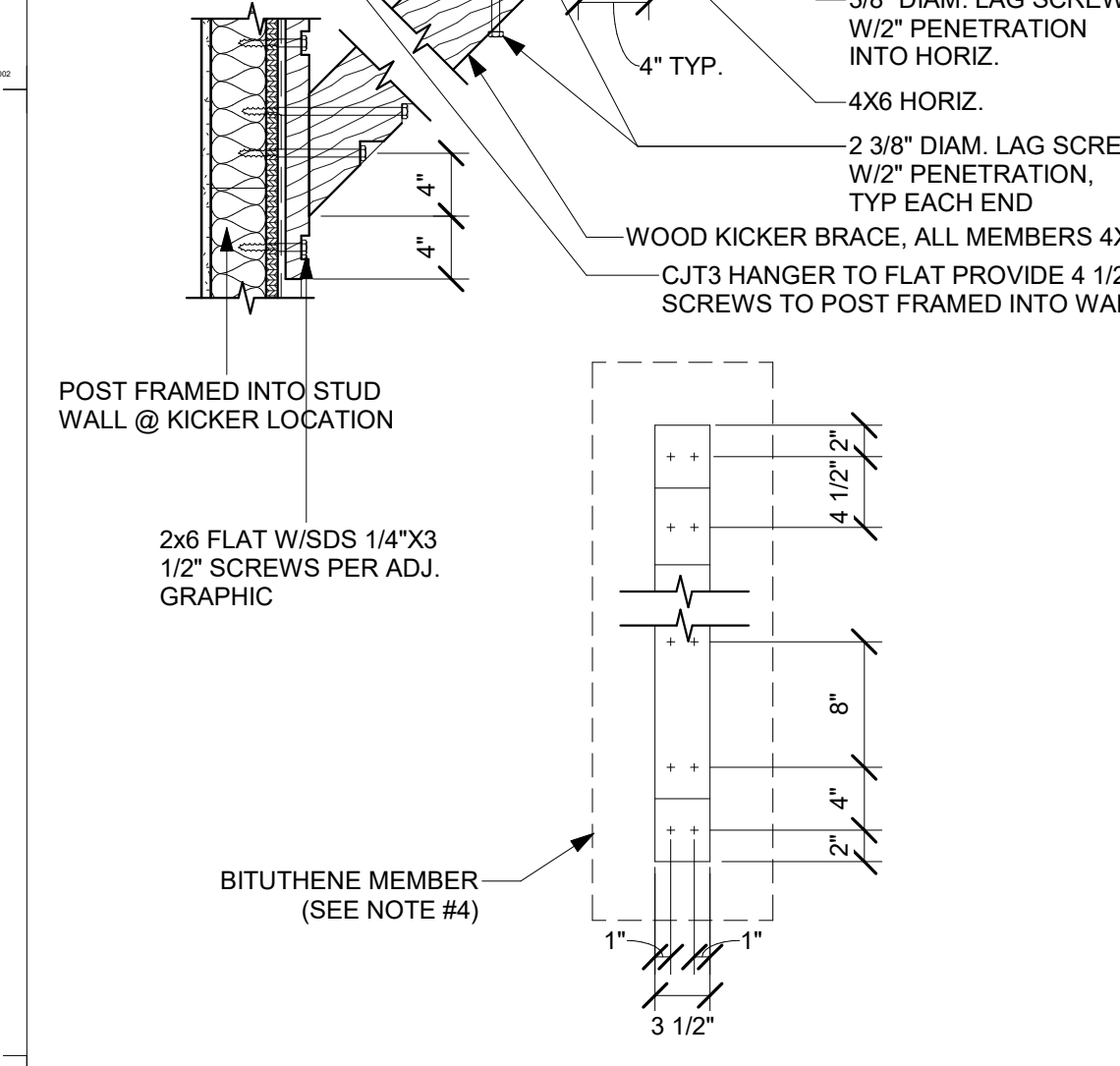
14 WIN. JAMB - STUCCO
SCALE: 3" = 1'-0"



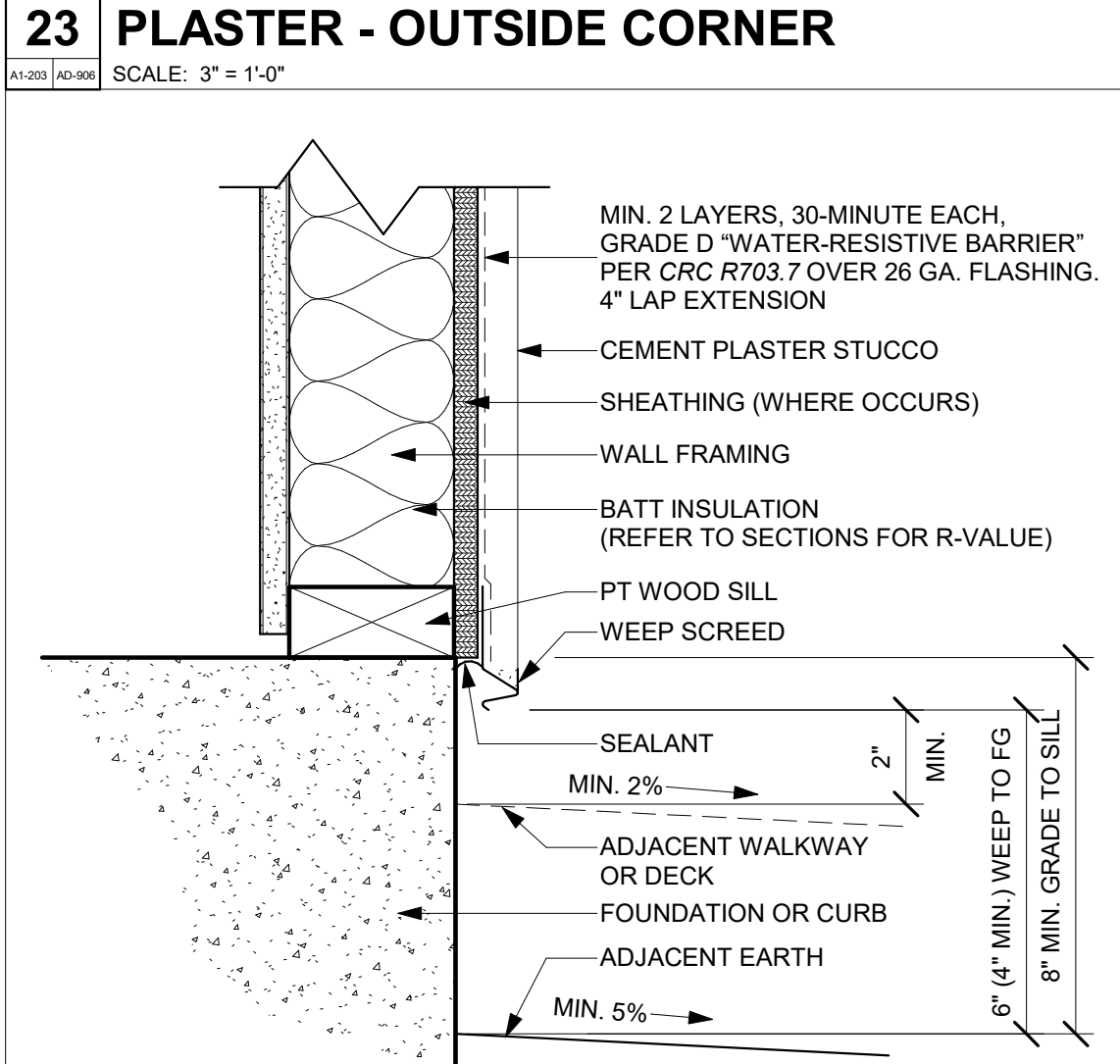
44 DECORATIVE VENT ATTACHMENT
SCALE: 3" = 1'-0"



24 PLASTER - FOUNDATION
SCALE: 3" = 1'-0"



15 WIN. SILL - STUCCO
SCALE: 3" = 1'-0"



54 POST - SPANISH COLONIAL
SCALE: 3/4" = 1'-0"

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ARCHITECTURAL DETAILS -
SPANISH COLONIAL

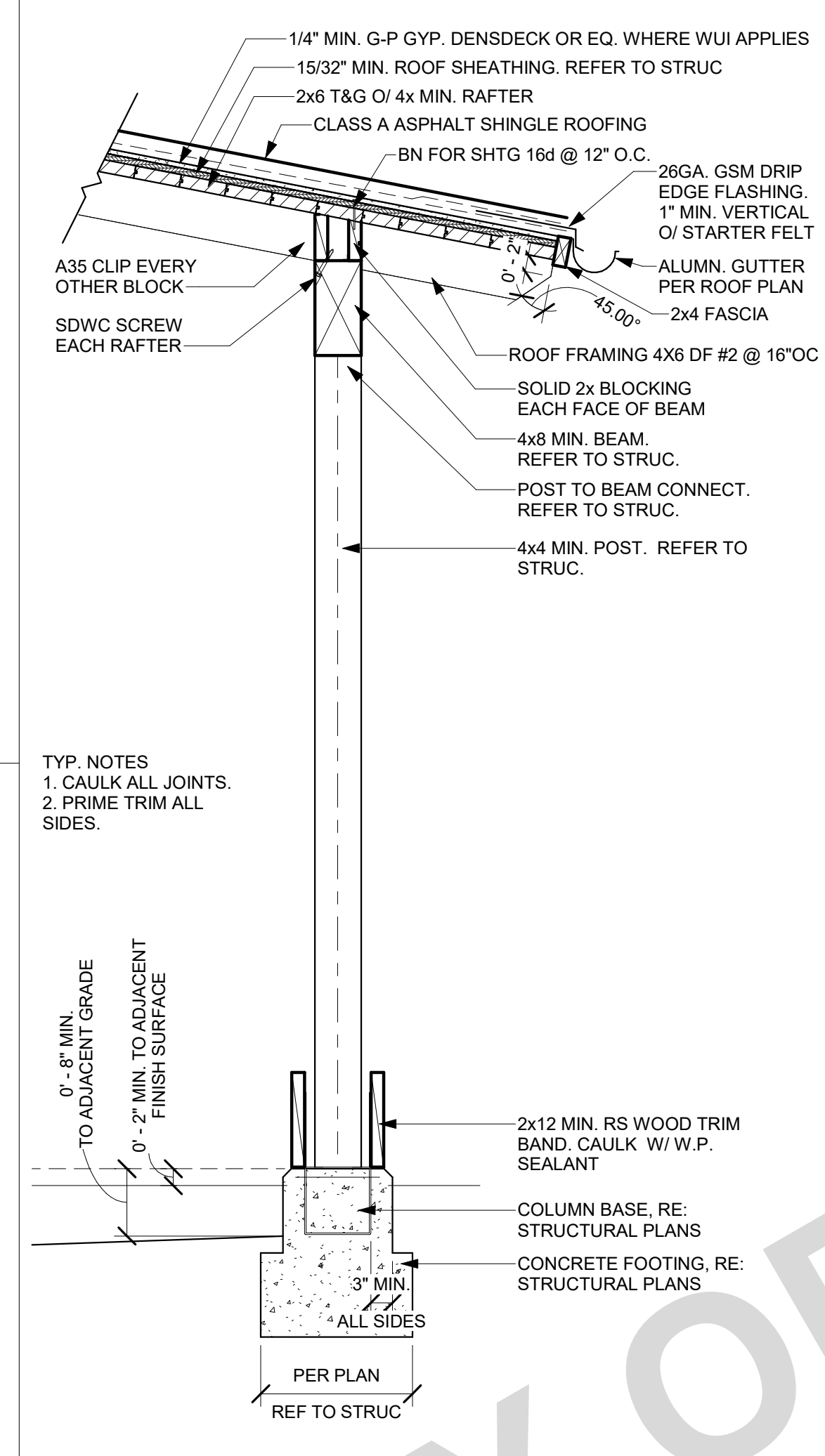
PUBLIC SET

DATE
07/05/23
SHEET
AD-906

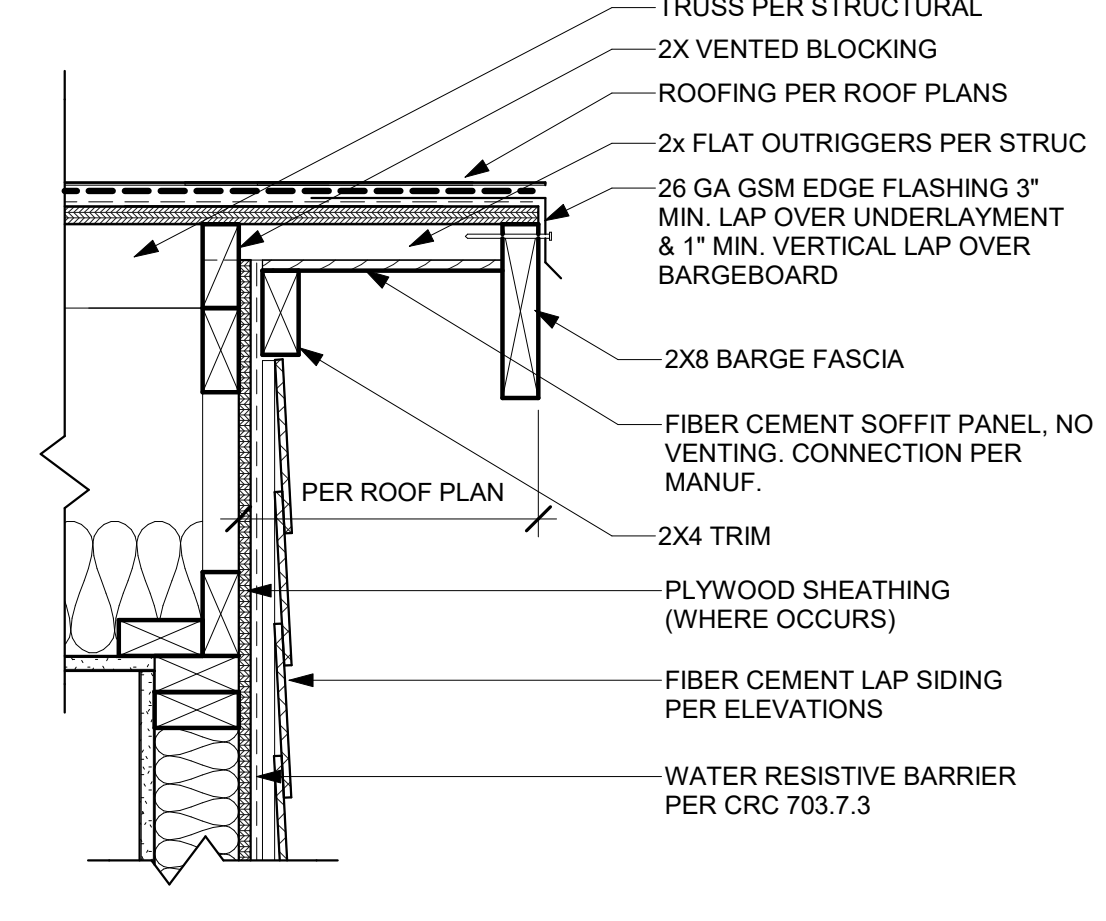
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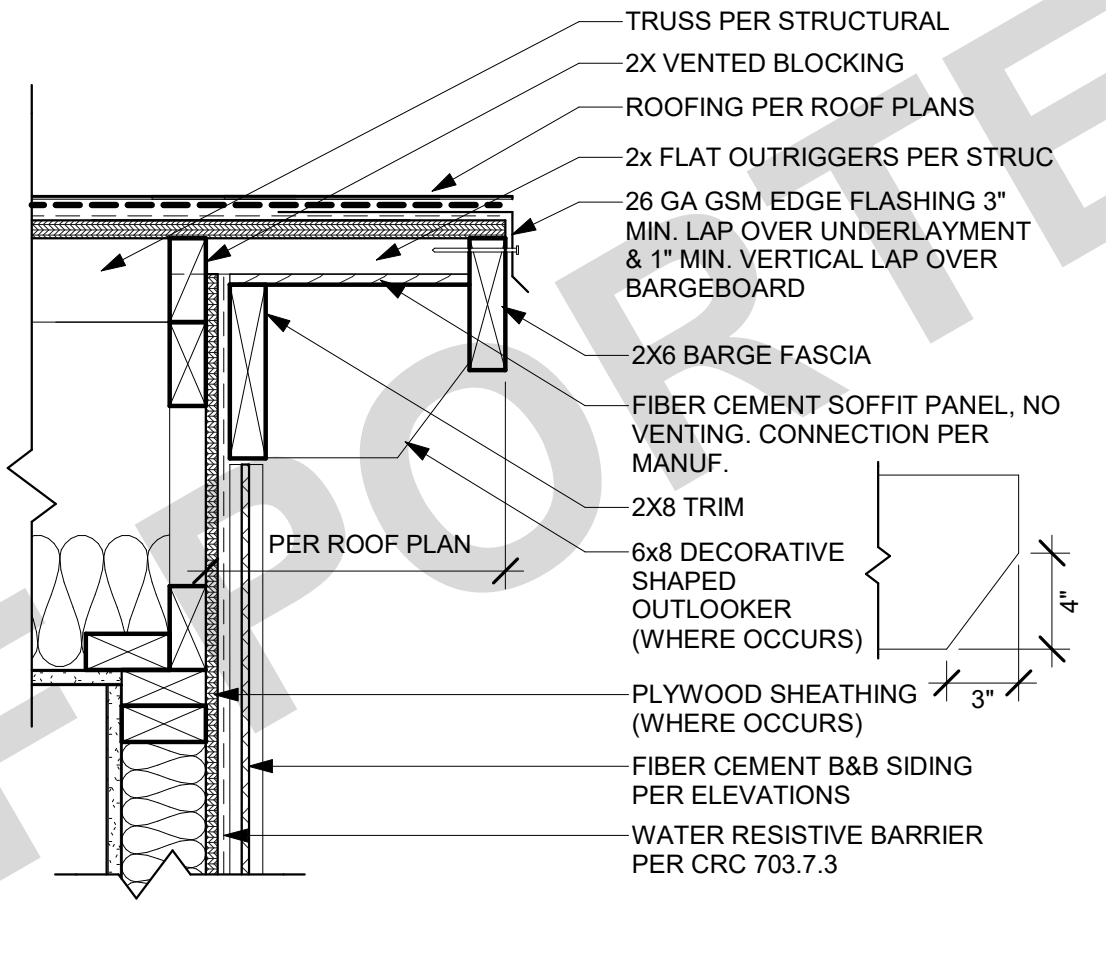
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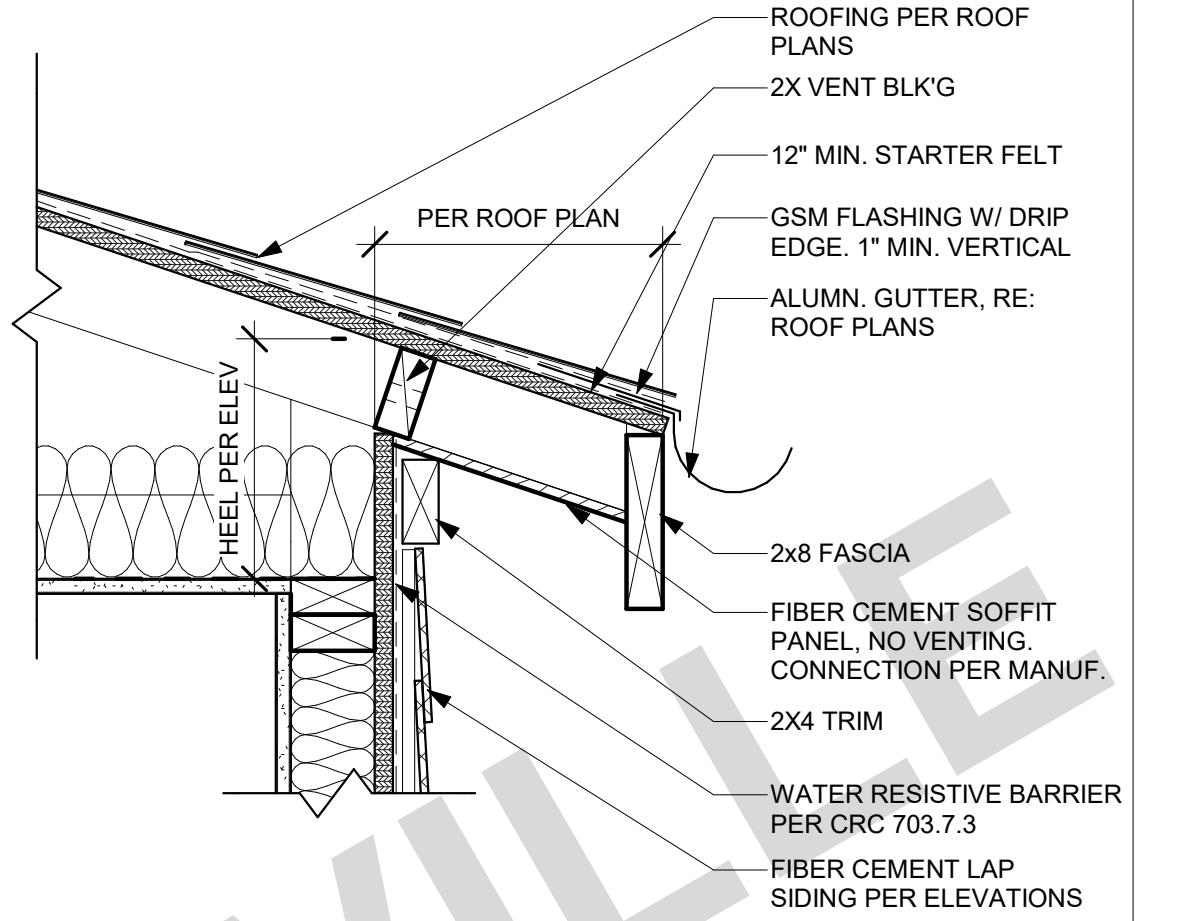
32 POST W/ ROOF - CAL RANCH - WUI
SCALE: 3/4" = 1'-0"



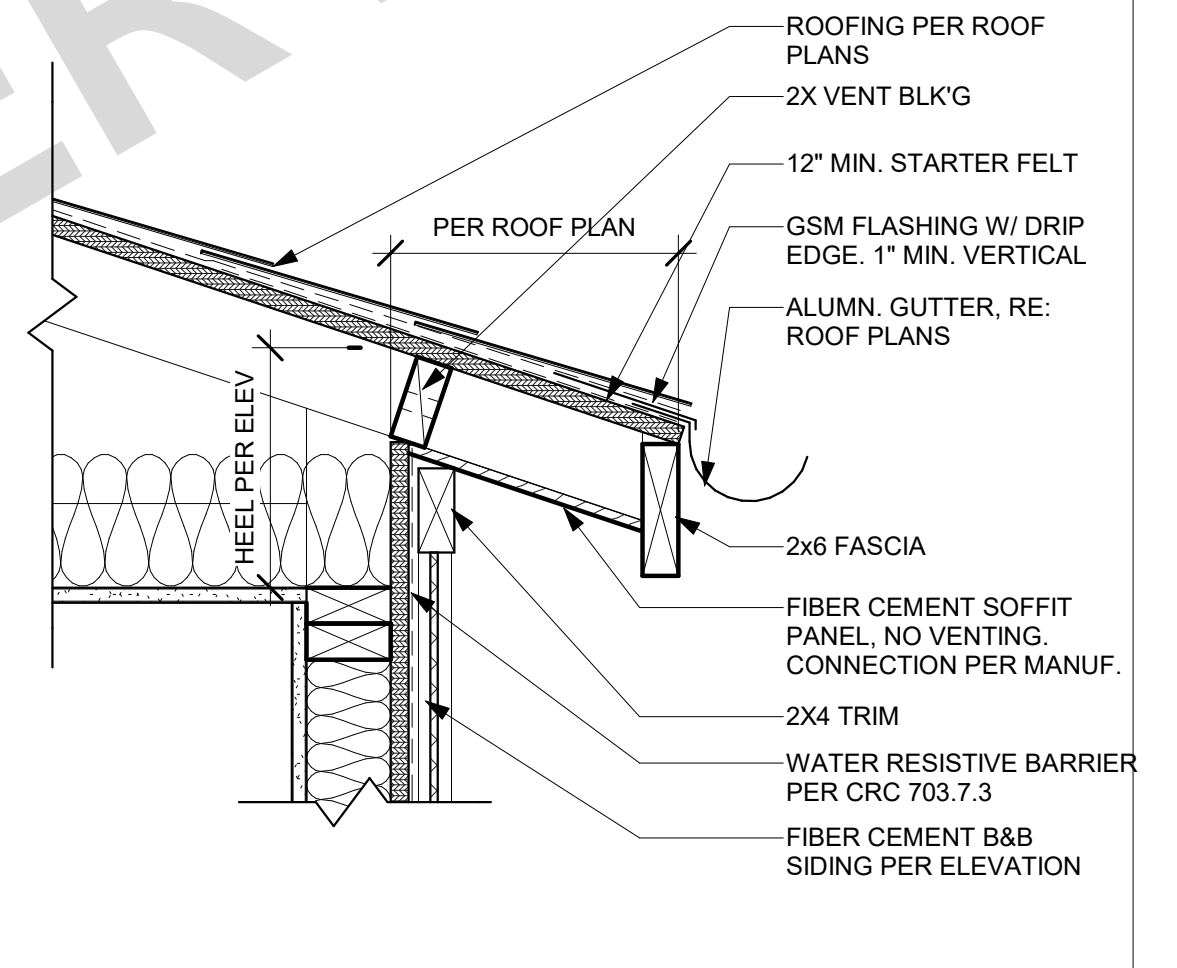
21 RAKE @ FBR CMNT - LAP SIDING - WUI
SCALE: 1 1/2" = 1'-0"



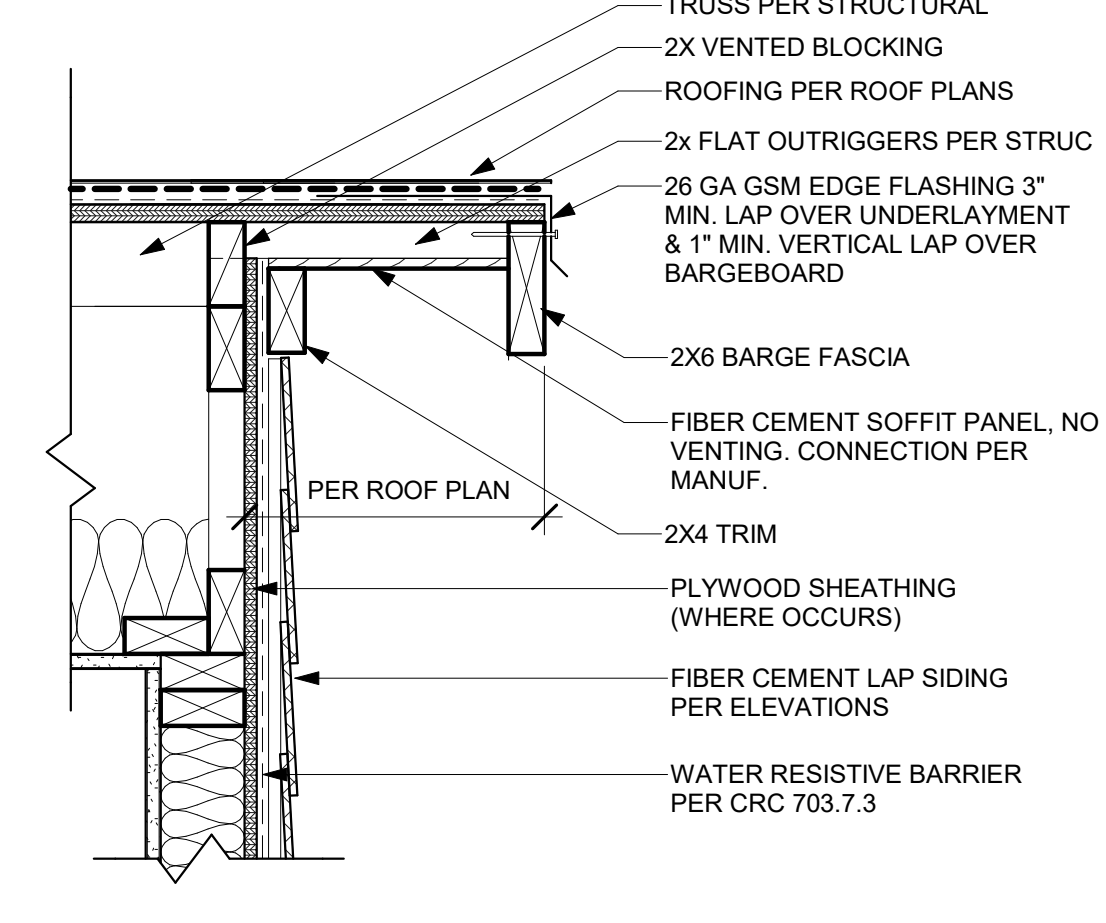
22 RAKE @ FBR CMNT - B&B SIDING - WUI
SCALE: 1 1/2" = 1'-0"



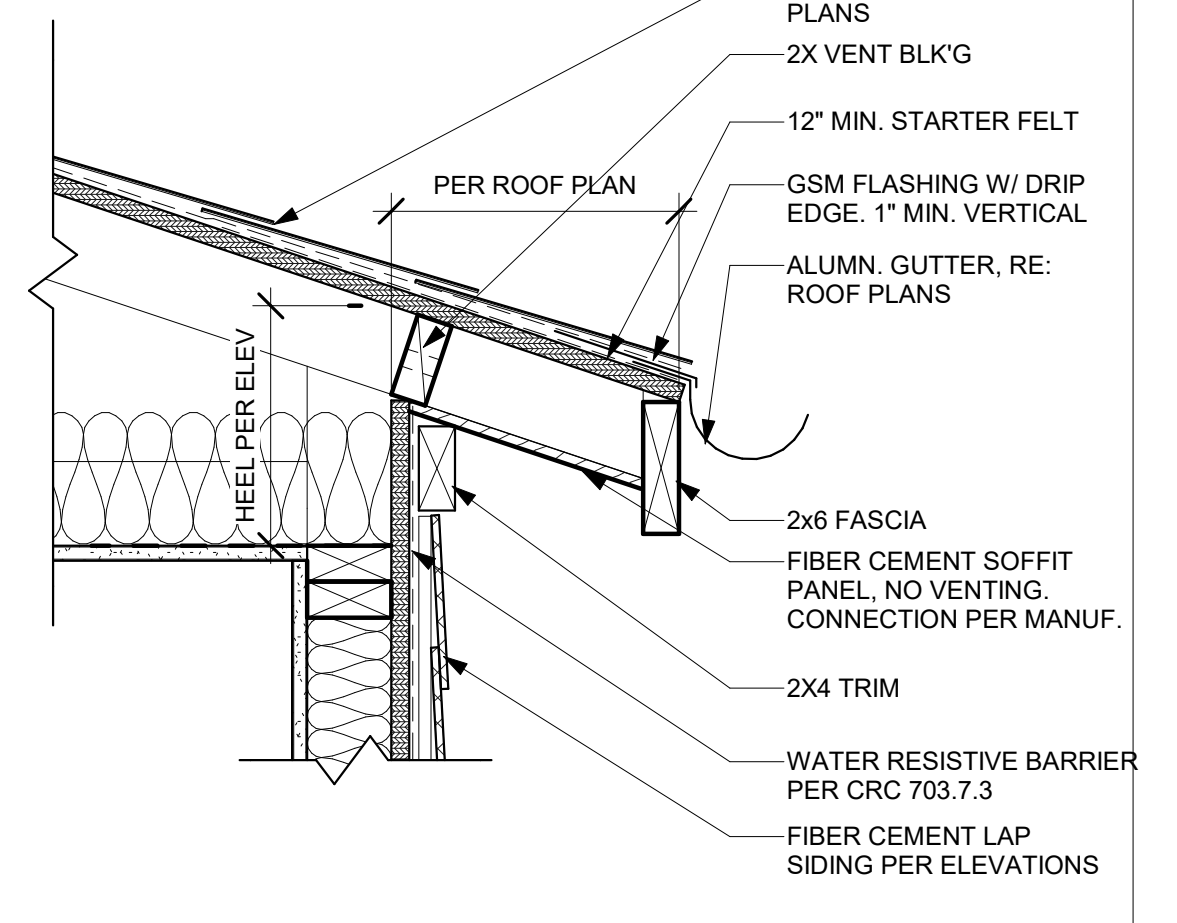
11 EAVE @ FBR CMNT - LAP SIDING - WUI
SCALE: 1 1/2" = 1'-0"



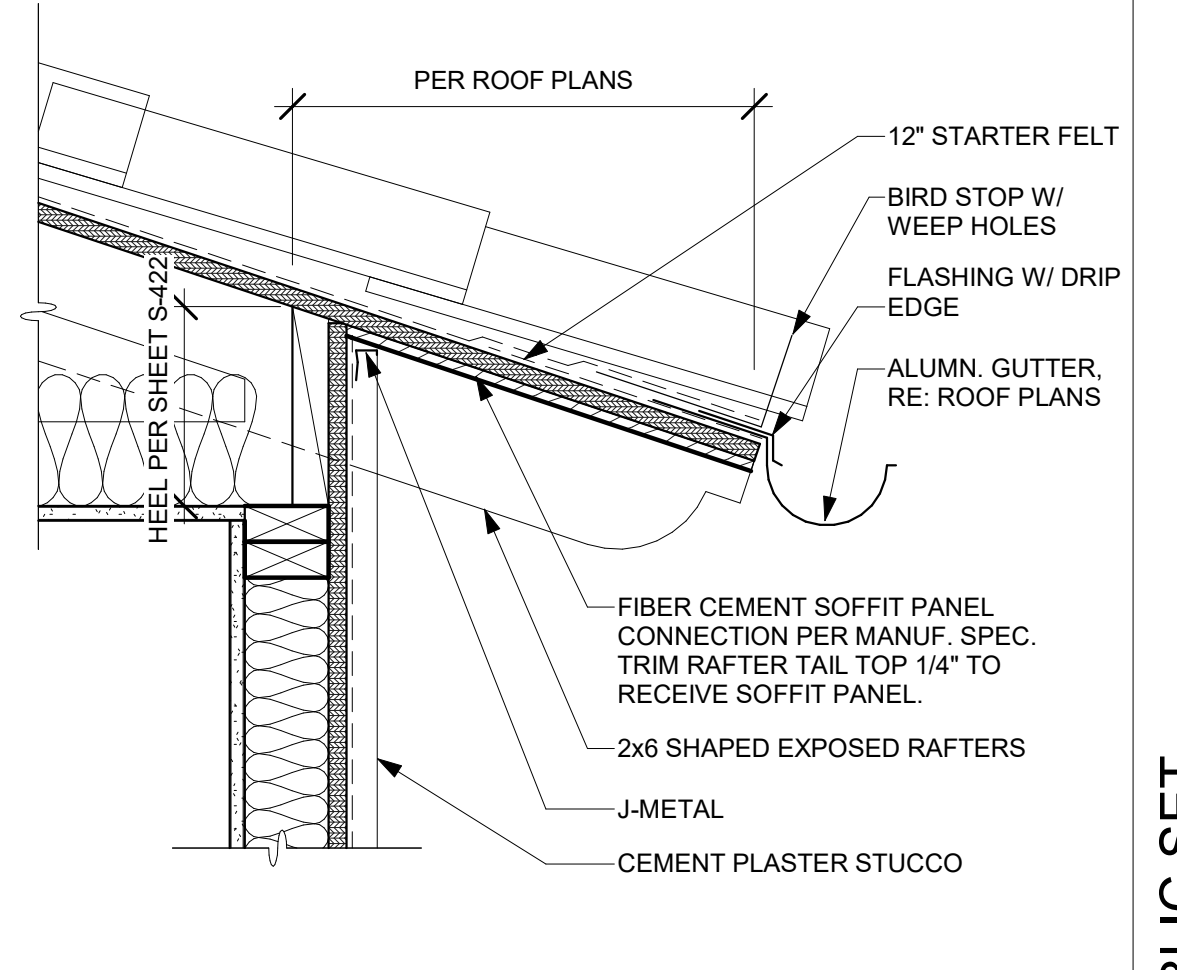
12 EAVE @ FBR CMNT - B&B SIDING - WUI
SCALE: 1 1/2" = 1'-0"



23 RAKE @ FBR CMNT - LAP SIDING - WUI
SCALE: 1 1/2" = 1'-0"



13 EAVE @ FBR CMNT - LAP SIDING - WUI
SCALE: 1 1/2" = 1'-0"



14 EAVE @ PLASTER - WUI
SCALE: 1 1/2" = 1'-0"

TYP. NOTES
1. CAULK ALL JOINTS.
2. PRIME TRIM ALL SIDES.

0\"/>

SCALE: 3/4" = 1'-0"

1/8/2024 2:02:57 PM Autodesk Docs:12133-01-CU20 Porterville ADU and MF Dwelling Unit:2133-01-PrototypesADU_CDS.rvt

FOR USE IN THE CITY OF PORTERVILLE

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ARCHITECTURAL DETAILS - WUI

PUBLIC SET

DATE
07/05/23

SHEET
AD-907



THESE PLANS ARE PROVIDED BY THE CITY OF PORTERVILLE AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS, AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

FOUNDATION PLAN NOTES

- SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS
 - SYMBOLS AND ABBREVIATIONS
 - STRUCTURAL GENERAL NOTES
 - TESTING AND INSPECTION
 - TYPICAL CONCRETE DETAILS
 - TYPICAL WOOD DETAILS
- SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC
- FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
- ALL DIMENSIONS SHOWN ARE FROM FACE OF MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON BEARING WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.

FOUNDATION ANCHORAGE (CRC403.1.6)
WOOD SILL PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS. WOOD SILL PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS SPACED NOT GREATER THAN 6 FEET (1829 MM) ON CENTER OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS. BOLTS SHALL EXTEND NOT LESS THAN 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE NOT FEWER THAN TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R317 AND R318.
EXCEPTIONS: WALLS 24 INCHES (610 MM) TOTAL LENGTH OR SHORTER CONNECTING OFFSET BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH NOT FEWER THAN ONE ANCHOR BOLT LOCATED IN THE CENTER THIRD OF THE PLATE SECTION AND SHALL BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 9 OF TABLE R602.3(1).

PLATE WASHERS (CRC602.11.1)
 PLATE WASHERS, NOT LESS THAN 0.229 INCH BY 3 INCHES BY 3 INCHES (5.8 MM BY 76 MM BY 76 MM) IN SIZE, SHALL BE PROVIDED BETWEEN THE FOUNDATION SILL PLATE AND THE NUT EXCEPT WHERE APPROVED ANCHOR STRAPS ARE USED. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16 INCH (5 MM) LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4 INCHES (44 MM), PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.

SYMBOL LEGEND

	INDICATES SHEAR WALL TYPE AND LENGTH, PER SCHEDULE. REFER TO DETAIL 33/S-402		INDICATES SHEAR WALL TYPE AND LENGTH PER SCHEDULE
	INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 54/S-402		INDICATES CONT BLK @ STRAP
	INDICATES HEADER @ OPENING. REFER TO 52/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE. (B1 UNLESS NOTED OTHERWISE)		INDICATES DSC CONNECTION
	INDICATES BEARING STUD WALL PER PLAN		INDICATES NON BEARING WALL

FRAMING PLAN NOTES

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- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS
- SEE ARCHITECTURAL PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ROOF OPENINGS NOT SHOWN ON ROOF FRAMING PLANS. SEE DETAIL 23/S-403 FOR TYPICAL OPENINGS, UNLESS NOTED OTHERWISE.
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- ALL LINES OR MEMBERS INDICATED AS "STRUT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
- ALL POSTS IN 6"x WALLS SHALL BE 6"x6, UNLESS NOTED OTHERWISE. ALL POSTS IN 4"x WALLS SHALL BE 4"x4 UNLESS NOTED OTHERWISE
- ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO
- PLYWOOD SHEATHED DIAPHRAGM TYPES:
 ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO
 REFER TO 12/S-403

CONTINUOUS SHEATHING (CRC602.10.4.2)
 CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS AND SHALL MEET THE REQUIREMENTS OF SECTION R602.10.7.

SCHEDULES

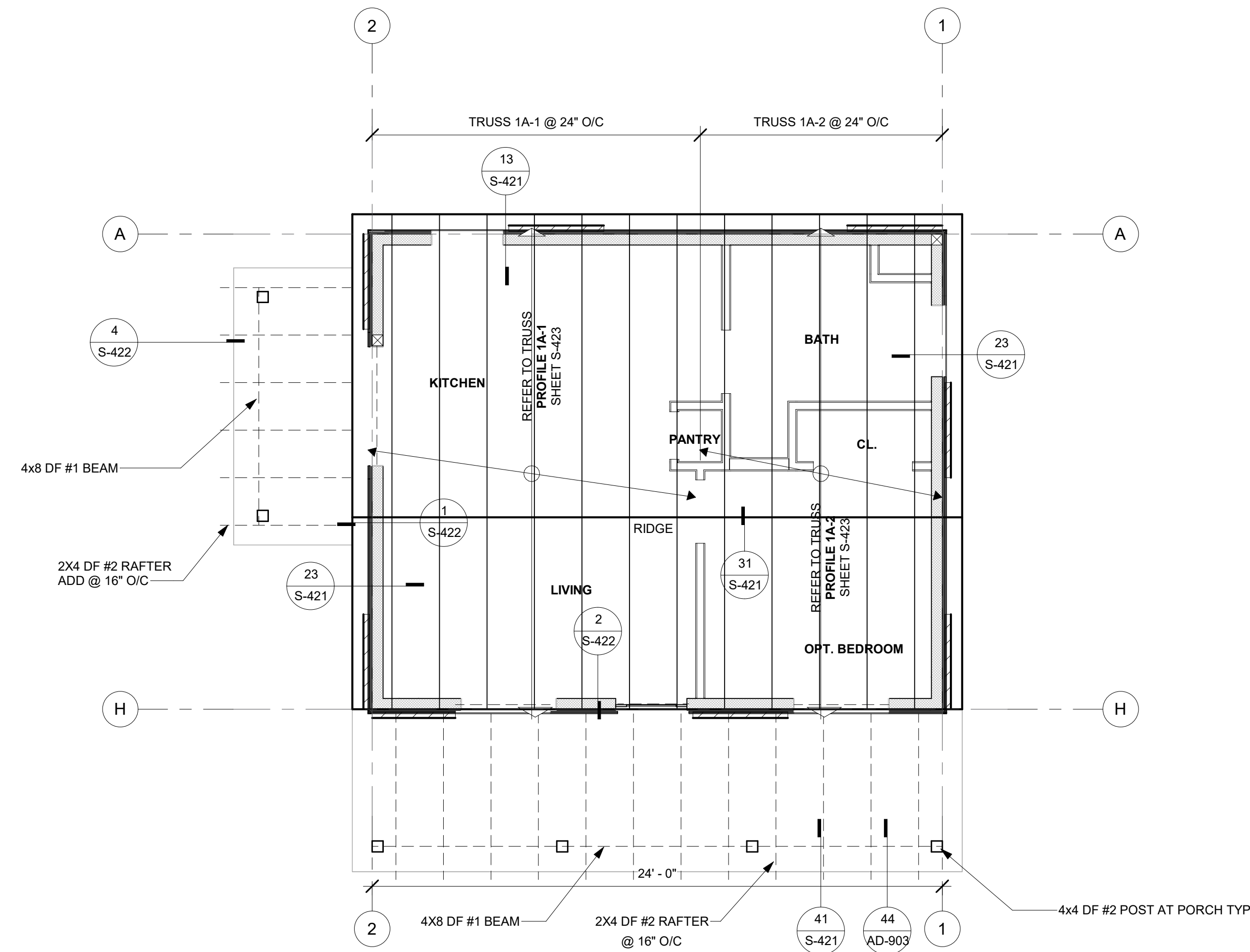
SHEARWALL HOLDOWN SCHEDULE		
MARK	DESCRIPTION	DETAIL
A	NO HOLD-DOWN REQ.	
B	INDICATES SIMPSON HOLDOWN W/ SSTB TO CONCRETE FOUNDATION	12/S-302

FLOOR/ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	4x8	
B2	3x8	PRESSURE TREATED

BRACE WALL-WOOD STRUCTURAL PANEL (WSP)			
CONNECTION CRITERIA			
MARK	MIN. THICKNESS	FASTENERS	SPACING
A	3/8"	6D COMMON / 1.5" MIN. PENETRATION	6" EDGES / 12" FIELD

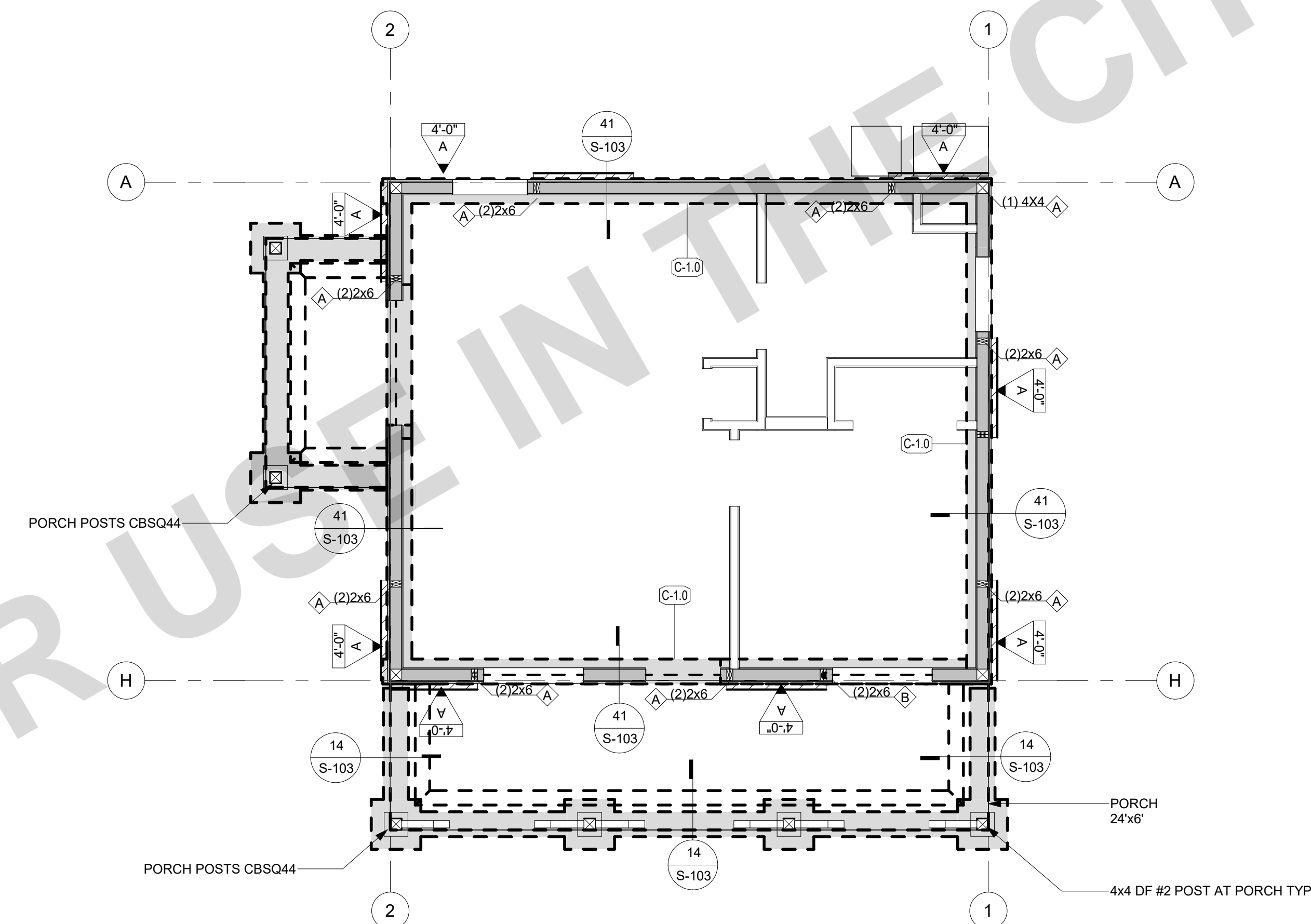
PREFABRICATED ROOF TRUSS		
FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-101		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX

CONTINUOUS FOOTING SCHEDULE				
MARK	WIDTH	MIN. THICKNESS	LONG REINF	DETAIL
C1.0	1'-0"	12"	(1) #4 TOP (1) #4 BOT	41/S-103



2 ROOF FRAMING-PLAN 1-CALIFORNIA RANCH

A1-201S1-201 1/4" = 1'-0"



1 FOUNDATION-PLAN 1-CALIFORNIA RANCH

A1-201S1-201 1/4" = 1'-0"



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SCHEDULES

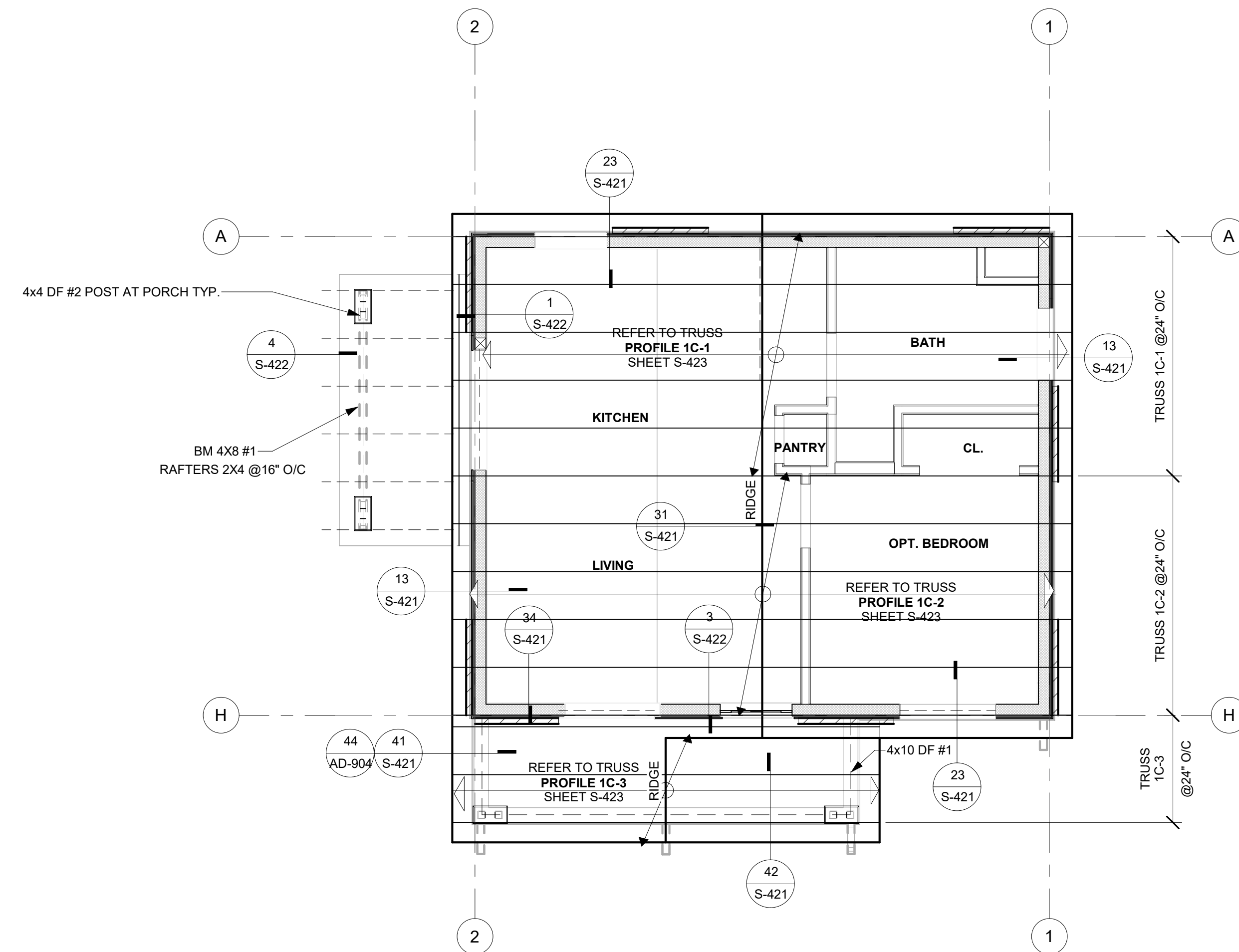
SHEARWALL HOLDOWN SCHEDULE		
MARK	DESCRIPTION	DETAIL
A	NO HOLD-DOWN REQ.	
B	INDICATES SIMPSON HOLDOWN W/ SSTB TO CONCRETE FOUNDATION	12/S-302

FLOOR/ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	4x8	
B2	3x8	PRESSURE TREATED

BRACE WALL-WOOD STRUCTURAL PANEL (WSP)			
CONNECTION CRITERIA			
MARK	MIN. THICKNESS	FASTENERS	SPACING
A	3/8"	6D COMMON / 1.5" MIN. PENETRATION	6" EDGES / 12" FIELD

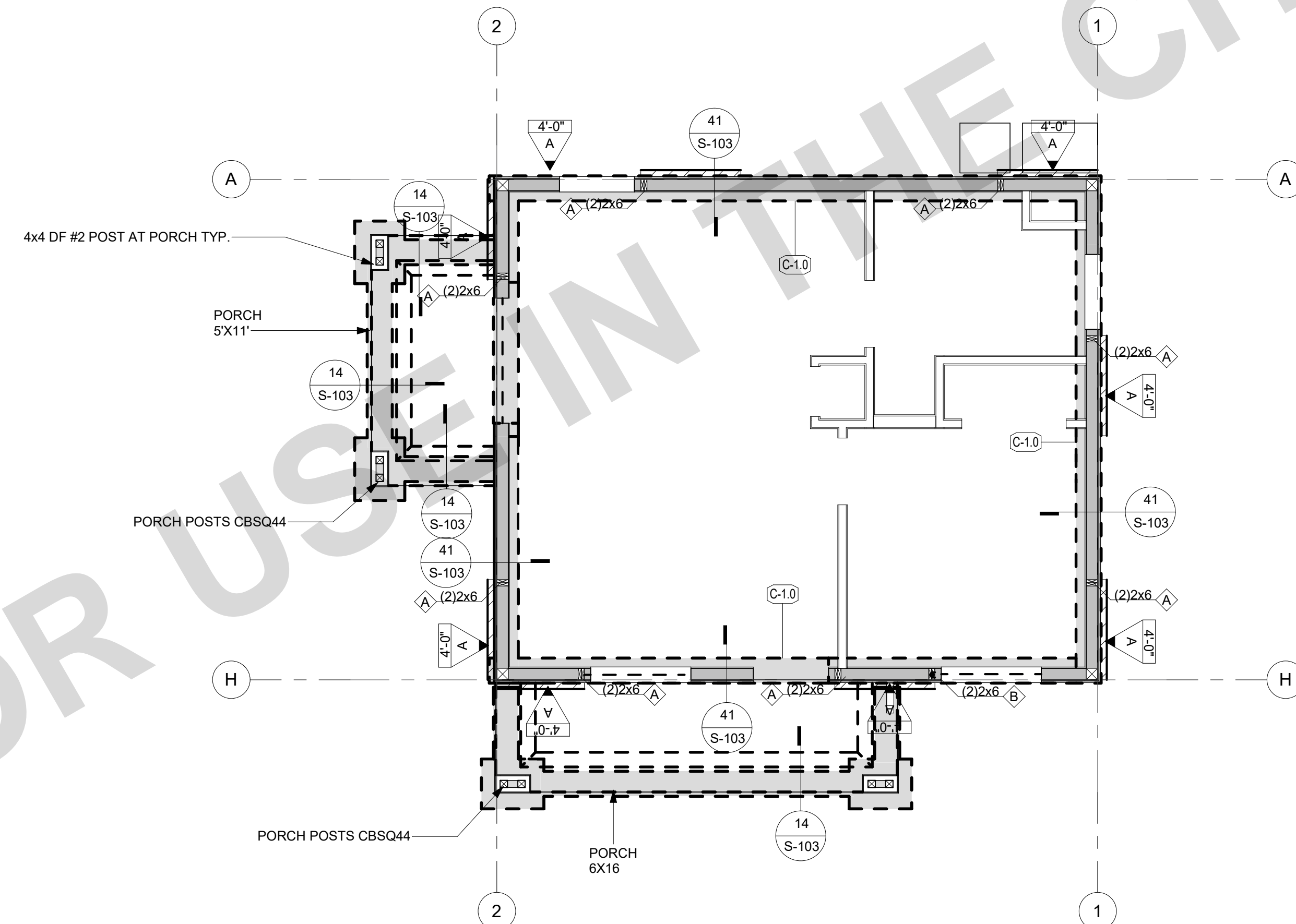
PREFABRICATED ROOF TRUSS		
FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-101		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX

CONTINUOUS FOOTING SCHEDULE				
MARK	WIDTH	MIN. THICKNESS	LONG REINF	DETAIL
C1.0	1'-0"	12"	(1) #4 TOP (1) #4 BOT	41/S-103



2 ROOF FRAMING-PLAN 1-CRAFTSMAN

A1-201 | S1-203 SCALE: 1/4" = 1'-0"



1 FOUNDATION-PLAN 1-CRAFTSMAN

A1-201 | S1-203 SCALE: 1/4" = 1'-0"



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FOUNDATION PLAN NOTES

- SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS
 - SYMBOLS AND ABBREVIATIONS
 - STRUCTURAL GENERAL NOTES
 - TESTING AND INSPECTION
 - TYPICAL CONCRETE DETAILS
 - TYPICAL WOOD DETAILS
- SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC
- FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
- ALL DIMENSIONS SHOWN ARE FROM FACE OF MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON BEARING WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.

FOUNDATION ANCHORAGE (CRC403.1.6)
WOOD SILL PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS. WOOD SILL PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS SPACED NOT GREATER THAN 6 FEET (1829 MM) ON CENTER OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS. BOLTS SHALL EXTEND NOT LESS THAN 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE NOT FEWER THAN TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R317 AND R318.

EXCEPTIONS:
 WALLS 24 INCHES (610 MM) TOTAL LENGTH OR SHORTER CONNECTING OFFSET BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH NOT FEWER THAN ONE ANCHOR BOLT LOCATED IN THE CENTER THIRD OF THE PLATE SECTION AND SHALL BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 9 OF TABLE R602.3(1).

PLATE WASHERS (CRC602.11.1)
 PLATE WASHERS, NOT LESS THAN 0.229 INCH BY 3 INCHES BY 3 INCHES (5.8 MM BY 76 MM BY 76 MM) IN SIZE, SHALL BE PROVIDED BETWEEN THE FOUNDATION SILL PLATE AND THE NUT EXCEPT WHERE APPROVED ANCHOR STRAPS ARE USED. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16 INCH (5 MM) LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4 INCHES (44 MM), PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.

SYMBOL LEGEND

	INDICATES SHEAR WALL TYPE AND LENGTH, PER SCHEDULE. REFER TO DETAIL 33/S-402		INDICATES SHEAR WALL TYPE AND LENGTH PER SCHEDULE
	INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 54/S-402		INDICATES CONT BLK @ STRAP
	INDICATES HEADER @ OPENING. REFER TO 52/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE. (B1 UNLESS NOTED OTHERWISE)		INDICATES DSC CONNECTION
	INDICATES BEARING STUD WALL PER PLAN		INDICATES NON BEARING WALL

FRAMING PLAN NOTES

- SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS
 - SYMBOLS AND ABBREVIATIONS
 - STRUCTURAL GENERAL NOTES
 - TESTING AND INSPECTION
 - TYPICAL CONCRETE DETAILS
 - TYPICAL WOOD DETAILS
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS
- SEE ARCHITECTURAL PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ROOF OPENINGS NOT SHOWN ON ROOF FRAMING PLANS. SEE DETAIL 23/S-403 FOR TYPICAL OPENINGS, UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
- ALL LINES OR MEMBERS INDICATED AS "STRUT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
- ALL POSTS IN 6"x WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE. ALL POSTS IN 4"x WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE
- ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO
- PLYWOOD SHEATHED DIAPHRAGM TYPES:
 ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO
 REFER TO 12/S-403

CONTINUOUS SHEATHING (CRC602.10.4.2)
 CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS AND SHALL MEET THE REQUIREMENTS OF SECTION R602.10.7.

SCHEDULES

SHEARWALL HOLDOWN SCHEDULE		
MARK	DESCRIPTION	DETAIL
A	NO HOLD-DOWN REQ.	
B	INDICATES SIMPSON HOLDOWN W/ SSTB TO CONCRETE FOUNDATION	12/S-302

FLOOR/ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
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B2	3x8	PRESSURE TREATED

BRACE WALL-WOOD STRUCTURAL PANEL (WSP)			
CONNECTION CRITERIA			
MARK	MIN. THICKNESS	FASTENERS	SPACING
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PREFABRICATED ROOF TRUSS		
FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-101		
MARK	DESCRIPTION	REMARKS
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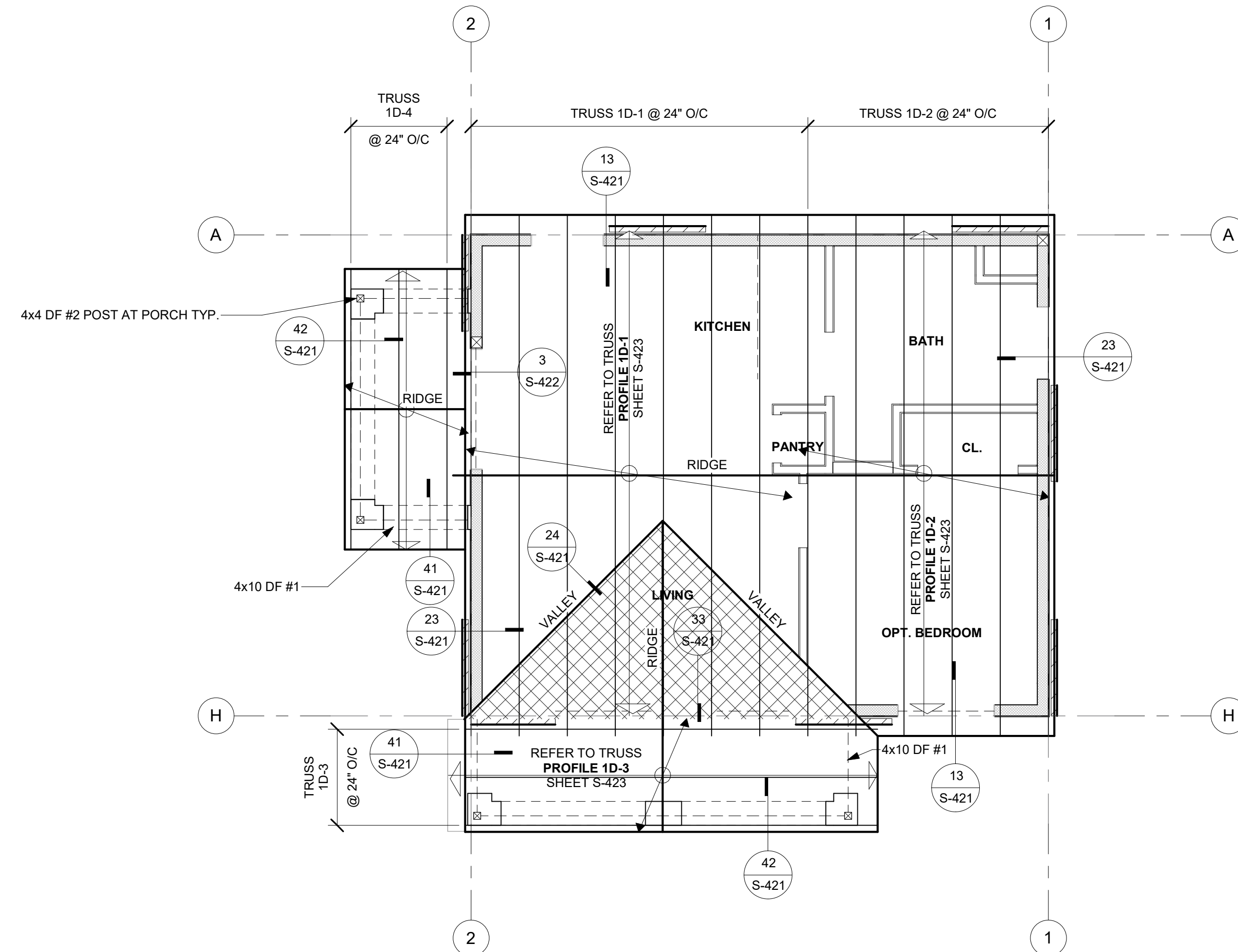
CONTINUOUS FOOTING SCHEDULE				
MARK	WIDTH	MIN. THICKNESS	LONG REINF	DETAIL
C1.0	1'-0"	12"	(1) #4 TOP (1) #4 BOT	41/S-103

PUBLIC SET

DATE
02/09/24

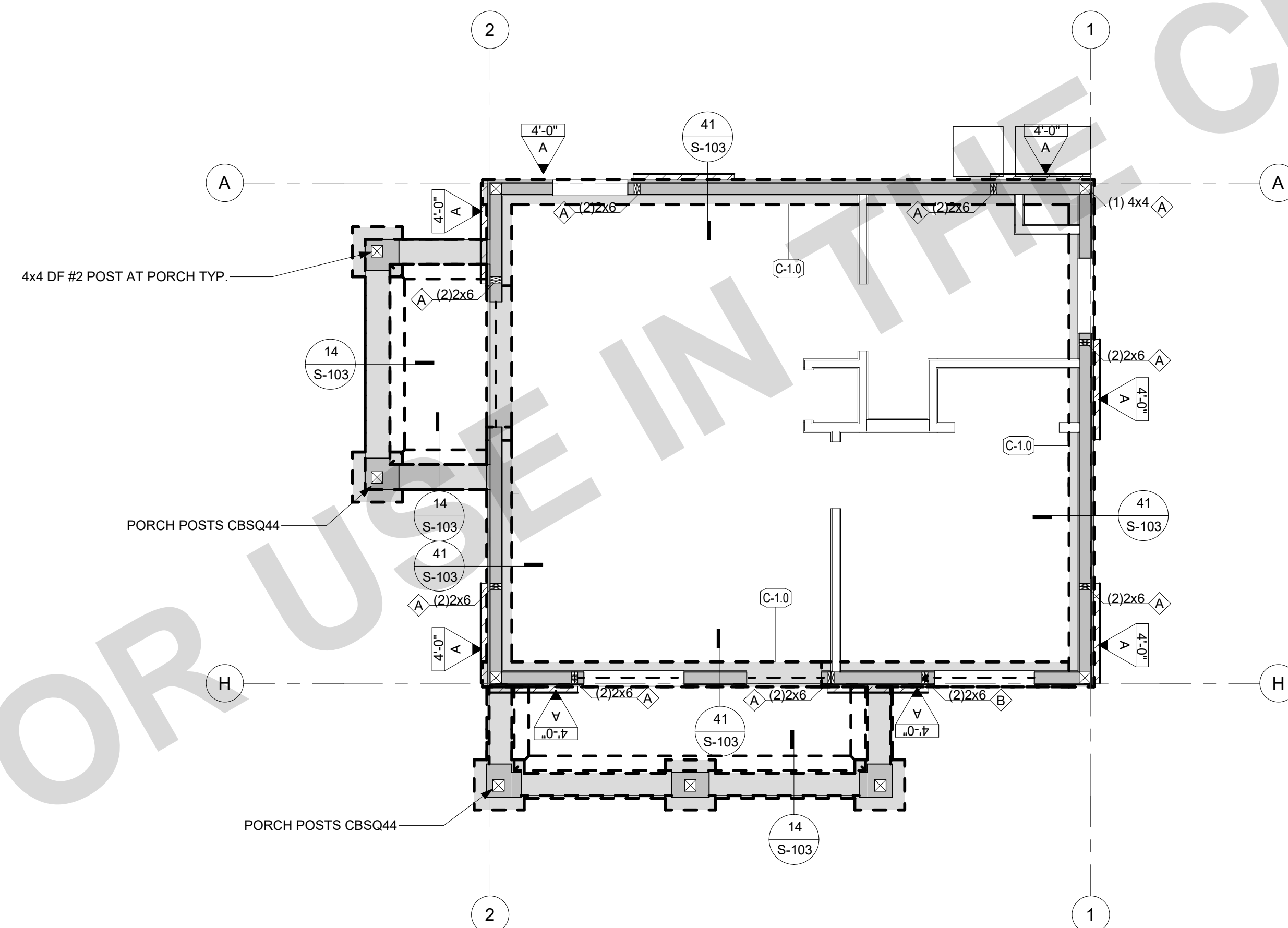
SHEET

S1-204



2 ROOF FRAMING-PLAN 1-SPANISH COLONIAL

A1-201S1-204 1/4" = 1'-0"



1 FOUNDATION-PLAN 1-SPANISH COLONIAL

A1-201S1-204 1/4" = 1'-0"



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PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

STRUCTURAL NOTES

PUBLIC SET

DATE
07/05/23

SHEET

S-101

GENERAL

- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES AND STANDARDS:
 - 2022 CALIFORNIA BUILDING CODE, PART 2, VOLUME 2 OF 2, AND TITLE 24 C.C.R. 2022 EDITION AND LATEST REVISIONS (INCLUDING SUPPLEMENTS AND ERRATA) HEREIN REFERRED TO AS "THE CODE".
 - ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA).
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN NO INSTANCE SHALL DIMENSIONS BE SCALED FROM THE DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
 - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED
 - SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS
 - SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC
 - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN
 - FLOOR AND ROOF FINISHES
 - MISCELLANEOUS DRAINAGE AND WATERPROOFING
 - ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL
 - DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS

- PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
- ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
- CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
- SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT ETC. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TEMPORARY SHORING AND OTHER CONSTRUCTION AIDS INCLUDING ALL ENGINEERING OF SUCH SYSTEMS, FOR TEMPORARY SUPPORT OF NEW AND/OR EXISTING STRUCTURAL ELEMENTS AS REQUIRED FOR ERECTION AND OTHER CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION (UNO). OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS OR CONCERN CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION SAFETY.
- THE CONTRACT STRUCTURAL DRAWINGS SHOW THE BUILDING IN ITS FINAL INTENDED POSITION. CONTRACTOR SHALL MAKE PROVISIONS IN THE LAYOUT OF THE BUILDING TO TAKE INTO ACCOUNTS SHRINKAGE, CREEP, SHORTENING, ETC..

- OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
- ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
- CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO INSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING
- AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
 - FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
 - FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.
- EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.

CONCRETE

- ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-14.
- CONCRETE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

MATERIAL	ASTM STANDARD
PORTLAND CEMENT (TYPE II)	C150
CONC AGGREGATES (HARDROCK)	C33
CONC AGGREGATES (LIGHTWEIGHT)	C330
WATER	C1602
COAL FLY ASH OR POZOLLAN (CLASS F)	C618
NATURAL OR MANUFACTURED SAND	C33

- FOR SOILS WITH HIGH CONCENTRATIONS OF SULFATES (EXPOSURES S2 OR S3 PER ACI 318-14 TABLE 19.3.2.1) PORTLAND CEMENT SHALL BE TYPE V. VERIFY WITH THE BUILDING OFFICIAL.
 - WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT. IN NO CASE SHALL THE DESIGN WATER/ CEMENT RATIO BE EXCEEDED.
 - PUMICE AGGREGATE SHALL NOT BE USED.
- CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19, WHICH REFERENCES ACI 301-20 ARTICLE 4.2.3. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR TRAIL MIXTURES IN ACCORDANCE WITH ACI 301-20 ARTICLE 4.2.3.4. SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO):

LOCATION IN STRUCTURE	MIN STRENGTH (PSF)	DENSITY (PCF)	MAX SLUMP (IN±1)	MAX WATER/CEMENT RATIO	FLY ASH BY WT (MAX)
CONC FOUNDATIONS, GRAB BEAMS, TIE BEAMS	3,000	150	4	.5	0.15
CONC SLAB ON GRADE	3,000	150	4	.45	0.15
STAIRS ON GRADE, CURBS AND OTHER NON STRUC CON	3,000	150	4	.5	0.15

- READY MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94 OF C685.
- DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-14 AND PROJECT SPECIFICATIONS.
- ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPLITUDE.
- ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED WITHOUT SEOR APPROVAL. NOTIFY THE SEOR IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
- PIPES EMBEDDED IN CONCRETE:
 - CONCRETE
 - PIPE SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
 - DO NOT STACK CONDUITS. SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

EXISTING CONDITIONS

- ALL INFORMATION SHOWN ON THE PLANS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE FROM PLANS SUPPLIED BY THE OWNER, BUT WITHOUT GUARANTEE OF ACCURACY.
- WHERE ACTUAL CONDITIONS ARE NOT IN ACCORDANCE WITH THE INFORMATION PRESENTED, THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. NO MODIFICATIONS OF THE PLANS FOR NEW CONSTRUCTION SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

(E) UNDERGROUND UTILITIES

- THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. DRAWINGS, IF ANY, IS APPROXIMATE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THE SITE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.
- AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
 - FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
 - FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.

DEMOLITION

- ALL DEMOLITION SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS, WHICH ARE TO REMAIN IN THE FINISHED STRUCTURE.
- ALL ELEMENTS OF THE STRUCTURE, WHICH ARE TO REMAIN, AND WHICH ARE DAMAGED DURING DEMOLITION WORK SHALL BE REPLACED AT NO ADDITIONAL COST. EXISTING ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE, IN ORDER TO MITIGATE DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL EXISTING ELEMENTS THAT ARE NECESSARY FOR THE INSTALLATION OF ALL NEW WORK.
- WHERE EXISTING PARTITION WALLS ARE TO BE DEMOLISHED, CONTRACTOR SHALL VERIFY WALLS ARE NON-BEARING. PRIOR TO DEMOLITION, IF WALLS ARE FOUND TO BE BEARING, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY

REINFORCING STEEL

- REINFORCING BARS SHALL BE ASTM A615, GRADE 60 AND CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-14.
- BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- WELDED WIRE REINFORCEMENT (WWR), PLAIN OR DEFORMED, SHALL CONFORM TO ASTM A185. WELDED DEFORMED WIRE REINFORCEMENT (WWWR) SHALL CONFORM TO ASTM A1064. ALL WWR FOR STAIR PANS AND ALL WWR FOR CONCRETE FILL ON METAL DECK TO BE PLAIN WWR. PROVIDE LAPS PER ACI 318-14 SECTION 25.5.3 OR 25.5.4 MINIMUM. WWWR SHALL BE SUPPORTED ON APPROVED CHAIRS.
- REINFORCING BAR LAP SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS NOTED OTHERWISE ON PLANS.
- MINIMUM LAP SPLICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER ACI 318-14 SECTION 25.5.2 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
- REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE THE CONCRETE IS PLACED AND SHALL BE SECURED AGAINST DISPLACEMENT DURING CONSTRUCTION WITHIN PERMITTED TOLERANCES. ADEQUATE SUPPORTS ARE ALSO NECESSARY TO KEEP THE REINFORCING STEEL AT THE PROPER DISTANCE FROM THE FORMS. USE WIRE BAR SUPPORTS, PRECAST CONCRETE SUPPORTS, SPACERS, BOLSTERS, REINFORCEMENT OR OTHER MEANS OF SUPPORT PER THE "CRSI MANUAL OF STANDARD PRACTICE", LATEST EDITION.
- CONCRETE PROTECTION FOR REINFORCEMENT

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN CIP CONCRETE	MIN. COVER (IN)
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO.6 THROUGH NO. 18 BAR NO.5 BAR, W31 OR D31 WIRE & SMALLER	2 1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND: SLAB/WALLS/JOISTS: NO.14 AND NO.18 BARS NO.11 BAR AND SMALLER BEAMS/COLUMNS: PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS	1-1/2" 3/4" 1-1/2"

DIMENSIONS

- DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS.
- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

FOUNDATION

- GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING:
 - DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2022 CBC TABLE 1610.1
 - ALLOWABLE FOUNDATION BEARING AND LATERAL PRESSURES ARE IN ACCORDANCE WITH 2022 CBC TABLE 1806.2
 - VALUES LISTED SHALL BE VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER AS REQUIRED BY THE BUILDING OFFICIAL
- SPREAD OR CONTINUOUS FOOTINGS:

ELEMENT	ALLOW BEARING CAPACITY (PSF)	ALLOWABLE LATERAL RESISTANCE	
		PASSIVE RESIST (PSF/FT BELOW GRADE)	COHESION (PSF)
CONTINUOUS FOUNDATIONS	1,500	100	120

- NOTES:
- THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES
 - THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE
 - THE UPPER 6 INCHES OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.
- WHERE NOT SHOWN ON THE DRAWINGS, CONTRACTOR TO PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
 - CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.
 - EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING.
 - ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
 - FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE STANDARDS OF CONSTRUCTION. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL. IF REQUIRED BY THE BUILDING OFFICIAL, A GEOTECHNICAL ENGINEER SHALL PROVIDE INSPECTION PER 1705.6.
 - ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.

WOOD (GENERAL)

- PRESERVATION TREATMENT:
 - WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AWC 109-07 STANDARD FOR PRESERVATIVE TREATMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UC#) SPECIFIED IN AWPFA U1-06.
 - UC1 - INTERIOR CONSTRUCTION, ABOVE GROUND, DRY - NO PRESERVATIVE TREATMENT REQUIRED.
 - UC2-INTERIOR CONSTRUCTION, ABOVE GROUND, WET-PRESERVATIVE TREATMENT REQ IF THE HUMIDITY OR MOISTURE CONDENSATION IS 20% OR GREATER.
 - FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES AND INJURIES SUCH AS ABRASIONS OR HOLES FROM REMOVAL OF NAILS AND SPIKES WHICH MAY PENETRATE THE TREATED ZONE SHALL BE FILL TREATED IN ACCORDANCE WITH AWPFA M4-06. THE FOLLOWING FIELD TREATMENTS SHALL BE USED:
 - BORED HOLES: HOLES FOR CONNECTORS OR BOLTS MAY BE TREATED BY PUMPING COAL TAR ROOFING CEMENT MEETING ASTM D5643 INTO HOLES USING A GREASE GUN OR SIMILAR DEVICE
 - EXTERIOR: COPPER NAPHTHENATE
 - INTERIOR: INORGANIC BORON PRESERVATIVES LIMITED TO USE IN APPLICATIONS NOT IN CONTACT WITH GROUND AND CONTINUOUSLY PROTECTED FROM LIQUID WATER

SAWN LUMBER

- FRAMING LUMBER SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

SAWN LUMBER PROPERTIES				
USE	SIZE	SPECIES	GRADE	REFERENCE
MUDSILLS	2x4	D.F.	STANDARD OR BETTER PRESSURE TREATED	
	2x6 AND LARGER	D.F.	NO. 2 OR BETTER PRESSURE TREATED	
	2x		REDWOOD FOUNDATION GRADE	
HORIZONTAL FRAMING LUMBER				
ROOF JOISTS/RAFTERS	2x	D.F.	NO. 2	REFERENCE
FLOOR JOISTS	2x	D.F.	NO. 2	
HDRS & BEAMS	4x	D.F.	NO. 2	
ANY OTHER HORIZONTAL	4x4 AND SMALLER 6x6 AND SMALLER	D.F.	NO. 2 NO. 1	
VERTICAL FRAMING LUMBER				
TOP PLATES	2x	D.F.	NO. 2	REFERENCE
STUDS	2x4 & 3x4	D.F.	STUD	
	2x6 & 2x8	D.F.	NO. 2	
POSTS	4x4 & 4x6	D.F.	NO. 2	
	6x6 & LARGER	D.F.	NO. 1	
ALL OTHER FRAMING LUMBER				
ALL OTHER (U.N.O.)	ALL SIZES	D.F.	STANDARD OR BETTER	

- FLOOR JOISTS SHALL BE GRADE STAMPED "S-DRY" WHICH INDICATES A MOISTURE CONTENT NOT EXCEEDING 19 PERCENT.
- ALL SOLE PLATES AND TOP PLATES SHALL BE GRADE STAMPED "KD" WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 15 PERCENT.
- STUD WALLS SHOWN ON PLANS ARE NONBEARING PARTITIONS WALLS, BEARING WALLS OR SHEAR WALLS BELOW THE FRAMING LEVEL, UNLESS NOTED OTHERWISE. STUDS SHALL BE SIZE AND SPACING AS NOTED IN THE DRAWINGS, SEE PLANS AND ARCHITECTURAL DRAWINGS, UNLESS OTHERWISE NOTED.
- MINIMUM FRAMING NAILING SHALL CONFORM TO CBC TABLE 2304.10.1. ALL NAILS SHALL BE COMMON WIRE NAILS. PREDRILL NAIL HOLES TO 70% OF NAIL SHANK DIAMETER WHERE NAILING TENDS TO SPILT WOOD.
- UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATES UNDER BEARING, EXTERIOR, OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE OR MASONRY WITH 5/8" Ø X 12" BOLTS W/ 0.229" X 3" X 3" PLATE WASHER (GALV) AT 4'-0" O.C. BEGINNING AT 9" O.C. MAXIMUM FROM EACH END OF THE PLATES. THE BOLTS SHALL EXTEND A MINIMUM OF 7" INTO THE CONCRETE OR MASONRY. (POWDER DRIVEN PINS AT 1/3 OF THE BOLT SPACING OR 24" O.C. MAXIMUM MAY BE SUBSTITUTED FOR THE ANCHOR BOLTS AT INTERIOR NON-SHEAR WALLS ONLY).
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWPFA TREATMENT C2 USING EITHER ALKALINE QUAT (AQ TYPE B AND D), COPPER AZOLE (CBA-A, CA-B), OR SODIUM BORATES (SBX), ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF G-185 PER ASTM A653.
- PROVIDE 2 STUDS UNDER ALL 4 X 10 AND LARGER BEAMS OR HEADERS AT SPANS 6 FEET OR LONGER, UNLESS OTHERWISE NOTED. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE CALLED FOR ON DRAWINGS THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION/ PODIUM LEVEL.
- PROVIDE THE FOLLOWING BLOCKING AS A MINIMUM, UNLESS SHOWN OTHERWISE:
 - 2" X FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT.
 - 2" X FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER AND BELOW PARTITION WALLS.
 - DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS, UNLESS SUPPORTED BY A WALL BELOW OR SHOWN OTHERWISE. NAIL DOUBLED JOISTS WITH 16D AT 12" O.C. STAGGERED.
 - BRIDGING SHALL BE 2 X SOLID BLOCKS, INSTALLED AS FOLLOWS: ROOF JOISTS MORE THAN 10" DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0" FROM SUPPORT.
 - FLOOR JOISTS MORE THAN 10" DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0" FROM SUPPORT.
- JOIST HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, STOCKTON, CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURE WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED.
- FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NONBEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS.

HARDWARE AND CONNECTORS

GENERAL:
USE ALL SPECIFIED FASTENERS AS SPECIFIED ON PLANS. IF NOT INDICATED ON PLANS PROVIDE FASTENERS PER MFR'S APPROVED ICC-ESR REPORT OR PRODUCT LITERATURE

HOLD-DOWNS:

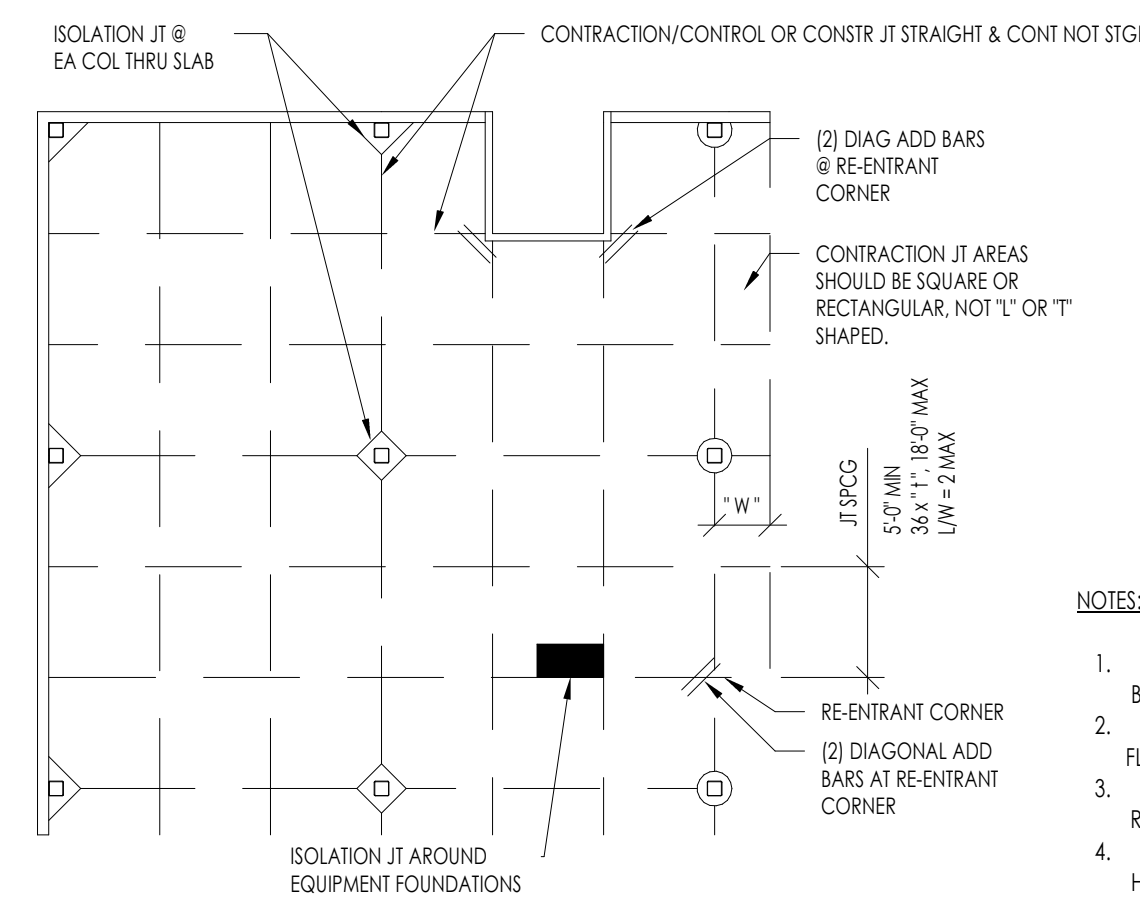
- DO NOT OVER TIGHTEN NUTS ON TIE-DOWN ANCHOR RODS OR BOLTS. TIGHTEN ANCHOR ROD NUTS ONE-THIRD TO ONE HALF TURN BEYOND FINGER TIGHT
- INSTALL ALL HOLD-DOWNS TIGHT TO END STUDS/POST. DO NOT USE FILLER BLOCKS FOR MISALIGNED ANCHOR BOLTS. EXTEND THE ANCHOR ROD AT A 1:6 (HORIZ/VERT) USING A COUPLER WITH EQUIVALENT ANCHOR ROD AND INSTALL THE HOLD-DOWN HIGHER ON END STUD / POST
- FOR HOLD-DOWNS THAT BOLT TO END POSTS, INSTALL THE HEAD OF THE BOLT TO THE BRACKET SIDE, AND ON THE SIDE OPPOSITE THE BRACKET, INSTALL A WASHER BETWEEN THE NUT AND THE STUD / POSTS

TIE DOWN & COLLECTOR STRAPS:

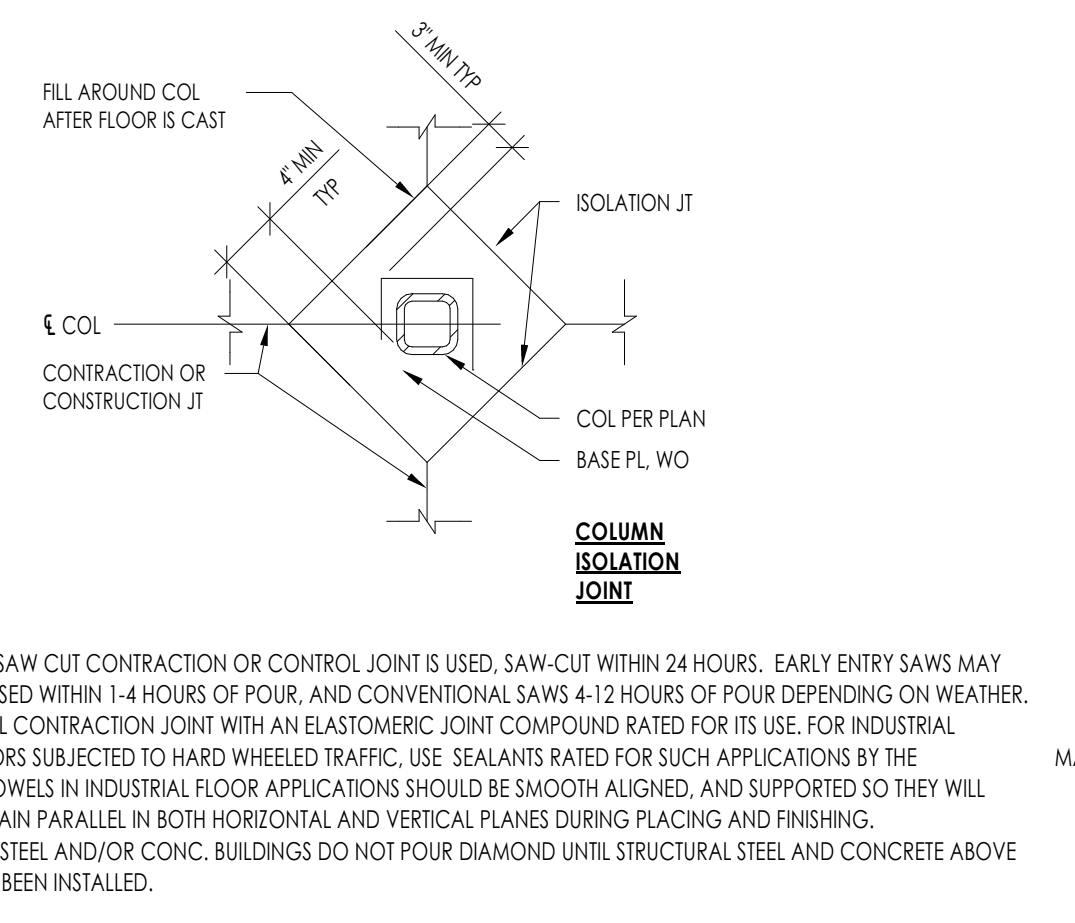
- TIE DOWN AND COLLECTOR STRAPS SHALL BE INSTALLED STRAIGHT AND TRUE. DO NOT FOLD, BEND, KINK OR OTHERWISE ALTER CONNECTOR STRAPS
- INSTALL TIE DOWN STRAPS DIRECT TO POST IN LIEU OF OVER SHEATHING. STRAPS MAY BE INSTALLED ON THE UNSHEATHED SIDE OF THE END STUDS / POSTS



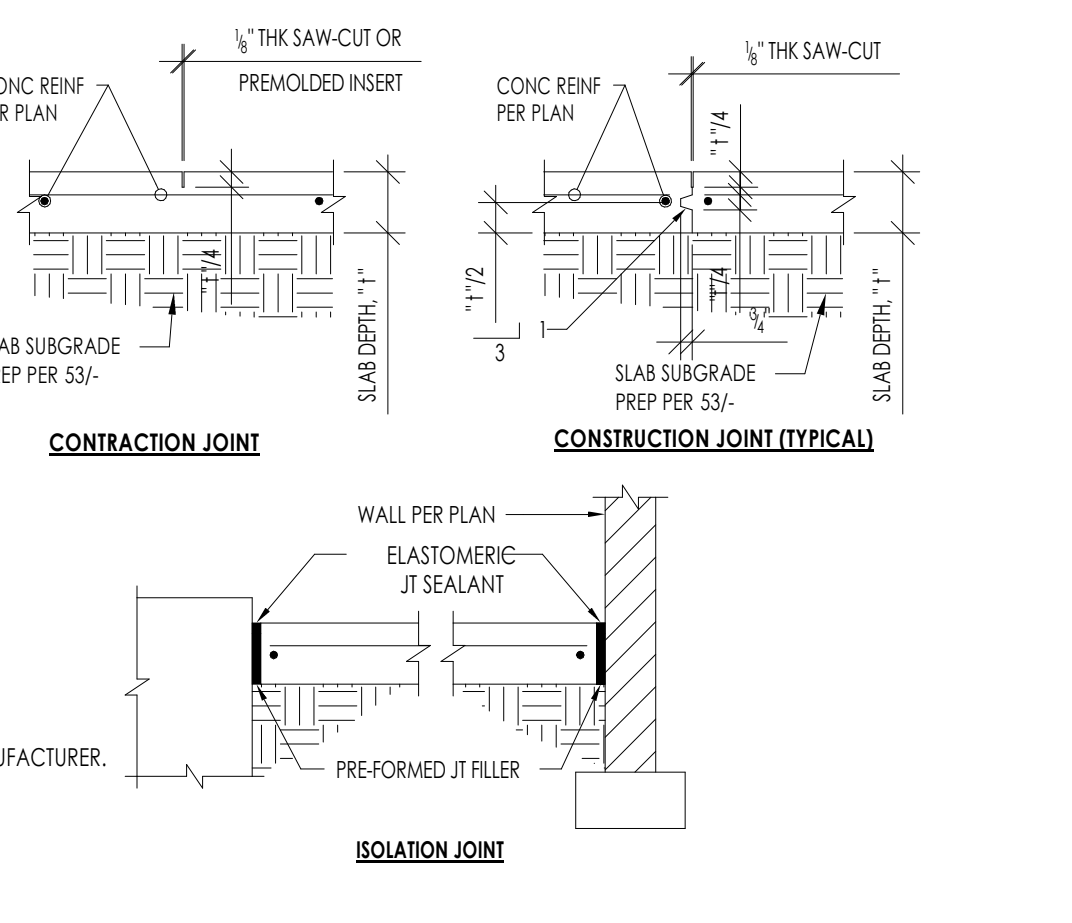
THESE PLANS ARE PROVIDED BY THE CITY OF PORTERVILLE AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS, AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



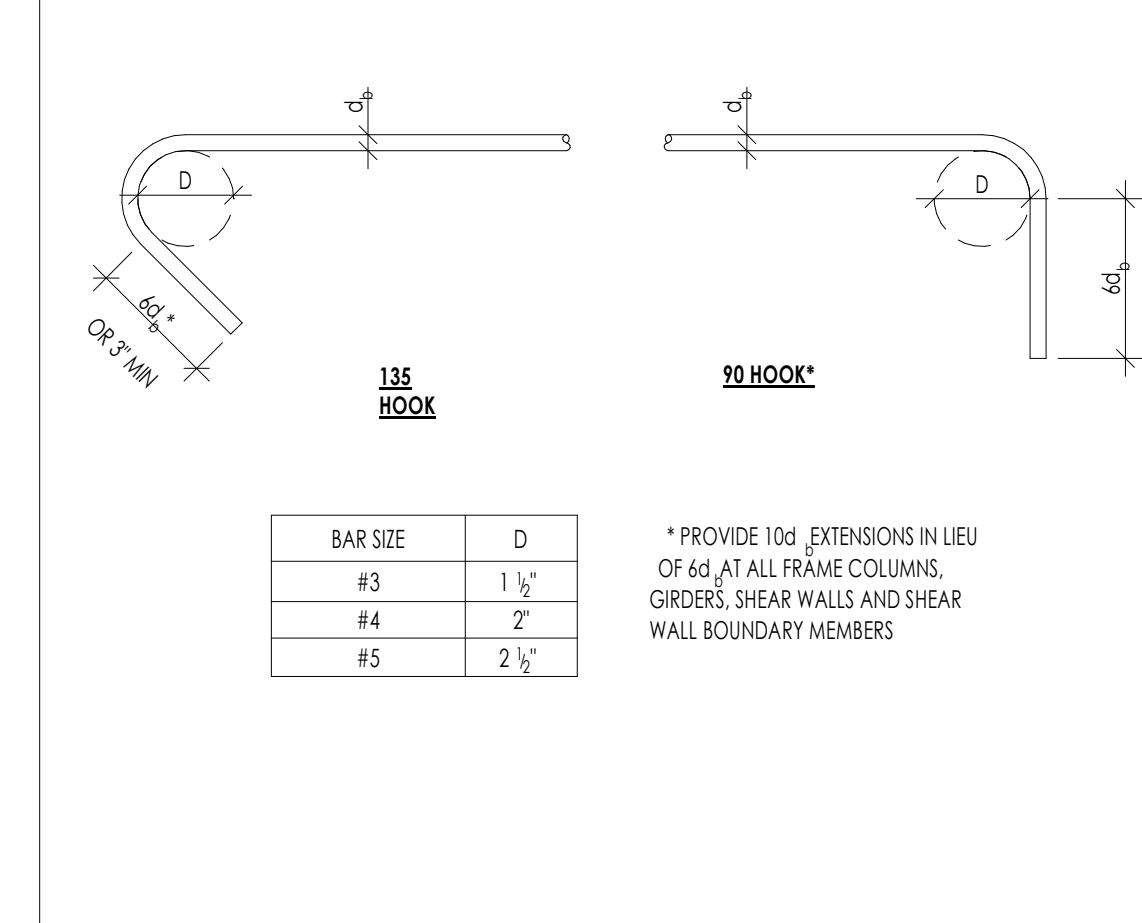
51 SLAB ON GRADE JOINTS
S-102 1/4" = 1'-0"



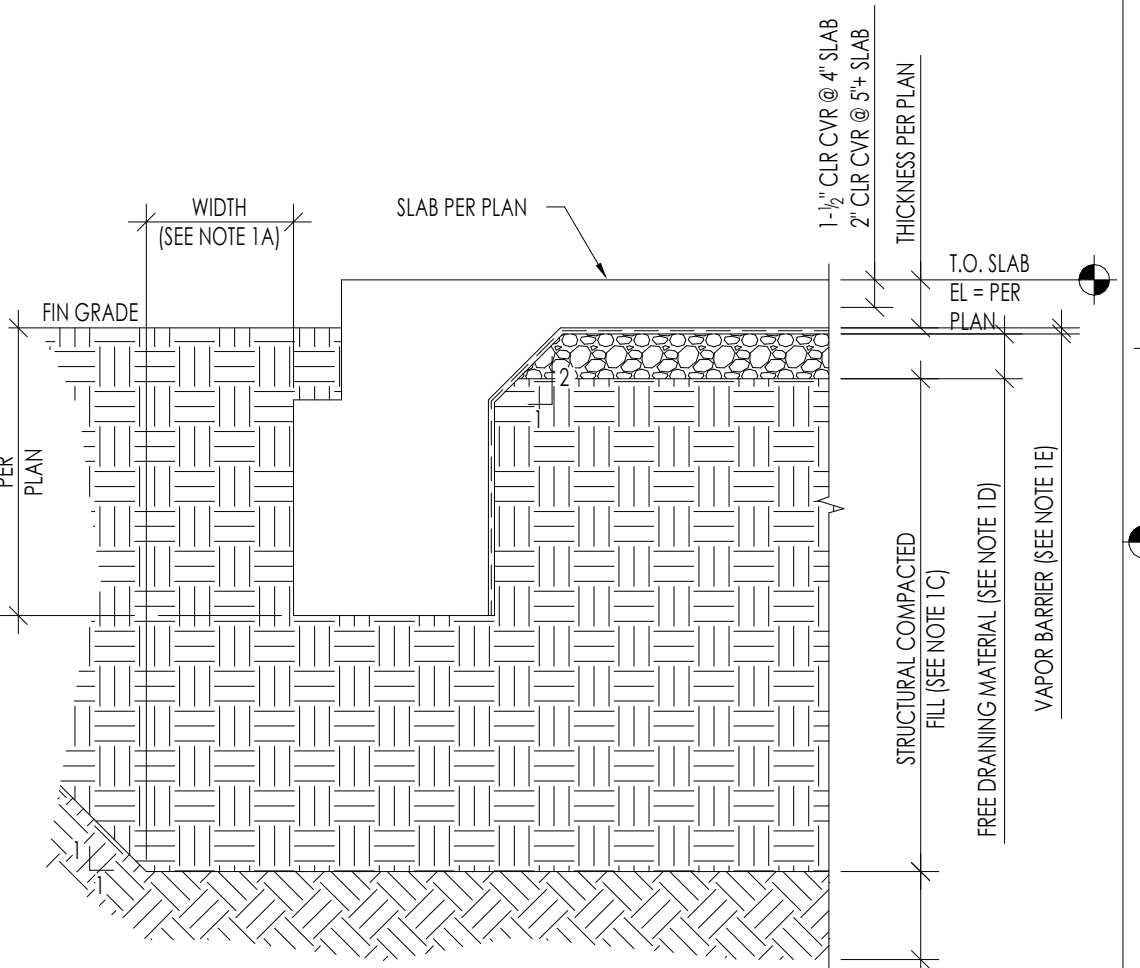
42 SHED ROOF W/ KICKER
S-102 3/8" = 1'-0"



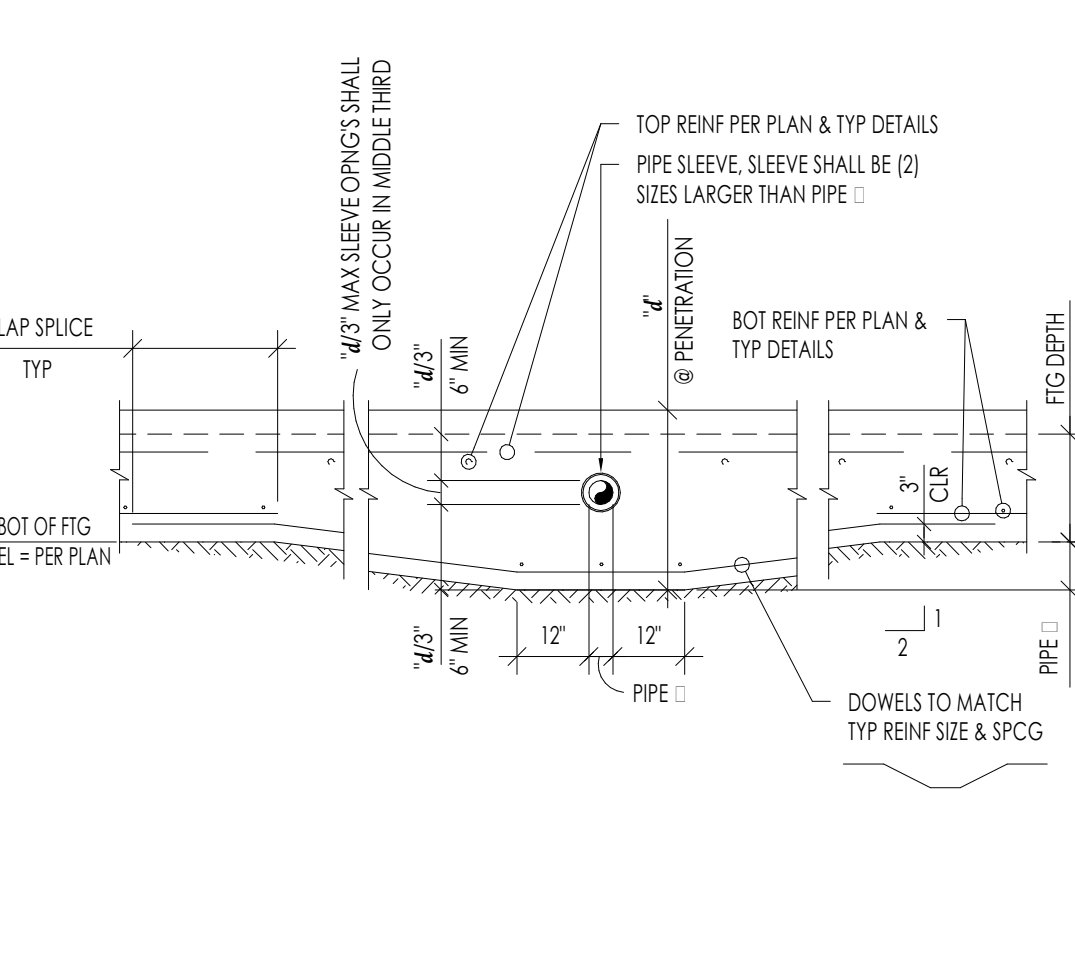
32 SHED ROOF W/ KICKER
S-102 1/2" = 1'-0"



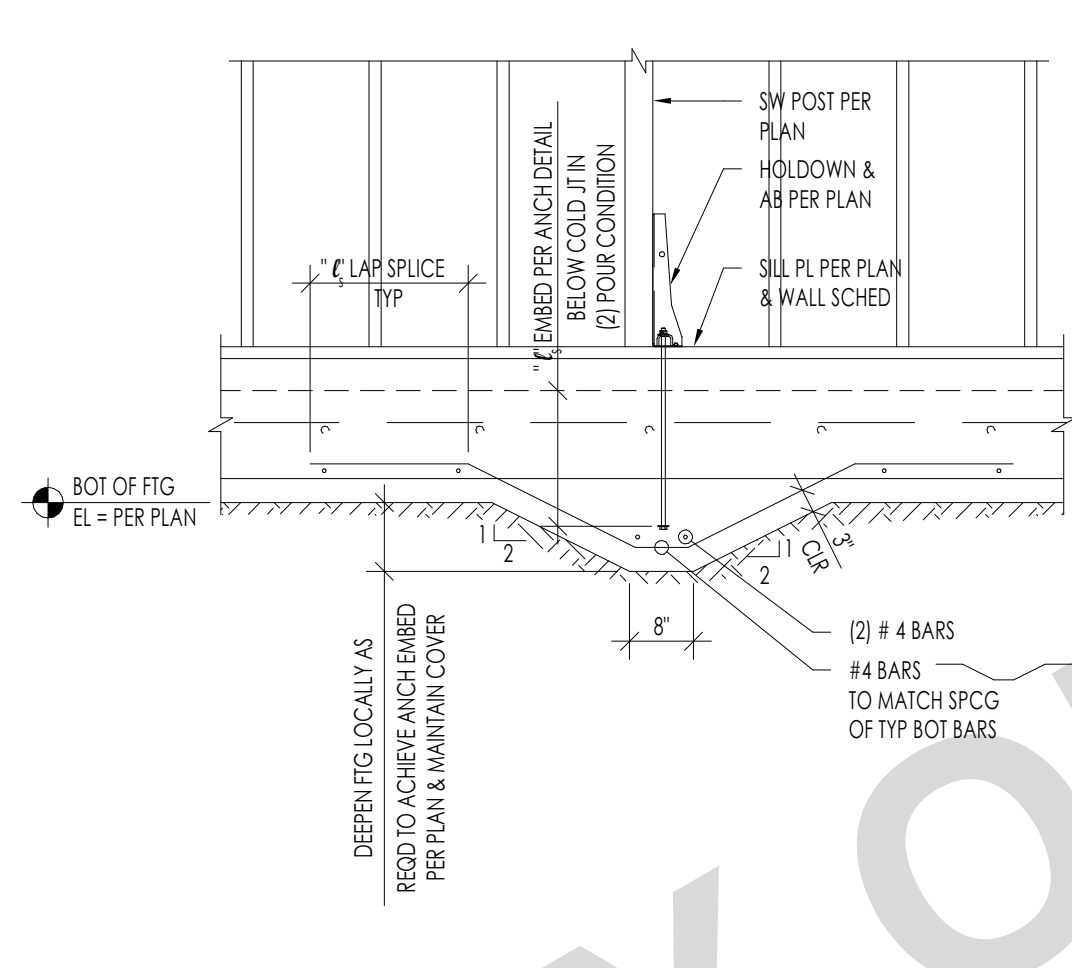
22 SHED ROOF W/ KICKER
S-102 3/4" = 1'-0"



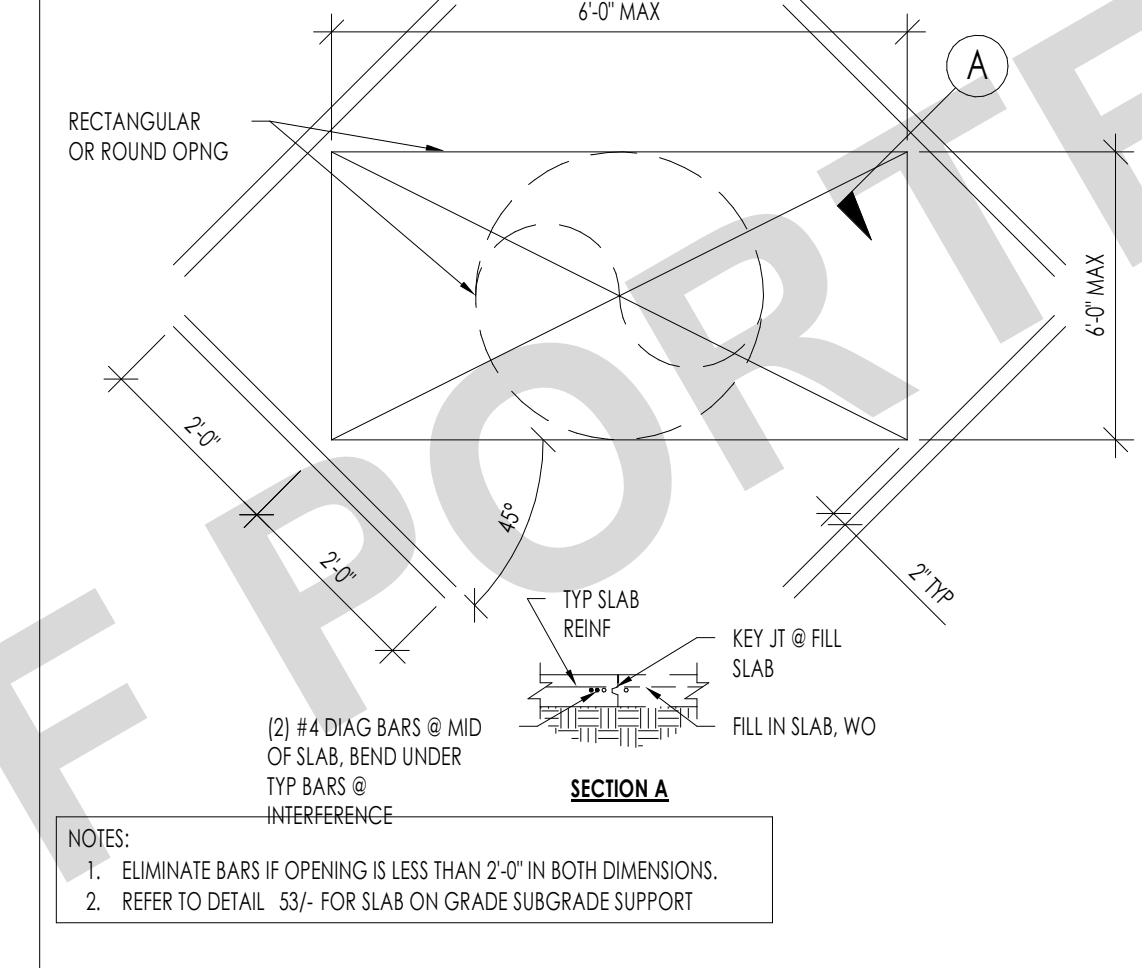
53 SHED ROOF W/ KICKER
S-102 1" = 1'-0"



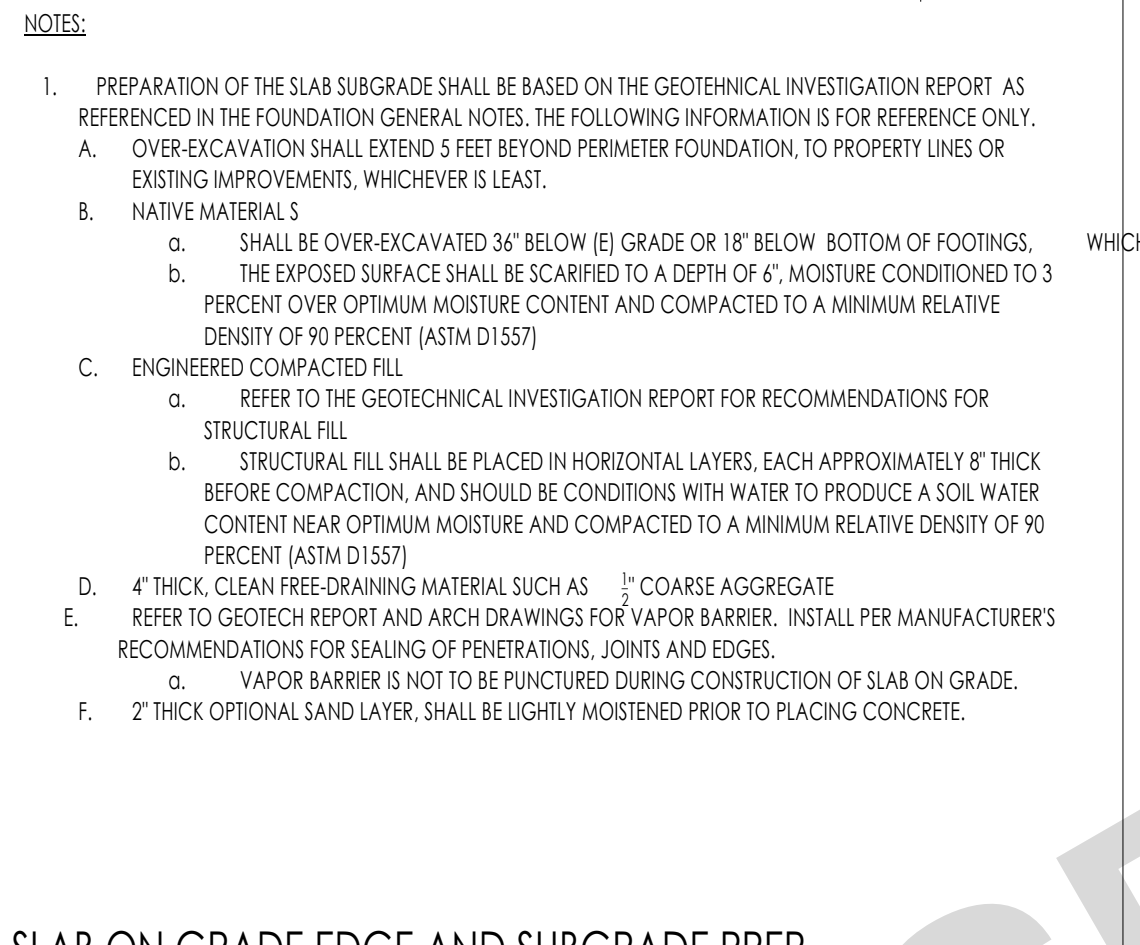
43 SHED ROOF W/ KICKER
S-102 1" = 1'-0"



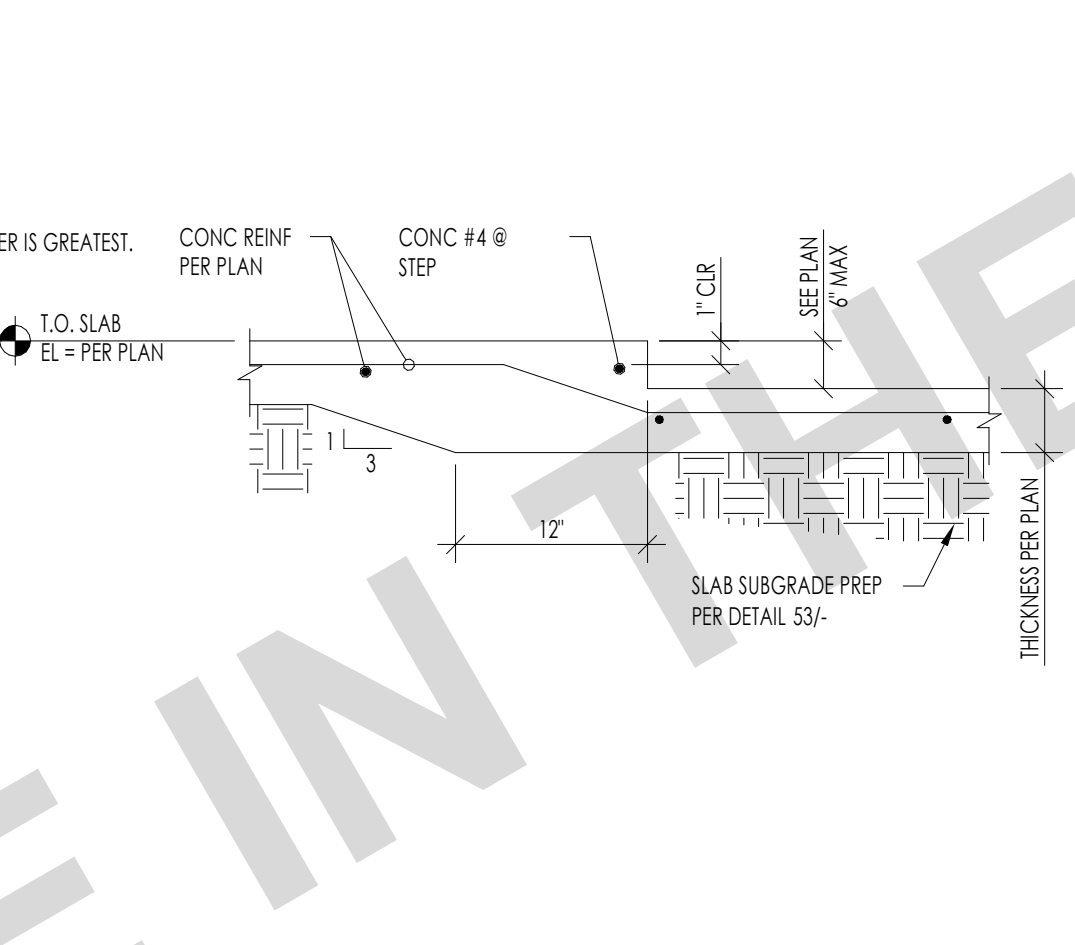
33 SHED ROOF W/ KICKER
S-102 1/2" = 1'-0"



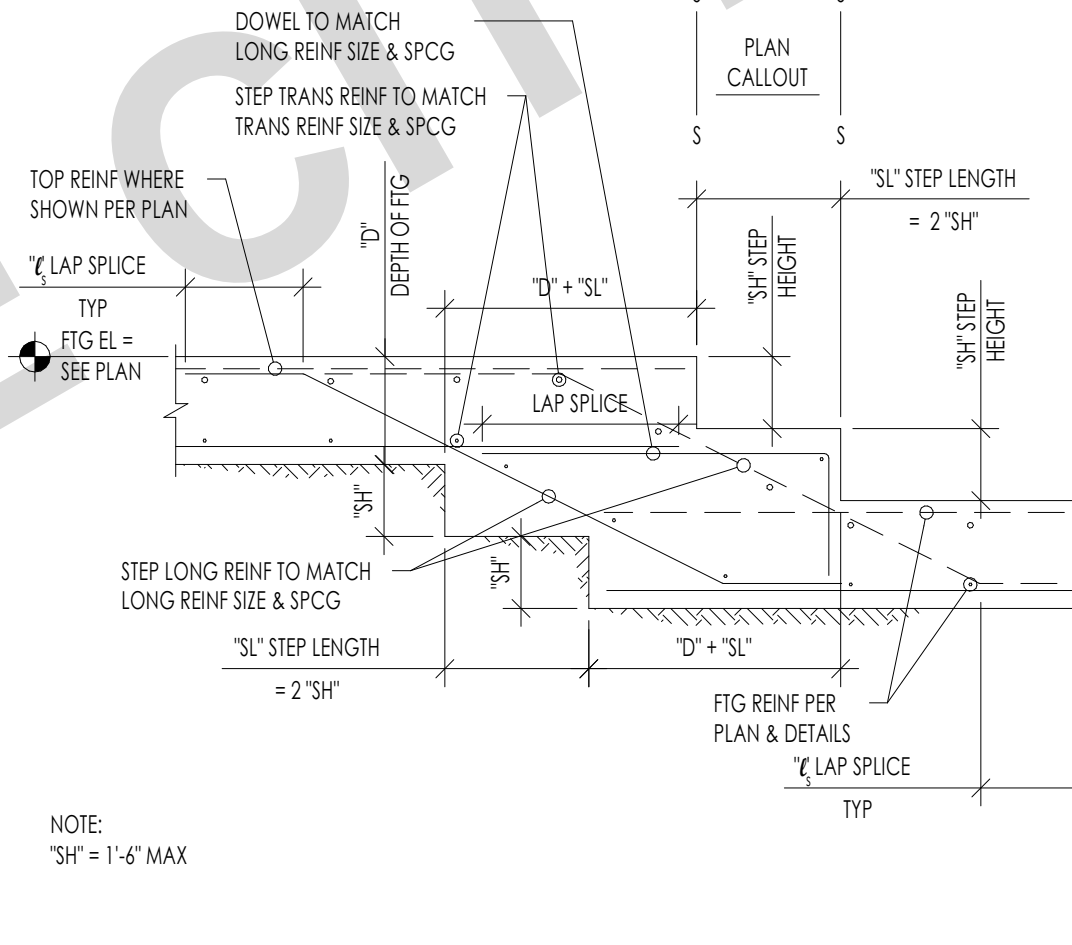
24 SHED ROOF W/ KICKER
S-102 3/4" = 1'-0"



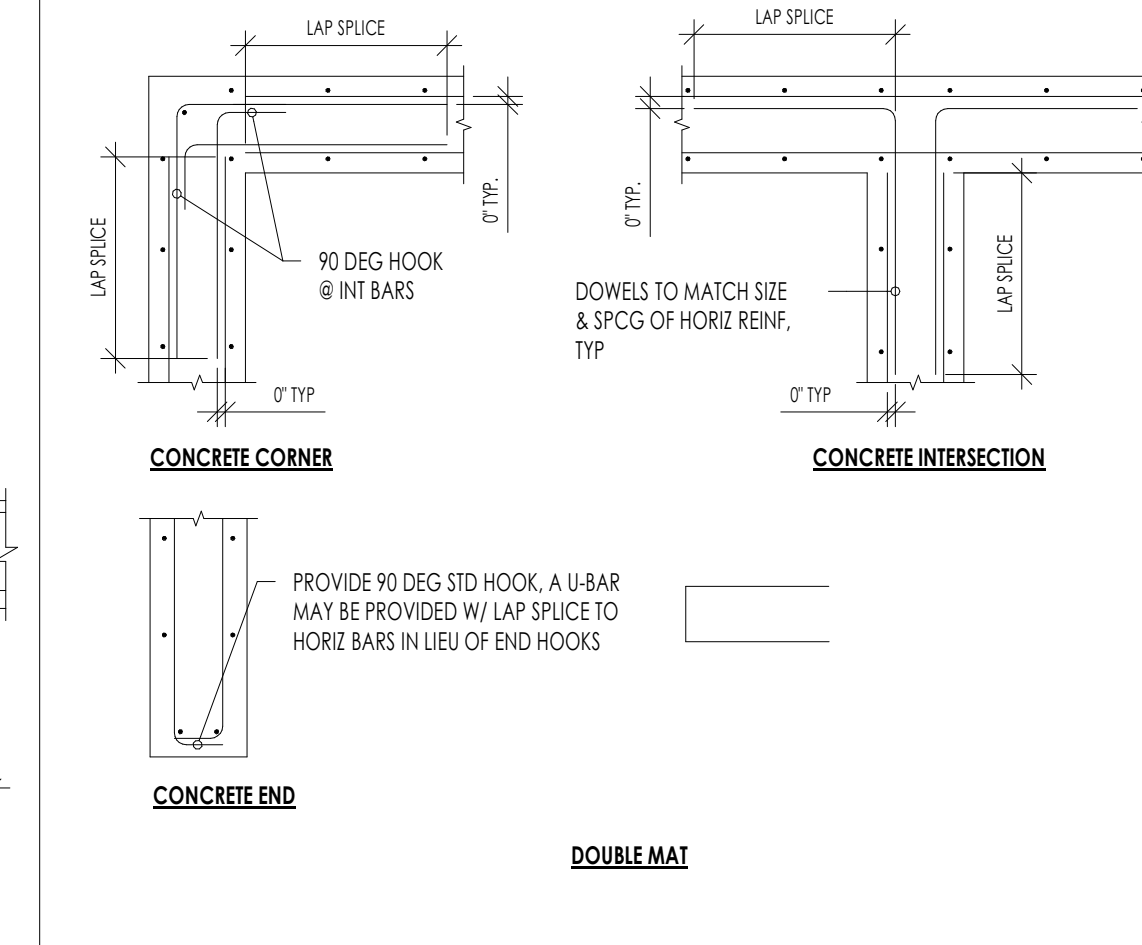
54 SHED ROOF W/ KICKER
S-102 1/2" = 1'-0"



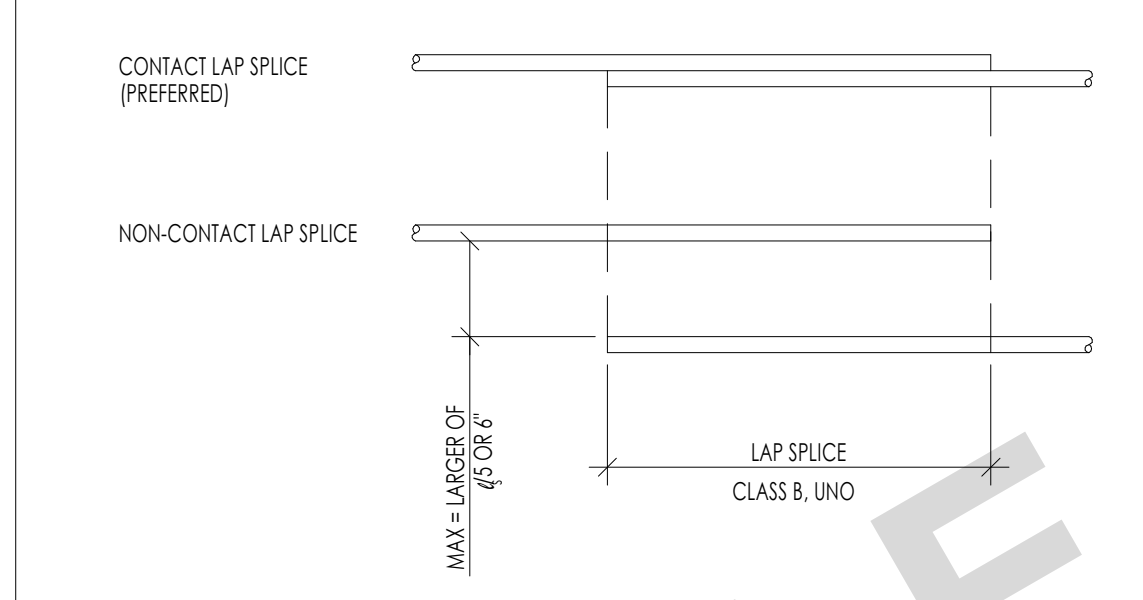
12 REINF DEVELOPMENT LENGTH AND SPLICES
S-102 1" = 1'-0"



21 REINF TIES AND STIRRUPS
S-102 1" = 1'-0"



14 SHED ROOF W/ KICKER
S-102 1" = 1'-0"



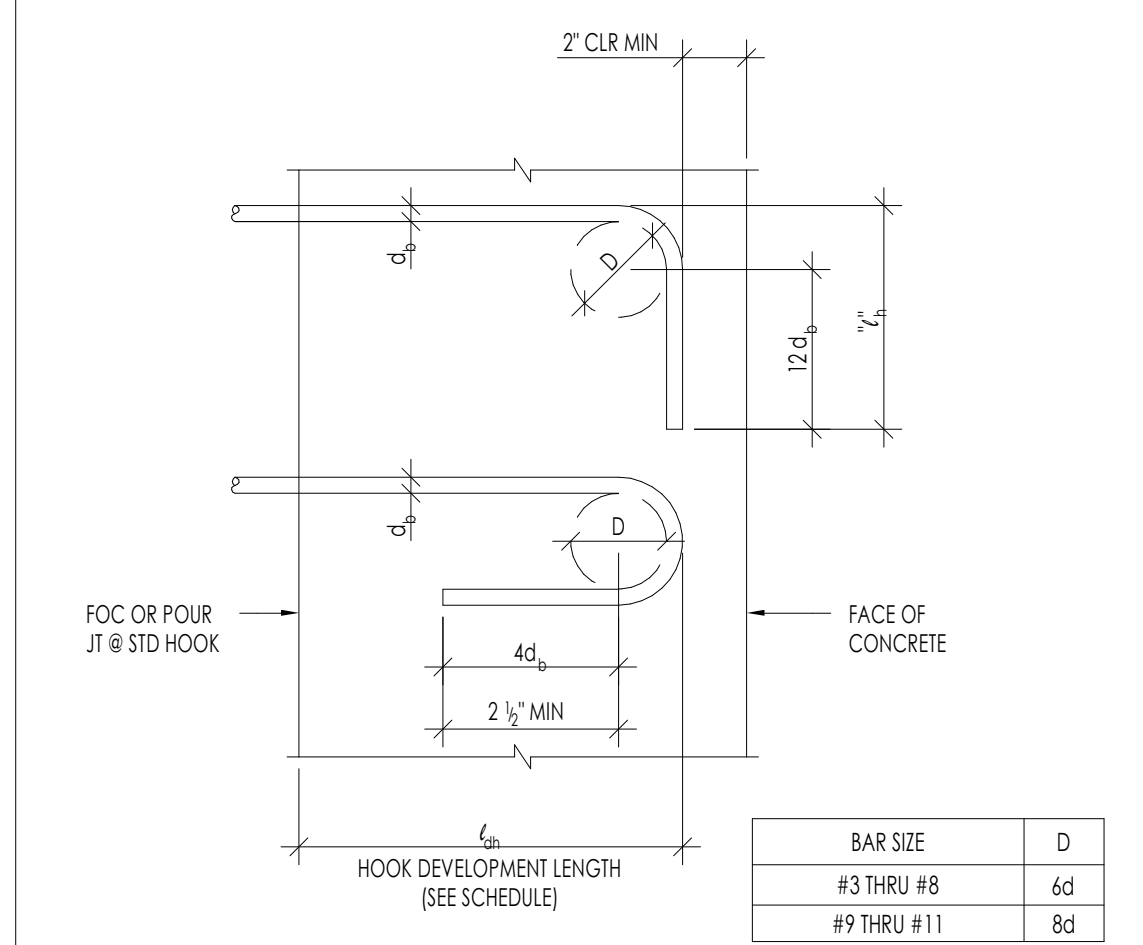
14 SHED ROOF W/ KICKER
S-102 1" = 1'-0"

REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICE SCHEDULE

BAR SIZE	DEVELOPMENT LENGTH, l_d (CLASS A LAP SPICE)			LAP SPICE, l_s (CLASS B LAP SPICE)		
	f_c (psi)	2,500	3,000	f_c (psi)	2,500	3,000
#3	1'-6"	1'-5"	1'-3"	2'-0"	1'-10"	1'-7"
#4	2'-0"	1'-10"	1'-7"	2'-8"	2'-5"	2'-1"
#5	2'-6"	2'-4"	2'-0"	3'-3"	3'-0"	2'-7"
#6	3'-0"	2'-9"	2'-5"	3'-11"	3'-7"	3'-2"
#7	4'-5"	4'-0"	3'-6"	5'-9"	5'-2"	4'-6"
#8	5'-0"	4'-7"	4'-0"	6'-6"	5'-11"	5'-2"
#9	5'-8"	5'-2"	4'-6"	7'-4"	6'-9"	5'-10"
#10	6'-5"	5'-10"	5'-1"	8'-3"	7'-7"	6'-7"
#11	7'-1"	6'-6"	5'-7"	9'-2"	8'-5"	7'-3"

NOTES:
1. VALUES ABOVE ARE FOR REINFORCEMENT WITH THE FOLLOWING PARAMETERS:
A. GRADE 60 REINFORCEMENT
B. NORMAL WEIGHT CONCRETE
C. FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3
D. NON-EPOXY COATED REINFORCEMENT
E. HORIZONTAL BARS WITHOUT 12" OF CONCRETE BELOW (BOTTOM BARS), AND VERTICAL BARS
F. FOR TOP BARS WITH 12" OR MORE OF CONCRETE BELOW THE BAR MULTIPLY THE VALUES ABOVE BY 1.3
G. CLEAR SPACING NOT LESS THAN d , CLEAR COVER NOT LESS THAN d , AND STIRRUPS THROUGHOUT NOT LESS THAN MIN
OR
H. CLEAR SPACING NO LESS THAN $2d$ AND CLEAR COVER NOT LESS THAN $4d$
I. FOR OTHER SPACING AND COVER CONDITIONS MULTIPLY THE VALUES ABOVE BY 1.5
J. REINFORCEMENT NOT IN SHEAR WALLS
K. FOR REINFORCEMENT IN SHEAR WALLS MULTIPLY THE VALUES ABOVE BY 1.25
2. THE MULTIPLIERS LISTED IN NOTE 1 ABOVE ARE CUMULATIVE INCREASES IN DEVELOPMENT/LAP SPICE LENGTH.
3. ALL LAP SPLICES REFERENCED IN THE PLANS SHALL BE CLASS B UNLESS NOTED OTHERWISE.
4. WHEN REINFORCING BARS OF TWO SIZES ARE LAP-SPLICED IN TENSION, USE THE LARGER OF THE TENSION CLASS B LAP SPICE LENGTH l_s OF THE SMALLER BAR, AND THE CLASS A TENSION DEVELOPMENT LENGTH l_d OF THE LARGER BAR.

12 REINF DEVELOPMENT LENGTH AND SPLICES
S-102 1" = 1'-0"



14 SHED ROOF W/ KICKER
S-102 1" = 1'-0"

STANDARD HOOK DEVELOPMENT LENGTH* l_{dh}

BAR SIZE	D	f_c	NORMAL WEIGHT		
			2,500	3,000	4,000
#3	2 1/4"	6'	0'-9"	0'-9"	0'-8"
#4	3"	8'	1'-0"	0'-11"	0'-10"
#5	3 3/4"	10'	1'-3"	1'-2"	1'-0"
#6	4 1/2"	12'	1'-6"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-9"	1'-8"	1'-5"
#8	6"	1'-4"	2'-0"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-3"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	2'-7"	2'-4"	2'-1"
#11	12"	2'-0 1/2"	2'-10"	2'-7"	2'-3"

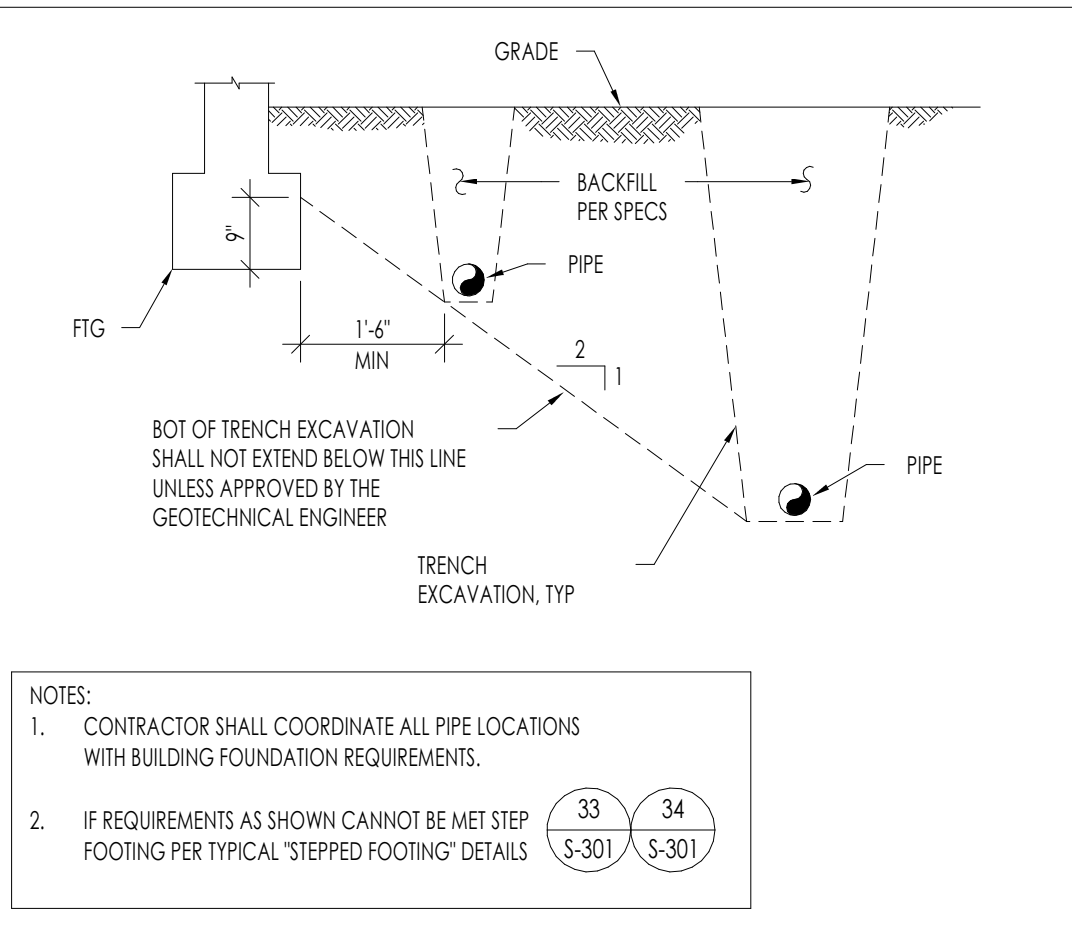
NOTES:
1. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE WITH A MINIMUM 2" END COVER AND WITH EMBEDMENT
2. NOT LESS THAN SHOWN ON THE SCHEDULE UNLESS NOTED OTHERWISE ON PLANS.
3. MINIMUM SIDE COVER = 2 1/2"
4. FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.

14 SHED ROOF W/ KICKER
S-102 1" = 1'-0"

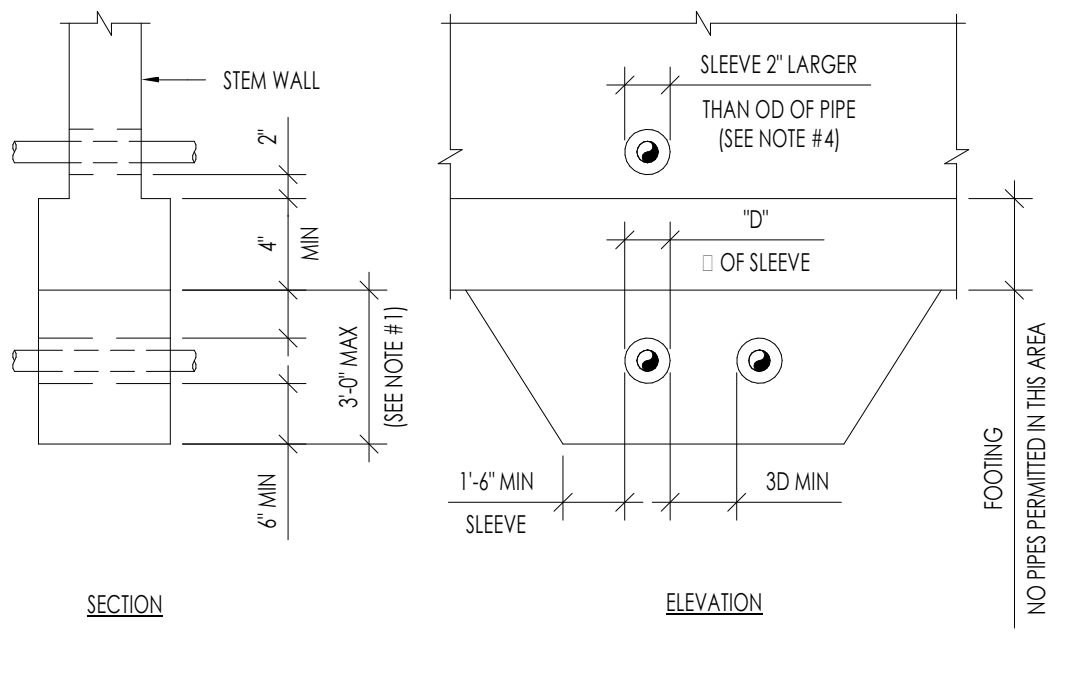
PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
TYPICAL CONCRETE DETAILS



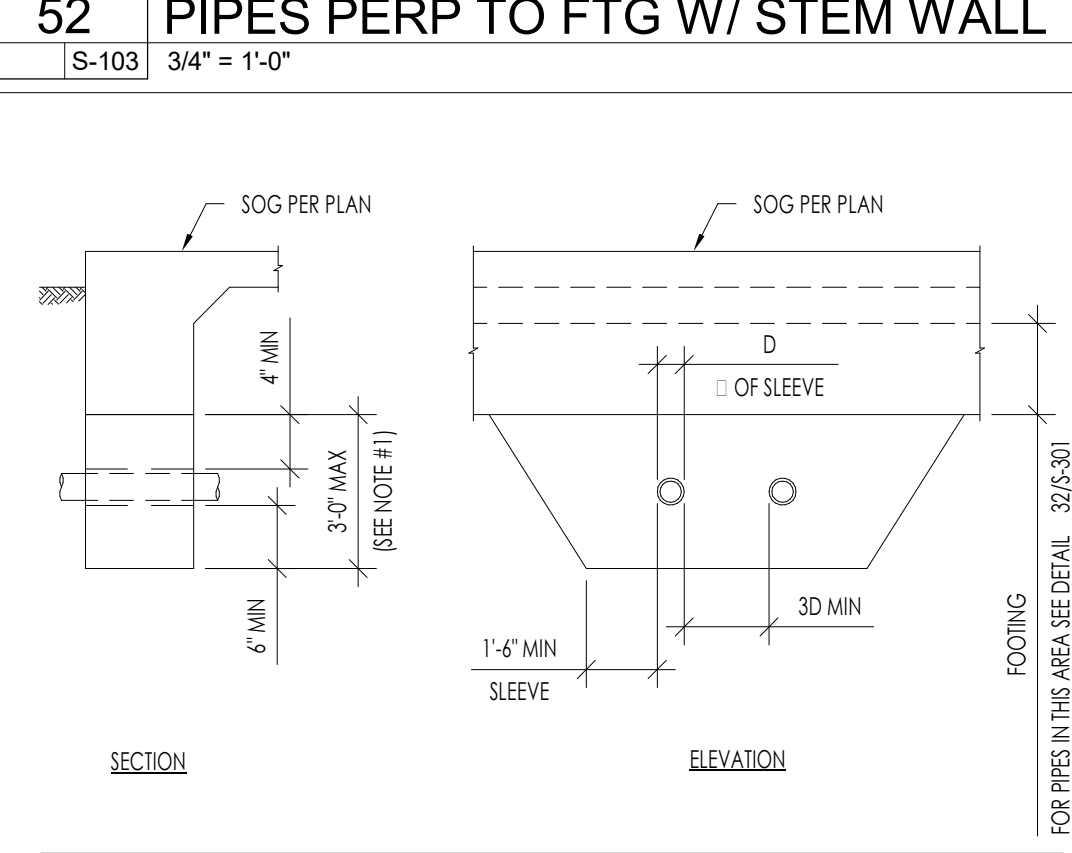
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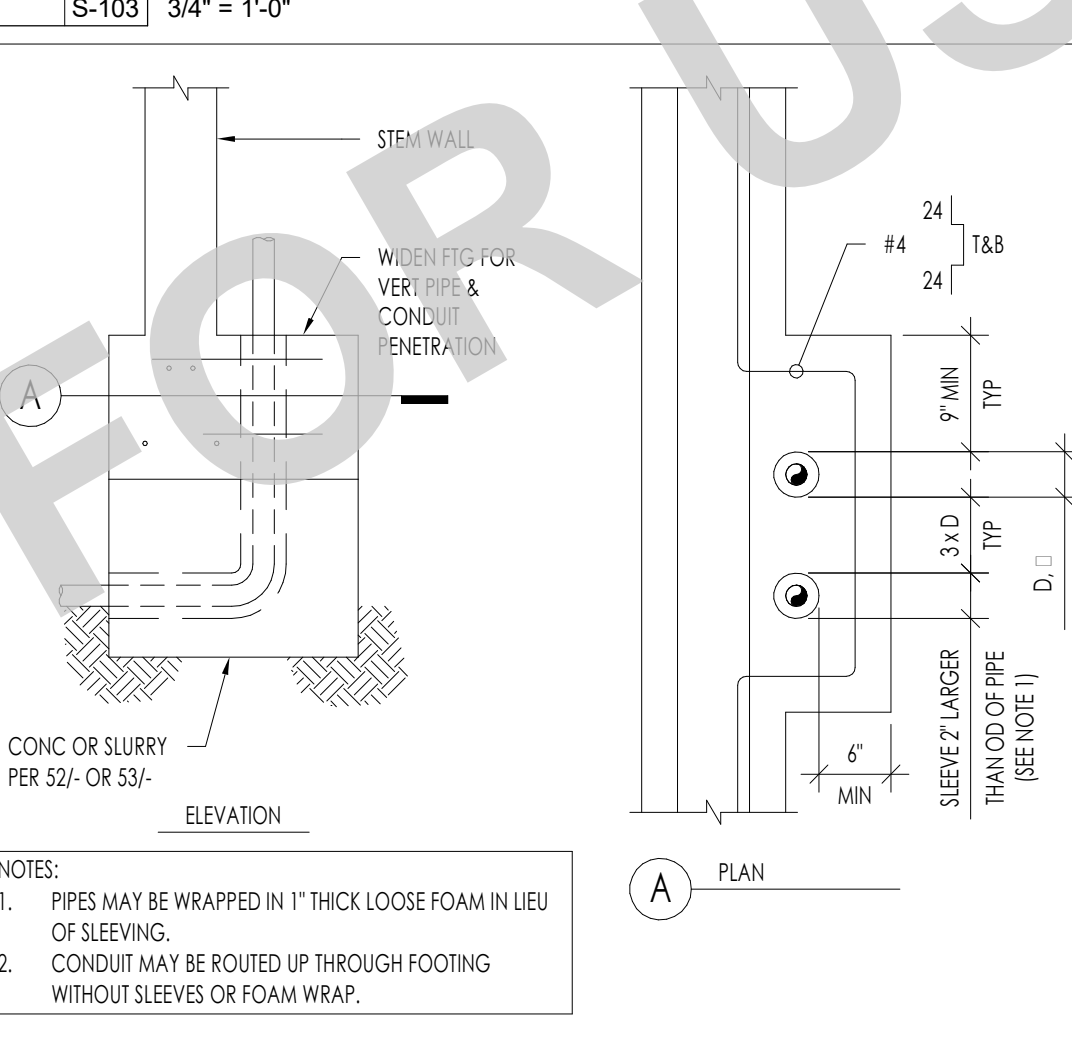
51 PIPES PARALLEL TO FTG
S-103 1" = 1'-0"



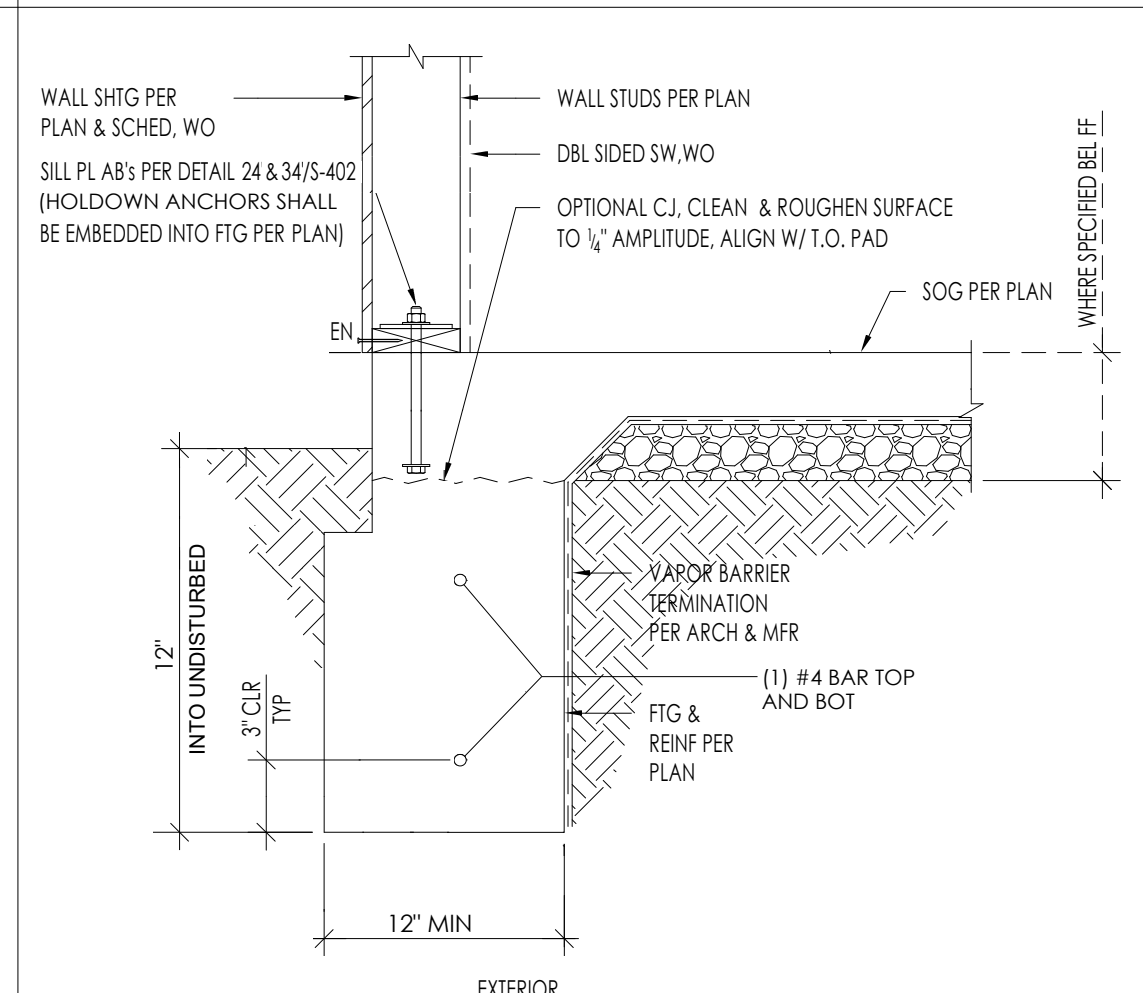
52 PIPES PERP TO FTG W/ STEM WALL
S-103 3/4" = 1'-0"



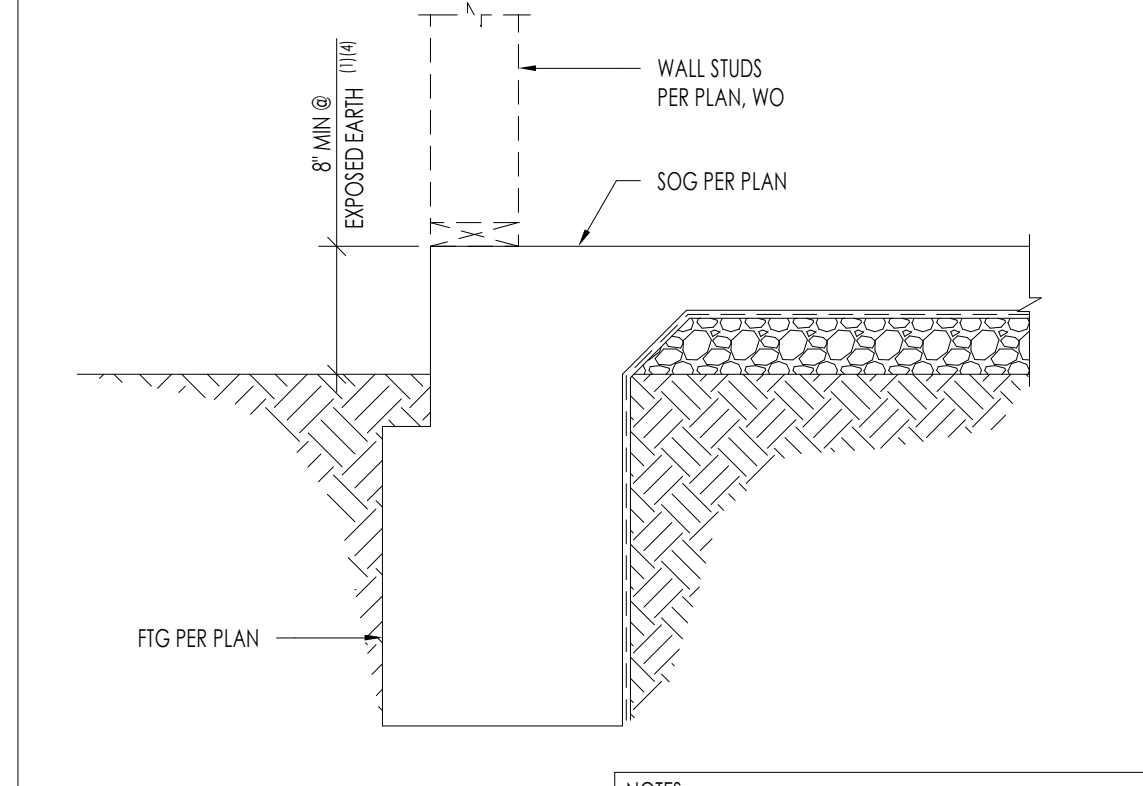
53 PIPES PERP TO FTG
S-103 3/4" = 1'-0"



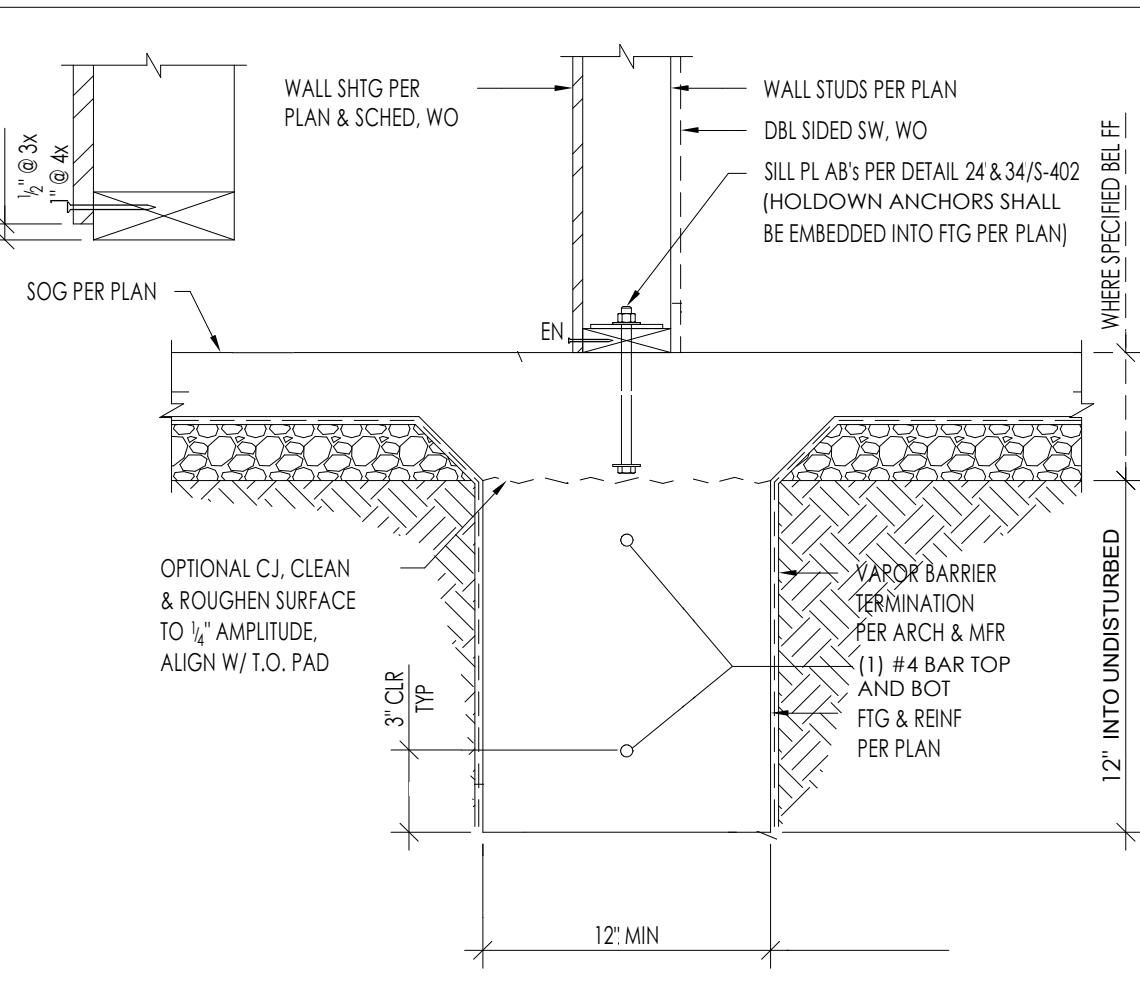
54 TYP VERT PIPES OR COND @ FTG
S-103 3/4" = 1'-0"



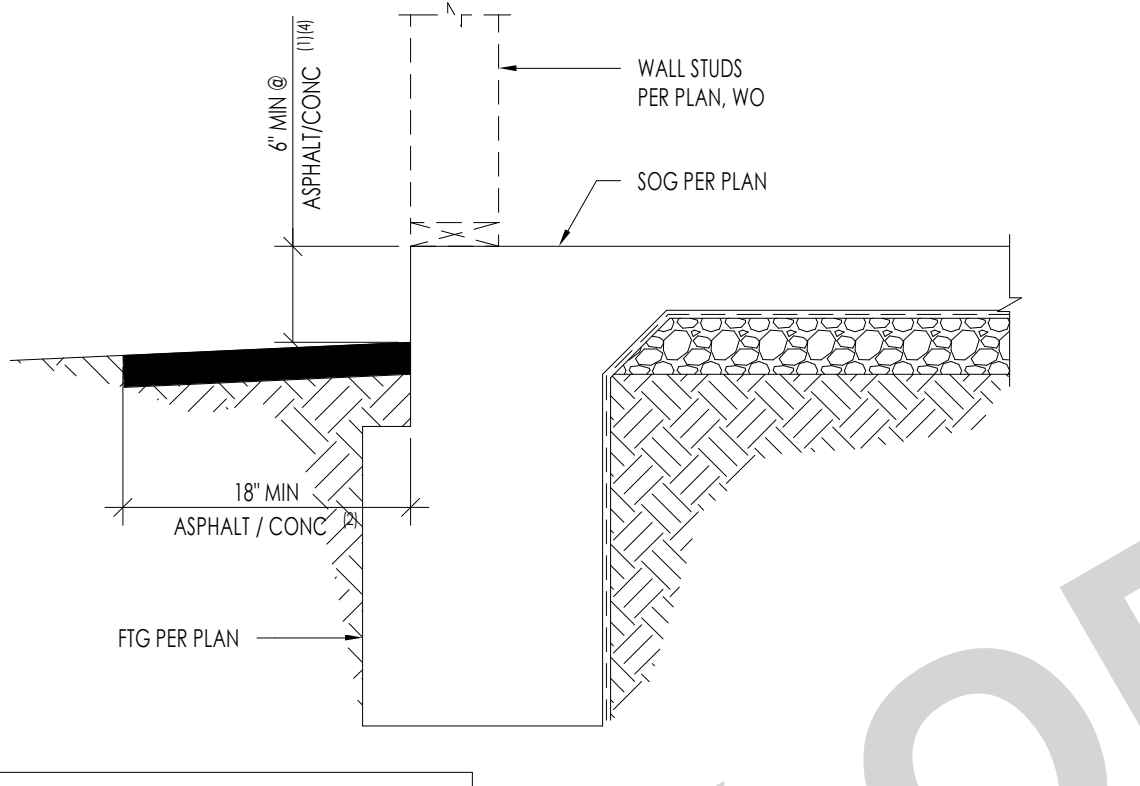
41 CONT WALL FOOTING
S1-201 S-103 1" = 1'-0"



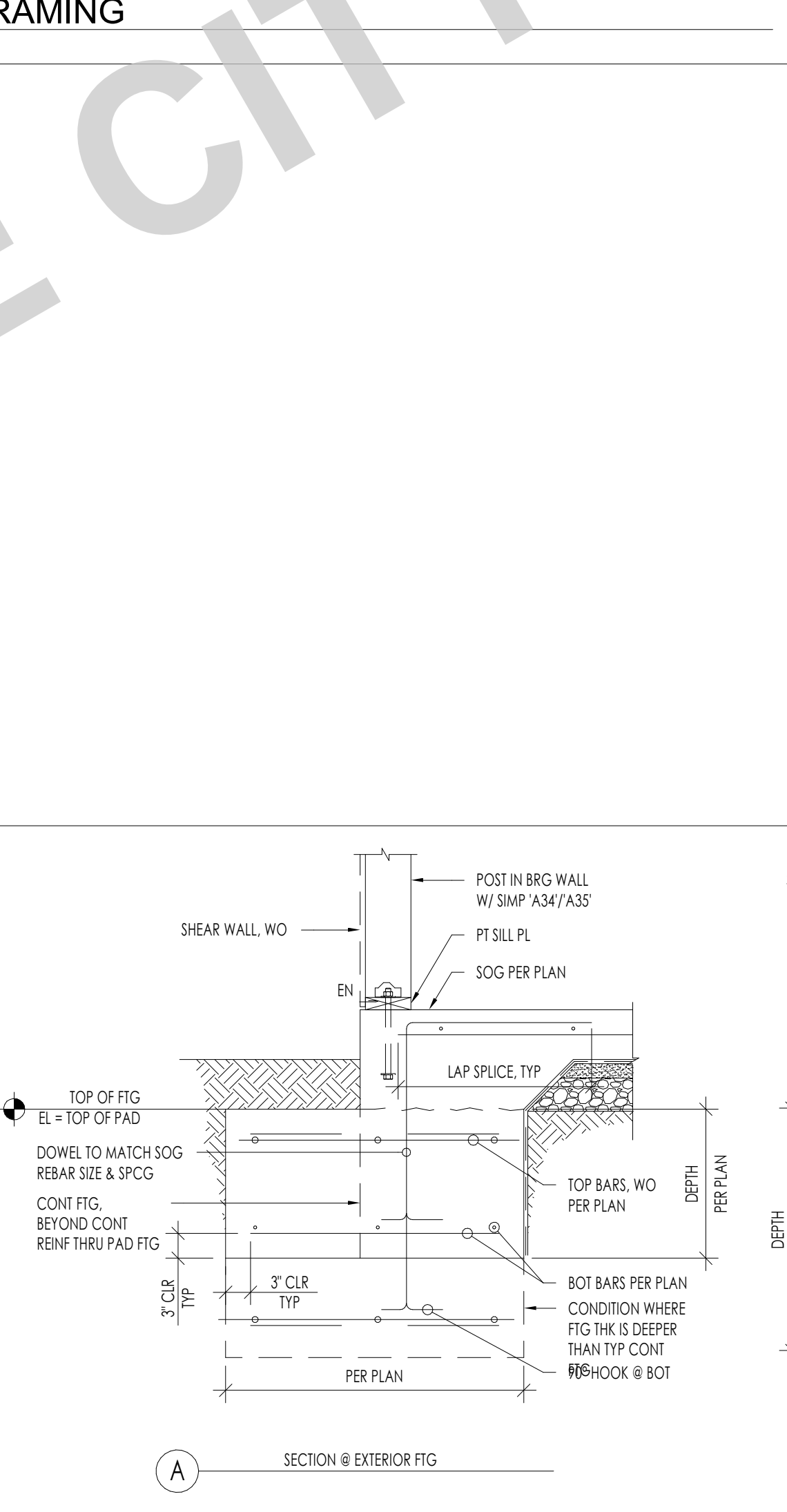
42 MINIMUM DIST FROM GRADE TO WD FRAMING
S-103 1" = 1'-0"



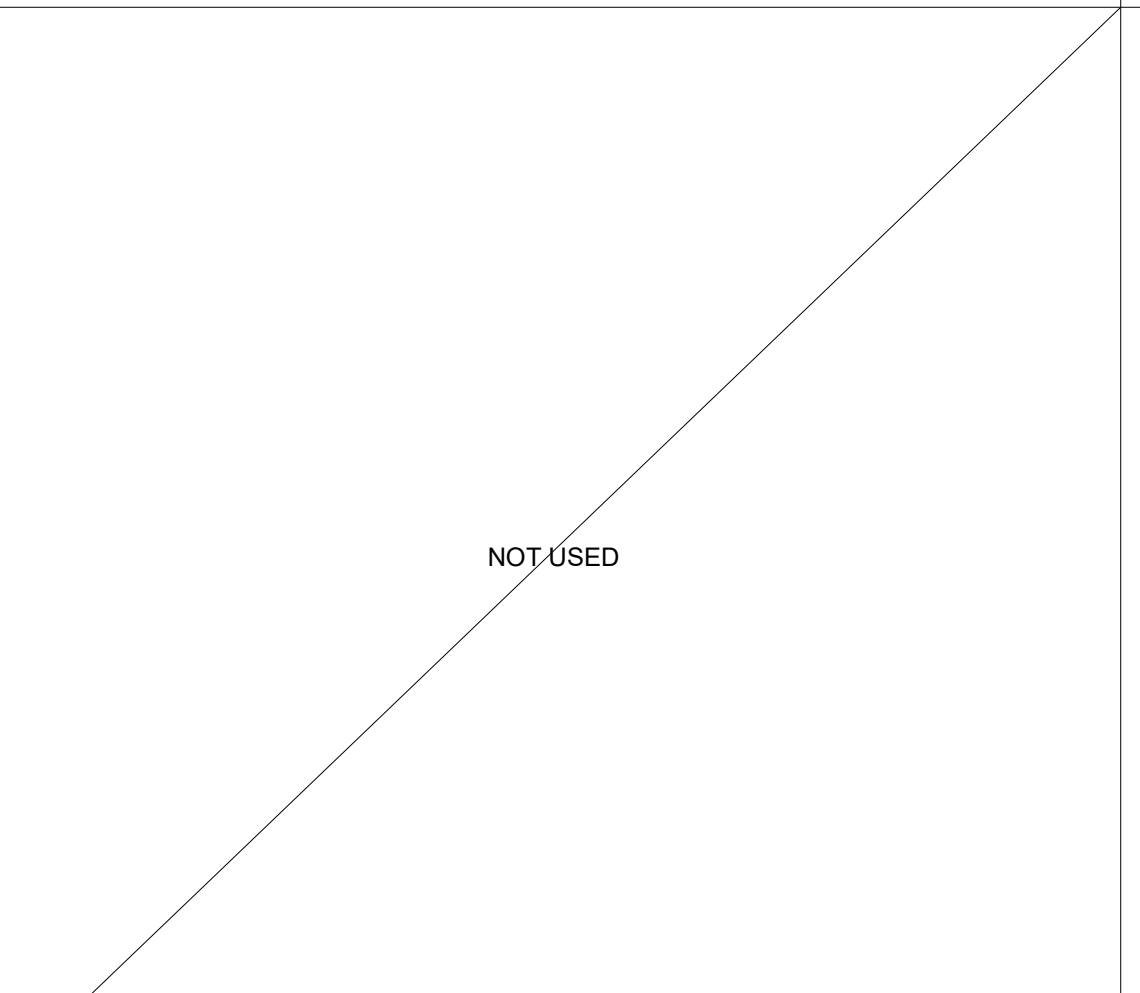
43 SPREAD FOOTING @ BEARING WALL POST
S-103 3/4" = 1'-0"



23 NON-BEARING WALL ANCHORAGE @ SOG
S-103 1 1/2" = 1'-0"



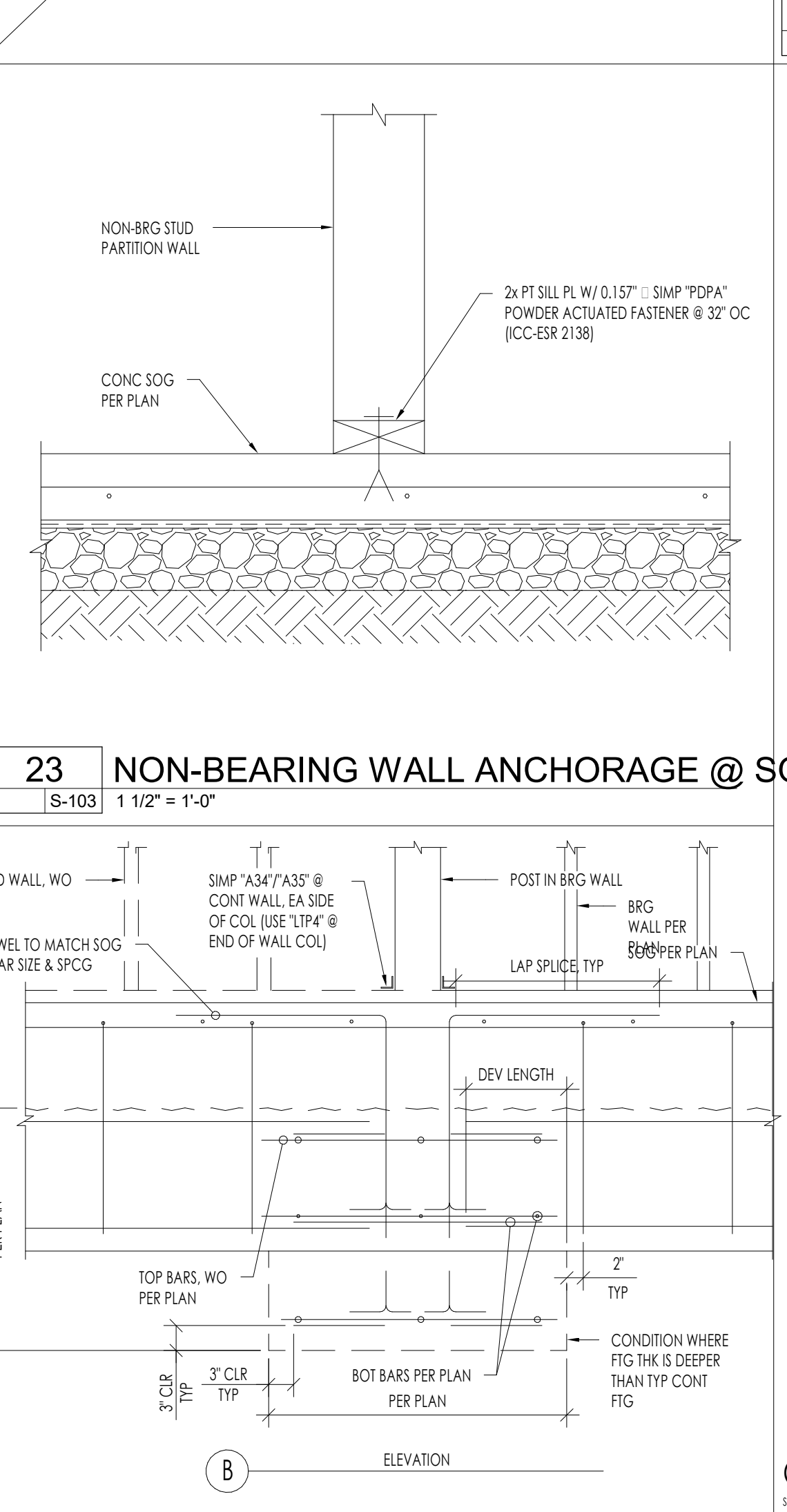
34 SPREAD FOOTING @ BEARING WALL POST
S-103 3/4" = 1'-0"



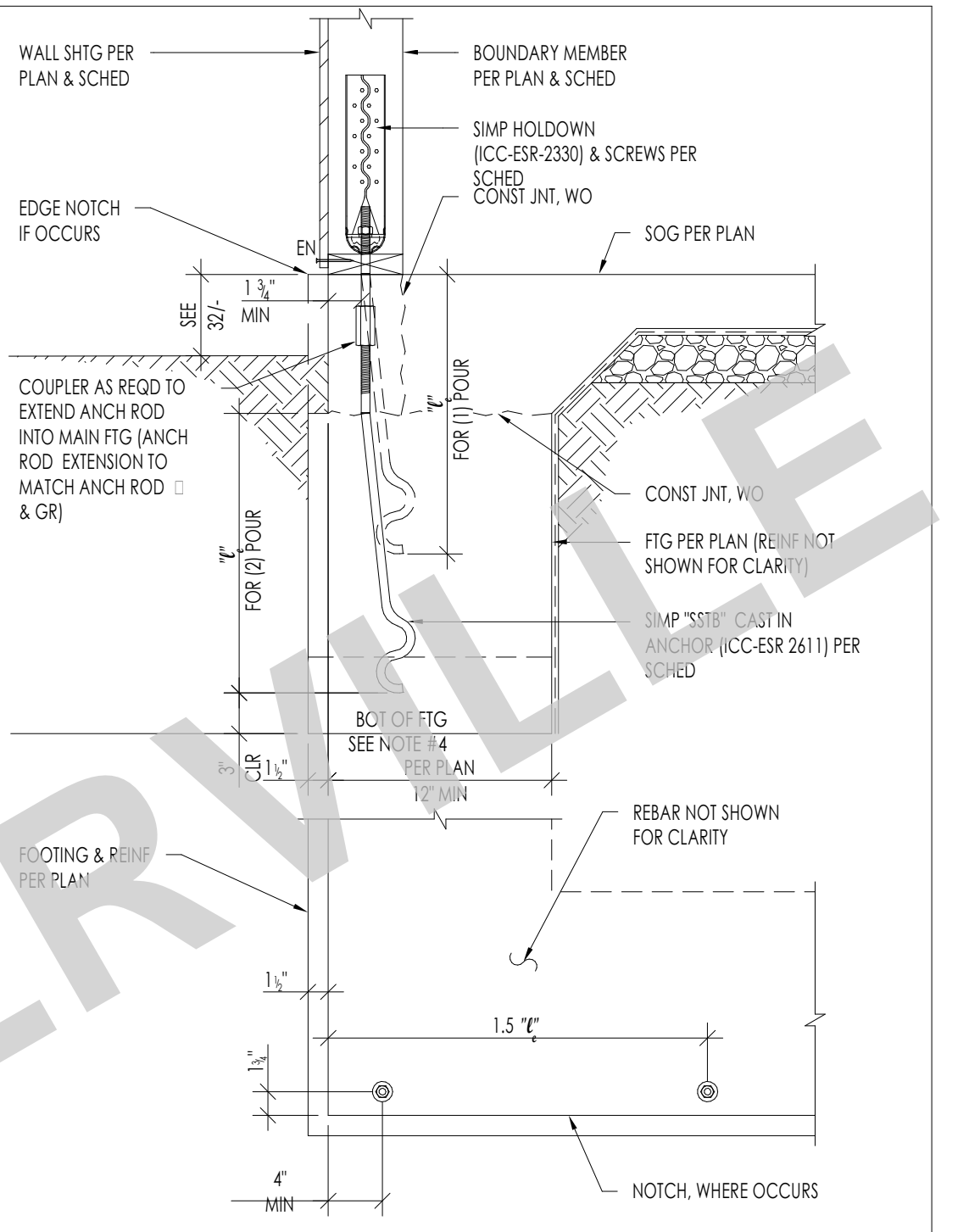
12 SSB ANCHOR & HOLDDOWN @ FOUNDATION
S-103 1" = 1'-0"

TYPE	HOLD-DOWN	ANCHOR	DIA	FASTNERS	BOUNDRY MEMBERS MIN THICKNESS	MIN EMBED (IN)	ALLOW LOAD (LBS) CORNER	ALLOW LOAD (LBS) MIDWALL
Ⓐ	HDU4-SDS2.5	SSTB16	1/2"	10-SDS 1/4"X 2-1/2"	3	12 5/8	3,780	3,780
Ⓑ	HDU5-SDS2.5	SSTB20	5/8"	14-SDS 1/4"X 2-1/2"	3	16 5/8	4,785	4,785
Ⓒ	HDU5-SDS2.5	SSTB24	3/4"	14-SDS 1/8"X 2-1/2"	3	20 5/8	5,645*	5,645*
Ⓓ	HDQA-SDS3	SSTB28	7/8"	20-SDS 1/4"X 3-0"	4.5	24 7/8	9,230*	9,230*

1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS 3'
3. * = CAPACITY LIMITED BY HOLDDOWN
4. DEEPEN FOOTING AT HOLDDOWN ANCHOR AS REQ'D PER DETAIL 32/-

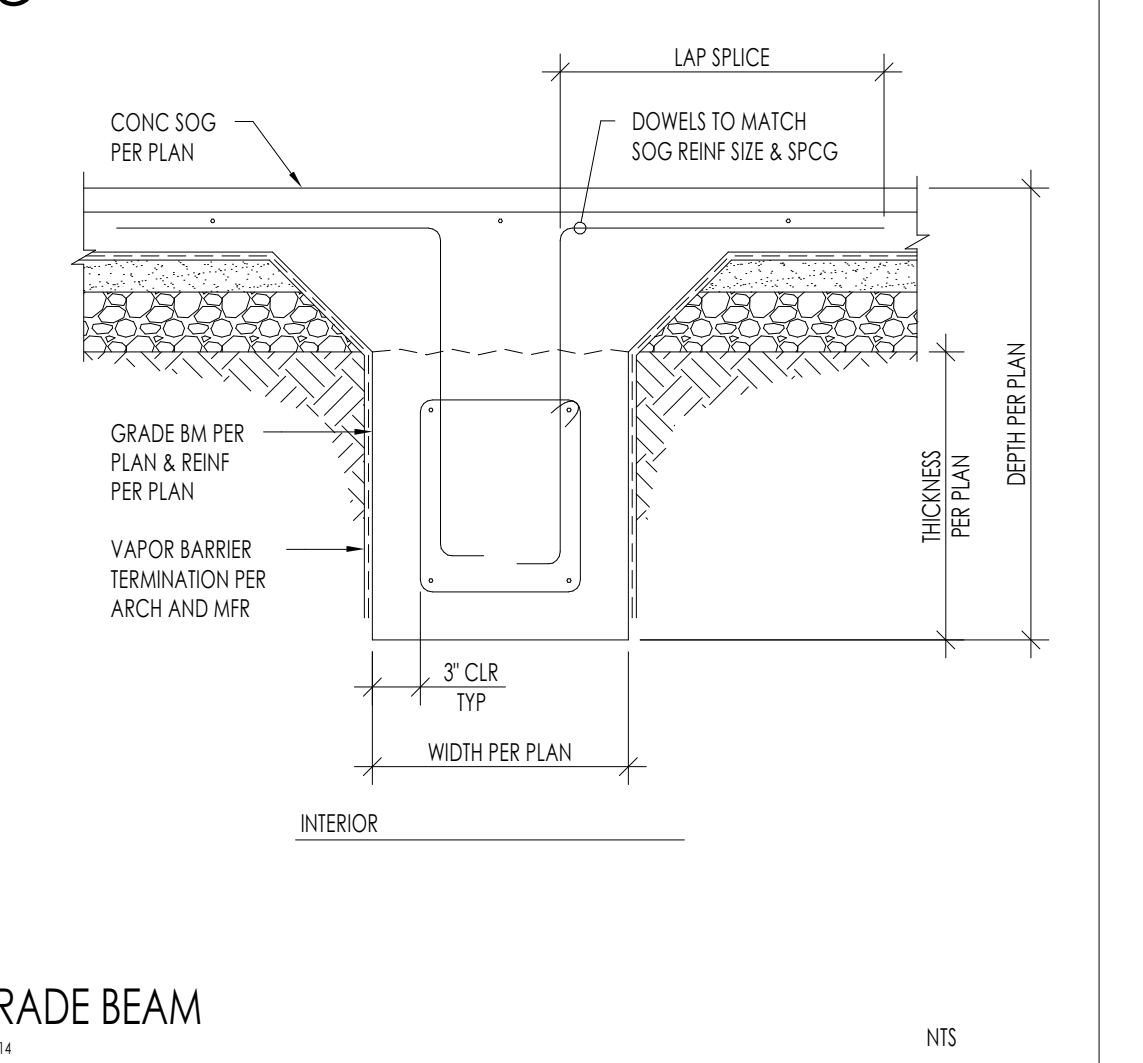
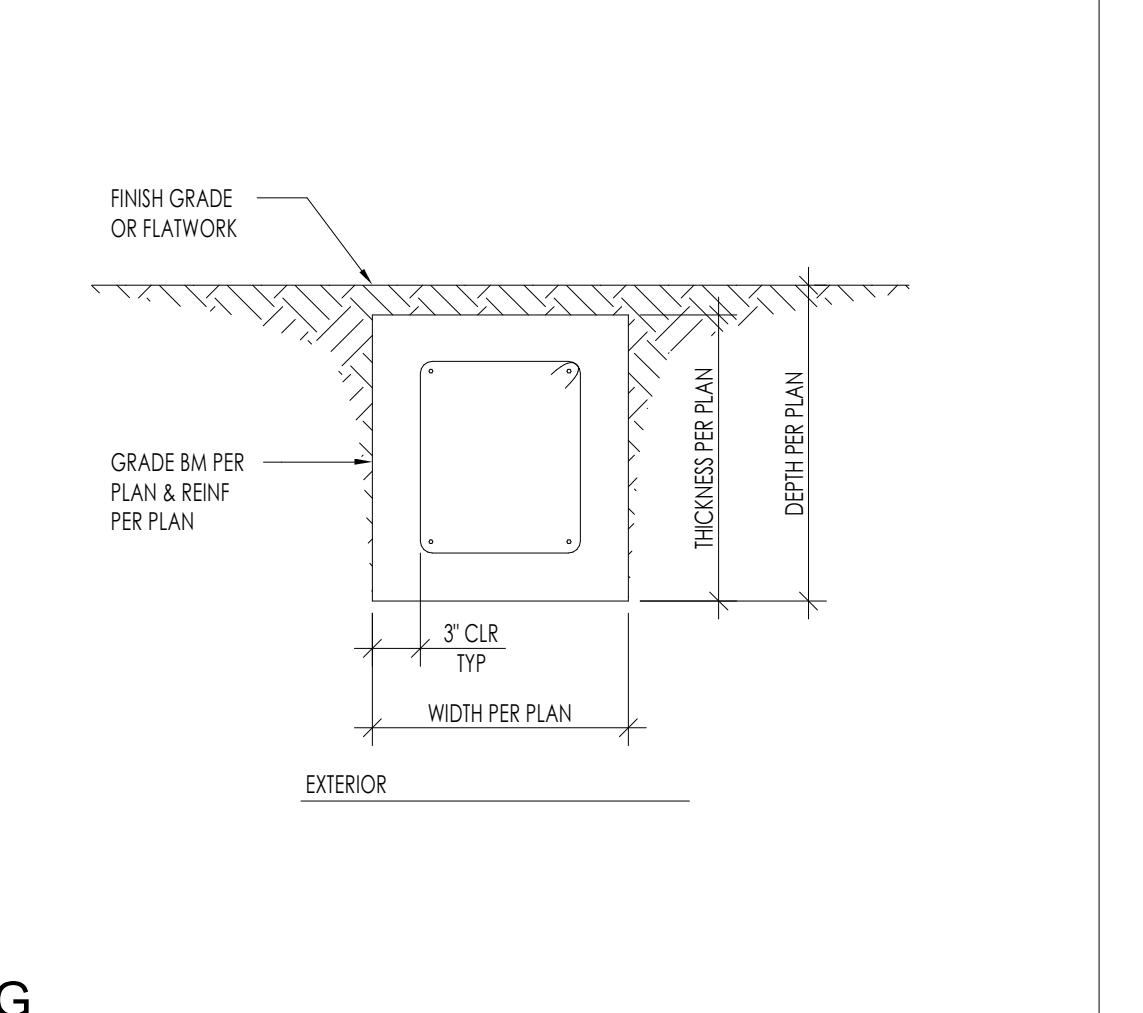


14 SHED ROOF W/ KICKER
S1-201 S-103 1" = 1'-0"



TYPE	HOLD-DOWN	ANCHOR	DIA	FASTNERS	BOUNDRY MEMBERS MIN THICKNESS	MIN EMBED (IN)	ALLOW LOAD (LBS) CORNER	ALLOW LOAD (LBS) MIDWALL
Ⓐ	HDU4-SDS2.5	SSTB16	1/2"	10-SDS 1/4"X 2-1/2"	3	12 5/8	3,780	3,780
Ⓑ	HDU5-SDS2.5	SSTB20	5/8"	14-SDS 1/4"X 2-1/2"	3	16 5/8	4,785	4,785
Ⓒ	HDU5-SDS2.5	SSTB24	3/4"	14-SDS 1/8"X 2-1/2"	3	20 5/8	5,645*	5,645*
Ⓓ	HDQA-SDS3	SSTB28	7/8"	20-SDS 1/4"X 3-0"	4.5	24 7/8	9,230*	9,230*

12 SSB ANCHOR & HOLDDOWN @ FOUNDATION
S-103 1" = 1'-0"



14 SHED ROOF W/ KICKER
S1-201 S-103 1" = 1'-0"

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
TYPICAL CONCRETE DETAILS

1/8/2024 1:48:01 PM Autodesk Docs://2135-01-CU20 Porterville ADU and MF Dwelling Unit/2135-01-Prototypes/ADU_CDs.rvt



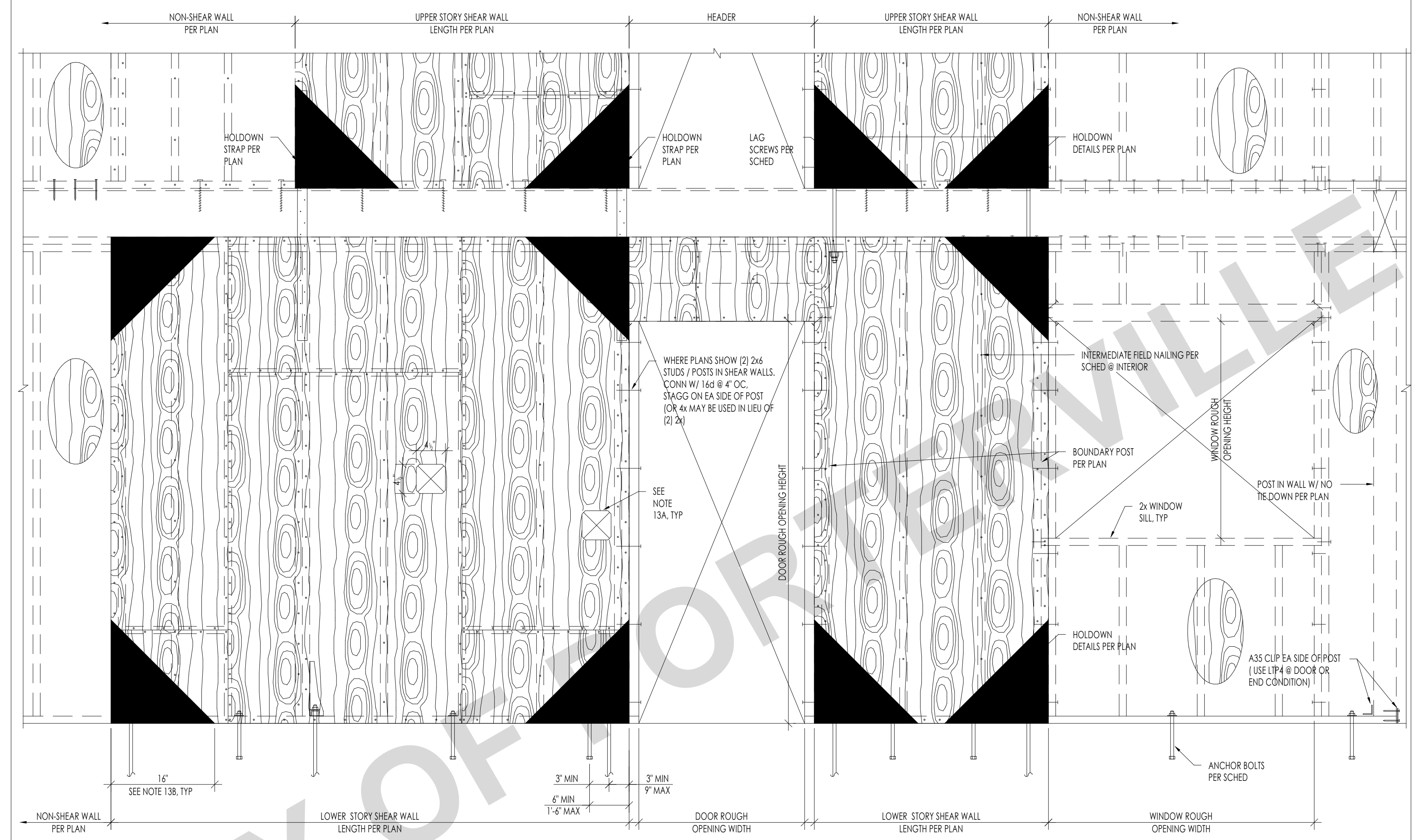
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PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
TYPICAL WOOD DETAILS

PUBLIC SET

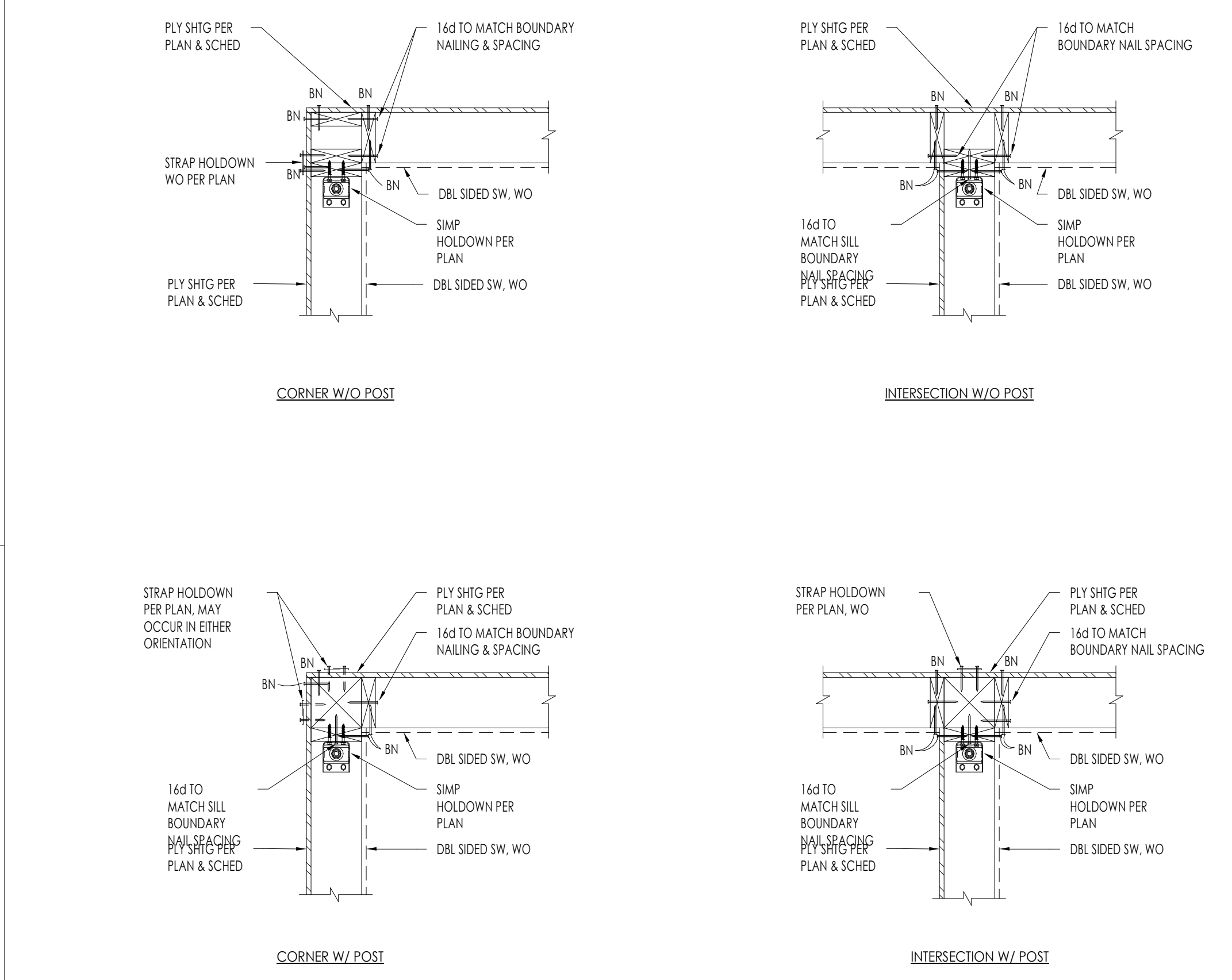
DATE
07/05/23
SHEET

S-402



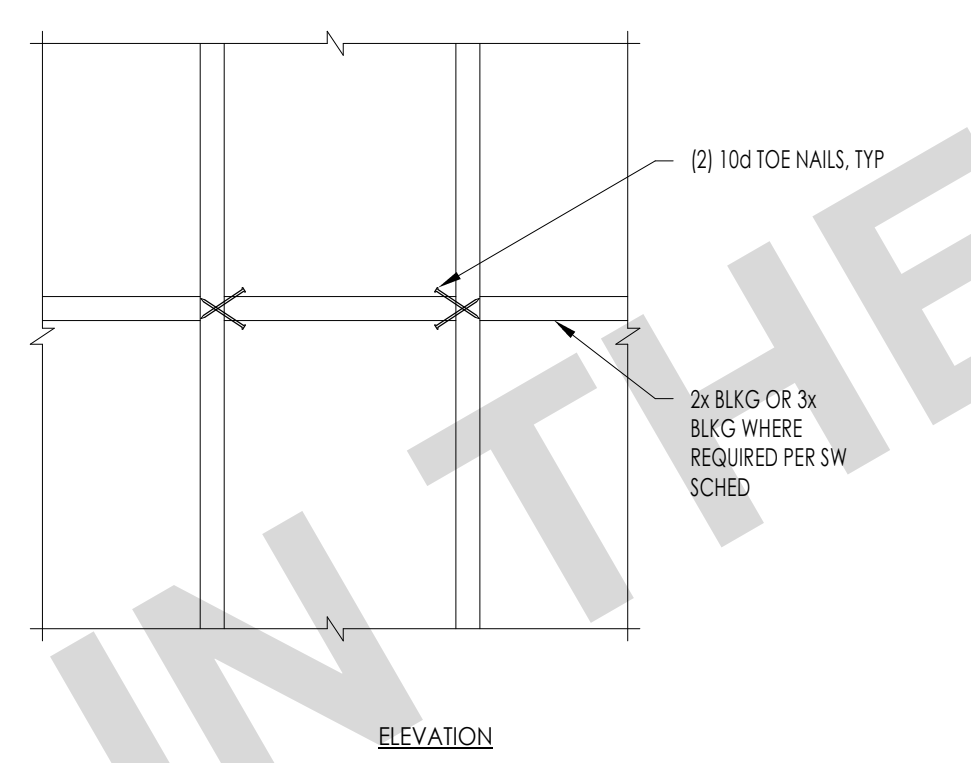
WALL SYMBOL	STRUCT SHEATHINGS	FRAMING SIZE	NAILING		SILL NAILING		ANCHOR BOLTING	CAPACITY PER 2015 AWC SDPWS
			EDGE	INTERMEDIATE SUPPORTS	LAGS / LAG SCREWS	SDS SCREWS 14 OPTION		
15/32' STRUCT 1 PLYWOOD	2x	8d @ 6" OC	8d @ 12" OC	16d @ 6" OC	12" OC	24" OC	5/8" DIA @ 48" OC	280 PLF
15/32' STRUCT 1 PLYWOOD	3x	10d @ 6" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	12" OC	16" OC	5/8" DIA @ 48" OC	340 PLF
15/32' STRUCT 1 PLYWOOD	3x	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	8" OC	12" OC	5/8" DIA @ 32" OC	510 PLF
15/32' STRUCT 1 PLYWOOD	3x	10d @ 3" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	6" OC	8" OC	5/8" DIA @ 32" OC	665 PLF
15/32' STRUCT 1 PLYWOOD	3x	10d @ 2" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	4" OC	8" OC	5/8" DIA @ 24" OC	860 PLF
15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	(2) @ 8" OC *	6" OC	5/8" DIA @ 16" OC	1020 PLF
15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	10d @ 3" OC	10d @ 8" OC	5/8" LAG SCREWS @ 8" OC	(2) @ 6" OC *	A34 @ 4" OC	5/8" DIA @ 16" OC	1330 PLF
15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	10d @ 2" OC	10d @ 6" OC	5/8" LAG SCREWS @ 6" OC	(2) @ 4" OC *	LTP4 @ 15" 4" OC	5/8" DIA @ 8" OC	1740 PLF

- NOTES:
- ALL PLYWOOD SHALL BE 5 PLY MINIMUM WITH A SPAN RATING OF 32/16 AND ALL PANEL EDGES SHALL BE BLOCKED. PROVIDE 1/8" GAP AT ALL PANEL JOINTS.
 - ALL NAILS SHALL BE COMMON NAILS.
 - PROVIDE EA. AT ALL END STUDS, STUDS/POSTS WITH HOLD-DOWNS OR TIE-DOWN STRAPS, SILL PLATES AND TOP PLATES.
 - WHERE 10d NAILS ARE 3 INCHES ON CENTER OR LESS, NAILS SHALL BE STAGGERED.
 - NAILS SHALL BE 1/2 INCH MINIMUM FROM PLYWOOD PANEL EDGE AND 3/8 INCH MINIMUM FROM CONNECTING MEMBER EDGE WHERE SHEAR EXCEEDS 300 PLF.
 - USE 3x FRAMING AT BOTTOM SILL PLATES, BLOCKING AND ALL STUDS AT ADJACENT PANEL EDGES WHERE SHEAR EXCEEDS 300 PLF. STRUCTURALLY ACCEPTABLE TO USE (2) 2x INSTEAD OF 3x FRAMING AT BOTTOM SILL PLATES.
 - WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.
 - LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.
 - SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.
 - REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS.
 - LENGTHEN ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.
 - ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD NOTED ABOVE PROVIDED IT IS RATED BY APA'S PERFORMANCE STANDARD RATING AND IS OF THE SAME NUMBER OF LAYERS AS PLYWOOD PLY INDICATED.
 - LIMITATIONS OF MECHANICAL PENETRATIONS IN SHEAR WALLS:
 - 4 1/2" MAX PENETRATION
 - NO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS. SQUARE PENETRATIONS SHALL HAVE RADIUS EDGES. DO NOT OVER CUT HOLE WITH SAW
 - ASSUMES A 1 1/4" MIN L.S. RIM BOARD. FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD.
 - * WALL W/ DOUBLE SIDED PLYWOOD REQUIRE (2) RIM BOARDS.
 - * SIMPSON LTP4 CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION. IF CLIP IS INSTALLED OVER THE SHEATHING, 0.131" x 2 1/2" NAILS SHALL BE USED.

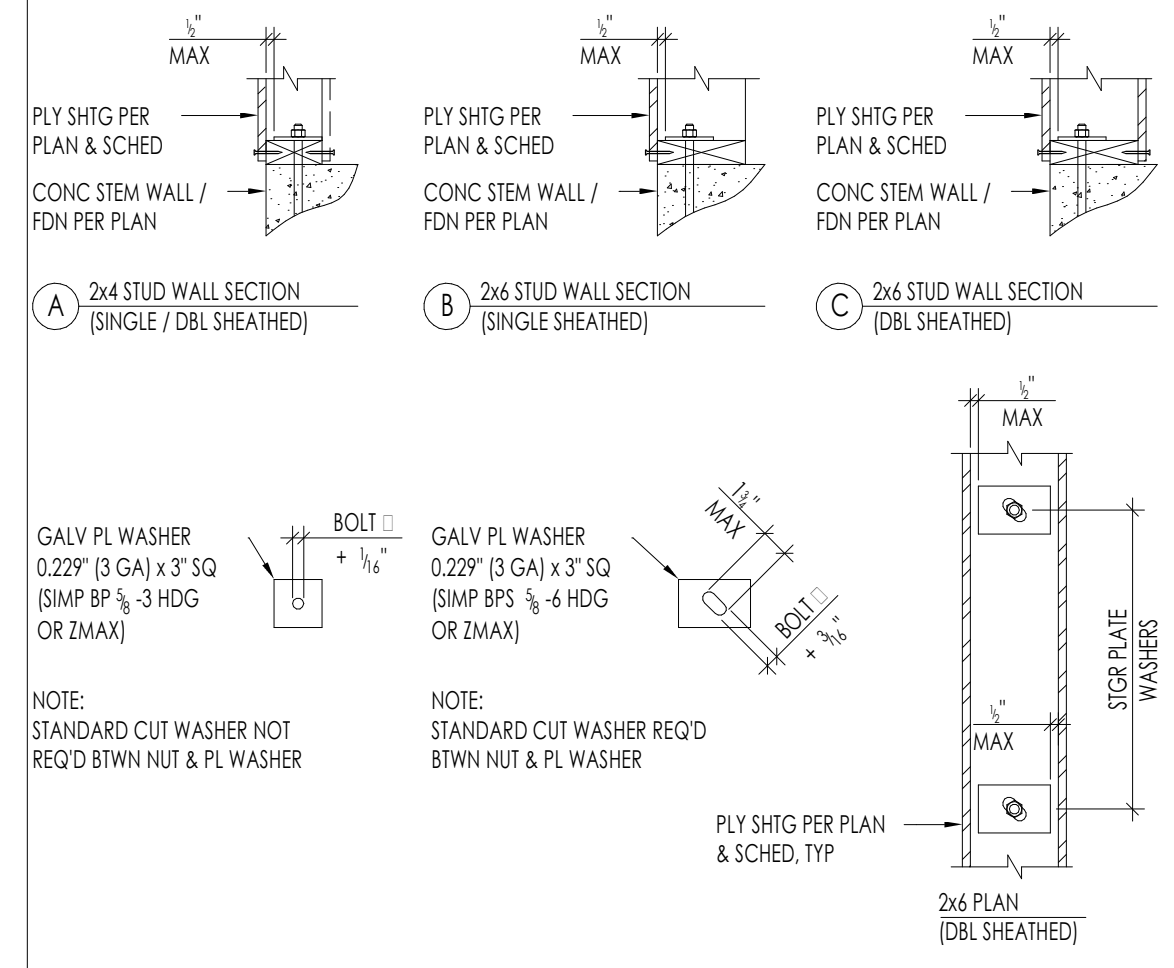


52 SHEAR WALL INTERSECTION
S-402 1" = 1'-0"

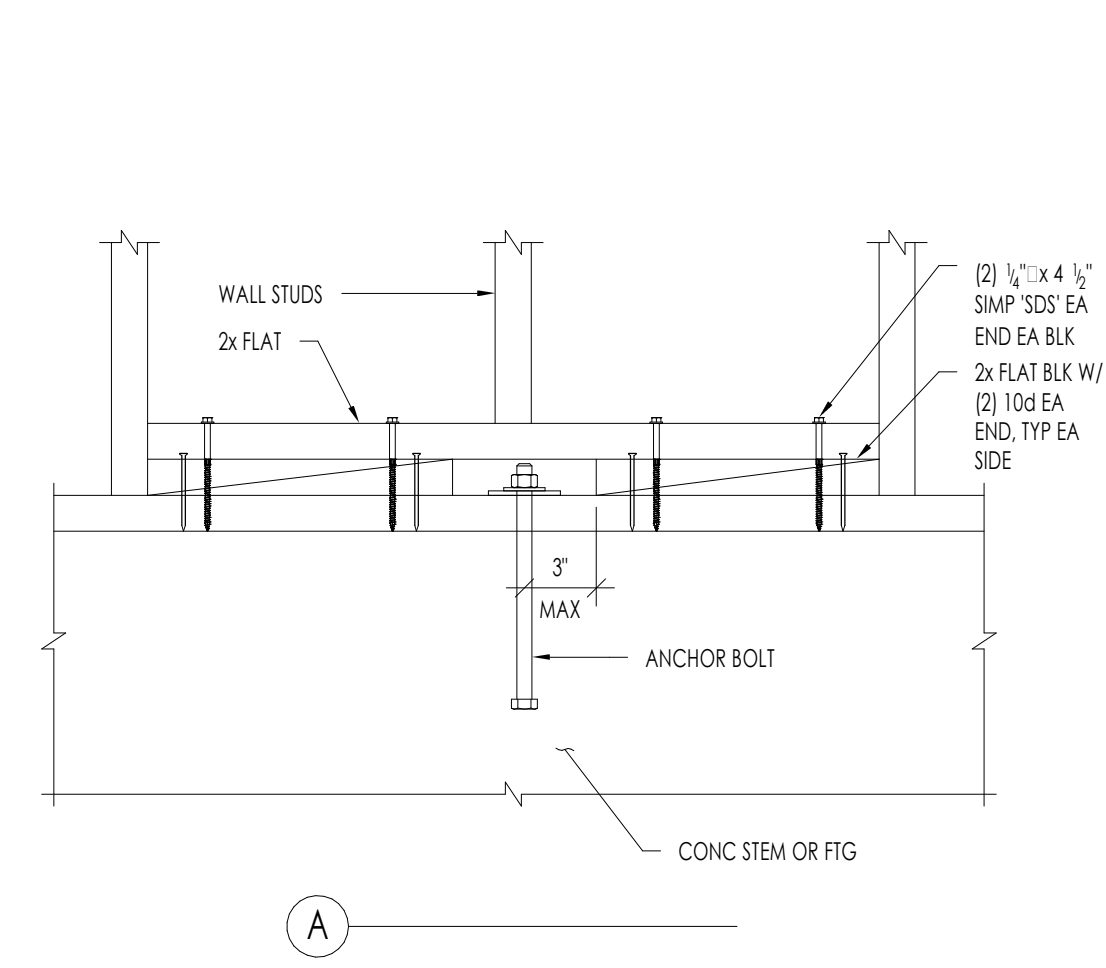
43 TYP BLOCKING
S-402 1" = 1'-0"



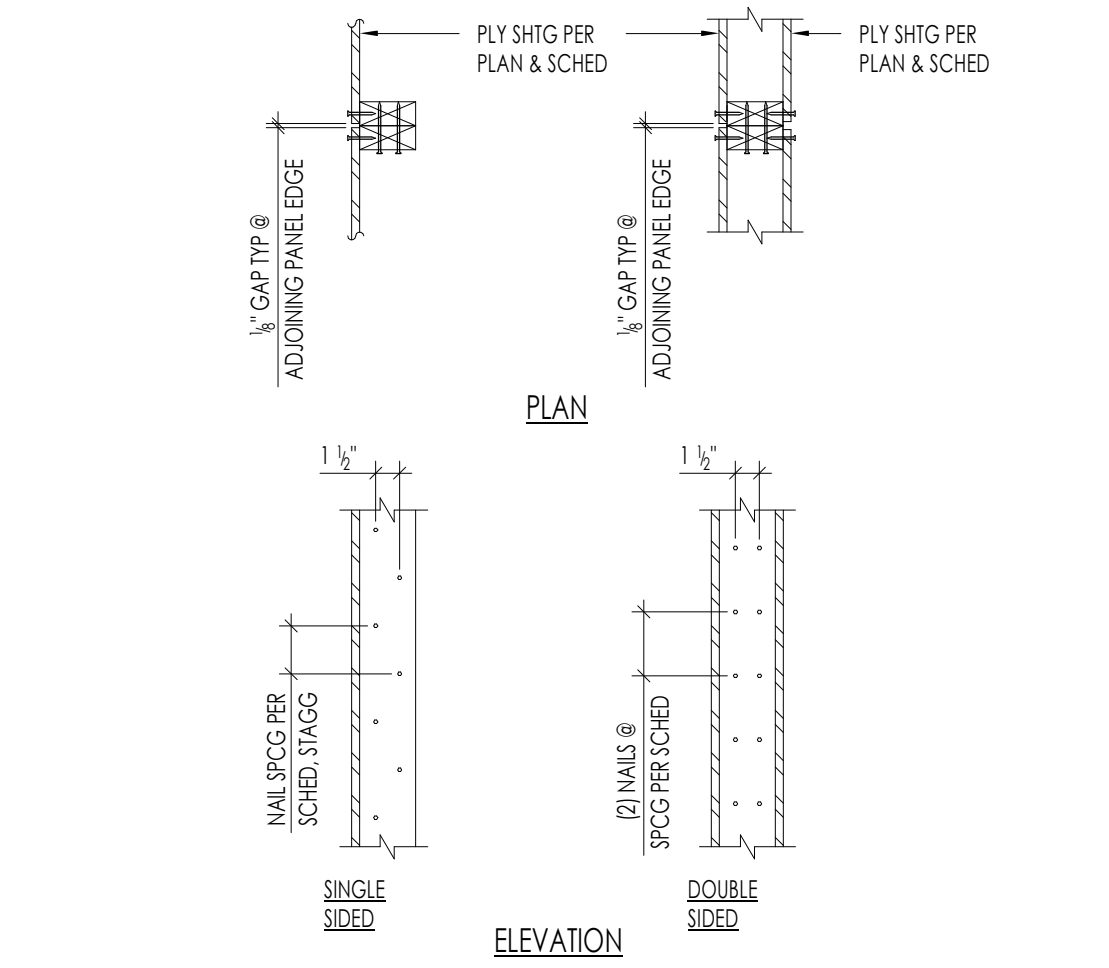
33 TYP SHEAR WALL ELEVATION AND SCHED
S-402 1" = 1'-0"



34 PLATE WASHER DETAIL
S-402 1" = 1'-0"



24 ANCHOR BOLT AT WD STUD
S-402 1 1/2" = 1'-0"



14 2X STUD NAILING @ ADJOINING PANEL
S-402 1" = 1'-0"

MARK	# OF BLKG	SIMPSON STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
1	1	CS20	(12) 10d x 2 1/2"	32'	1,030
1	1	CS16	(20) 10d x 2 1/2"		1,705
1	1	CS14	(26) 10d x 2 1/2"		2,490
2	2	CMSTC16	(50) 10d x 3 1/2"		4,690
2	2	CMST14	(66) 10d x 2 1/2"		6,475
2	2	CMST12	(86) 10d x 2 1/2"	39	9,215

NOTES:

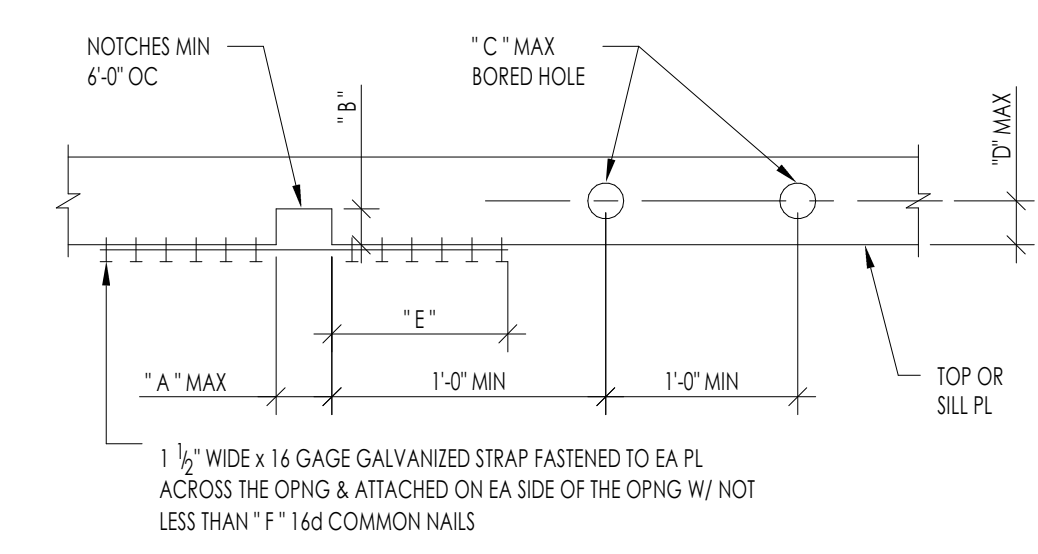
- 2 BAYS OR 32" MIN STRAP LENGTH
- BOUNDARY AND EDGE NAILING FROM PLYWOOD TO STUDS / FRAMING SHALL OCCUR ABOVE AND BELOW OPENINGS AT THIS CONDITION
- SEE TYPICAL SHEAR WALL ELEVATION FOR BALANCE OF INFO NOT SHOWN

54 FORCE TRANSFER AROUND OPENINGS
S-402 1" = 1'-0"

7/8/2024 1:48:02 PM Autodesk Docs:12733-01-CU20 Porterville ADU and MF Dwelling Unit2133-01-PrototypaADU_CDS.rvt



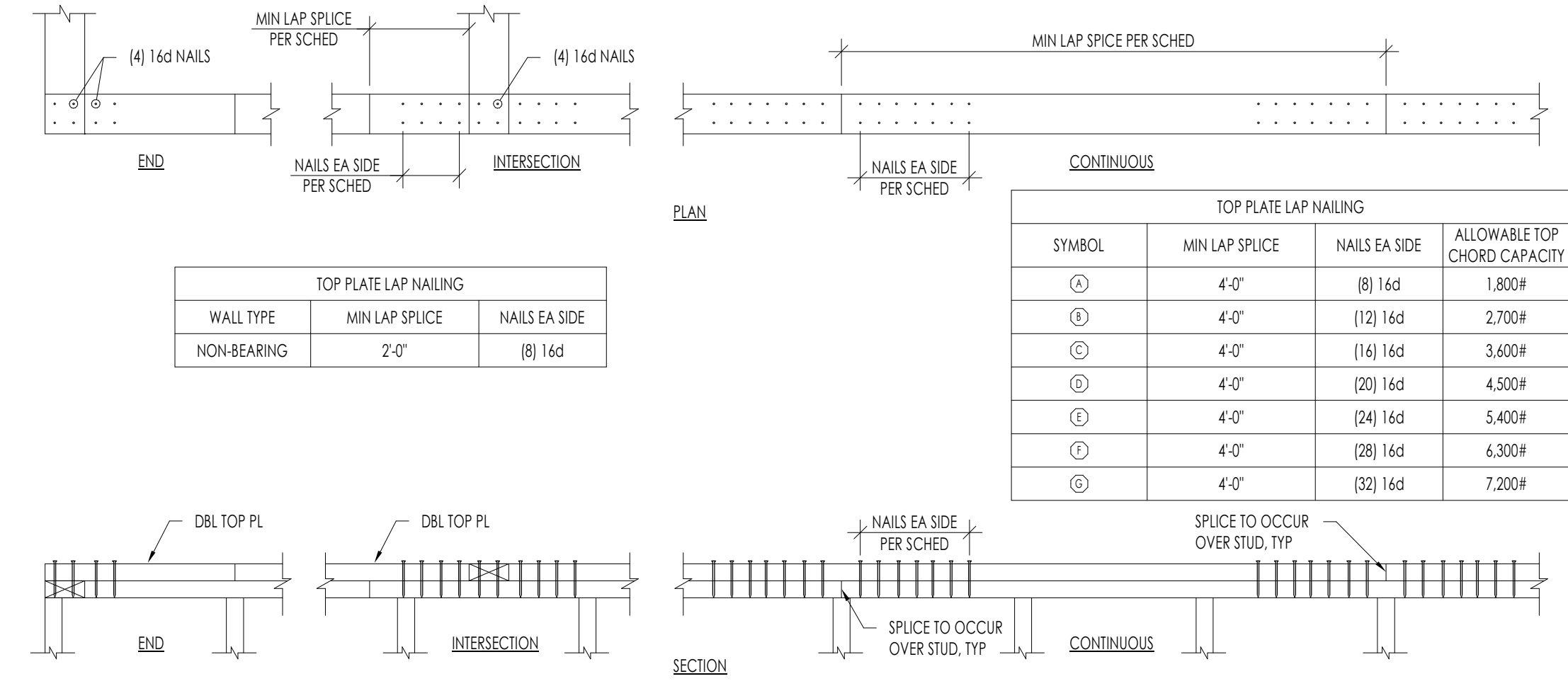
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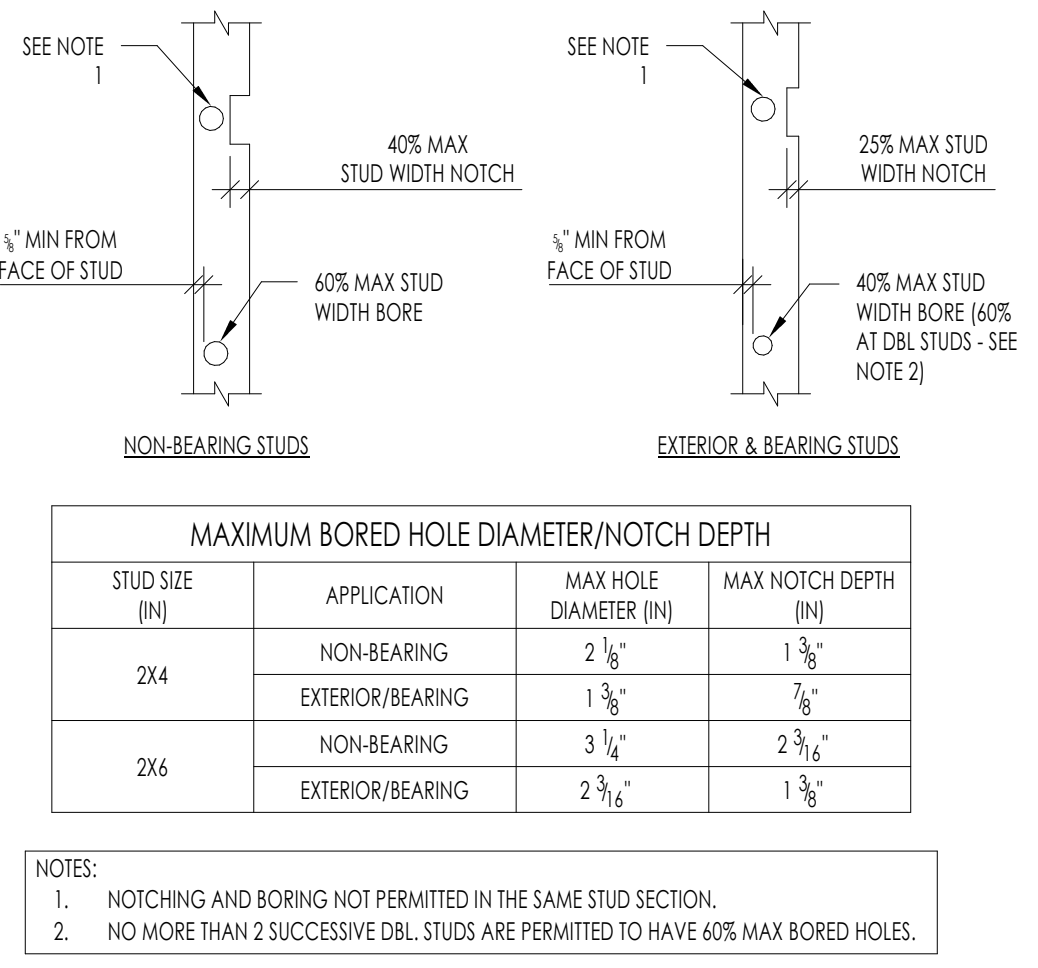
NOTCH AND HOLE LIMITATIONS

TOP PL OR SILL PL	A	B	C	D	E	F
2X4	3 1/2"	1 1/2"	1 1/4"	1 1/2"	5 3/4"	6
2X6	4 1/2"	2 1/4"	2 1/4"	2 1/2"	8 1/4"	9
2X8	5 1/2"	3"	3 1/4"	3 1/2"	12 1/4"	12

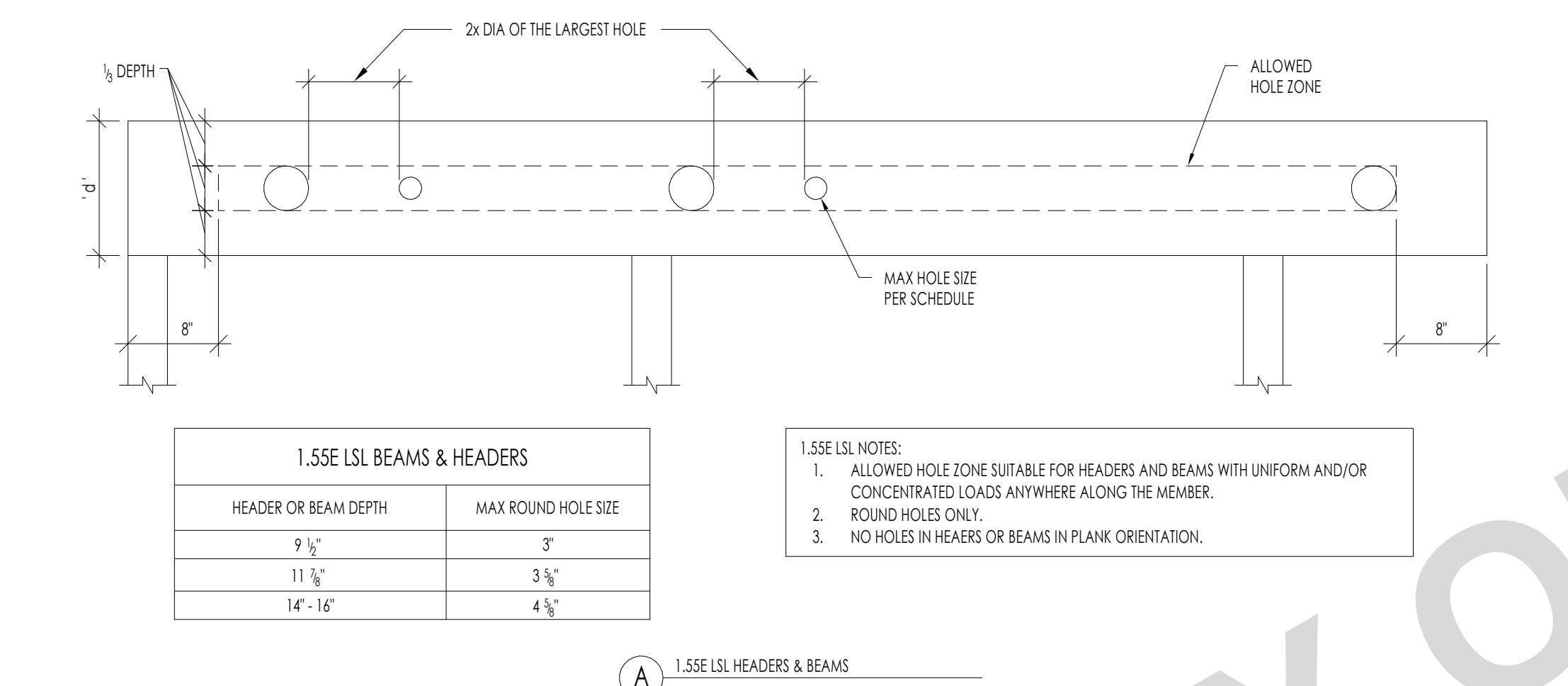
51 TOP PL AND SILL BORING LIMITATIONS
S-403 1" = 1'-0"



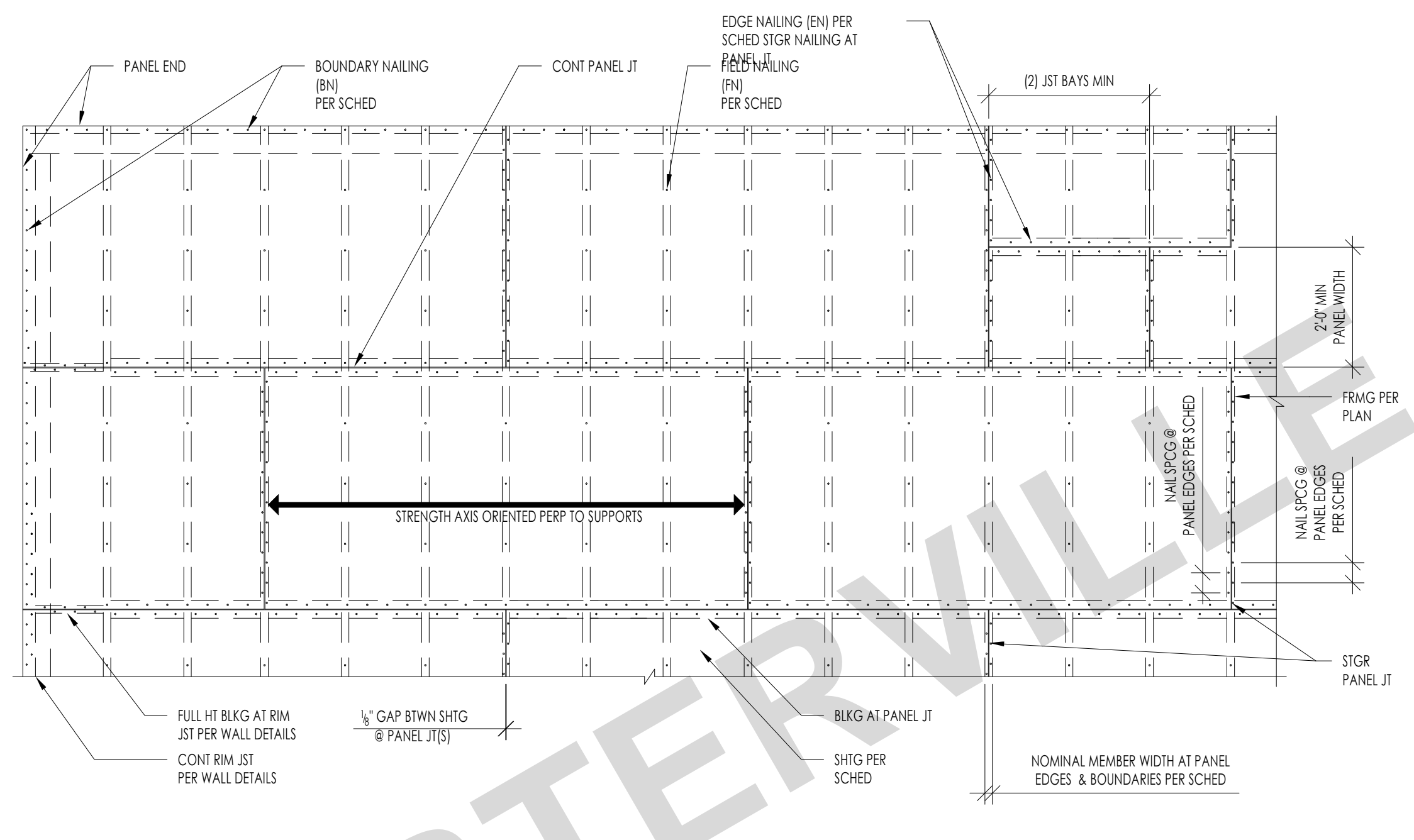
41 DBL TOP PLATE SPLICE NAILING
S-403 1" = 1'-0"



52 TYP WALL NOTCH AND BORING LIMITS
S-403 1" = 1'-0"



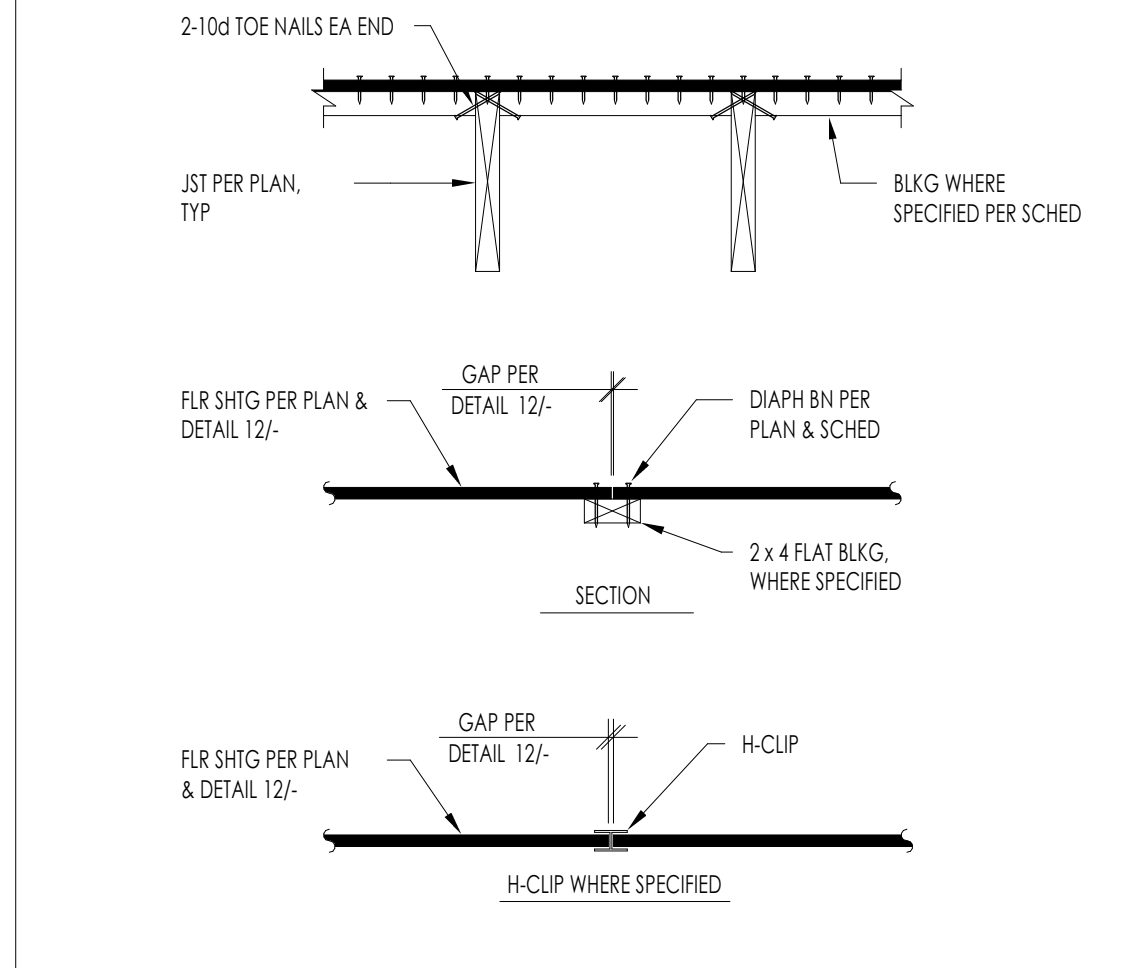
43 ALLOWABLE HOLES THRU ENG. HEADERS & BEAMS
S-403 1" = 1'-0"



22 PLYWOOD DIAPHRAGM SHEATHING
S-403 1/2" = 1'-0"

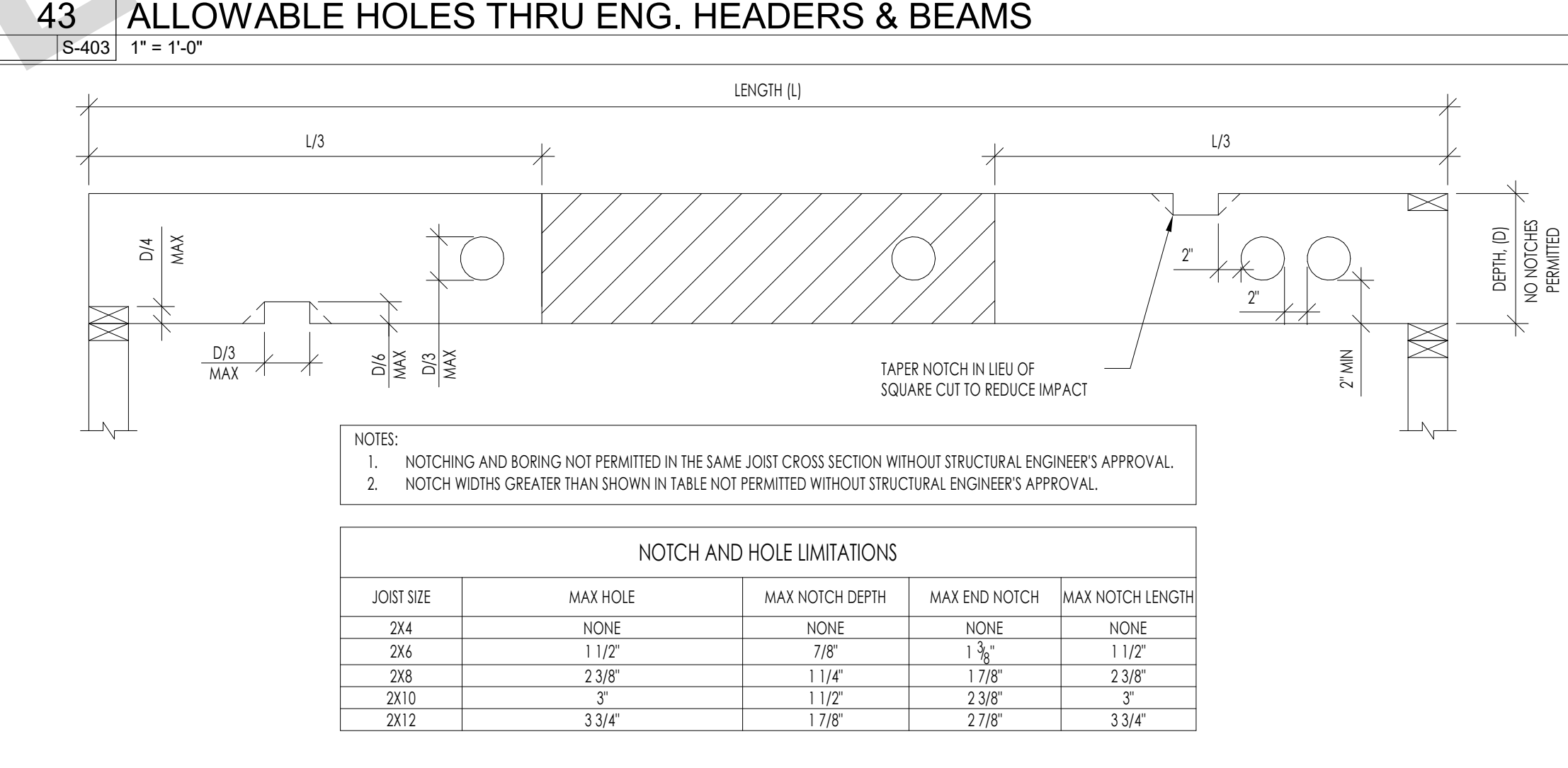
NOT USED

NOT USED



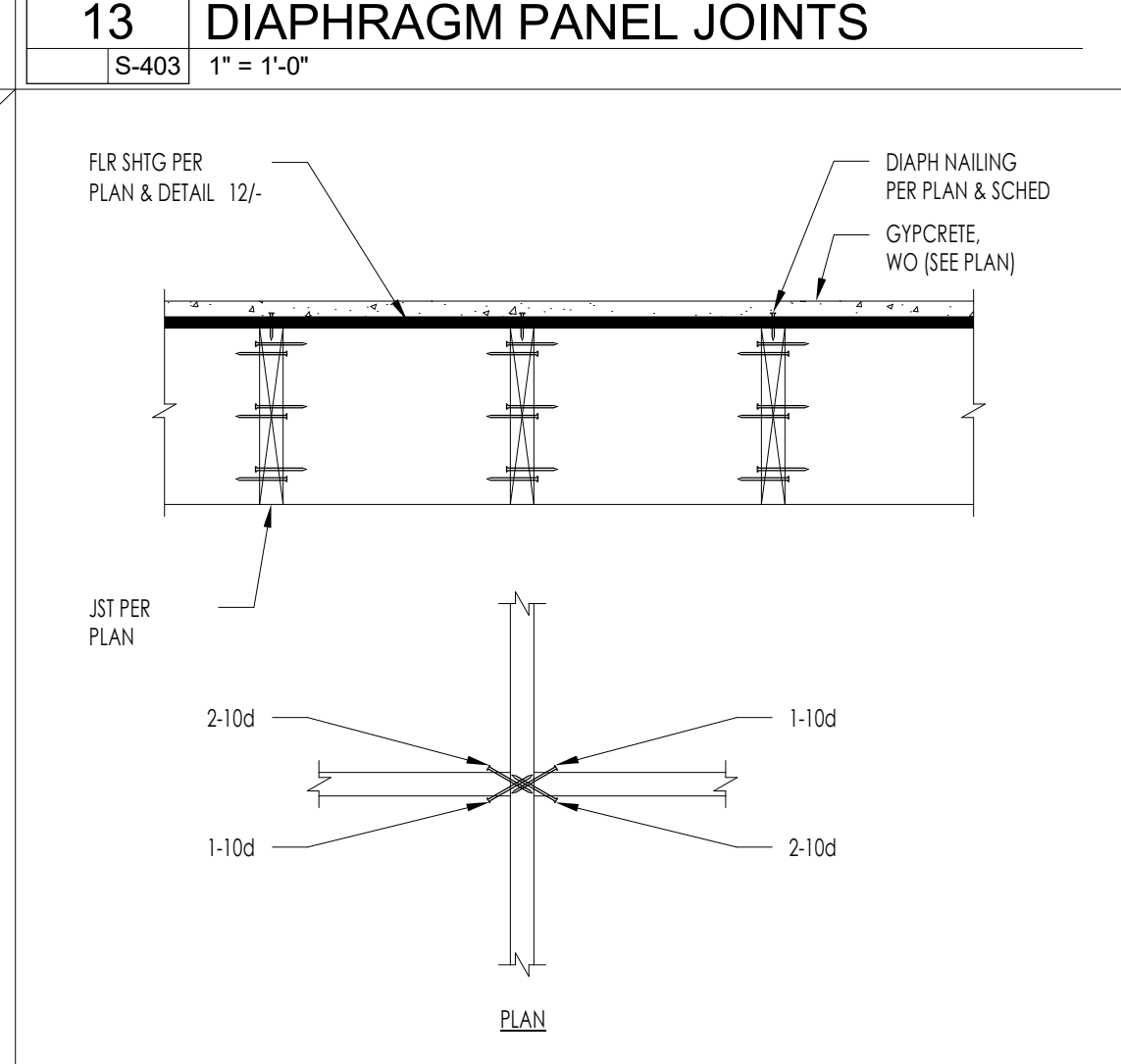
13 DIAPHRAGM PANEL JOINTS
S-403 1" = 1'-0"

NOT USED



44 SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS
S-403 1" = 1'-0"

NOT USED



14 TYP JOIST BLOCKING
S-403 1" = 1'-0"

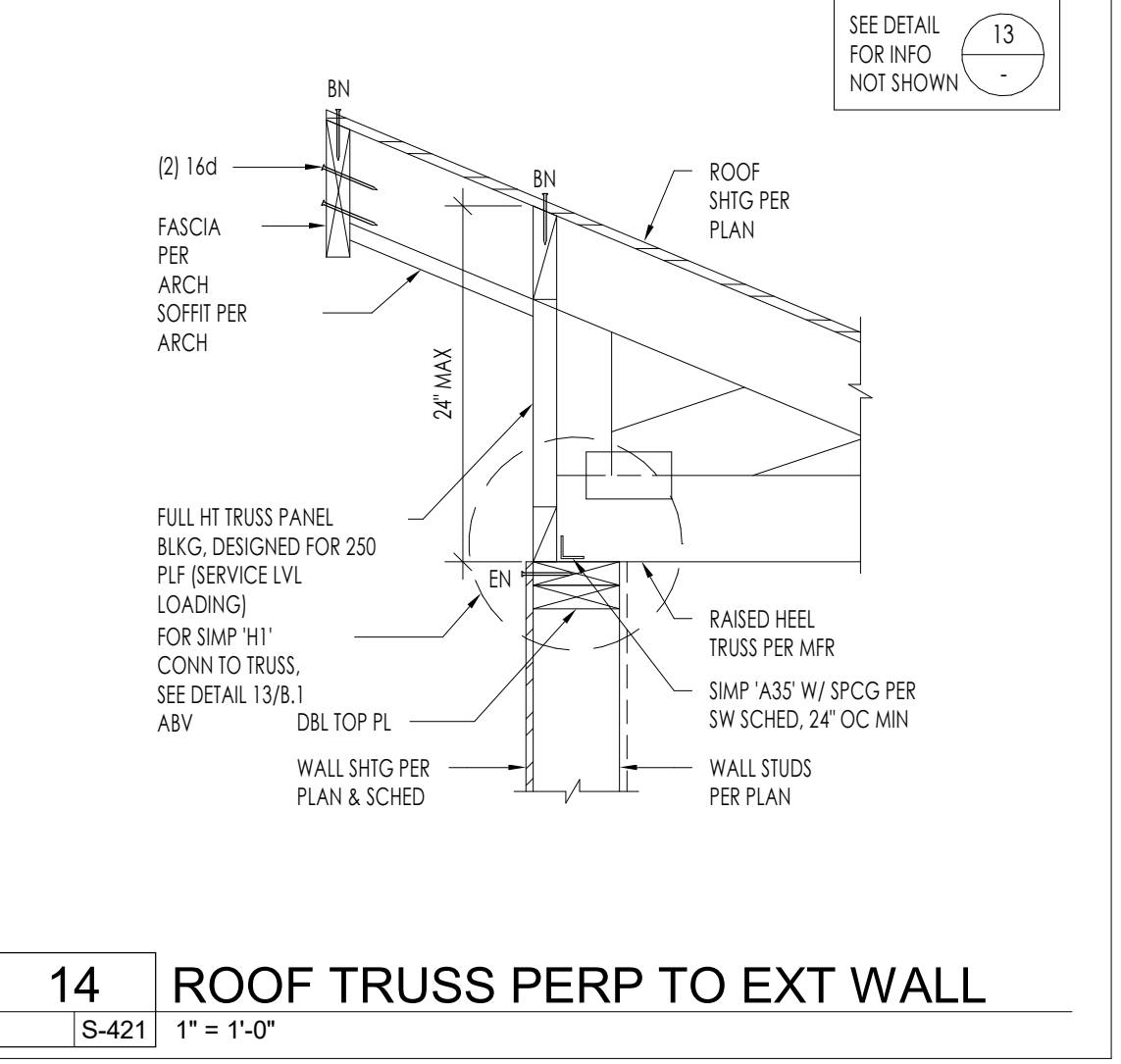
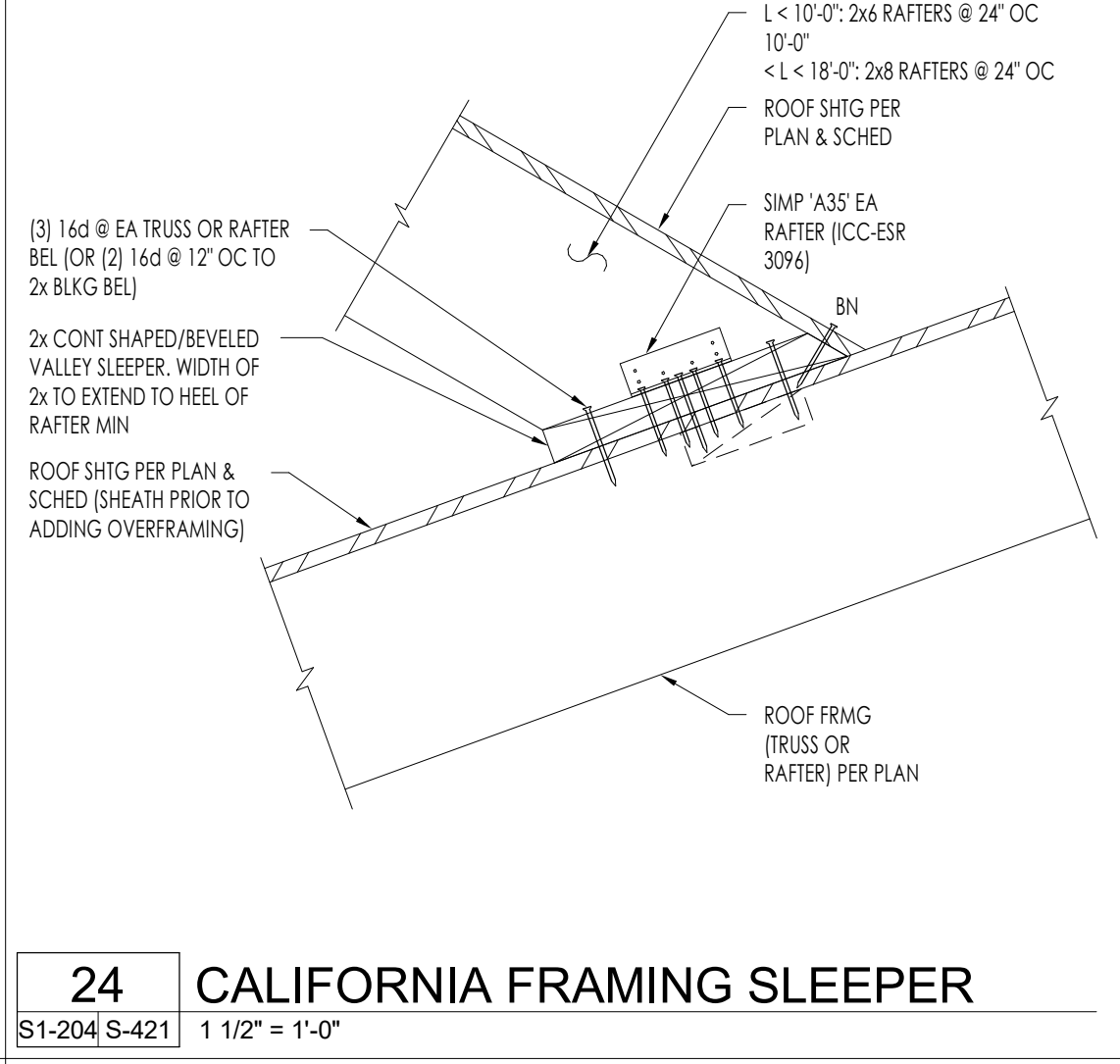
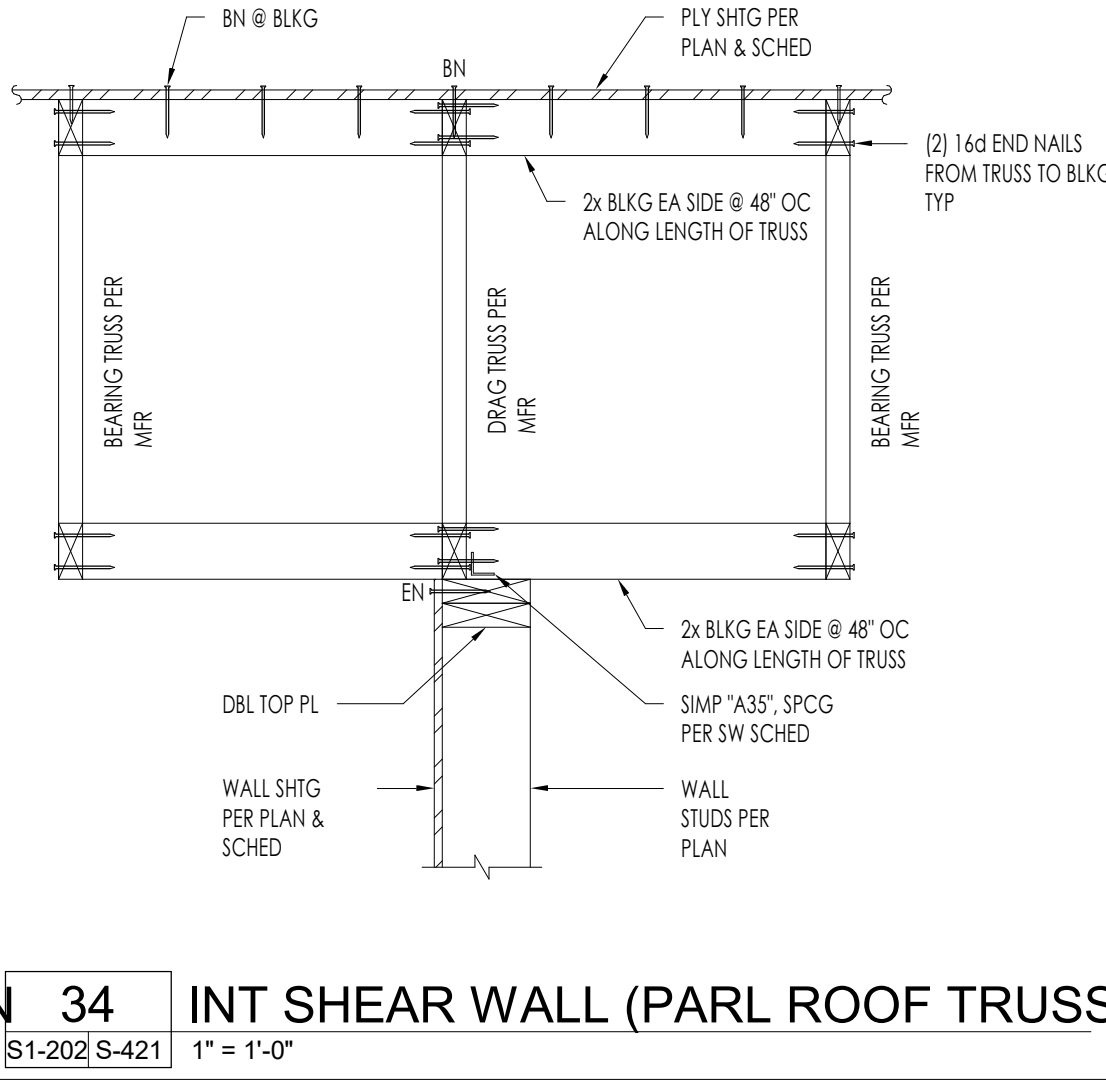
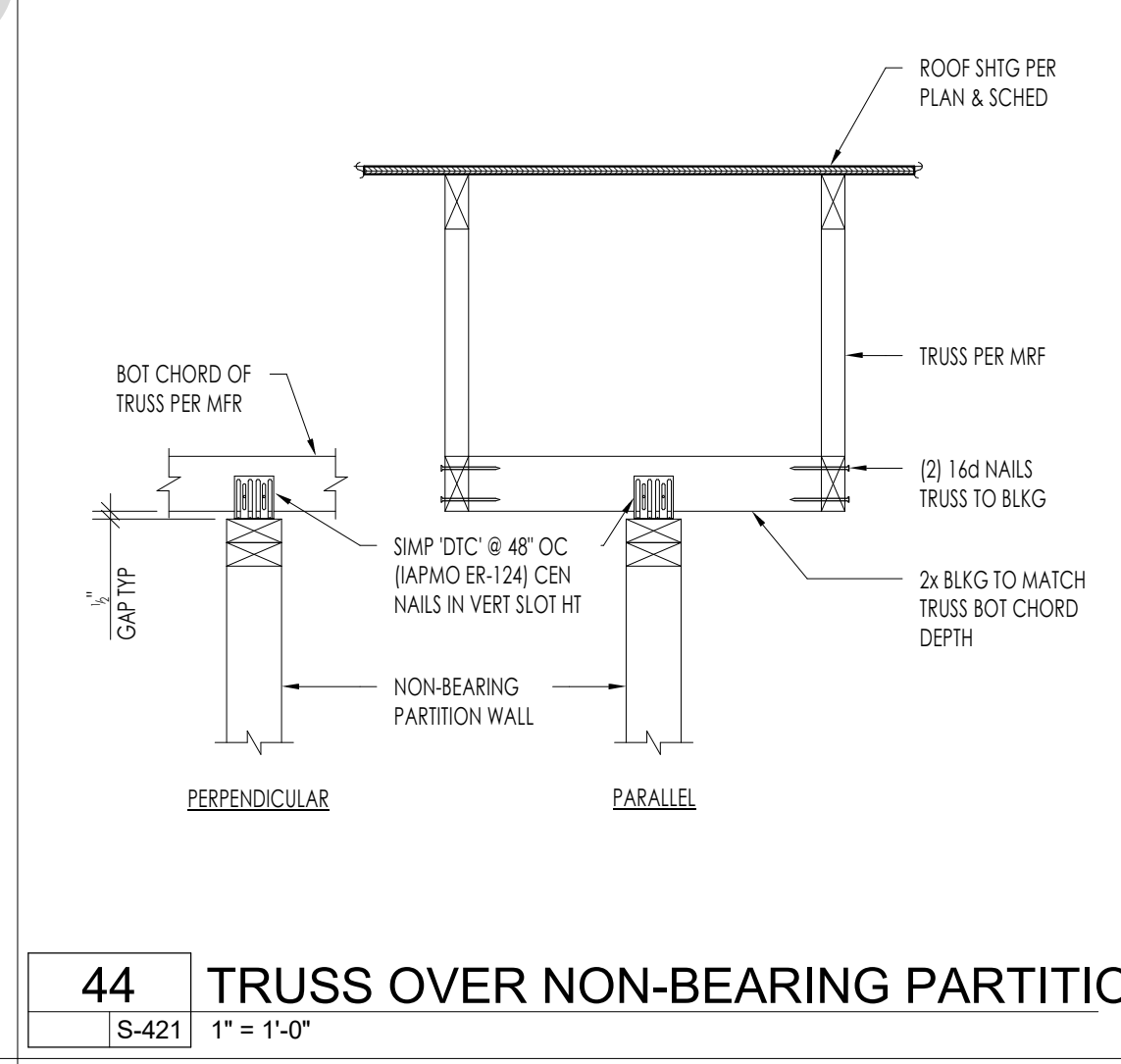
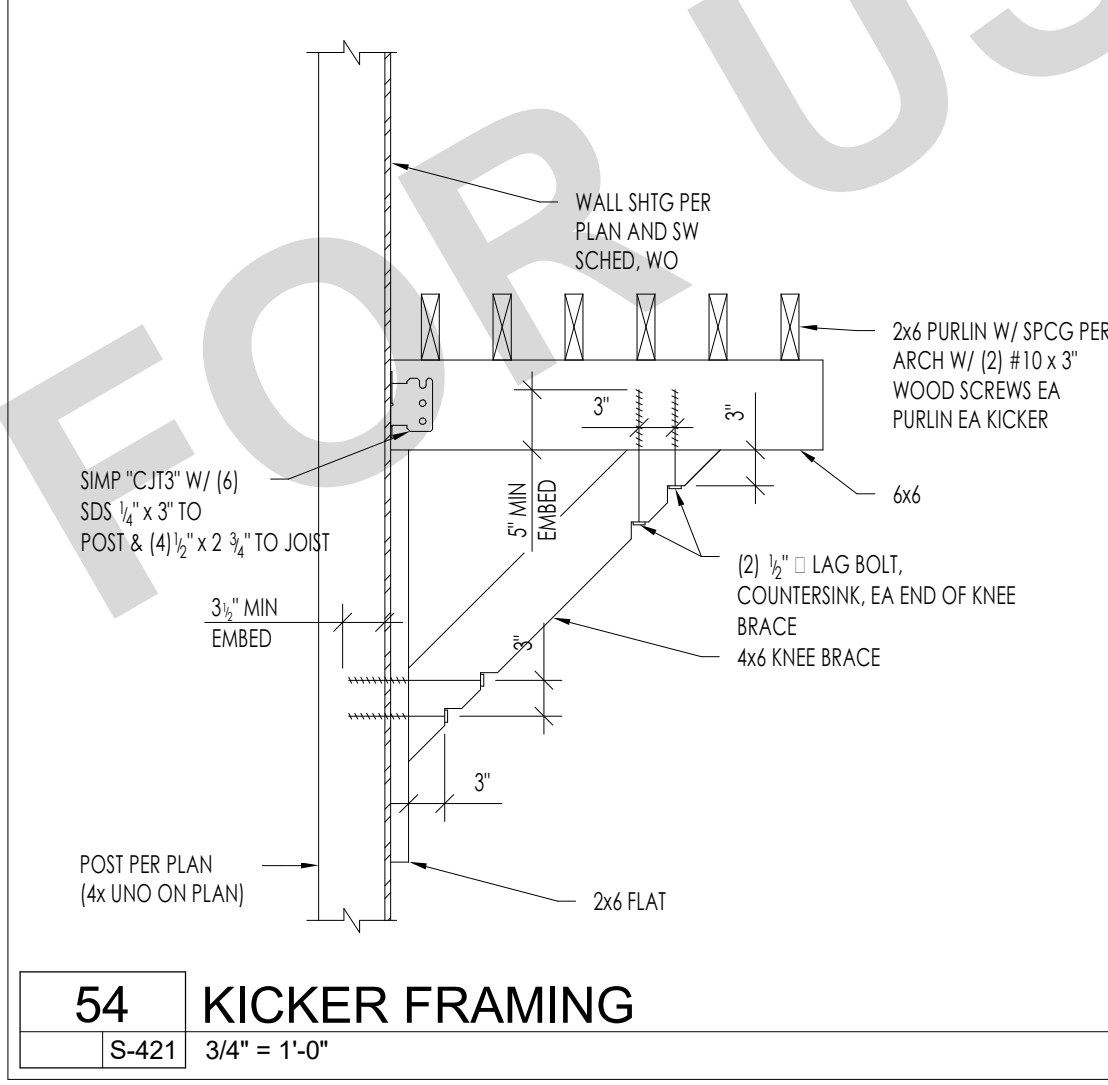
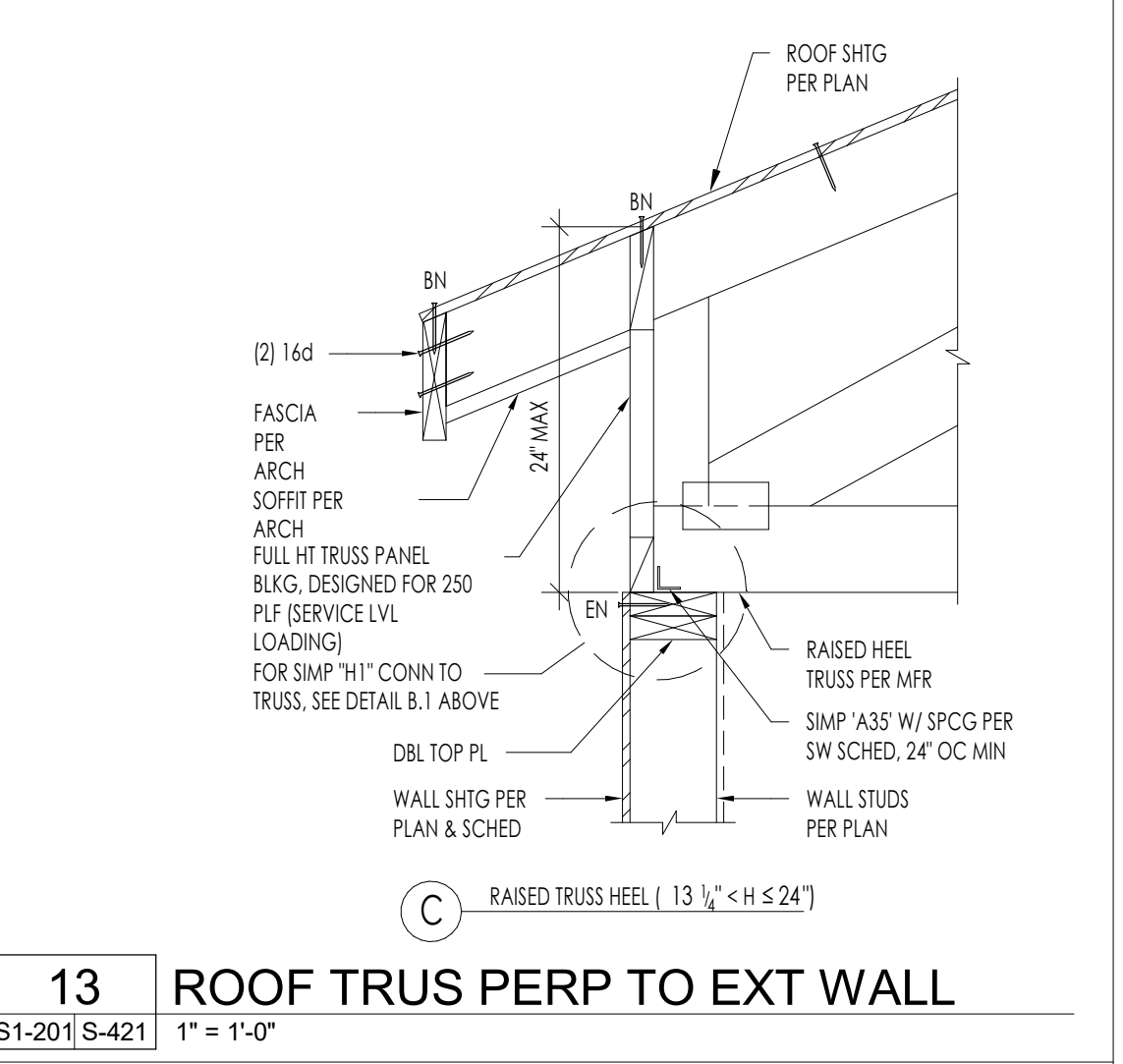
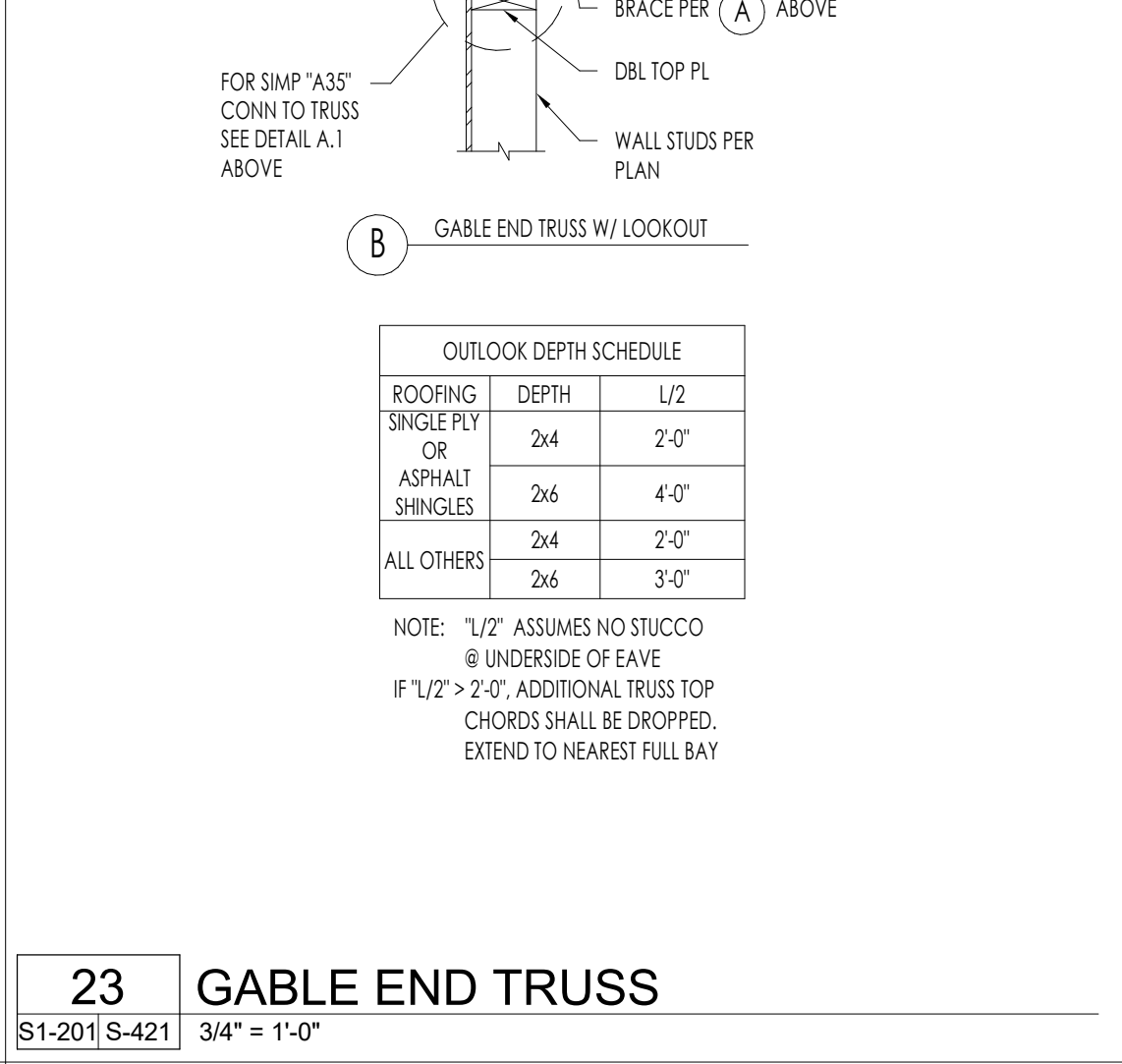
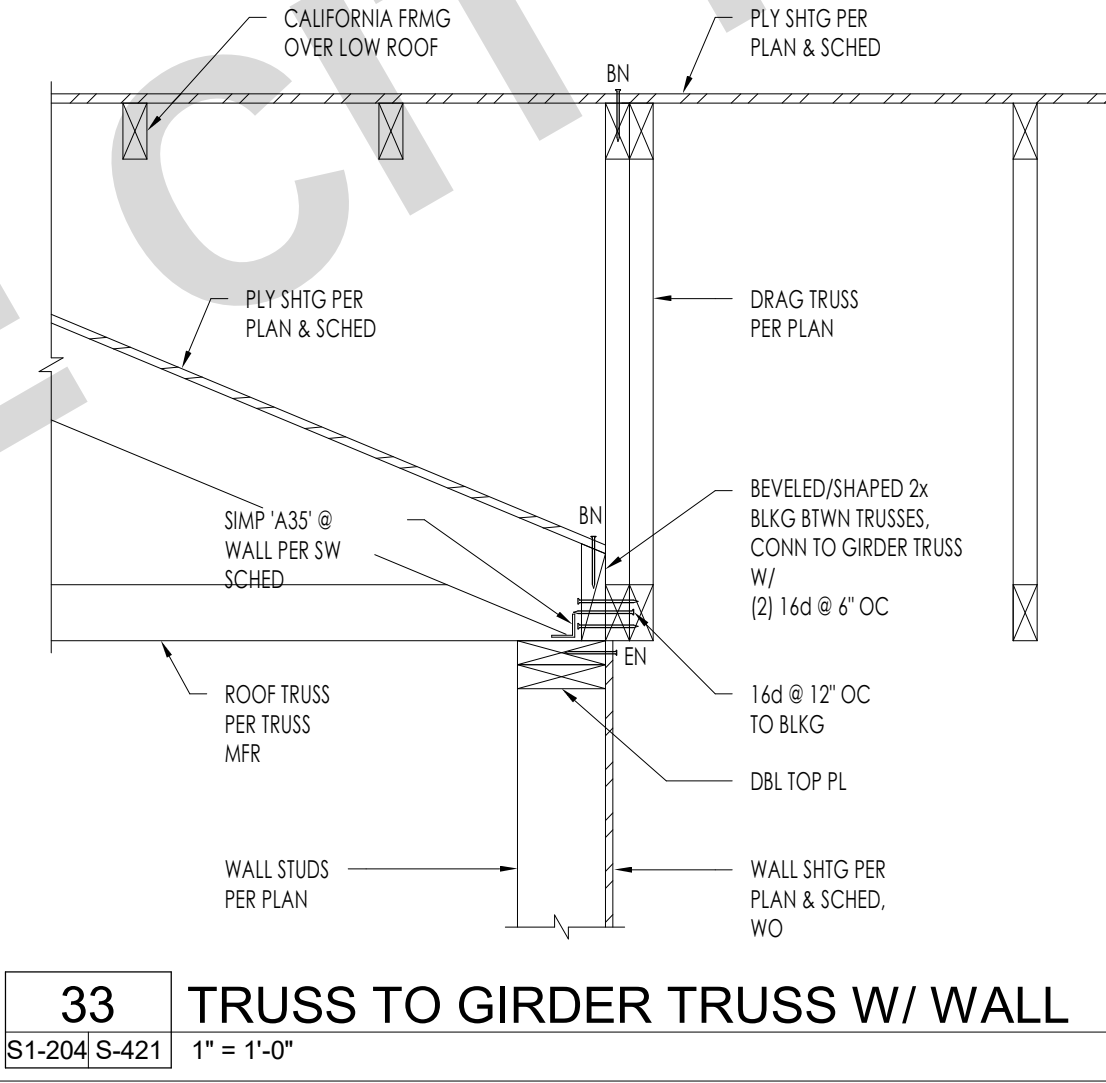
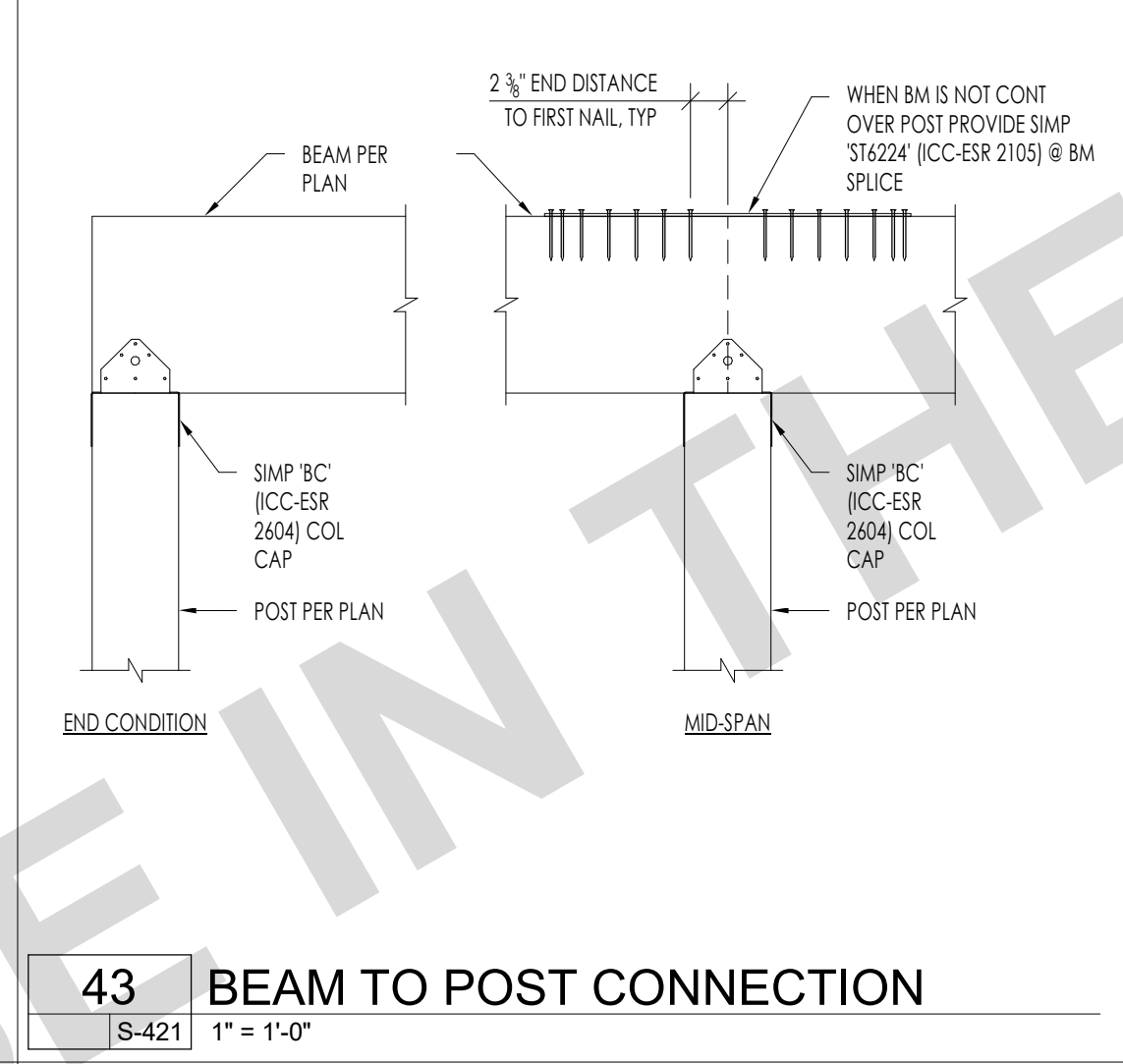
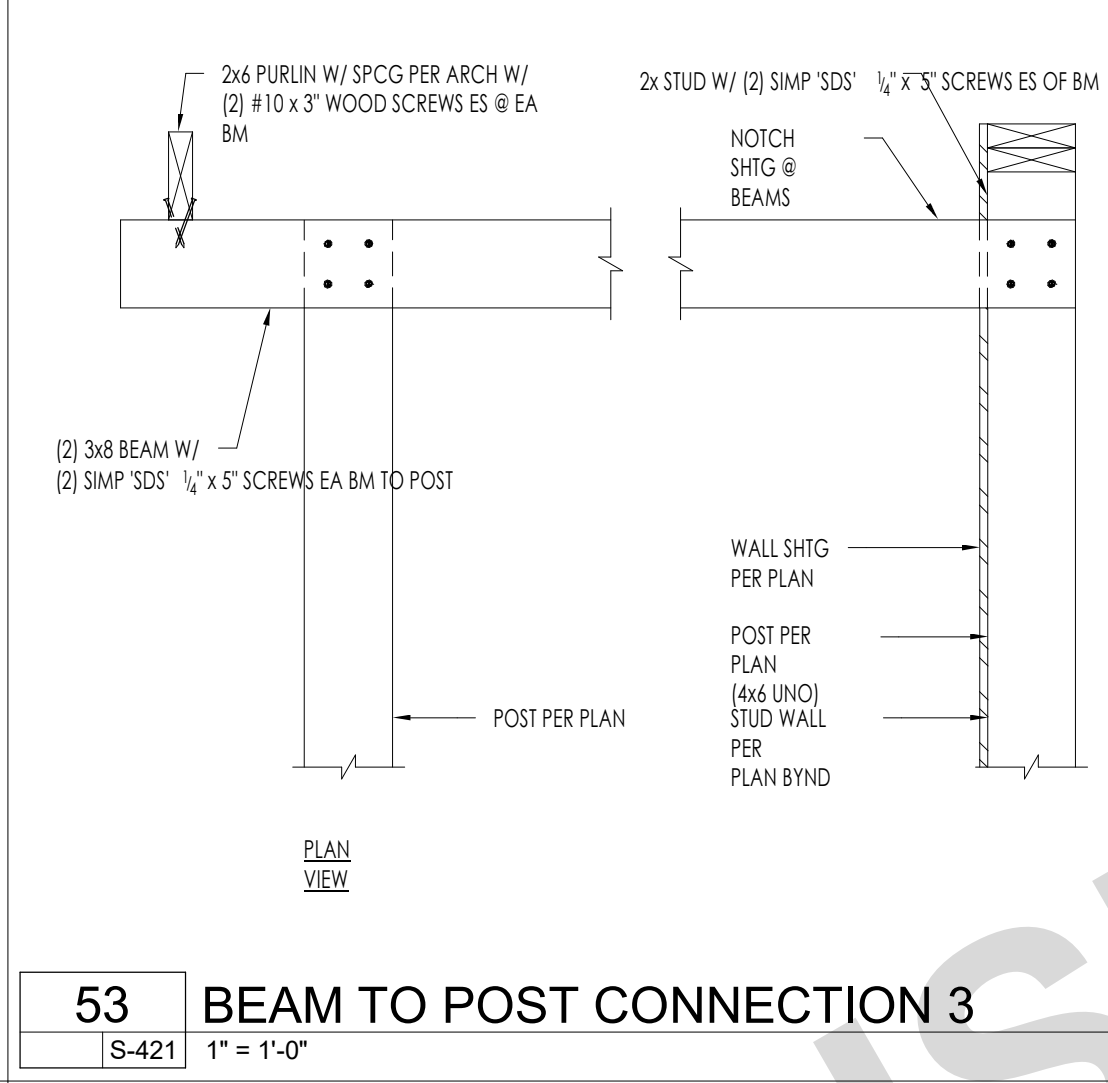
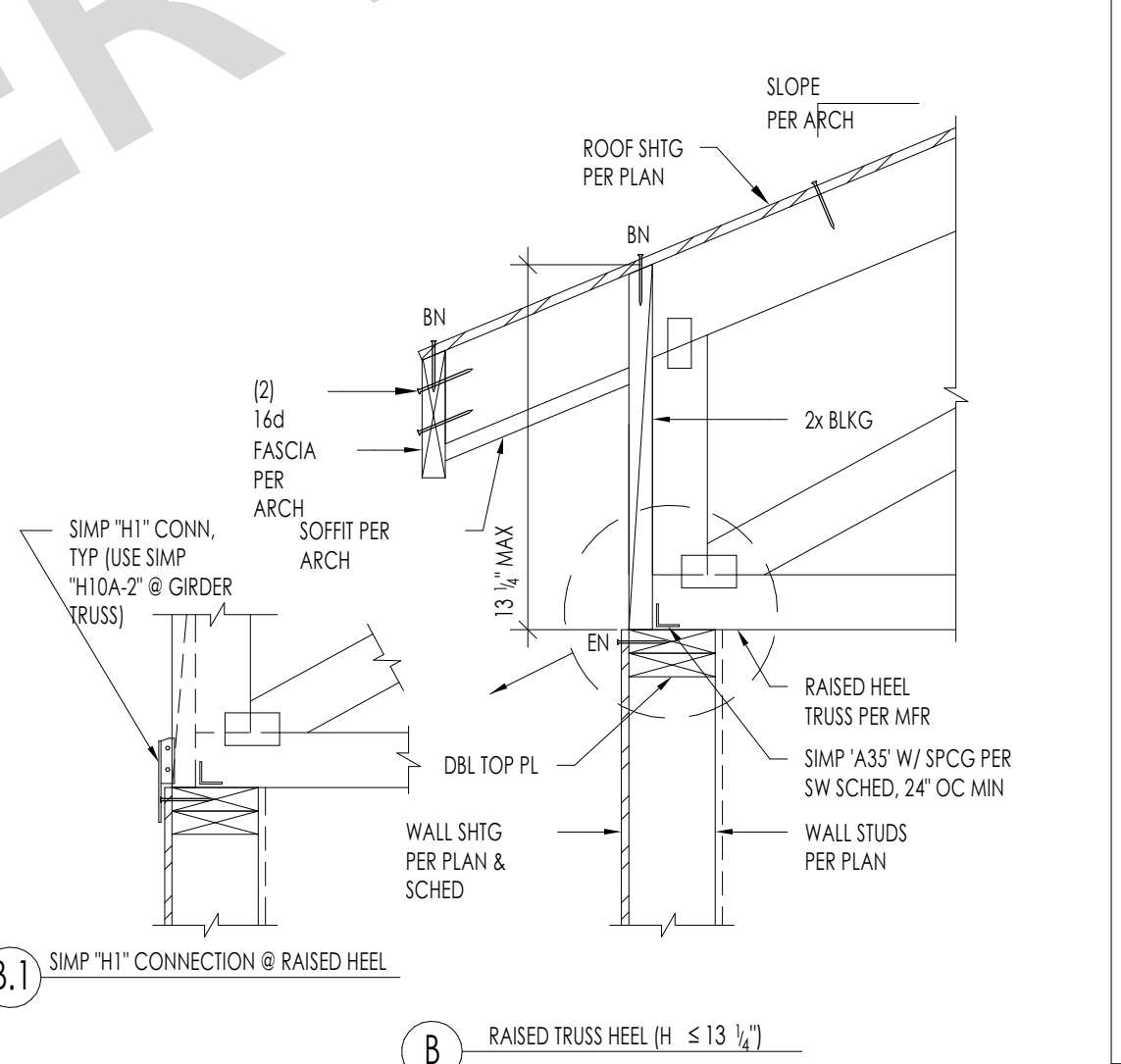
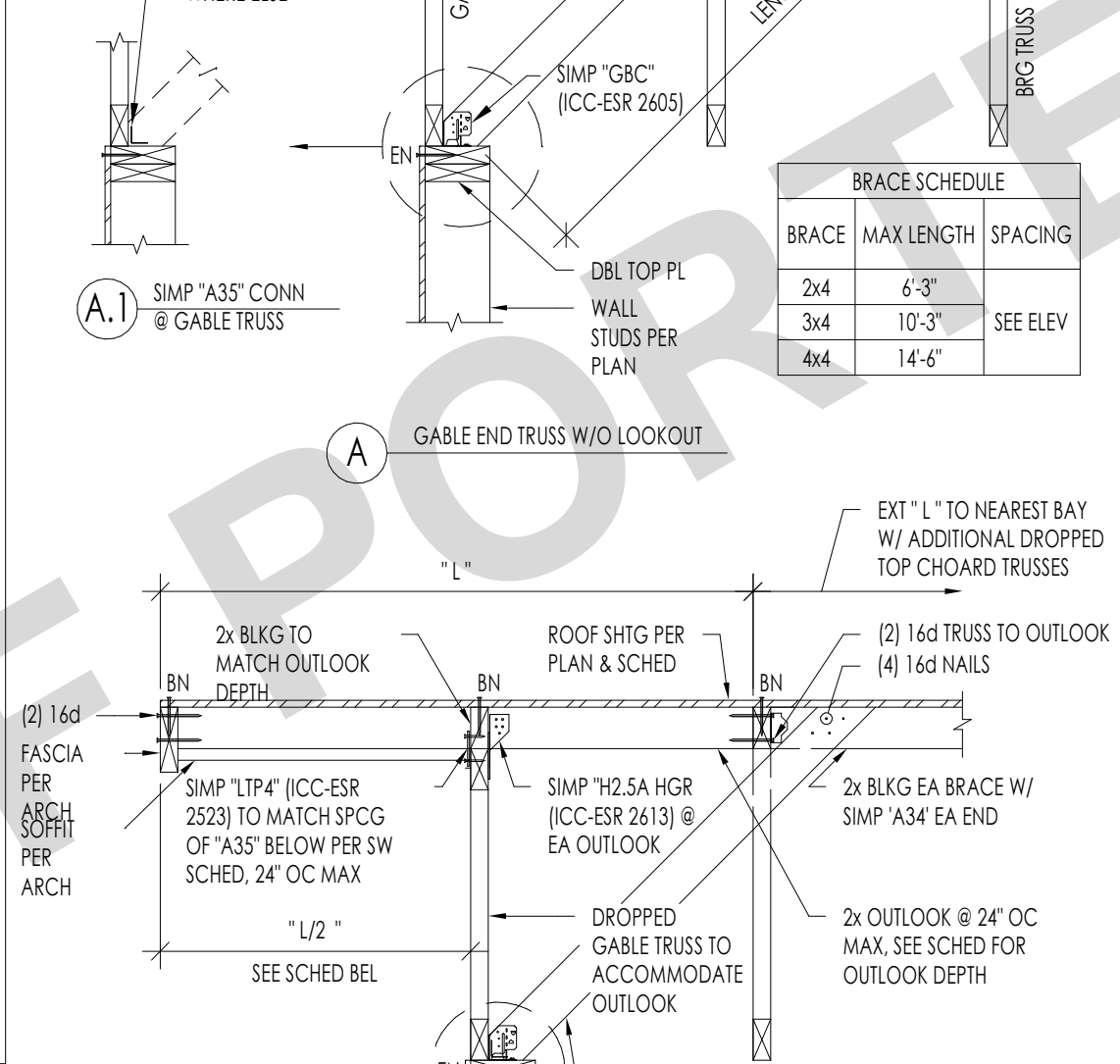
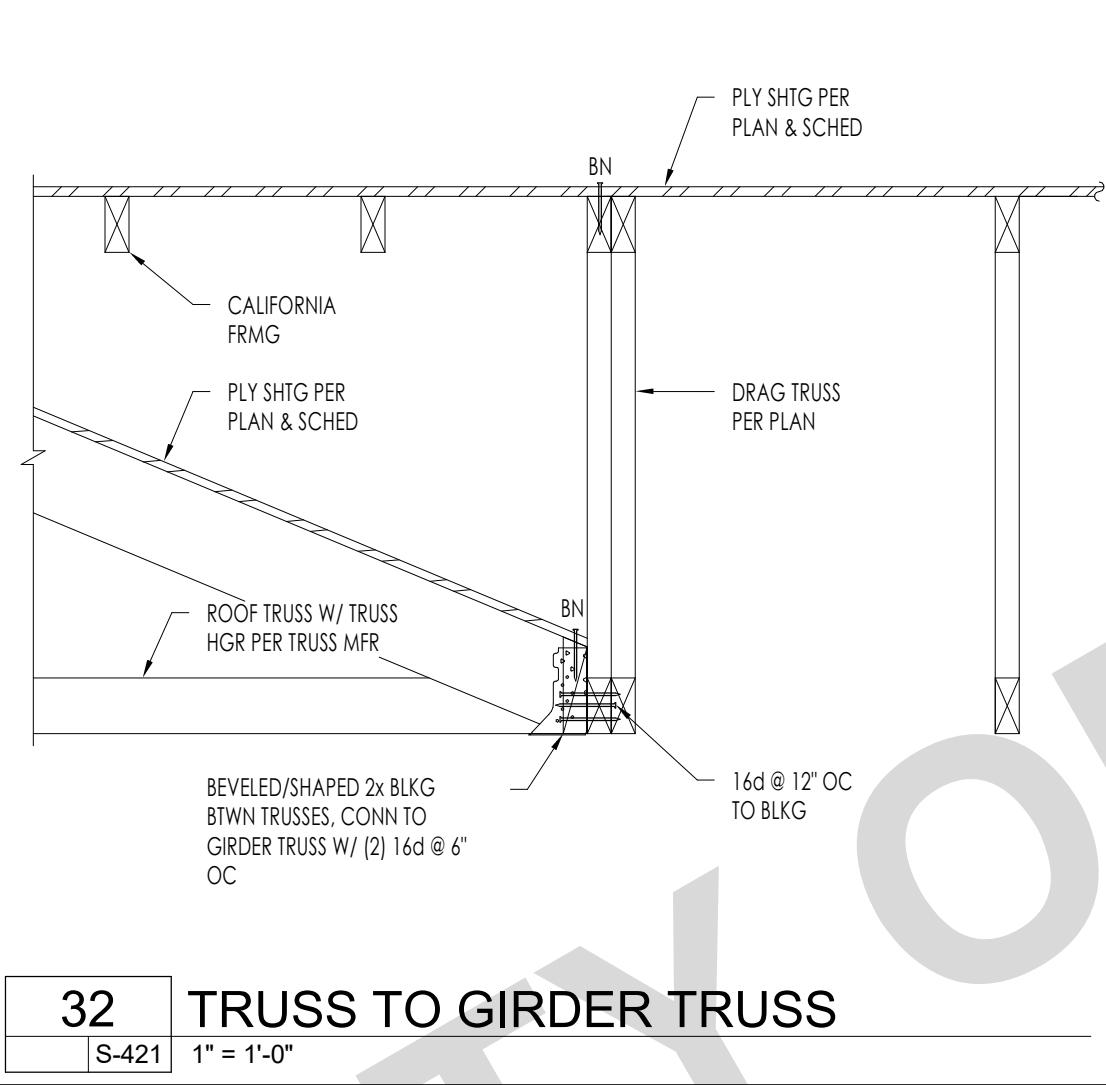
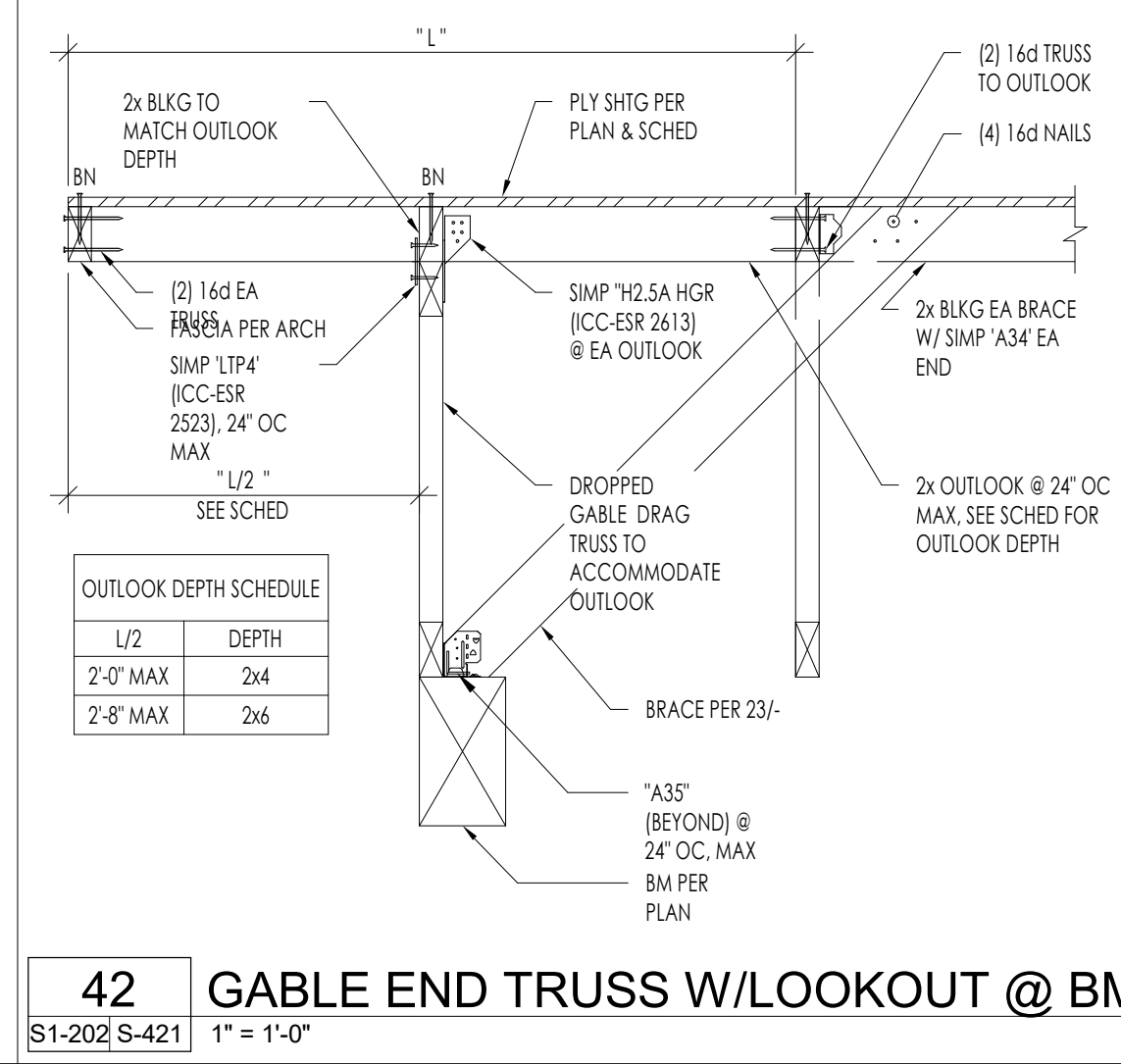
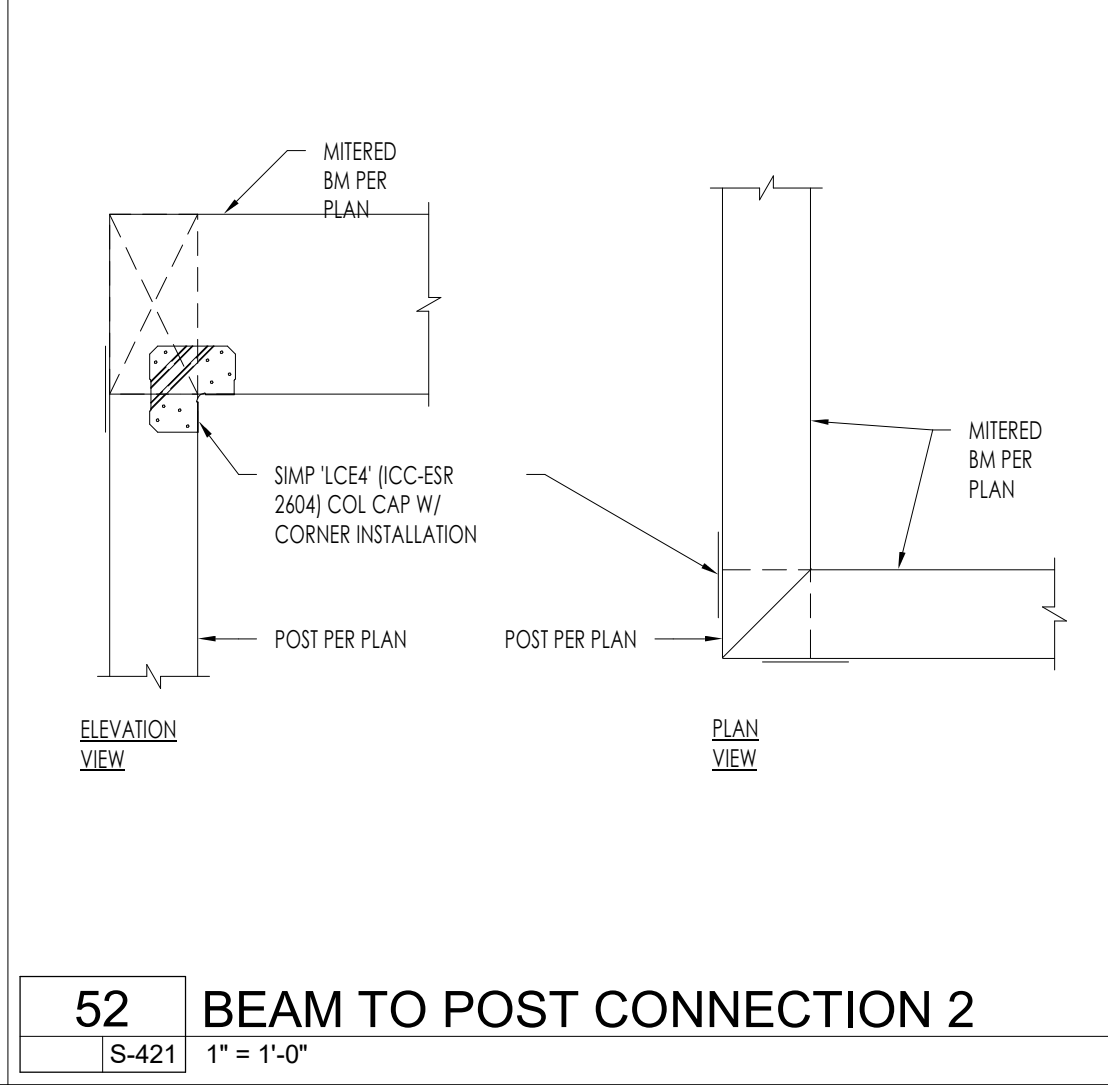
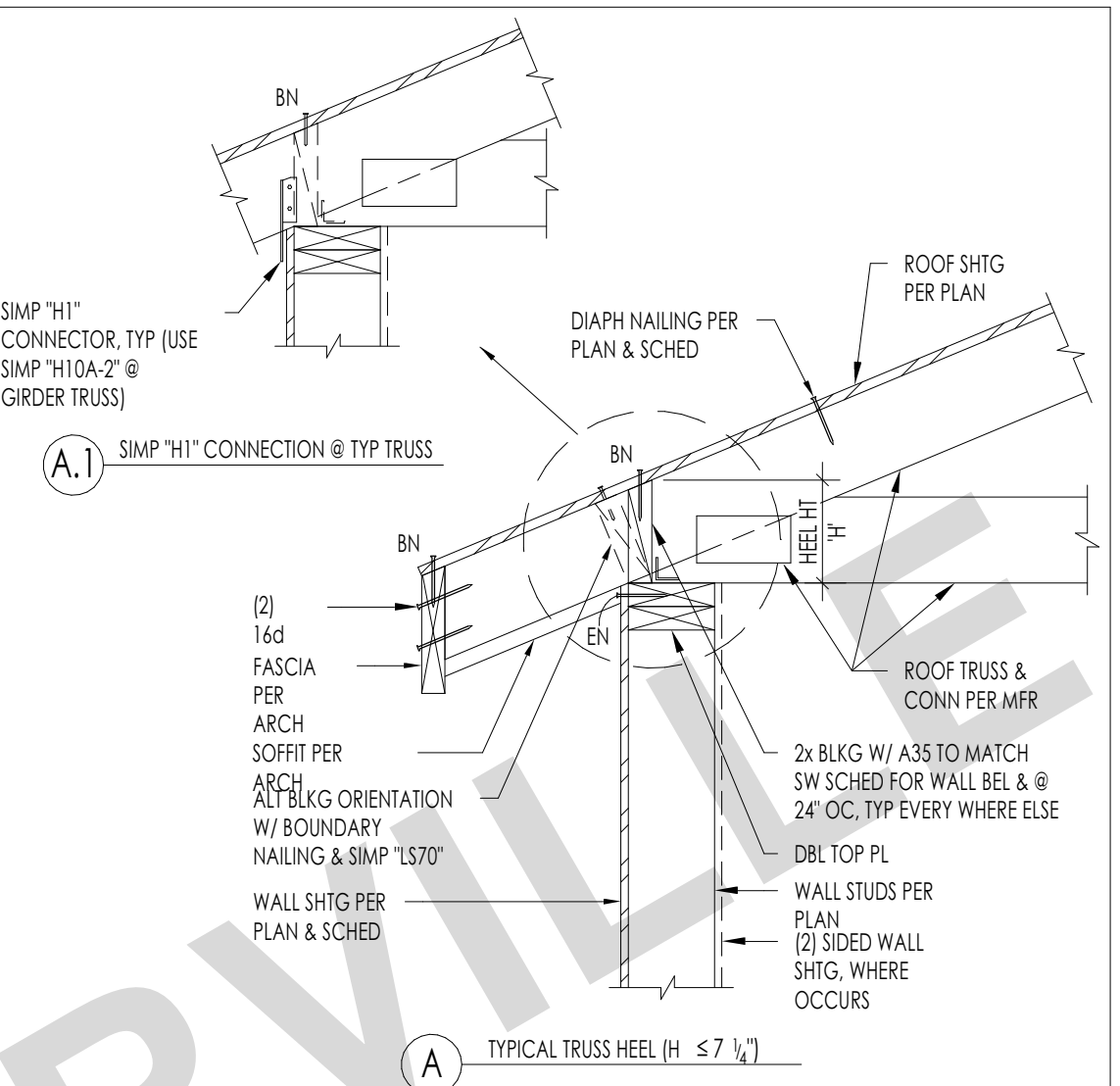
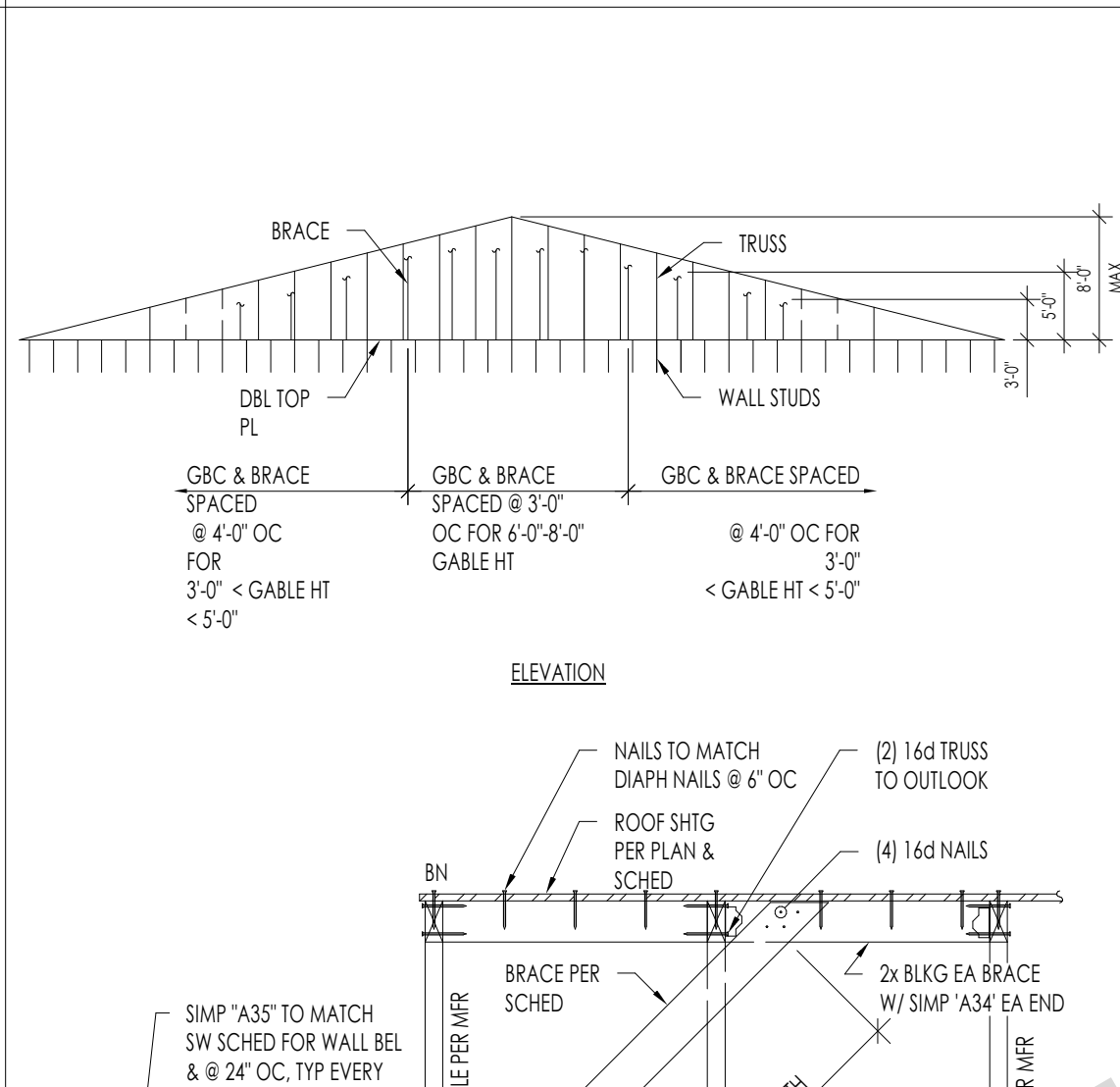
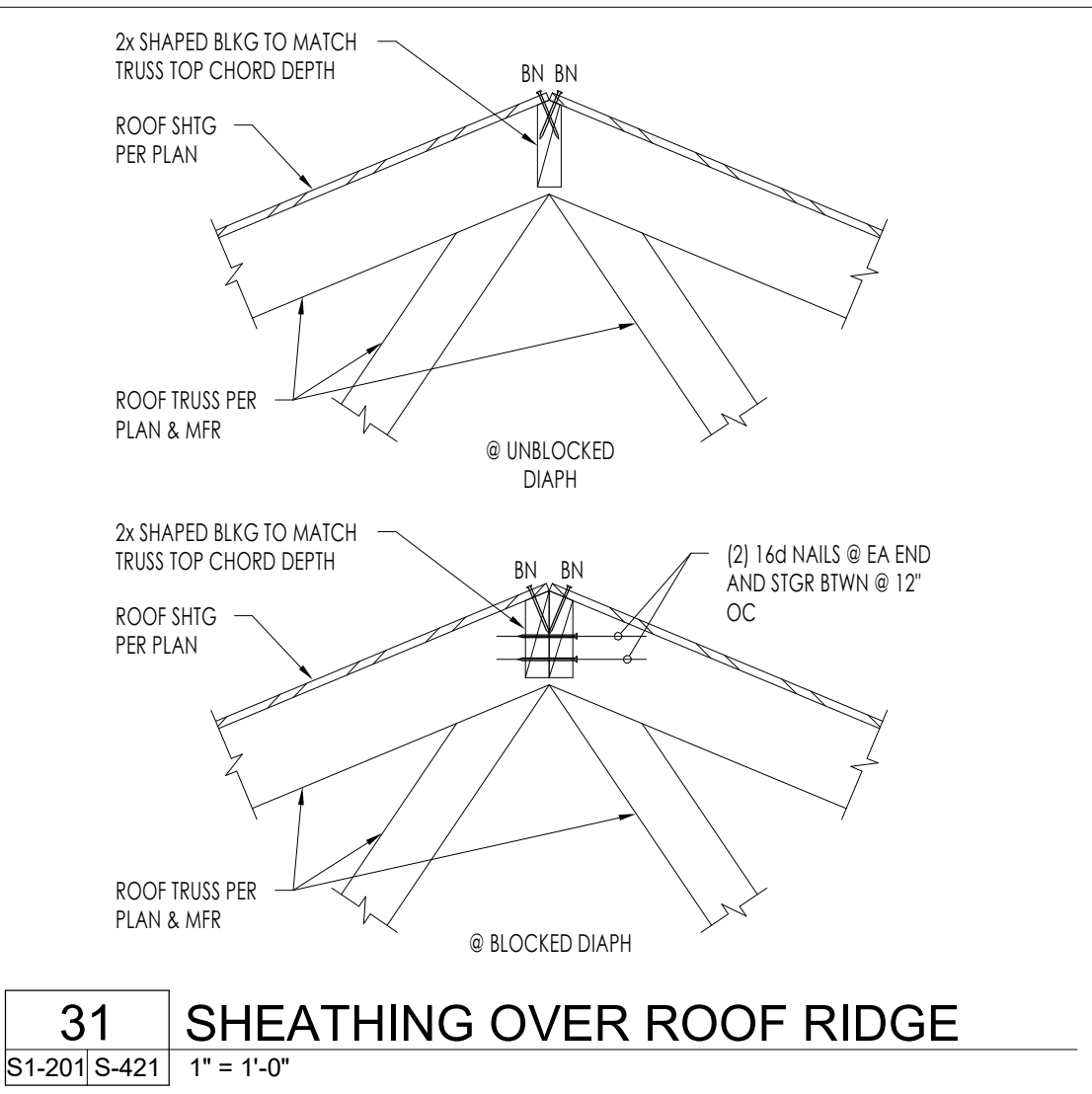
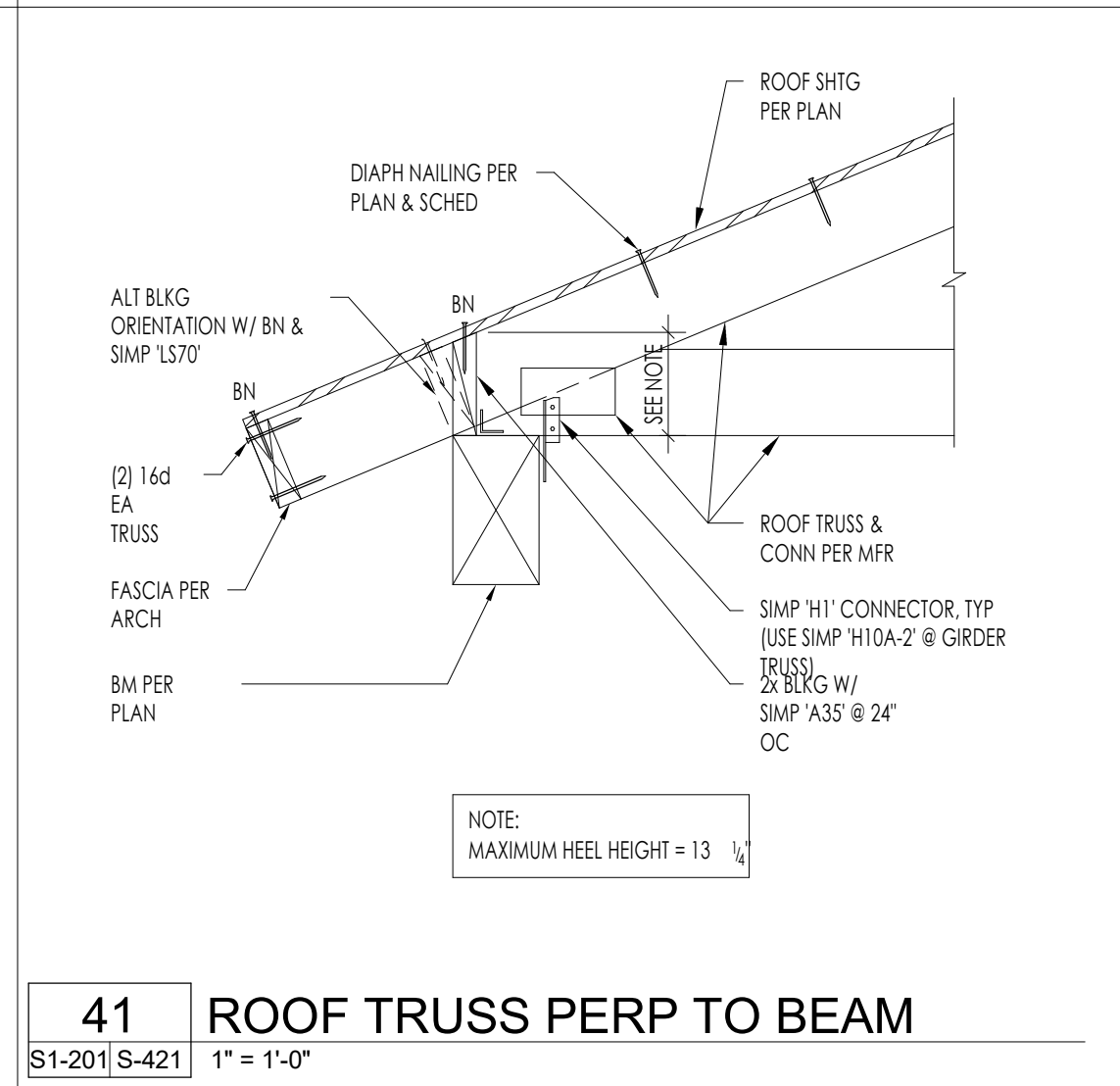
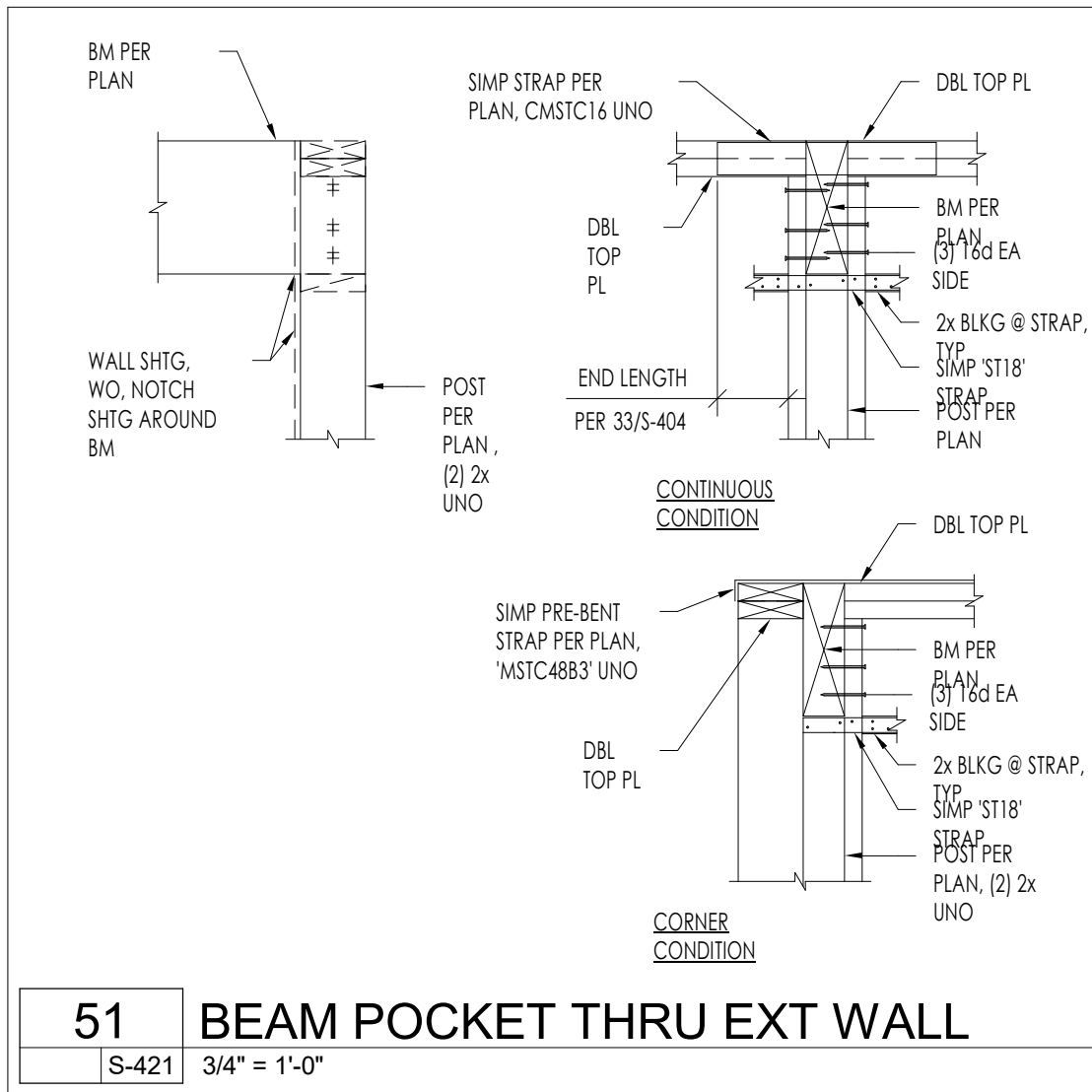
PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
TYPICAL WOOD DETAILS

PUBLIC SET
DATE: 07/05/23
SHEET: S-403



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PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ROOF FRAMING DETAILS

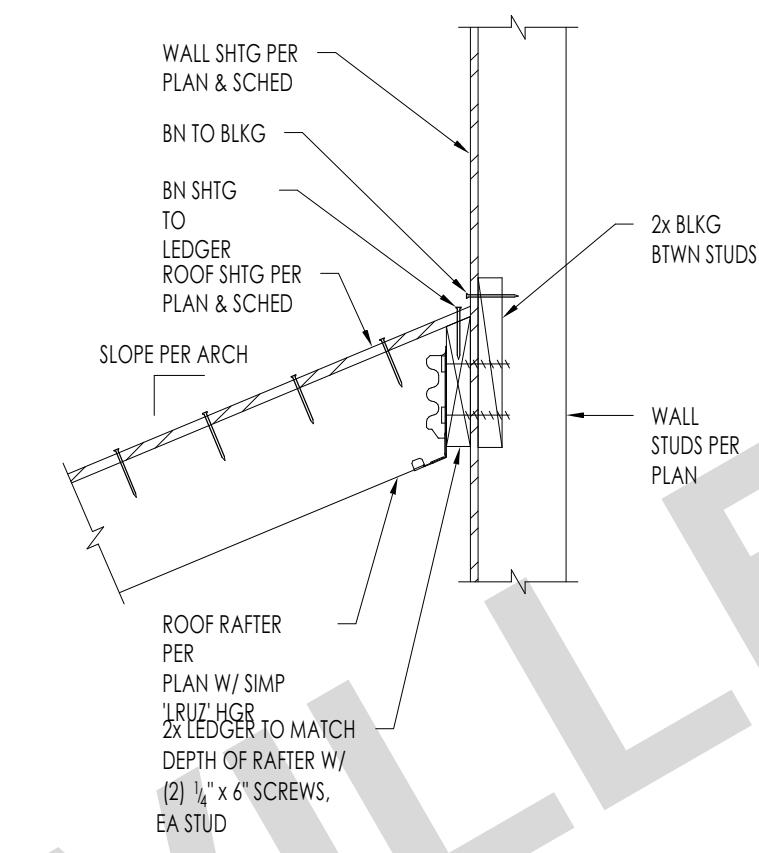


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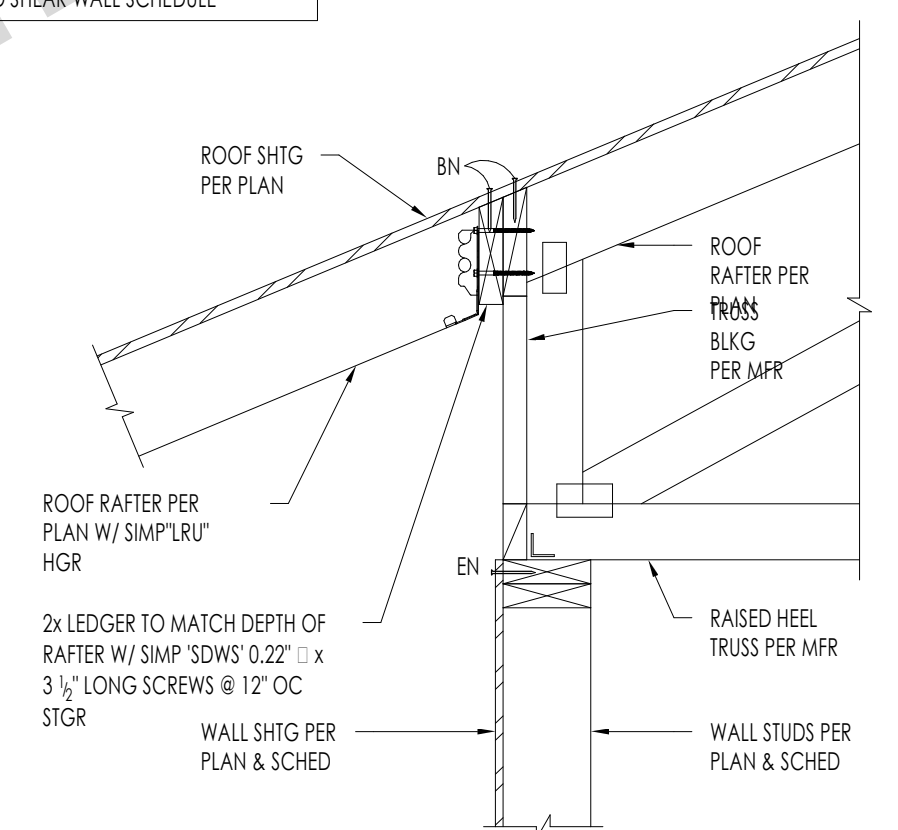
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1 ROOF RAFTER TO EXT. WALL

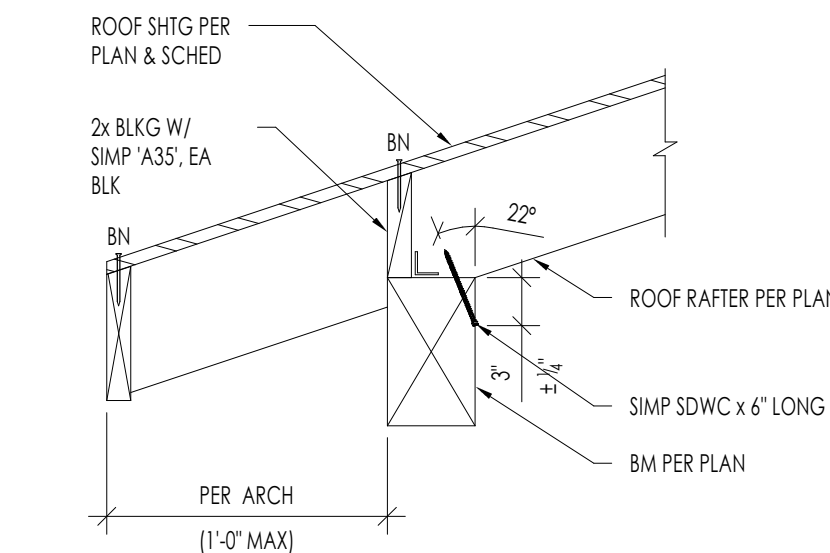
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NOTE:
PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE



2 ROOF TRUSS @ LOW ROOF FRAMING

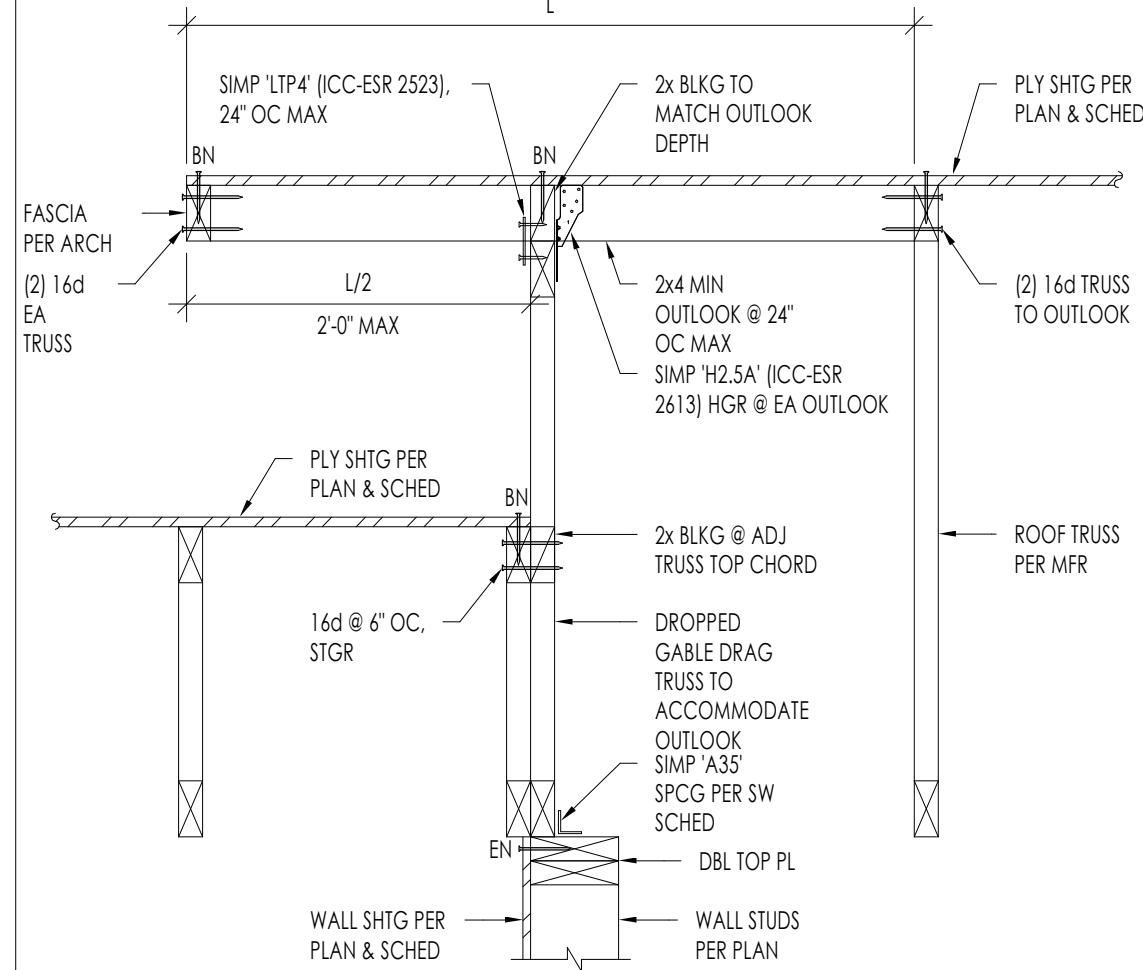
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NOTES:
1. PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE
2. REFER TO GENERAL NOTES FOR GUIDELINES ON EXPOSED MEMBERS AND CONNECTORS AT EXTERIOR CONDITION

4 ROOF RAFTER TO BEAM

SCALE: 1" = 1'-0"



3 DIAPHRAGM TRANSITION W/OVERHANG

SCALE: 1" = 1'-0"

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ROOF FRAMING DETAILS

PUBLIC SET

DATE
07/05/23

SHEET
S-422

FOR USE IN THE CITY OF PORTERVILLE



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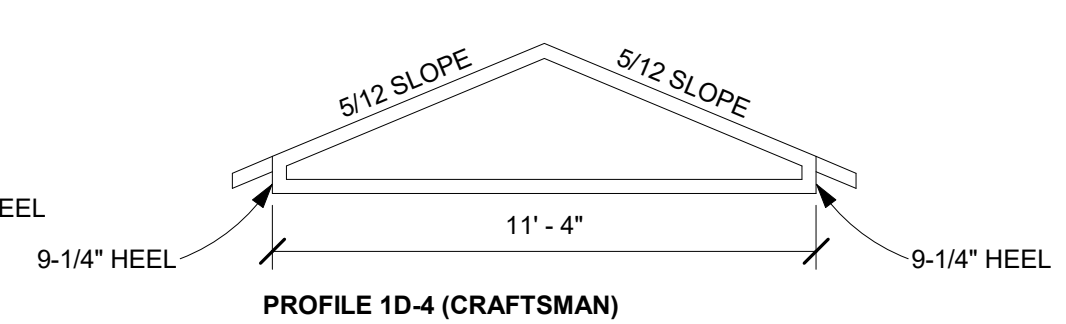
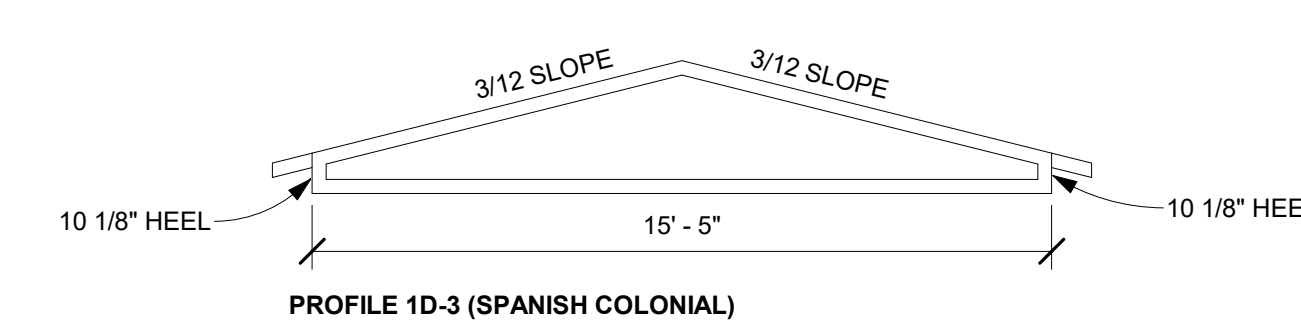
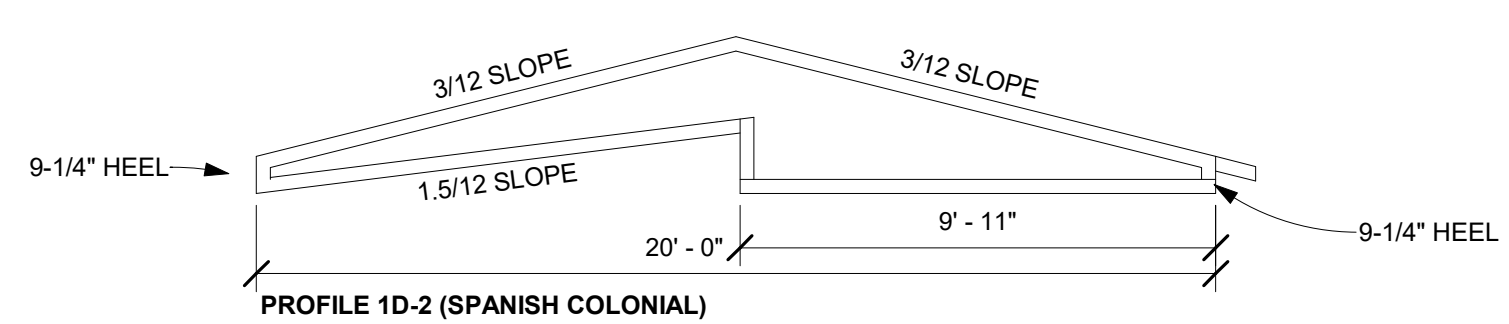
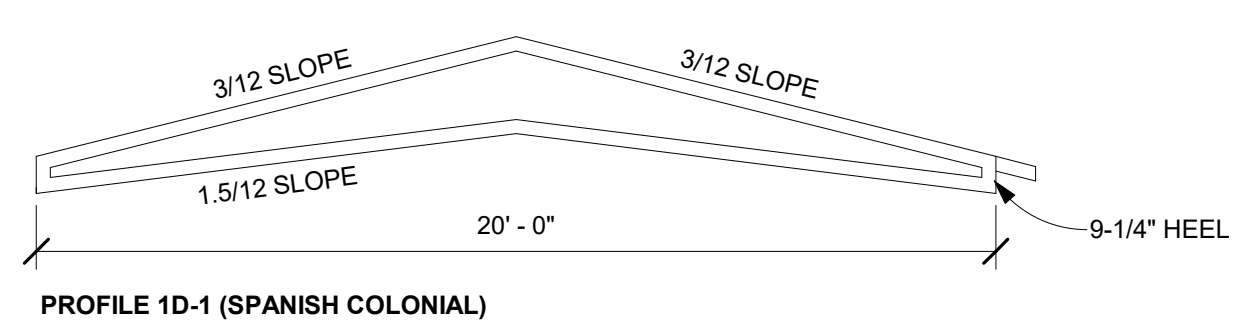
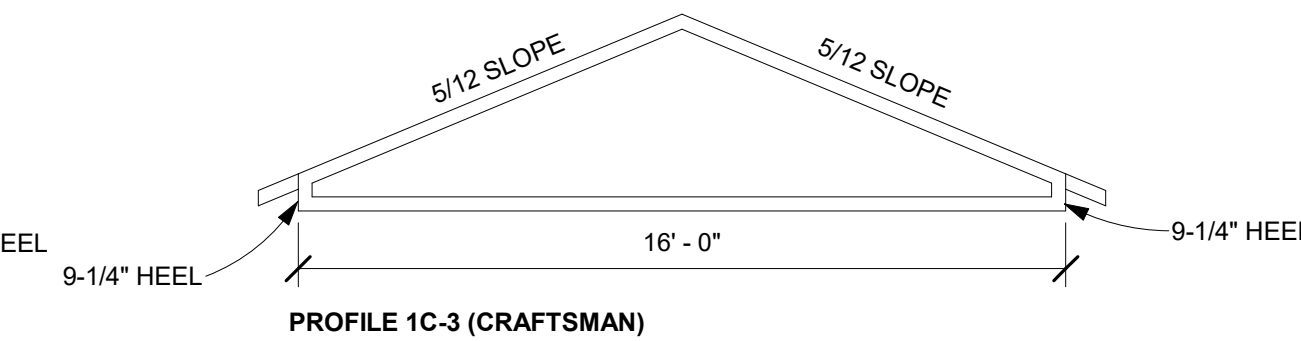
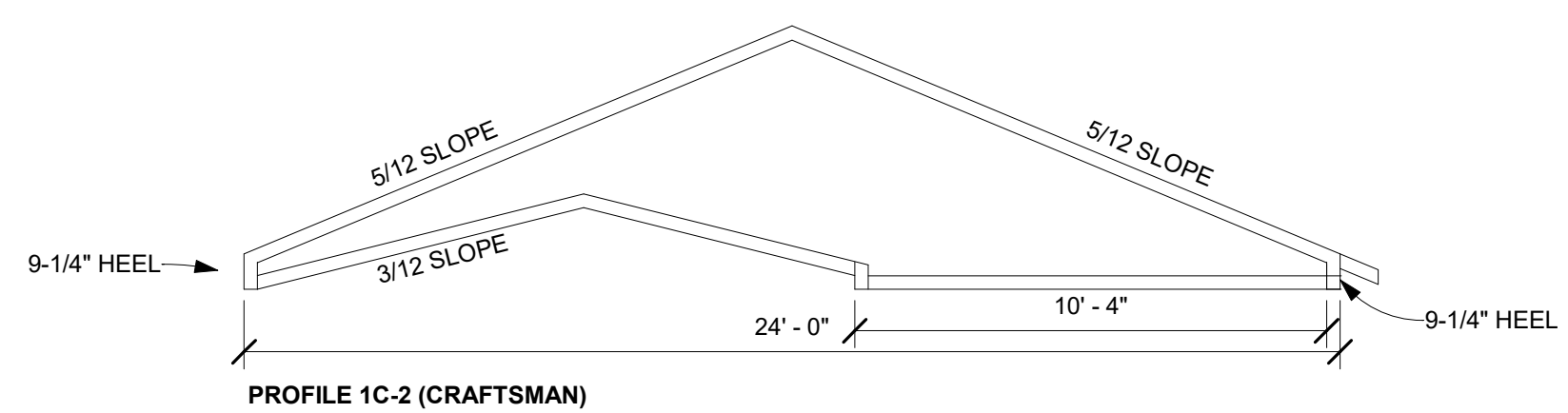
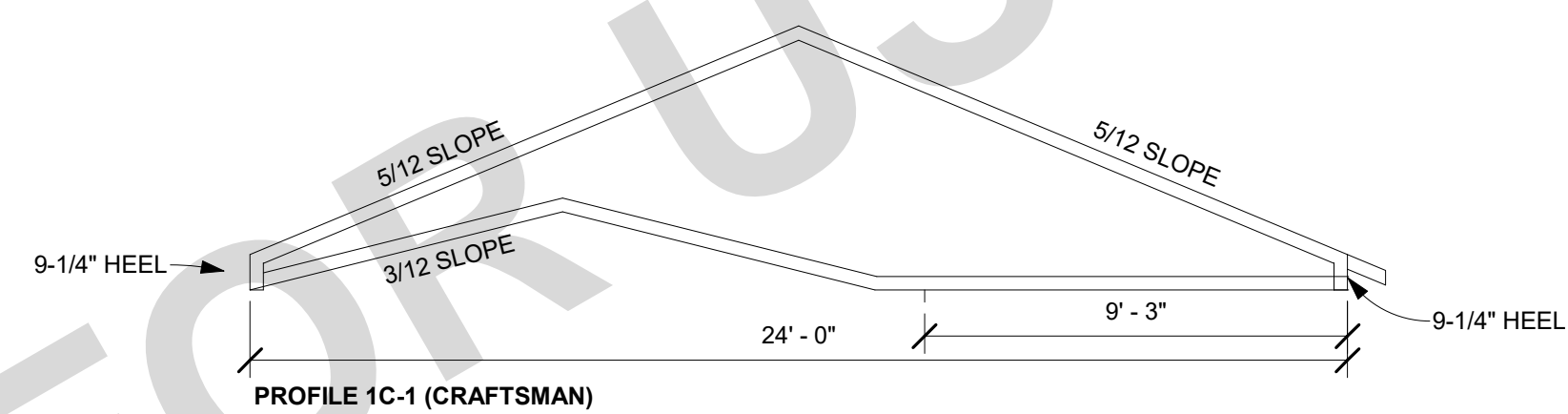
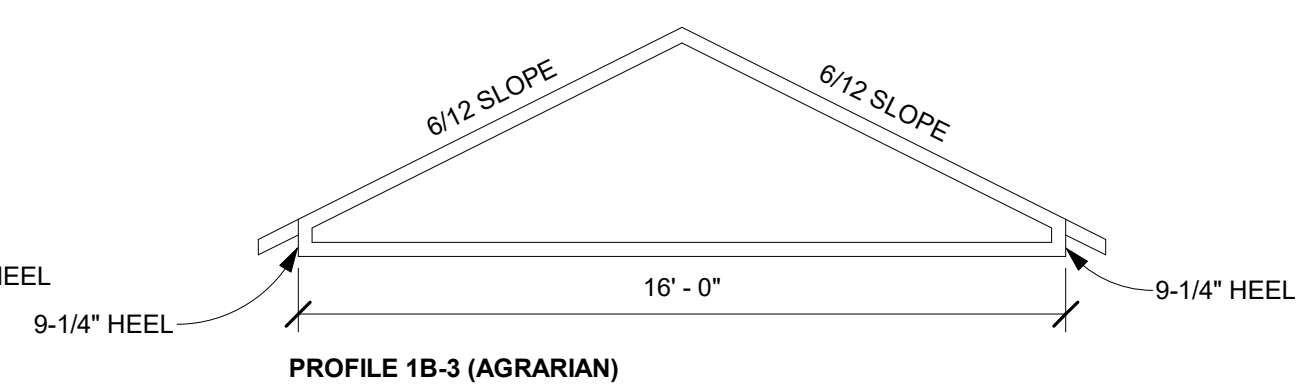
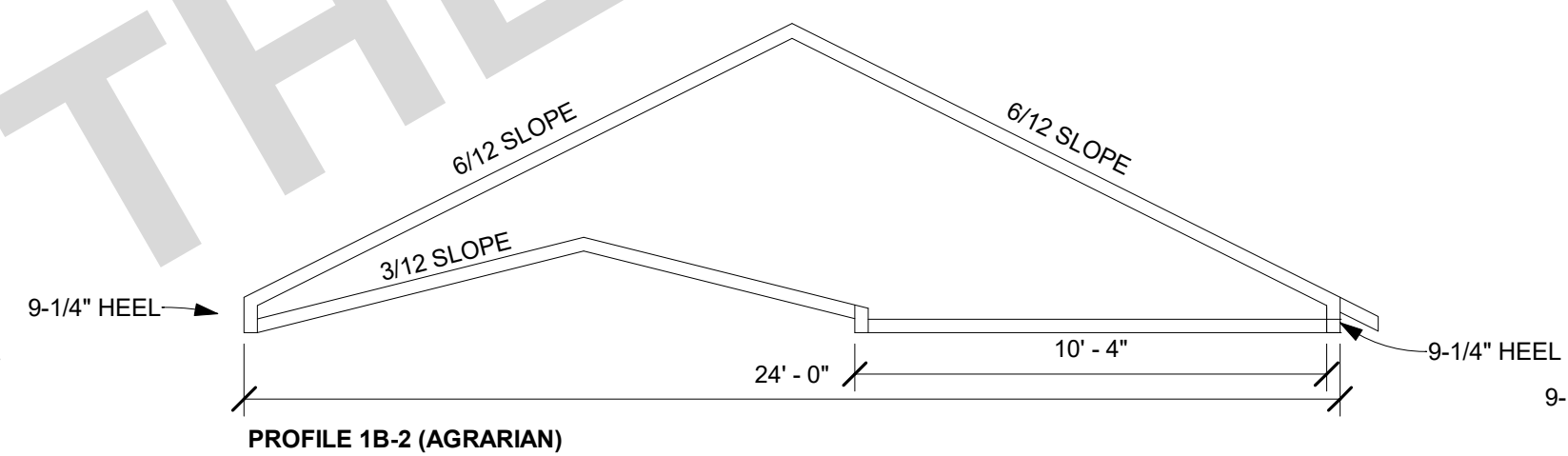
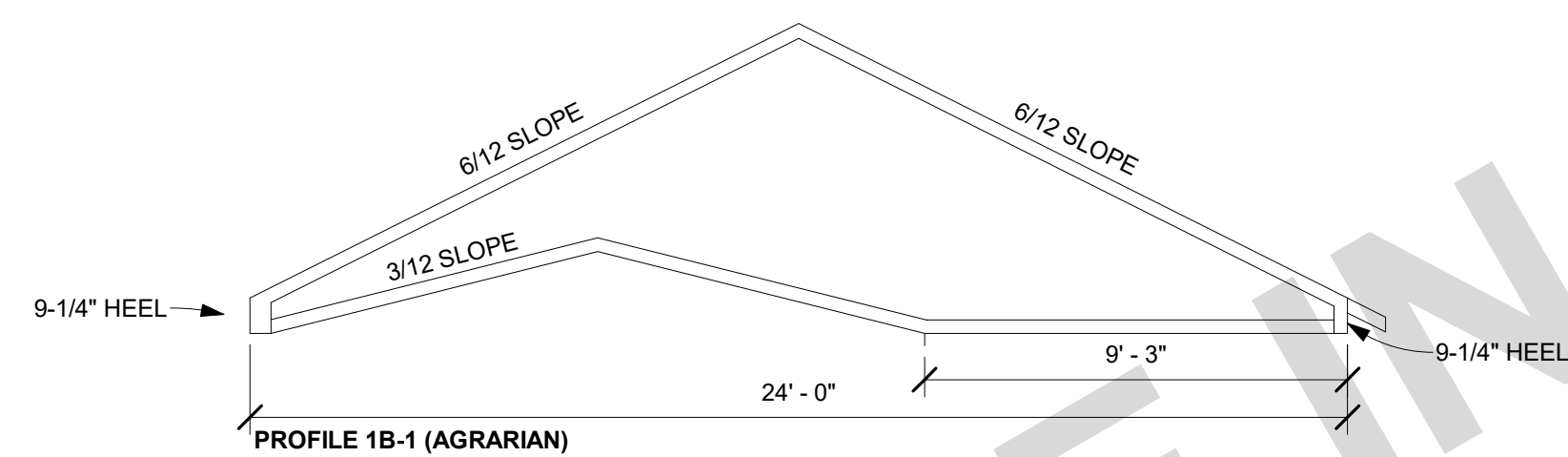
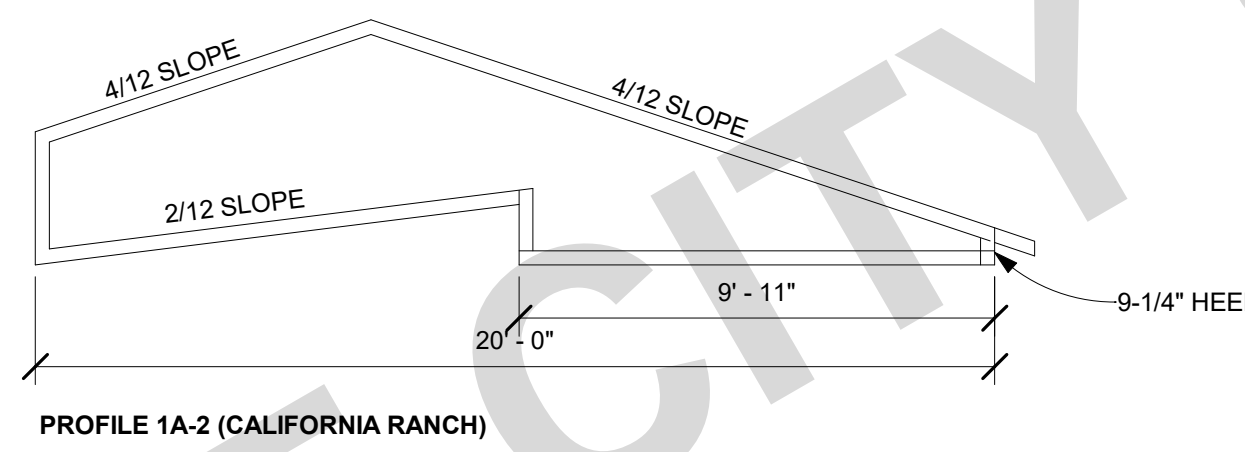
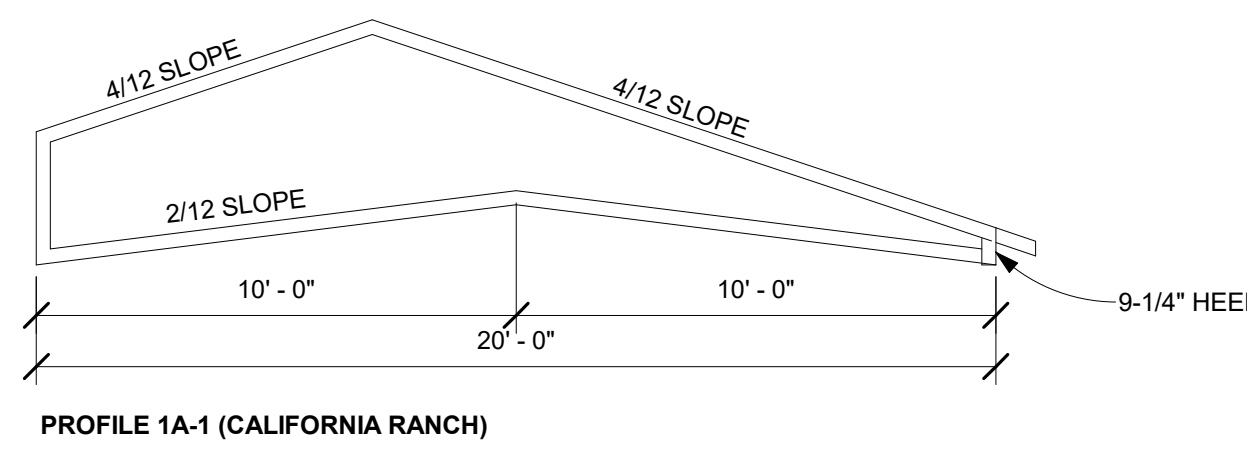
PORTERVILLE ADU PROTOTYPES
 PORTERVILLE, CA
TRUSS PROFILES - PLAN 1

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PLAN 1 TRUSS PROFILES



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