BLDR0322-0924

STYLE A: SPANISH COLONIAL REVIVAL

STYLE B: CRAFTSMAN

STYLE C ; AGRARIAN

STYLE D: CALIFORNIA RANCH

PORTERVILLE PROTOTYPE ACCESSORY DWELLING UNIT - PLAN 3

CITY OF PORTERVILLE, CA

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*FOR PLANNING STAFF ONLY

INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS:_____

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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)

REVIEWED

FOR

CODE COMPLIANCE

02/15/2024

CITY OF PORTERVILLE

PLANS & PROJECTS MUST FULLY COMPLY WITH ALL APPLICABLE CODES. ERRORS &/OR OMISSIONS DURING PLAN CHECK DOES NOT RELIEVE OWNERS &/OR CONTRACTORS OF THIS RESPONSIBILITY. FINAL OCCUPANCY & ACCEPTANCE IS SUBJECT TO ON-SITE INSPECTIONS & APPROVAL.

PROJECT INFORMATION

*FOR PLANNING STAFF ONLY

INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS:_____

PROJECT SCOPE:

1. CONSTRUCTION OF A NEW DETACHED 1 STORY 806 SF ACCESSORY DWELLING UNIT WITH 2 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)

	REQUIRED	PROPOSED
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 SPRINLER 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"
MAX. HEIGHT PROPOSED:	
ROOF RATING:	CLASS A
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 3	
PLAN 3	806 SF
TOTAL PROPOSED BUILDING AREA	806 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 RESIDNENCE 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

1. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
2. 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.
3. **SECTION 903.2.1 GROUP R** AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 9033 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.
4. **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.
5. **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.
6. 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.
7. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
8. 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)

WILDLAND-URBAN INTERFACE FIRE AREA

1. PORTIONS OF THE CITY OF PORTERVILLE ARE LOCATED IN WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA (AS DEFINED BY **2022 CRC R337.2**).
   a. *AREA DEFINED BY STATE AS A "FIRE HAZARD SEVERITY ZONE"*
   b. *AREA DESIGNATED BY ENFORCING AGENCY TO BE AT A SIGNIFICANT RISK FROM WILDFIRES.*
2. AN ADU WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE **2022 CRC SECTION R337**.
3. 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**

1. 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

1. 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 A3-122,123,124 & A3-202,203,204 & AD-904,905,906

☐ AGRARIAN
*STRIKE THROUGH SHEETS A3-121,123,124 & A3-201,203,204 & AD-903,905,906

☐ CRAFTSMAN
*STRIKE THROUGH SHEETS A3-121,122,124 & A3-201,202,204 & AD-903,904,906

☐ SPANISH COLONIAL
*STRIKE THROUGH SHEETS A3-121,122,123 & A3-201,202,203 & 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

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

CITY OF PORTERVILLE CALIFORNIA

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

TITLESHEET - PLAN 3

PUBLIC SET

DATE 02/09/24

SHEET G-003

1/8/2024 12:37:12 PM
Autodesk Docs://2133-01-CU20 Porterville ADU and MF Dwelling Unit/2133-01-PrototypeADUs_CDs.rvt

FLOOR PLAN NOTES

1. STAIRS AND HANDRAILS
   a. HANDRAIL: SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE SLOPED PLANE ADJOINING STAIR TREAD NOSING. *(2022 CRC R311.7.8.1)*
   b. THE HAND GRIP PORTION OF THE HANDRAIL SHALL BE A MINIMUM DIAMETER OF 1-1/4" AND A MAXIMUM DIAMETER OF 2" IN CROSS SECTION *(2022 CRC R311.7.8.5)* AND SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" CLEAR FROM THE WALL. *(2022 CRC R311.7.8.3)*
   c. ALL HANDRAILS SHALL RETURN OR TERMINATE IN A NEWEL OR SAFETY POST. *(2022 CRC R311.7.8.4)*
   d. HEADROOM: PROVIDE A MINIMUM OF 6'-8" CLEAR ABOVE ALL PORTIONS OF THE STAIRS AND LANDINGS. THIS DIMENSION SHALL BE MEASURED FROM A PLANE TANGENT TO THE STAIRWAY TREAD NOSING. *(2022 CRC R311.7.2)*
   e. GUARDS ON THE OPEN SIDES OF STAIRS ALSO SERVING AS A HANDRAIL SHALL BE NOT LESS THAN 34" OR MORE THAN 38". *(2022 CRC R312.1.2 EXC #2)*
   f. USABLE SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. *(2022 CRC R302.7)*
   g. GUARDS ON THE SIDE OF STAIRS SHALL BE SPACED SUCH THAT A SPHERE 4 3/8" DIA CANNOT PASS THROUGH. *(2022 CRC R312.1.3 EXC #2)*
   h. MINIMUM TREAD DEPTH SHALL BE 10". 3/8" MAXIMUM VARIATION CRC (2022 CRC R311.7.5.2) THE MINIMUM WINDER DEPTH AT THE WALK LINE (MEASURED AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE AT A POINT 12" FROM WHERE THE TREAD ARE NORROWEST) SHALL BE 10", MINIMUM WINDER TREAD DEPTH SHALL BE 6". *(2022 CRC R311.7.5.2.1)*
   i. MAXIMUM RISE SHALL BE 7.75". 3/8" MAXIMUM VARIATION *(2022 CRC R311.7.5.1)*
   j. STAIRS SHALL BE NOT LESS THAN 36" CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT IS 31 1-1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE, AND 27" WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES. *(2022 CRC R311.7.1)*
   k. RADUIS OF NOSING SHALL NOT BE LESS THAN 3/4" BUT NOT GREATER THAN 1 1/4". *(2022 CRC R311.7.5.3)*
   l. SPACE BETWEEN HANDGRIP AND WALL SHALL BE NOT LESS THAN 1 1/2". *(2022 CRC R311.7.8.3)*
   m. HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS WITH FOUR OR MORE RISERS. *(2022 CRC R311.7.8)*
2. WATER HEATER: (REFER TO BUILDING ANALYSIS REPORT)
   a. HOT WATER INLET AND OUTLET PIPES INSULATED: EXTERNALLY WRAPPED WITH R-4 OR GREATER (FIRST 5 FEET IN UNCONDITIONED SPACES).
   b. PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2' MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
   c. COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.
   d. CLEARANCES PER MANUFACTURE REQUIREMENTS.
   e. THE BURNERS AND BURNER IGNITION DEVICES SHALL BE LOCATED 18" ABOVE THE GARAGE FLOOR UNLESS LISTED AS FLAMABLE VAPOR IGNITION RESISTANT *(NFPA54:9.1.10.2) (CPC 508.14)*
   f. WHEN INSTALLED IN A GARAGE THE WATER HEATER SHALL BE GUARDED AGAINST DAMAGE. *(CPC 508.14.)*
3. PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. *(2022 CRC R703.7.3)*
4. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" W/ TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. DIA. 4", SMOOTH, METAL DUCT.*(CMC 504.3)*
5. ALL MANUFACTURED EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS.
6. SHOWERS AND TUB-SHOWER COMBINATIONS: CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. *(CPC 418.0.)*
7. PROVIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, SAUNAS, STEAM ROOMS, HOT TUBS & SIMILAR USES WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60-INCHES ABOVE A STANDING SURFACE. *(2022 CRC R308.4.5)*
8. HEATING AND AIR-CONDITIONING SYSTEM DESIGN SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
9. FORCED AIR UNITS: REFER TO BUILDING ENERGY ANALYSIS REPORT. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIIPMENT DURING CONSTRUCTION SHALL BE REQUIRED PER CALGREEN SEC. 4.504.1. ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
   a. PROVIDE WORKING EQUIPMENT PLATFORM PER CMC 904.11.1.
   b. NIGHT SETBACK THERMOSTAT REQUIRED (MINIMUM 2 PERIODS PER 24 HOURS).
   c. CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS.
   d. THE BURNERS AND BURNER IGNITION DEVICES SHALL BE LOCATED 18" ABOVE THE GARAGE FLOOR UNLESS LISTED AS FLAMABLE VAPOR IGNITION RESISTANT (NFPA54:9.1.10.2) CPC 508.14 .
   e. PROVIDE MIN. 30" DEEP AND 30" HIGH, UNOBSTRUCTED WORKING SPACE IN FRONT OF FAU.
   f. FAU OR ALCOVE SHALL BE 12" WIDER ON ALL SIDES AND REAR THAN THE FURNACE BEING INSTALLED, CMC TABLE 3-1. REQUIRED CLEARANCES MAY BE REDUCED PER CMC TABLE 3-2.
   g. USE MIN. 0.019-INCH THICK SHEET METAL DUCTS IN GARAGE AND DUCTS PENETRATING WALLS AND CEILINGS OF GARAGE, CBC EXCEPTIONS SEC 406.1.4 ITEM 2.
   h. PASSAGEWAY TO THE ATTIC FURNACE SHALL BE UNOBSTRUCTED AND HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE, NOT MORE THAN 20' IN LENGTH. CMC, SEC. 904.11.2 & 904.11.3.
   i. SOURCE OF COMBUSTION AIR TO FURNACE SHALL COME FROM OUTSIDE AIR.
   j. WHEN INSTALLED IN A GARAGE THE APPLIANCE SHALL BE GUARDED AGAINST DAMAGE.
10. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT GARAGE SIDE OF WALLS AND CEILINGS COMMON TO DWELLING AND COVER ALL BEAMS & POSTS, AS WELL AS SOFFITS & FURRED SPACES. ALSO AT UNDERSIDE OF ACCESSIBLE UNDER STAIR AREAS. ONE HOUR CONSTRUCTION FOR ALL WALLS & SOFFITS.
11. WATER CLOSETS.
   a. CLEARANCES: 24" MIN. FRONT, 30" MIN COMPARTMENT WIDTH.
   b. PROVIDE A MIN 3 SF WINDOW, 1/2 OF WHICH SHALL BE OPENABLE OR AN EXHAUST FAN 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS., DIRECT VENT TO OUTSIDE WITH BACKDRAFT DAMPER. *(2022 CRC R303.3)*
   c. NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARD A112.19.2. H & S CODE, SECTION 17921.3(B).
12. BATH ACCESSORIES: PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKNG FOR TOILET PAPER HOLDER AND TOWEL BARS.
13. WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM PER ASHRAE STANDARD 62.2. PROVIDE THE COUNTY INSPECTOR THE FOLLOWING INFORMATION AT OR BEFORE THE TIME OF INSPECTION:
   a. CALCULATIONS FOR REQUIRED VENTING RATES.
   b. CALCULATION ADJUSTMENTS FOR INTERMITTENT SYSTEMS IF APPLICABLE.
   c. DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER ASHRAE 62.2 TABLE 7.1.
   d. TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05 FORM.
   e. FANS SHALL BE A MAXIMUM OF 1 SONE.
   f. FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.
14. ATTIC ACCESS:
   a. PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE (2022 CRC R807.1)
   b. IN ATTIC, PROVIDE LIGHT AND SWITCH, AND ALL NECESSARY ELECTRICAL. PROVIDE UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT AND IT'S CONTROLS. ALSO PROVIDE UNOBSTRUCTED WORK SPACE IN FRONT OF EQUIPMENT 30" DEPTH MINIMUM. PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE OR AN APPROVED DRAIN FOR OPTIONAL AIR CONDITIONING.
   c. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30-INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
   d. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED NOT OVER 20 FEET FROM THE EQUIPMENT. (2022 CRC R807.1)
   e. PROVIDE A 120V RECEPTACLE AND A LIGHT NEAR THE EQUIPMENT WITH LIGHT SWITCH LOCATED AT THE ATTIC ACCESS.

ELECTRICAL NOTES

1. CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
2. ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81.
3. ALL MATERIALS TO BE U.L. LABELED.
4. METER: "SQUARE D", 120 VOLT/ 240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
5. MAIN PANEL: FLUSH MOUNT, 30" CLEARANCE. 200 AMP SIZED TO PROVIDE FOUR FULL SIZE SPARE CIRCUIT SPACES FOR FUTURE EXPANSION.
6. CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
7. LAMPS: FOR GENERAL LIGHTING IN KITCHENS AND BATH SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 40 LUMENS/ WATT. ALL SOCKETS FILLED WITH INCANDESCENT: SOFT-WHITE, 55 WATT FLUORESCENT: COOL WHITE, RS, SOUND RATING "A", 40 WATT (U.O.N.).
8. ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC Art. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
9. ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. NEC ART. 210-52(d). RECEPTACLES SHALL BE ADJACENT TO AND WITHIN 36" OF THE OUTSIDE EDGE OF EACH BASIN.
10. PROVIDE ELECTRIC OUTLET AND PUSH-BUTTON WIRE FOR GARAGE OPENER.(INCLUDE OPENER).
11. THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
12. RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
13. RECESSED LIGHT FIXTURES INSTALLED IN A FIRE RATED ASSEMBLY SHALL BE INSTALLED PER THE APPROVED LISTING OR PROCTECTED BY AN APPROVED METHOD.
14. BATHROOM RECEPTACLES MUST BE ON A 20 AMP. CIRCUIT (OR CIRCUITS) WITH NO OTHER OUTLETS.
15. CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH CEC 314-27(D). CEC 422-18.
16. ALL LUMINARIES AND LAMPHOLDERS SHALL BE LISTED CEC 410-6.
17. ALL 120-VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210-12(B).
18. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.7, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMNETS AS PERMITTED IN CEC 406.4(D)(2)(A).
19. HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
20. BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAT 20 kHz.
21. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTEED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
22. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARAMS SHALL BE INTERCONNECTEED.
23. OMITTED
24. LIGHTS IN OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS MUST BE CONTROLLED BY A DIMMER OR CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR. SUCH SENSORS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE LIGHTS NO MORE THAN 30 MINUTES AFTER THE AREA HAS BEEN VACATED.
25. ALL OUTDOOR LIGHTING ATTACHED TO BUILDINGS MUST BE HIGH EFFICACY, CONTROLLED BY A MOTION SENSOR WITH PHOTO-CONTROL. OR PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL. PHOTO-CONTROL IS AN ELECTRIC DEVICE THAT DETECTS CHANGE IN ILLUMINATION AND THEN CONTROLS ITS ELECTRIC LOAD AT PREDETERMINED ILLUMINATION LEVELS.
26. EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506.
27. BRANCH SUPPLYING GARAGE RECEPTACLE(S) SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE.
28. FOR EACH DWELLING UNIT, INSTALL A MINIMUM 1" INSIDE DIAMETER LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240V BRANCH CIRCUIT. RACEWAY SHALL ORIGINATE AT MAIN OR SUB PANEL AND TERMINATE IN A LISTED BOX IN CLOSE PROXIMITY TO THE PROPOSED EV CHARGER LOCATION. RACEWAYS MUST BE CONTINUOUS AT ENCLOSED, INACCESSIBLE, OR CONCEALED SPACES. SERVICE PANEL SHALL PROVIDE CAPACITY TO INSTALL 40 AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT DEVICE, IDENTIFY THE RESERVED SPACE AND RACEWAY TERMINATION FOR FUTURE EV AS "EV CAPABLE."
29. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A SINGLE FAMILY DWELLING OR OTHER BUILDINGS IN THE SAME LOT SHALL BE HIGH EFFICACY AND MUST BE CONTROLLED BY AN ON/OFF SWITCH THAT DOES TO OVERRIDE TO ON THE ITEMS LISTED BELOW. ALSO, THE LIGHING MUST BY ONE OF THE FOLLOWING METHODS:
   - i) CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS, OR
   - ii) CONTROLLED BY ANY OF THE FOLLOWING:
     1. PHOTOCELL AND AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURN THE PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS, OR
     2. ASTRONOMICAL TIME CLOCK. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURN THE ASTRONOMICAL CLOCK TO ITS NORMAL OPERATION WITHIN 6 HOURS AND WHICH IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS, OR
     3. ENERGY MANAGEMENT CONTROL SYSTEMS WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS. AT A MINIMUM PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL CLOCK IN ACCORDANCE WITH SECTION 110.9 OF THE STANDARDS; MEETS THE INSTALLATION CERTIFICATION REQUIREMENTS IN SECTION 130.4 OF THE STANDARDS; MEETS THE REQUIREMENTS FOR AN EMCS IN SECTION 130.5 OF THE STANDARDS; DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON; AND, IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING THE DAYLIGHT HOURS.
30. AT LEAST ONE LUMINAIRE EACH BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY SENSOR.
31. EXCEPT FOR CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINAIRES THAT ARE INSTALLED WITH JA8-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL.
32. THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DOES NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.
33. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. *(2022 CRC 327.1.2)*
34. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48" MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. *(2022 CRC 327.1.4)*

MECHANICAL NOTES

1. CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACCNA, NFPA AND LOCALREQUIREMENTS.
2. DUCTWORK: SMACCNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE UMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
3. GRILLES AND REGISTERS, DIFFUSERS, ETC: SUBJECT TO OWNERS APPROVAL. "CARNES" OR EQUAL FANS: DIRECTLY VENTED TO OUTSIDE, BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V, TITLE 24 C.A.C.).
4. THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROP CEILINGS, WALL CAVITIES AND EQUIPMENT PLATFORMS MAY NOT BE USED AS PLENUMS.
5. PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR AND CEILING FOR GAS BURNING EQUIPMENT, DIRECT TO OUTSIDE. HEIGHT TO COMBUSTIBLE MATERIAL ABOVE KITCHEN RANGES: 30" - UNPROTECTED, 24" - PROTECTED.
6. LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN PER CMC 504.3.2.2. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DEVICE.
7. BATHS: PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR MASTER BATH: 2 SONES MAXIMUM OTHER BATHS & LAUNDRY: 3 SONES MAXIMUM.
8. BATHROOM EXHAUST FANS (BATHROOM APPLIES TO ROOMS CONTAINING BATHTUB, SHOWER, SPA OR SIMILAR SOURCE OF MOISTURE) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
   a. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN 3' FROM OPENINGS.
   b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. *(2016 CBC SEC. 4.506.1)*
9. EXHAUST FANS SHALL PROVIDE 5 AIR CHANGES PER HOUR (50 CFM MIN.).
10. PER CGBC 4.506.1- BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. 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. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN)
11. PER CEnC 150(m) PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-4.3 (OR ANY LEVEL HIGHER LEVEL REQUIRED BY CMC SECTION 605) OR BE ENCLOSED ENTIRELY IN CONDITIONED SPACE.

PLUMBING NOTES

1. CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS.
2. PIPING:
   a. DOMESTIC WATER (WITHIN BUILDING): COPPER OR PEX PIPE OR APPROVED EQUAL.
   b. GAS, EXPOSED TO WEATHER: GALVANIZED
   c. AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO EACH FIXTURE.
   d. DIELECTRIC UNIONS "F.P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.
   e. WHEN "OPTIONAL" SOFT-WATER LOOP INTALLED, PROVIDE WITH 2 GATE VALVES.
3. WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION
4. WATER METER: 1" U.O.N. (REFER SIZE W/FIRE SPRINKLER PLANS)
5. SHOWER HEADS AND FAUCETS: CEC CERTIFIED.
6. PIPE INSULATION: REFER TO TITLE 24- MANDATORY MEASURES - "SPACE CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES"
7. STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE
8. INSTALLATION.
   SEE TITLE-24 FOR WATER HEATER REQUIREMENTS.
9. ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES.
10. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3.
11. WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE. PER [505.4,505.5 CPC] THE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN LINE WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. PER [608.5 CPC]
12. PER CPC 603.4.7 OUTLETS WITH HOSE ATTATCHMENTS. POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB TYPE VACUMM BREAKER, OR BY AN ATMOSPHERE VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF DRAINING FROST-PROOF HOSE BIBB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED.

SOLAR READY NOTES

SOLAR READY REQUIREMENTS PER CeNC 110.10(b) THROUGH 110.10(d)

SOLAR ZONE:
1. MINIMUM AREA. THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY A LOCAL JURISDICTION.
2. THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET OR NO LESS THAN 160 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 SQUARE FEET.

A. SINGLE FAMILY RESIDENCES. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 250 SQUARE FEET.

EXCEPTION 1 TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES WITH A PERMANENTLY INSTALLED DOMESTIC SOLAR WATER-HEATING SYSTEM MEETING THE INSTALLATION CRITERIA SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RA4 AND WITH A MINIMUM SOLAR SAVINGS FRACTION OF 0.50.

EXCEPTION 3 TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES LOCATED IN THE WILDLAND-URBAN INTERFACE FIRE AREA AS DEFINED IN TITLE 24, PART 2 AND HAVING A WHOLE HOUSE FAN AND HAVING A SOLAR ZONE TOTAL AREA NO LESS THAN 150 SQUARE FEET.

EXCEPTION 5 TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES HAVING A SOLAR ZONE TOTAL AREA NO LESS THAN 150 SQUARE FEET AND WHERE ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS AND COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.

TITLE 24 COMPLIANCE

1. ALL INTERIOR RESIDENTIAL LIGHTING IS TO BE HIGH EFFICACY.
2. THE FOLLOWING LIGHTING IS HIGH EFFICACY: PIN BASED LINEAR FLUORESCENT, PIN BASED COMPACT FLUORESCENT, PULSE-START METAL HALIDE, HIGH PRESSURE SODIUM, GU-24 (OTHER THAN LED'S), INSEPARABLE SOLID STATE LUMINAIRES (SSL'S) INSTALLED OUTDOORS OR INSEPARABLE SSL LUMINAIRES WITH COLORED LIGHT SOURCES FOR DECORATIVE LIGHTING PURPOSES.
3. THE FOLLOWING LAMPS AND LIGHT SOURCES ARE HIGH EFFICACY IF THEY ARE JOINT APPENDIX JA8-CERTIFIED. JA-8 CERTIFIED LAMPS AND LIGHT SOURCES ARE MARKED AS "JA8-2016" OR "JA8-2016-E". THESE FIXTURES INCLUDE: LED LUMINAIRES WITH INTEGRAL SOURCES THAT ARE CERRTIFIED TO THE ENERGY COMMISION, SCREW-BASED LED LAMPS (A-LAMPS, PAR LAMPS, ETC.), PIN BASED LED LAMPS (MR-16,AR-111, ETC.), GU-24 BASED LED LIGHT SOURCES AND OTHER LUMINAIRES.
   LISTING OF CA CERTIFIED FIXTURES IS LOCATED ON THE CALIFORNIA ENERGY COMMISSION WEBSITE AT: HTTP://APPLIANCES.ENERGY.CA.GOV/ADVANCEDSEARCH/ASPX
4. RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
5. ADDITIONAL REQUIREMENTS FOR ANY RECESSED DOWNLIGHTS IN CEILINGS ARE AS FOLLOWS. THEY
   a. SHALL NOT HAVE SCREW BASED SOCKETS,
   b. SHALL CONTAIN JA8-CERTIFIED LIGHT SOURCES AND
   c. SHALL MEET PERFORMANCE REQUIREMENTS OF CEC SECTION 150.0(K)1C.
6. THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DO NOT CONTAIN ALUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL. CECS 150(K)1(B)
7. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATE FROM ALL OTHER LIGHTING.
8. ALL LIGHTING MUST HAVE READILY ACCESSIBLE MANUAL CONTROLS
9. EXHAUST FANS MUST BE SWITCHED SEPARATE FROM LIGHTING OR UTILIZE A DEVICE WHERE LIGTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING.
10. FOR ALL SPACE TYPES EXCEPT HALLWAYS AND CLOSETS THAT ARE 70 SF OR SMALLER, VANCANY SENSORS OR DIMMERS ARE REQUIRED WHEN USING A SOURCE REGULATED BY JA8.
11. IN KITCHENS, IF THE LUMINAIRE IS AN ENCLOSED OR RECESSED LUMINAIRE, YOU MUST USE A DIMMER OR VACANY SENSOR.
12. AT LEAST ONE LUMINAIRE IN THE BATHROOM, GARAGE, LAUNDRY ROOM AND UTILITY ROOM MUST BE CONTROLLED BY A VACANY SENSOR.
13. OMITTED
14. THE BUILDER MUST PROVIDE NEW HOMEWONERS WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINARIES.

ENERGY CODE - UPDATE

1. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WETHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION CEnC 110.7
2. ATTTIC ACCESS DOORS SHALL HAVE PERMENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE CEnC 150.0(a)2
3. PERMENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS SHALL BE RATED TO CONSUME NO MORE THAN FIVE WATTS OF POWER PER LUMINAIRE OR EXHUAST FAN AS DETERMINED IN ACCORDANCE WITH SECTION 130.0(c). NIGHT LIGHTS SHALL NOT BE REQUIRED TO BE CONTROLLED BY VACANCY SENSORS CEnC 150(k)1E.
4. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEnC TABLE 150.0-A. CEnC 150(k)1A.
5. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL. CEnC 150(k)1B

FIRE BLOCKING NOTES

1. FIREBLOCKING TO BE LOACATED AT THE FOLLOWING LOCATIONS PER ***2022 CRC SECTION R302.11***:
   A. ***SECTINON R302.11*** -
      1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
         1. VERTICALLY AT CEILING AND FLOOR LEVELS
         2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
      2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
      3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH ***SECTION R302.7***.
      4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
      5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE ***SECTION R1003.19***.
      6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
   A. ***SECTION R302.11.1*** - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
      1. TWO-INCH NOMINAL LUMBER
      2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
      3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
      4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
      5. ONE-HALF-INCH GYPSUM BOARD
      6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
      7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
      8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.

PROJECT GENERAL NOTES

USE OF PLANS: THESE PLANS ARE THE PROPERTY OF RRM AND MAY NOT BE USED WITHOUT THE EXPRESS, WRITTEN CONSENT.

THESE NOTES APPLY TO ALL PORTIONS, PHASES AND SUBCONTRACTORS OF THIS PROJECT.
APPLICABLE CODES AND STANDARDS:
- *2022 CALIFORNIA RESIDENTIAL CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.*
- *2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICIES AND STANDARDS.*
- *CURRENT CITY OF PORTERVILLE MUNICIPAL CODE.*
- *CALIFORNIA ASSEMBLY BILL NO. 86 (ACCESSORY DWELLING UNITS).*

1. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PRECEDING AT HIS/HER OWN RISK.
2. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. ALL DIMENSIONS ARE ROUGH AND TO FACE OF FRAMING.
3. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
4. IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
6. CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
7. TEMPORARY FACILITIES: CONTRACTOR SHALL PAY FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES FOR PROJECT PROTECTION AND CONSTRUCTION, AND AS REQUIRED BY LOCAL REGULATION AND THESE DOCUMENTS. SUCH FACILITIES INCLUDE, BUT ARE NOT LIMITED TO: TOILETS, LIGHTS, HEATERS, POWER, GAS, FANS, WATER, PHONES, FENCES, SIGNS, SHEDS, ETC. REMOVE FROM SITE UPON COMPLETION OF WORK. OBTAIN BUILDING OFFICIAL OR FIRE MARTIAL APPROVAL PRIOR TO USE OF ANY TEMPORARY HEATING DEVICE.
8. CONTRACTOR SHALL PROVIDE FOR PROTECTION AND SAFETY: RESPONSIBLE FOR ALL ITEMS (SIGNS, LIGHTS, FENCES, BRACING, ANCHOR-AGE, FIRE-EXTINGUISHERS, ETC.) NECESSARY FOR THE PROTECTION OF THE PUBLIC, WORKERS, MATERIALS, CONSTRUCTION AND PROPERTY PER LOCAL, STATE AND FEDERAL REQUIREMENTS (INCLUDING EARTHQUAKES, FIRES, SPILLS, ACCIDENTS, EROSION, MUD, DUST, ETC.).
9. CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
10. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS, AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
11. A SEPERATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPRICAL ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO ENSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.
12. SHOP WELDS MUST BE PERFORMED BY A LICENSED FABRICATOR'S SHOP.
13. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
14. FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED TO BUILDING DEPT. & APPROVED BY FIRE DEPT. PRIOR TO INSTALLATION.

W.U.I. REQUIREMENT NOTES

1. ROOF COVERING SHALL COMPLY WITH ***2022 CRC R337.5.2***.UNDERLAYMENT SHALL BE ONE LAYER OF OF MINUMIM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.
2. ROOF VALLEYS SHALL COMPLY WITH ***2022 CRC R337.5.3***. VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAGE GALVANIZED SHEET CORROSIVE RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINUMIM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
3. ROOF GUTTERS SHALL COMPLY WITH ***2022 CRC R337.5.4***. ROOF GUTTERS SHALL BE PROVIDE WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
4. VENTILATION OPENINGS SHALL COMPLY WITH ***2022 CRC R337.6*** - VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATEIALS, OR OTHER DEVICES. REFER TO ***SECTIONS R337.6.1*** THROUGH ***R337.6.3*** FOR ADDITIONAL INFORMATION.
5. EXTERIOR COVERINGS SHALL COMPLY WITH ***2022 CRC R337.7*** EXTERIOR WALL COVERINGS OR WALL ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: BE OF NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER EXTERIOR WALL ASSEMBLY, LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1. REFER TO ***SECTIONS R337.7.1*** THROUGH ***R337.7. 9*** FOR ADDITIONAL INFORMATION.

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
GENERAL NOTES

PUBLIC SET

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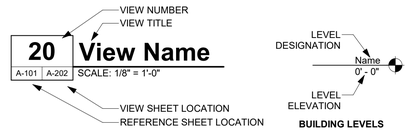
ABBREVIATIONS

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

SYMBOLS



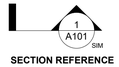
BUILDING LEVELS

NORTH ARROW

GRID REFERENCE

DOOR W/CLOSER

BUILDING ELEVATION



SECTION REFERENCE

DOOR TAG

WINDOW TAG

INTERIOR ELEVATIONS

DETAIL REFERENCE

WALL TAG

STOREFRONT TAG

REVISION TAG

CENTERLINE

MATERIAL TAG

PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

ABBREVIATIONS & SYMBOLS

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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 ARE ALSO 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 1101.1, 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, WATTLE 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 GARDENS
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 INFRANSTRUCTURE 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 ACCOMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMTER). 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 4.106.2.2, 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 11A, 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.
   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*
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.*

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 IDENTITY THE LOCATION OF THE EV SPACES.

NOTES:
1. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY OR 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.

TABLE 4.106.4.3.1

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 DEVISES (CALIFORNIA MUTCD)" TO PROVIDE UNIFORM STANDARDS AND SPECIFICATIONS FOR ALL OFFICIAL TRAFFIC CONTROL DEVISES 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/HTML.*
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.*
4. THE GOVERNOR'S LNTERAGENCY WORKING GROUP ON ZERO-EMISSION VEHICLES. 2016, "2016 ZEV ACTION PLAN, AN UPDATED ROADMAP TOWARD 1.5 MILLION ZERO-EMISSION VEHIDES ON CALIFORNIA ROADWAYS BY 2025." *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 0.125 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 80M 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 60 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.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 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 DECMEBER 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) WHICHEVER 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/LANDSCAPEORDINANCE/
2. A WATER BUDGETY CALCULATOR IS AVAILABLE AT: *HTTP://WWW.WATER.CA.GOV/WATERUSEEFFICIENCY/LANDSCAPEORDINANCE/*

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 LCOSING 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. ALTERNATE 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 ACCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN
SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN COMFORMANCE 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 DISPOSAL 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 3.4 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 THOUGH 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 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 YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
   c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
   d. LANDSCAPE IRRIGATION SYSTEMS.
   e. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30–60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA

CAL GREEN RESIDENTIAL REQUIREMENTS

PUBLIC SET

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

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 MEEL 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 ENVIROMENTAL 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:

1. 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.
2. 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 8, 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:

1. MANUFACTURER'S PRODUCT SPECIFICATION.
2. 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:

1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
2. 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.)
3. NSF/ANSI 140 AT THE GOLD LEVEL.
4. 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:

1. 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.
2. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
4. 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:

1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
2. CHAIN OF CUSTODY CERTIFICATIONS.
3. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
4. EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269, EUROPEAN 636 3S, AND CANADIAN CSA O121, CSA O151, CSA O153 AND CSA O325 STANDARDS.
5. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

TABLE 4.504.1 - ADHESIVE VOC LIMIT
(LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)

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

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.1 - SEALANT VOC LIMIT
(LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)

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]
(GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS)

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	**CURRENT VOC LIMIT**
ALUMINUM 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
IDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE 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
SHELLACS	
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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
(MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION)

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

1. 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.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCH (8MM).

DIVISION 4.5 ENVIORNMENTAL 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:

1. 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.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

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:

1. 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.
2. 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.
3. 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:

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
   a. 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.
   b. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

NOTES:

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

4.507 ENVIROMENTAL 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:

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

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:

1. STATE CERTIFIED APPRENTICESHIP PROGRAMS.
2. PUBLIC UTILITY TRAINING PROGRAMS.
3. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.
5. 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:

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

NOTES:

1. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
2. 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.

CITY OF PORTERVILLE CALIFORNIA

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

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BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Porterville ADU (Plan 3)

Porterville, CA

Project Designer:
RRM Design Group
3765 South Higuera St. Suite 102
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CARSTAIRS ENERGY

Job Number:
22-020123

Date:
5/12/2023

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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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	33.9	34.8	30.3			
Proposed Design						
North Facing	29.2	28.4	26.2	4.7	6.4	4.1
East Facing	28.9	27.7	25.7	5	7.1	4.6
South Facing	29	28.4	26.2	4.9	6.4	4.1
West Facing	29.2	28.8	26.5	4.7	6	3.8
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building 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: 2.44 kWdc
- Proposed PV Capacity Scaling: North (2.44 kWdc) East (2.44 kWdc) South (2.44 kWdc) West (2.44 kWdc)

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.17	21.58	2.35	18.28	0.82	3.3
Space Cooling	2.67	52.98	2.25	47.64	0.42	5.34
IAQ Ventilation	0.44	4.74	0.44	4.74	0	0
Water Heating	2.92	29.16	1.65	17.63	1.27	11.53
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	**9.2**	**108.46**	**6.69**	**88.29**	**2.51**	**20.17**
Space Heating	3.17	21.58	2.28	17.38	0.89	4.2
Space Cooling	2.67	52.98	2.2	46.42	0.47	6.56
IAQ Ventilation	0.44	4.74	0.44	4.74	0	0
Water Heating	2.92	29.16	1.65	17.61	1.27	11.55
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	**9.2**	**108.46**	**6.57**	**86.15**	**2.63**	**22.31**

GENERAL INFORMATION

01	**Project Name**	Porterville ADU (Plan 3)			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**				
04	**City**	Porterville	05	**Standards Version**	2022
06	**Zip code**		07	**Software Version**	EnergyPro 9.1
08	**Climate Zone**	13	09	**Front Orientation (deg/ Cardinal)**	All orientations
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Newly Constructed	13	**Number of Bedrooms**	2
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft²)**	n/a	17	**Fenestration Average U-factor**	0.3
18	**Total Cond. Floor Area (ft²)**	806	19	**Glazing Percentage (%)**	10.70%
20	**ADU Bedroom Count**	n/a			

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**

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.17	21.58	2.23	17	0.94	4.58
Space Cooling	2.67	52.98	2.3	49.23	0.37	3.75
IAQ Ventilation	0.44	4.74	0.44	4.74	0	0
Water Heating	2.92	29.16	1.64	17.59	1.28	11.57
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	**9.2**	**108.46**	**6.61**	**88.56**	**2.59**	**19.9**
Space Heating	3.17	21.58	2.3	17.82	0.87	3.76
Space Cooling	2.67	52.98	2.29	49.36	0.38	3.62
IAQ Ventilation	0.44	4.74	0.44	4.74	0	0
Water Heating	2.92	29.16	1.65	17.62	1.27	11.54
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	**9.2**	**108.46**	**6.68**	**89.54**	**2.52**	**18.92**

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	27.27	24.19	3.08	11.29
Net EUI[2]	10.91	7.83	3.08	28.23
East Facing				
Gross EUI[1]	27.27	24.1	3.17	11.62
Net EUI[2]	10.91	7.74	3.17	29.06
South Facing				
Gross EUI[1]	27.27	24.21	3.06	11.22
Net EUI[2]	10.91	7.84	3.07	28.14
West Facing				
Gross EUI[1]	27.27	24.19	3.08	11.29
Net EUI[2]	10.91	7.83	3.08	28.23

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

REQUIRED PV SYSTEMS

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 (%)**
2.44	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

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

- 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 (ft²)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
Porterville ADU (Plan 3)	806	1	2	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft²)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Status**
Living Area	Conditioned	HVAC System1	806	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**
Front Wall	Living Area	R-21 Wall	0	Front	208	60	90
Left Wall	Living Area	R-21 Wall	90	Left	248	30	90
Rear Wall	Living Area	R-21 Wall	180	Back	208	0	90
Right Wall	Living Area	R-21 Wall	270	Right	248	16	90
Roof	Living Area	R-38 Roof Attic	n/a	n/a	806	n/a	n/a

ATTIC

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 RoofLiving Area	Ventilated	4	0.1	0.85	Yes	No

FENESTRATION / GLAZING

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 (ft²)**	**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
8	Window	Front Wall	Front	0			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
7	Window	Front Wall	Front	0			1	8	0.3	NFRC	0.23	NFRC	Bug Screen

CITY OF PORTERVILLE CALIFORNIA

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

ENERGY COMPLIANCE - PLAN 3

PUBLIC SET

DATE
07/05/23

SHEET
T24-301

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Autodesk Docs://2133-01-CU20 Porterville ADU and MF Dwelling Unit/2133-01-PrototypeADUs_CDs.rvt

FENESTRATION / GLAZING

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
6	Window	Front Wall	Front	0			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
2	Window	Left Wall	Left	90			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
3	Window	Left Wall	Left	90			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
4	Window	Left Wall	Left	90			1	16	0.3	NFRC	0.23	NFRC	Bug Screen
5	Window	Right Wall	Right	270			1	16	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Door 1	Front Wall	20	0.2

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	Living Area	806	114	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
Attic RoofLiving Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	50	Rheem	RheemXE50T10H22U0	Outside	Living Area	Living Area

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC System1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2	EER / EER / CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	1	HSPF	8.2	12000	8000	EERSEER	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

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HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	46	0.35	Exhaust	No	n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Timothy Carstairs	Documentation Author Signature: Timothy Carstairs
Company: Carstairs Energy Inc.	Signature Date: 2023-05-12 10:29:58
Address: 2238 Bayview Heights Drive, Suite E	CEA/ HERS Certification Identification (If applicable): r160610042
City/State/Zip: Los Osos, CA 93402	Phone: 805-904-9048

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Randy Russom	Responsible Designer Signature: [illegible]
Company: RRM Design Group	Date Signed: 2023-05-12 10:33:58
Address: 3765 S. Higuera Street, Suite 102	License: na
City/State/Zip: San Luis Obispo, CA 94301	Phone: 805-543-1794

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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RESIDENTIAL MEASURES SUMMARY RMS-1

Project Name: Porterville ADU (Plan 3)	Building Type: ☑ Single Family ☐ Multi Family	☐ Addition Alone ☐ Existing+ Addition/Alteration	Date: 5/12/2023
Project Address: Porterville	California Energy Climate Zone: CA Climate Zone 13	Total Cond. Floor Area: 806 / Addition: n/a	# of Units: 1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	R 21	806		New
Door	Opaque Door	R-5	20		New
Roof	Wood Framed Attic	R 38	806		New
Slab	Unheated Slab-on-Grade	- no insulation	806	Perim = 114'	New

FENESTRATION — Total Area: 86 Glazing Percentage: 10.7 % New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (N)	40.0	0.300	0.23	none	none	N/A	New
Left (E)	30.0	0.300	0.23	none	none	N/A	New
Right (W)	16.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	8.20 HSPF	Split Heat Pump	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	Ductless / with Fan	Ductless	n/a	n/a	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	50	3.20	Standard	New

EnergyPro 9.1 by EnergySoft User Number: 6249 ID: 22-020123 Page 15 of 21

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Building Envelope:

§ 110.6(a)1: **Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*

§ 110.6(a)5: **Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).

§ 110.6(b): **Field fabricated exterior doors and fenestration products** must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*

§ 110.7: **Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.

§ 110.8(a): **Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).

§ 110.8(g): **Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).

§ 110.8(i): **Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.

§ 110.8(j): **Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.

§ 150.0(a): **Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*

§ 150.0(b): **Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.

§ 150.0(c): **Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*

§ 150.0(d): **Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*

§ 150.0(f): **Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).

§ 150.0(g)1: **Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).

§ 150.0(g)2: **Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.

§ 150.0(q): **Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.*

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e): **Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.

§ 150.0(e)1: **Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.

§ 150.0(e)2: **Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*

§ 150.0(e)3: **Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3: **Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.

§ 110.2(a): **HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.*

§ 110.2(b): **Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*

§ 110.2(c): **Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*

§ 110.3(c)3: **Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.

§ 110.3(c)6: **Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5: **Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*

§ 150.0(h)1: **Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

§ 150.0(h)3A: **Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.

§ 150.0(h)3B: **Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

§ 150.0(j)1: **Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.*

§ 150.0(j)2: **Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.

§ 150.0(n)1: **Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater.

§ 150.0(n)3: **Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3: **Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.

§ 150.0(m)1: **CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed.*

§ 150.0(m)2: **Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.

§ 150.0(m)3: **Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.

§ 150.0(m)7: **Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.

§ 150.0(m)8: **Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.

§ 150.0(m)9: **Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.

§ 150.0(m)10: **Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.

§ 150.0(m)11: **Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.

§ 150.0(m)12: **Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter.*

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13: **Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

Ventilation and Indoor Air Quality:

§ 150.0(o)1: **Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.*

§ 150.0(o)1B: **Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.

§ 150.0(o)1C: **Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses.** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.

§ 150.0(o)1G: **Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Gii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi.*

§ 150.0(o)1H&I: **Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.

§ 150.0(o)2: **Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a): **Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*

§ 110.4(b)1: **Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.

§ 110.4(b)2: **Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.

§ 110.4(b)3: **Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.

§ 110.5: **Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.

§ 150.0(p): **Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting:

§ 110.9: **Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*

§ 150.0(k)1A: **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.

§150.0(k)1B: **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*

§ 150.0(k)1C: **Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.

§ 150.0(k)1D: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

§ 150.0(k)1E: **Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.

§ 150.0(k)1F: **Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*

5/6/22

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ENERGY COMPLIANCE - PLAN 3

PUBLIC SET

DATE 07/05/23

SHEET T24-302

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

ROOM LOAD SUMMARY

Project Name: Porterville ADU (Plan 3) — Date: 5/12/2023

System Name: HVAC System — Floor Area: 806

ROOM LOAD SUMMARY

			ROOM COOLING PEAK			COIL COOLING PEAK			COIL HTG. PEAK	
Zone Name	Room Name	Mult.	CFM	Sensible	Latent	CFM	Sensible	Latent	CFM	Sensible
Living Area	1st Floor	1	341	7,257	288	341	7,257	288	254	9,999
		PAGE TOTAL				341	7,257	288	254	9,999
		TOTAL *				341	7,257	288	254	9,999

* Total includes ventilation load for zonal systems.

CITY OF PORTERVILLE CALIFORNIA

PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

ENERGY COMPLIANCE - PLAN 3

PUBLIC SET

DATE 07/05/23

SHEET T24-303

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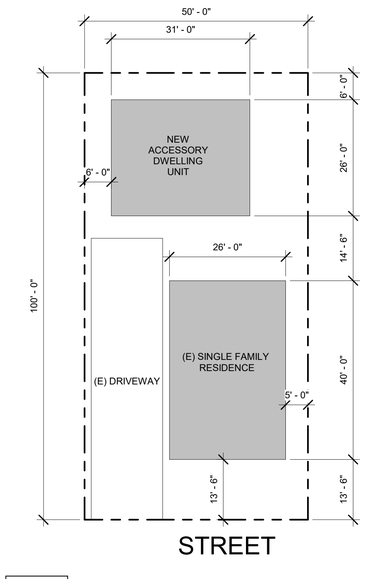
SITE PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. 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.
4. CONTRACTOR TO VERIFY ALL CONDITIONS AND UTILITY LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN ON THE DRAWINGS.
5. CONTRACTOR TO AVOID DISTURBING OR DAMAGING EXISTING UTILITIES.
6. CALL BEFORE YOU DIG OR CAUSE ANY GROUND DISTURBANCES.
7. LIMIT CONSTRUCTION AREA TO THAT INDICATED ON THE PLANS. CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGE TO AREAS OUTSIDE OF DESIGNATED CONSTRUCTION AREA.
8. COORDINATE ELECTRICAL REQUIREMENTS WITH PG&E.
9. FOR PROJECT INFORMATION DATA, SEE TITLE SHEET
10. ENCROACHMENT PERMIT IS REQ. FOR ANY WORK DONE WITHIN THE RIGHT OF WAYS.
11. 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 PHOTOVOLTATIC.
- ☐ **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-103 SCALE: 1/16" = 1'-0"

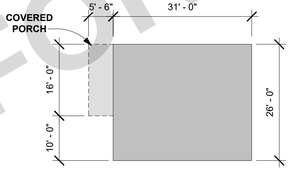
SITE PLAN LEGEND

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

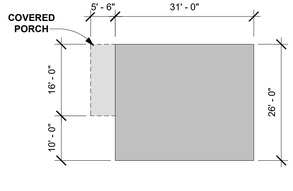
SITE PLAN (TO BE PROVIDED BY APPLICANT)

SCALE:

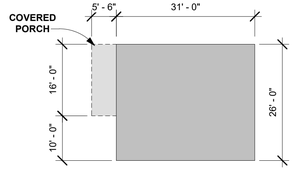
PLAN 3 FOOTPRINTS - PORCH OPTIONS



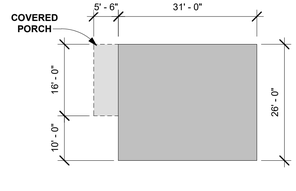
5 **PORCH - SPANISH**
A1-201 | AS-103 SCALE: 1/16" = 1'-0"



4 **PORCH - AGRARIAN**
A1-201 | AS-103 SCALE: 1/16" = 1'-0"



3 **PORCH - CRAFTSMAN**
A1-201 | AS-103 SCALE: 1/16" = 1'-0"



2 **PORCH - CAL RANCH**
A1-201 | AS-103 SCALE: 1/16" = 1'-0"

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
ARCHITECTURAL SITE PLAN - PLAN 3

PUBLIC SET

DATE
07/05/23

SHEET
AS-103

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

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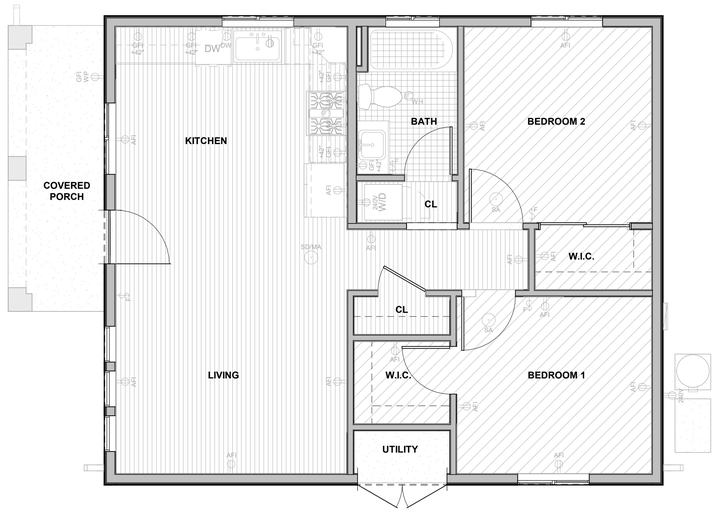


1 GROUND FLOOR FINISH PLAN

A1-201 | A3-101 SCALE: 1/4" = 1'-0"

FINISH PLAN GENERAL NOTES

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

FINISH SCHEDULE

FINISH SCHEDULE- ADU PLAN 3

NAME	FLOOR	CEILING	BASE	NOTES
LIVING	LVT	GWB		
W.I.C.	CPT	GWB		
CL	LVT	GWB		
CL	LVT	GWB		
BATH	CT	GWB		
BEDROOM 2	CPT	GWB		
W.I.C.	CPT	GWB		
BEDROOM 1	CPT	GWB		

FINISH LEGEND

LUXURY VINYL PLANK (LVP)

CERAMIC TILE (CT)

CARPET (CPT)

CONCRETE (CONC)

KEYNOTES

A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR.
A04 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER.
A05 REFRIGERATOR LOCATION. PROVIDE 37" 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
C10 24" 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.

FLOOR PLAN GENERAL NOTES

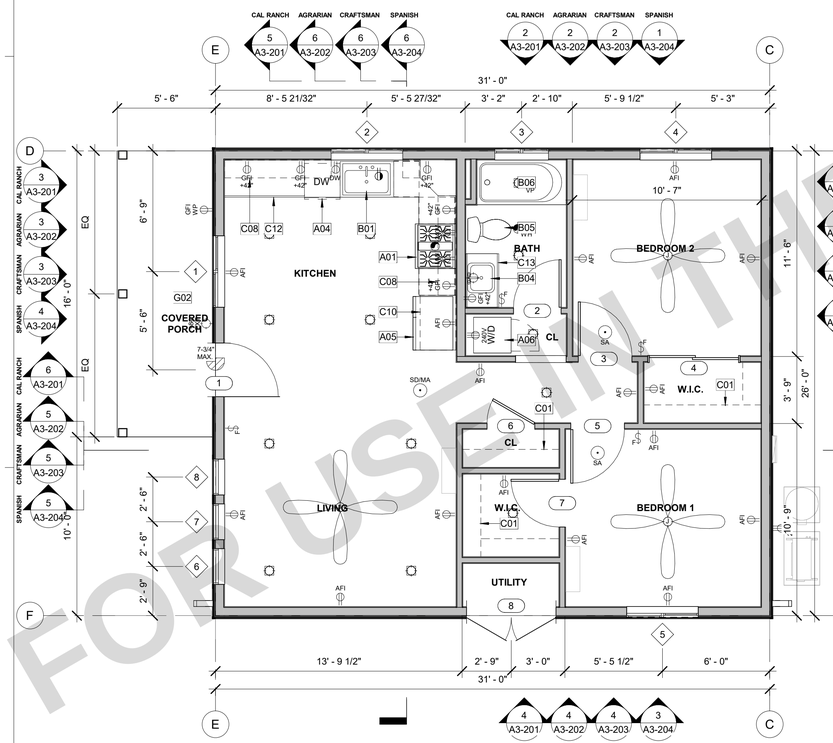
1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
4. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
5. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
6. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
7. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
8. 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.
9. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
10. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
11. 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).

FLOOR PLAN LEGEND

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

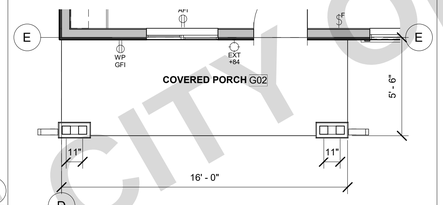
INTERIOR - 3 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL BOARD EACH SIDE.

INTERIOR - 5 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL BOARD EACH SIDE.



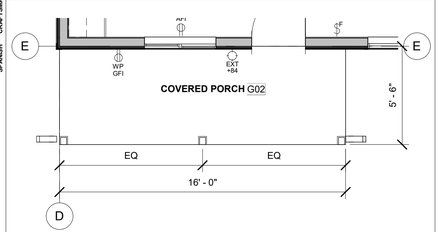
2 GROUND FLOOR PLAN (SHOWN W/CAL RANCH PORCH)

A1-201 | A3-101 SCALE: 1/4" = 1'-0"



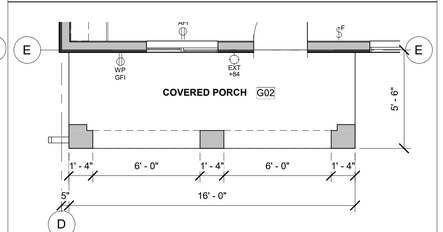
4 CRAFTSMAN PORCH

A1-201 | A3-101 SCALE: 1/4" = 1'-0"



5 AGRARIAN PORCH

A1-201 | A3-101 SCALE: 1/4" = 1'-0"



3 SPANISH PORCH

A1-201 | A3-101 SCALE: 1/4" = 1'-0"

WINDOW GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
3. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
4. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
5. REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
6. ALL GLAZING IS DOUBLE PANE.
7. 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 S.F. AT GROUND FLOOR, MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20".
8. IN A HIGH FIRE SEVERITY / WUI AREA, ALL WINDOWS TO BE WUI COMPLIANT AND HAVE A MIN OF ONE TEMPERED PANE AT EXTERIOR.
9. SAFET GLAZING / TEMPERED GLASS REQUIRED AT ALL OPERABLE DOORS, WITHIN TUB/SHOWER ENCLOSURES, WITHIN 24" OF TUB/SHOWER, wITHIN OERATIONAL AREA OF ALL DOORS.

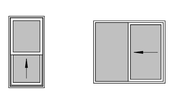
WINDOW REMARKS

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

WINDOW SCHEDULE

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

WINDOW LEGEND



A. SINGLE HUNG.

B. SLIDER.

DOOR GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO PLANS FOR LOCATION OF DOORS.
3. VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
5. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
6. 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.
7. REFER TO DOOR TYPES LEGEND FOR GLAZING.
8. REFER TO T24 REPORT FOR GLAZING ENERGY REQUIREMENTS.
9. GLAZING IN DOORS SHALL BE TEMPERED PER ***SECTION R308.4.1***.

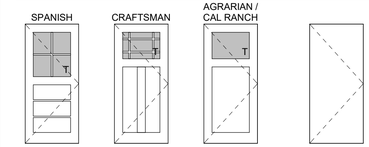
DOOR SCHEDULE

NO.	TYPE	DOOR WIDTH	DOOR HEIGHT	REMARKS
1	A	3' - 0"	6' - 8"	
2	E	2' - 8"	6' - 8"	
3	A	3' - 0"	6' - 8"	
4	B	5' - 0"	6' - 8"	
5	A	3' - 0"	6' - 8"	
6	E	2' - 8"	6' - 8"	
7	E	2' - 8"	6' - 8"	
8	D	5' - 0"	6' - 8"	

DOOR REMARKS

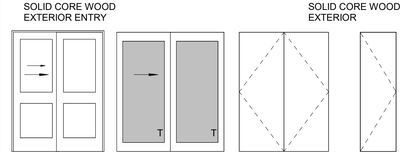
1. EXTERIOR DOOR. REFER TO GENERAL DOOR NOTE #6
2. GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #9
3. PROVIDE 100 SQ INCHES OF VENTING IN DOOR.
4. OPTIONAL DOOR.

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

PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

FLOOR PLANS & FINISH PLANS

DATE 02/09/24

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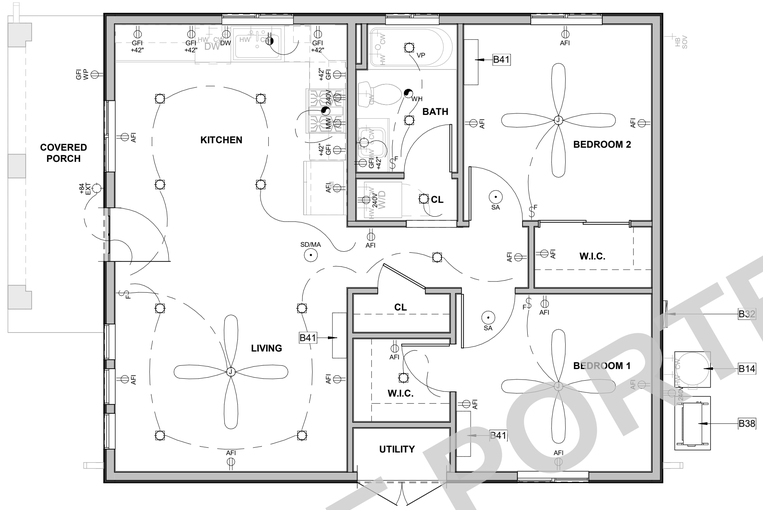
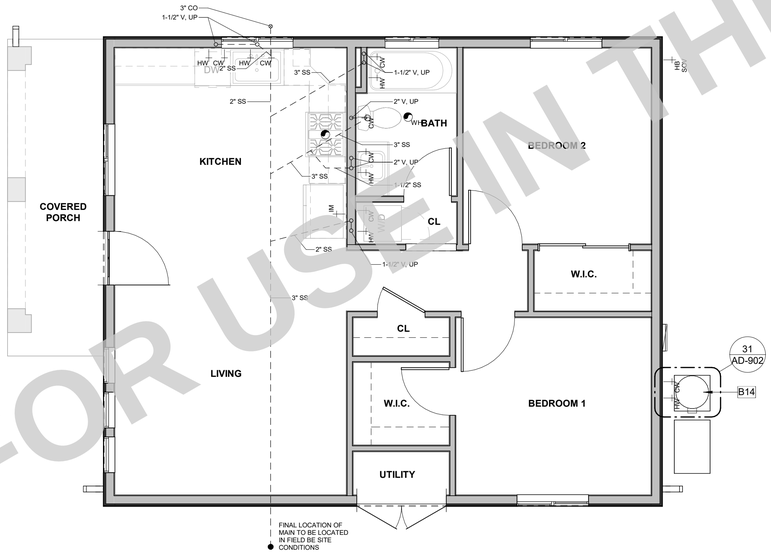


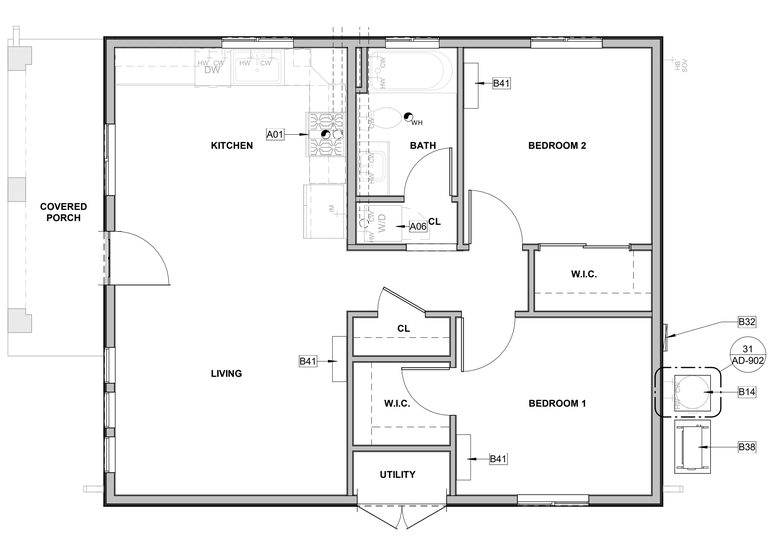
1 GROUND FLOOR PLAN - ELECTRICAL

A1-201 | A3-111 SCALE: 1/4" = 1'-0"



3 GROUND FLOOR PLAN - PLUMBING

A3-111 SCALE: 1/4" = 1'-0"



2 GROUND FLOOR PLAN - MECHANICAL

A1-201 | A3-111 SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES

1. 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 5140-902.

B32 225 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 (Perscriptive 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 sone.)

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

LOCAL VENTILATION RATE SUMMARY - KITCHEN
Kitchen Minimum Fan Flow (cfm) = 130 cfm
Per Table 7.1, Duct Size= 5" Diameter; Smooth Duct
Maximun Allowable Duct Lenghth (ft) = 85 Feet

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

EXHAUST DUCT SIZE
Qcfm=.01(floor area) + 7.5 (# of bedrooms + 1)

2-BEDROOM
Qcfm = .01(560) + 7.5 (2 + 1)
Qcfm = 28.1

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

CONTINOUS FAN FLOW (CFM) = 50 CFM

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

LEGEND

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

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

DATE
02/06/24

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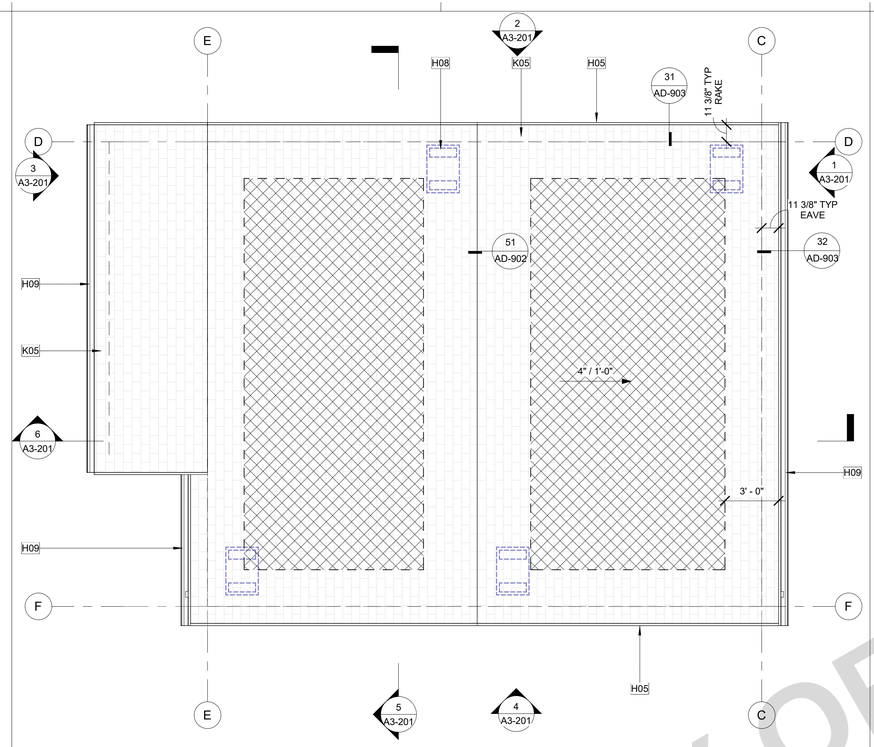

4 ROOF PLAN - CALIFORNIA RANCH

A1-201 | A3-121 SCALE: 1/4" = 1'-0"

3 GROUND FLOOR RCP - CALIFORNIA RANCH

A1-201 | A3-121 SCALE: 1/4" = 1'-0"

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 GWB, 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 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.
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 MANUFACTURERS 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.
K05	CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APROVED 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 3	749 SF	2.50 SF	1.25 SF	1.25 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
				1.00 SF
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.

PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

ROOF PLANS & REFLECTED CEILING PLANS - CALIFORNIA RANCH

PUBLIC SET

DATE 07/05/23

SHEET A3-121

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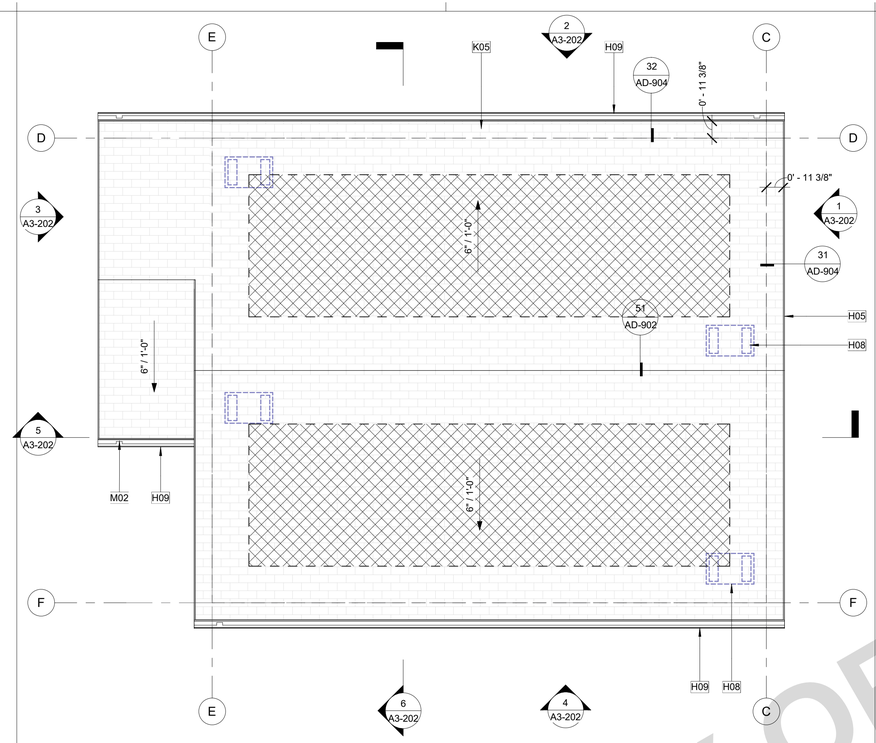

4 ROOF PLAN - AGRARIAN

A1-201 | A3-122 SCALE: 1/4" = 1'-0"

3 GROUND FLOOR RCP - AGRARIAN

A1-201 | A3-122 SCALE: 1/4" = 1'-0"

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 GWB, 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 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.
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 MANUFACTURERS 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.
K05	CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APROVED 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

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
				1.00 SF
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.

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

PUBLIC SET

DATE 07/05/23

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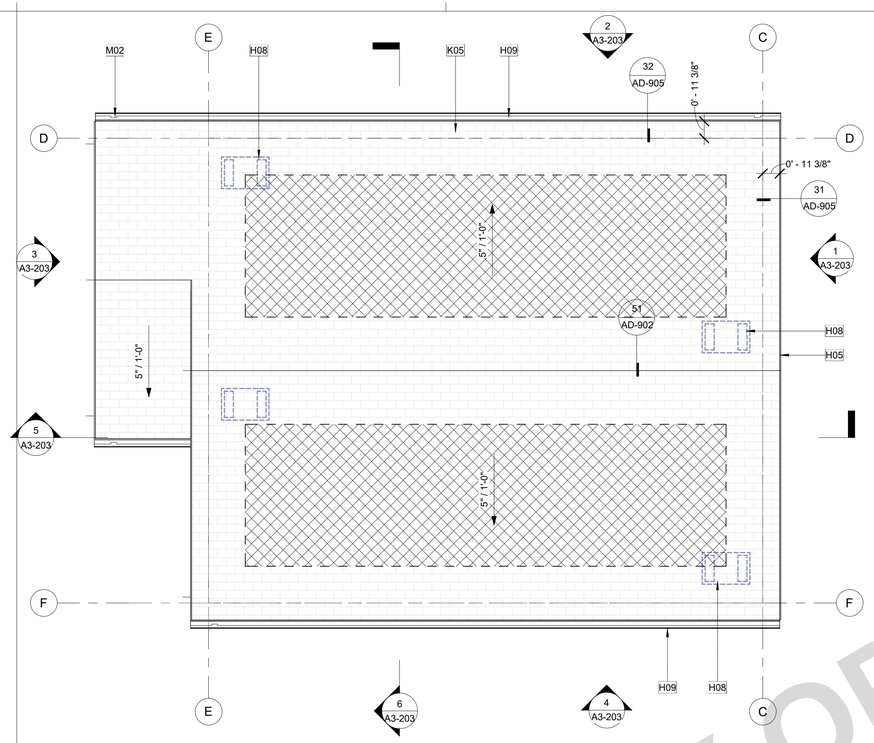

4 ROOF PLAN - CRAFTSMAN

A1-201 | A3-123 SCALE: 1/4" = 1'-0"

3 GROUND FLOOR RCP - CRAFTSMAN

A1-201 | A3-123 SCALE: 1/4" = 1'-0"

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 GWB, 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 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.
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 MANUFACTURERS 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.
K05	CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APROVED 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

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
				1.00 SF
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.

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

PUBLIC SET

DATE 07/05/23

SHEET A3-123

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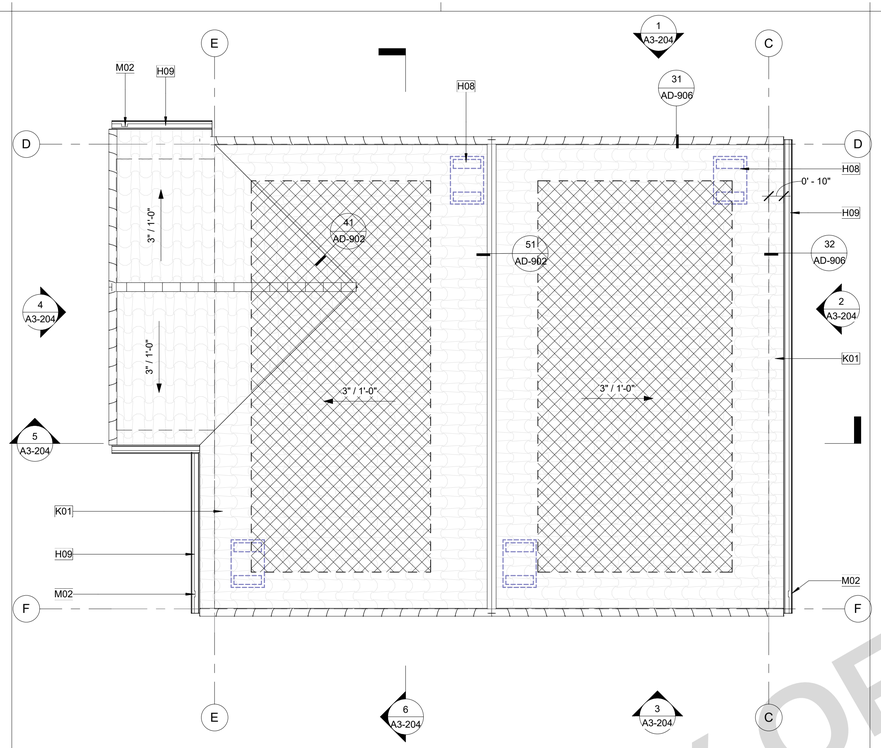

4 ROOF PLAN - SPANISH COLONIAL

A1-201 | A3-124 SCALE: 1/4" = 1'-0"

3 GROUND FLOOR RCP

A1-201 | A3-124 SCALE: 1/4" = 1'-0"

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 GWB, 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 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.
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 MANUFACTURERS SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

KEYNOTES

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.
M02	DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM

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

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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
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				1.00 SF
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.

CITY OF PORTERVILLE CALIFORNIA

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PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

ROOF PLANS & REFLECTED CEILING PLANS - SPANISH COLONIAL

PUBLIC SET

DATE
07/05/23

SHEET
A3-124

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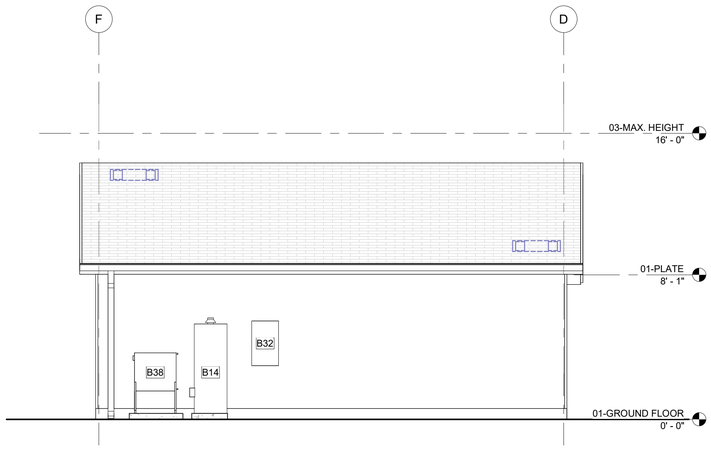
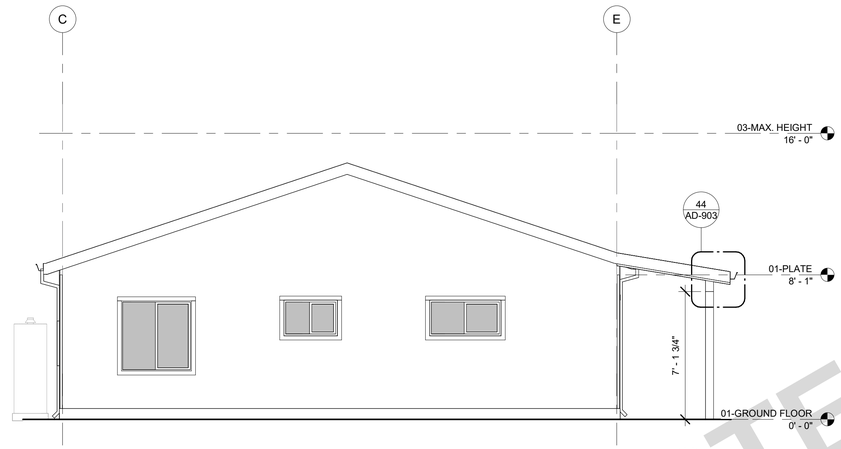


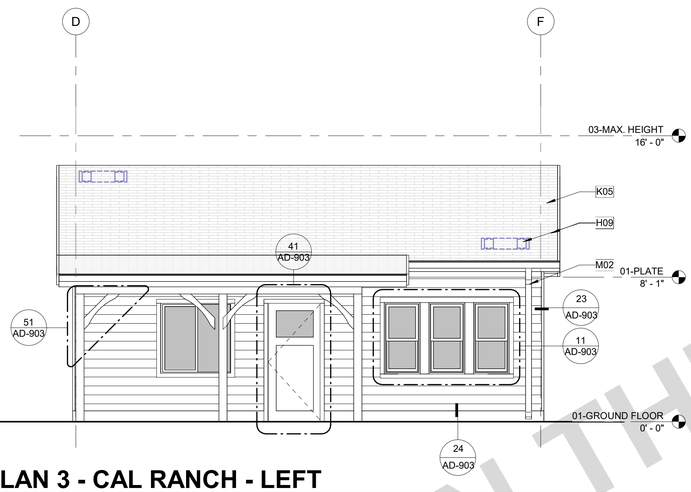
1 PLAN 3 - CAL RANCH - RIGHT

A3-101 | A3-201 SCALE: 1/4" = 1'-0"



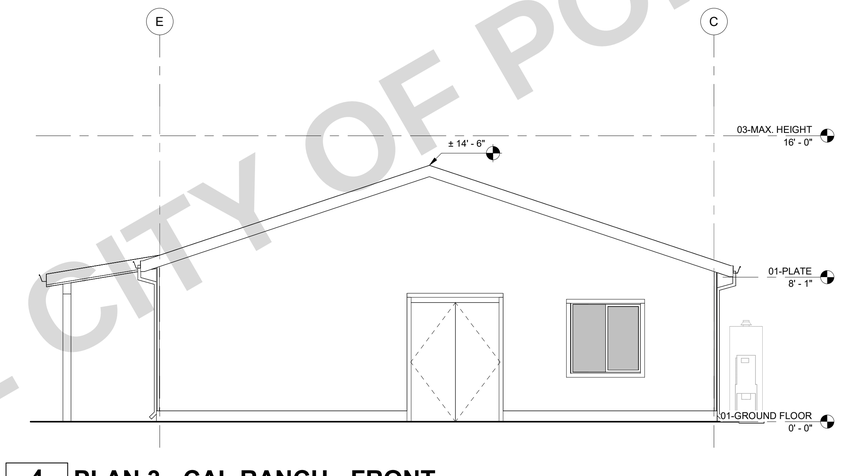
2 PLAN 3 - CAL RANCH - REAR

A3-101 | A3-201 SCALE: 1/4" = 1'-0"



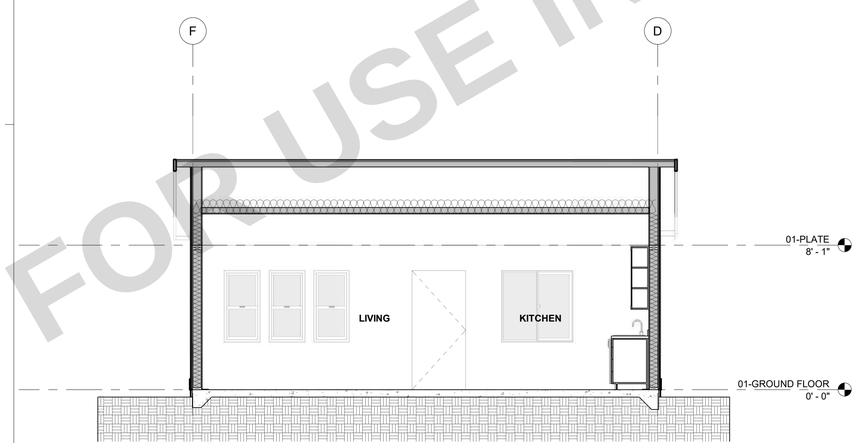
3 PLAN 3 - CAL RANCH - LEFT

A3-101 | A3-201 SCALE: 1/4" = 1'-0"



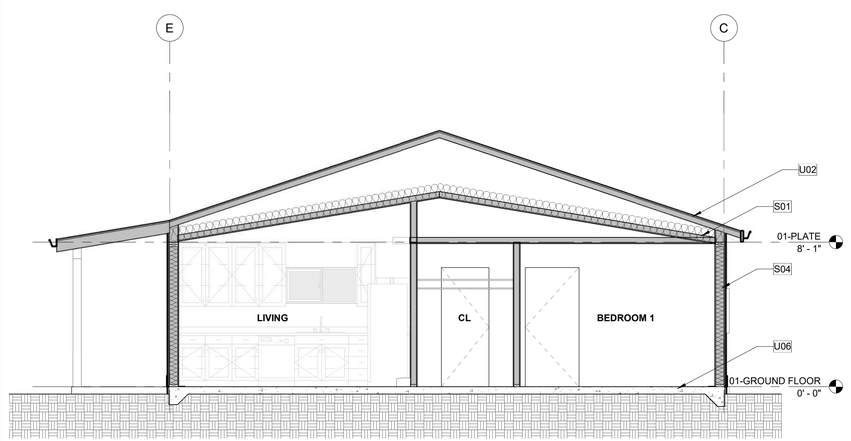
4 PLAN 3 - CAL RANCH - FRONT

A3-101 | A3-201 SCALE: 1/4" = 1'-0"



5 PLAN 3 - CALIFORNIA RANCH - SECTION 2

A3-101 | A3-201 SCALE: 1/4" = 1'-0"



6 PLAN 3 - CAL RANCH - SECTION 1

A3-101 | A3-201 SCALE: 1/4" = 1'-0"

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 DOOR 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 MATERIALSS/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 SECION 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.

B32 225 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 APROVED 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)

CEMENTITOUS LAP SIDING (COLOR AND WIDTH TO MATCH PRIMARY RESIDENCE)

CEMENTITOUS BOARD AND BATTEN SIDING (COLOR TO MATCH PRIMARY RESIDENCE)

CEMENTITOUS SHINGLE SIDING (COLOR TO MATCH PRIMARY RESIDENCE)

CITY OF PORTERVILLE CALIFORNIA

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PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

EXTERIOR ELEVATIONS & BUILDING SECTIONS - CALIFORNIA RANCH

PUBLIC SET

DATE
07/05/23

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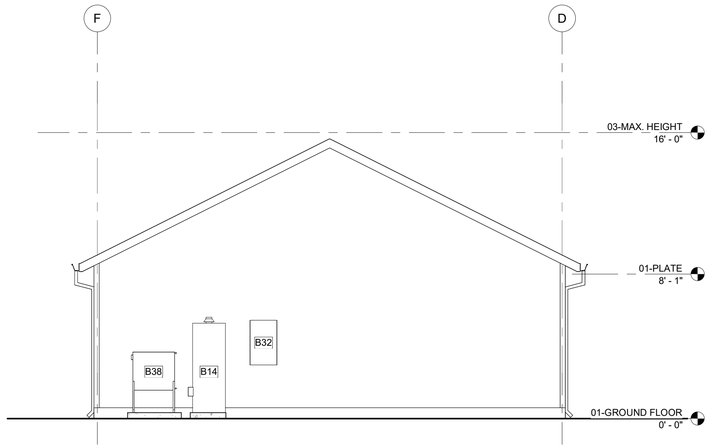
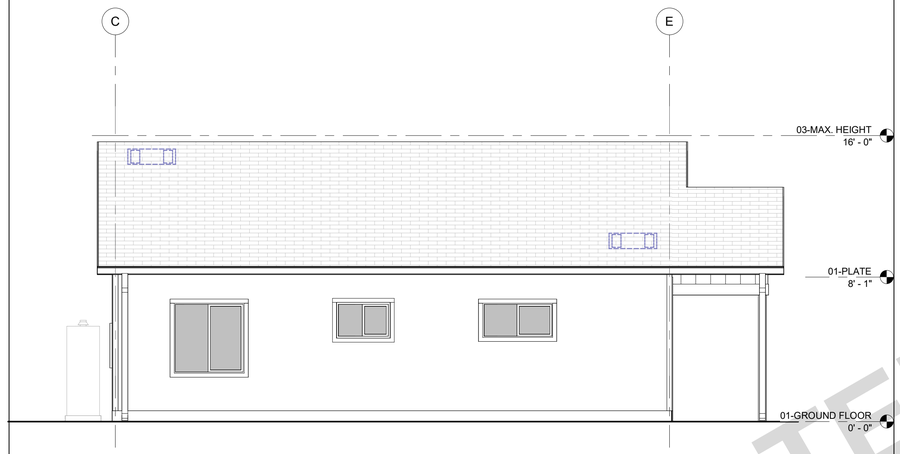


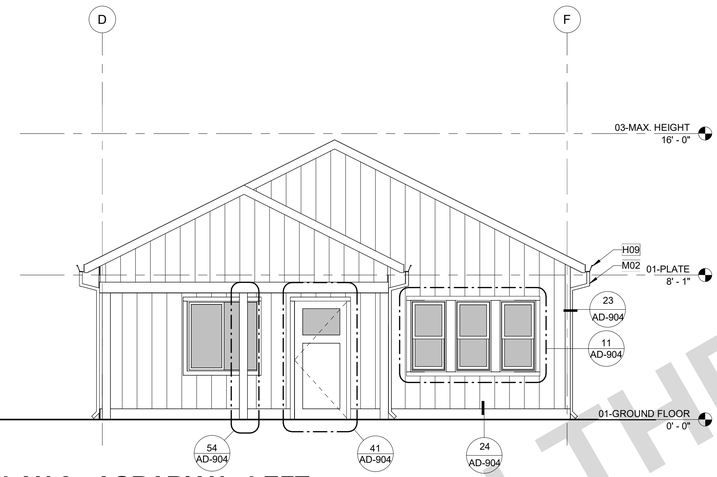
1 PLAN 3 - AGRARIAN - RIGHT

A3-101 | A3-202 SCALE: 1/4" = 1'-0"



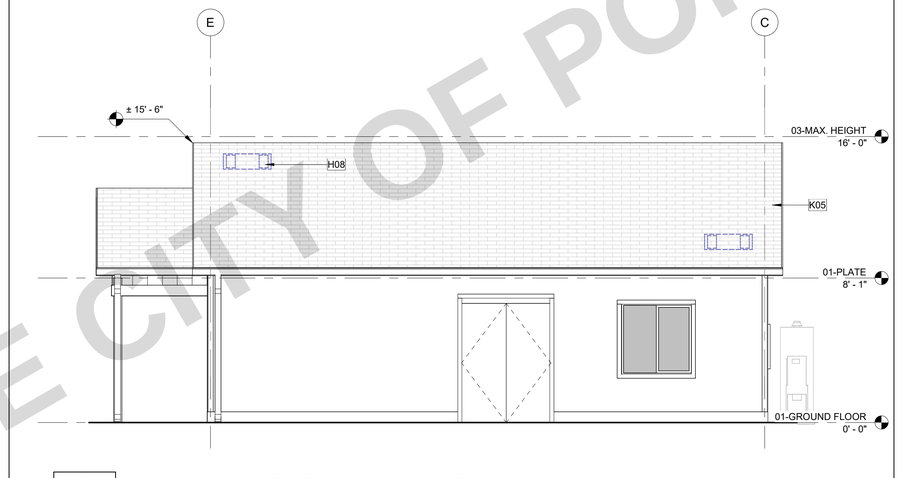
2 PLAN 3 - AGRARIAN - REAR

A3-101 | A3-202 SCALE: 1/4" = 1'-0"



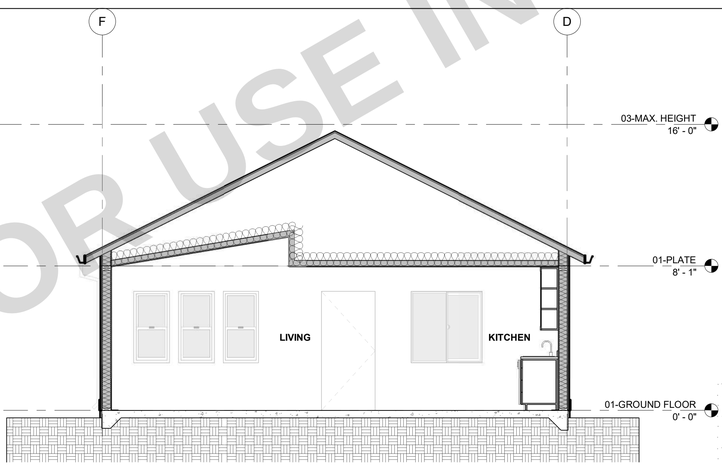
3 PLAN 3 - AGRARIAN - LEFT

A3-101 | A3-202 SCALE: 1/4" = 1'-0"



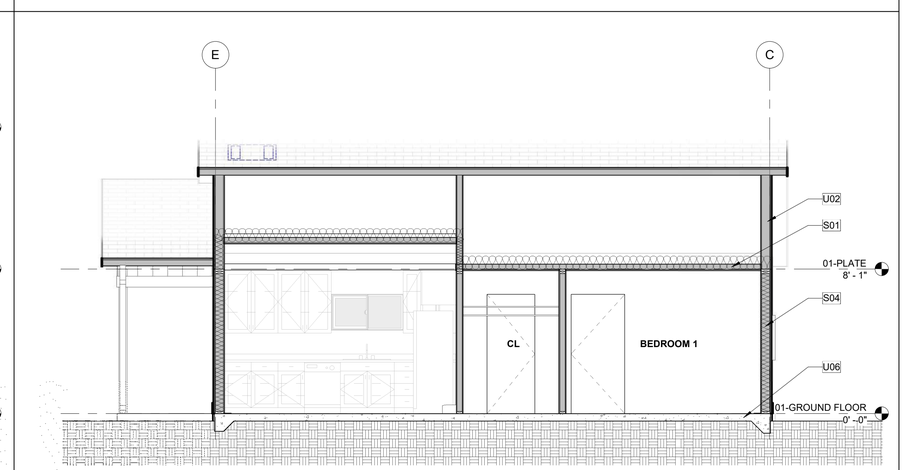
4 PLAN 3 - AGRARIAN - FRONT

A3-101 | A3-202 SCALE: 1/4" = 1'-0"



6 PLAN 3 - AGRARIAN - SECTION 2

A1-122 | A3-202 SCALE: 1/4" = 1'-0"



5 PLAN 3 - AGRARIAN - SECTION 1

A3-101 | A3-202 SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
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4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
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6. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH **CRC TABLE R703.3(1)**.
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KEYNOTES

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B32 225 AMP SERVICE, CONFIRM WITH EXISTING SERVICE.

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M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM

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S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)

U02 WOOD TRUSS. REFER TO STRUCTURAL.

U06 CONCRETE SLAB FOUNDATION

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CEMENTITOUS LAP SIDING (COLOR AND WIDTH TO MATCH PRIMARY RESIDENCE)

CEMENTITOUS BOARD AND BATTEN SIDING (COLOR TO MATCH PRIMARY RESIDENCE)

CEMENTITOUS SHINGLE SIDING (COLOR TO MATCH PRIMARY RESIDENCE)

CITY OF PORTERVILLE CALIFORNIA

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PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

EXTERIOR ELEVATIONS & BUILDING SECTIONS - AGRARIAN

PUBLIC SET

DATE 07/05/23

SHEET A3-202

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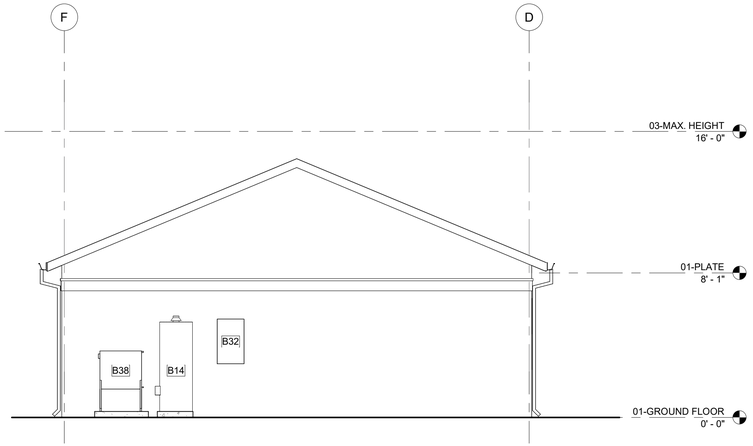
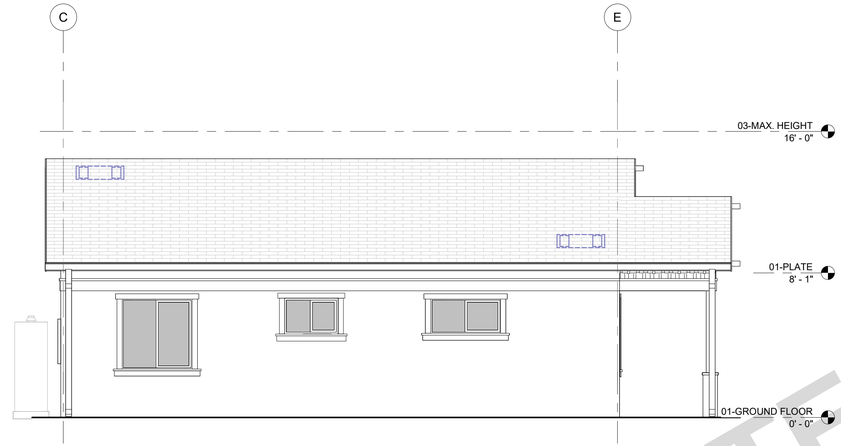


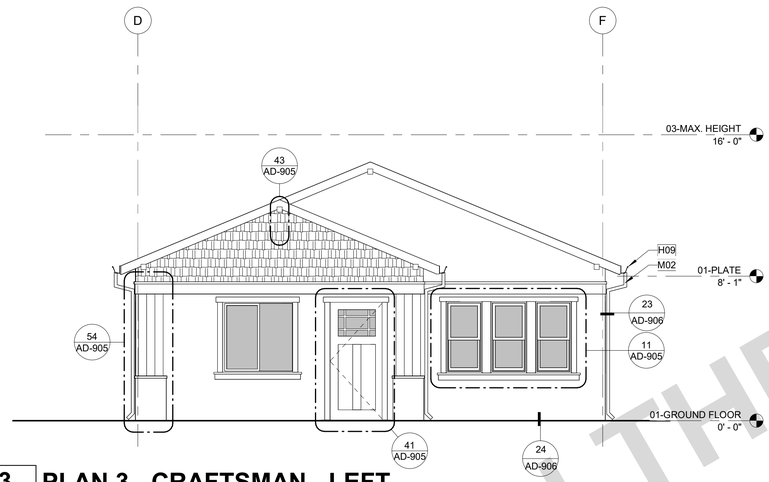
1 PLAN 3 - CRAFTSMAN - RIGHT

A3-101 | A3-203 SCALE: 1/4" = 1'-0"



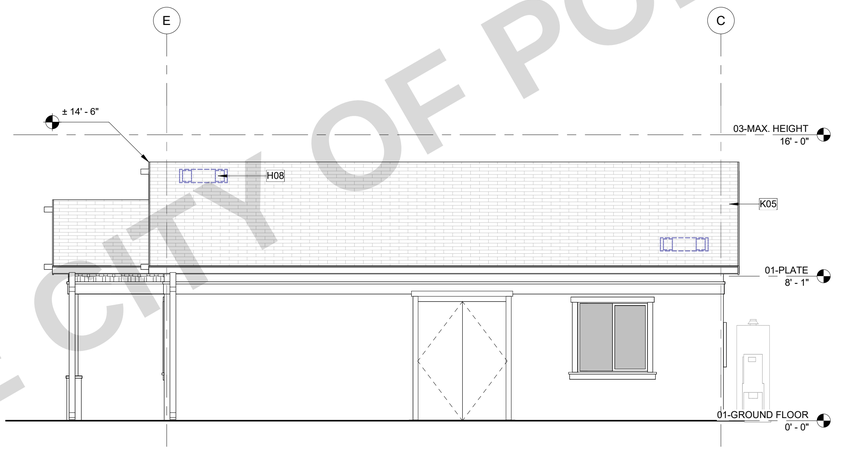
2 PLAN 3 - CRAFTSMAN - REAR

A3-101 | A3-203 SCALE: 1/4" = 1'-0"



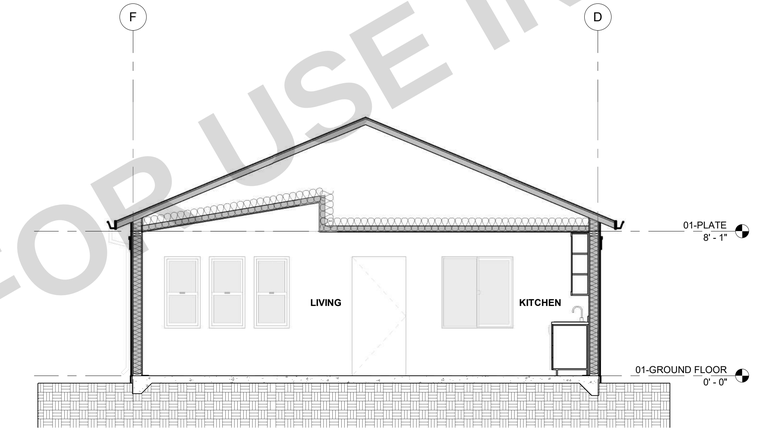
3 PLAN 3 - CRAFTSMAN - LEFT

A3-101 | A3-203 SCALE: 1/4" = 1'-0"



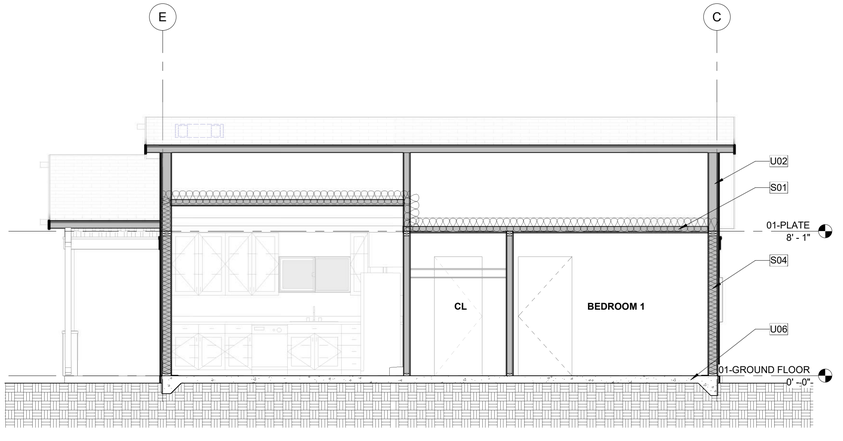
4 PLAN 3 - CRAFTSMAN - FRONT

A3-101 | A3-203 SCALE: 1/4" = 1'-0"



6 PLAN 3 - CRAFTSMAN - SECTION 2

A3-101 | A3-203 SCALE: 1/4" = 1'-0"



5 PLAN 3 - CRAFTSMAN - SECTION 1

A2-123 | A3-203 SCALE: 1/4" = 1'-0"

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 DOOR 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 MATERIALSS/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 SECION 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.

B32 225 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 APROVED 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)

CEMENTITOUS LAP SIDING (COLOR AND WIDTH TO MATCH PRIMARY RESIDENCE)

CEMENTITOUS BOARD AND BATTEN SIDING (COLOR TO MATCH PRIMARY RESIDENCE)

CEMENTITOUS SHINGLE SIDING (COLOR TO MATCH PRIMARY RESIDENCE)

CITY OF PORTERVILLE CALIFORNIA

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

EXTERIOR ELEVATIONS & BUILDING SECTIONS - CRAFTSMAN

PUBLIC SET

DATE 07/05/23

SHEET A3-203

1/8/2024, 12:37:10 PM
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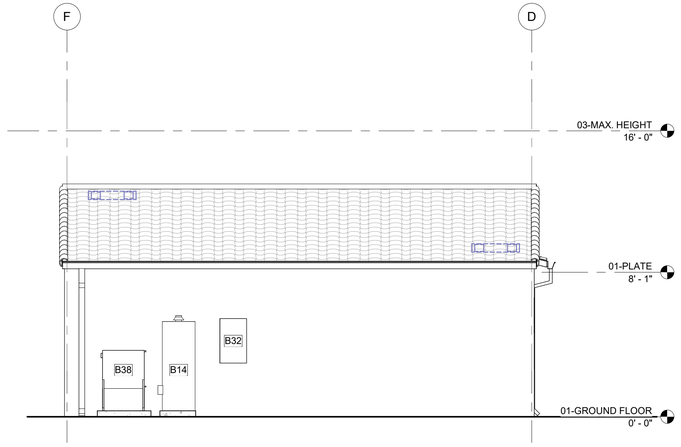
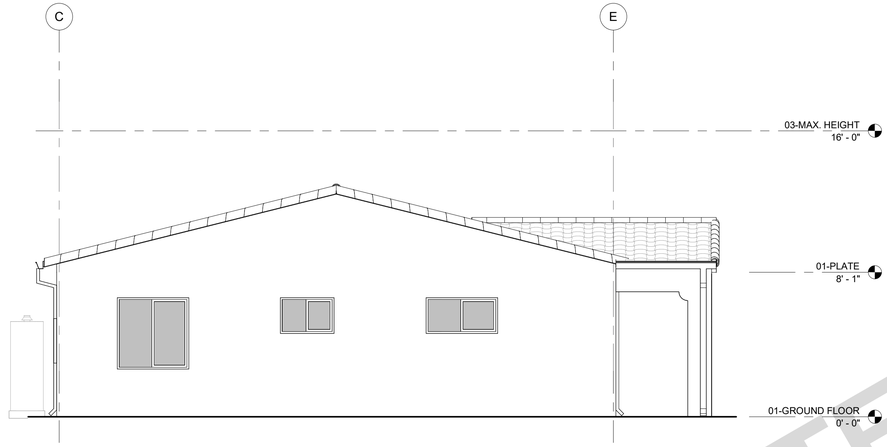


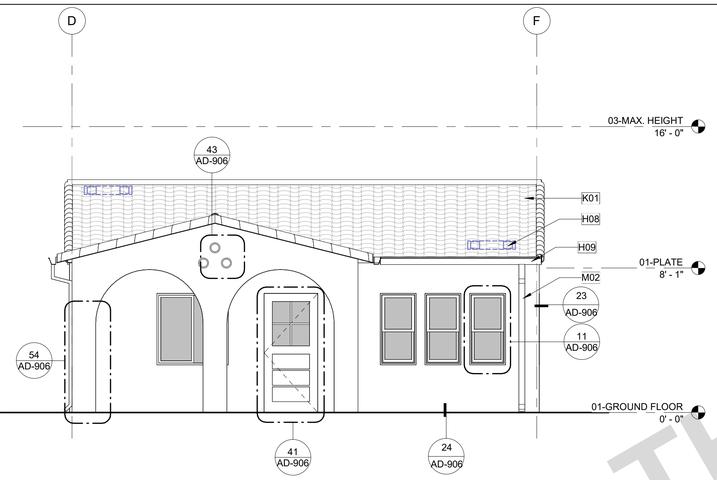
2 PLAN 3 - SPANISH COLONIAL - RIGHT

A3-101 | A3-204 SCALE: 1/4" = 1'-0"



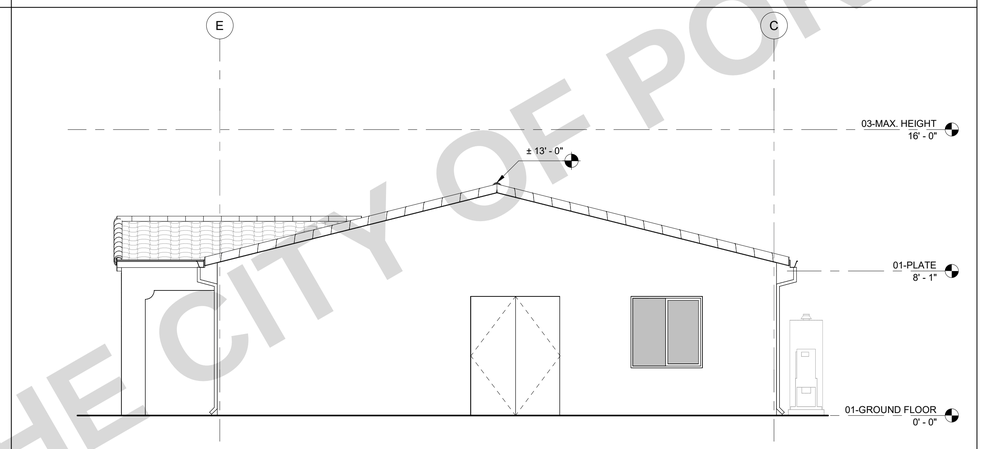
1 PLAN 3 - SPANISH COLONIAL - REAR

A3-101 | A3-204 SCALE: 1/4" = 1'-0"



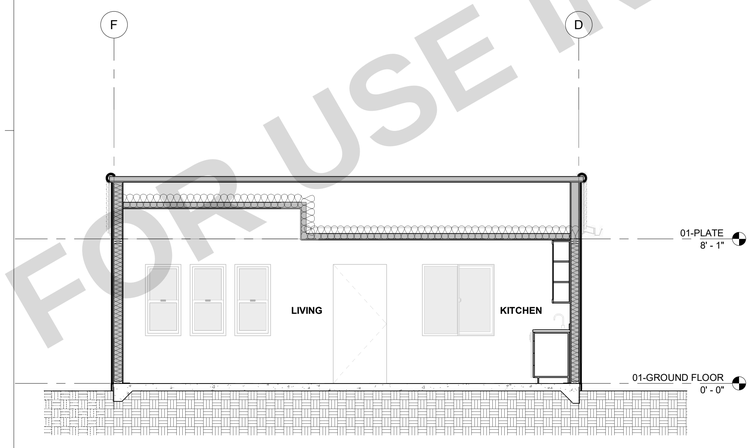
4 PLAN 3 - SPANISH COLONIAL - LEFT

A3-101 | A3-204 SCALE: 1/4" = 1'-0"



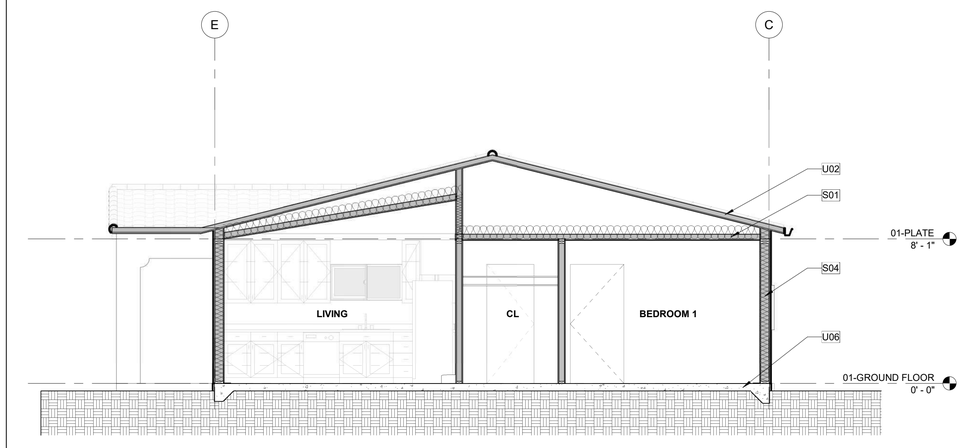
3 PLAN 3 - SPANISH COLONIAL - FRONT

A3-101 | A3-204 SCALE: 1/4" = 1'-0"



6 PLAN 3 - SPANISH COLONIAL - SECTION 2

A3-101 | A3-204 SCALE: 1/4" = 1'-0"



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K01 CONCRETE S-TILE.

M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM

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U06 CONCRETE SLAB FOUNDATION

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PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

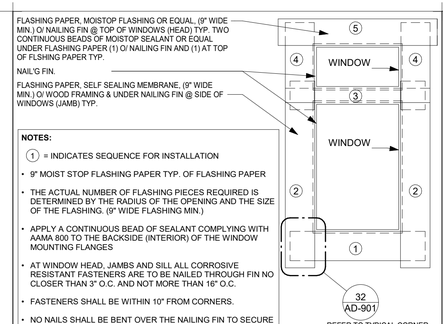
EXTERIOR ELEVATIONS & BUILDING SECTIONS - SPANISH COLONIAL

PUBLIC SET

DATE 07/05/23

SHEET A3-204

1/8/2024 12:37:12 PM
Autodesk Docs://2133-01-CU20 Porterville ADU and MF Dwelling Unit/2133-01-PrototypeADUs_CDs.rvt

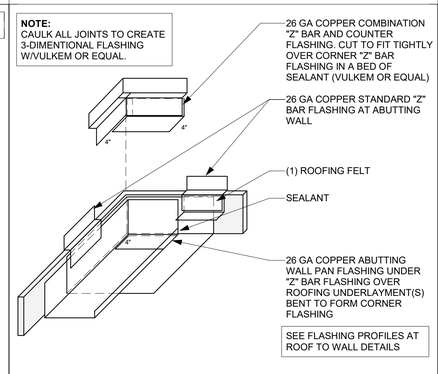


NOTES:

1. = INDICATES SEQUENCE FOR INSTALLATION
- 9" MOIST STOP FLASHING PAPER TYP. OF FLASHING PAPER
- THE ACTUAL NUMBER OF FLASHING PIECES REQUIRED IS DETERMINED BY THE RADIUS OF THE OPENING AND THE SIZE OF THE FLASHING. (9" WIDE FLASHING MIN.)
- APPLY A CONTINUOUS BEAD OF SEALANT COMPLYING WITH AAMA 800 TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGES
- AT WINDOW HEAD, JAMBS AND SILL ALL CORROSIVE RESISTANT FASTENERS ARE TO BE NAILED THROUGH FIN NO CLOSER THAN 3" O.C. AND NOT MORE THAN 16" O.C.
- FASTENERS SHALL BE WITHIN 10" FROM CORNERS.
- NO NAILS SHALL BE BENT OVER THE NAILING FIN TO SECURE WINDOW
- REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.

31 FLASHING - WINDOW TYP.

AD-901 SCALE: 12" = 1'-0"

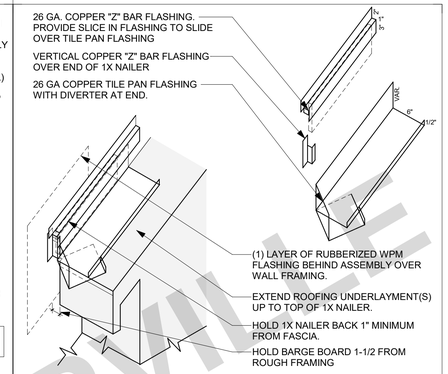


NOTE:
CAULK ALL JOINTS TO CREATE 3-DIMENTIONAL FLASHING W/VULKEM OR EQUAL.

SEE FLASHING PROFILES AT ROOF TO WALL DETAILS

21 ROOF TO WALL TYP. FLASHING 5

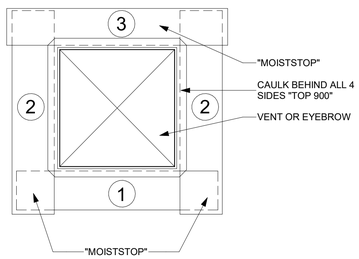
AD-901 SCALE: 3" = 1'-0"



11 ROOF TO WALL TYP. FLASHING 1

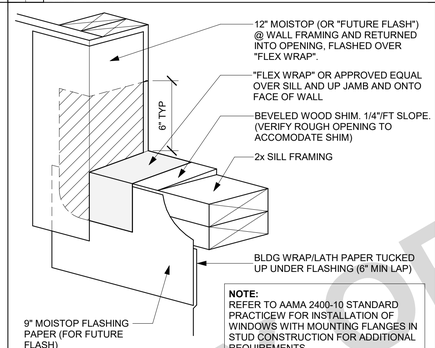
AD-901 SCALE: 6" = 1'-0"

NOTE:
1 = INDICATES SEQUENCE FOR INSTALLATION



42 FLASHING - G.I. VENT

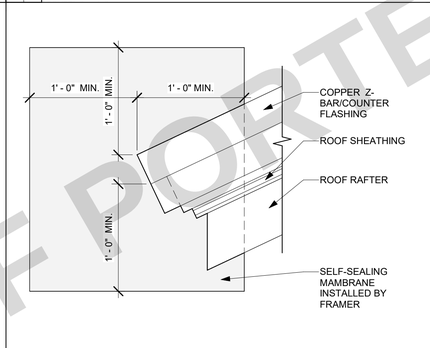
AD-901 SCALE: 1" = 1'-0"



NOTE:
REFER TO AAMA 2400-10 STANDARD PRACTICEW FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.

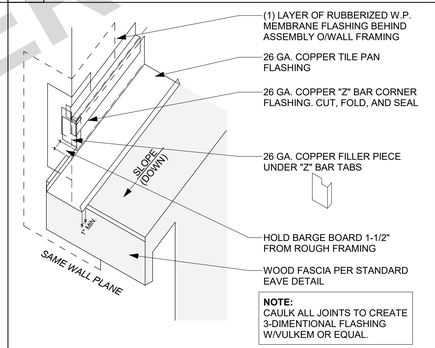
32 FLASHING - WINDOW CORNER TYP.

AD-901 AD-901 SCALE: 12" = 1'-0"



22 FLASHING - FASCIA TO WALL TYP.

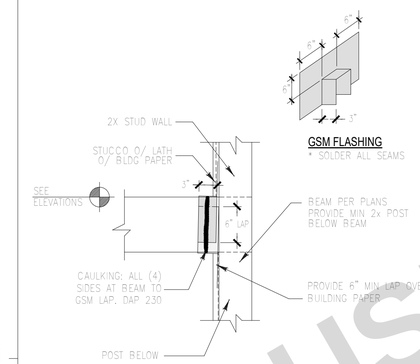
AD-901 SCALE: 1 1/2" = 1'-0"



NOTE:
CAULK ALL JOINTS TO CREATE 3-DIMENTIONAL FLASHING W/VULKEM OR EQUAL.

12 ROOF TO WALL TYP. FLASHING 2

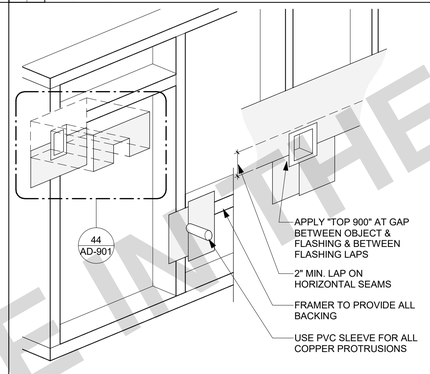
AD-901 SCALE: 3" = 1'-0"



NOTE:
* NO NAILS THROUGH GSM INTO BEAM
* NO NAILS SHALL PENETRATE GSM WITHIN 2" OF BEAM

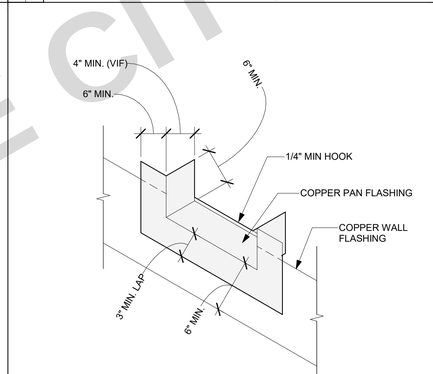
54 BEAM TO WALL FLASHING

AD-901 SCALE: 1" = 1'-0"



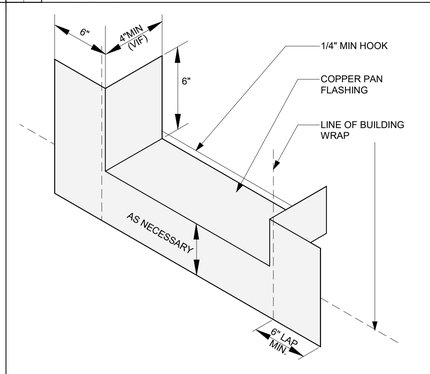
43 FLASHING - PROTRUSIONS

AD-901 SCALE: 1 1/2" = 1'-0"



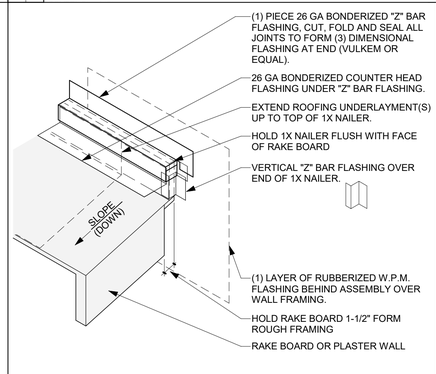
33 FLASHING - DOOR AT GRADE

AD-901 NTS



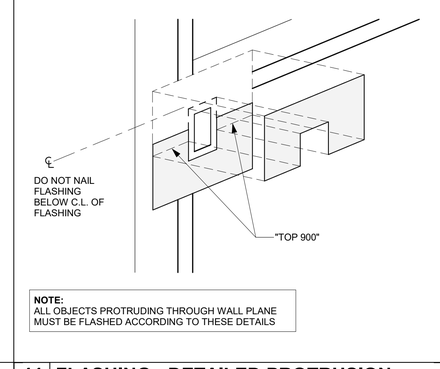
23 FLASHING PAN @ DOOR THRESHOLD

AD-901 SCALE: 3" = 1'-0"



13 ROOF TO WALL TYP. FLASHING 3

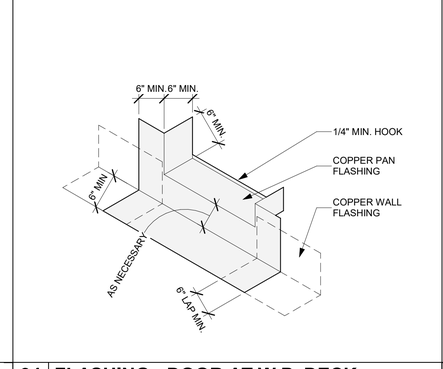
AD-901 SCALE: 3" = 1'-0"



NOTE:
ALL OBJECTS PROTRUDING THROUGH WALL PLANE MUST BE FLASHED ACCORDING TO THESE DETAILS

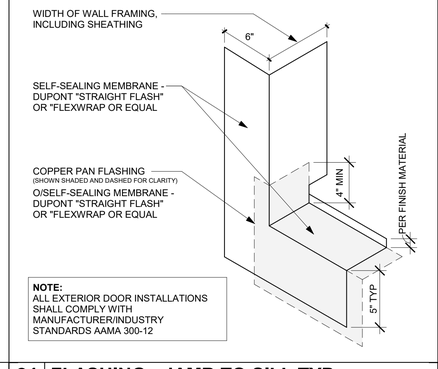
44 FLASHING - DETAILED PROTRUSION

AD-901 AD-901 SCALE: 1 1/2" = 1'-0"



34 FLASHING - DOOR AT W.P. DECK

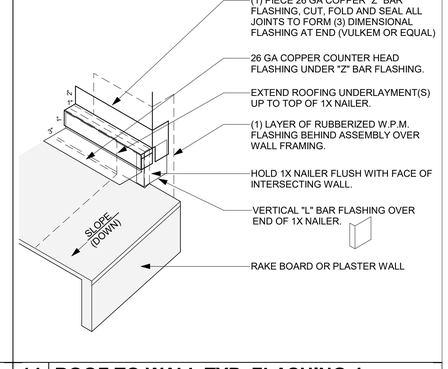
AD-901 NTS



NOTE:
ALL EXTERIOR DOOR INSTALLATIONS SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 300-12

24 FLASHING - JAMB TO SILL TYP.

AD-901 SCALE: 3" = 1'-0"



14 ROOF TO WALL TYP. FLASHING 4

AD-901 SCALE: 3" = 1'-0"

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PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

ARCHITECTURAL DETAILS - COMMON

PUBLIC SET

DATE
07/05/23

SHEET
AD-901

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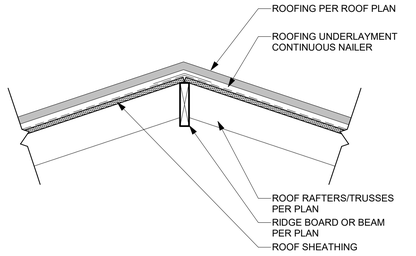
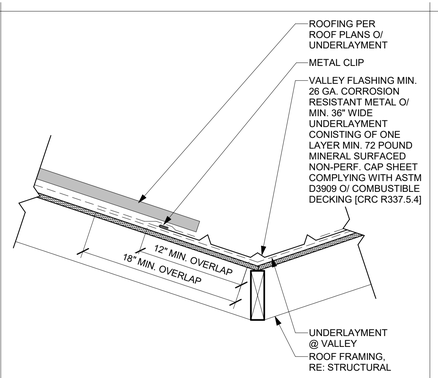
Autodesk Docs://2133-01-CU20 Porterville ADU and MF Dwelling Unit/2133-01-PrototypeADUs_CDs.rvt



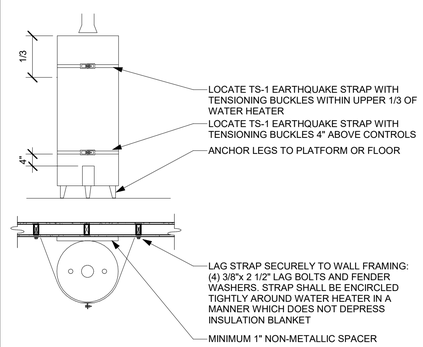
51 HIP/RIDGE

A1-121 AD-902 SCALE: 1" = 1'-0"



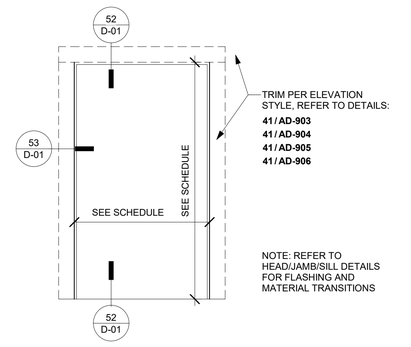
41 VALLEY FLASHING

A1-124 AD-902 SCALE: 1 1/2" = 1'-0"



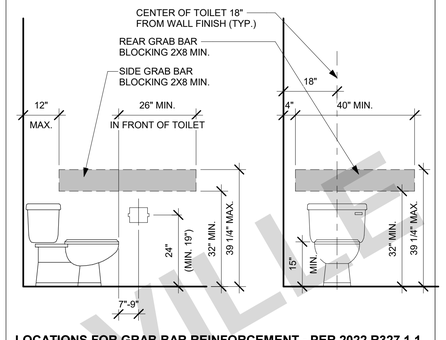
31 WATER HEATER MOUNTING

A1-111 AD-902 SCALE: 1/2" = 1'-0"



21 DOOR TRIM - SLIDING GLASS

A1-201 AD-902 SCALE: 3/4" = 1'-0"



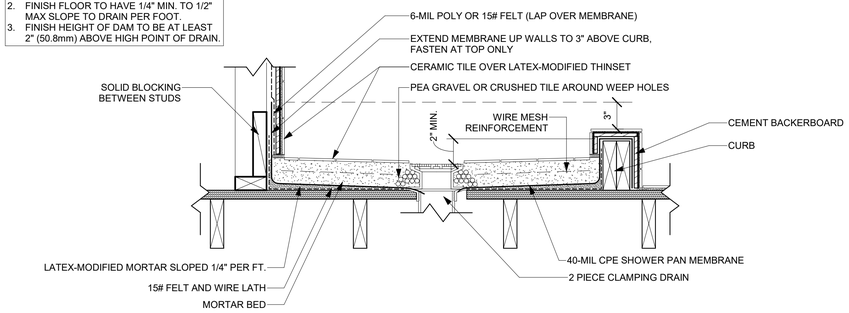
LOCATIONS FOR GRAB BAR REINFORCEMENT - PER 2022 R327.1.1

11 AGING-IN-PLACE WATER CLOSET

AD-902 SCALE: 1/2" = 1'-0"

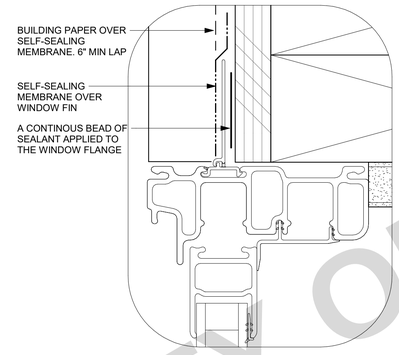
GENERAL NOTES:

1. REFER TO 2022 CPC FOR COMPLETE INFORMATION
2. FINISH FLOOR TO HAVE 1/4" MIN. TO 1/2" MAX SLOPE TO DRAIN PER FOOT.
3. FINISH HEIGHT OF DAM TO BE AT LEAST 2" (50.8mm) ABOVE HIGH POINT OF DRAIN.



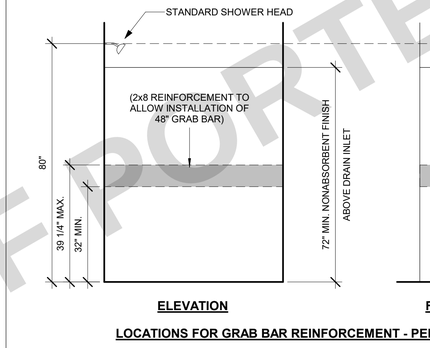
52 SHOWER - SECTION

AD-902 SCALE: 1 1/2" = 1'-0"



32 DETAILED HEAD FLASHING

AD-906 AD-902 SCALE: 12" = 1'-0"



ELEVATION **FRONT / REAR**

LOCATIONS FOR GRAB BAR REINFORCEMENT - PER 2022 R327.1.1

NOTES:

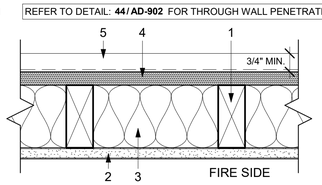
1. ALL DIMENSIONS FOR THIS DETAIL ARE FROM FACE OF FINISHED SURFACE
2. WALLS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT FINISH TO A HEIGHT MIN. 72" ABOVE THE DRAIN INLET. ***(R307.2)***
3. PRE-FAB SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE ENCLOSURE AND ADJACENT WALLS.
4. ALL SHOWER ENCLOSURES: PROVIDE 2X8 BLOCKING.

22 AGING-IN-PLACE SHOWER COMPLIANCE

AD-902 SCALE: 1/2" = 1'-0"

UL DESIGN NO. U 356

REFER TO DETAIL: **44/AD-902** FOR THROUGH WALL PENETRATIONS



WOOD STUDS, GYPSUM BOARD AND CEMENT STUCCO

1. WOOD STUDS
NOMINAL 2X4 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. GYPSUM BOARD
ANY CLASSIFIED 5/8" THICK, 48" WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT-COATED NAILS, 1 7/8" LONG WITH 1/4" DIAM. HEAD.

JOINTS AND NAILHEADS (NOT SHOWN) - WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.

3. BATTS AND BLANKETS
MINERAL FIBER OR GLASS INSULATION, 3 1/2" THICK, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN. DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMIUM FOIL OR FRAFT PAPER AND TO HAVE A MIN. DENSITY OF 0.9 PCF (MIN. R-13 THERMAL INSULATION RATING). FIBER SPRAYED - AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 4) - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 3.0 LB/CU.FT.

4. WOOD STRUCTURAL PANEL SHEATHING
MIN 7/16" THICK, 4 FT. WIDE WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOMINAL 2X4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

5. EXTERIOR FACING
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING. REFER TO PLAN FOR INFOEMATION:

D. CEMENTITIOUS STUCCO - PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEM WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8" TO 3/4", DEPENDING ON SYSTEM.
H. FIBER-CEMENT SIDING - FIBER-CEMENT EXTERIOR SIDING INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

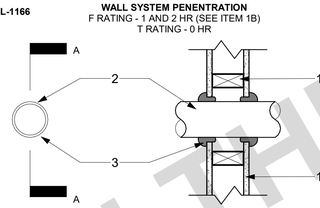
UL DES U305
AT INTERIOR WALL USE:
5/8" SHEETROCKFIRECODE CORE PANELS,
5/8" SHEETROCK ULTRALIGHT PANELS FIRE CODE X OR
5/8" FIBEROCK PANELS –
2 X 4 WOOD STUD 16"" OR 24" O.C.

54 1-HR EXTERIOR RATED WALL ASSEMBLY1

AD-902 SCALE: 3" = 1'-0"

XHEZ.W-L-1166

WALL SYSTEM PENENTRATION
F RATING - 1 AND 2 HR (SEE ITEM 1B)
T RATING - 0 HR



1. WALL ASSEMBLY
THE 1 OR 2 HR. FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS-
WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 IN. BY 4 IN. LUMBER SPACED 16 IN. O.C. STEEL STUDS TO BE MIN. 3 1/2 IN. WIDE AND SPACED MAX. 24 IN. O.C.

B. GYPSUM BOARD (BEARING THE UL CLASSIFICATION MARKING)- THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 5 IN.

THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

2. THROUGH- PENETRANTS
ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBING AND PERIPHERY OF THE OPENING SHALL BE MIN. OF 0 IN. (POINT CONTACT) TO A MAX. 1/8 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

A. COPPER TUBING-
NOM. 4 IN. DIAM. (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.

B. COPPER PIPE-
NOM. 4 IN. DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

C. STEEL PIPE-
NOM. 4 IN. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.

D. CONDUIT-
NOM. 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR RIGID STEEL CONDUIT

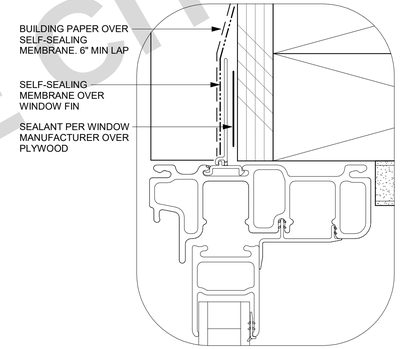
E. IRON PIPE-
NOM. 4 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.

3. FILL, VOID OR CAVITY MATERIALS (BEARING THE UL CLASSIFICATION MARKING) - CAULK OR PUTTY-MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED CONTINUOUSLY AROUND THE PENETRANT ON THE WALL SURFACES ON BOTH SIDES OF THE WALL.

3M COMPANY - CP 25WB+ CAULK OR MPS-2+ PUTTY

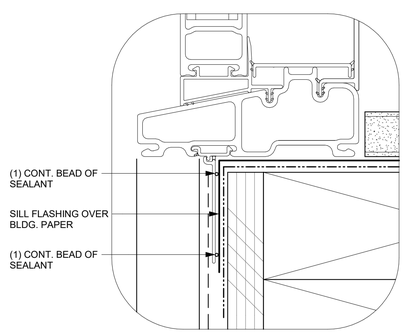
44 THROUGH PENETRATION @ WALL1

AD-902 SCALE: 1 1/2" = 1'-0"



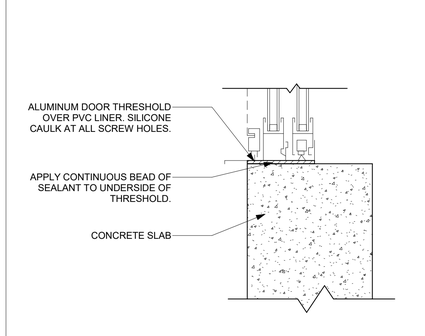
33 DETAILED JAMB FLASHING

AD-906 AD-902 SCALE: 12" = 1'-0"



34 DETAILED SILL FLASHING

AD-906 AD-902 SCALE: 12" = 1'-0"



LOCATIONS FOR GRAB BAR REINFORCEMENT - PER 2022 R327.1.1

NOTES:

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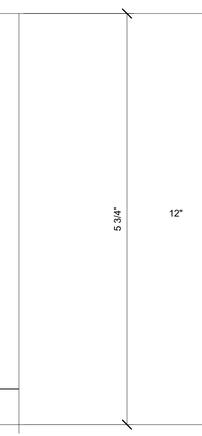
2. WALLS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT FINISH TO A HEIGHT MIN. 72" ABOVE THE FLOOR. ***(R307.2)***
3. BUILT-IN TUBS W SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL.
4. ALL TUB/SHOWER ENCLOSURES: PROVIDE MIN. 2X8 BLOCKING.

23 AGING-IN-PLACE TUB COMPLIANCE

AD-902 SCALE: 1/2" = 1'-0"

THRESHOLD



24 DOOR-SLIDING GLASS - THRESHOLD

AD-902 SCALE: 3" = 1'-0"

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PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
ARCHITECTURAL DETAILS - COMMON

PUBLIC SET

DATE 07/05/23

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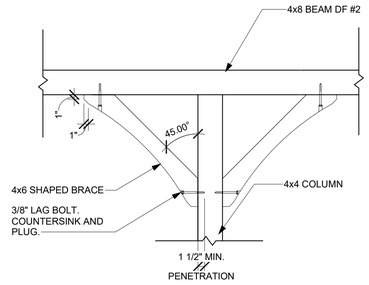
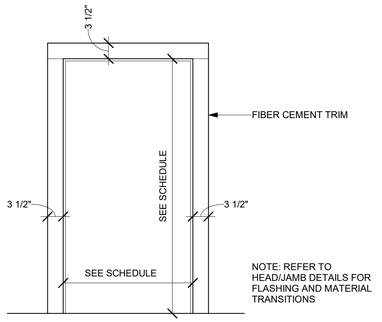


51 BRACE - CALIFORNIA RANCH

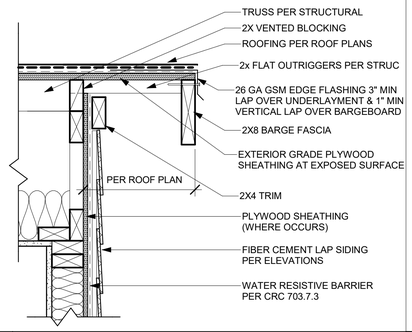
A1-201 AD-903 SCALE: 3/4" = 1'-0"



41 DOOR TRIM - CAL RANCH

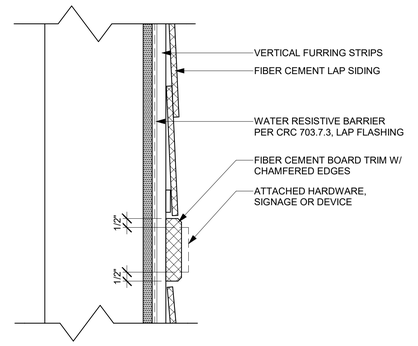
A1-201 AD-903 SCALE: 3/4" = 1'-0"

***FOR PROJECT LOCATED IN THE WILDLAND URBAN INTERFACE (W.U.I.), SEE 21/AD907**



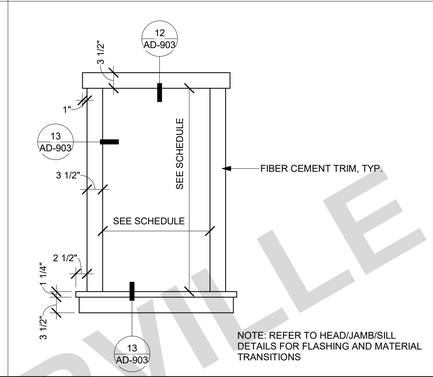
31 RAKE @ FIBER CEMENT - LAP SIDING

A1-121 AD-903 SCALE: 1 1/2" = 1'-0"



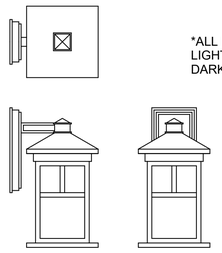
21 FIBER CEMENT - LAP - MOUNTING PAD

AD-903 SCALE: 3" = 1'-0"



11 WINDOW TRIM - CAL RANCH

A1-201 AD-903 SCALE: 3/4" = 1'-0"



*ALL EXTERIOR LIGHTING MUST BE DARK SKY COMPLIANT

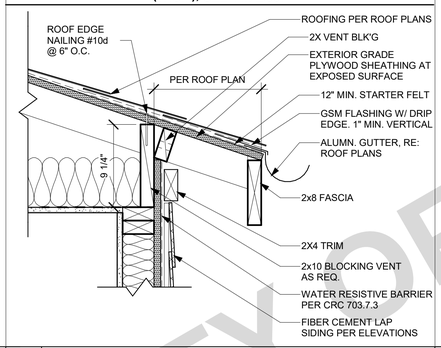
FORTE LIGHTING - BLACK FINISH WITH HONEY GLASS PANELS

OR EQUAL DARK SKY COMPLIANT FIXTURE PER ZONING REGULATIONS SECTION 17.70.100.

42 LIGHT FIXTURE - CAL RANCH

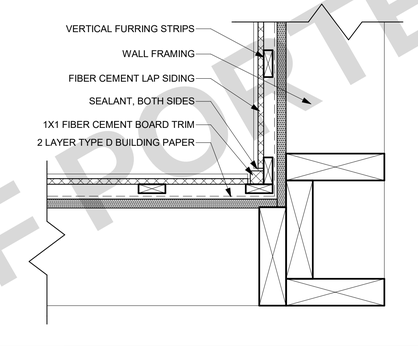
AD-903 SCALE: 1 1/2" = 1'-0"

***FOR PROJECT LOCATED IN THE WILDLAND URBAN INTERFACE (W.U.I.), SEE 11/AD907**



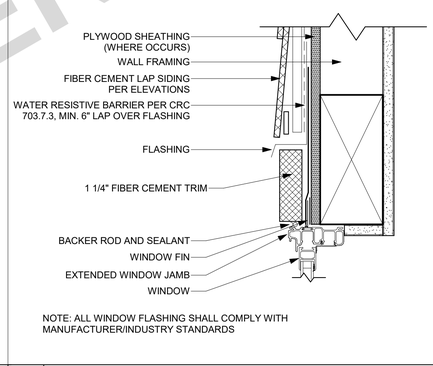
32 EAVE @ FIBER CEMENT - LAP SIDING

A1-121 AD-903 SCALE: 1 1/2" = 1'-0"



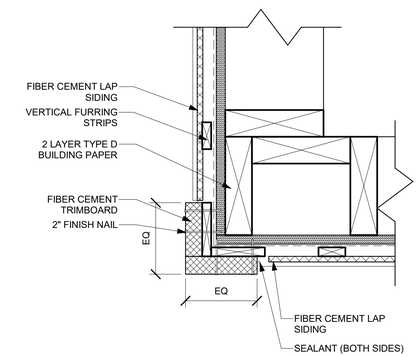
22 FIBER CEMENT - LAP - INSIDE CORNER

AD-903 SCALE: 3" = 1'-0"



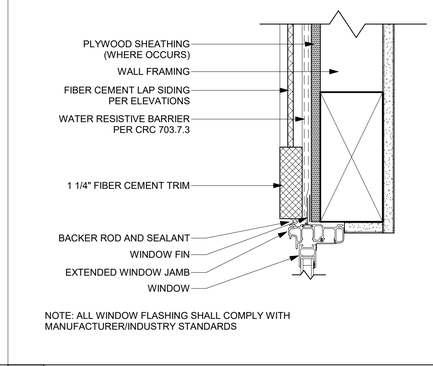
12 TYP. WINDOW HEAD-FIBER CEMENT

AD-903 SCALE: 3" = 1'-0"



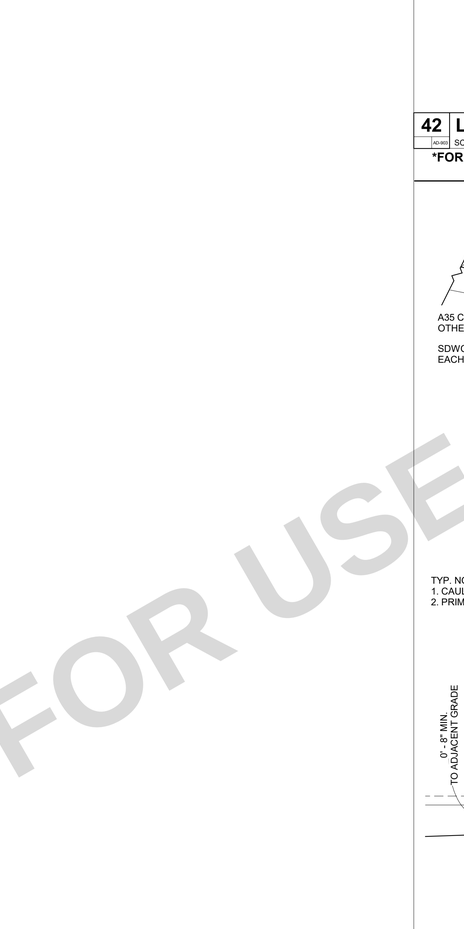
23 FIBER CEMENT - LAP - OUTSIDE CORNER

A1-201 AD-903 SCALE: 3" = 1'-0"



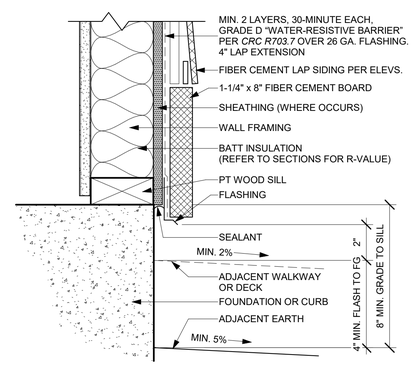
13 TYP. WINDOW JAMB-FIBER CEMENT

AD-903 SCALE: 3" = 1'-0"



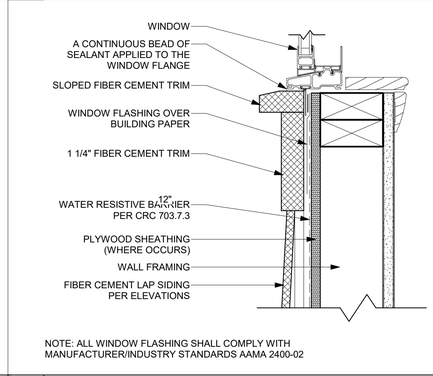
44 POST W/ ROOF - CALIFORNIA RANCH

A1-201 AD-903 SCALE: 3/4" = 1'-0"



24 FIBER CEMENT - LAP - FOUNDATION

A1-201 AD-903 SCALE: 3" = 1'-0"



14 TYP. WINDOW SILL-FIBER CEMENT

AD-903 SCALE: 3" = 1'-0"

CITY OF PORTERVILLE CALIFORNIA

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PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

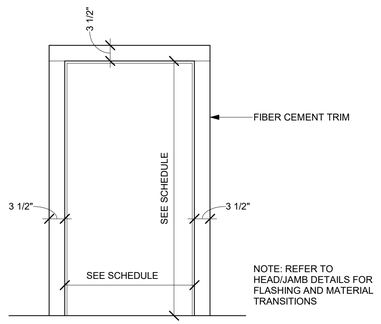
ARCHITECTURAL DETAILS - CALIFORNIA RANCH

PUBLIC SET

DATE 07/05/23

SHEET AD-903

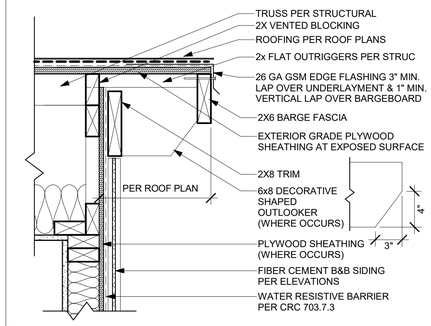
1/9/2024 2:02:55 PM
Autodesk Docs://2133-01-CU20 Porterville ADU and MF Dwelling Unit/2133-01-PrototypeADUs_CDs.rvt



41 DOOR TRIM - AGRARIAN

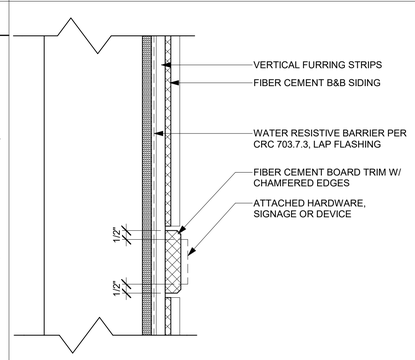
A1-202 AD-904 SCALE: 3/4" = 1'-0"

***FOR PROJECT LOCATED IN THE WILDLAND URBAN INTERFACE (W.U.I.), SEE 22/AD907**



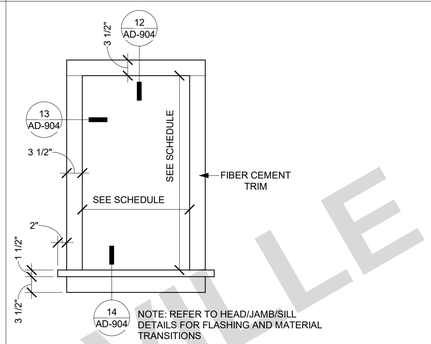
31 RAKE @ FIBER CEMENT - B&B SIDING

A1-122 AD-904 SCALE: 1 1/2" = 1'-0"



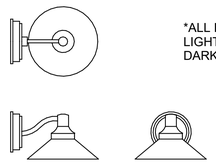
21 FIBER CEMENT - B&B - MOUNTING PAD

AD-904 SCALE: 3" = 1'-0"



11 WINDOW TRIM - AGRARIAN

A1-202 AD-904 SCALE: 3/4" = 1'-0"



*ALL EXTERIOR LIGHTING MUST BE DARK SKY COMPLIANT

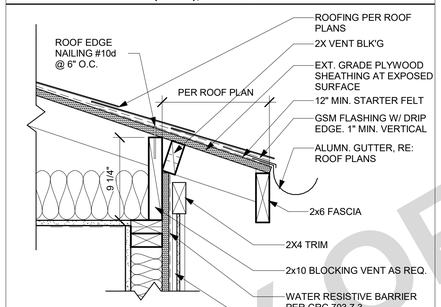
THE GREAT OUTDOORS - WALL MOUNT
KIRKHAM ASPEN BROZE
(8102-A138-L)

OR EQUAL DARK SKY COMPLIANT FIXTURE PER ZONING REGULATIONS SECTION 17.70.100.

42 LIGHT FIXTURE - AGRARIAN

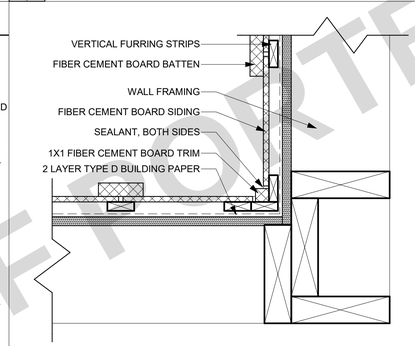
AD-904 SCALE: 1 1/2" = 1'-0"

***FOR PROJECT LOCATED IN THE WILDLAND URBAN INTERFACE (W.U.I.), SEE 12/AD907**



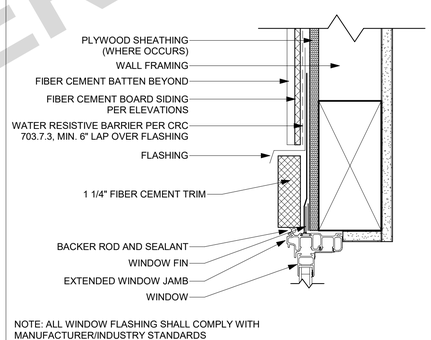
32 EAVE @ FIBER CEMENT - B&B SIDING

A1-122 AD-904 SCALE: 1 1/2" = 1'-0"



22 FIBER CEMENT - B&B - INSIDE CORNER

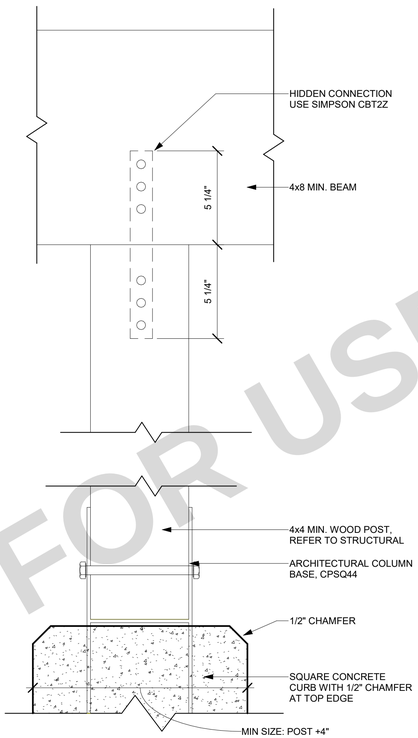
AD-904 SCALE: 3" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS

12 TYP. WINDOW HEAD-FIBER CEMENT

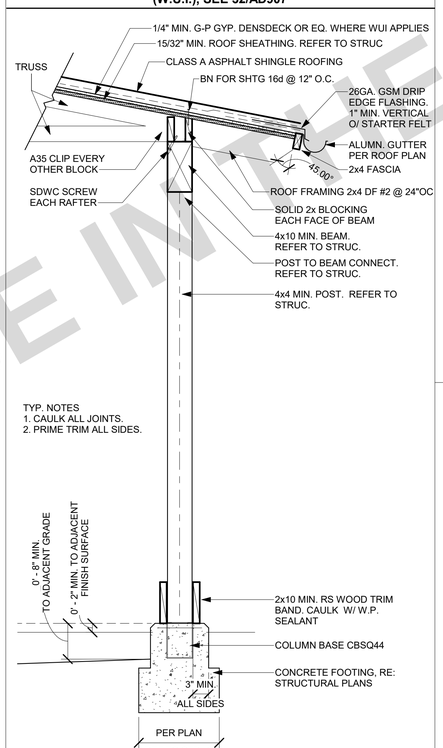
AD-904 SCALE: 3" = 1'-0"



54 COLUMN UPPER/BASE TRIM1

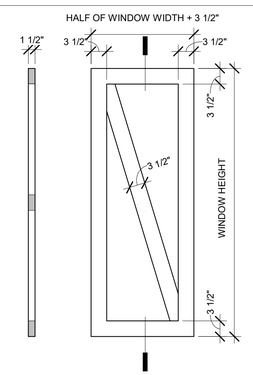
A1-202 AD-904 SCALE: 3" = 1'-0"

***FOR PROJECT LOCATED IN THE WILDLAND URBAN INTERFACE (W.U.I.), SEE 32/AD907**



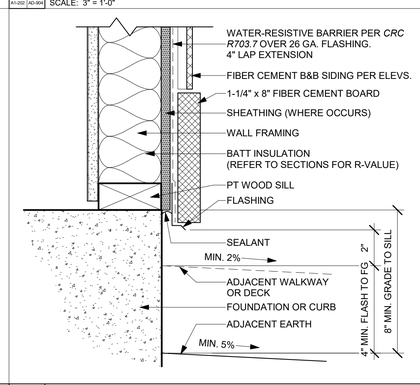
44 POST W/ ROOF - AGRARIAN

A1-202 AD-904 SCALE: 3/4" = 1'-0"



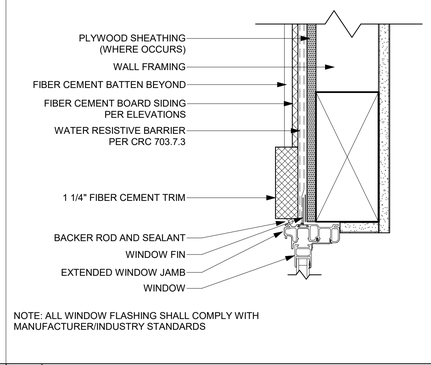
34 DECORATIVE SHUTTER

AD-904 SCALE: 3/4" = 1'-0"



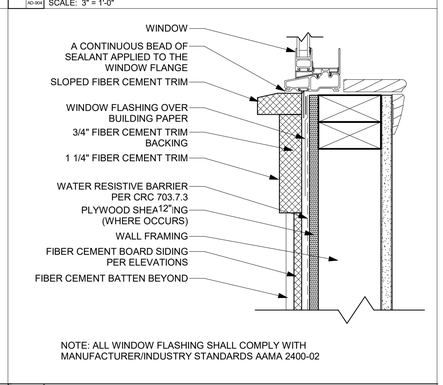
24 FIBER CEMENT - B&B - FOUNDATION

A1-202 AD-904 SCALE: 3" = 1'-0"



23 FIBER CEMENT - B&B - OUTSIDE CORNER

A1-202 AD-904 SCALE: 3" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-02

13 TYP. WINDOW JAMB-FIBER CEMENT

AD-904 SCALE: 3" = 1'-0"

14 TYP. WINDOW SILL-FIBER CEMENT

AD-904 SCALE: 3" = 1'-0"

PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

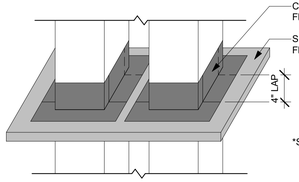
ARCHITECTURAL DETAILS - AGRARIAN

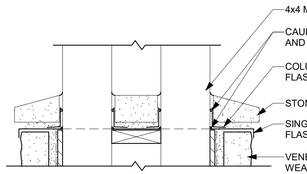
PUBLIC SET

DATE
07/05/23

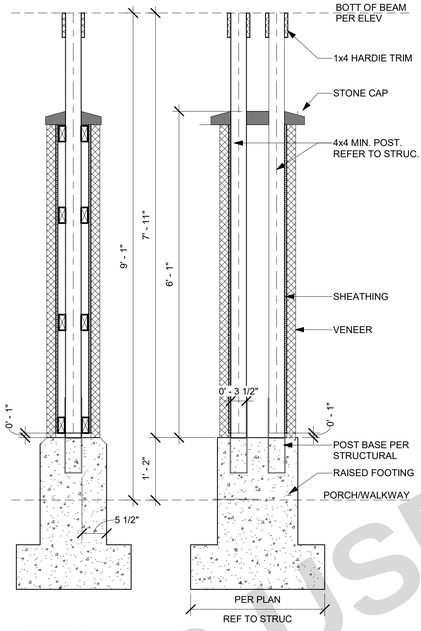
SHEET
AD-904

1/8/2024 2:02:55 PM
Autodesk Docs://2133-01-CU20 Porterville ADU and MF Dwelling Unit/2133-01-PrototypeADUs_CDs.rvt



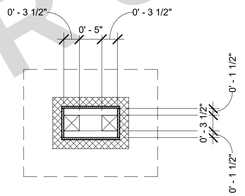


TOP PLAN VIEW



SIDE ELEVATION

FRONT ELEVATION

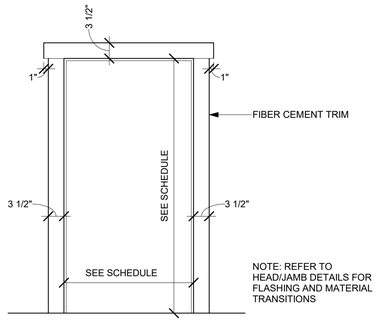


PLAN VIEW

POSTS AND COLUMNS THAT ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS, SHALL BE PROJECTED AT LEAST 1 INCH ABOVE THE SLAB OR DECK AND 8 INCHES ABOVE EXPOSED EARTH AND SHALL BE SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER (ALTERNATE, PROVIDE A PRESERVATIVE-TREATED WOOD POST OR COLUMN). 2304.12.2.2 & EXCEPTION 1 CBC

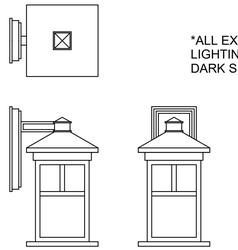
54 POST DOUBLE - CRAFTSMAN

A1-203 AD-905 SCALE: 3/4" = 1'-0"



41 DOOR TRIM - CRAFTSMAN

A1-203 AD-905 SCALE: 3/4" = 1'-0"



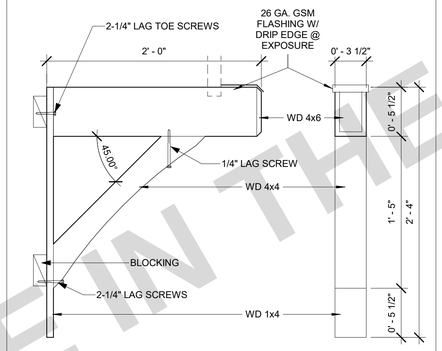
*ALL EXTERIOR LIGHTING MUST BE DARK SKY COMPLIANT

FORTE LIGHTING - BLACK FINISH WITH HONEY GLASS PANELS

OR EQUAL DARK SKY COMPLIANT FIXTURE PER ZONING REGULATIONS SECTION 17.70.100.

42 LIGHT FIXTURE - CRAFTSMAN

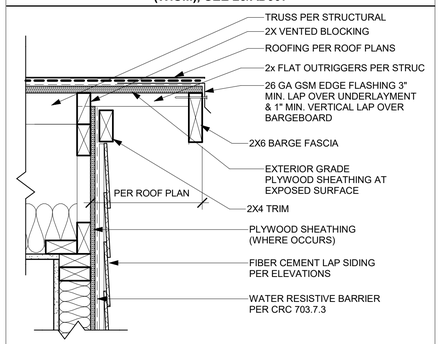
AD-905 SCALE: 1 1/2" = 1'-0"



43 EAVE BRACE - CRAFTSMAN

A1-203 AD-905 SCALE: 1 1/2" = 1'-0"

*FOR PROJECT LOCATED IN THE WILDLAND URBAN INTERFACE (W.U.I.), SEE 23/AD907



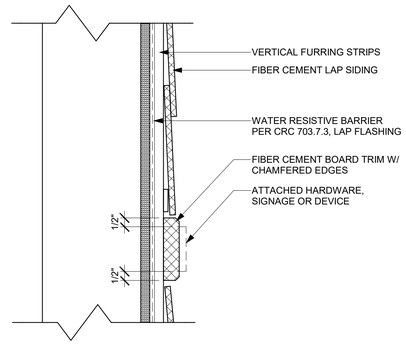
31 RAKE @ FIBER CEMENT - LAP SIDING

A1-123 AD-905 SCALE: 1 1/2" = 1'-0"

*FOR PROJECT LOCATED IN THE WILDLAND URBAN INTERFACE (W.U.I.), SEE 13/AD907

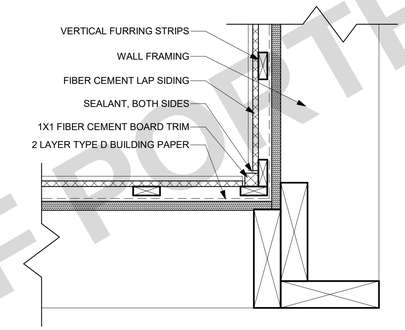
32 EAVE @ FIBER CEMENT - LAP SIDING

A1-123 AD-905 SCALE: 1 1/2" = 1'-0"



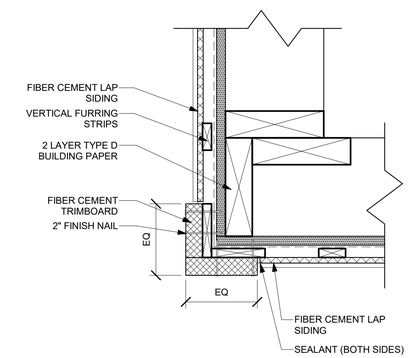
21 FIBER CEMENT - LAP - MOUNTING PAD

AD-905 SCALE: 3" = 1'-0"



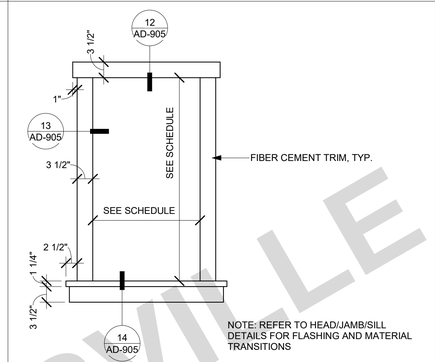
22 FIBER CEMENT - LAP - INSIDE CORNER

AD-905 SCALE: 3" = 1'-0"



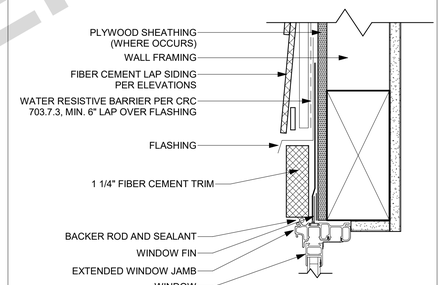
23 FIBER CEMENT - LAP - OUTSIDE CORNER

AD-905 SCALE: 3" = 1'-0"



11 WINDOW TRIM - CRAFTSMAN

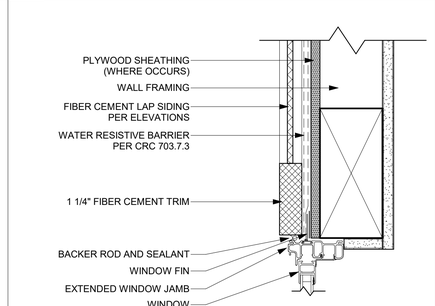
A1-203 AD-905 SCALE: 3/4" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS

12 TYP. WINDOW HEAD-FIBER CEMENT

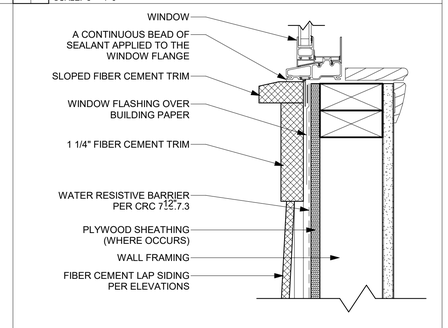
AD-905 SCALE: 3" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS

13 TYP. WINDOW JAMB-FIBER CEMENT

AD-905 SCALE: 3" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-02

14 TYP. WINDOW SILL-FIBER CEMENT

AD-905 SCALE: 3" = 1'-0"

CITY OF PORTERVILLE CALIFORNIA

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PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

ARCHITECTURAL DETAILS - CRAFTSMAN

PUBLIC SET

DATE
07/05/23

SHEET
AD-905

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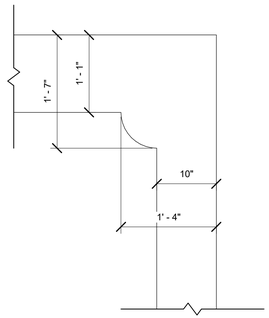
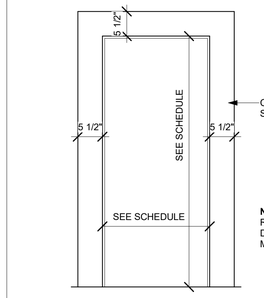


51 SPANISH DOORWAY DETAIL

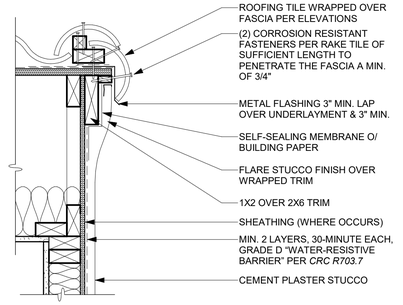
A1-204 AD-906 SCALE: 1" = 1'-0"



NOTE:
REFER TO HEAD/JAMB/SILL DETAILS FOR FLASHING AND MATERIAL TRANSITIONS

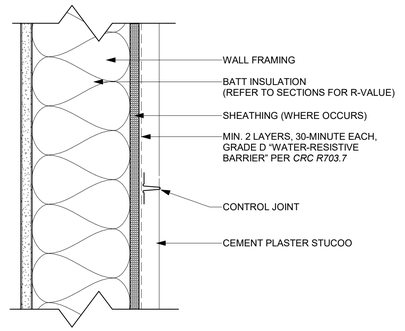
41 DOOR TRIM - SPANISH COLONIAL

A1-204 AD-906 SCALE: 3/4" = 1'-0"



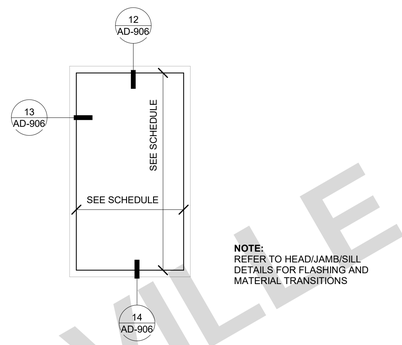
31 RAKE @ PLASTER

A1-124 AD-906 SCALE: 1 1/2" = 1'-0"



21 PLASTER - CONTROL JOINT

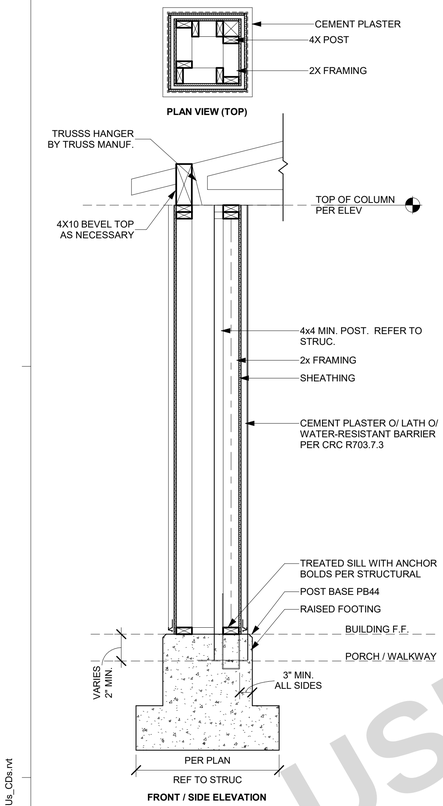
AD-906 SCALE: 3" = 1'-0"



NOTE:
REFER TO HEAD/JAMB/SILL DETAILS FOR FLASHING AND MATERIAL TRANSITIONS

11 WINDOW TRIM - SPANISH COLONIAL

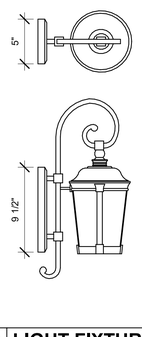
A1-204 AD-906 SCALE: 3/4" = 1'-0"



POSTS AND COLUMNS THAT ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS, SHALL BE PROJECTED AT LEAST 1 INCH ABOVE THE SLAB OR DECK AND 8 INCHES ABOVE EXPOSED EARTH AND SHALL BE SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER (ALTERNATE, PROVIDE A PRESERVATIVE-TREATED WOOD POST OR COLUMN). CBC 2304.12.2.2 & EXCEPTION 1

54 POST - SPANISH COLONIAL

A1-204 AD-906 SCALE: 3/4" = 1'-0"

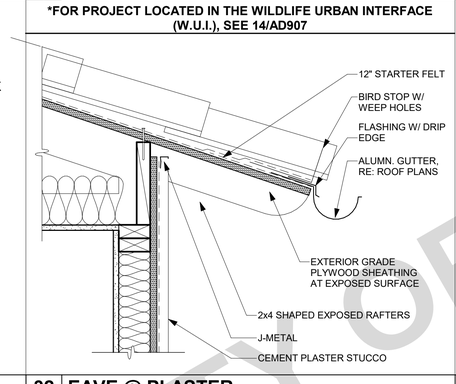


*ALL EXTERIOR LIGHTING MUST BE DARK SKY COMPLIANT

MAXIM LIGHTING - WHISPER DARK SKY EE 1-LIGHT OUTDOOR WALL LATERN OR EQUAL (8639BZ)

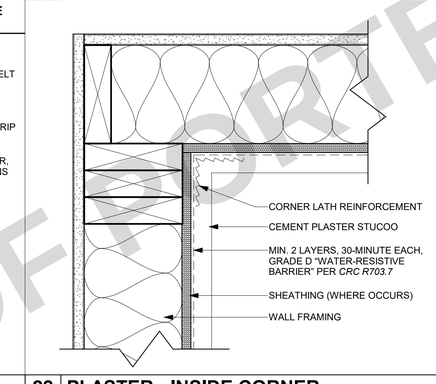
42 LIGHT FIXTURE - SPANISH COLONIAL

AD-906 SCALE: 1 1/2" = 1'-0"



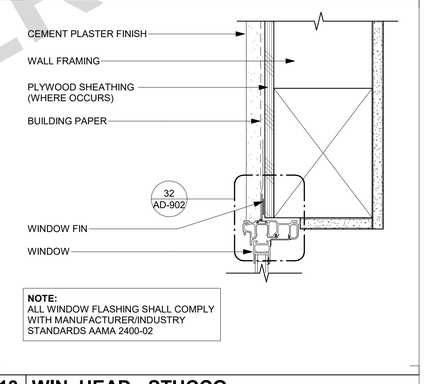
32 EAVE @ PLASTER

A1-124 AD-906 SCALE: 1 1/2" = 1'-0"



22 PLASTER - INSIDE CORNER

AD-906 SCALE: 3" = 1'-0"



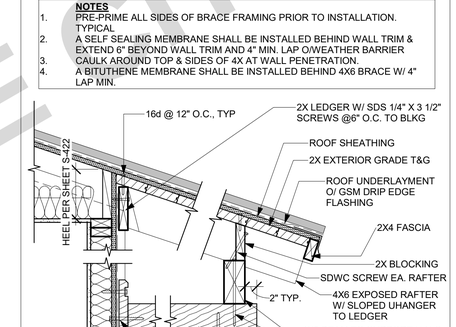
NOTE:
ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-02

13 WIN. HEAD - STUCCO

AD-906 SCALE: 3" = 1'-0"

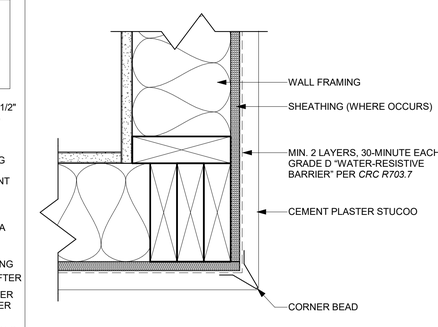
43 DECORATIVE VENT SPACING

A3-204 AD-906 SCALE: 3" = 1'-0"



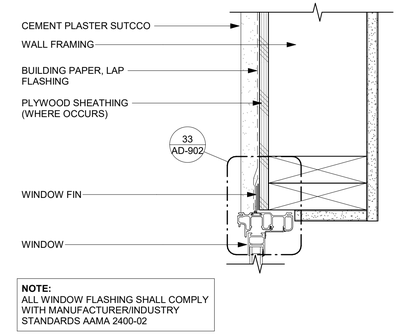
34 SHED ROOF W/ KICKER

A2-204 AD-906 SCALE: 1" = 1'-0"



23 PLASTER - OUTSIDE CORNER

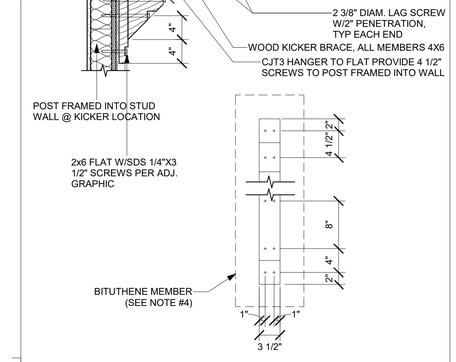
A3-203 AD-906 SCALE: 3" = 1'-0"



NOTE:
ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-02

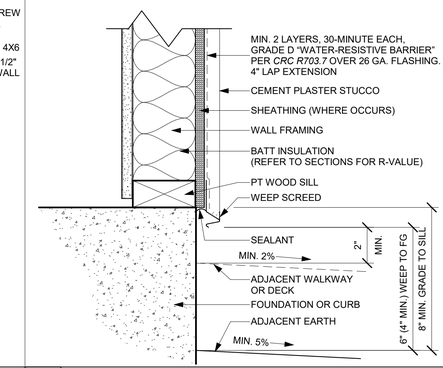
14 WIN. JAMB - STUCCO

AD-906 SCALE: 3" = 1'-0"



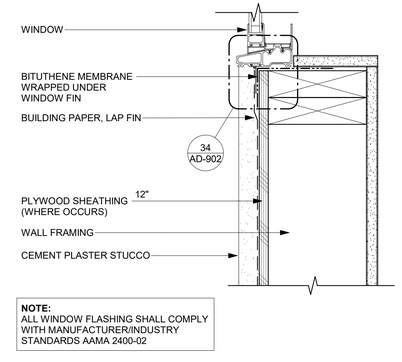
44 DECORATIVE VENT ATTACHMENT

AD-906 SCALE: 3" = 1'-0"



24 PLASTER - FOUNDATION

A1-203 AD-906 SCALE: 3" = 1'-0"



NOTE:
ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-02

15 WIN. SILL - STUCCO

AD-906 SCALE: 3" = 1'-0"

PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

ARCHITECTURAL DETAILS - SPANISH COLONIAL

PUBLIC SET

DATE
07/05/23

SHEET
AD-906

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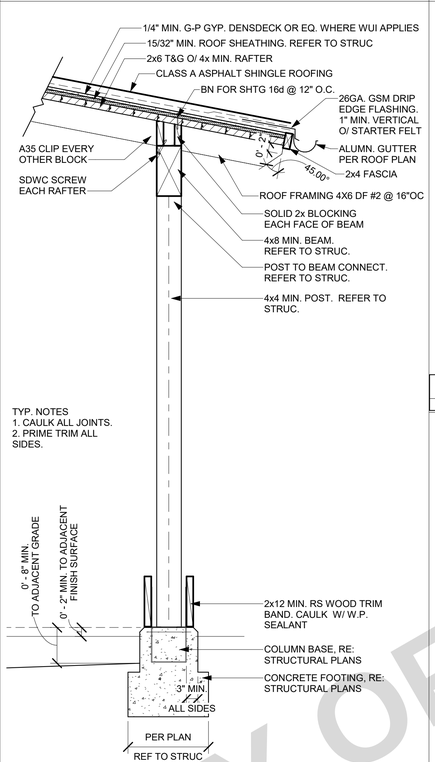
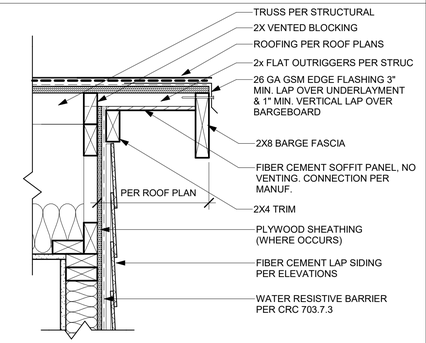
Autodesk Docs://2133-01-CU20 Porterville ADU and MF Dwelling Unit/2133-01-PrototypeADUs_CDs.rvt



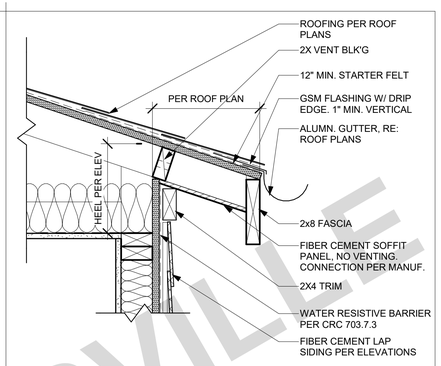
32 POST W/ ROOF - CAL RANCH - WUI

AD-907 SCALE: 3/4" = 1'-0"



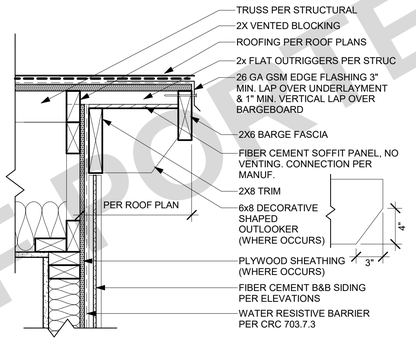
21 RAKE @ FBR CMNT - LAP SIDING - WUI

AD-907 SCALE: 1 1/2" = 1'-0"



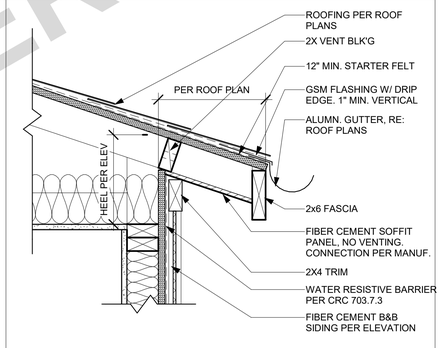
11 EAVE @ FBR CMNT - LAP SIDING - WUI

AD-907 SCALE: 1 1/2" = 1'-0"



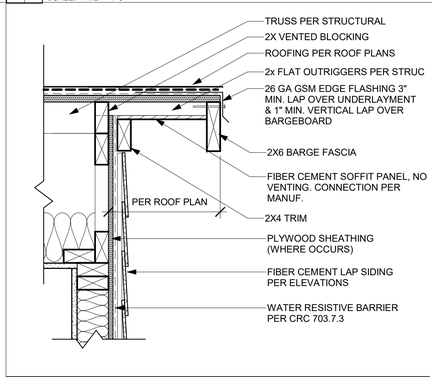
22 RAKE @ FBR CMNT - B&B SIDING - WUI

AD-907 SCALE: 1 1/2" = 1'-0"



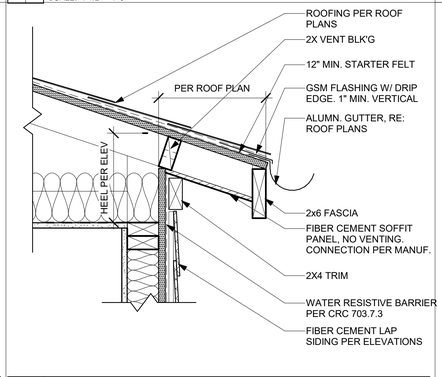
12 EAVE @ FBR CMNT - B&B SIDING - WUI

AD-907 SCALE: 1 1/2" = 1'-0"



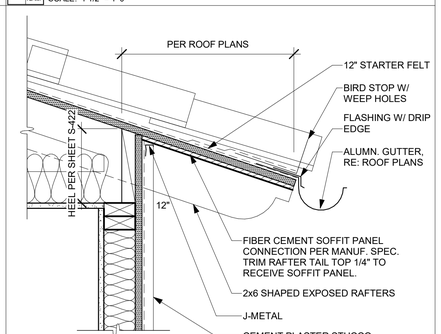
23 RAKE @ FBR CMNT - LAP SIDING - WUI

AD-907 SCALE: 1 1/2" = 1'-0"



13 EAVE @ FBR CMNT - LAP SIDING - WUI

AD-907 SCALE: 1 1/2" = 1'-0"



14 EAVE @ PLASTER - WUI

AD-907 SCALE: 1 1/2" = 1'-0"

PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

ARCHITECTURAL DETAILS - WUI

PUBLIC SET

DATE

07/05/23

SHEET

AD-907

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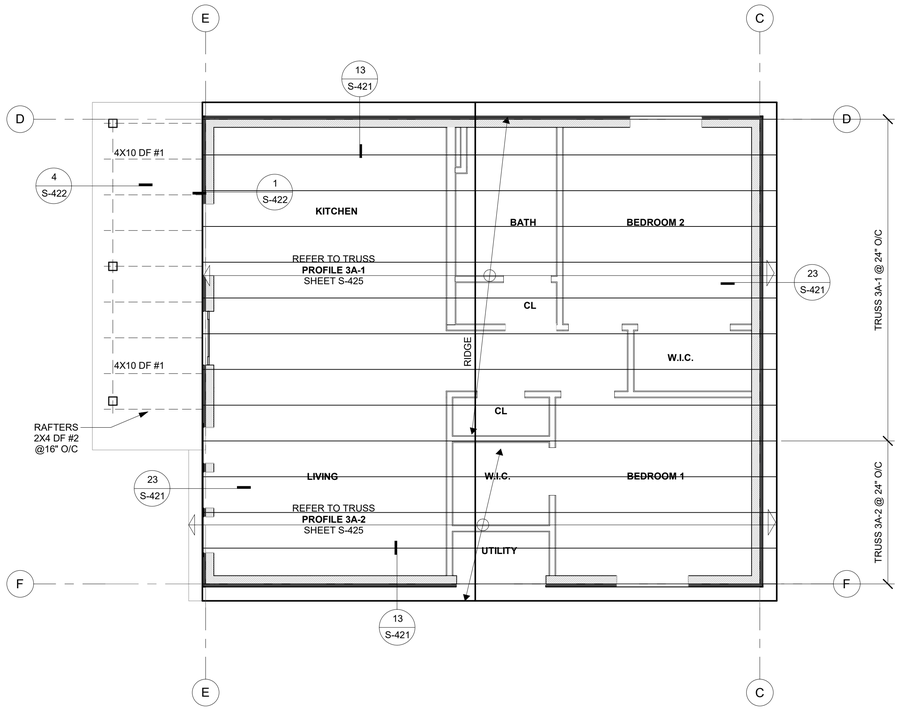
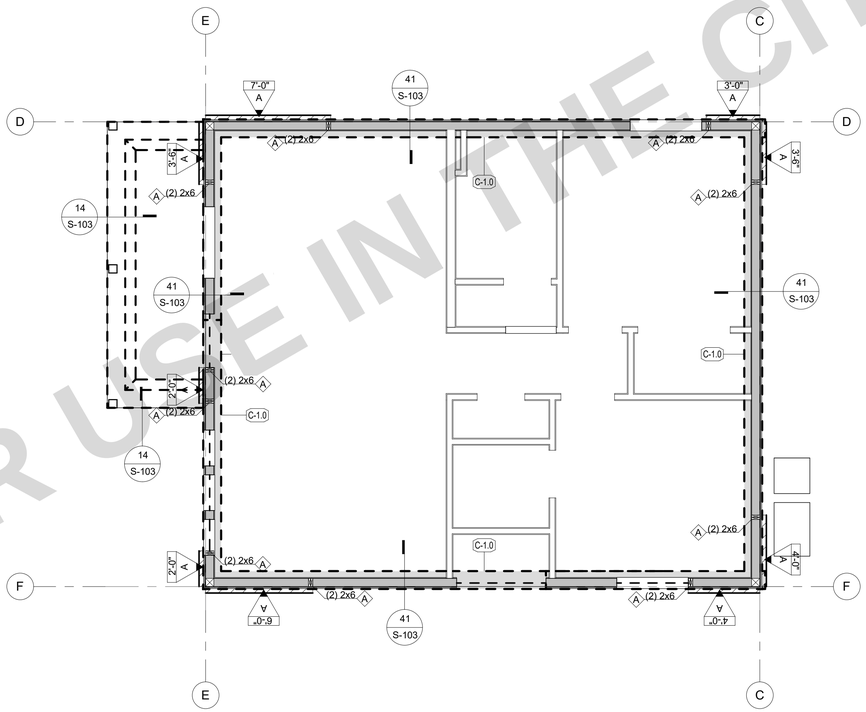
Autodesk Docs://2133-01-CU20 Porterville ADU and MF Dwelling Unit/2133-01-PrototypeADUs_CDs.rvt



1 ROOF FRAMING - PLAN 3 - CALIFORNIA RANCH

A1-201\S3-201 1/4" = 1'-0"



2 GROUND FLOOR - PLAN 3 - CALIFORNIA RANCH

A1-201\S3-201 1/4" = 1'-0"

FOUNDATION PLAN NOTES

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS
   A. SYMBOLS AND ABBREVIATIONS
   B. STRUCTURAL GENERAL NOTES
   C. TESTING AND INSPECTION
   D. TYPICAL CONCRETE DETAILS
   E. TYPICAL WOOD DETAILS
2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS, REFERENCE FINISHED FLOOR ELEVATION = 0'=0" CORRESPONDS TO FINISHED FLOOR ELEVATION
3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC
4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
5. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
6. 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.
7. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON BEARING WALLS.
8. 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

XX"-X"
X — 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)

DSC# — INDICATES DSC CONNECTION

INDICATES BEARING STUD WALL PER PLAN

INDICATES NON BEARING WALL

FRAMING PLAN NOTES

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS
   A. SYMBOLS AND ABBREVIATIONS
   B. STRUCTURAL GENERAL NOTES
   C. TESTING AND INSPECTION
   D. TYPICAL CONCRETE DETAILS
   E. TYPICAL WOOD DETAILS
2. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS
3. 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.
4. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
5 ALL LINES OR MEMBERS INDICATED AS "STRUT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
6. ALL POSTS IN 6"x WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE. ALL POSTS IN 4"x WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE
7. 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
8. 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		
		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

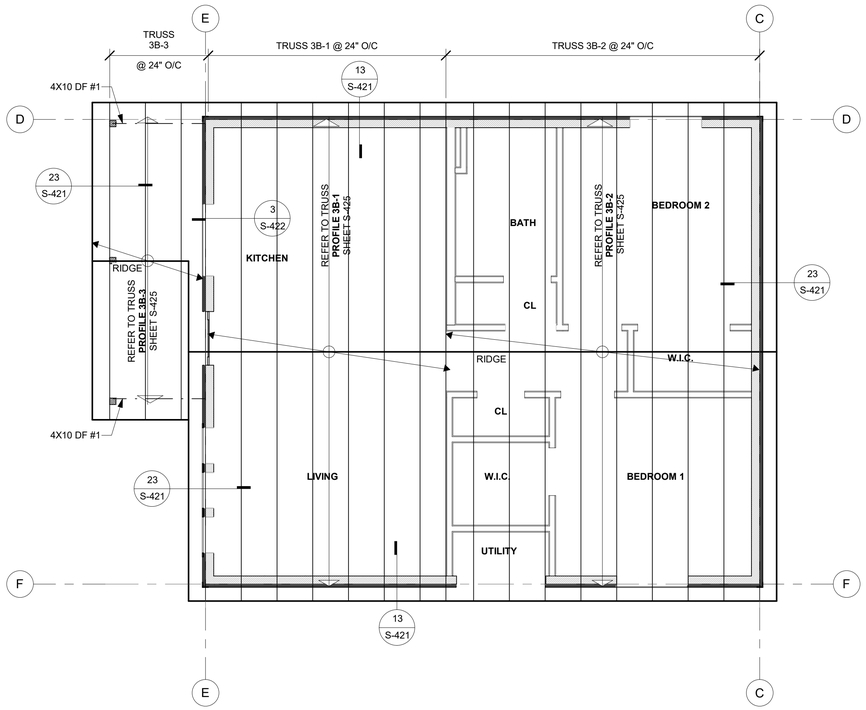
CONTINUOUS FOOTING SCHEDULE				
MARK	WIDTH	MIN. THICKNESS	LONG REINF	DETAIL
C1.0	1'-0"	12"	(1) #4 TOP (1) #4 BOT	41/S-103

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
FOUNDATION AND FRAMING PLAN -CALIFORNIA RANCH

PUBLIC SET

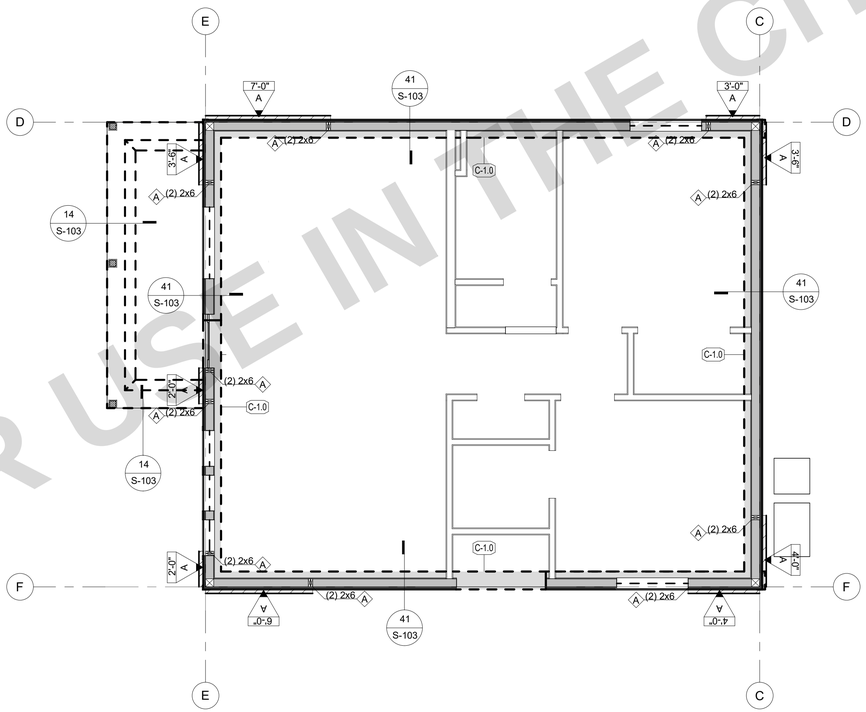
DATE
02/09/24

SHEET
S3-201



1 ROOF FRAMING - PLAN 3 - AGRARIAN

A1-201 | S3-202 SCALE: 1/4" = 1'-0"



2 GROUND FLOOR - PLAN 3 - AGRARIAN

A1-201 | S3-202 SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS
   A. SYMBOLS AND ABBREVIATIONS
   B. STRUCTURAL GENERAL NOTES
   C. TESTING AND INSPECTION
   D. TYPICAL CONCRETE DETAILS
   E. TYPICAL WOOD DETAILS
2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS, REFERENCE FINISHED FLOOR ELEVATION = 0'=0" CORRESPONDS TO FINISHED FLOOR ELEVATION
3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC
4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
5. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
6. 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.
7. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON BEARING WALLS.
8. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.

FOUNDATION ANCHORAGE (CRC403.1.6)
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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

XX"-X" / X — 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)

DSC# — INDICATES DSC CONNECTION

INDICATES BEARING STUD WALL PER PLAN

INDICATES NON BEARING WALL

FRAMING PLAN NOTES

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS
   A. SYMBOLS AND ABBREVIATIONS
   B. STRUCTURAL GENERAL NOTES
   C. TESTING AND INSPECTION
   D. TYPICAL CONCRETE DETAILS
   E. TYPICAL WOOD DETAILS
2. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS
3. 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.
4. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
5. ALL LINES OR MEMBERS INDICATED AS "STRUT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
6. ALL POSTS IN 6"x WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE. ALL POSTS IN 4"x WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE
7. 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
8. 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		
		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

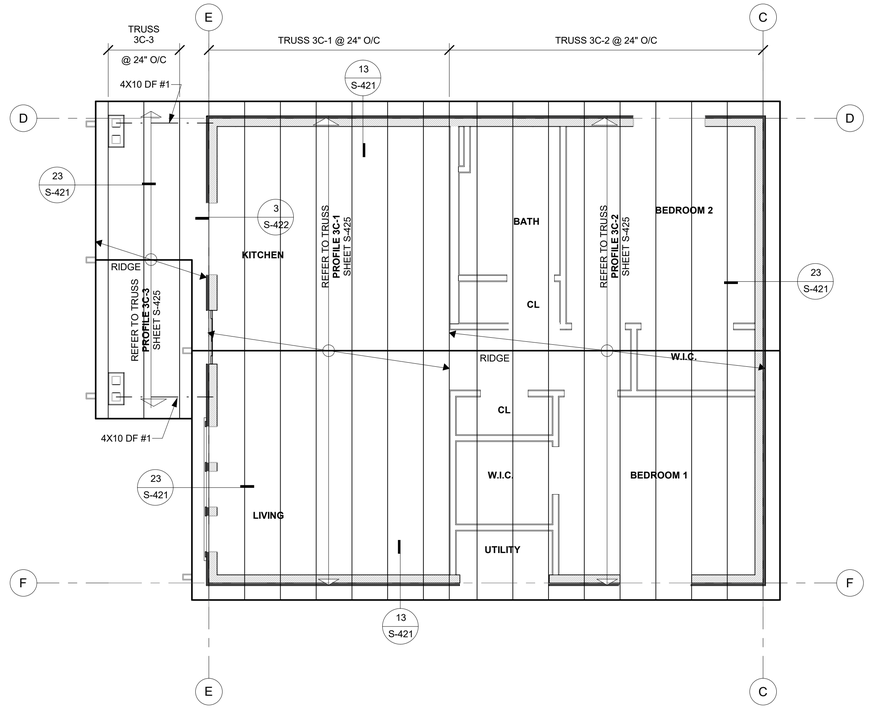
CONTINUOUS FOOTING SCHEDULE				
MARK	WIDTH	MIN. THICKNESS	LONG REINF	DETAIL
C1.0	1'-0"	12"	(1) #4 TOP (1) #4 BOT	41/S-103

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
FOUNDATION & FRAMING PLAN -AGRARIAN

PUBLIC SET

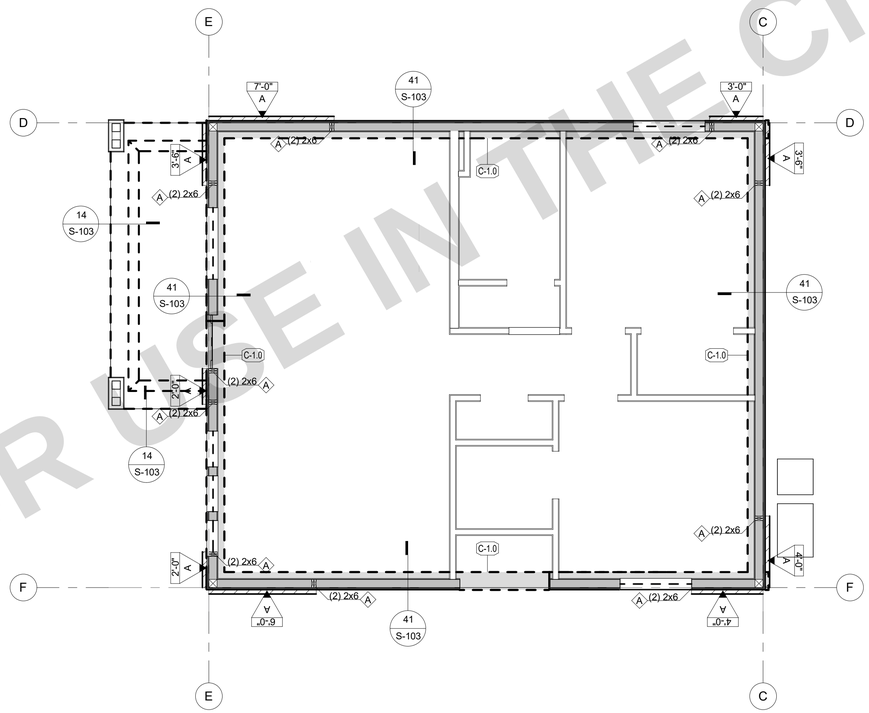
DATE 02/09/24

SHEET S3-202



2 ROOF FRAMING - PLAN 3 - CRAFTSMAN

A1-201|S3-203 1/4" = 1'-0"



1 GROUND FLOOR - PLAN 3 - CRAFTSMAN

A1-201|S3-203 1/4" = 1'-0"

FOUNDATION PLAN NOTES

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS
   A. SYMBOLS AND ABBREVIATIONS
   B. STRUCTURAL GENERAL NOTES
   C. TESTING AND INSPECTION
   D. TYPICAL CONCRETE DETAILS
   E. TYPICAL WOOD DETAILS
2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS, REFERENCE FINISHED FLOOR ELEVATION = 0'=0" CORRESPONDS TO FINISHED FLOOR ELEVATION
3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC
4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
5. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
6. 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.
7. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON BEARING WALLS.
8. 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

XX'-X" / X — 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)

DSC# — INDICATES DSC CONNECTION

INDICATES BEARING STUD WALL PER PLAN

INDICATES NON BEARING WALL

FRAMING PLAN NOTES

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS
   A. SYMBOLS AND ABBREVIATIONS
   B. STRUCTURAL GENERAL NOTES
   C. TESTING AND INSPECTION
   D. TYPICAL CONCRETE DETAILS
   E. TYPICAL WOOD DETAILS
2. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS
3. 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.
4. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
5 ALL LINES OR MEMBERS INDICATED AS "STRUT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
6. ALL POSTS IN 6"x WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE. ALL POSTS IN 4"x WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE
7. 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
8. 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		
		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

CITY OF PORTERVILLE CALIFORNIA

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
FOUNDATION & FRAMING PLAN
-CRAFTSMAN

PUBLIC SET

DATE
02/09/24

SHEET
S3-203

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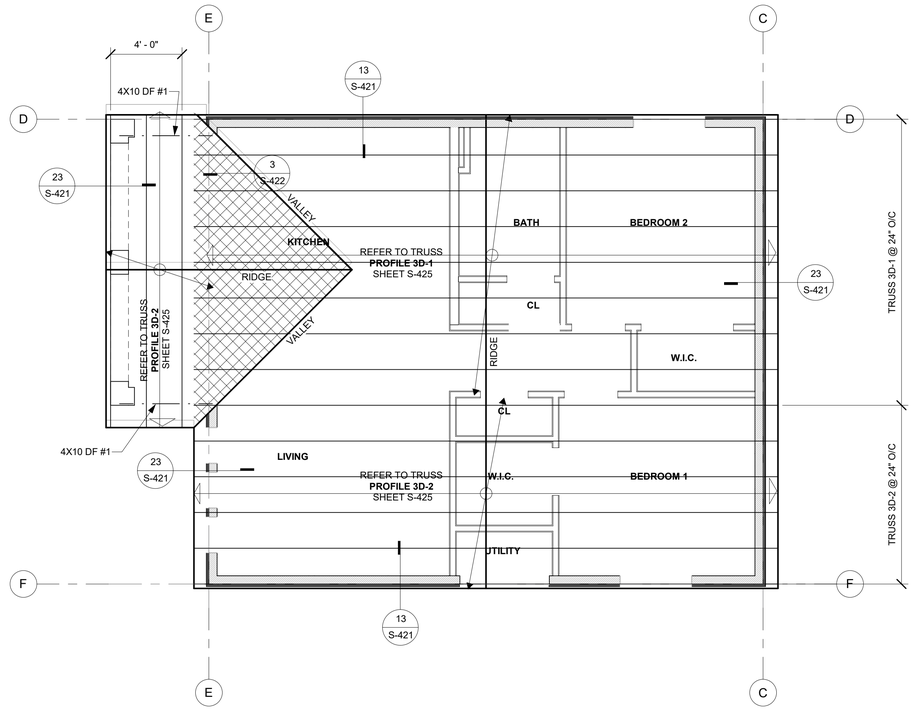
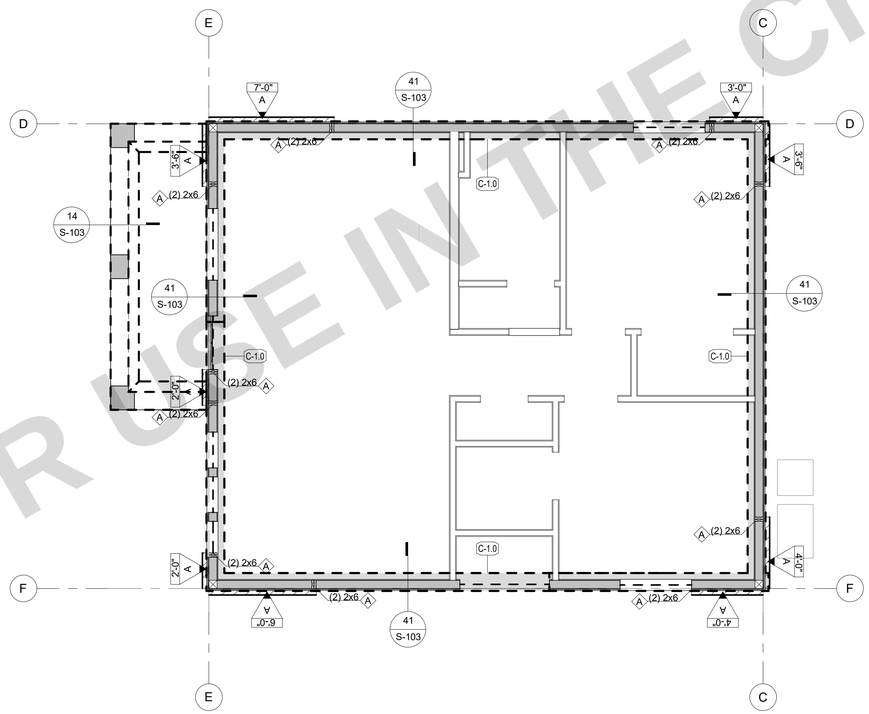


2 A1-201S3-204 ROOF FRAMING - PLAN 3 - SPANISH COLONIAL

1/4" = 1'-0"



1 A1-201S3-204 GROUND FLOOR - PLAN 3 - SPANISH COLONIAL

1/4" = 1'-0"

FOUNDATION PLAN NOTES

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS
   A. SYMBOLS AND ABBREVIATIONS
   B. STRUCTURAL GENERAL NOTES
   C. TESTING AND INSPECTION
   D. TYPICAL CONCRETE DETAILS
   E. TYPICAL WOOD DETAILS
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3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC
4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
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6. 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.
7. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON BEARING WALLS.
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FOUNDATION ANCHORAGE (CRC403.1.6)
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6. ALL POSTS IN 6"x WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE. ALL POSTS IN 4"x WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE
7. 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
8. PLYWOOD SHEATHED DIAPHRAGM TYPES:
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CONTINUOUS SHEATHING (CRC602.10.4.2)
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SCHEDULES

SHEARWALL HOLDOWN SCHEDULE		
		DETAIL
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B	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE FOUNDATION	12/S-302

FLOOR/ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	4x8	
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BRACE WALL-WOOD STRUCTURAL PANEL (WSP)			
		CONNECTION CRITERIA	
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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

PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA
FOUNDATION & FRAMING PLAN
-SPANISH COLONIAL

PUBLIC SET

DATE
02/09/24

SHEET
S3-204

WOOD (GENERAL)

1. PRESERVATION TREATMENT:

A. WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AITC 109-07, STANDARD FOR PRESERVATIVE TREATEMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UC#) SPECIFIED IN AWPA U1-06.
   A. UC1 - INTERIOR CONSTRUCTION, ABOVE GROUND, DRY - NO PRESERVATIVE TREAMTENT REQUIRED.
   B. UC2-INTERIOR CONSTRUCTION, ABOVE GROUND, WET-PRESERVATIVE TREATMENT REQ IF THE HUMIDITY OR MOISTURE CONDENSATION IS 20% OR GREATER.

B. 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 FIELD TREATED IN ACCORDANCE WITH AWPA M4-06. THE FOLLOWING FIELD TREATMENTS SHALL BE USED:
   a. 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
   b. EXTERIOR: COPPER NAPHTHENATE
   c. INTERIOR: INORGANIC BORON PRESERVATIVES LIMITED TO USE IN APPLICATIONS NOT IN CONTACT WITH GROUND AND CONTINUOUSLY PROTECTED FROM LIQUID WATER

SAWN LUMBER

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

SAWN LUMBER PROPOERTIES				
USE	SIZE	SPECIES	GRADE	REFERENCE
MUDSILLS	2x4	D.F.	STARDARD OR BETTER PRESSURE TREATED	
	2x6 AND LARGER	D.F.	NO. 2 OR BETTER PRESSURE TREATED	
	2x	REDWOOI	FOUNDATION GRADE	
HOROZONTAL 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	D.F.	NO. 2	
	6x6 AND SMALLER	D.F.	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.	STARDARD OR BETTER	

2. FLOOR JOISTS SHALL BE GRADE STAMPED "S-DRY" WHICH INDICATES A MOISTURE CONTENT NOT EXCEEDING 19 PERCENT.
3. ALL SOLE PLATES AND TOP PLATES SHALL BE GRADE STAMPED "KD" WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 15 PERCENT.
4. 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.
5. 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.
6. 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'-O" 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).
7. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWPA TREATMENT C2 USING EITHER ALKALINE QUAT (ACQ 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.
8. 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.
9. 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.
10. 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.
11. BRIDGING SHALL BE 2 X SOLID BLOCKS, INSTALLED AS FOLLOWS:
ROOF JOISTS MORE THAN 10" DEPTH, 8'-O" O.C. MAXIMUM, NOT MORE THAN 8'-0" FROM SUPPORT.
FLOOR JOISTS MORE THAN 10" DEPTH, 8'-O" O.C. MAXIMUM, NOT MORE THAN 8'-0" FROM SUPPORT.
12. 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.
13. 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

HOLDOWNS:
1. 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
2. INSTALL ALL HOLDOWNS 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 HOLDOWN HIGHER ON END STUD / POST
3. FOR HOLDOWNS 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:
1. TIE DOWN AND COLLECTOR STRAPS SHALL BE INSTALLED STRAIGHT AND TRUE. DO NOT FOLD, BEND, KINK OR OTHERWISE ALTER CONNECTOR STRAPS
2. 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

REINFORCING STEEL

1. 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.
2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING
BAR BENDS SHALL BE MADE COLD.
3. WELDED WIRE REINFORCEMENT (WWR), PLAIN OR DEFORMED, SHALL CONFORM TO ASTM A185. WELDED
DEFORMED WIRE REINFORCEMENT (WWR) 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. WWR SHALL BE SUPPORTED ON APPROVED CHAIRS.
4. 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.
A. 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.
5. 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.
6. 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. CONRETE 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

1. DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).

2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.

3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS.

4. SEE ARCHITECTURAL DRAWINGS FOR FINISH FLOOR ELEVATIONS.

5. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS.

6. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THEARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

FOUNDATION

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

2. 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:
A. THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES.
B. THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE .
C. THE UPPER 6 INCHES OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.

1. 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.

2. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.

3. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR
TO PLACING CONCRETE AND REINFORCING.

4. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS
AND INSTALLATION OF SUCH BRACING.

5. 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.

6. ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-14.

2. 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

A. 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.
B. WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT. IN NO CASE SHALL THE DESIGN WATER/ CEMENT RATIO BE EXCEEDED.
C. PUMICE AGGREGATE SHALL NOT BE USED.

3. 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 STRENTH (PSF)	DENSITY (PCF)	MAX SLUMP (IN+/-1)	MAX WATER/CEMENT RATIO	FLY ASH BY WT (MAX)
CONC FOUNDATIONS, GRAD 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 CONC	3,000	150	4	.5	0.15

4. READY MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANC.E WITH THE REQUIREMENTS OF ASTM C94 OF C685.

5. DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-14 AND PROJECT SPECIFICATIONS.

6. ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPLITUDE.

7. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

8. 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.

9. PIPES EMBEDDED IN CONCRETE:
A. CONCRETE
a. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOTE BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR.
b. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
c. 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

1. 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.

2. 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

1. 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.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.

3. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.

DEMOLITION

1. ALL DEMOLITION SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS, WHICH ARE TO REMAIN IN THE FINISHED STRUCTURE.

2. 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.

3. CONTRACTOR IS REPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL EXISTING ELEMENTS THAT ARE NECESSARY FOR THE INSTALLATION OF ALL NEW WORK.

4. 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

GENERAL

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES AND STANDARDS:

A. 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".

B. 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).

C. CODES & STANDARDS REFERENCED IN THE CODE OR LISTED IN THESE NOTES AND SPECIFICATIONS.

2. 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.

3. 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.

4. 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.

5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:

A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED

B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS

C. SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC

D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN

E. FLOOR AND ROOF FINISHES

F. MISCELLANEOUS DRAINAGE AND WATERPROOFING

G. ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL

H. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS

6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:

A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.

B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.

C. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.

D. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.

7. 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.

8. 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..

9. 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.

10. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.

11. 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.

12. 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.

13. 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

14. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.

15. EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.

PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

STRUCTURAL NOTES

PUBLIC SET

DATE
07/05/23

SHEET
S-101

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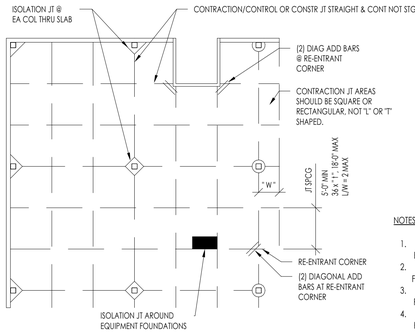
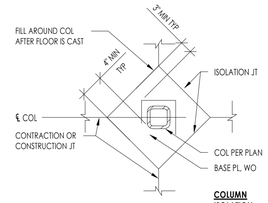
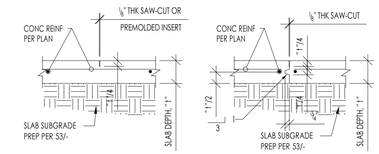


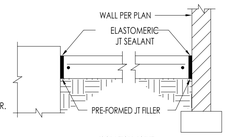


COLUMN ISOLATION JOINT

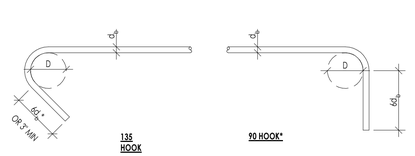
NOTES:

1. IF SAW CUT CONTRACTION OR CONTROL JOINT IS USED, SAW-CUT WITHIN 24 HOURS. EARLY ENTRY SAWS MAY BE USED WITHIN 1-4 HOURS OF POUR, AND CONVENTIONAL SAWS 4-12 HOURS OF POUR DEPENDING ON WEATHER.
2. FILL CONTRACTION JOINT WITH AN ELASTOMERIC JOINT COMPOUND RATED FOR ITS USE. FOR INDUSTRIAL FLOORS SUBJECTED TO HARD WHEELED TRAFFIC, USE SEALANTS RATED FOR SUCH APPLICATIONS BY THE
3. DOWELS IN INDUSTRIAL FLOOR APPLICATIONS SHOULD BE SMOOTH ALIGNED, AND SUPPORTED SO THEY WILL REMAIN PARALLEL IN BOTH HORIZONTAL AND VERTICAL PLANES DURING PLACING AND FINISHING.
4. IN STEEL AND/OR CONC. BUILDINGS DO NOT POUR DIAMOND UNTIL STRUCTURAL STEEL AND CONCRETE ABOVE HAS BEEN INSTALLED.





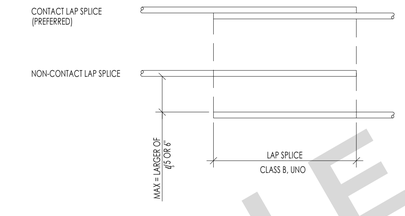
51 SLAB ON GRADE JOINTS
S-102 1/4" = 1'-0"



BAR SIZE	D
#3	1 ½"
#4	2"
#5	2 ½"

* PROVIDE 10d EXTENSIONS IN LIEU OF 6d AT ALL FRAME COLUMNS, GIRDERS, SHEAR WALLS AND SHEAR WALL BOUNDARY MEMBERS

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



REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPLICE SCHEDULE

BAR SIZE	DEVELOPMENT LENGTH, ℓd (CLASS A LAP SPLICE)			LAP SPLICE, ℓs (CLASS B LAP SPLICE)		
	f'c (psi)			f'c (psi)		
	2,500	3,000	4,000	2,500	3,000	4,000
#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"

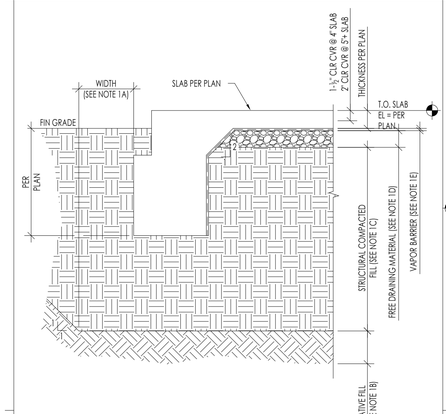
NOTES:

1. VALUES ABOVE ARE FOR REINFORCEMENT WITH THE FOLLOWING PARAMETERS:
   - A. GRADE 60 REINFORCEMENT
   - B. NORMAL WEIGHT CONCRETE
     - a. FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3
   - C. NON-EPOXY COATED REINFORCEMENT
   - D. HORIZONTAL BARS WITHOUT 12" OF CONCRETE BELOW (BOTTOM BARS), AND VERTICAL BARS
     - a. FOR TOP BARS WITH 12" OR MORE OF CONCRETE BELOW THE BAR MULTIPLY THE VALUES ABOVE BY 1.3
   - E. CLEAR SPACING NOT LESS THAN d, CLEAR COVER NOT LESS THAN d, AND STIRRUPS THROUGH L NOT LESS THAN MIN

     OR

     CLEAR SPACING NO LESS THAN 2d AND CLEAR COVER NOT LESS THAN db
     - a. FOR OTHER SPACING AND COVER CONDITIONS MULTIPLY THE VALUES ABOVE BY 1.5
   - F. REINFORCEMENT NOT IN SHEAR WALLS
     - a. 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 SPLICE 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 SPLICE LENGTH (OF THE SMALLER BAR, AND THE CLASS A, TENSION DEVELOPMENT LENGTH (OF THE LARGER BAR.

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

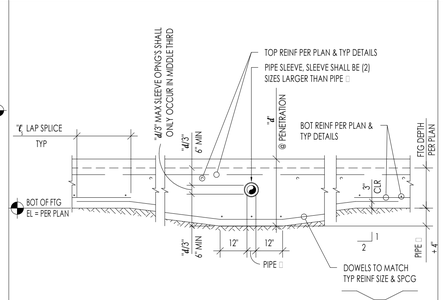


NOTES:

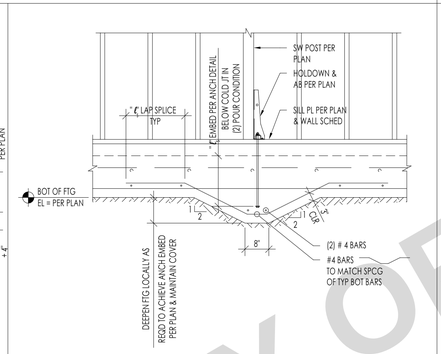
1. PREPARATION OF THE SLAB SUBGRADE SHALL BE BASED ON THE GEOTECHNICAL INVESTIGATION REPORT AS REFERENCED IN THE FOUNDATION GENERAL NOTES. THE FOLLOWING INFORMATION IS FOR REFERENCE ONLY.
   - A. OVER-EXCAVATION SHALL EXTEND 5 FEET BEYOND PERIMETER FOUNDATION, TO PROPERTY LINES OR EXISTING IMPROVEMENTS, WHICHEVER IS LEAST.
   - B. NATIVE MATERIAL S
     - a. SHALL BE OVER-EXCAVATED 36" BELOW (E) GRADE OR 18" BELOW BOTTOM OF FOOTINGS, WHICHEVER IS GREATEST.
     - b. THE EXPOSED SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6", MOISTURE CONDITIONED TO 3 PERCENT OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
   - C. ENGINEERED COMPACTED FILL
     - a. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR RECOMMENDATIONS FOR STRUCTURAL FILL
     - b. STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL LAYERS, EACH APPROXIMATELY 8" THICK BEFORE COMPACTION, AND SHOULD BE CONDITIONS WITH WATER TO PRODUCE A SOIL WATER CONTENT NEAR OPTIMUM MOISTURE AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
   - D. 4" THICK, CLEAN FREE-DRAINING MATERIAL SUCH AS ¾" COARSE AGGREGATE
   - E. REFER TO GEOTECH REPORT AND ARCH DRAWINGS FOR VAPOR BARRIER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR SEALING OF PENETRATIONS, JOINTS AND EDGES.
     - a. VAPOR BARRIER IS NOT TO BE PUNCTURED DURING CONSTRUCTION OF SLAB ON GRADE.
   - F. 2" THICK OPTIONAL SAND LAYER, SHALL BE LIGHTLY MOISTENED PRIOR TO PLACING CONCRETE.

SLAB ON GRADE EDGE AND SUBGRADE PREP
NTS

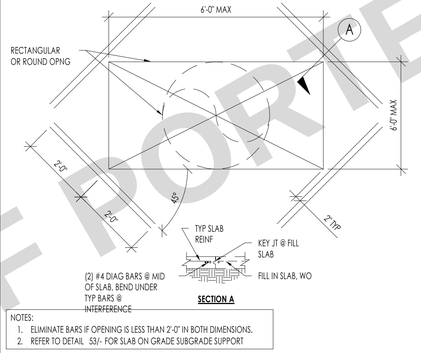
53 SHED ROOF W/ KICKER
S-102 1" = 1'-0"



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

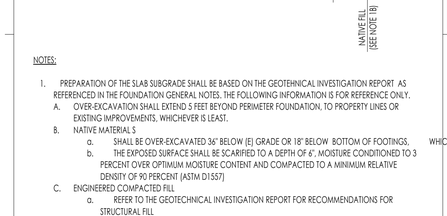


33 SHED ROOF W/ KICKER
S-102 1/2" = 1'-0"



NOTES:
1. ELIMINATE BARS IF OPENING IS LESS THAN 2'-0" IN BOTH DIMENSIONS.
2. REFER TO DETAIL 53/- FOR SLAB ON GRADE SUBGRADE SUPPORT

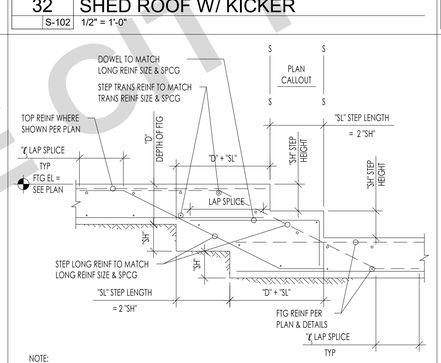
22 SHED ROOF W/ KICKER
S-102 3/4" = 1'-0"



NOTE:
"5H" = 1'-6" MAX

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

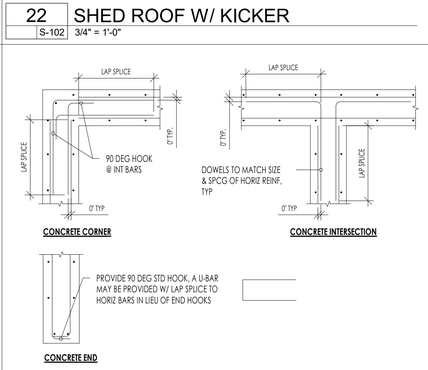
NOT USED



NOTE:
"5H" = 1'-6" MAX

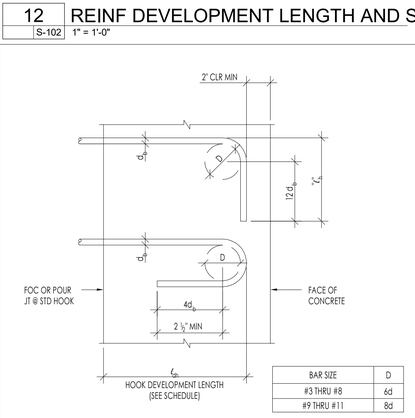
33 SHED ROOF W/ KICKER
S-102 1/2" = 1'-0"

NOT USED



NOTE:
REINFORCEMENT SHOWN ON WALL ELEVATION(S), BOUNDARY REINFORCING DETAILS, AND OTHER SPECIFICALLY REFERENCED DETAILS SHALL TAKE PRECEDENCE OVER REINFORCEMENT SHOWN HERE.

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



BAR SIZE	D
#3 THRU #8	6d
#9 THRU #11	8d

STANDARD HOOK DEVELOPMENT LENGTH " ℓdh

BAR SIZE	D	"t"	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 NOT LESS THAN SHOWN ON THE SCHEDULE UNLESS NOTED OTHERWISE ON PLANS.
2. MINIMUM SIDE COVER = 2 ½".
3. FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.

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

CITY OF PORTERVILLE CALIFORNIA

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.

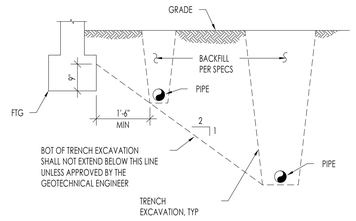
PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA

TYPICAL CONCRETE DETAILS

PUBLIC SET

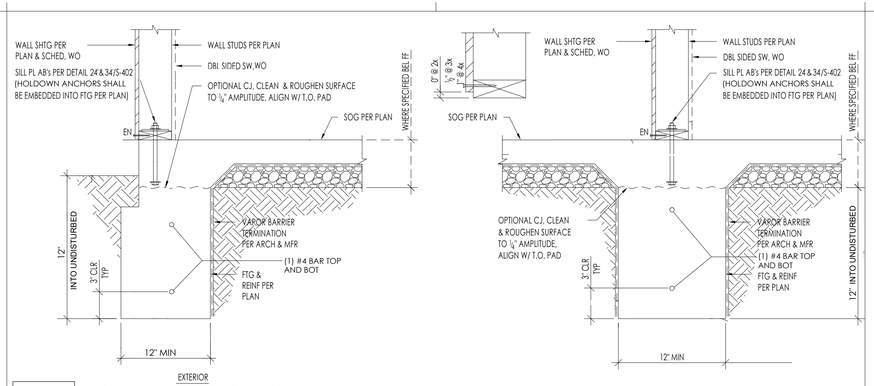
DATE
07/05/23

SHEET
S-102



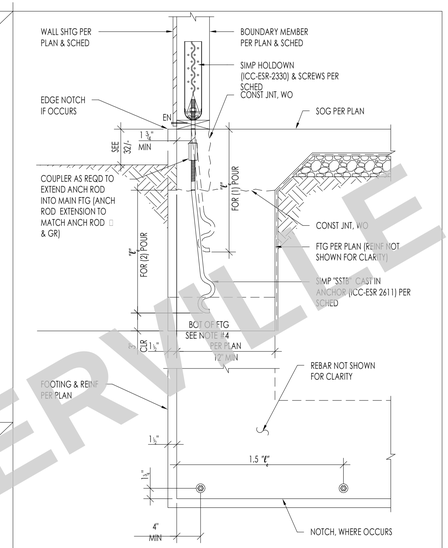
NOTES:
1. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
2. IF REQUIREMENTS AS SHOWN CANNOT BE MET STEP FOOTING PER TYPICAL "STEPPED FOOTING" DETAILS (33 / S-301) (34 / S-301)

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



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

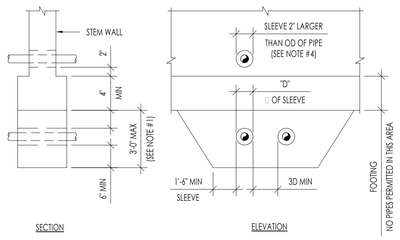
NOT USED



TYPE	HOLD-DOWN	ANCHOR	DIA	FASTNERS	BOUNDRY MEMBERS MIN THICKNESS	MIN. EMBED (IN)	ALLOW LOAD (LBS)	
							CORNER	MIDWALL
6A	HDU4-SDS2.5	SSTB16	5/8	10-SDS 1/4"X 2-1/2"	3	12 5/8	3,780	3,780
6B	HDU5-SDS2.5	SSTB20		14-SDS 1/4"X 2-1/2"	3	16 5/8	4,785	4,785
6C	HDU5-SDS2.5	SSTB24		14-SDS 1/8"X 2-1/2"	3	20 5/8	5,645*	5,645*
6D	HDQA-SDS3	SSTB28	7/8	20-SDS 1/4"X 3-0"	4.5	24 7/8	9,230*	9,230*

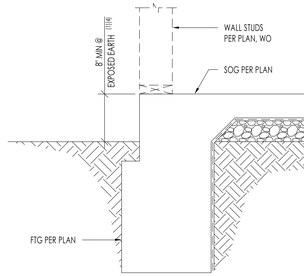
1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS 3 ℓ_e
3. * = CAPACITY LIMITED BY HOLDOWN
4. DEEPEN FOOTING AT HOLDOWN ANCHOR AS REQ'D PER DETAIL 32/-

12 SSTB ANCHOR & HOLDOWN @ FOUNDATION
S-103 1" = 1'-0"



NOTES:
1. FOOTINGS SHALL BE STEPPED PER DETAIL 33/ & 34/S-301 SO THAT THIS DIMENSION DOES NOT EXCEED 3'-0".
2. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
3. TRENCH BELOW FOOTING SHALL BE FILLED WITH CONCRETE OR 3-SACK SLURRY BEFORE POURING FOOTING. CONCRETE FILL SHALL BE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH.
4. PIPES MAY BE WRAPPED IN 1" THICK LOOSE FOAM IN LIEU OF SLEEVING.
5. CONDUIT MAY BE RUN THRU STEM OR ENCASEMENT UNDER FOOTING WITHOUT SLEEVES OR FOAM WRAP.

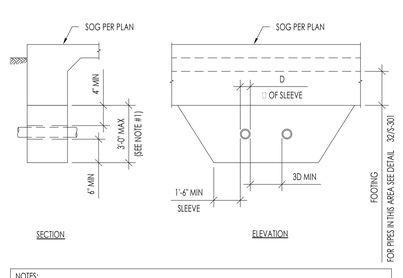
52 PIPES PERP TO FTG W/ STEM WALL
S-103 3/4" = 1'-0"



NOTES:
1. MIN DISTANCE TO EXPOSED EARTH APPLIES TO BOTH TURNED DOWN AND STEM WALL FOOTINGS
2. CONCRETE OR IMPERVIOUS SURFACE WITH ADEQUATE DRAINAGE AWAY FROM FOUNDATION (2% MIN SLOPE)
3. FOR BALANCE OF FOOTING INFO NOT SHOWN, SEE DETAIL 41/-

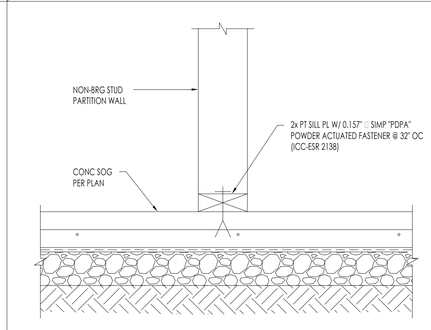
42 MINIMUM DIST FROM GRADE TO WD FRAMING
S-103 1" = 1'-0"

NOT USED

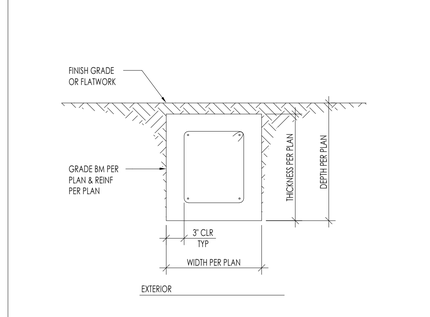


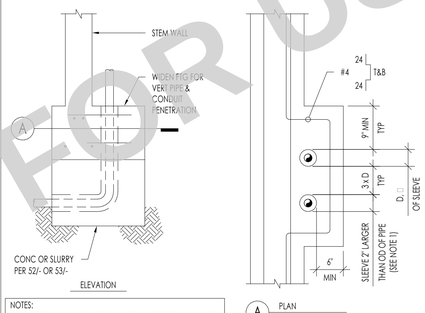
NOTES:
1. FOOTINGS SHALL BE STEPPED PER DETAIL 33/ & 34/S-301 SO THAT THIS DIMENSION DOES NOT EXCEED 3'-0".
2. TRENCH BELOW FOOTING SHALL BE FILLED WITH CONCRETE OR 3-SACK SLURRY BEFORE POURING FOOTING. CONCRETE FILL SHALL BE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH.
3. PIPES MAY BE WRAPPED IN 1" THICK LOOSE FOAM IN LIEU OF SLEEVING.
4. CONDUIT MAY BE RUN THRU STEM OR ENCASEMENT UNDER FOOTING WITHOUT SLEEVES OR FOAM WRAP.

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



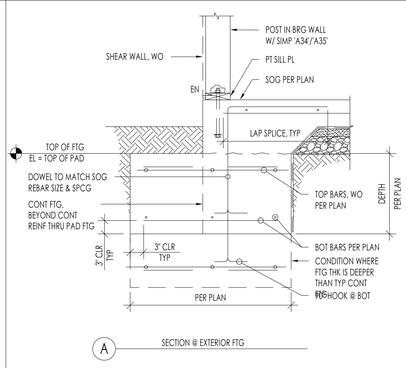
23 NON-BEARING WALL ANCHORAGE @ SOG
S-103 1 1/2" = 1'-0"



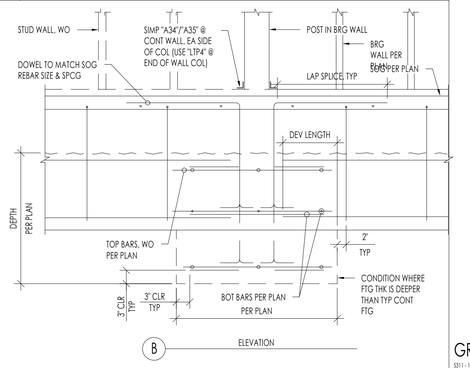


NOTES:
1. PIPES MAY BE WRAPPED IN 1" THICK LOOSE FOAM IN LIEU OF SLEEVING.
2. CONDUIT MAY BE ROUTED UP THROUGH FOOTING WITHOUT SLEEVES OR FOAM WRAP.

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

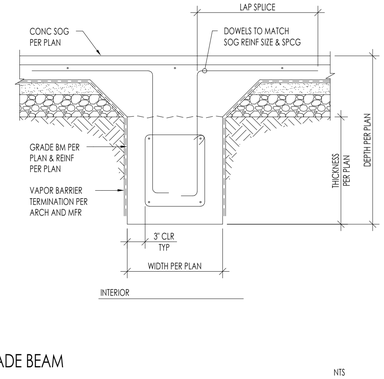


34 SPREAD FOOTING @ BEARING WALL POST
S-103 3/4" = 1'-0"



GRADE BEAM
S311 - 14
NTS

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



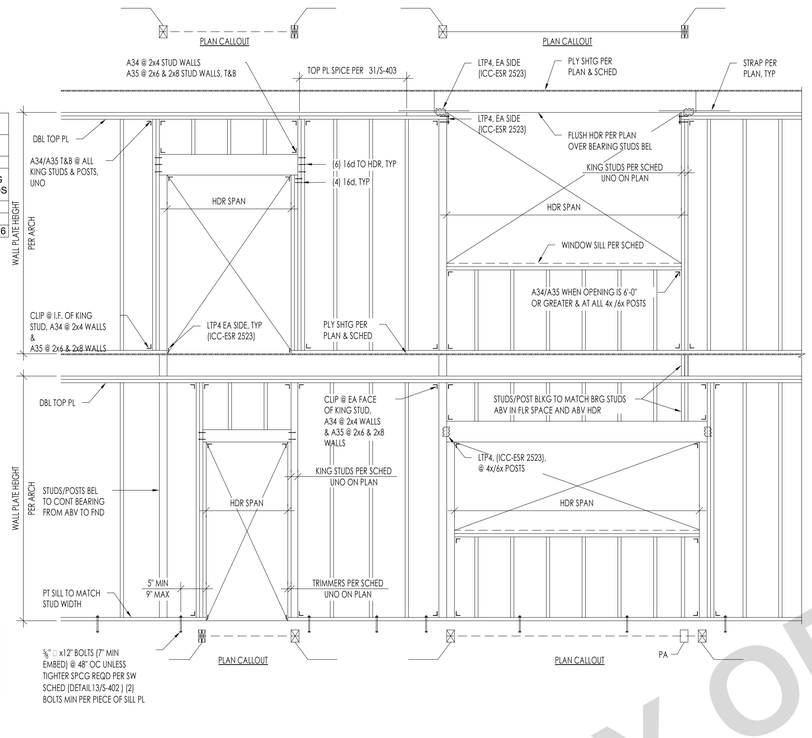
PORTERVILLE ADU PROTOTYPES
PORTERVILLE, CA

TYPICAL CONCRETE DETAILS

DATE
02/06/24

SHEET
S-103

4 INCH WALLS					3 STORY	2 STORY	1 STORY	6 INCH WALLS				
OPENING WIDTH	4X HDR	SILL @ WIN	POST @ TRIM	KING STUDS	3 STORY	2 STORY	1 STORY	OPENING WIDTH	6X HDR	SILL @ WIN	POST @ TRIM	KING STUDS
UP TO 3'	4x4	2x	2x4	2x4				UP TO 3'	6x4	2x	2x6	2x6
3'-5'	4x6	2x	2x4	2x4				3'-5'	6x6	2x	2x6	2x6
5'-7'	4x8	(2) 2x	(2) 2x4	(2) 2x4				5'-7'	6x8	(2) 2x	(2) 2x6	(2) 2x6



NOTES:
1. THIS DETAIL APPLIES AT ALL EXT WALLS AND INT LOAD BEARING WALLS AND ALSO APPLIES TO SHEAR WALL FRAMING FOR SHEAR WALLS SEE 13/S-402 FOR ADD'L REQUIREMENTS.
2. FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 43/- HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL SCHED/DETAILS
3. PROVIDE A34 @ 4" WALLS & A35 @ 6" OR GREATER WALLS (ICC-ESR 2353)

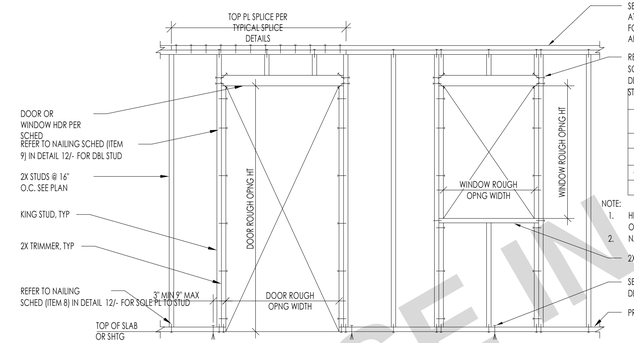
A.

EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING

52 EXT BEARING / INT BEARING WALL FRAMING

S-401 3/8" = 1'-0"

NTS



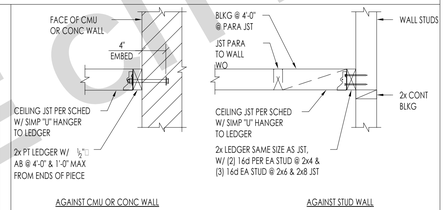
HEADER SCHEDULE

OPENING WIDTH	2x4 WALL HEADER	2x6 WALL HEADER
<4'-0"	4x4	4x6 FLAT
4'-0" - 6'-0"	4x6	6x6
6'-0" - 8'-0"	4x8	6x6
8'-0" - 10'-0"	4x10	6x8

NOTE:
1. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THESE TYPICAL SCHEDULES/DETAILS.
2. NAIL SILL PLATE TO WOOD FRAMED FLOORS WITH 16d @ 12" O.C.

53 INTERIOR NON BEARING PARTITION

S-401 1" = 1'-0"



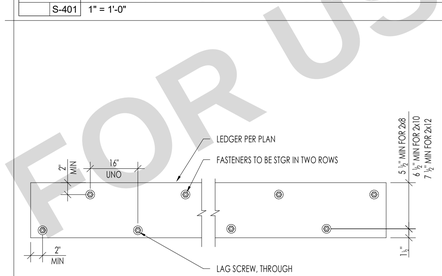
CEILING JOIST SCHED

JOIST SIZE	MAX SPAN
2x4 @ 16" OC	9'-0"
2x6 @ 16" OC	14'-0"
2x8 @ 16" OC	18'-0"

NOTE:
THIS DETAIL IS INTENDED FOR CEILING JST THAT SPAN FROM WALL TO WALL @ CONTRACTORS OPTION

33 CEILING JOIST SCH & DETAIL

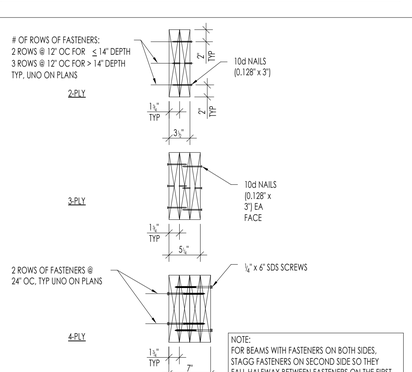
S-401 1" = 1'-0"



NOTE:
THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND OR RIM JOIST

54 LEDGER DETAIL

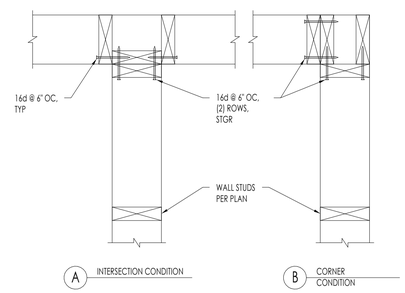
S-401 1" = 1'-0"



NOTE:
FOR BEAMS WITH FASTENERS ON BOTH SIDES, STAGG FASTENERS ON SECOND SIDE SO THEY FALL HALFWAY BETWEEN FASTENERS ON THE FIRST SIDE

44 MULTI-PLY MEMBER CONNECTION

S-401 1" = 1'-0"



34 TYP WD STUD INTERSECTION

S-401 1 1/2" = 1'-0"

FASTENING SCHEDULE
PER 2022 CRC TABLE R602.3 (1)

CONNECTION	FASTENING	LOCATION
1. BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (2-1/2"X0.113) OR 3-8D COMMON (2-1/2"x0.131") OR 3-10D BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL
2. CEILING JOIST TO TOP PLATE		PER JOIST, TOE NAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	4-10D BOX (3"X0.128) OR 3-16D COMMON (31/2" × 0.162"); OR 4-3" × 0.131" NAILS	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER	TABLE R802.5.2	FACE NAIL
5. COLLAR TIE TO RAFTER	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	FACE NAIL EACH RAFTER
6. RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (31/2" × 0.135"); OR 3-10D COMMON NAILS (3" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7. ROOF RAFTERS TO RIDGE, VALLET OR HIP RAFTERS OR ROOF RAFTER TO MIN. 2" RIDGE BEAM.	4-16D (31/2" × 0.135"); OR 3-10D COMMON (3" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	TOE NAIL
	3-16D BOX 31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	END NAIL
8 STUD TO STUD (NOT BRACED WALL PANEL)	16D COMMON (31/2" × 0.162")	24" O.C. FACE NAIL
	10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	16" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INSERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D BOX (31/2" × 0.135"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
	16D COMMON (3-1/2" × 0.162")	16" O.C. FACE NAIL
10.BUILT -UP HEADER (2" TO 2" WITH 1/2" SPACER)	16D COMMON (3-1/2" × 0.162")	16" O.C. EACH EDGE FACE NAIL
	16D BOX (31/2" × 0.135")	12" O.C. EACH EDGE FACE NAIL
11. CONTINOUS HEADER TO STUD	5-8D BOX (21/2" × 0.113"); OR 4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX (3" × 0.128")	TOE NAIL
12. TOP PLATE TO TOP PLATE	16D COMMON (3-1/2" × 0.162")	16" O.C. FACE NAIL
	16D BOX (3-1/2" × 0.135"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
13. DOUBLE TOP PLATE SPLICE	8-16D COMMON (31/2" × 0.162"); OR 12-16D BOX (31/2" × 0.135"); OR 12-10D BOX (3" × 0.128"); OR 12-3" × 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (3-1/2" × 0.162")	16" O.C. FACE NAIL
	16D BOX (3-1/2" × 0.135"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 4-3" × 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16.TOP OR BOTTOM PLATE TO STUD	4-8D BOX (21/2" × 0.113"); OR 3-16D BOX (31/2" × 0.135"); OR 4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX(3" × 0.128"); OR 4-3" × 0.131" NAILS	TOE NAIL
	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	END NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS.	3-10D BOX (3" × 0.128"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-3" × 0.131" NAILS	FACE NAIL
18. 1" BRACE TO EACH STUD AND PLATE	3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 2-10D BOX (3" × 0.128"); OR 2 STAPLES 13/4"	FACE NAIL
19. 1"x 6" SHEATHING TO EACH BEARING	3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 2-10D BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4"	FACE NAIL
20. 1" x " AND WIDER SHEATHING TO EACH BEARING	3-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 1-3/4"	FACE NAIL
	WIDER THAN 1" × 8" 4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA., 1-3/4"	
FLOOR		
21. JOIST TO SILL, TOP PLATE OR GIRDER.	4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	TOE NAIL
22. RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE	8D BOX (21/2" × 0.113")	4" O.C. TOE NAIL
	8D COMMON (21/2" × 0.131"); OR 10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	6" O.C. TOE NAIL
23. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4"	FACE NAIL
FLOOR		
24. 2" SUBFLOOR TO EACH JOIST OR GIRDER	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162")	BLIND & FACE NAIL
25. 2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162")	AT EACH BEARING, FACE NAIL
26. BAND OR RIM JOIST TO JOIST	3-16D COMMON (31/2" × 0.162") 4-10 BOX (3" × 0.128"), OR 4-3" × 0.131" NAILS; OR 4-3" × 14 GA. STAPLES, 7/16" CROWN	END NAIL
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20D COMMON (4" × 0.192"); OR	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED.
	10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND: 2-20D COMMON (4" × 0.192"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS.	4-16D BOX (31/2" × 0.135"); OR 3-16D COMMON (31/2" × 0.162"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29. BRIDGING OR BLOCKING TO JOIST	2-10D BOX (3" × 0.128"), OR 2-8D COMMON (21/2" × 0.131"; OR 2-3" × 0.131") NAILS	EACH END, TOE NAIL

NOTES:

A. THIS NAILING SCHEDULE SHALL ONLY BE USED IF CONDITION IS NOT OTHERWISE DETAILED OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED.

24 FASTENING SCHEDULE

S-401 1" = 1'-0"

CITY OF PORTERVILLE CALIFORNIA

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

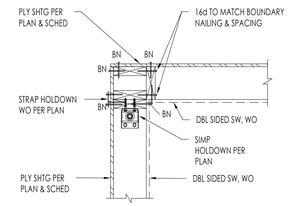
TYPICAL WOOD DETAILS

PUBLIC SET

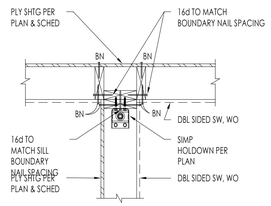
DATE 07/05/23

SHEET S-401

1/8/2024, 1:49:35 PM
Autodesk Docs://2133-01-CU20 Porterville ADU and MF Dwelling Unit/2133-01-PrototypeADUs_CDs.rvt



CORNER W/O POST



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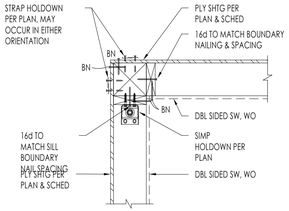

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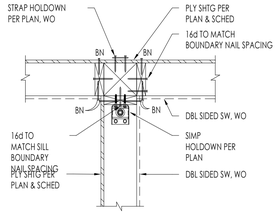
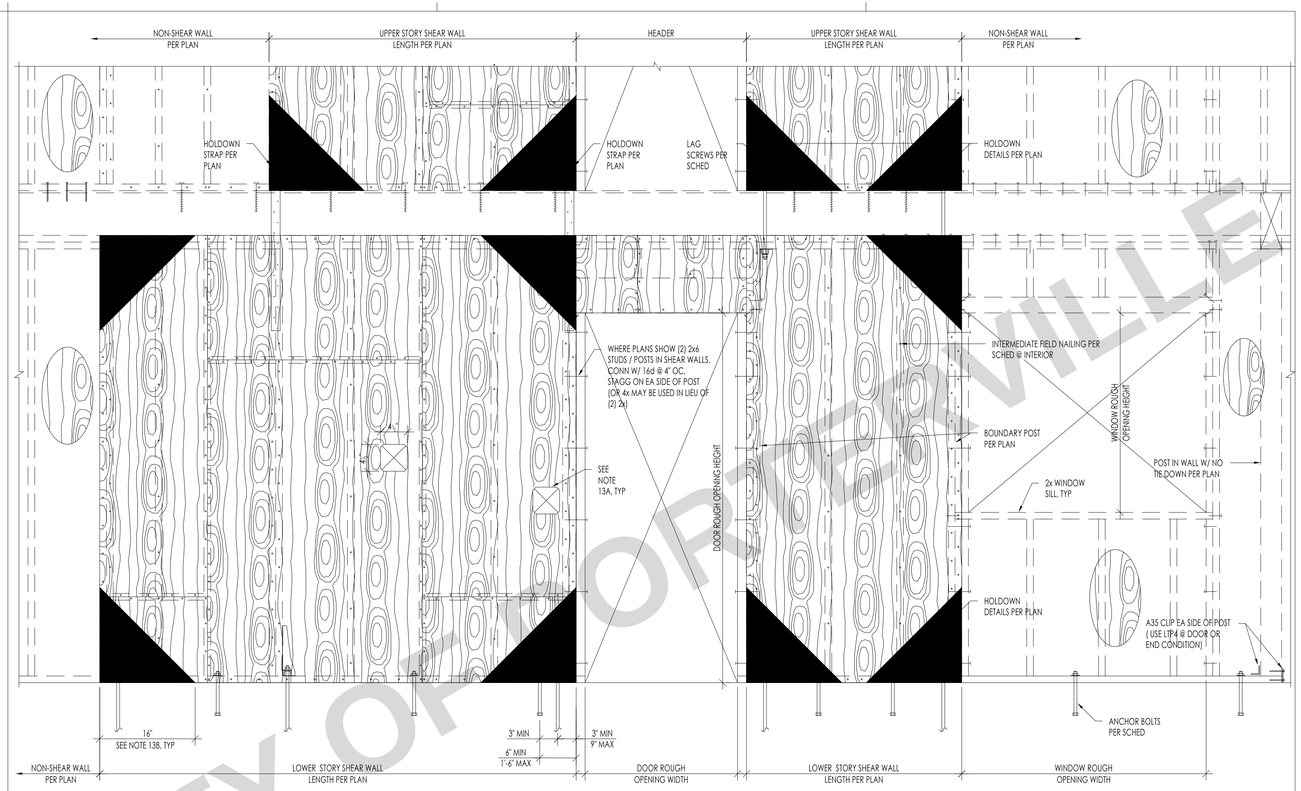


INTERSECTION W/ POST

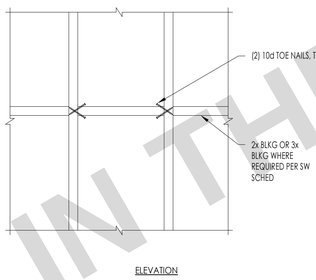
52 SHEAR WALL INTERSECTION

S-402 1" = 1'-0"



SHEAR WALL SHEATHING / NAILING SCHEDULE									
WALL SYMBOL	STRUCT SHEATHING [1,12]	FRAMING SIDE [6]	NAILING [2,3,4] EDGE	NAILING [2,3,4] INTERMEDIATE SUPPORTS	SILL NAILING [7] NAILS /LAG SCREWS [8]	SILL NAILING [7] SDS SCREWS OPTION [14]	A35s	ANCHOR BOLTING [10,11]	CAPACITY PER 2015 AWC SDPWS
A	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
B	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
C	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
D	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
E	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
F	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
G	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
H	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:
1. 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.
2. ALL NAILS SHALL BE COMMON NAILS.
3. PROVIDE E.N. AT ALL END STUDS, STUDS/POSTS WITH HOLDOWNS OR TIE DOWN STRAPS, SILL PLATES AND TOP PLATES.
4. WHERE 10d NAILS ARE 3 INCHES ON CENTER OR LESS, NAILS SHALL BE STAGGERED.
5. 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.
6. 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.
7. WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.
8. LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.
9. SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.
10. REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS
11. LENGTHEN ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.
12. 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.
13. LIMITATIONS OF MECHANICAL PENETRATIONS IN SHEAR WALLS:
    A. 4 1/2" MAX PENETRATION
    B. NO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS, SQUARE PENETRATIONS SHALL RADIUS EDGES. DO NOT OVER CUT HOLE WITH SAW
14. ASSUMES A 1 1/4" MIN LSL 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.
15. SIMPSON LTP4' CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION. IF CLIP IS INSTALLED OVER THE SHEATHING, O.131" x 2 1/2" NAILS SHALL BE USED.



ELEVATION

43 TYP BLOCKING

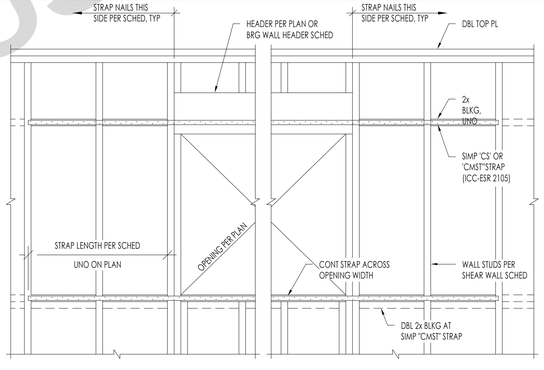
S-402 1" = 1'-0"

33 TYP SHEAR WALL ELEVATION AND SCHED

S-402 1" = 1'-0"

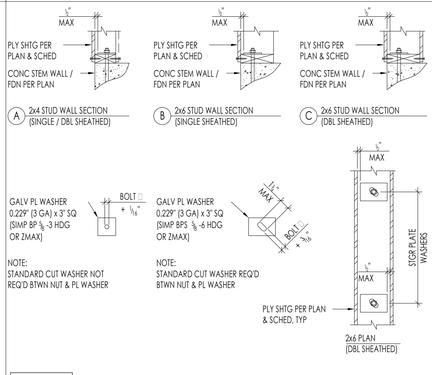
MARK	# OF BLKG	SIMPSON STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
1	1	CS20	(12) 10d x 2 ½"	32"	1,030
2	1	CS16	(20) 10d x 2 ½"		1,705
3	1	CS14	(26) 10d x 2 ½"		2,490
4	2	CMSTC16	(50) 10d x 3 ½"	39	4,690
5	2	CMST14	(66) 10d x 2 ½"		6,475
6	2	CMST12	(86) 10d x 2 ½"		9,215

NOTES:
1. 2 BAYS OR 32" MIN STRAP LENGTH
2. BOUNDARY AND EDGE NAILING FROM PLYWOOD TO STUDS / FRAMING SHALL OCCUR ABOVE AND BELOW OPENINGS AT THIS CONDITION
3. SEE TYPICAL SHEAR WALL ELEVATION FOR BALANCE OF INFO NOT SHOWN



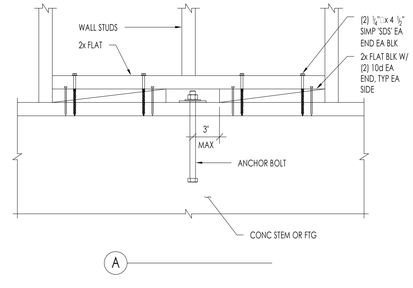
54 FORCE TRANSFER AROUND OPENINGS

S-402 1" = 1'-0"



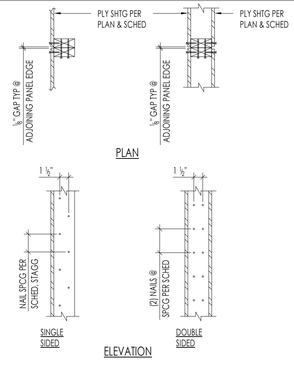
34 PLATE WASHER DETAIL

S-402 1" = 1'-0"



24 ANCHOR BOLT AT WD STUD

S-402 1 1/2" = 1'-0"



14 2X STUD NAILING @ ADJOINING PANELS

S-402 1" = 1'-0"

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PORTERVILLE ADU PROTOTYPES

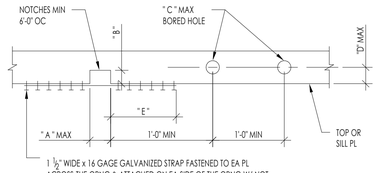
PORTERVILLE, CA

TYPICAL WOOD DETAILS

PUBLIC SET

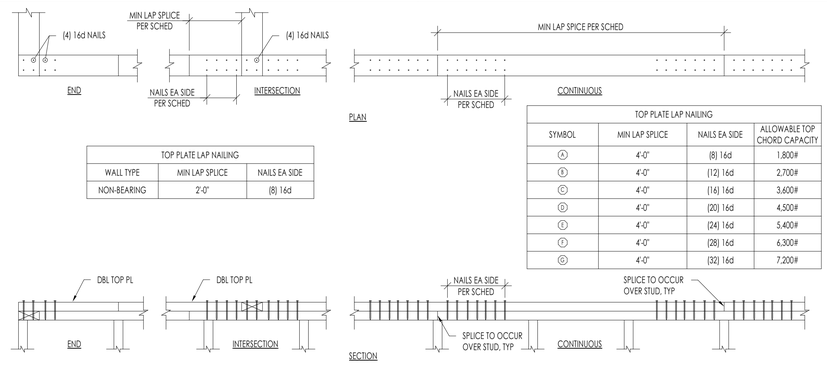
DATE 07/05/23

SHEET S-402



NOTCH AND HOLE LIMITATIONS						
TOP PL OR SILL PL	A	B	C	D	E	F
2X4	3½"	1½"	1¼"	1½"	5¾"	6
2X6	4½"	2¼"	2¼"	2½"	8¼"	9
2X8	5½"	3"	3¾"	3½"	12¼"	12

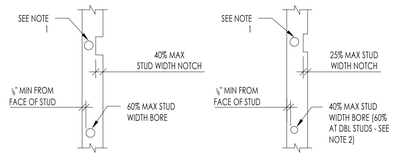
51 TOP PL AND SILL BORING LIMITATIONS
S-403 1" = 1'-0"



TOP PLATE LAP NAILING		
WALL TYPE	MIN LAP SPLICE	NAILS EA SIDE
NON-BEARING	2'-0"	(8) 16d

TOP PLATE LAP NAILING			
SYMBOL	MIN LAP SPLICE	NAILS EA SIDE	ALLOWABLE TOP CHORD CAPACITY
Ⓐ	4'-0"	(8) 16d	1,800#
Ⓑ	4'-0"	(12) 16d	2,700#
Ⓒ	4'-0"	(16) 16d	3,600#
Ⓓ	4'-0"	(20) 16d	4,500#
Ⓔ	4'-0"	(24) 16d	5,400#
Ⓕ	4'-0"	(28) 16d	6,300#
Ⓖ	4'-0"	(32) 16d	7,200#

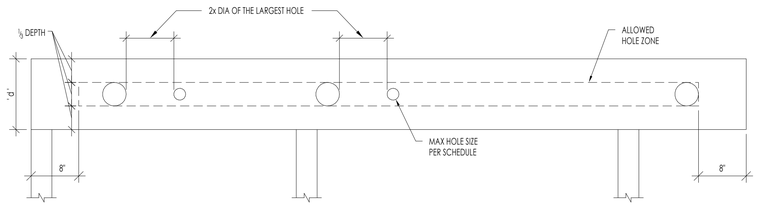
41 DBL TOP PLATE SPLICE NAILING
S-403 1" = 1'-0"



MAXIMUM BORED HOLE DIAMETER/NOTCH DEPTH			
STUD SIZE (IN)	APPLICATION	MAX HOLE DIAMETER (IN)	MAX NOTCH DEPTH (IN)
2X4	NON-BEARING	2 ⅛"	1 ⅜"
	EXTERIOR/BEARING	1 ⅜"	⅞"
2X6	NON-BEARING	3 ¼"	2 ⅜16"
	EXTERIOR/BEARING	2 ⅜16"	1 ⅜"

NOTES:
1. NOTCHING AND BORING NOT PERMITTED IN THE SAME STUD SECTION.
2. NO MORE THAN 2 SUCCESSIVE DBL. STUDS ARE PERMITTED TO HAVE 60% MAX BORED HOLES.

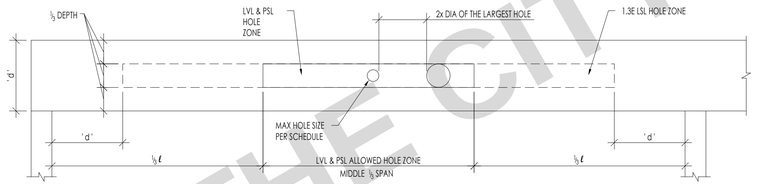
52 TYP WALL NOTCH AND BORING LIMITS
S-403 1" = 1'-0"



1.55E LSL BEAMS & HEADERS	
HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
9 ½"	3"
11 ⅞"	3 ⅛"
14" - 16"	4 ⅜"

1.55E LSL NOTES:
1. ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS ANYWHERE ALONG THE MEMBER.
2. ROUND HOLES ONLY.
3. NO HOLES IN HEAERS OR BEAMS IN PLANK ORIENTATION.

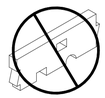
Ⓐ 1.55E LSL HEADERS & BEAMS



LVL, PSL, & 1.3E LSL BEAMS & HEADERS	
HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
4 ⅞"	1"
5 ½"	1 ¾"
7 ¼" - 20"	2"

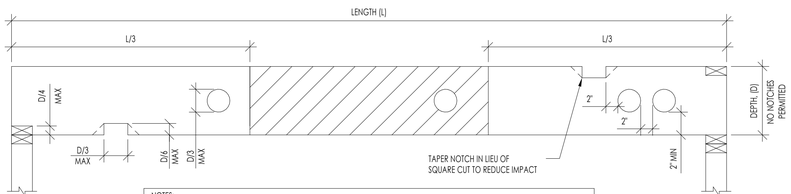
LVL/PSL/1.3E LSL:
1. ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY.
2. ROUND HOLES ONLY.
3. NO HOLES IN CANTILEVERS.
4. NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

Ⓑ LVL, PSL, & 1.3E LSL HEADERS & BEAMS



DO NOT CUT, NOTCH, OR DRILL HOLES IN HEADERS OR BEAMS EXCEPT AS INDICATED IN THE ILLUSTRATIONS AND TABLES

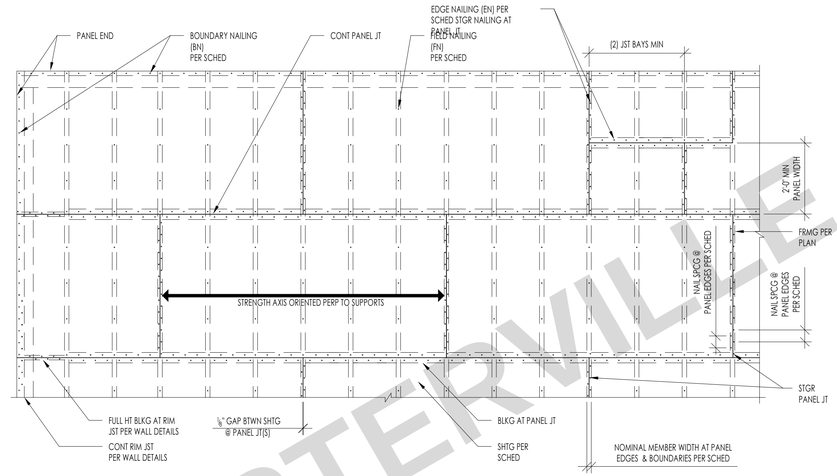
43 ALLOWABLE HOLES THRU ENG. HEADERS & BEAMS
S-403 1" = 1'-0"



NOTES:
1. NOTCHING AND BORING NOT PERMITTED IN THE SAME JOIST CROSS SECTION WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
2. NOTCH WIDTHS GREATER THAN SHOWN IN TABLE NOT PERMITTED WITHOUT STRUCTURAL ENGINEER'S APPROVAL.

NOTCH AND HOLE LIMITATIONS				
JOIST SIZE	MAX HOLE	MAX NOTCH DEPTH	MAX END NOTCH	MAX NOTCH LENGTH
2X4	NONE	NONE	NONE	NONE
2X6	1 1/2"	7/8"	1 ⅜"	1 1/2"
2X8	2 3/8"	1 1/4"	1 7/8"	2 3/8"
2X10	3"	1 1/2"	2 3/8"	3"
2X12	3 3/4"	1 7/8"	2 7/8"	3 3/4"

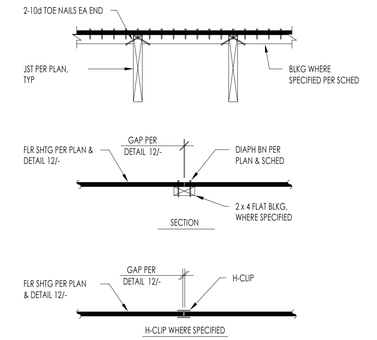
44 SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS
S-403 1" = 1'-0"



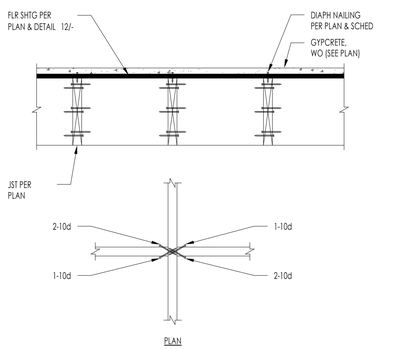
DIAPHRAGM SCHEDULE												
TYPE	LOCATION	SHEATHING THICKNESS	SHEATHING GRADE	SPAN RATING	BLOCKING	NAILS	BOUNDARY NAILING (BN)	EDGE NAILING AT CONT. PANEL EDGES (EN)	EDGE NAILING AT OTHER PANEL EDGES (EN)	FIELD NAILING (FN)	PANEL EDGE SUPPORT OR NOMINAL MEMBER WIDTH AT PANEL EDGES	LINES OF FASTENERS
A	ROOF	SEE NOTE 5	SHEATHING	32 / 16	NO	10d	6	-	6	6	H-CLIPS	1

NOTES:
1. DIAPHRAGM SHALL BE GLUED TO FLOOR FRAMING PRIOR TO NAILING, REFER TO PROJECT GENERAL NOTES.
2. MINIMUM EDGE DISTANCE FOR NAILS SHALL BE ½" FROM SHEATHING EDGE AND ½" FROM LUMBER EDGE.
3. NAILS SHALL BE DRIVEN TIGHT TO TOP OF PLYWOOD SURFACE AND SHALL NOT PENETRATE THE TOP OF PLYWOOD MORE THAN COMMONLY EXPECTED WITH HAMMER DRIVEN NAILS.
4. WHERE H-CLIPS ARE SPECIFIED, THEY SHOULD BE INSTALLED AS FOLLOWS:
   A. ONE H-CLIP SHALL BE PLACED BETWEEN ABUTTING PANELS AT A LOCATION MIDWAY BETWEEN EACH PAIR OF TRUSSES, RAFTERS OR JOISTS. HOWEVER, (2) H-CLIPS ARE REQUIRED BETWEEN SUPPORTS WHEN SPACED 48 INCHES ON CENTER
   B. USE THE SAME SIZE PANEL EDGE CLIP AS THE PANEL THICKNESS. H-CLIPS MUST FIT SNUGLY
   C. ABUTTING WOOD STRUCTURAL PANELS BE FITTED AS CLOSELY AS CLIPS PERMIT. OCCASIONAL MISFIT OF ABUTTING SHEETS MAY BE TOLERATED PROVIDING THAT GAPS DO NOT EXCEED MAXIMUM OPENING OF ⅛".
5. ROOF SHEATHING THICKNESS SHALL BE INSTALLED AS FOLLOWS:
   A. 15/32 @ SINGLE PLY OR ASPHALT SHINGLES
   B. 19/32 @ TILE
   C. 23/32 @ TILE WITH MORTAR

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



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



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

NOT USED

NOT USED

NOT USED

NOT USED

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

TYPICAL WOOD DETAILS

PUBLIC SET

DATE
07/05/23

SHEET
S-403

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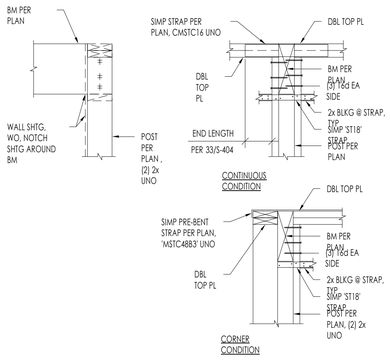
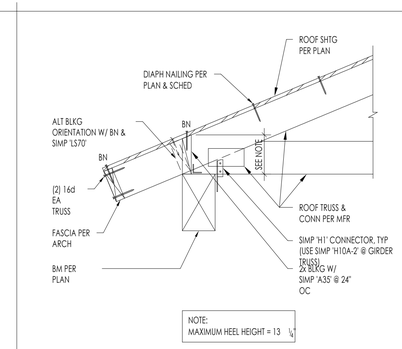
Autodesk Docs://2133-01-CU20 Porterville ADU and MF Dwelling Unit/2133-01-PrototypeADUs_CDs.rvt



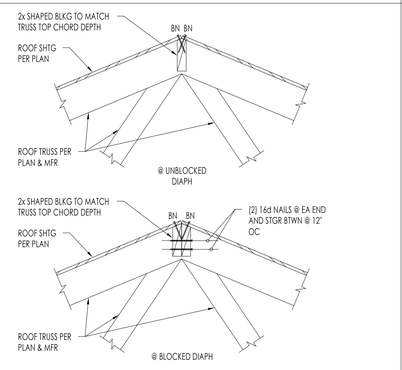
51 BEAM POCKET THRU EXT WALL

S-421 3/4" = 1'-0"



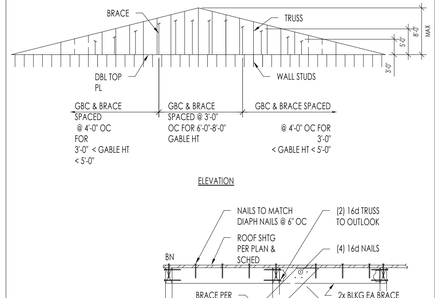
41 ROOF TRUSS PERP TO BEAM

S1-201 S-421 1" = 1'-0"

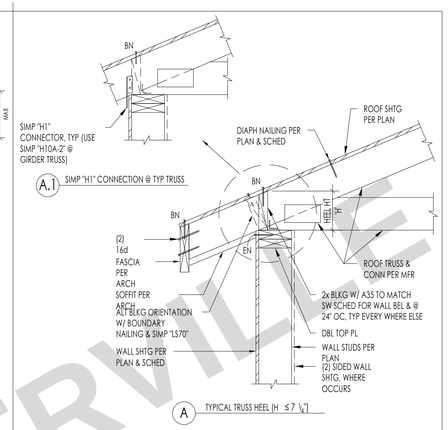


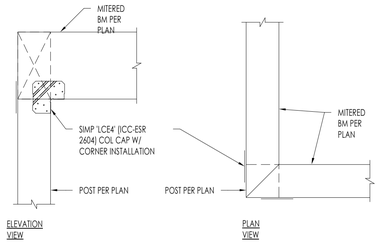
31 SHEATHING OVER ROOF RIDGE

S1-201 S-421 1" = 1'-0"



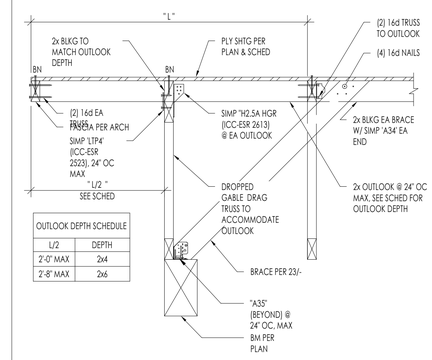
BRACE SCHEDULE		
BRACE	MAX LENGTH	SPACING
2x4	6'-3"	SEE ELEV
3x4	10'-3"	
4x4	14'-6"	





52 BEAM TO POST CONNECTION 2

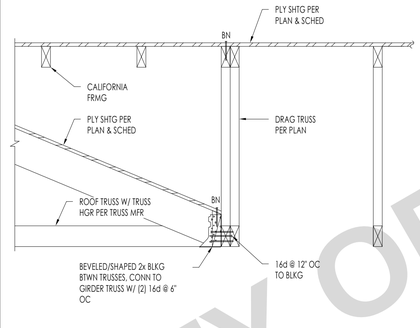
S-421 1" = 1'-0"



OUTLOOK DEPTH SCHEDULE	
L/2	DEPTH
2'-0" MAX	2x4
2'-8" MAX	2x6

42 GABLE END TRUSS W/LOOKOUT @ BM

S1-202 S-421 1" = 1'-0"



32 TRUSS TO GIRDER TRUSS

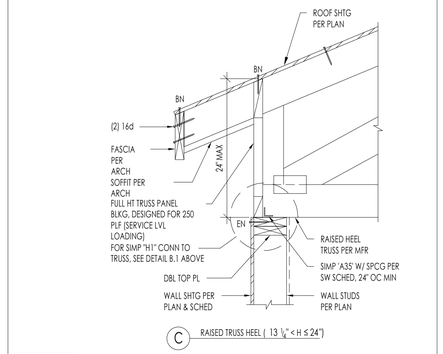
S-421 1" = 1'-0"

OUTLOOK DEPTH SCHEDULE		
ROOFING	DEPTH	L/2
SINGLE PLY OR ASPHALT SHINGLES	2x4	2'-0"
	2x6	4'-0"
ALL OTHERS	2x4	2'-0"
	2x6	3'-0"

NOTE: "L/2" ASSUMES NO STUCCO @ UNDERSIDE OF EAVE
IF "L/2" > 2'-0", ADDITIONAL TRUSS TOP CHORDS SHALL BE DROPPED. EXTEND TO NEAREST FULL BAY

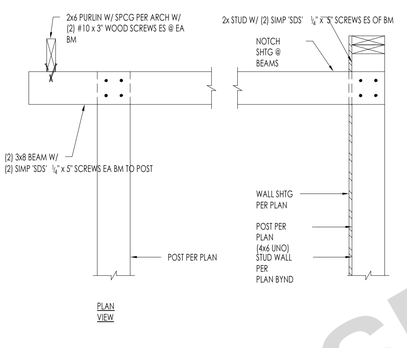
23 GABLE END TRUSS

S1-201 S-421 3/4" = 1'-0"



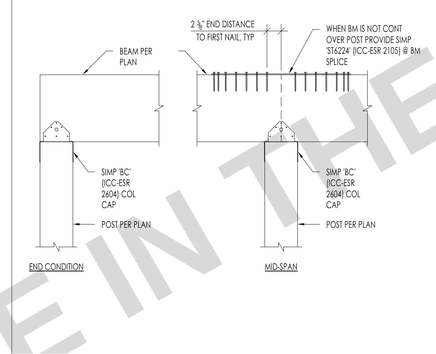
13 ROOF TRUS PERP TO EXT WALL

S1-201 S-421 1" = 1'-0"



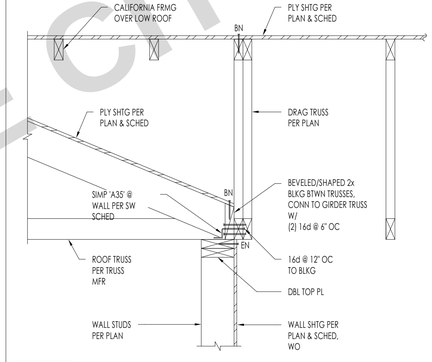
53 BEAM TO POST CONNECTION 3

S-421 1" = 1'-0"



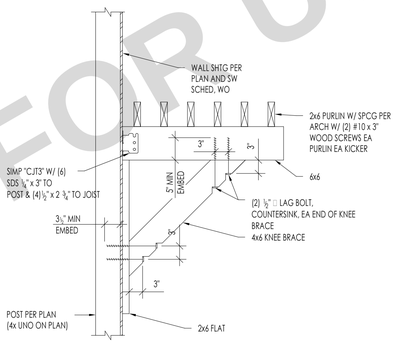
43 BEAM TO POST CONNECTION

S-421 1" = 1'-0"



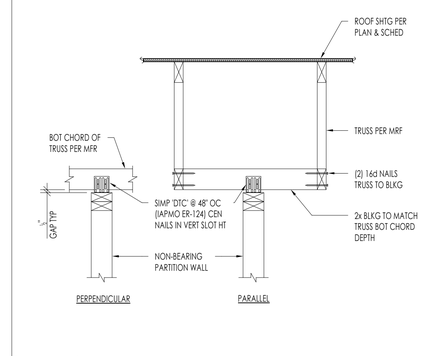
33 TRUSS TO GIRDER TRUSS W/ WALL

S1-204 S-421 1" = 1'-0"



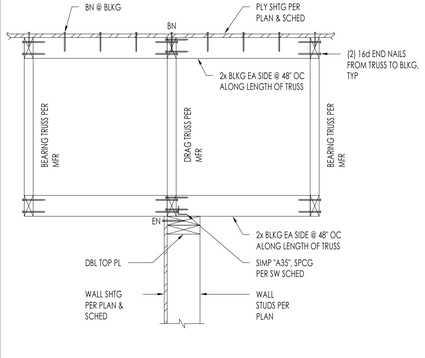
54 KICKER FRAMING

S-421 3/4" = 1'-0"



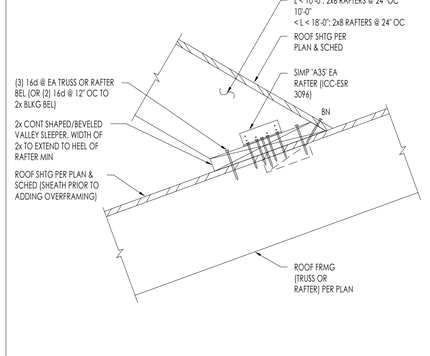
44 TRUSS OVER NON-BEARING PARTITION

S-421 1" = 1'-0"



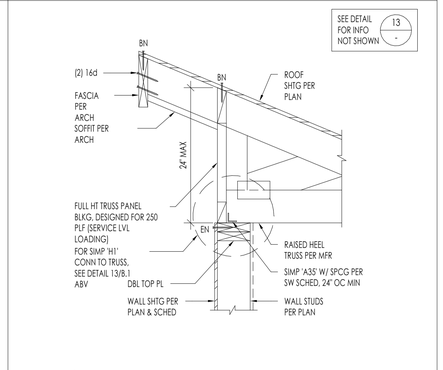
34 INT SHEAR WALL (PARL ROOF TRUSS)

S1-202 S-421 1" = 1'-0"



24 CALIFORNIA FRAMING SLEEPER

S1-204 S-421 1 1/2" = 1'-0"



14 ROOF TRUSS PERP TO EXT WALL

S-421 1" = 1'-0"

PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

ROOF FRAMING DETAILS

PUBLIC SET

DATE
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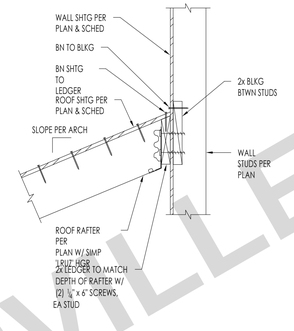
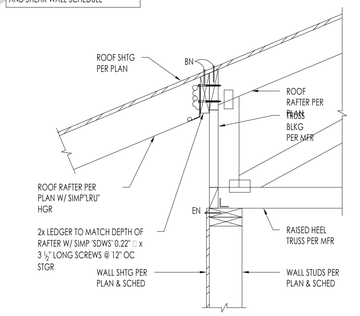


1 ROOF RAFTER TO EXT. WALL

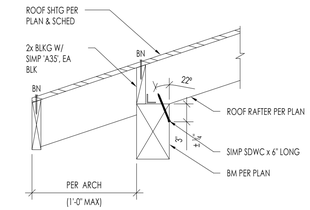
S1-201 S-422 SCALE: 1" = 1'-0"

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



2 ROOF TRUSS @ LOW ROOF FRAMING

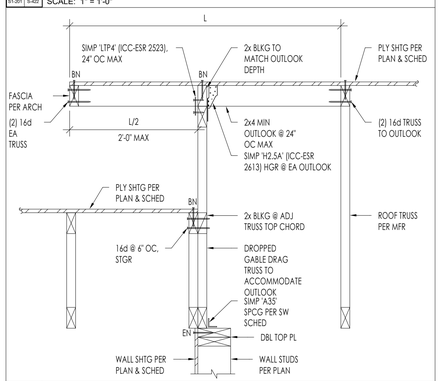
S1-201 S-422 SCALE: 1" = 1'-0"



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

4 ROOF RAFTER TO BEAM

S1-201 S-422 SCALE: 1" = 1'-0"



3 DIAPHRAGM TRANSITION W/OVERHANG

S1-202 S-422 SCALE: 1" = 1'-0"

PORTERVILLE ADU PROTOTYPES

PORTERVILLE, CA

ROOF FRAMING DETAILS

PUBLIC SET

DATE
07/05/23

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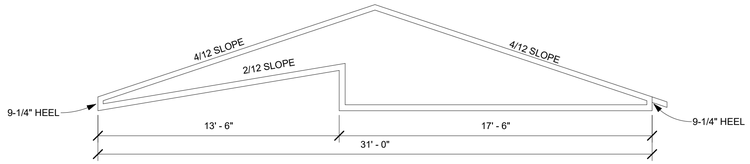
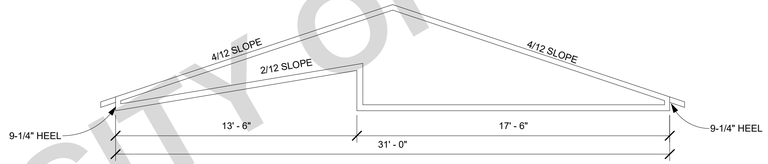
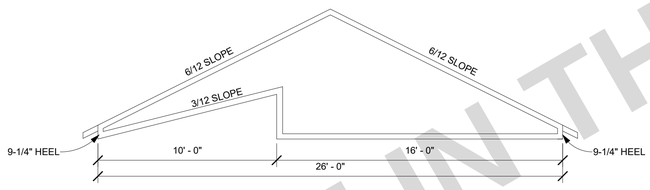
PLAN 3 TRUSS PROFILES



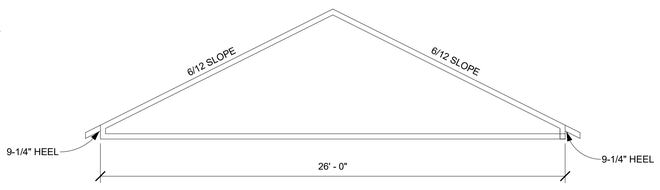
PROFILE 3A-1 (CALIFORNIA RANCH)



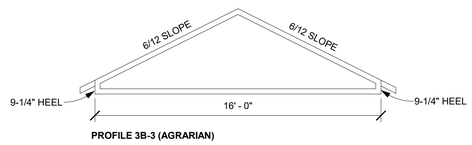
PROFILE 3A-2 (CALIRFONIA RANCH)



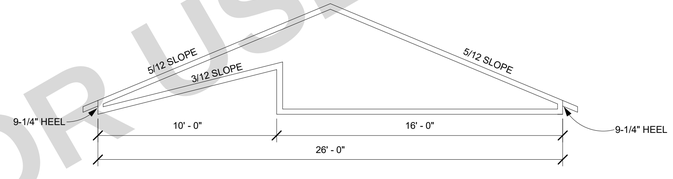
PROFILE 3B-1 (AGRARIAN)



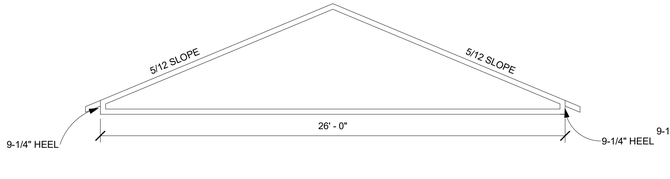
PROFILE 3B-2 (AGRARIAN)



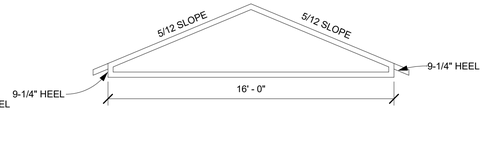
PROFILE 3B-3 (AGRARIAN)



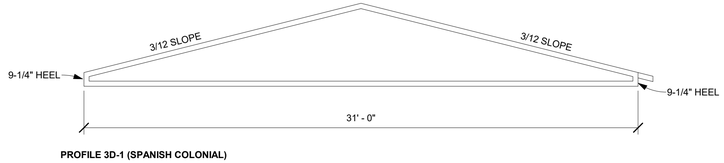
PROFILE 3C-1 (CRAFTSMAN)



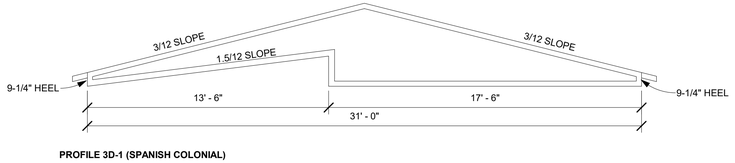
PROFILE 3C-2 (CRAFTSMAN)



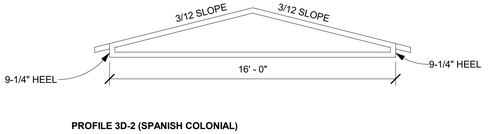
PROFILE 3C-2 (CRAFTSMAN)



PROFILE 3D-1 (SPANISH COLONIAL)



PROFILE 3D-1 (SPANISH COLONIAL)



PROFILE 3D-2 (SPANISH COLONIAL)

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PORTERVILLE ADU PROTOTYPES
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TRUSS PROFILES - PLAN 3

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