

In-person participation by the public will be permitted.

Submit a written public comment prior to the meeting: Public comments submitted to krashad@atwater.org by 4:00 p.m. on the day of the meeting will be distributed to the Planning Commission and made part of the official minutes but will not be read out loud during the meeting.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons requesting accommodation should contact the City in advance of the meeting, and as soon as possible, at (209) 357-6241.

CITY OF ATWATER

PLANNING COMMISSION

AGENDA

Council Chambers
750 Bellevue Road
Atwater, CA 95301

June 20, 2024

CALL TO ORDER:

6:00 PM



INVOCATION:

Invocation by Police Chaplain McClellan

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Kadach____, Mokha____, Sanchez-Garcia____, Sanders____, Borgwardt____

SUBSEQUENT NEED ITEMS: (The Planning Secretary shall announce any requests for items requiring immediate action subsequent to the posting of the agenda. Subsequent need items require a two-thirds vote of the members of the Commission present at the meeting.)

APPROVAL OF AGENDA AS POSTED OR AS AMENDED: (This is the time for the Commission to remove items from the agenda or to change the order of the agenda.)

Staff's Recommendation: Motion to approve agenda as posted or as amended.

MINUTES:

1. April 17, 2024 – Regular Meeting
2. May 22, 2024 – Special Meeting

Staff's Recommendation: Approval of minutes as listed.

PETITIONS AND COMMUNICATIONS:

None

PUBLIC HEARINGS:

3. **Public hearing to consider adopting a resolution approving Conditional Use Permit No. 24-09-0100 and Site Plan No. 24-09-0200 for a mobile food truck located at 900 Broadway Avenue in Atwater (APN: 003-074-004)**
(Applicant: Jesus Bautista Jr)

Staff's Recommendation: Open the public hearing and receive any testimony given;

Close the public hearing;

Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15311 (c), "Accessory Structures;" and, adopt Resolution No. 0246-24, Conditional Use Permit No. 24-09-0100 and Site Plan No. 24-09-0200, for a mobile food truck located at 900 Broadway Avenue in Atwater (APN: 003-074-004).

4. **Public hearing to consider adopting a resolution approving Conditional Use Permit No. 24-11-0100 and Site Plan No. 24-11-0200 for a mobile food vendor located at 1619 Sycamore Avenue (APN: 001-150-022).**
(Applicant: Alejandro Bravo)

Staff's Recommendation: Open the public hearing and receive any testimony given;

Close the public hearing;

Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15311 (c), "Accessory Structures;" and, adopt Resolution No. 0247-24, Conditional Use Permit No. 24-11-0100 and Site Plan No. 24-11-0200, for a mobile food vendor located at 1619 Sycamore Avenue in Atwater (APN: 001-150-022).

5. **Public hearing recommending the City Council of Atwater adopt a resolution accepting the plans and specifications for the pre-approved Accessory**

Dwelling Units (ADU) and to initiate the ADU program outlined in Government Code Section 65852.2.

(Applicant: City of Atwater)

Staff's Recommendation: Open the public hearing and receive any testimony given;

Close the public hearing;

Adopt Resolution No. 0249-24 making a recommendation to the City Council of Atwater to approve the plans and specifications for the pre-approved ADU plans and initiate the ADU program.

REPORTS AND PRESENTATION FROM STAFF:

6. Mobile Food Vendors

7. Interim City Manager / Community Development Director Verbal Updates

COMMENTS FROM THE PUBLIC:

NOTICE TO THE PUBLIC

At this time any person may comment on any item which is not on the agenda. You may state your name and address for the record; however, it is not required. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. Please limit comments to a maximum of three (3) minutes.

COMMISSIONER MATTERS:

ADJOURNMENT:

CERTIFICATION:

I, Kayla Rashad, Planning Commission Recording Secretary, do hereby certify that a copy of the foregoing Agenda was posted at City Hall a minimum of 72 hours prior to the meeting.



Kayla Rashad,
Planning Commission Recording Secretary

SB 343 NOTICE

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the Community Development Department at City Hall during normal business hours at 750 Bellevue Road.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 750 Bellevue Road.



In compliance with the Federal Americans with Disabilities Act of 1990, upon request, the agenda can be provided in an alternative format to accommodate special needs. If you require special accommodations to participate in a Planning Commission meeting due to a disability, please contact the Planning Commission Secretary a minimum of three (3) business days in advance of the meeting at planning@atwater.org or (209) 812-1031. You may also send the request by email to



CITY OF ATWATER

PLANNING COMMISSION

ACTION MINUTES

April 17, 2024

REGULAR SESSION: (Council Chambers)

The Planning Commission of the City of Atwater met in Regular Session this date at 6:01 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California;

INVOCATION:

Invocation by Police Chaplin McClellan

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Planning Commission Member Kadach

ROLL CALL:

Present: Planning Commission Members Borgwardt, Kadach, and Sanders

Absent: Planning Commission Member Mokha, and Sanchez-Garcia

Staff Present: Chief Salvador, Interim City Manager Thompson Lieutenant Novetzke, Recording Secretary Rashad .

SUBSEQUENT NEED ITEMS:

None

APPROVAL OF AGENDA AS POSTED OR AS AMENDED:

MOTION: Planning Commission Member Sanders moved to approve the agenda. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Sanders, Borgwardt, Kadach; Noes: None; Absent: Planning Commission Members Sanchez-Garcia and Mokha. The motion passed.

APPROVAL OF MINUTES:

a) March 20, 2024 – Regular Meeting

MOTION: Planning Commission Member Kadach moved to approve the minutes. The motion was seconded by Planning Commission Member Sanders and the vote was: Ayes: Planning Commission Members Sanders, Borgwardt, Kadach,; Noes: None; Absent: Planning Commission Members Sanchez-Garcia and Mokha. The motion passed.

PETITIONS AND COMMUNICATIONS:

Request from Valley Christian Church for a Craft Vendor Fair and temporary road closure.

Interim City Manager Thompson presented this item.

The applicant spoke on their event.

MOTION: Planning Commission Member Sanders moved to approve the request from Valley Christian Church for a craft vendor fair and temporary road closure. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Sanders, Borgwardt, Kadach,; Noes: None; Absent: Planning Commission Members Sanchez-Garcia and Mokha. The motion passed.

PUBLIC HEARINGS:

Public hearing to consider adopting a resolution approving Conditional Use Permit No. 24-06-0100 and Site Plan No. 24-06-0200 located at 231 Atwater Blvd. between Atwater Boulevard and Broadway Ave, approximately 500 feet northwest of Shaffer Road in Atwater (APN: 003-093-019)

(Applicant: Edith Moreno Espinosa)

Interim City Manager Thompson provided background on this project.

Chair Borgwardt opened the public hearing.

Applicant Edith Moreno Espinosa and her husband spoke on the project.

No one else came forward to speak.

Chair Borgwardt closed the public hearing.

MOTION: *Planning Commission Member Sanders moved to Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15311 (c), "Accessory Structures;" and, adopt Resolution No. 244-24, Conditional Use Permit No. 24-06-0100 and Site Plan No. 24-06-0200, located at 231 Atwater Blvd., between Atwater Boulevard and Broadway Avenue, approximately 500 feet northwest of Shaffer Road in Atwater (APN: 003-093-019). The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Sanders, Borgwardt, Kadach; Noes: None; Absent: Planning Commission Members Sanchez-Garcia and Mokha. The motion passed.*

Public hearing to consider approving a time extension request for Resolution No. 150-21 and Resolution No. 186-21 for development of +/- 2.4 acres of vacant land into a Mixed-Use project located West of Redwood Avenue and North of Bellevue Road, Atwater (APN: 150-320-023)

(Applicant: Golden State Reality Association)

This item was withdrawn by the applicant.

REPORTS AND PRESENTATIONS FROM STAFF:

Interim City Manager / Community Development Director Updates.

Interim City Manager Thompson provided the commissioners with an update on the Community Services Event as well as the Economic Development Summit.

COMMENTS FROM THE PUBLIC:

Chair Borgwardt opened the Public Comment.

Notice to the public was read.

Stephanie Dietz spoke on the Redwood project at APN: 150-320-023.

No one else came forward to speak.

Chair Borgwardt closed the public comment.

COMMISSIONER MATTERS:

Planning Commission Member Kadach inquired about recalling Resolution No. 0219-22. He congratulated the City's new police officers. He also expressed concern about the number of mobile food vendors entering the City.

Planning Commission Member Sanders inquired about the color scheme and approvals for mobile food vendors.

Interim City Manager Thompson recommended to the Planning Commissioners a recommendation to City Council to limit mobile food vendors in the city.

ADJOURNMENT:

Chair Borgwardt adjourned the meeting at 6:43 PM.

Don Borgwardt, Chair

By: Kayla Rashad
Recording Secretary



CITY OF ATWATER

SPECIAL MEETING PLANNING COMMISSION

ACTION MINUTES

May 22, 2024

REGULAR SESSION: (Council Chambers)

The Planning Commission of the City of Atwater met in Special Session this date at 6:00 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California; Chair Borgwardt presiding.

ROLL CALL:

Present: *Planning Commission Members Borgwardt, Kadach, Sanchez-Garcia, and Sanders*
Absent: *Planning Commission Member Mokha*
Staff Present: *Battalion Chief Lopes, Chief Salvador, Interim City Manager Thompson, and Recording Secretary Rashad .*

PUBLIC COMMENT:

Notice to the public was read.

No one came forward to speak.

PETITIONS AND COMMUNICATIONS:

Request from APC to consider approving a Festa Parade and temporary road closures.

Interim City Manager Thompson presented this item.

The applicant spoke on their event.

MOTION: *Planning Commission Member Sanchez-Garcia moved to approve the request from APC to host a Festa Parade on June 29, 2024, starting at 10:00am and June 30, 2024 starting at 8:00am with temporary road closures. The motion was seconded by Planning Commission Member Sanders and the vote was: Ayes: Planning Commission Members Sanders, Sanchez, Garcia, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Members Mokha. The motion passed.*

PUBLIC HEARINGS:

Consistency Determination that the proposed Five-Year Capital Improvement Program for fiscal years of 2024/25 through 2028/29 conforms to the goals and policies of the City's General Plan, as required by California Government Code section 65103 (c).

Interim City Manager Thompson provided background on this project.

Chair Borgwardt opened the public hearing.

Planning Commission Member inquired about the cost for the "Fire station bathroom flooring".

No one else came forward to speak.

Chair Borgwardt closed the public hearing.

MOTION: *Planning Commission Member Sanders moved to make the determination that the proposed Five-Year Capital Improvements Program conforms to the goals and policies of the City's General Plan, as required by California Government Code sections 65103 (c). The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Sanchez-Garcia, Sanders, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Members Mokha. The motion passed.*

Public hearing to make a finding that the proposed Mural for Civic Center 2, located at 1350 Broadway, Atwater, CA (APN: 002-208-002), conforms with the City's policies, codes, and guidelines for government buildings pursuant to the Atwater Municipal Code 17.12.060.

Interim City Manager Thompson provided background on this project.

Kory Billings spoke on behalf of the Atwater Rotary Club and other citizens.

Chair Borgwardt opened the public hearing.

No one else came forward to speak.

Chair Borgwardt closed the public hearing.

MOTION: *Planning Commission Member Sanchez-Garcia moved to make a finding that proposed mural for Civic Center 2 is consistent with the City's policies, codes, and guidelines for government buildings pursuant to the Atwater Municipal Code 17.12.060. The motion was seconded by Planning Commission Member Sanders and the vote was: Ayes: Planning Commission Members Sanchez-Garcia, Sanders, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Members Mokha. The motion passed.*

ADJOURNMENT:

Chair Borgwardt adjourned the meeting at 6:22 PM.

Don Borgwardt, Chair

By: Kayla Rashad
Recording Secretary



PLANNING COMMISSION AGENDA REPORT

PLANNING COMMISSION

Jagandeep Mokha

Donald Borgwardt Ileisha Sanders

Harold Kadach Mayra Sanchez-Garcia

MEETING DATE: June 20, 2024

TO: **Chair and Commissioners**

FROM: **Scott Ruffalo, Planning Technician**

SUBJECT: **Public hearing to consider adopting a resolution approving Conditional Use Permit No. 24-09-0100 and Site Plan No. 24-09-0200 for a mobile food truck located at 900 Broadway Avenue (APN: 003-074-004).**

RECOMMENDED COMMISSION ACTION:

It is recommended that Planning Commission:

1. Open the public hearing and receive any testimony from the public;
2. Close the public hearing;
3. Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15311 (c), "Accessory Structures," and, adopt Resolution No. 246-24, Conditional Use Permit No. 24-09-0100 and Site Plan No. 24-09-0200, for a mobile food truck located at 900 Broadway Avenue in Atwater (APN: 003-074-004).

I. BACKGROUND:

The subject property is located at 900 Broadway Avenue in Atwater (APN: 003-074-004) (refer to Figure 1). The vacant parcel is approximately 5,000 sf and is currently adjacent to 1 Garcias Tires. Both the tire shop and the vacant lot have the same owner and share parking to benefit the tire shop with a total of twelve (12) parking spaces (one parking space is designated as an ADA parking space). The existing adjacent tire shop is approximately a 3,025 sq-ft facility.

Figure 1: Site Location



ANALYSIS:

The applicant requests a Conditional Use Permit to allow it to operate a mobile food truck at 900 Broadway Avenue in Atwater (APN: 003-074-004) in the Downtown Business District Zone. The food truck is approximately 15 x 5 (75 sq-ft) and will be located on the northwest side of the property, with the serving area facing west. The food truck will be on the asphalt paved portion of the property. The food truck will have a thirty-two-gallon garbage can located to the immediate southwest of the food truck and will have indoor and outdoor lighting. The food truck will be powered by a Honda model EU3000is fuel generator which has a noise rating of 57 dB(A) @ rated load, 50 dB(A) @ 1/4 load according to Honda's website. The food truck will operate with a total of five employees between the hours of 10:00 am – 9:00 pm, Tuesday through Friday, and 6:00 am – 4:00 pm Saturday through Sunday. The applicant has arranged the use of restrooms located in 1 Garcias Tire Shop store and has secured a commissary to pick up and house its food products during hours of non-operation. The proposed food truck will only occupy one parking space during its operation, which will still comply with the Tire Shop's parking requirements while the food truck is operating.

As previously stated, in the paved portion of the vacant lot adjacent 1 Garcias Tire Shop is where the food truck will be located, has eighteen (18) parking spaces (including one ADA parking space). The food truck will utilize one parking space leaving seventeen (17) parking spaces available, which provides the minimum requirement per the Atwater

Municipal Code. Per the Atwater Municipal Code (AMC). Per AMC section 17.63.040, the following parking requirements apply to commercial uses:

- A. Retail stores, personal services, professional and business offices, banks, and post offices: one space for every 500 square feet of floor area. However, uses which do not generate significant traffic, including but not limited to furniture stores, may convert part of the required parking into landscaping at the discretion of the Planning Commission; this landscaped area is to be converted if the need arises or the land use changes.
- B. Further, for Mobile Food Vendors, the following specific parking requirements apply:
 1. If the mobile food vendor shares a site with an established use, any parking spaces occupied by patrons of the mobile food vendor shall not be counted against the established use's parking requirements. If the established use notifies the City that parking has become an issue for its own patrons as a result of the mobile food vendor's operations, the Planning Commission shall hold a hearing to determine whether to revoke or modify the mobile food vendor's conditional use permit.

Description of Surrounding Uses: The properties immediately to the north, south, east, and west also have a land use designation of Downtown Residential Transition.

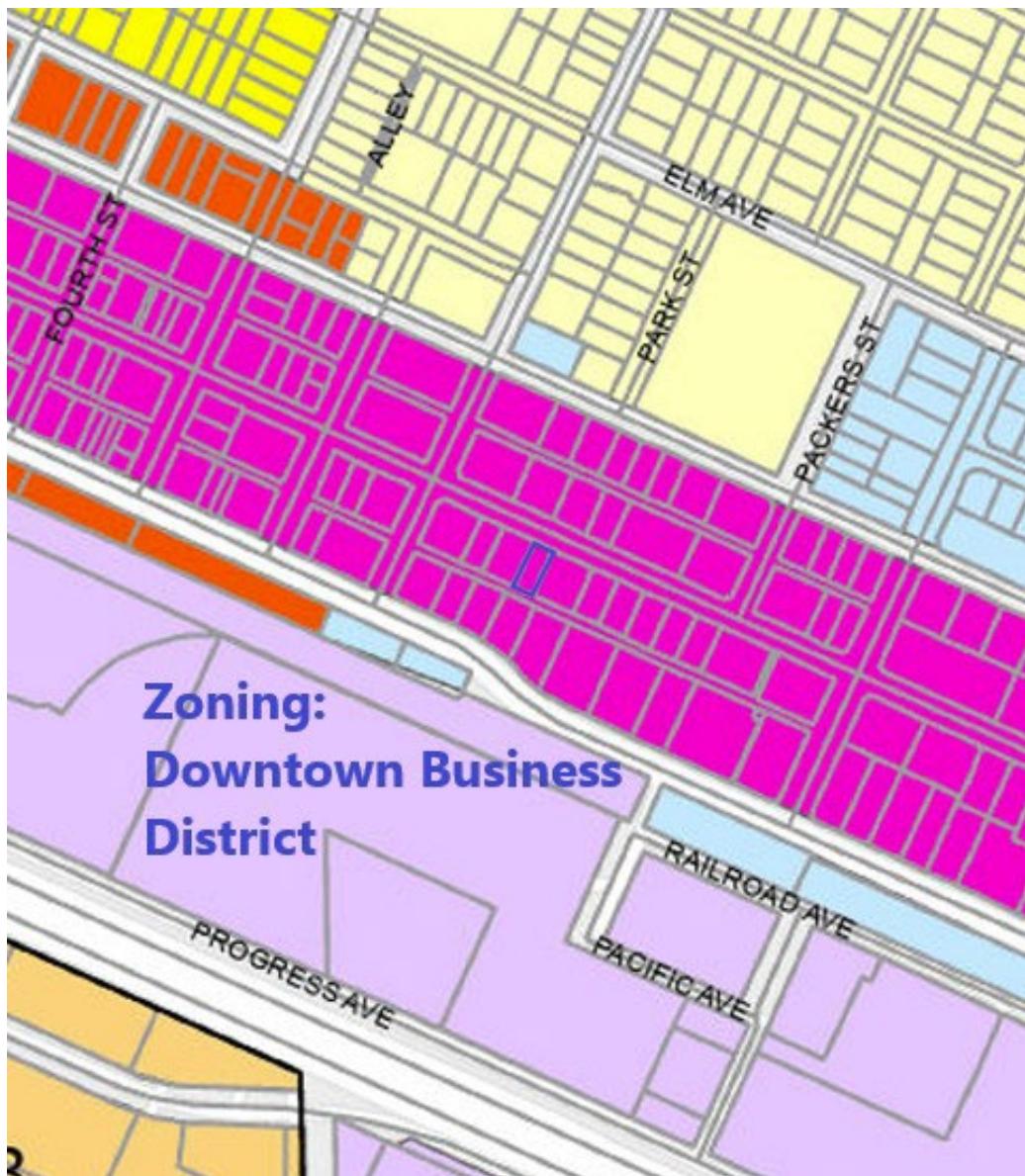
Figure 2: Land Use Designation



Downtown Residential Transition

Land Use Designation: The project site has a land use designation of Downtown Residential Transition; this designation is intended to provide a transition between commercial development and adjacent residential neighborhoods. It has also been applied in locations where a mix of commercial and residential land uses have been approved. The purpose of the classification is to encourage the development of apartments and certain compatible commercial uses, or the expansion and improvement of existing structures. The project intends to operate a food truck that is consistent with the designated use of the Atwater General Plan land use designation.

Figure 3: Zoning Designation



Downtown Business District (D-BD)

Zoning: The Downtown Business District (D-BD) zone is intended to provide a mix of public and private uses designated to create a downtown shopping experience and pedestrian friendly environment. Emphasis on a mix of small-scale commercial and retail businesses and locally oriented professional and personal services are encouraged. The use of a food truck is consistent with the current zoning.

Recommendation:

The applicant's request for a conditional use permit to operate a food truck located at 900 Broadway Avenue is consistent with the land use designation and the AMC 17.39.030. Staff recommends Planning Commission approve the conditional use permit.

II. FISCAL IMPACTS:

No negative fiscal impacts are anticipated with the approval of this project. This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney.

IV. EXISTING POLICY:

N/A

V. INTERDEPARTMENTAL COORDINATION:

An interdepartmental routing sheet was sent to all required departments and affected agencies for review, and their comments and conditions have been incorporated.

VI. PUBLIC PARTICIPATION:

The public hearing was adequately noticed and advertised for the regularly scheduled Planning Commission hearing. The public will have the opportunity to provide comments on this item prior to Planning Commission action.

VII. ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA), this project is categorically exempt under guideline section 15311(c), "Accessory Structures," because section 15311(c) provides for an exemption for the placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar items in generally the same location from time to time in publicly owned parks, stadiums, or other facilities designed for public use (such as a lot containing a publicly available retail tire shop).

VIII. STEPS FOLLOWING APPROVAL:

Following adoption of Resolution No. PC 0246-24, Conditional Use Permit No. 24-09-0100 and Site Plan No. 24-09-0200 and a five-day appeal period, the signed resolution will be given to the applicant.

Prepared by: Scott Ruffalo, Planning Technician

Submitted by: Greg Thompson, Interim City Manager

Attachments:

1. RSO 0246-24 Resolution
2. Uniform Development Application
3. RSO 246-24 Operational Statement
4. 246-24 Application Signed
5. Food Truck Images



PLANNING COMMISSION OF THE CITY OF ATWATER

RESOLUTION NO. PC 0246-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATWATER APPROVING CONDITIONAL USE PERMIT NO. 24- 09-0100 AND SITE PLAN NO. 24-09-0200 FOR A MOBILE FOOD TRUCK TO BE LOCATED AT 900 BROADWAY AVENUE, ATWATER (APN: 003-074- 004)

WHEREAS, at a duly noticed public hearing held on June 20th, 2024, the Planning Commission of the City of Atwater reviewed Conditional Use Permit No. 24-09-0100 and Site Plan No. 24-09-0200.

WHEREAS, this project is statutorily exempt from environmental review under California Environmental Quality Act (CEQA) guideline 15311(c), "Accessory Structures;" and,

WHEREAS, __ person(s) spoke in favor of the Conditional Use Permit and Site Plan, __ person(s) spoke in opposition of the Conditional Use Permit and Site Plan, and __ written comment(s) have been submitted either in opposition or in favor of the Conditional Use Permit and Site Plan; and,

WHEREAS, the proposed Conditional Use Permit No. 24-09-0100 and Site Plan No. 24-09-0200 would not have a detrimental effect on the health, safety, and welfare of the neighborhood nor have any adverse effect on the community; and,

WHEREAS, the Planning Commission finds that the following findings can be made for Conditional Use Permit No. 24-09-0100 and Site Plan No. 24-09-0200, in accordance with Atwater Municipal Code Section 17.71:

1. The applicant proposes to operate as a Mobile Food Truck in compliance with all applicable City regulations.
2. The project is consistent with the City's General Plan and Zoning Ordinance.
3. The project is exempt from environmental review pursuant CEQA guideline 15311(c), "Accessory Structures".
4. The public hearing for this application has been adequately noticed and advertised.
5. Adoption of the resolution will not have a detrimental effect on the health, safety, and welfare of the neighborhood or any adverse effects on the community.

NOW THEREFORE BE IT RESOLVED, that the recitals above are true and correct and hereby incorporated by reference. Planning Commission of the City of Atwater does hereby approve Conditional Use Permit No. 24-09-0100 and Site Plan No. 24-09-0200 for a mobile food vendor located at 900 Broadway Avenue (APN: 003-074-004) subject to the following conditions:

BUILDING

1. The site shall meet all requirements for mobile food vendors as per the Atwater Municipal Code.
2. State and Federal Accessibility requirements shall be provided for the business.

CODE ENFORCEMENT

3. Outdoor dining seats and tables are prohibited.
4. All signs must comply with the Atwater Municipal Code section 17.69.

FIRE

5. Check that there is a clearance of at least 10 ft away from buildings, structures, vehicles, and any combustible materials or as prescribed by the AHJ
6. Commercial Class A, B, C extinguisher will be installed and clearly visible for Kitchen cooking areas in accordance with NFPA 10 and 2022 CFC.
7. If cooking with deep fryers a Class K extinguisher will also need to be installed and clearly visible.

POLICE

8. The applicant must ensure that there is sufficient parking and travel space to prevent traffic hazards.
9. The applicant will ensure any external electricity is secured to prevent theft of utilities.
10. The business will provide the addition of adequate lighting to prevent unwanted access or camping on the property.
11. The business shall ensure that any external water is secured to prevent theft of utilities.

PLANNING

12. Applicant must provide Planning Staff proof of a Use Agreement filed and recorded with the Merced County Recorder's Office prior to commencement of operations. The purpose of the agreement is to make sure the mobile food vendor's employees will have access to the adjacent property under current and future owners for the purpose of using the restroom facilities per the Mobile Food Preparation Units General Construction Guidelines for Merced County.
13. All on-site graffiti shall be the responsibility of the property owner. All graffiti shall be abated in accordance with City Graffiti Ordinances.
14. The project shall comply with the most current California Code of Regulations Title 24, parts 1 through 12, the most current Health and Safety Codes and the most current Fire and Life Safety Codes, all along with the California State Amendments. All building permit applications received by the City of Atwater Building Division on or after January 1, 2020, shall comply with parts 1 through 10 and part 12 of the 2019 edition of the California Code of Regulations Title 24.
15. The Mobile Food Truck will operate Tuesday through Friday between the hours of 10:00 am and 9:00 pm and Saturday through Sunday between the hours of 6:00 am and 4:00 pm.
16. The applicant will provide an annual Conditional Use Permit Monitoring fee in accordance with the Miscellaneous Fee Schedule.
17. The applicant will provide a one-time Conditional Use Permit General Plan Update fee in accordance with the Miscellaneous Fee Schedule upon the issuance of this permit.
18. Applicant shall comply with all the conditions of approval prior to issuance of a business license.
19. The Planning Commission shall retain the right to reconsider Conditional Use Permit No. 24-09-0100 and Site Plan No. 24-09-0200.
20. The applicant shall comply with all Commercial and Industrial Design Guidelines. Minor changes to the architectural style or square footage shall be reviewed and approved by the City Planner.
21. The applicant shall submit a sign application prior to installation of all proposed signs to be installed on buildings or onsite shall be reviewed and approved by the City Planner.
22. This Conditional Use Permit is non-transferable and a copy of which shall be posted with the business during the hours of operation.

23. The Mobile Food Truck's business equipment shall be appropriately placed as to not interfere with sight triangles, on-site circulation, vehicular, bicycle, ADA, or pedestrian pathways, emergency access, fire lanes, drive aisles, required setbacks, landscaping requirements, parking, drainage, or any other requirements that have been imposed as part of the site plan approval for the premises or property on which the business is located, and shall be located in a manner that will not constitute a safety hazard.
24. The Mobile Food Trucks's business equipment shall be placed only on a paved, concrete, or other impervious surface or approved equivalent.
25. The Mobile food vendors shall vacate the premises upon closing of the posted hours of operation.
26. The site of the business shall always be kept clean and free of litter. Trash and garbage shall be removed from the site at the end of each day.
27. Any wastewater generated by this use shall not be released on-site or into any storm drainage or irrigation system.
28. Grease and other waste products shall be disposed of per the requirements of the Merced County Division of Environmental Health (MCDEH).
29. Approval of this Conditional Use Permit application does not constitute approval for any other entitlement or any necessary permit, license, or approval.
30. The applicant shall comply with all City, County, State and Federal regulations.
31. Prior to commencement of operations, the applicant, if required shall obtain a mobile food facility permit from MCDEH and thereafter operate within the parameters of the permit and the applicable sections of the California Retail Food Code.
32. The mobile food vehicles (to include self-contained trucks, trailers, and carts) shall be located within 200 feet travel distance of an MCDEH approved restroom facility to include a hand washing station. The mobile food staff shall always have access to this restroom during operation of the business. If the restrooms are locked, the food vendors staff must have a key in their possession.
33. The mobile food vendors shall not obtain any water from the premises, nor shall any wastewater from the food facility be drained to on-site sewer connection or to the ground surface. No solid waste (trash, etc.) from the mobile food vendors shall be disposed of on the premises.

34. Should the water supply or sanitary sewer service to the restrooms of the premises become interrupted, then the operation of the mobile food vendors shall cease until said time that service returns.
35. The mobile food vendors must report to its approved commissary at least once every day for cleaning, discharge of wastewater, restocking of fresh potable water supply, food, and other consumable supplies.
36. Any extension cords used to supply power to the mobile food vendors equipment shall be rated for outdoor use. The cord must be one continuous cord that will not interfere with any paths of travel, including emergency access or accessible.
37. Vendors shall comply with all requirements of the San Joaquin Valley Air Pollution District (SJVAPCD) for all equipment used in association with the mobile food vendors, equipment, accessories, and any mobile power generation.
38. This Conditional Use Permit shall expire within six (6) months from the day of approval if the operation has not started.
39. This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, and Planning Commission as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents, or presentations is subject to review and approval prior to implementation.
40. The applicant or applicant's successor in interest shall indemnify and defend and hold harmless the City of Atwater, its agents, officers, and employees from any and all claims, actions, or proceedings against the City of Atwater, its agents, officers, and employees to attack, set aside, void, or annul any approval by the City of Atwater and its advisory agency, appeal board, or legislative body concerning this application, which action is brought within applicable statutes of limitations. The City of Atwater shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans or other documents pertaining to this application.

The foregoing resolution is hereby adopted this 20th day of June, 2024.

AYES:

NOES:

ABSENT:

APPROVED:

**DON BORGWARDT,
CHAIR**

ATTEST:

**GREG THOMPSON,
INTERIM CITY MANAGER /
COMMUNITY DEVELOPMENT DIRECTOR**



City of Atwater

Uniform Development Application

750 Bellevue road

Phone: (209) 357-6342/357-6349

Fax: (209) 357-6348

R40 206-24
Cul 24-01-0160

APPLICATION FORM

Please indicate the types of application requested

- Administrative Application
- Amend Planned Development
- Amend Conditional Use Permit
- Application for Appeal
- Architectural Review
- Certificate of Compliance

- Conditional Use Permit
- Development Agreement
- General Plan Amendment
- Lot Line Adjustment
- Lot Merger
- Site Plan

- Tentative Map
- Time Extension
- Variance
- Zone Change
- Zoning Text Amendment
- Other

Describe Proposed Project:

TACO TRUCK

APPLICANT: Jesus Bautista Jr

PHONE NO: (209) 445-6227

ADDRESS OF APPLICANT: 3385 Village Woods Rd
Atwater CA 95301

EMAIL: JesusBautista332@gmail.com

PROPERTY OWNER: NATHAN KEEGAN

PHONE NO: 209 261 4959

ADDRESS OF PROPERTY OWNER: 934 W. 15TH ST MERCED CA 95340

ASSESSOR'S PARCEL NUMBER: 603-074-003-000

Address/General Location of Property: 926 Broadway Ave Atwater CA 95301

EXISTING ZONING OF PROPERTY: COMMERCIAL

GENERAL PLAN DESIGNATION OF PROPERTY:

Indemnity Statement

To the fullest extent permitted by law, Developer, and Developer's successor in interest, shall defend, indemnify, and hold harmless City, and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City, or City's Agents, to attack, set aside, void, or annul an approval concerning the project, the Development Agreement, the Conditional Use Permit, or Subsequent City Approvals. Failure by Developer to indemnify City, when required by

this condition of approval, the Development Agreement, and the Indemnification Agreement, shall constitute a material breach of the Development Agreement, the Conditional Use Permit, and Subsequent City Approvals, which shall entitle City to all remedies available under law, including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of any applicable Conditional Use Permit. Developer's failure to indemnify City shall be a waiver by Developer of any right to proceed with the project, or any portion thereof, and a waiver of Developer's right to file a claim, action, or proceeding against City, or City's Agents, based on City's rescission or revocation of any Conditional Use Permit, Subsequent City Approvals, or City's failure to defend any claim, action, or proceeding based on Developer's failure to indemnify City. This condition may be placed on any plans or other documents pertaining to this application.

I have read, agree and accept the City Indemnity agreement

Signed:

Applicant

Date: 4/2/24

There are no deed restrictions on this land that would prohibit this type of use or development. I (we) NATHAN KELLMAN depose and say that I am the property owner involved in this application and the forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed:

PROPERTY OWNER DATE:

PROPERTY OWNER DATE:

CITY OF ATWATER UNIFORM DEVELOPMENT APPLICATION CHECKLIST

PROJECT APPLICATION: ALL ITEMS ON THE CHECKLIST MUST BE SUBMITTED WITH YOUR APPLICATION AND ALL MAPS PROPERLY FOLDED OTHERWISE IT WILL NOT BE ACCEPTED!

- One (1) completed copy of the combined Development Application form. ✓
- Appropriate Schedule Fees (make checks payable to the City of Atwater).
- One (1) completed and signed copy of Agreement to Pay Processing Costs. (Attached)
- ~~Ten (10) 36x24-inch site plans and five (5) 11x17 reduction of the site plan (See site plan requirements). Be prepared to submit and electronic copy of the site plan.~~
- ~~Ten (10) 36x24-inch site plans and five (5) 11x17 reduction of the elevation drawings and copies of site plan (See site plan requirements). Be prepared to submit and electronic copy of the site plan.~~
- ~~Ten (10) 36x24-inch site plans and five (5) 11x17 reduction of the floor plans and copies of site plan (See site plan requirements). Be prepared to submit and electronic copy of the site plan.~~
- ~~Copies of the Tentative Parcel Map/Tentative Subdivision Map and will require to contain the information outlined in the Atwater Municipal Code Chapter 16 Section 16.20.020 attached to this form (See tentative map requirements).~~
- A letter signed by the property owner authorizing representation by a person or agency other than him/herself ✓
- ~~Legal description of the entire project site in a metes and bounds format.~~
- ~~Preliminary title report, chain of title guarantee or equivalent documentation not older than (6) months which shows any and all easements affecting the project site~~
- ~~Ten (10) 18x24-inch site plans and five (5) 8-1/2x11 identifying the proposed Lot Line Adjustment, Parcel merger or Parcel Unmerge, and all existing features, including but not limited to easements, utilities, and structures.~~
- ~~Vicinity Map~~
- ~~Identification of existing and proposed lot area(s).~~

Project Checklist Continued

- Hazardous Waste and Substances Site List Disclosure form completed and signed. The California Government Code requires that applicants for all development projects, excluding building permits, must check the Comprehensive Hazardous Waste and Substances Statement list to determine if the site of the proposed project is on the list. This is to be completed as part of the application materials, The Purpose of this is to provide information to be verified and used in the environmental Review of the project.
- Operational Statement, which should be printed on its own sheet of paper and have the following information: Nature of the proposal including all types of uses-sales, processing, manufacturing etc, detail existing, proposed, and future operations, brief summary of operation hours to include peak hours, estimated number of personal during peak hours, vicinity map with highlighted truck routes, proposed method of waste removal and disposal (show on plot plan trash receptacle), how is the proposed project consistent with nearby uses, uses of all structures, size of buildings.

Staff Initials 

Date received 4-4-2024

Atwater Municipal Code Chapter 16 Section 16.20.020 Tentative Map Requirements

The following information shall be delineated on the tentative map or contained in a written statement to accompany each map:

- Tract number as obtained from the City Engineer and name of the subdivision, if the subdivider so desires;
- Sufficient legal description of the land to describe the location of the proposed subdivision;
- Name and address of the owner and subdivider;
- Name and address of the person preparing the map;
- If adjoining land has been subdivided, the recordation data of the map shall be shown;
- Approximate acreage and boundary lines of the subdivision;
- North point, scale and date;
- Location, width and proposed names of all streets within the boundaries of the subdivision;
- Location and width of easements;
- Approximate street centerline radii of curves;
- Names of utility companies and location of existing and proposed public utilities;
- Existing culverts and drain pipes;
- Watercourses and channels including proposed facilities for control of storm waters;
- Railroads and other rights and other rights-of-way;
- Dimensions of reservations;
- Adjoining property and lot lines;
- Lot lines and approximate dimensions;
- The approximate location of areas subject to inundation of storm water overflow and the location width and direction of flow of all water courses;
- Location of all existing buildings, structures and trees;
- Proposed source of water supply;
- Proposed method of sewage disposal and storm water drainage;
- Proposed street improvements;
- Proposed protective covenants regarding use of property and building lines;

Tentative Map Requirement Continued

- Proposed tree planting which shall conform substantially as to species and location with the street tree plan of the City and otherwise with the regulations of Chapter 12.32 Trees;
- Proposed public areas; location, names and widths of existing and proposed streets, highways, alleys, easements, railroads, and other open spaces in adjacent areas;
- Contours with maximum interval of two feet, unless waived by the City Engineer;
- Existing use of property immediately surrounding;
- Proposed land use of lots;
- Existing zoning and proposed zoning;
- If private streets are proposed, the method of maintenance and financing such maintenance;
- A description of the proposed fencing to provide a physical and visual barrier between the subdivision and all open ditches, drains and canals;
- Proposed unit boundary lines, if the subdivision is to be developed in more than one unit.

Site Plan Checklist

- Address and County Assessor's Parcel Number.
- Name, address and telephone number of applicant, architect and/or engineer.
- Summary legend describing project information including zoning and lot size. For new construction provide summary of units permitted and proposed building coverage permitted and proposed off-street parking permitted and proposed, unit square footage breakdown.
- Vicinity Map (showing property location to major roads and major landmarks).
- Scale of plot plan, north arrow, existing property lines and dimensions.
- Names and full widths of all adjacent streets and alleys (indicate location of any medians and curb cuts).
- Show location of existing and proposed structures and walls (identify existing as a dashed line and proposed as a solid line).
- Label the use of all existing and proposed structures and areas
- Indicate setbacks, yard areas, distances between structures (setbacks to be measured from ultimate property lines if dedication is required).
- Show square footage of the structure(s) and percentage of structure coverage in relationship to the entire lot.
- Show location and dimensions of adjacent street rights-of-way, property lines, building setback lines, sidewalks and easements.
- Show off-street parking. Designate open parking, carports, and garages, include dimensions of parking stalls, maneuvering areas, driveways, specify paving materials; identify all curbing and wheel stops.
- Show loading areas, including dimensions and screening
- Show location of trash enclosures and indicate materials.
- Show location and size of all existing proposed signs, walls, and fences.
- Indicate existing and proposed landscape areas. Preliminary landscaping should include trees and major planting areas (specific materials, sizes, and numbers will be required on detail plans following Planning Commission or City Council approval).
- Show proposed exterior lighting

Site Plan Checklist Continued

- Show location and general dimensions of any existing irrigation facilities, natural drainage ways and storm drainage facilities on the site, including any proposed modifications.
- Show size and species of all trees 6 inches and greater in diameter at 3 feet. Indicate whether to be removed or retained.
- Show location of curb cuts on neighboring properties; and, in commercial and industrial zones, within 300 feet of adjacent properties and properties across the street.
- Location of buildings on adjacent properties (sides and rear) within 25 feet of the project site.
- Include development-phasing schedule (if proposed and/or applicable), including those portions of the project included in each phase, and estimated start and completion dates.
- Include a table of impervious areas showing pre and post development values.



City of Atwater

HAZARDOUS WASTE AND SUBSTANCE STATEMENT

Phone: (209) 357-6342/357-6349

Fax: (209) 357-6348

This is to determine if the proposed project or any alternatives to the proposed project in this application are on the lists compiled to Section 65962.5 of the Government Code. The applicant is required to submit a signed statement, which contains the following information:

NAME OF OWNER: NATHAN KOCHMAN

ADDRESS: 934 W 15TH ST MERCED CA 95340

NAME OF APPLICANT: JESUS Bautista

ADDRESS: 3385 Village Woods DR ATWATER
CA 95301
903

ADDRESS OF SITE: 926 Broadway AVE ATWATER CA
95301

APN: 003 - 074 - 008 - 600

LOCAL AGENCY: COUNTY OF MERCED

NOT ON LIST

SPECIFY LIST

REGULATORY IDENTIFICATION NO: _____

Pursuant to section 65962.5 of the Government Code

DATE OF LIST: _____

APPLICANT SIGNATURE: _____

Date 4/2/24

City of Atwater Processing Agreement

This an agreement for payment of costs for the city of Atwater application processing

To be completed by applicant:

Jesus This agreement is by and between the City of Atwater, California, hereafter "City," and *Bart Stipek* hereinafter "applicant". This is a legally binding agreement. You should ensure to read all provisions of this agreement.

1. Applicant agrees to pay all personnel and related direct, indirect, overhead and overtime costs incurred by City employees and consultants (including engineers, attorneys and other professionals) incurred by City for review and processing the subject application, even if the application is withdrawn in writing, not approved, approved subject to conditions or modified upon approval. Applicant agrees that it shall pay any and all costs related to the subject application that the City would not have incurred but for the application. City's indirect and overhead costs will be applied to the time of City employees and consultants. All personnel and related direct, indirect, overhead and overtime rates for City employees and consultants shall be calculated annually by the City manager.
2. Applicant agrees to make an initial deposit in the amount of \$ 2,000 at the time this agreement is signed, and subsequent deposits within 30 days of the date requested by the City in writing. The city will not pay interest on deposits. Applicant agrees that it knowingly and voluntarily waives, extends and continues each of the time limits imposed by California Government Code Section 65943 for the determination of a development application's completeness and the time limits imposed by California Government Code Sections 65950, 65950.1, 65951, and 65952 for the approval or disapproval of development permits for as many days as the applicant delays making a subsequent deposit from the date of written notice requesting such additional deposit until the deposit is received by City, not to exceed 90 days. Failure to make any subsequent deposits may result in denial of an application for development project or in the decision by the City to postpone action on the application.
3. If Applicant does not deposit such requested deposits or make payments on outstanding invoices within thirty (30) days after the date of the deposit request or invoice, City staff may cease work on the project until the required deposit or payment is made, subject to any other provisions of law.
4. Deposits shall be applied toward the City's costs in reviewing and processing the application. City will send monthly statements indicating the charges against the initial deposit and any subsequent deposits. The City may elect to send statements less frequently than monthly, if there is only limited monthly activity on the project.

5. In the event that the accumulated periodic charges exceed the initial deposit and any subsequent deposits previously received by City, City will invoice Applicant for the amount outstanding and may require an additional deposit. Applicant will pay any and all amounts exceeding the initial and subsequent deposits within thirty (30) days of the date of the invoice and shall make any additional deposit required by the City.
6. City statements and invoices shall provide summary information indicating the cost for employees and independent contractors, including direct and indirect charges. Original invoices from independent contractors (except attorney/client invoices) shall be available upon request by Applicant, at Applicants additional cost.
7. Applicant shall pay interest on all costs unpaid 30 days after the date of any invoice at the maximum legal rate, and the City is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts.
8. Applicant and owner of property, if not the same, agree to and authorize City to place lien on the property subject to this application for any and all delinquent fees, Th City shall remove such a lien once the Applicant has paid all delinquent fees. For purposes of this section, an invoice amount shall become delinquent when unpaid for 30 days after the date of the invoice.
9. Any refund of amounts deposited shall be made in the name of the Applicant, to the address noted above in Section 2. Invoices are due and payable within 30 days.
10. Applicant further agrees that no building permits, Certificate of Occupancy and/or subdivision Acceptance for the project will be issued until all costs for review and processing are paid.
11. Applicant shall provide written notice to the City if any of the above information changes.
12. This Agreement shall only be executed by an authorized representative of the Applicant. The person executing this Agreement represents that he/she has the express authority to enter into agreements on behalf of the Applicant.
13. This Agreement is not assignable without written consent by the City of Atwater. The City of Atwater will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

Applicant:

Date: 4/2/24

Print Name and Title:

Jesus Bautista Jr

Owner:

Date: 3/29/24

Print Name and Title:

NATHAN KEEGAN PRESIDENT TBA AUTO PARTS

City of Atwater

By:

Date: 4-4-2024

Print Name and Title:

SCOTT RUFFELLO PLUMBING TECHNICIAN



**COMMUNITY DEVELOPMENT
EXISTING SITE CONDITIONS**

750 Bellevue road

Phone: (209) 357-6342/357-6349

Fax: (209) 357-6348

Application: _____

APN: 003-074-003-004

As Property Owner, I hereby acknowledge grading, land clearing, construction or any action that would alter the existing condition of the project site until approval of the final application is granted by the City of Atwater. I understand that alteration of the project site prior to approval will impact the City of Atwater's ability to review the project and could result in higher prices and require additional mitigation measures/conditions of approval to be applied or result in the denial of the application.

My agent/applicant has been instructed the importance of maintaining the current condition of the project site. The exception to the above-mentioned statement is an approval by the Planning department upon a written request.



Signed

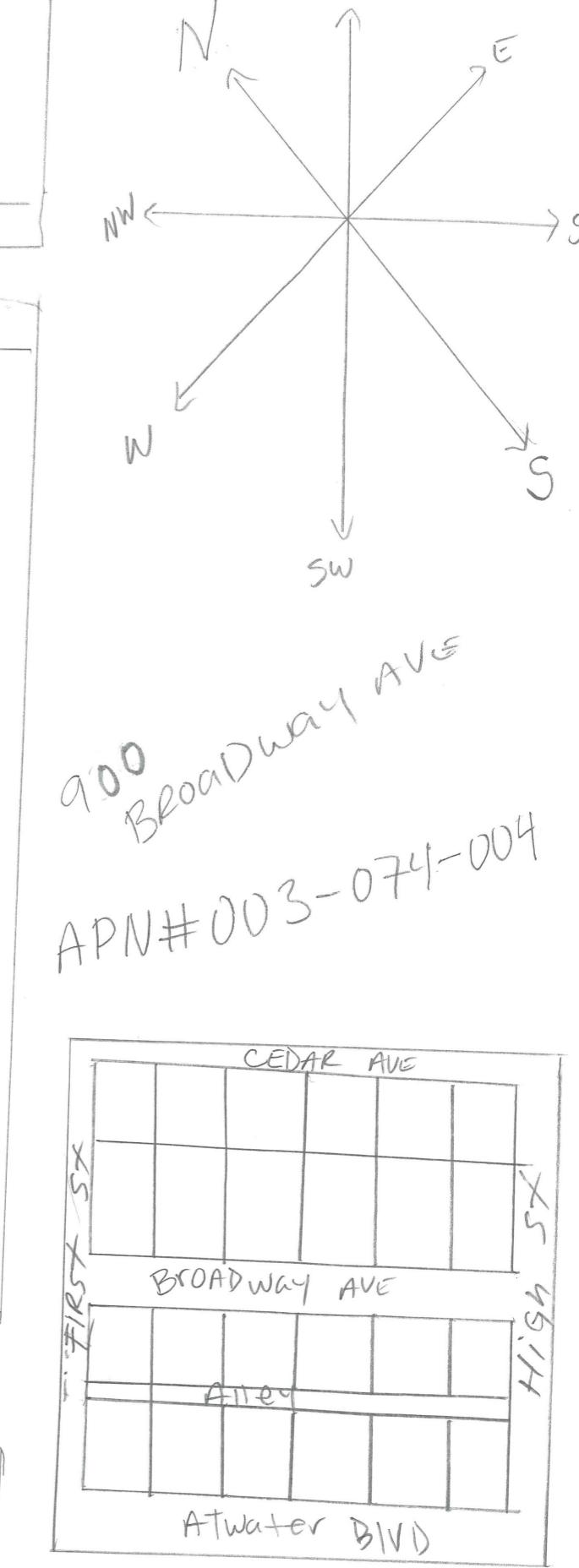
4/14/24

Date

First

705

First



Operational Statement

Applicant: Jesus Bautista for a Food Truck

Location: 900 Broadway Ave.

Hours of operation - Monday closed

Tues- Friday 10am-9pm

Saturday- Sunday 6am-4pm

Generator- Made by honda

Model-inverter eu 3000 is

Employees- Jesus Bautista Jr, Karla Bautista (wife), Mia Bautista (daughter), Paulina Bautista (daughter), and Angel Bautista Perez (son)

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MILANESES
QUESO A LA TELA

MARISCOS

SPAGHETTI CON QUESO Y PESAS
TORTILLAS DE CARNICERIA

TAQUITAS DE CHICHARITO

DESAYUNOS

QUESADILLAS CON ANCHOA Y PESAS

BURRITOS

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Filipenses 4:13





PLANNING COMMISSION AGENDA REPORT

PLANNING COMMISSION

Jagandeep Mokha

Donald Borgwardt Ileisha Sanders

Harold Kadach Mayra Sanchez-Garcia

MEETING DATE: June 20, 2024

TO: **Chair and Commissioners**

FROM: **Kayla Rashad, Executive Assistant**

SUBJECT: **Public hearing to consider adopting a resolution approving Conditional Use Permit No. 24-11-0100 and Site Plan No. 24-11-0200 for a mobile food vendor located at 1619 Sycamore Avenue (APN: 001-150-022).**

RECOMMENDED COMMISSION ACTION:

It is recommended that Planning Commission:

1. Open the public hearing and receive any testimony from the public;
2. Close the public hearing;
3. Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15311 (c), "Accessory Structures," and, adopt Resolution No. 247-24, Conditional Use Permit No. 24-11-0100 and Site Plan No. 24-11-0200, for a mobile food vendor located at 1619 Sycamore Avenue in Atwater (APN: 001-150-022).

I. BACKGROUND:

The subject property is located at 1619 Sycamore Avenue (APN: 001-150-022) (refer to Figure 1). The parcel is approximately 2.4 acres and currently has Applegate Stop and Shop and a 76-gas station, including eighteen (18) parking spaces (one parking space is designated as an ADA parking space). The existing Applegate Stop and Shop is approximately a 2,916 sq-ft facility dedicated to sales. Approximately 1,925 sq ft is dedicated to the canopy over the eight (8) gas pumps.

Figure 1: Site Location



ANALYSIS:

The applicant requests a Conditional Use Permit to allow it to operate a mobile food trailer at 1619 Sycamore Avenue (APN: 001-150-022) in the Business Park Zone. The food trailer is approximately 16 x 8 (128 sq-ft) and will be located on the Southeast side of the property, with the serving area facing West. The food trailer will have a thirty-two-gallon garbage can located to the immediate South of the food trailer and will have indoor and outdoor lighting. The food trailer will be powered by a Predator 5000 dual fuel generator which has a noise rating of 60.5 dBA (slightly noisier than an office) according to the Generator Bible Source. The food truck will operate with a total of three employees between the hours of 11:00 am – 8:00 pm, Tuesday through Sunday. The applicant has arranged the use of restrooms located in the Applegate Stop and Shop store and has secured a commissary to pick up and house its food products during hours of non-operation. The proposed food trailer will only occupy one parking space during its operation after they disconnect the truck from the trailer. However, the parking for the Applegate Stop and Shop will still comply with its parking requirements while the food trailer is operating.

As previously stated, the Applegate Stop and Shop, where the food trailer will be located, has eighteen (18) parking spaces (including one ADA parking space). The food trailer will utilize one parking space leaving seventeen (17) parking spaces available as well as eight (8) transient parking spaces under the gas pump canopy which provides the minimum requirement per the Atwater Municipal Code (AMC). Per the Atwater Municipal Code (AMC). Per AMC section 17.63.040, the following parking requirements apply to commercial uses:

- A. Retail stores, personal services, professional and business offices, banks, and post offices: one space for every 500 square feet of floor area. However, uses which do not generate significant traffic, including but not limited to furniture stores, may convert part of the required parking into landscaping at the discretion of the Planning Commission; this landscaped area is to be converted if the need arises or the land use changes.
- B. Further, for Mobile Food Vendors, the following specific parking requirements apply:
 1. If the mobile food vendor shares a site with an established use, any parking spaces occupied by patrons of the mobile food vendor shall not be counted against the established use's parking requirements. If the established use notifies the City that parking has become an issue for its own patrons as a result of the mobile food vendor's operations, the Planning Commission shall hold a hearing to determine whether to revoke or modify the mobile food vendor's conditional use permit.

Description of Surrounding Uses: The properties immediately to the North, South, East, and West also have a land use designation of Business Park.

Figure 2: Land Use Designation



Business Park (BP)

Land Use Designation: The project site has a land use designation of Business Park (BP); this designation is intended to provide a full range of uses in Atwater, including retail stores, eating and drinking establishments, commercial recreation, industrial uses, entertainment, and cultural facilities. The project intends to operate a food trailer that is consistent with the designated use of the Atwater General Plan land use designation.

Figure 3: Zoning Designation



Business Park (BP)

Zoning: The Business Park zone is intended to provide a mixture of commercial and industrial development, creating a pedestrian-friendly shopping experience and environment. The use of a food truck is consistent with the current zoning.

Recommendation:

The applicant's request for a conditional use permit to operate a food trailer/mobile food vendor located at 1619 Sycamore Avenue is consistent with the land use designation and the AMC 17.39.030. Staff recommends Planning Commission approve the conditional use permit.

II. FISCAL IMPACTS:

No negative fiscal impacts are anticipated with the approval of this project. This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney.

IV. EXISTING POLICY:

N/A

V. INTERDEPARTMENTAL COORDINATION:

An interdepartmental routing sheet was sent to all required departments and affected agencies for review, and their comments and conditions have been incorporated.

VI. PUBLIC PARTICIPATION:

The public hearing was adequately noticed and advertised for the regularly scheduled Planning Commission hearing. The public will have the opportunity to provide comments on this item prior to Planning Commission action.

VII. ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA), this project is categorically exempt under guideline section 15311(c), "Accessory Structures," because section 15311(c) provides for an exemption for the placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar items in generally the same location from time to time in publicly owned parks, stadiums, or other facilities designed for public use (such as a lot containing a publicly available gas station and convenience store).

VIII. STEPS FOLLOWING APPROVAL:

Following adoption of Resolution No. PC 0247-24, Conditional Use Permit No. 24-11-0100 and Site Plan No. 24-11-0200 and a five-day appeal period, the signed resolution will be given to the applicant.

Prepared by: Kayla Rashad, Executive Assistant

Submitted by: Greg Thompson, Interim City Manager

Attachments:

1. Resolution No. 0247-24
2. Uniform Development Application
3. Operational Statement
4. Site Plan
5. Food Truck Images



PLANNING COMMISSION OF THE CITY OF ATWATER

RESOLUTION NO. PC 0247-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATWATER APPROVING CONDITIONAL USE PERMIT NO. 24- 11-0100 AND SITE PLAN NO. 24-11-0200 FOR A MOBILE FOOD TRAILER TO BE LOCATED AT 1619 SYCAMORE AVENUE, ATWATER (APN: 001-150-022)

WHEREAS, at a duly noticed public hearing held on June 20th, 2024, the Planning Commission of the City of Atwater reviewed Conditional Use Permit No. 24-11-0100 and Site Plan No. 24-11-0200.

WHEREAS, this project is statutorily exempt from environmental review under California Environmental Quality Act (CEQA) guideline 15311(c), "Accessory Structures;" and,

WHEREAS, __ person(s) spoke in favor of the Conditional Use Permit and Site Plan, __ person(s) spoke in opposition of the Conditional Use Permit and Site Plan, and __ written comment(s) have been submitted either in opposition or in favor of the Conditional Use Permit and Site Plan; and,

WHEREAS, the proposed Conditional Use Permit No. 24-11-0100 and Site Plan No. 24-11-0200 would not have a detrimental effect on the health, safety, and welfare of the neighborhood nor have any adverse effect on the community; and,

WHEREAS, the Planning Commission finds that the following findings can be made for Conditional Use Permit No. 24-11-0100 and Site Plan No. 24-11-0200, in accordance with Atwater Municipal Code Section 17.71:

1. The applicant proposes to operate as a Mobile Food Trailer in compliance with all applicable City regulations.
2. The project is consistent with the City's General Plan and Zoning Ordinance.
3. The project is exempt from environmental review pursuant CEQA guideline 15311(c), "Accessory Structures".
4. The public hearing for this application has been adequately noticed and advertised.
5. Adoption of the resolution will not have a detrimental effect on the health, safety, and welfare of the neighborhood or any adverse effects on the community.

NOW THEREFORE BE IT RESOLVED, that the recitals above are true and correct and hereby incorporated by reference. Planning Commission of the City of Atwater does hereby approve Conditional Use Permit No. 24-11-0100 and Site Plan No. 24-11-0200 for a mobile food vendor located at 1619 Sycamore Avenue (APN: 001-150-022) subject to the following conditions:

BUILDING

1. The site shall meet all requirements for mobile food vendors as per the Atwater Municipal Code.
2. State and Federal Accessibility requirements shall be provided for the business.

CODE ENFORCEMENT

3. Outdoor dining seats and tables are prohibited.
4. All signs must comply with the Atwater Municipal Code section 17.69.

FIRE

5. Commercial Class A, B, C extinguisher will be installed and clearly visible for Kitchen cooking areas in accordance with NFPA 10 and 2022 CFC
6. The business will be required to have a Class 3A 40B, C Dry Chemical Extinguisher.
7. The food trailer will need to be at a distance of at least 40 feet from the fuel loading zones and fuel pumps.

POLICE

8. The applicant must ensure that there is sufficient parking and travel space to prevent traffic hazards.
9. The applicant will ensure any external electricity is secured to prevent theft of utilities.
10. The business will provide the addition of adequate lighting to prevent unwanted access or camping on the property.
11. Any external water is secured to prevent theft of utilities.

PLANNING

12. All on-site graffiti shall be the responsibility of the property owner. All graffiti shall be abated in accordance with City Graffiti Ordinances.
13. Project shall comply with the most current California Code of Regulations Title 24, parts 1 through 12, the most current Health and Safety Codes and the most current Fire and Life Safety Codes, all along with the California State Amendments. All building permit applications received by the City of Atwater Building Division on or after January 1, 2020, shall comply with parts 1 through 10 and part 12 of the 2019 edition of the California Code of Regulations Title 24.
14. The Mobile Food Trailer will operate Tuesday through Sunday between the hours of 11:00 am and 8:00 pm.
15. Provide an annual Conditional Use Permit Monitoring fee in accordance with the Miscellaneous Fee Schedule.
16. Provide a one-time Conditional Use Permit General Plan Update in accordance with the Miscellaneous Fee Schedule upon the issuance of this permit.
17. Applicant shall comply with all the conditions of approval prior to issuance of a business license.
18. The Planning Commission shall retain the right to reconsider Conditional Use Permit No. 24-11-0100 and Site Plan No. 24-11-0200.
19. Applicant shall comply with all Commercial and Industrial Design Guidelines. Minor changes to the architectural style or square footage shall be reviewed and approved by the City Planner.
20. Applicant shall submit a sign application prior to installation of all proposed signs to be installed on buildings or onsite shall be reviewed and approved by the City Planner.
21. This Conditional Use Permit is non-transferrable and a copy of which shall be posted with the business during the hours of operation.
22. The Mobile Food Trailer's business equipment shall be appropriately placed as to not interfere with sight triangles, on-site circulation, vehicular, bicycle, ADA, or pedestrian pathways, emergency access, fire lanes, drive aisles, required setbacks, landscaping requirements, parking, drainage, or any other requirements that have been imposed as part of the site plan approval for the premises or property on which the business is located, and shall be located in a manner that will not constitute a safety hazard.
23. The Mobile Food Trailer's business equipment shall be placed only on a paved, concrete, or other impervious surface or approved equivalent.

24. The Mobile food vendors shall vacate the premises upon closing of the posted hours of operation.
25. The site of the business shall always be kept clean and free of litter. Trash and garbage shall be removed from the site at the end of each day.
26. Wastewater generated by this use shall not be released on-site or into any storm drainage or irrigation system.
27. Grease and other waste products shall be disposed of per the requirements of the Merced County Division of Environmental Health (MCDEH).
28. Approval of this Conditional Use Permit application does not constitute approval for any other entitlement or any necessary permit, license, or approval.
29. The applicant shall comply with all City, County, State and Federal regulations.
30. Prior to commencement of operations, the applicant, if required shall obtain a mobile food facility permit from MCDEH and thereafter operate within the parameters of the permit and the applicable sections of the California Retail Food Code.
31. The mobile food vehicles (to include self-contained trucks, trailers, and carts) shall be located within 200 feet travel distance of an MCDEH approved restroom facility to include a hand washing station. The mobile food staff shall always have access to this restroom during operation of the business. If the restrooms are locked, the food vendors staff must have a key in their possession.
32. The mobile food vendors shall not obtain any water from the premises, nor shall any wastewater from the food facility be drained to on-site sewer connection or to the ground surface. No solid waste (trash, etc.) from the mobile food vendors shall be disposed of on the premises.
33. Should the water supply or sanitary sewer service to the restrooms of the premises become interrupted, then the operation of the mobile food vendors shall cease until said time that service returns.
34. The mobile food vendors must report to its approved commissary at least once every day for cleaning, discharge of wastewater, restocking of fresh potable water supply, food, and other consumable supplies.
35. Any extension cords used to supply power to the mobile food vendors equipment shall be rated for outdoor use. The cord must be one continuous cord that will not interfere with any paths of travel, including emergency access or accessible.

36. Vendors shall comply with all requirements of the San Joaquin Valley Air Pollution District (SJVAPCD) for all equipment used in association with the mobile food vendors, equipment, accessories, and any mobile power generation.
37. This Conditional Use Permit shall expire within six (6) months from the day of approval if the operation has not started.
38. This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, and Planning Commission as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents, or presentations is subject to review and approval prior to implementation.
39. The applicant or applicant's successor in interest shall indemnify and defend and hold harmless the City of Atwater, its agents, officers, and employees from any and all claims, actions, or proceedings against the City of Atwater, its agents, officers, and employees to attack, set aside, void, or annul any approval by the City of Atwater and its advisory agency, appeal board, or legislative body concerning this application, which action is brought within applicable statutes of limitations. The City of Atwater shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans or other documents pertaining to this application.

The foregoing resolution is hereby adopted this 20th day of June, 2024.

AYES:

NOES:

ABSENT:

APPROVED:

**DON BORGWARDT,
CHAIRPERSON**

ATTEST:

**GREG THOMPSON,
INTERIM CITY MANAGER /
COMMUNITY DEVELOPMENT DIRECTOR**



City of Atwater

Uniform Development Application

750 Bellevue road

Phone: (209) 357-6342/357-6349

Fax: (209) 357-6348

APPLICATION FORM

Please indicate the types of application requested

<input type="checkbox"/> Administrative Application	<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Tentative Map
<input type="checkbox"/> Amend Planned Development	<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Time Extension
<input type="checkbox"/> Amend Conditional Use Permit	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Variance
<input type="checkbox"/> Application for Appeal	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Architectural Review	<input type="checkbox"/> Lot Merger	<input type="checkbox"/> Zoning Text Amendment
<input type="checkbox"/> Certificate of Compliance	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Other

Describe Proposed Project: Food / Taco Trailer at the Circle K and 76 Gas station located at 1619 Sycamore Ave. There are parking stalls (15 ADA) and 8 parking at the pumps under the canopy.

APPLICANT: Alejandro Bravo

PHONE NO: (209) 585-5601

ADDRESS OF APPLICANT: 6185 Shelby St. Atwater 95301 EMAIL: Balex984@yahoo.com

PROPERTY OWNER: BSV Inc.

PHONE NO: 559-916-6720

ADDRESS OF PROPERTY OWNER: 1619 Sycamore Ave, Atwater 95301

ASSESSOR'S PARCEL NUMBER: 001-150-022

Address/General Location of Property: 1619 Sycamore Ave Atwater, CA

EXISTING ZONING OF PROPERTY: Business Park

GENERAL PLAN DESIGNATION OF PROPERTY: Business Park

Indemnity Statement

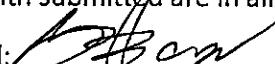
To the fullest extent permitted by law, Developer, and Developer's successor in interest, shall defend, indemnify, and hold harmless City, and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City, or City's Agents, to attack, set aside, void, or annul an approval concerning the project, the Development Agreement, the Conditional Use Permit, or Subsequent City Approvals. Failure by Developer to indemnify City, when required by

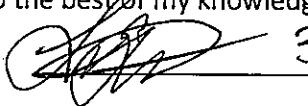
this condition of approval, the Development Agreement, and the Indemnification Agreement, shall constitute a material breach of the Development Agreement, the Conditional Use Permit, and Subsequent City Approvals, which shall entitle City to all remedies available under law, including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of any applicable Conditional Use Permit. Developer's failure to indemnify City shall be a waiver by Developer of any right to proceed with the project, or any portion thereof, and a waiver of Developer's right to file a claim, action, or proceeding against City, or City's Agents, based on City's rescission or revocation of any Conditional Use Permit, Subsequent City Approvals, or City's failure to defend any claim, action, or proceeding based on Developer's failure to indemnify City. This condition may be placed on any plans or other documents pertaining to this application.

I have read, agree and accept the City Indemnity agreement

Signed: 
Applicant Date:

There are no deed restrictions on this land that would prohibit this type of use or development. I (we) BSU INC depose and say that I am the property owner involved in this application and the forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed: 
PROPERTY OWNER DATE: 3/8/24

 3/8/24
PROPERTY OWNER DATE:

CITY OF ATWATER UNIFORM DEVELOPMENT APPLICATION CHECKLIST

PROJECT APPLICATION: ALL ITEMS ON THE CHECKLIST MUST BE SUBMITTED WITH YOUR APPLICATION AND ALL MAPS PROPERLY FOLDED OTHERWISE IT WILL NOT BE ACCEPTED!

- One (1) completed copy of the combined Development Application form.
- Appropriate Schedule Fees (make checks payable to the City of Atwater).
- One (1) completed and signed copy of Agreement to Pay Processing Costs. (Attached)
- Ten (10) 36x24-inch site plans and five (5) 11x17 reduction of the site plan (See site plan requirements). Be prepared to submit and electronic copy of the site plan.
- Ten (10) 36x24-inch site plans and five (5) 11x17 reduction of the elevation drawings and copies of site plan (See site plan requirements). Be prepared to submit and electronic copy of the site plan.
- Ten (10) 36x24-inch site plans and five (5) 11x17 reduction of the floor plans and copies of site plan (See site plan requirements). Be prepared to submit and electronic copy of the site plan.
- Copies of the Tentative Parcel Map/Tentative Subdivision Map and will require to contain the information outlined in the Atwater Municipal Code Chapter 16 Section 16.20.020 attached to this form (See tentative map requirements).
- A letter signed by the property owner authorizing representation by a person or agency other than him/herself
- Legal description of the entire project site in a metes and bounds format.
- Preliminary title report, chain of title guarantee or equivalent documentation not older than (6) months which shows any and all easements affecting the project site.
- Ten (10) 18x24-inch site plans and five (5) 8-1/2x11 identifying the proposed Lot Line Adjustment, Parcel merger or Parcel Unmerge, and all existing features, including but not limited to easements, utilities, and structures.
- Vicinity Map
- Identification of existing and proposed lot area(s).

Project Checklist Continued

Hazardous Waste and Substances Site List Disclosure form completed and signed. The California Government Code requires that applicants for all development projects, excluding building permits, must check the Comprehensive Hazardous Waste and Substances Statement list to determine if the site of the proposed project is on the list. This is to be completed as part of the application materials, The Purpose of this is to provide information to be verified and used in the environmental Review of the project.

Operational Statement, which should be printed on its own sheet of paper and have the following information: Nature of the proposal including all types of uses-sales, processing, manufacturing etc, detail existing, proposed, and future operations, brief summary of operation hours to include peak hours, estimated number of personal during peak hours, vicinity map with highlighted truck routes, proposed method of waste removal and disposal (show on plot plan trash receptacle), how is the proposed project consistent with nearby uses, uses of all structures, size of buildings.

Staff Initials ED

Date received 4/22/24

Atwater Municipal Code Chapter 16 Section 16.20.020 Tentative Map Requirements

The following information shall be delineated on the tentative map or contained in a written statement to accompany each map:

- Tract number as obtained from the City Engineer and name of the subdivision, if the subdivider so desires;
- Sufficient legal description of the land to describe the location of the proposed subdivision;
- Name and address of the owner and subdivider;
- Name and address of the person preparing the map;
- If adjoining land has been subdivided, the recordation data of the map shall be shown;
- Approximate acreage and boundary lines of the subdivision;
- North point, scale and date;
- Location, width and proposed names of all streets within the boundaries of the subdivision;
- Location and width of easements;
- Approximate street centerline radii of curves;
- Names of utility companies and location of existing and proposed public utilities;
- Existing culverts and drain pipes;
- Watercourses and channels including proposed facilities for control of storm waters;
- Railroads and other rights and other rights-of-way;
- Dimensions of reservations;
- Adjoining property and lot lines;
- Lot lines and approximate dimensions;
- The approximate location of areas subject to inundation of storm water overflow and the location width and direction of flow of all water courses;
- Location of all existing buildings, structures and trees;
- Proposed source of water supply;
- Proposed method of sewage disposal and storm water drainage;
- Proposed street improvements;
- Proposed protective covenants regarding use of property and building lines;

Tentative Map Requirement Continued

- Proposed tree planting which shall conform substantially as to species and location with the street tree plan of the City and otherwise with the regulations of Chapter 12.32 Trees;
- Proposed public areas; location, names and widths of existing and proposed streets, highways, alleys, easements, railroads, and other open spaces in adjacent areas;
- Contours with maximum interval of two feet, unless waived by the City Engineer;
- Existing use of property immediately surrounding;
- Proposed land use of lots;
- Existing zoning and proposed zoning;
- If private streets are proposed, the method of maintenance and financing such maintenance;
- A description of the proposed fencing to provide a physical and visual barrier between the subdivision and all open ditches, drains and canals;
- Proposed unit boundary lines, if the subdivision is to be developed in more than one unit.

Site Plan Checklist

- Address and County Assessor's Parcel Number.
- Name, address and telephone number of applicant, architect and/or engineer.
- Summary legend describing project information including zoning and lot size. For new construction provide summary of units permitted and proposed building coverage permitted and proposed off-street parking permitted and proposed, unit square footage breakdown.
- Vicinity Map (showing property location to major roads and major landmarks).
- Scale of plot plan, north arrow, existing property lines and dimensions.
- Names and full widths of all adjacent streets and alleys (indicate location of any medians and curb cuts).
- Show location of existing and proposed structures and walls (identify existing as a dashed line and proposed as a solid line).
- Label the use of all existing and proposed structures and areas
- Indicate setbacks, yard areas, distances between structures (setbacks to be measured from ultimate property lines if dedication is required).
- Show square footage of the structure(s) and percentage of structure coverage in relationship to the entire lot. *1925 Canopy + 2916 Bldgs.*
- Show location and dimensions of adjacent street rights-of-way, property lines, building setback lines, sidewalks and easements.
- Show off-street parking. Designate open parking, carports, and garages, include dimensions of parking stalls, maneuvering areas, driveways, specify paving materials; identify all curbing and wheel stops.
- Show loading areas, including dimensions and screening
- Show location of trash enclosures and indicate materials.
- Show location and size of all existing proposed signs, walls, and fences.
- Indicate existing and proposed landscape areas. Preliminary landscaping should include trees and major planting areas (specific materials, sizes, and numbers will be required on detail plans following Planning Commission or City Council approval).
- Show proposed exterior lighting

Site Plan Checklist Continued

- Show location and general dimensions of any existing irrigation facilities, natural drainage ways and storm drainage facilities on the site, including any proposed modifications.
- Show size and species of all trees 6 inches and greater in diameter at 3 feet. Indicate whether to be removed or retained.
- Show location of curb cuts on neighboring properties; and, in commercial and industrial zones, within 300 feet of adjacent properties and properties across the street.
- Location of buildings on adjacent properties (sides and rear) within 25 feet of the project site.
- Include development-phasing schedule (if proposed and/or applicable), including those portions of the project included in each phase, and estimated start and completion dates.
- Include a table of impervious areas showing pre and post development values.



City of Atwater

HAZARDOUS WASTE AND SUBSTANCE STATEMENT

Phone: (209) 357-6342/357-6349

Fax: (209) 357-6348

This is to determine if the proposed project or any alternatives to the proposed project in this application are on the lists compiled to Section 65962.5 of the Government Code. The applicant is required to submit a signed statement, which contains the following information:

NAME OF OWNER: BSV INC

ADDRESS: 7168 W Mendo Ave Fresno CA 93723

NAME OF APPLICANT: Alejandro Bravo

ADDRESS: 6185 Shelby St. Atwater CA 95301

ADDRESS OF SITE: 1619 Sycamore Ave Atwater CA

APN: 001-150-022

LOCAL AGENCY: COUNTY OF MERCED

NOT ON LIST

SPECIFY LIST

REGULATORY IDENTIFICATION NO: _____

Pursuant to section 65962.5 of the Government Code

DATE OF LIST: _____

APPLICANT SIGNATURE: _____

A handwritten signature in blue ink, appearing to read "Alejandro Bravo".

Date 4/17/2024

City of Atwater Processing Agreement

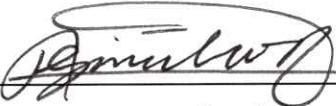
This an agreement for payment of costs for the city of Atwater application processing

To be completed by applicant:

This agreement is by and between the City of Atwater, California, hereafter "City," and _____ hereinafter "applicant". This is a legally binding agreement. You should ensure to read all provisions of this agreement.

1. Applicant agrees to pay all personnel and related direct, indirect, overhead and overtime costs incurred by City employees and consultants (including engineers, attorneys and other professionals) incurred by City for review and processing the subject application, even if the application is withdrawn in writing, not approved, approved subject to conditions or modified upon approval. Applicant agrees that it shall pay any and all costs related to the subject application that the City would not have incurred but for the application. City's indirect and overhead costs will be applied to the time of City employees and consultants. All personnel and related direct, indirect, overhead and overtime rates for City employees and consultants shall be calculated annually by the City manager.
2. Applicant agrees to make an initial deposit in the amount of \$ 2,000 at the time this agreement is signed, and subsequent deposits within 30 days of the date requested by the City in writing. The city will not pay interest on deposits. Applicant agrees that it knowingly and voluntarily waives, extends and continues each of the time limits imposed by California Government Code Section 65943 for the determination of a development application's completeness and the time limits imposed by California Government Code Sections 65950, 65950.1, 65951, and 65952 for the approval or disapproval of development permits for as many days as the applicant delays making a subsequent deposit from the date of written notice requesting such additional deposit until the deposit is received by City, not to exceed 90 days. Failure to make any subsequent deposits may result in denial of an application for development project or in the decision by the City to postpone action on the application.
3. If Applicant does not deposit such requested deposits or make payments on outstanding invoices within thirty (30 days after the date of the deposit request or invoice, City staff may cease work on the project until the required deposit or payment is made, subject to any other provisions of law.
4. Deposits shall be applied toward the City's costs in reviewing and processing the application. City will send monthly statements indicating the charges against the initial deposit and any subsequent deposits. The City may elect to send statements less frequently than monthly, if there is only limited monthly activity on the project.

5. In the event that the accumulated periodic charges exceed the initial deposit and any subsequent deposits previously received by City, City will invoice Applicant for the amount outstanding and may require an additional deposit. Applicant will pay any and all amounts exceeding the initial and subsequent deposits within thirty (30) days of the date of the invoice and shall make any additional deposit required by the City.
6. City statements and invoices shall provide summary information indicating the cost for employees and independent contractors, including direct and indirect charges. Original invoices from independent contractors (except attorney/client invoices) shall be available upon request by Applicant, at Applicants additional cost.
7. Applicant shall pay interest on all costs unpaid 30 days after the date of any invoice at the maximum legal rate, and the City is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts.
8. Applicant and owner of property, if not the same, agree to and authorize City to place lien on the property subject to this application for any and all delinquent fees, Th City shall remove such a lien once the Applicant has paid all delinquent fees. For purposes of this section, an invoice amount shall become delinquent when unpaid for 30 days after the date of the invoice.
9. Any refund of amounts deposited shall be made in the name of the Applicant, to the address noted above in Section 2. Invoices are due and payable within 30 days.
10. Applicant further agrees that no building permits, Certificate of Occupancy and/or subdivision Acceptance for the project will be issued until all costs for review and processing are paid.
11. Applicant shall provide written notice to the City if any of the above information changes.
12. This Agreement shall only be executed by an authorized representative of the Applicant. The person executing this Agreement represents that he/she has the express authority to enter into agreements on behalf of the Applicant.
13. This Agreement is not assignable without written consent by the City of Atwater. The City of Atwater will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

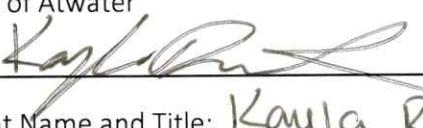
Applicant:  Date: 4/17/24

Print Name and Title: Alejandro Bravo

Owner:  Date: 3/8/24

Print Name and Title: Guadalupe Bravo

City of Atwater

By:  Date: 4-24-24

Print Name and Title: Kayla Rashad, Administrative Assistant II



**COMMUNITY DEVELOPMENT
EXISTING SITE CONDITIONS**

750 Bellevue road

Phone: (209) 357-6342/357-6349

Fax: (209) 357-6348

Application: _____

APN: _____

As Property Owner, I hereby acknowledge grading, land clearing, construction or any action that would alter the existing condition of the project site until approval of the final application is granted by the City of Atwater. I understand that alteration of the project site prior to approval will impact the City of Atwater's ability to review the project and could result in higher prices and require additional mitigation measures/conditions of approval to be applied or result in the denial of the application.

My agent/applicant has been instructed the importance of maintaining the current condition of the project site. The exception to the above-mentioned statement is an approval by the Planning department upon a written request.

A handwritten signature in black ink, appearing to be a stylized "R" or a similar letter.

Signed

A handwritten date in black ink, reading "3/2/24".

Date

CITY OF ATWATER COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
ENVIRONMENTAL INFORMATION FORM

(This form to be completed by Applicant and returned with all Land Use Applications. Please note that additional environmental information may be requested as necessary. Use additional sheets as necessary.)

GENERAL PROJECT INFORMATION (Please type or print legibly in ink)

1. Name, Address, telephone number, and email address of land owner/applicant:

① BSV Inc. (Gursh) - ② 559-916-6720

2. Name, Address, telephone number, and email address of applicant if other than land owner:

Alejandro Bravo - 209-585-5601
balex984@yahoo.com

3. Address/General location and APN of the project:

1619 Sycamore Ave
Atwater CA 95301

4. Existing zoning: Business Park

5. Land use designation within the current General Plan: Business Park

6. Proposed change in use and project for the proposed application (Please provide an Operational Statement for the proposed project and/or business activity):

mobile Food trailer

7. Indicate the type of Permit(s) Application(s) to which this form pertains:

8. List any other agencies and related permits or approvals that will be required for the project: Merced County Environmental Health

9. List all adjacent uses to the project/property location:

North: Motel (Business Park)

South: Freeway 99 & Chevron gas station (Business Park)

East: Restaurant (Business Park)

West: Vacant (Business Park)

PROJECT DESCRIPTION (Attached additional Sheets as Necessary)

10. Project Area: _____ Parcel Size: 39,203 sq ft

11. Proposed Structures: (New and Existing) 76 Gas station (existing)
(New) Mobile Food trailer

12. Percentage of lot coverage (before and after any construction generated from the project): _____

13. Number of required off-street parking spaces (including Accessable): _____

14. School district(s) that serve the project area:

Atwater elementary school district, MUIHSD
15. Describe the landscaping improvements for the proposed project (please include all compliance with State mandated water conservation requirements):

16. If the proposed project is to be a phased development, please described incremental phasing and implementation of improvements. (Use additional sheets if necessary):

17. If the proposed project will represent a change to any resource of cultural significance as defined in Public Resources Code section 21074 (Tribal Cultural Resource) Please provide a copy of your consultation letter and the name and address of the consulting authority:

18. List any and all hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar products used as a part of the day to day operations of the project and all storage methods. (Please note that the use and storage of certain materials will require filing of a Hazardous Materials Business Plan and Spill Prevention Containment and Countermeasure Plan as may be determined. Applicants are encouraged to consult with the Merced County Environmental Health Division and local Fire Department as Administrers of said plans.):

- cooking oil

19. Described the estimated consumption of water, the estimated sewage generation, and the estimated amount of storm water run-off during a 10-year, 24-hour, storm event.
Water: _____ Gallons per day; Sewage: _____ Gallons per day; Storm water: _____

20. Provide a description of the proposed water delivery system(s) including any on-site treatment necessary for the proposed project. (Include water use and management in the Operational Statement for the Project.): _____

21. Provide a description of the proposed sanitary sewer system(s) including any on-site treatment necessary for the proposed project. (Include any capture and waste water treatment needs in the Operational Statement for the Project.): _____

22. Provide a "Can-and-will" serve letter for the project for any/all outside agencies or service districts that are anticipated to serve the project including any discharge agreement that may be necessary from the offices of The Merced Irrigation District. (Attach as necessary)

23. Provide any necessary percolation tests as may be necessary as determined by the City Engineer or building division.

24. Please provide the estimated amount of solid waste (garbage, spoils, or animal waste/manure) generated from the project site and methods of disposal:
Solid waste estimated - ONE 96 gallon Tote/week

25. Describe any earthwork (grading) that will be necessary for the project including all work associated with access roads or improvements located on adjacent lands or City owned/managed improvements. (please also list dust control methods and any compliance or permits necessary for the local Air Pollution Control District.): _____

26. Provide the estimated amount of traffic and nominate the roads impacted, which would be a result from the project. Roads impacted:
Sycamore Ave.
Average Daily Trips: 1 Person or vehicle, - 2-3 times / day

PROJECT DESCRIPTION CONT.

Please indicate below the response that most applies to the described project. Should the answer indicated differ from the information provided in the General Project Information shown above or from information already obtained from the offices of the City of Atwater, the applicant(s) will be required to provide evidence or documentation to support the answers shown. (Please attach additional sheets as may be necessary)

	Yes	Maybe	No
27. Change to existing features of any vegetation, lakes, streams, rivers, hills, or substantial alteration of ground contours.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Any change in quantity, direction of flow of groundwater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. Change in quality or alteration of drainage patterns to any lake, stream, Natural or man-made water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. Change in absorption rates, drainage patterns, or the rate or amount of surface runoff.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. Discharge into any surface water, or any alteration of surface water quality, i.e., temperature, dissolved oxygen, turbidity, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Change in amount of surface water in any water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33. Change in scenic views of vistas from existing residential areas, public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Change in pattern, scale or character of the general area of the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. Will the project affect existing housing or create a demand for additional housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36. Will the project result in a substantial alteration of the present or planned land use of the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37. Will significant amounts of solid waste (garbage, spoils, manure) or litter be generated as a result of the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROJECT DESCRIPTION CONT.

	Yes	Maybe	No
38. Will substantial air emissions or deterioration of ambient air quality be a result of the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39. Will there be a change in dust, ash, smoke, fumes, or odors in the vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40. Creation of objectionable odors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
41. Change in existing noise or vibration levels in the vicinity, or exposure of people to major noise sources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
42. Will the project produce new light or glare.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
43. Site on filled land or on a slope of 10 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
44. Substantial disruptions, displacements, compaction or over covering of soil.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
45. Any uses of disposable or potential hazardous materials, toxic substances, flammables or explosives.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
46. Substantial change in demand for municipal services such as police, fire, water, waste water treatment, City maintenance, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
47. Substantial increase in demand on fossil fuel consumption.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
48. Relationship to larger project(s) or planning areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
49. Impacts to plant or animal species or any species as may be State or Federally listed as a sensitive or endangered species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
50. Impacts to areas designated for use by agriculture.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROJECT DESCRIPTION CONT.

GENERAL ENVIRONMENTAL SETTING: Please provide a brief description of any special environmental conditions present on the project site and include photographs depicting the site and the surrounding area: _____

CERTIFICATION

I hereby certify that I/We are the legal owners of the property and project shown and described herein and that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



Dated:

3/8/24

(Original signature required)

LIST OF ATTACHMENTS

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____



COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Division of Environmental Health

Operational Statement

Mobile Food Preparation Unit

EH Office
Use Only

Approved By:

Date:

OWNER INFORMATION

1. Date:	2. Your business name:	
4/15/2024	Cocina Mi Tierra Jalisco	
3. Your name:	4. Your address:	5. Your city and ZIP code
Alejandro Bravo	6185 Shelby St	Atwater 95301
6. Your home phone number:	7. Your cell phone number	8. Your work phone number
209 585 5601	209 585 5601	209 585 5601
9. Your E-mail address:		
Balex984@yahoo.com		
10. Commissary name	11. Commissary address:	
Oliveros Distribution	145 S. Kilroy Rd Turlock 95380	
12. Describe your overall operation:		
Mobile Food trailer		
Catering Events		

EQUIPMENT INFORMATION

13. How are the following equipment in the vehicle powered?

a. Water heater: gas, propane, generator, inverter, other:

b. Refrigerator: gas, propane, generator, inverter, other:

c. Steam Table: gas, propane, generator, inverter, other:

14. If you have a generator, where on the vehicle is it mounted?

Attached to front

15. How is the power cord installed?

16. Does your vehicle have shore power (can it plug into an outlet to power all electrical systems)?

Yes No

17. What make and model is the:

a. Refrigerator: *Norlake R23-S 7.5A*

b. Generator: *Predator 5000*

c. Freezer: —

d. Inverter/batteries: —

e. Water Heater: *Rheem*

18. If refrigerator is not a prefabricated commercial refrigerator, what make and model are the:

a. Compressor: —

b. Heat Exchanger: —

c. Thermostat: —

19. Does the food vehicle have a hand-wash sink?

Yes No

20. Does it have a three-compartment sink?

Yes No

21. Do you have a probe-style thermometer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	22. What size in gallons is your hot water heater? 10 gallon
23. What size in gallons is your clean water tank? 37 gallons	24. What size in gallons is your waste water tank? 93 gallons
25. Where do you fill and empty your tanks? Commissary	26. Do you have a clean water hose to fill your tank with? Yes
27. How is your clean water hose marked to make sure you don't use it for dirty water? by color - white	28. What temperature does your hot water have to be?
29. Does your hand-wash sink have soap in a dispenser? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	30. Does your hand-wash sink have paper towels in a dispenser? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
31. What equipment does your vehicle have? Check all that apply. List equipment not listed.	
<input checked="" type="checkbox"/> Stove, range, burners <input checked="" type="checkbox"/> Griddle <input type="checkbox"/> Barbecue grill <input type="checkbox"/> Mechanical refrigerator <input checked="" type="checkbox"/> Steam table <input type="checkbox"/> Deep fryer <input checked="" type="checkbox"/> Handwash sink <input checked="" type="checkbox"/> Three compartment sink <input type="checkbox"/> Other:	
32. Do you have mechanical exhaust ventilation (a hood) over all cooking equipment such as grills, fryers, etc.? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
33. Do your hood fans work? Yes	34. Does your hood have an ANSUL? Yes
35. If so, when was the last time it was serviced?	36. How often do you service it? Every (6) months
37. Do you have a first aid kit? Yes	38. Do you have a Fire extinguisher rated 10 BC? Yes
39. When was the last time it was serviced? Never	40. How often do you service it? Every (6) months
41. Are all of the surfaces in the vehicle smooth and easy to clean? (No raw wood or uneven edges) Yes	
42. Are all the gaps or spaces around pipes, conduits or hoses sealed and smooth? Yes	

43. Do all windows and doors have screens or closable partitions to prevent entrance of vermin?

Yes

COMMISSARY

44. Does your commissary have adequate space for you to store your food and utensils?

Yes

45. If not, where will you store it?

Commissary

46. Does your commissary have adequate hand-washing facilities?

Yes

47. Does your commissary have utensil washing equipment?

Yes

48. What do you plan on doing at the commissary? (Check all that apply)

<input checked="" type="checkbox"/> Cooking	<input checked="" type="checkbox"/> Cooling	<input type="checkbox"/> Baking
<input checked="" type="checkbox"/> Washing utensils	<input checked="" type="checkbox"/> Marinating	<input type="checkbox"/> BBQing
<input checked="" type="checkbox"/> Storing supplies	<input checked="" type="checkbox"/> Packaging/Labeling	<input type="checkbox"/> Mixing/blending
<input type="checkbox"/> Reheating	<input checked="" type="checkbox"/> Storing utensils	<input checked="" type="checkbox"/> Thawing
<input type="checkbox"/> Other:		

49. Do you understand that you must take your vehicle to be serviced at the Commissary at least every day that you use it?

Yes, commissary will be used on a daily basis.

50. What time of day are you planning on being at your Commissary?

Every day 8AM and until the end of the day.

OPERATIONS

51. What kinds of food and drinks do you plan to sell? Give a complete menu.

Tacos, Burritos, Quesadillas

52. How many employees do you intend to have? <i>D</i>	53. How often do you intend to prepare food? <i>Events only and when requested</i>
54. List all facilities, places, and/or vehicles where food will be prepared and stored? <i>Commissary + tacotruck</i>	
55. Which foods will be prepared at the commissary in addition to on the vehicle? <i>Rice and beans at commissary meat on vehicle</i>	
56. Which foods will be prepared on the vehicle? <i>Meats</i>	
57. Where do you obtain your products? a. Meat: <i>Oliveros Distribution Commissary LLC</i>	
b. Seafood: <i>N/A</i>	
c. Poultry: <i>Oliveros Distribution Commissary LLC</i>	
d. Vegetables/Fruits: <i>COST less</i>	
e. Dry Ingredients: <i>Oliveros Distribution Commissary LLC</i>	
f. Beverages: <i>Oliveros Distribution Commissary LLC</i>	
g. Ice: <i>Oliveros Distribution Commissary LLC</i>	
58. How are these foods transported to your truck (Do you pick them up or are they delivered)? <i>Will pick up on a daily basis</i>	
59. What days of the week do you intend to operate? <input checked="" type="checkbox"/> Monday, <input type="checkbox"/> Tuesday, <input type="checkbox"/> Wednesday, <input type="checkbox"/> Thursday, <input type="checkbox"/> Friday, <input type="checkbox"/> Saturday, <input type="checkbox"/> Sunday	
60. What hours per day do you intend to operate? (example: from 6:00 am to 1:00 pm, then from 4:00 pm to 10:00 pm) <i>11:00 AM - 6:00 PM Depending on Event</i>	
61. Where do you plan on operating? Give a list of location(s). Use a separate sheet of paper if needed. <i>Catering Events</i>	

62. Do you serve rice and beans?

Yes in burritos

63. Do you soak the beans?

No

64. If you do NOT soak or cook the beans, where do you get the beans?

I cook beans

65. Where do you soak the beans?

N/A

66. How long (in hours) do you soak the beans?

N/A

67. How do you cook the beans?

Boil

68. What equipment do you use to cook the beans?

Stainless Steel Food certified pot

69. Where do you cook the beans?

Oliveros Distribution Commissary

70. How do you cook the rice?

Fry in pan then boil.

71. Where do you cook the rice?

Oliveros Distribution Commissary

72. What equipment do you use to cook the rice?

Commercial stove stainless steel spoon

73. Do you have the proper land use entitlements to operate at the above locations? (Check with the proper zoning offices listed at the end of this document. Provide documentation of land use entitlements.)

74. How are hot food temperatures going to be maintained during your operating hours?	
<u>steam table</u>	
75. How are hot food temperatures going to be maintained during transport when you are driving between sites and your commissary?	
<u>We will cook/heat at our destination</u>	
76. How are cold potentially hazardous food (meat, dairy, poultry, fish, cut melons, etc.) temperatures going to be maintained during your operating hours?	
<u>steam table, Refrigerator</u>	
77. How are cold food temperatures going to be maintained during transport when you are driving between sites and your commissary?	
<u>Refrigerator/Generator</u>	
78. What is the minimum temperature for hot foods?	79. What is the maximum temperature for cold foods?
<u>140°F</u>	<u>41°F or Below</u>
80. What kind of sanitizer will you use?	81. How strong does it need to be?
<u>Quaternary Ammonium</u>	<u>200 ppm</u>
82. How do you check your sanitizer strength?	83. Do you or an employee have food safety certification?
<u>Quaternary test strips</u>	<u>Yes</u>
84. Who is the person that has food safety certification?	85. From what company?
<u>Owner - Alejandro</u>	<u>ServSafe Certification</u>
86. When did they take the exam?	
<u>4/11/2024</u>	
87. Do you have a plan in place for educating the other employees/food handlers?	
<u>Yes</u>	
88. How long is the drive from the commissary to the area where you intend to operate?	
<u>30 minutes max</u>	
89. How will you check your food temperatures?	90. What do you do with leftovers?
<u>Food thermometer</u>	<u>Cool off and Food Control. cover set in fridge.</u>
91. Do you understand that you cannot prepare food at your home?	
<u>Yes</u>	
92. Do you understand that during operations, all food needs to be held, stored, displayed, and served only from the vehicle (You cannot set up a table or a cooking unit outside of the vehicle)?	
<u>Yes</u>	
93. Do you understand that you cannot park your vehicle in any location except the commissary for longer than one hour unless you have special permits from the City, County, and/or Zoning Department?	
<u>Yes</u>	
94. Do you understand that you cannot build onto your vehicle, install tables, chairs, awnings, portable toilets, electrical service, etc., unless you have permission to have a permanent location from the City, County, and/or Zoning Department?	
<u>Yes</u>	
95. What should you do if you lose power to the refrigerator?	
<u>Connect to 110 outlet</u>	

96. What will you do if you have no hot water?

Utilize by 3 compartment sink /proper chemicals

Notes/Comments:

There will be approximately 2 employees.

The commissary is located at 145 S. Kilroy

Rd., Turlock CA 95380

The above is an accurate description of how we will operate our business. If there are changes to the above, then we will notify the Community and Economic Development Department, Division of Environmental Health in writing at 2222 "M" Street, Merced, CA 95340.

Print Name: Alejandro Bravo

Sign here: 

Date: 4/22/2024



Oliveros Distribution
Commissary
145 S. Kilroy Rd.
Turlock, CA 95380
209-634-2000



**MERCED COUNTY DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH**

260 E. 15th Street, Merced, CA 95341
(209) 381-1100, fax (209) 384-1593

COMMISSARY APPROVAL FORM

MOBILE FOOD FACILITY INFORMATION:

FA000

Business Name: Cocina mi tierra Jalisco Telephone# (209) 585-5601

Name of Operator: Alejandro Bravo Vehicle License Plate #: 45Y2588

Address of Operator: 6185 Shelby St. Atwater CA 95301

Vehicle Overnight Parking Location: 145 S. Kilroy Rd Turlock CA 95380

Please list the foods offered for sale: Tacos, Burritos, Quesadillas

COMMISSARY INFORMATION:

Business Name: Oliveros Distribution Commissary LLC Telephone # (209) 634-2000

Address: 145 S. Kilroy Rd Turlock 95380 FA000 _____ (if in Merced County)

*Attach a copy of the commissary's health permit for out of county facilities.

This commissary will provide the following services for the vehicle listed above (check all that apply):

<input type="checkbox"/>	Supply food products	<input type="checkbox"/>	Store refrigerated foods
<input checked="" type="checkbox"/>	Store dry food and food related products	<input checked="" type="checkbox"/>	Store frozen foods
<input type="checkbox"/>	Supply janitorial & utensil washing facilities	<input checked="" type="checkbox"/>	Prepare food
<input type="checkbox"/>	Dispose of liquid waste (prohibitions)	<input checked="" type="checkbox"/>	Dispose of solid waste
<input checked="" type="checkbox"/>	Supply potable water	<input type="checkbox"/>	

Sections 114295(a) of the California Retail Food Code (CALCODE) Law require that the vehicle be operated from an approved commissary, and that the vehicle be taken to the commissary at least once each operating day. Notify the Merced County Division of Environmental Health of any changes in commissary use or vehicle ownership.

By signing below, I verify the above-specified Mobile Food Facility Operator is approved to use this commissary location each operating day.

Authorized Commissary Representative Signature

Printed Name/Date

By signing below, I verify that I will visit the commissary mentioned above at least once during each operating day. Additionally, I understand and verify I am not preparing or storing food or beverage items at a residential location.

Mobile Food Facility Owner/Operator's Signature

Printed Name/Date

Office Use Only

Received / reviewed by	date	FA000	/ PE	commissary list count: .	of	max
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Permission for Mobile Food Facility Employees to Access Restrooms

Updated 11/15/2022

Submit Form To:

Merced County Division of Environmental Health, (209) 381-1100, 2222 'M' St. 2nd floor, Merced, CA 95340

Please print all information neatly. Land Use permit number (if known): _____

Section 1: Mobile Food Facility (MFF) Operator:

MFF name: Alejandro Bravo -
Cocina Mi Tierra Jalisco

Facility ID (if available): FA00

Operator's name: Alejandro Bravo

Operator's phone number(s):
(209) 585-5601

Operator's email(s):
balex984@yahoo.com

Days and hours of operation: Mon, Tue, Wed,
Thu, Fri, Sat, Sun. 11am - 10 PM

Address where MFF will be parked/operate (*):
1619 Sycamore Ave, Atwater CA
95301

Section 2 – Property Owner / Restroom Operator information:

MFF is only operated within permitted Flea Markets in Merced County (skip to Section 3)

Property owner's name: BOV INC

Phone number: (559) 916-6536

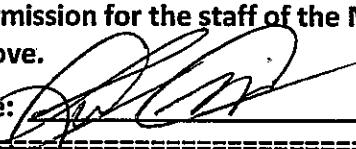
Restroom operator's name (if different than property owner):

Phone number: _____

Days of the week restrooms are guaranteed to be open: Mon, Tue, Wed, Thu, Fri, Sat, Sun.

Hours of each day that restrooms are guaranteed to be open: 7am - 10PM

As the restroom operator, I give permission for the staff of the MFB listed above to use the restrooms during the days and hours listed above.

Restroom operator signature: 

Date: 4/27/24

Do days and/or hours change during the year (circle)? YES NO

If YES, describe the changes: _____

Name & Address of business or building with approved plumbed restrooms (**): 76 Gas Station
1619 Sycamore Ave
Atwater CA 95301

Section 3 – Verification: As the Operator of the above-identified MFF, I verify at least one of the following is true and correct (circle YES or NO for each question):

- The approved plumbed restroom (**) is located not more than 200 feet travel distance from my approved MFF operating location (*) identified above: YES NO
- I have 2 or more employees present at all times my MFF is preparing or serving food so that employees may alternate use of the plumbed restroom (**): YES NO
- In Merced County, I only operate my MFF at permitted Flea Markets: YES NO

MFF Operator signature: 

Date: 4/18/2024

Permiso para que los Empleados de Negocios Móviles de Comida Accedan a los Baños

Actualizado 11/15/2022

Enviar formulario a: División de Salud Ambiental del Condado de Merced, (209) 381-1100, 2222 'M' St. Piso Segundo, Merced, CA 95340

Por favor de imprimir toda la información legiblemente. Número de permiso de zonificación (si se sabe): _____

Sección 1: Operador del Negocio Móvil de Comida (NMC):

Nombre del Negocio: _____

Correo electrónico(s) del dueño: _____

Identificación del Negocio Móvil de Comida (si está disponible): FA00 _____

Días y horas de negocio del NMC: _____

Dueño del Negocio: _____

Dirección donde se estacionará/operará el NMC (*): _____

Teléfono del dueño: _____

Sección 2 – Información del Dueño de la Instalación de Baños: [] Negocio Móvil de Comida solo opera dentro de las tiendas de remate permitidos en el Condado de Merced ([seguir a la Sección 3](#))

Nombre del dueño de la propiedad: _____

Horas cada día que se garantiza los baños estén abiertos: _____

Número de teléfono del dueño: _____

¿Cambian los días y/u horas de la instalación durante el año? (un círculo)? SÍ NO

Nombre del operador del baño (si es diferente del dueño de la propiedad): _____

Si la respuesta es sí, describa los cambios: _____

Número de teléfono del operador: _____

Nombre y dirección de la instalación de baños con plomería aprobados (**): _____

Días de la semana que se garantiza los baños estén abiertos: _____

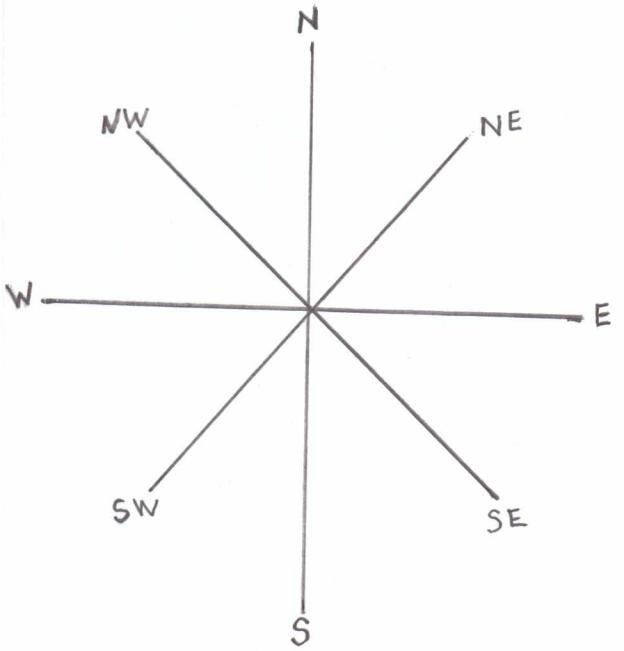
Como el operador/dueño de la instalación de baños, doy permiso para que los empleados del VMC mencionado anteriormente use los baños durante los días y horarios mencionados anteriormente.

Firma del operador/dueño de la instalación con baños: _____ Fecha: _____

Sección 3 – Verificación: Como el Operador/Dueño del NMC identificado anteriormente, verifico que al menos uno de los siguientes es verdadero y correcto (circule SÍ o NO para cada pregunta):

- A. El baño con plomería aprobada (**) está ubicado a no más de 200 pies de distancia de viaje de mi ubicación operativa aprobada de NMC (*) identificada anteriormente: SÍ NO
- B. Tengo 2 o más empleados presentes en todo momento en mi NMC preparando o sirviendo comida para que los empleados puedan alternar el uso del baño aprobado (**): SÍ NO
- C. En el condado de Merced, solo opero mi NMC en tiendas de remate permitidos: SÍ NO

Firma del operador del Negocio Móvil de Comida: _____ Fecha: _____

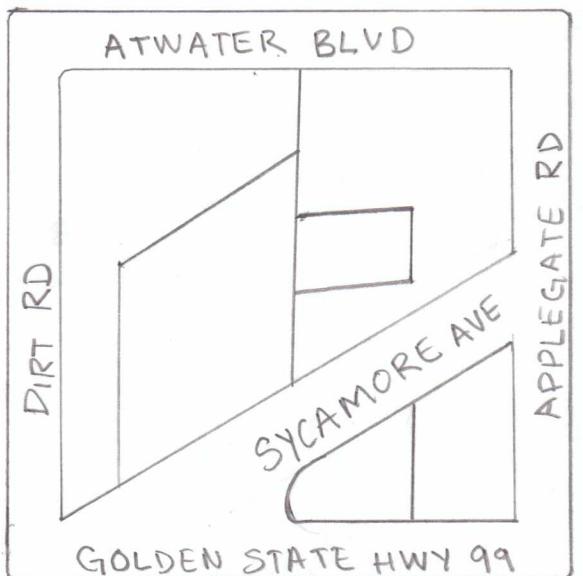


APPLICANT:

ALEJANDRO BRAVO
6185 SHELBY ST
ATWATER CA 95301
(209) 585-5601

Property: 1619 Sycamore Ave (APN: 001-150-022)

VICINITY MAP



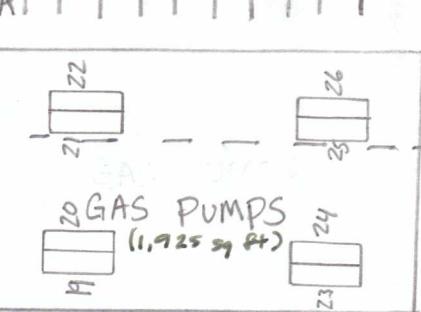
→ Z ←

VALLEY MOTEL
1631 SYCAMORE AVE
ATWATER CA 95301

VALLEY MOTEL RD →

76 GAS STATION
1619 SYCAMORE AVE
ATWATER CA 95301

STORE
(2,916 sq ft)



20 GAS PUMPS
(1,925 sq ft)



APPLEGATE INN HOTEL
1501 SYCAMORE AVE
ATWATER CA 95301

DENNY'S
1601 SYCAMORE AVE.
ATWATER CA 95301

ALMOND TREE RESTAURANT
AND BAR
1490 SYCAMORE AVE
ATWATER CA 95301

SYCAMORE AVE

CAL-TRANS
REST AREA

GOLDEN STATE HWY 99

APPLEGATE RD

4SY2588
GOLDEN STATE TRAILERS

COCINA
MI TIERRA JALISCO







MORGAN



COCINA
MI TIERRA JALISCO



PLANNING COMMISSION AGENDA REPORT

PLANNING COMMISSION

Donald Borgwardt Jagandeep Mokha
Harold Kadach Illeisha Sanders
Mayra Sanchez-Garcia

MEETING DATE: June 20, 2024

TO: Chair and Commissioners

FROM: Kayla Rashad, Executive Assistant

SUBJECT: **Public hearing recommending the City Council of Atwater adopt a resolution accepting the plans and specifications for the pre-approved Accessory Dwelling Units (ADU) and to initiate the ADU program outlined in Government Code Section 65852.2.**

RECOMMENDED COMMISSION ACTION:

It is recommended that Planning Commission:

1. Open the public hearing and take any testimony from the public;
2. Close the public hearing;
3. Adopt Resolution No. 0249-24 making a recommendation to the City Council of Atwater to approve the plans and specifications for the pre-approved ADU plans and initiate the ADU program.

I. BACKGROUND:

Government code section 65852.2 is a California law that allows local agencies to create ordinances for accessory dwelling units (ADUs) in residential zones. ADUs are secondary units that can be attached or detached from the primary dwelling. AB 1332 is a bill that requires each local agency, by January 1, 2025, to develop a program for the preapproval of accessory dwelling unit plans, whereby the local agency accepts accessory dwelling unit plan submissions for preapproval and approves or denies the preapproval applications, as specified.

ANALYSIS:

The City of Atwater contracted Precision Civil Engineering to design pre-approved ADU plans for its ADU program. The preapproved ADU plans will consist of four different detached designs including a 375 square foot studio layout (Figure 1), a 550 square foot

1 bed, 1 bath layout (Figure 2), a 743 square foot 2 bed, 1 bath layout (Figure 3), and a 908 square foot 2 bed, 1 bath layout (Figure 4). These preapproved plans are meant to streamline the ADU permitting process, however, an applicant still choose to provide their own sets of plans. Pursuant to the Government code section 65852.2 4(A) the pre-approved plans will be posted on the City's website. The City shall approve or deny an application for a detached accessory dwelling unit ministerially without discretionary review pursuant to subdivision (b) of Section 65852.2, except that the local agency shall either approve or deny the application within 30 days from the date the local agency receives a completed application, if the application utilizes a plan for an accessory dwelling unit that has been preapproved by the local agency.

CITY OF ATWATER PRE-REVIEWED ACCESSORY DWELLING UNIT PROGRAM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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HEET	01	43- C- HEET	01	44- C- HEET	01	45- C- HEET	01	46- C- HEET	01	47- C- HEET	01	48- C- HEET	01	49- C- HEET	01	50- C- HEET	01	51- C- HEET	01	52- C- HEET	01	53- C- HEET	01	54- C- HEET	01	55- C- HEET	01	56- C- HEET	01	57- C- HEET	01	58- C- HEET	01	59- C- HEET	01	60- C- HEET	01	61- C- HEET	01	62- C- HEET	01	63- C- HEET	01	64- C- HEET	01	65- C- HEET	01	66- C- HEET	01	67- C- HEET	01	68- C- HEET	01	69- C- HEET	01	70- C- HEET	01	71- C- HEET	01	72- C- HEET	01	73- C- HEET	01	74- C- HEET	01	75- C- HEET	01	76- C- HEET	01	77- C- HEET	01	78- C- HEET	01	79- C- HEET	01	80- C- HEET	01	81- C- HEET	01	82- C- HEET	01	83- C- HEET	01	84- C- HEET	01	85- C- HEET	01	86- C- HEET	01	87- C- HEET	01	88- C- HEET	01	89- C- HEET	01	90- C- HEET	01	91- C- HEET	01	92- C- HEET	01	93- C- HEET	01	94- C- HEET	01	95- C- HEET	01	96- C- HEET	01	97- C- HEET	01	98- C- HEET	01	99- C- HEET	01	100- C- HEET	01	101- C- HEET	01	102- C- HEET	01	103- C- HEET	01	104- C- HEET	01	105- C- HEET	01	106- C- HEET	01	107- C- HEET	01	108- C- HEET	01	109- C- HEET	01	110- C- HEET	01	111- C- HEET	01	112- C- HEET	01	113- C- HEET	01	114- C- HEET	01	115- C- HEET	01	116- C- HEET	01	117- C- HEET	01	118- C- HEET	01	119- C- HEET	01	120- C- HEET	01	121- C- HEET	01	122- C- HEET	01	123- C- HEET	01	124- C- HEET	01	125- C- HEET	01	126- C- HEET	01	127- C- HEET	01	128- C- HEET	01	129- C- HEET	01	130- C- HEET	01	131- C- HEET	01	132- C- HEET	01	133- C- HEET	01	134- C- HEET	01	135- C- HEET	01	136- C- HEET	01	137- C- HEET	01	138- C- HEET	01	139- C- HEET	01	140- C- HEET	01	141- C- HEET	01	142- C- HEET	01	143- C- HEET	01	144- C- HEET	01	145- C- HEET	01	146- C- HEET	01	147- C- HEET	01	148- C- HEET	01	149- C- HEET	01	150- C- HEET	01	151- C- HEET	01	152- C- HEET	01	153- C- HEET	01	154- C- HEET	01	155- C- HEET	01	156- C- HEET	01	157- C- HEET	01	158- C- HEET	01	159- C- HEET	01	160- C- HEET	01	161- C- HEET	01	162- C- HEET	01	163- C- HEET	01	164- C- HEET	01	165- C- HEET	01	166- C- HEET	01	167- C- HEET	01	168- C- HEET	01	169- C- HEET	01	170- C- 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HEET	01	233- C- HEET	01	234- C- HEET	01	235- C- HEET	01	236- C- HEET	01	237- C- HEET	01	238- C- HEET	01	239- C- HEET	01	240- C- HEET	01	241- C- HEET	01	242- C- HEET	01	243- C- HEET	01	244- C- HEET	01	245- C- HEET	01	246- C- HEET	01	247- C- HEET	01	248- C- HEET	01	249- C- HEET	01	250- C- HEET	01	251- C- HEET	01	252- C- HEET	01	253- C- HEET	01	254- C- HEET	01	255- C- HEET	01	256- C- HEET	01	257- C- HEET	01	258- C- HEET	01	259- C- HEET	01	260- C- HEET	01	261- C- HEET	01	262- C- HEET	01	263- C- HEET	01	264- C- HEET	01	265- C- HEET	01	266- C- HEET	01	267- C- HEET	01	268- C- HEET	01	269- C- HEET	01	270- C- HEET	01	271- C- HEET	01	272- C- HEET	01	273- C- HEET	01	274- C- HEET	01	275- C- HEET	01	276- C- HEET	01	277- C- HEET	01	278- C- HEET	01	279- C- HEET	01	280- C- HEET	01	281- C- HEET	01	282- C- HEET	01	283- C- HEET	01	284- C- HEET	01	285- C- HEET	01	286- C- HEET	01	287- C- HEET	01	288- C- HEET	01	289- C- HEET	01	290- C- HEET	01	291- C- HEET	01	292- C- HEET	01	293- C- HEET	01	294- C- HEET	01	295- C- HEET	01	296- C- HEET	01	297- C- HEET	01	298- C- HEET	01	299- C- HEET	01	300- C- HEET	01	301- C- HEET	01	302- C- HEET	01	303- C- HEET	01	304- C- HEET	01	305- C- HEET	01	306- C- HEET	01	307- C- HEET	01	308- C- HEET	01	309- C- HEET	01	310- C- HEET	01	311- C- HEET	01	312- C- HEET	01	313- C- HEET	01	314- C- HEET	01	315- C- HEET	01	316- C- HEET	01	317- C- HEET	01	318- C- HEET	01	319- C- HEET	01	320- C- HEET	01	321- C- HEET	01	322- C- HEET	01	323- C- HEET	01	324- C- HEET	01	325- C- HEET	01	326- C- HEET	01	327- C- HEET	01	328- C- HEET	01	329- C- HEET	01	330- C- HEET	01	331- C- HEET	01	332- C- HEET	01	333- C- HEET	01	334- C- HEET	01	335- C- HEET	01	336- C- HEET	01	337- C- HEET	01	338- C- HEET	01	339- C- HEET	01	340- C- HEET	01	341- C- HEET	01	342- C- HEET	01	343- C- HEET	01	344- C- HEET	01	345- C- HEET	01	346- C- HEET	01	347- C- HEET	01	348- C- HEET	01	349- C- HEET	01	350- C- HEET	01	351- C- HEET	01	352- C- HEET	01	353- C- HEET	01	354- C- HEET	01	355- C- HEET	01	356- C- HEET	01	357- C- HEET	01	358- C- HEET	01	359- C- HEET	01	360- C- HEET	01	361- C- HEET	01	362- C- HEET	01	363- C- HEET	01	364- C- HEET	01	365- C- HEET	01	366- C- HEET	01	367- C- HEET	01	368- C- HEET	01	369- C- HEET	01	370- C- HEET	01	371- C- HEET	01	372- C- HEET	01	373- C- HEET	01	374- C- HEET	01	375- C- HEET	01	376- C- HEET	01	377- C- HEET	01	378- C- HEET	01	379- C- HEET	01	380- C- HEET	01	381- C- HEET	01	382- C- HEET	01	383- C- HEET	01	384- C- HEET	01	385- C- HEET	01	386- C- HEET	01	387- C- HEET	01	388- C- HEET	01	389- C- HEET	01	390- C- HEET	01	391- C- HEET	01	392- C- HEET	01	393- C- HEET	01	394- C- HEET	01	395- C- HEET	01	396- C- HEET	01	397- C- HEET	01	398- C- HEET	01	399- C- HEET	01	400- C- HEET	01	401- C- HEET	01	402- C- HEET	01	403- C- HEET	01	404- C- HEET	01	405- C- HEET	01	406- C- HEET	01	407- C- HEET	01	408- C- HEET	01	409- C- HEET	01	410- C- HEET	01	411- C- HEET	01	412- C- HEET	01	413- C- HEET	01	414- C- HEET	01	415- C- HEET	01	416- C- HEET	01	417- C- HEET	01	418- C- HEET	01	419- C- HEET	01	420- C- HEET	01	421- C- HEET	01	422- C- HEET	01	423- C- HEET	01	424- C- HEET	01	425- C- HEET	01	426- C- HEET	01	427- C- HEET	01	428- C- HEET	01	429- C- HEET	01	430- C- HEET	01	431- C- HEET	01	432- C- HEET	01	433- C- HEET	01	434- C- HEET	01	435- C- HEET	01	436- C- HEET	01	437- C- HEET	01	438- C- HEET	01	439- C- HEET	01	440- C- HEET	01	441- C- HEET	01	442- C- HEET	01	443- C- HEET	01	444- C- HEET	01	445- C- HEET	01	446- C- HEET	01	447- C- HEET	01	448- C- HEET	01	449- C- HEET	01	450- C- HEET	01	451- C- HEET	01	452- C- HEET	01	453- C- HEET	01	454- C- HEET	01	455- C- HEET	01	456- C- HEET	
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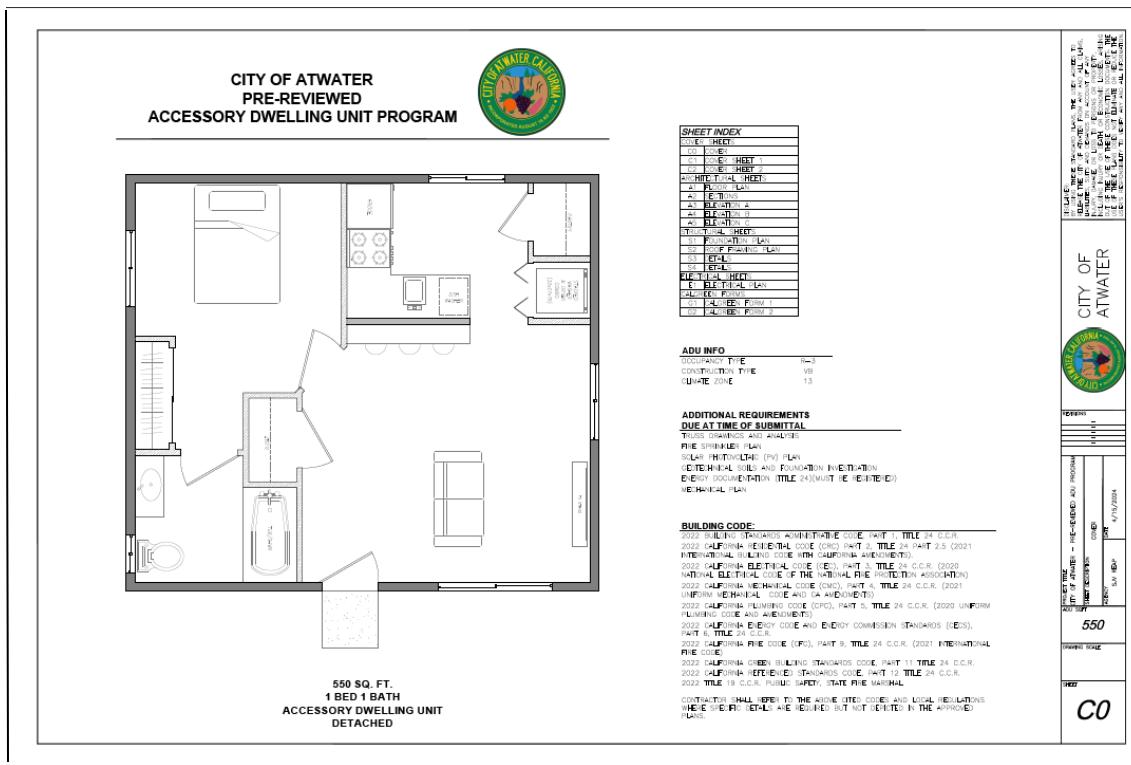
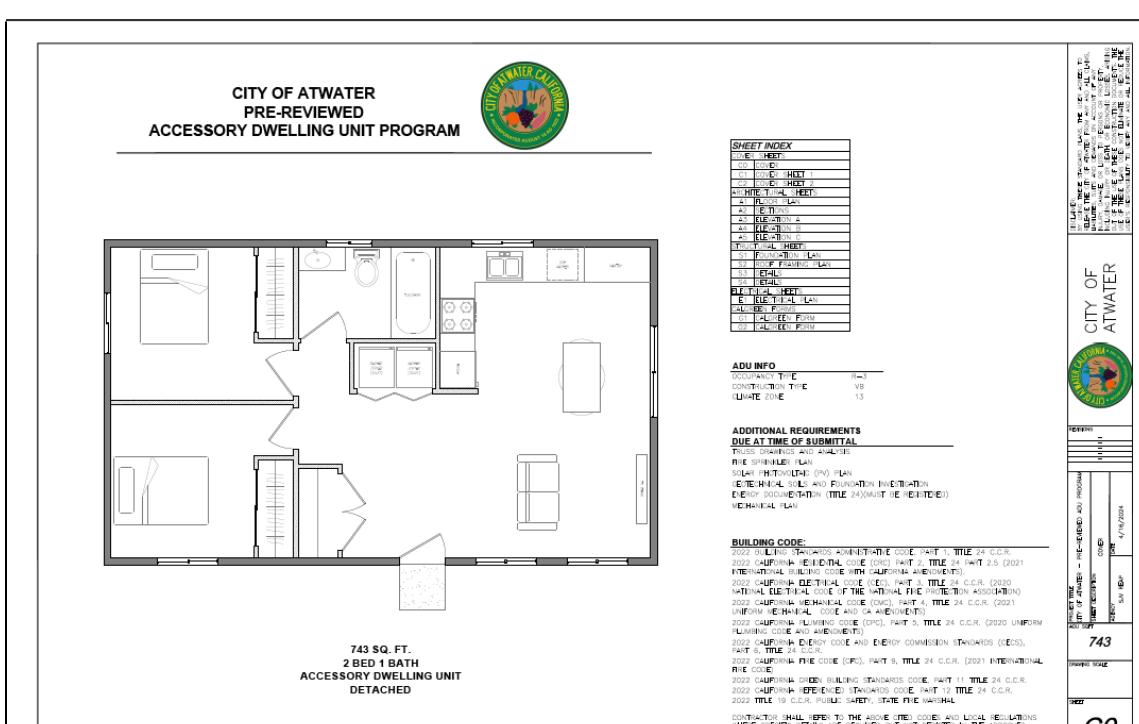


Figure 2 – 550 Sq. Ft. 1 bed, 1 bath



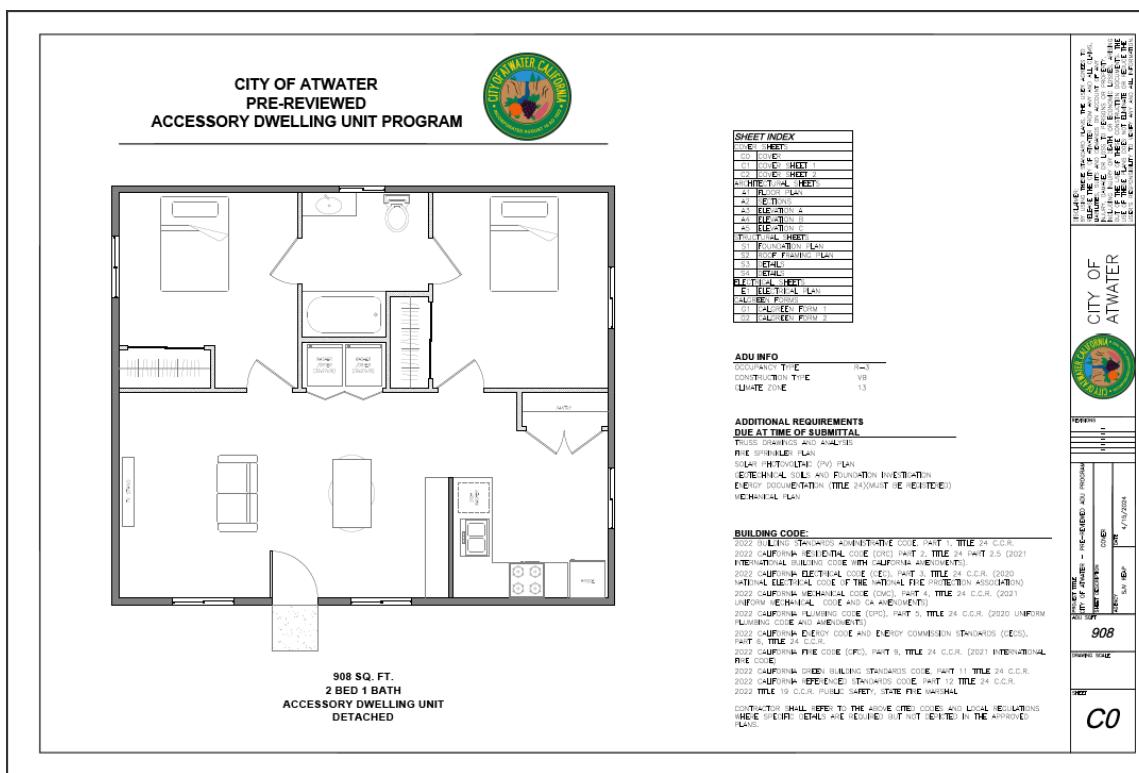


Figure 4 – 908 Sq. Ft. 2 bed, 1 bath

II. FISCAL IMPACTS:

No negative fiscal impacts are anticipated with the approval of this project. This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's Office

IV. EXISTING POLICY:

None

V. ALTERNATIVES:

None

VI. INTERDEPARTMENTAL COORDINATION:

An interdepartmental routing sheet was sent to all required departments and affected agencies for review and their comments and conditions have been incorporated.

VII. PUBLIC PARTICIPATION:

The public hearing was adequately noticed and advertised for the regularly scheduled Planning Commission hearing. The public will have the opportunity to provide comments on this item prior to Planning Commission action.

VIII. ENVIRONMENTAL REVIEW:

This item is not a “project” under the California Environmental Quality Act (CEQA) as this activity does not cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to Public Resources Code section 21065.

IX. STEPS FOLLOWING APPROVAL:

Following adoption of Resolution No. 0249-24, the Recording Secretary will forward the recommended resolutions to the City Council for consideration.

Prepared by: Kayla Rashad, Executive Assistant

Submitted by: Greg Thompson, Interim City Manager

Attachments:

1. Resolution No. 0249-24
2. Pre-Approved ADU plans



PLANNING COMMISSION OF THE CITY OF ATWATER

RESOLUTION NO. 0249-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATWATER RECOMMENDING THE CITY COUNCIL OF ATWATER APPROVE THE PLANS AND SPECIFICATIONS FOR THE PRE-APPROVED ACCESSORY DWELLING UNITS (ADU) AND TO INITIATE THE ADU PROGRAM OUTLINED IN GOVERNMENT CODE SECTION 65852.2.

WHEREAS, at a duly noticed public hearing on June 20, 2024, the Planning Commission of the City of Atwater reviewed the plans and specifications for the pre-approved ADU plans and initiated the ADU program outlined in Government Code Section 65852.2; and,

WHEREAS, this action consists of approving the plans and specifications for the pre-approved ADU plans and initiating the ADU program outlined in Government Code Section 65852.2; and,

WHEREAS, __ person(s) spoke in favor of the the plans and specifications for the pre-approved ADU plans and program, __ person(s) spoke in opposition of the plans and specifications for the pre-approved ADU plans and program, and __ written comment(s) have been submitted either in opposition or in favor of the plans and specifications for the pre-approved ADU plans and program; and,

WHEREAS, the proposed plans and specifications for the pre-approved ADU plans and program would not have a detrimental effect on the health, safety, and welfare of the neighborhood nor have any adverse effect on the community; and,

WHEREAS, the Planning Commission finds that the following findings can be made for the plans and specifications for the pre-approved ADU plans and program in support of the project:

1. The public hearing for these plans and specifications for the pre-approved ADU plans and program was adequately noticed and advertised.
2. Adoption of the resolution will not have a detrimental effect on the health, safety, and welfare of the neighborhood or any adverse effects on the community.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Atwater does hereby approve Resolution No. 0249-24 recommending the City Council of Atwater approve the plans and specifications for the pre-approved ADU plans and initiate the ADU program as outlined in Government Code Section 65852.2.

The foregoing resolution is hereby adopted this 20th day of June, 2024.

AYES:

NOES:

ABSENT:

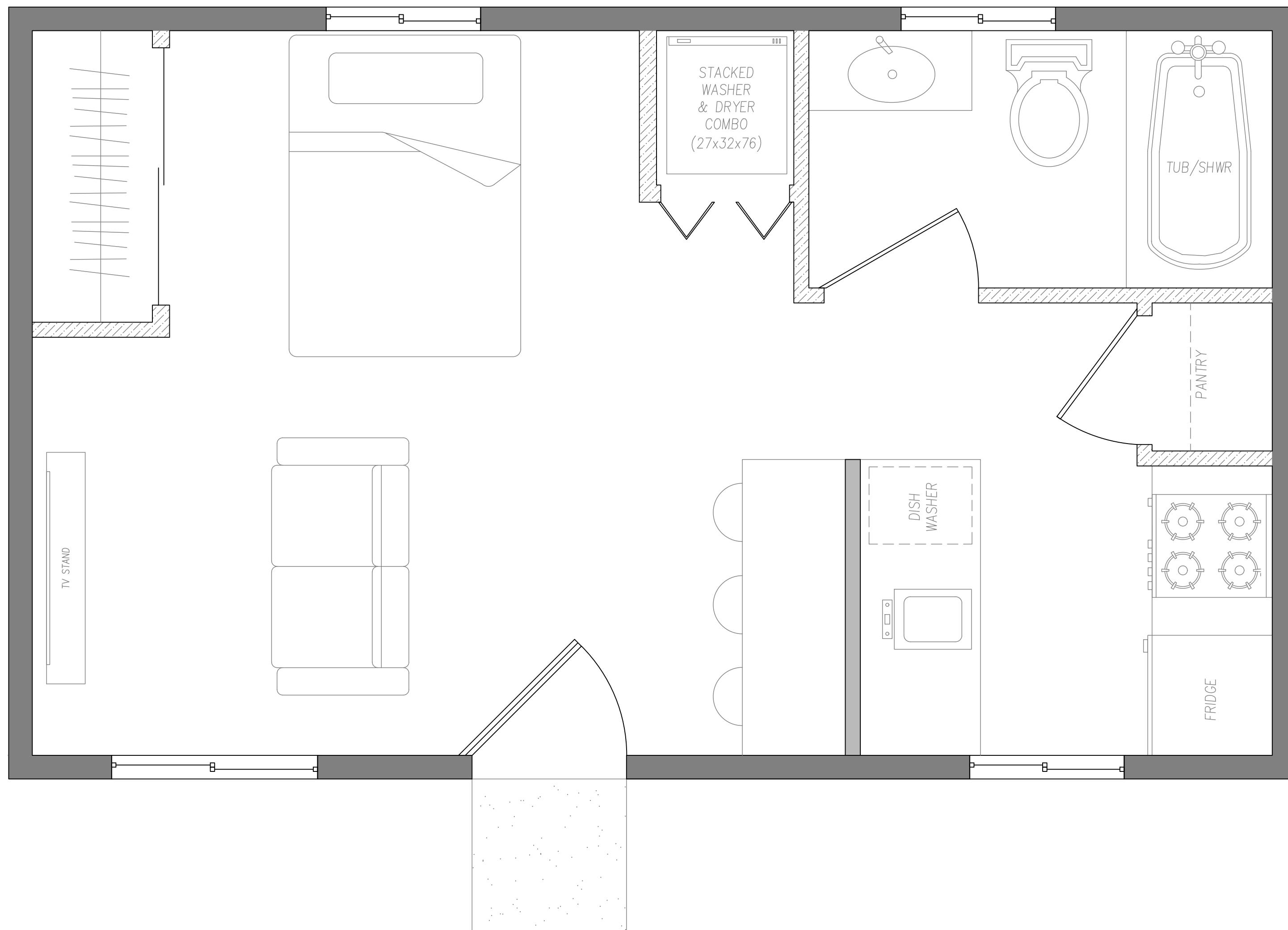
APPROVED:

**RONALD DAUGHERTY,
CHAIR**

ATTEST:

**GREG THOMPSON,
INTERIM CITY MANAGER /
COMMUNITY DEVELOPMENT DIRECTOR**

**CITY OF ATWATER
PRE-REVIEWED
ACCESSORY DWELLING UNIT PROGRAM**



**375 SQ. FT.
STUDIO 1 BATH
ACCESSORY DWELLING UNIT
DETACHED**

SHEET INDEX

COVER SHEETS
C0 COVER SHEET
C1 COVER SHEET 1
C2 COVER SHEET 2
ARCHITECTURAL SHEETS
A1 FLOOR PLAN
A2 SECTIONS
A3 ELEVATION A
A4 ELEVATION B
A5 ELEVATION C
STRUCTURAL SHEETS
S1 FOUNDATION PLAN
S2 ROOF FRAMING PLAN
S3 DETAIL SHEET 1
S4 DETAIL SHEET 2
ELECTRICAL SHEETS
E1 ELECTRICAL PLAN
CALGREEN FORMS
G1 CALGREEN FORM 1
G2 CALGREEN FORM 2

ADU INFO

OCCUPANCY TYPE R-3
CONSTRUCTION TYPE VB
CLIMATE ZONE 13

**ADDITIONAL REQUIREMENTS
DUE AT TIME OF SUBMITTAL**

TRUSS DRAWINGS AND ANALYSIS
FIRE SPRINKLER PLAN
SOLAR PHOTOVOLTAIC (PV) PLAN
GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION
ENERGY DOCUMENTATION (TITLE 24)(MUST BE REGISTERED)
MECHANICAL PLAN

BUILDING CODE:

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA RESIDENTIAL CODE (CRC) PART 2, TITLE 24 PART 2.5 (2021 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS).
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2020 UNIFORM PLUMBING CODE AND AMENDMENTS)
2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.
2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

CONTRACTOR SHALL REFER TO THE ABOVE CITED CODES AND LOCAL REGULATIONS WHERE SPECIFIC DETAILS ARE REQUIRED BUT NOT DEPICTED IN THE APPROVED PLANS.

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF
ATWATER



PROJECT TITLE CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	REVISIONS	
ADU SQFT 375	SHEET DESCRIPTION COVER	
AGENCY SJV REAP	DATE 4/15/2024	
DRAWING SCALE		

SHEET
C0

CITY OF ATWATER



REVISIONS

PROJECT TITLE CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	ADU SQFT	DATE 4/15/2024

375

DRAWING SCALE

SHEET

C1

1. GENERAL

- NOTES AND DETAILS OR THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES. THE DETAILS ON THE DRAWINGS SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, DETAILS OF A CHARACTER SIMILAR TO THOSE SHOWN SHALL BE USED, SUBJECT TO REVIEW.

A. ELECTRICAL, PLUMBING, AND MECHANICAL

- EXTERIOR LIGHTING, ALL PROJECTS SHALL COMPLY WITH THE RESPECTIVE CITY'S MUNICIPAL CODE.
- DETECTORS. ALL DETECTORS MUST BE HARD WIRED TO THE BUILDING'S ELECTRICAL SYSTEM, INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE INTERCONNECTED, WITH BATTERY BACKUP [CRC R314.1]
- SMOKE DETECTORS. SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. [CRC R314.3]
- CARBON MONOXIDE DETECTORS. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. [CRC R315.3]
- WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4-INCH-BY-24-GAUGE STRAPS REQUIRED AROUND WATER HEATERS, WITH 1/4-INCH-BY-3-INCH LAG BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE AT POINTS WITHIN UPPER THIRD AND LOWER THIRD OF WATER HEATER VERTICAL DIMENSION. LOWER CONNECTION SHALL OCCUR MINIMUM 4 INCHES ABOVE CONTROLS. [CPC 507.2]
- WATER CLOSET CLEARANCE. MINIMUM 30-INCH-WIDE BY 24-INCH-DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. [CPC 402.5]
- SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30-INCH-DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22-INCH UNOBSTRUCTED WIDTH. [CPC 408.5 AND CPC 408.6]

C. MECHANICAL VENTILATION AND INDOOR AIR QUALITY (ASHRAE 62.2-2010)

- TRANSFER AIR. VENTILATION AIR SHALL BE PROVIDED DIRECTLY FROM THE OUTDOORS AND NOT AS TRANSFER AIR FROM ADJACENT DWELLING UNITS OR OTHER SPACES, SUCH AS GARAGES, UNCONDITIONED CRAWLSPACES, OR UNCONDITIONED ATTICS. [CBEES 150.0(O)]
- INSTRUCTIONS AND LABELING. VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM. [CBEES 150.0(O)]
- COMBUSTION AND SOLID-FUEL BURNING APPLIANCES. COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING. [CBEES 150.0(O)]
- MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. [CBEES 150.0(O)]
- AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. [CBEES 150.0(O)]
- AIR MOVING EQUIPMENT. AIR MOVING EQUIPMENT USED TO MEET EITHER THE WHOLE-BUILDING VENTILATION REQUIREMENT OR THE LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND. [CBEES 150.0(O)]
- ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
- INTERMITTENTLY OPERATED WHOLE-BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
- INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
- REMOTELY LOCATED AIR-MOVING EQUIPMENT (MOUNTED OUTSIDE OF HABITABLE SPACES) NEED NOT MEET SOUND REQUIREMENTS IF AT LEAST 4 FEET OF DUCTWORK BETWEEN FAN AND INTAKE GRILL.
- LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION OR AS SPECIFIED IN ENERGY REPORT.
- A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
- AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
- STOVE RANGE EXHAUST SHALL HAVE A MINIMUM AIR FLOW RATE OF 100 CFM AND SHALL EXHAUST TO THE EXTERIOR.

D. FOUNDATION

- PROJECTS DETERMINED TO BE IN SEISMIC DESIGN CATEGORY (SDC) "D" REQUIRE A GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION [CBC 1803.2 & 1803.5.12] UNLESS WAIVED BY THE BUILDING OFFICIAL. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING THE SITE PLAN AND THE FOUNDATION PLAN PREPARED BY OTHERS FOR CONFORMANCE WITH THE RECOMMENDATIONS OF HIS SOILS REPORT AND SHALL SIGNIFY HIS REVIEW BY CERTIFYING THE FIRST SHEET OF SAID PLANS [CRC R301.1.3.1].
- SAMPLE CERTIFICATION.
THESE PLANS CONFORM TO THE GEOTECHNICAL REPORT # _____ DATED _____ AS PREPARED UNDER MY SUPERVISION. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.
- FOUNDATION REINFORCEMENT. CONTINUOUS FOOTINGS AND STEM WALLS SHALL BE PROVIDED WITH A MINIMUM TWO LONGITUDINAL NO. 4 BARS, ONE AT THE TOP AND ONE AT THE BOTTOM OF THE FOOTING. [CRC R403.1.3.3]
- INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. [CRC 403.1.3.4]
- HORIZONTAL REINFORCEMENT SHALL BE THE LONGEST LENGTHS PRACTICAL. WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE 40 BAR DIAMETERS. THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES [SEE FIGURE R608.5.4.1]
- ANCHOR BOLTS AND SILLS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION OR FOUNDATION WALL PER THE FOLLOWING [CRC R403.1.6 AND CRC R602.11.1]:
5.A. MINIMUM 1/2-INCH-DIAMETER STEEL BOLTS, ASTM F1554, GR36
5.B. BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY
5.C. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.
5.D. BOLTS SPACED MAXIMUM 6 FEET ON CENTER
5.E. MINIMUM TWO BOLTS PER PLATE/SILL PIECE WITH ONE BOLT LOCATED MAXIMUM 12 INCHES AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SILL PLATE/PIECE.
5.F. MINIMUM 3-INCH BY 3-INCH BY 0.229-INCH STEEL PLATE WASHER BETWEEN SILL AND NUT ON EACH BOLT 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 $\frac{1}{8}$ INCH LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1-3/4 INCHES, PROVIDED STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
- HOLD-DOWNS. ALL HOLD-DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER [CRC R317.3]

E. WOOD FRAMING

- FASTENER REQUIREMENTS. THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). [CRC R602.3]
- SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2-INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. [CRC R602.3.4]
- BEARING STUDS. WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BEING. [CRC R602.3.3] EXCEPTION: THE TOP PLATES ARE TWO 2-INCH BY 6-INCH OR TWO 3-INCH BY 4- INCH MEMBERS.
- DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. [CRC R602.6] EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHERE THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
- TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. [CRC R602.3.2]
- TOP PLATE SPLICES. TOP PLATE LAP SPLICES SHALL BE FACE-NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. [CRC R602.10.8.1]

- DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054-INCH THICK AND 1-1/2-INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8 10D NAILS HAVING A MINIMUM LENGTH OF 1-1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. [CRC R602.6.1]

- SHEAR WALL AND DIAPHRAGM NAILING. ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FLOOR DIAPHRAGMS SHALL BE NAILED TO SUPPORTING CONSTRUCTION PER CRC TABLE R602.3(1). [CRC R604.3]
- SHEAR WALL JOINTS. ALL VERTICAL JOINTS IN SHEAR WALL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN SHEAR WALLS SHALL OCCUR OVER, AND BE FASTENED TO, MINIMUM 1-1/2-INCH-THICK BLOCKING. [CRC R602.10.10]
- FRAMING OVER OPENINGS. HEADERS, DOUBLE JOISTS, OR TRUSSES OF ADEQUATE SIZE TO TRANSFER LOADS TO VERTICAL MEMBERS SHALL BE PROVIDED OVER WINDOW AND DOOR OPENINGS IN LOAD-BEARING WALLS AND PARTITIONS. [CBC 2304.3.2]
- ROOF TRUSSES. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE, SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
- ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
- ROOF DIAPHRAGM AT RIDGES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
- BLOCKING OF ROOF TRUSSES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
- TRUSS CLEARANCE. MINIMUM 1/2-INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.

- FIREBLOCKING. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.11 AND CRC R1003.19):

- 16.A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
16.A.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
16.A.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
16.B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
16.C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
16.D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
16.E. AT CHIMNEYS AND FIREPLACES PER ITEM E.49
16.F. CORNICES OF A TWO-FAMILY DWELLING AT THE LINE OF DWELLING-UNIT SEPARATION

17. FIREBLOCKING MATERIALS. EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E.48 AND E.49, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11):

- 17.A. TWO-INCH NOMINAL LUMBER
17.B. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
17.C. ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANEL
17.D. ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD
17.E. 1/2-INCH GYPSUM BOARD
17.F. 1/4-INCH CEMENT-BASED MILBOARD

- 17.G. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTs OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS-SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

18. FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL. SUCH OPENINGS SHALL BE FIREBLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. [CRC R302.11]

19. FIREBLOCKING OF CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. [CRC R1003.19]

20. DRAFTSTOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):

- 20.A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING

- 20.B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS

21. DRAFTSTOPPING MATERIALS. DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFTSTOPPING SHALL BE MAINTAINED. [CRC R302.12.1]

22. COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT-PRODUCING DEVICES. [CRC R302.14]

23. PROTECTION OF WOOD AGAINST DECAY. NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R317.1):

- 23.A. ALL WOOD IN CONTACT WITH GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO WEATHER

- 23.B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD

- 23.C. WOOD FRAMING, SHEATHING, AND SIDING ON THE EXTERIOR OF THE BUILDING AND HAVING CLEARANCE LESS THAN 6 INCHES FROM THE EXPOSED GROUND OR LESS THAN 2 INCHES VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACE EXPOSED TO WEATHER

- 23.D. SILLS AND SLEEPERS ON CONCRETE OR MASONRY SLAB IN DIRECT CONTACT WITH GROUND UNLESS SEPARATED FROM SUCH SLAB BY IMPERVIOUS MOISTURE BARRIER

F. BASIS OF DESIGN

NOTE: WINTER DESIGN TEMP, FLOOD HAZARDS, AIR FREEZING INDEX AND MEAN ANNUAL TEMP SECTIONS ARE REQUIRED BY APPLICANT AT TIME OF SUBMITTAL.

GROUND SNOW LOAD	WIND DESIGN Speed (mph)	SEISMIC DESIGN CAT. Topo graphic effects	SUBJECT TO DAMAGE FROM		
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TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING OF FASTENERS	
Roof				
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 $\frac{1}{2}$ " x 0.113")	—	
2	Ceiling joists to plate, toe nail	3-8d (2 $\frac{1}{2}$ " x 0.113")	—	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—	
4	Collar tie to rafter, face nail or 1 $\frac{1}{4}$ " x 20 gage ridge strap	3-10d (3" x 0.128")	—	
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3 $\frac{1}{2}$ " x 0.135") or 3-10d common nails (3" x 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss	
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 $\frac{1}{2}$ " x 0.135") 3-16d (3 $\frac{1}{2}$ " x 0.135")	—	
Wall				
7	Built-up studs-face nail	10d (3" x 0.128")	24" o.c.	
8	Abutting studs at intersecting wall corners, face nail	16d (3 $\frac{1}{2}$ " x 0.135")	12" o.c.	
9	Built-up header, two pieces with 1 $\frac{1}{2}$ " spacer	16d (3 $\frac{1}{2}$ " x 0.135")	16" o.c. along each edge	
10	Continued header, two pieces	16d (3 $\frac{1}{2}$ " x 0.135")	16" o.c. along each edge	
11	Continuous header to stud, toe nail	4-8d (2 $\frac{1}{2}$ " x 0.113")	—	
12	Double studs, face nail	10d (3" x 0.128")	24" o.c.	
13	Double top plates, face nail	10d (3" x 0.128")	24" o.c.	
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 $\frac{1}{2}$ " x 0.135")	—	
15	Sole plate to joist or blocking, face nail	16d (3 $\frac{1}{2}$ " x 0.135")	16" o.c.	
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 $\frac{1}{2}$ " x 0.135")	16" o.c.	
17	Stud to sole plate, toe nail	3-8d (2 $\frac{1}{2}$ " x 0.113") or 2-16d (3 $\frac{1}{2}$ " x 0.135")	—	
18	Top or sole plate to stud, end nail	2-16d (3 $\frac{1}{2}$ " x 0.135")	—	
19	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	—	
20	1" brace to each stud and plate, face nail	2-8d (2 $\frac{1}{2}$ " x 0.113") 2 staples 1 $\frac{3}{4}$ "	—	
21	1" x 6" sheathing to each bearing, face nail	2-8d (2 $\frac{1}{2}$ " x 0.113") 2 staples 1 $\frac{3}{4}$ "	—	
22	1" x 8" sheathing to each bearing, face nail	2-8d (2 $\frac{1}{2}$ " x 0.113") 3 staples 1 $\frac{3}{4}$ "	—	
23	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 $\frac{1}{2}$ " x 0.113") 4 staples 1 $\frac{3}{4}$ "	—	
Floor				
24	Joist to sill or girder, toe nail	3-8d (2 $\frac{1}{2}$ " x 0.113")	—	
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 $\frac{1}{2}$ " x 0.113")	6" o.c.	
26	Rim joist or blocking to sill plate, toe nail	8d (2 $\frac{1}{2}$ " x 0.113")	6" o.c.	
27	1" x 6" subfloor or less to each joist, face nail	2-8d (2 $\frac{1}{2}$ " x 0.113") 2 staples 1 $\frac{3}{4}$ "	—	
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 $\frac{1}{2}$ " x 0.135")	—	
29	2" planks (plank & beam - floor & roof)	2-16d (3 $\frac{1}{2}$ " x 0.135")	at each bearing	
30	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.	
31	Ledger strip supporting joists or rafters	3-16d (3 $\frac{1}{2}$ " x 0.135")	At each joist or rafter	
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
32	3/8" - 1 $\frac{1}{2}$ "	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 $\frac{1}{2}$ " x 0.131") nail (roof)	6	12 ^g
33	19/32" - 1"	8d common nail (2 $\frac{1}{2}$ " x 0.131")	6	12 ^g
34	1 $\frac{1}{8}$ " - 1 $\frac{1}{4}$ "	10d common (3" x 0.148") nail or 8d (2 $\frac{1}{2}$ " x 0.131") deformed nail	6	12
Other wall sheathing^h				
35	1 $\frac{1}{2}$ " structural cellulosic fiberboard sheathing	1 $\frac{1}{2}$ " galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 $\frac{1}{4}$ " long	3	6
36	25/32" structural cellulosic fiberboard sheathing	1 $\frac{3}{4}$ " galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 $\frac{1}{2}$ " long	3	6
37	1 $\frac{1}{2}$ " gypsum sheathing ^d	1 $\frac{1}{2}$ " galvanized roofing nail; staple galvanized, 1 $\frac{1}{2}$ " long, 1 $\frac{1}{4}$ screws, Type W or S	7	7
38	5/8" gypsum sheathing ^d	1 $\frac{3}{4}$ " galvanized roofing nail; staple galvanized, 1 $\frac{5}{8}$ " long, 1 $\frac{5}{8}$ " screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
39	3/4" and less	6d deformed (2" x 0.120") nail or 8d common (2 $\frac{1}{2}$ " x 0.131") nail	6	12
40	7/8" - 1"	8d common (2 $\frac{1}{2}$ " x 0.131") nail or 8d deformed (2 $\frac{1}{2}$ " x 0.120") nail	6	12
41	1 $\frac{1}{8}$ " - 1 $\frac{1}{4}$ "	10d common (3" x 0.148") nail or 8d deformed (2 $\frac{1}{2}$ " x 0.120") nail	6	12

or SI: 1 inch \equiv 25.4 mm, 1 foot \equiv 304.8 mm, 1 mile per hour \equiv 0.447 m/s; 1 ksi \equiv 6.895 MPa

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

- b. Staples are 10 gage wire and have a minimum 7/16-inch on diameter crown width.
- c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

- c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and
edges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on
center where the ultimate design wind speed is 130 mph or greater but less than 140 mph

g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheath-

g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.

b. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and requires

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and requires no perimeter only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members.

oor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members or solid blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as provided in the provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on each side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter

and toe nail from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter required.

j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

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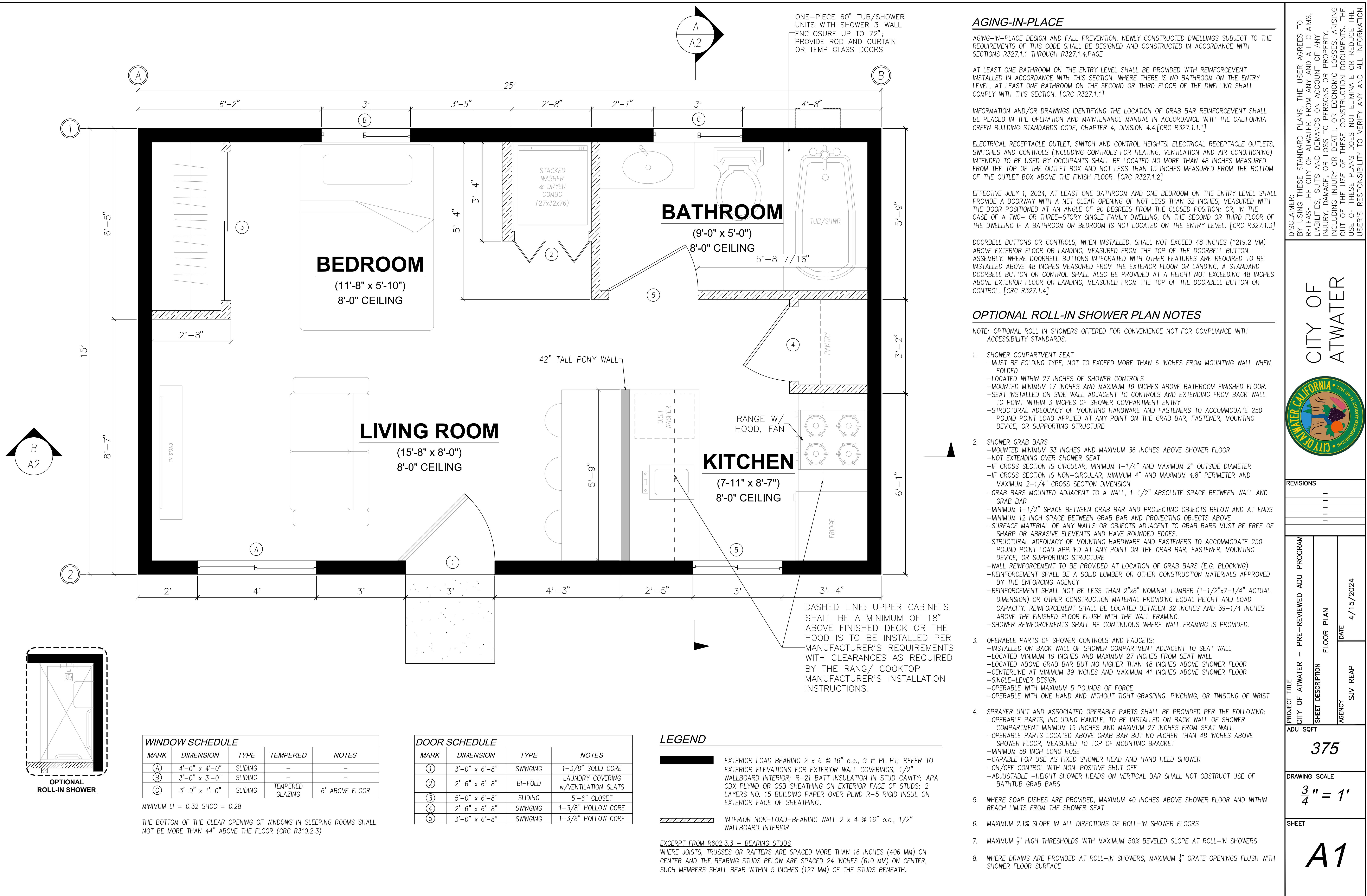


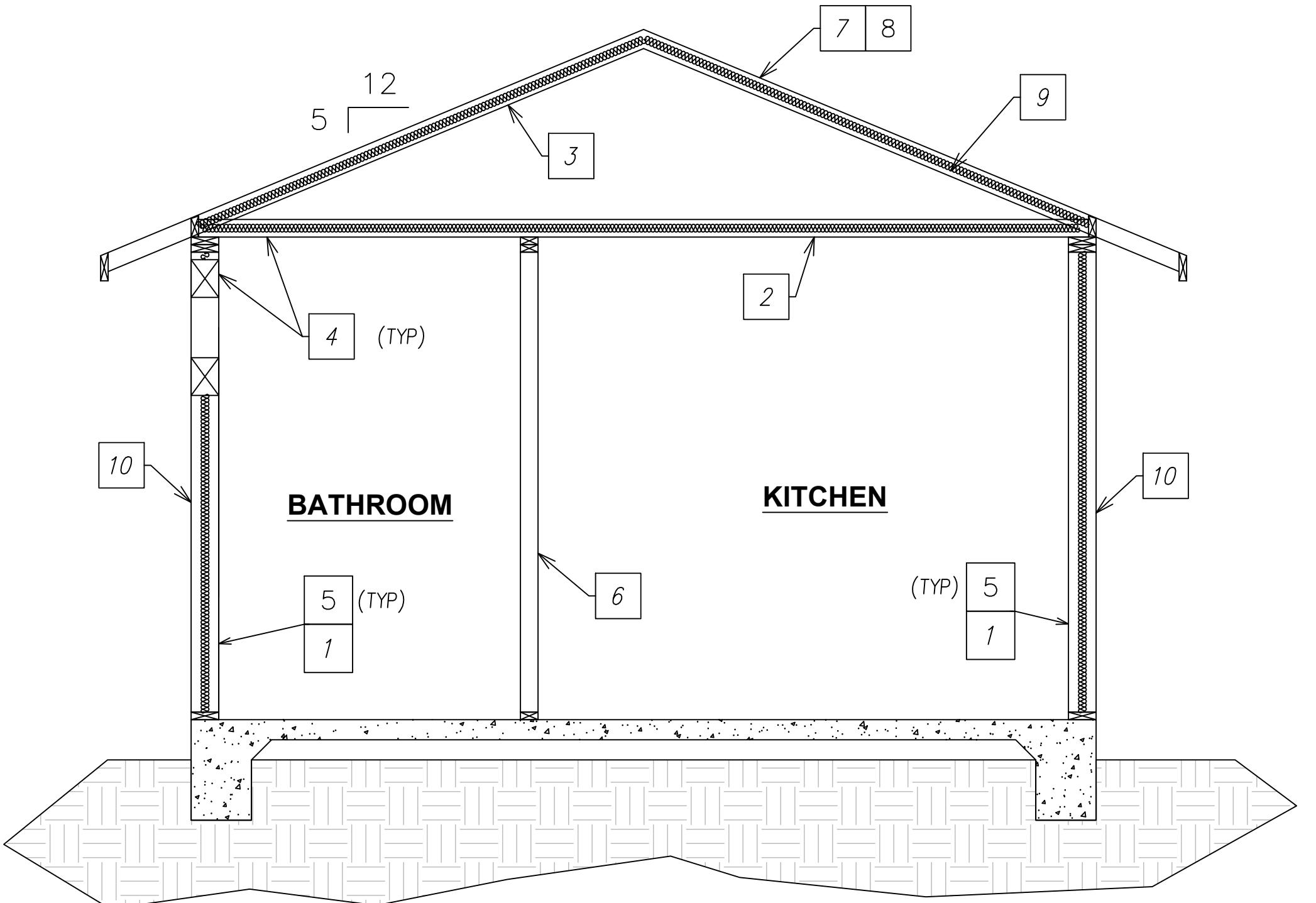
EVISIONS

PROJECT TITLE CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM		SHEET DESCRIPTION COVER	
AGENCY SJV REAP	DATE 4/15/2024		

DRAWING SCALE

C2





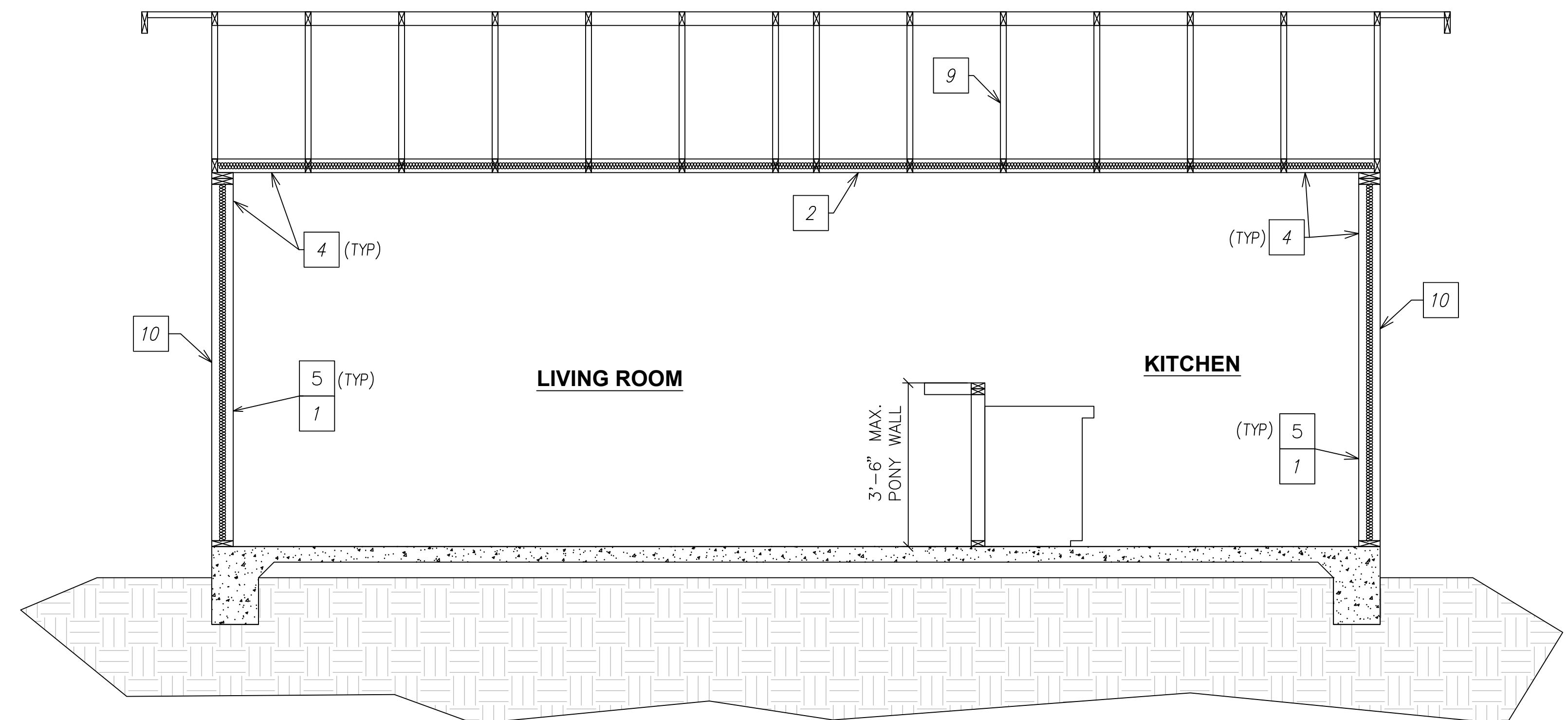
SECTION A - A

SECTION KEYNOTES

- 1 WALL INSULATION: R19
- 2 CEILING INSULATION: R38
- 3 ROOF INSULATION: R19
- 4 INTERIOR FINISH: $\frac{1}{2}$ " GYPSUM BOARD (UNLESS WALL IS FIRE RESISTANT ASSEMBLE)
- 5 EXTERIOR WALL: 2x6 STUD WALL @ 24" O.C.
- 6 INTERIOR WALL: 2x4 STUD WALL @ 24" O.C.
- 7 RADIANT BARRIER IS REQUIRED
- 8 ROOFING: REFER TO ELEVATIONS
- 9 PRE-ENGINEERED, PRE-FABRICATED ROOF TRUSSES (REQUIRED BY APPLICANT AT TIME OF SUBMITTAL)
- 10 EXTERIOR WALL COVERING AS DENOTED AT EXTERIOR ELEVATION. ALL WALL COVERINGS SHALL BE APPLIED OVER WATER RESISTIVE BARRIER APPLIED TO WOOD SHEATHING PER (CRC 703.7.3.1)

NOTE:

1. DESIGN OF ROOF TRUSSES SHALL ACCOMMODATE PHYSICAL DIMENSIONS AND GRAVITY LOAD OF ATTIC MOUNTED AIR HANDLER, AND PV PANEL WEIGHT.
2. VERIFY INSULATION VALUES WITH ENERGY COMPLIANCE REPORT.
3. FOR 1-HOUR FIRE RATED ASSEMBLY" AND "1-HOUR FIRE RATED GABLE END" DETAIL ON SHEETS S4 WHERE REQUIRED.



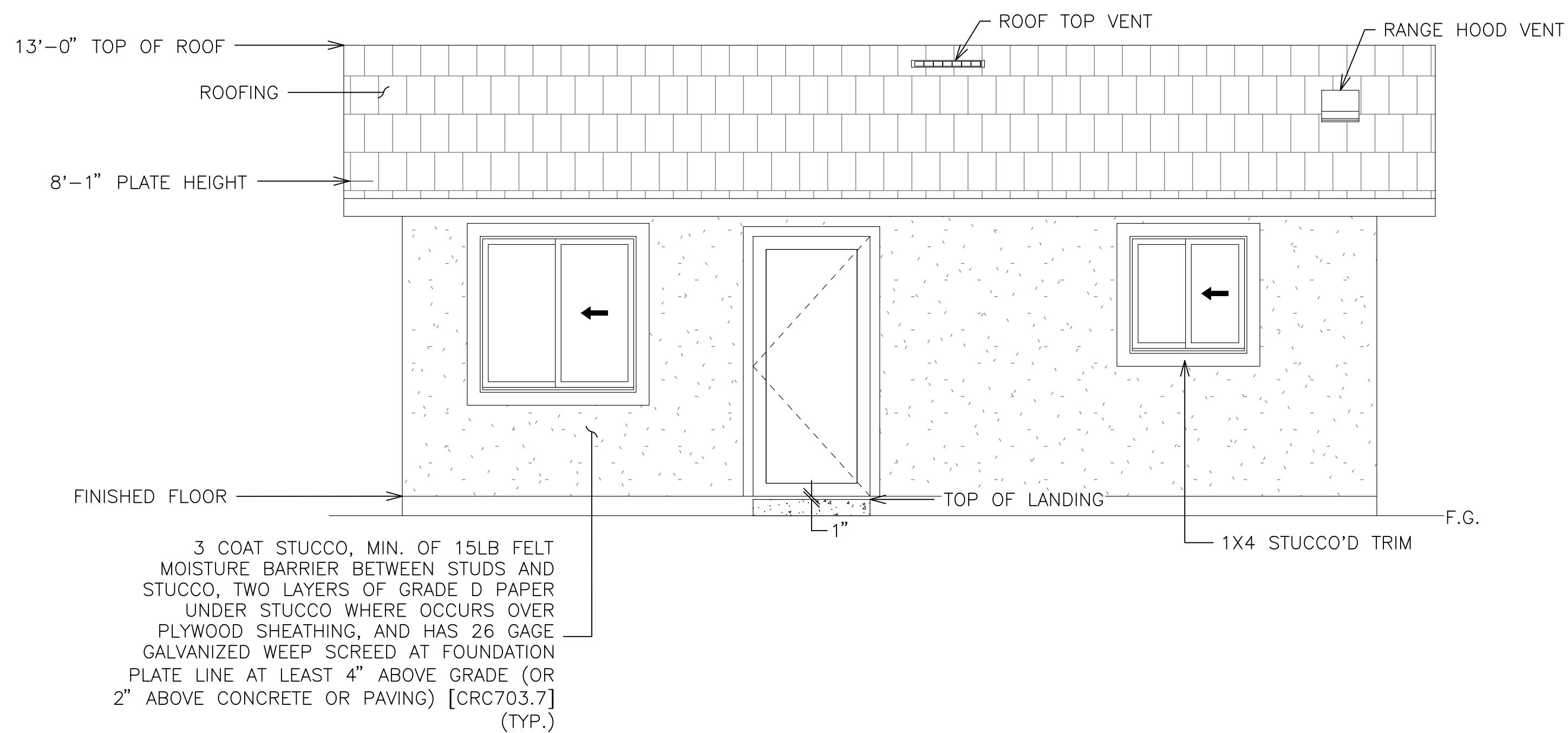
SECTION B - B

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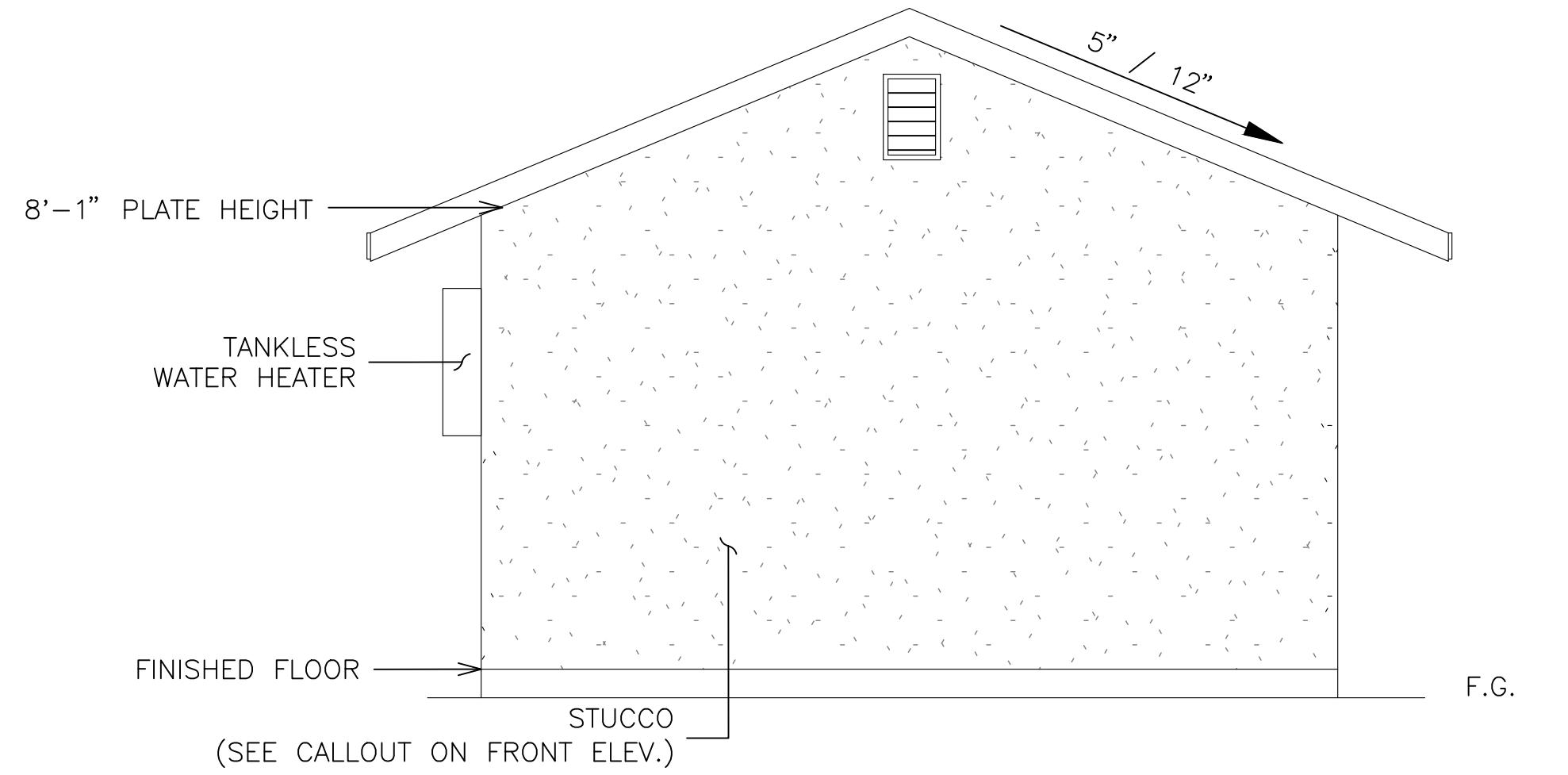
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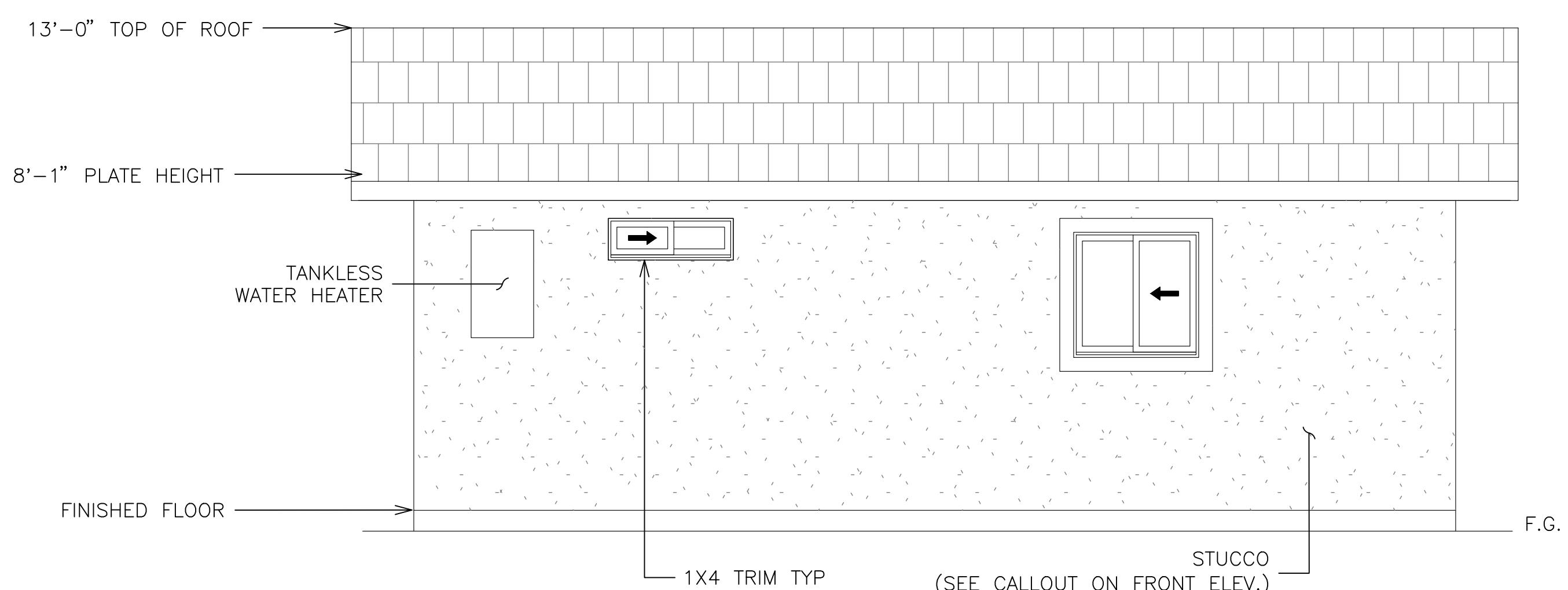
PROJECT TITLE ADU SQFT	CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	
AGENCY SJV REAP	SECTIONS	DATE 4/15/2024
375		
DRAWING SCALE	1/2" = 1'	
SHEET	A2	



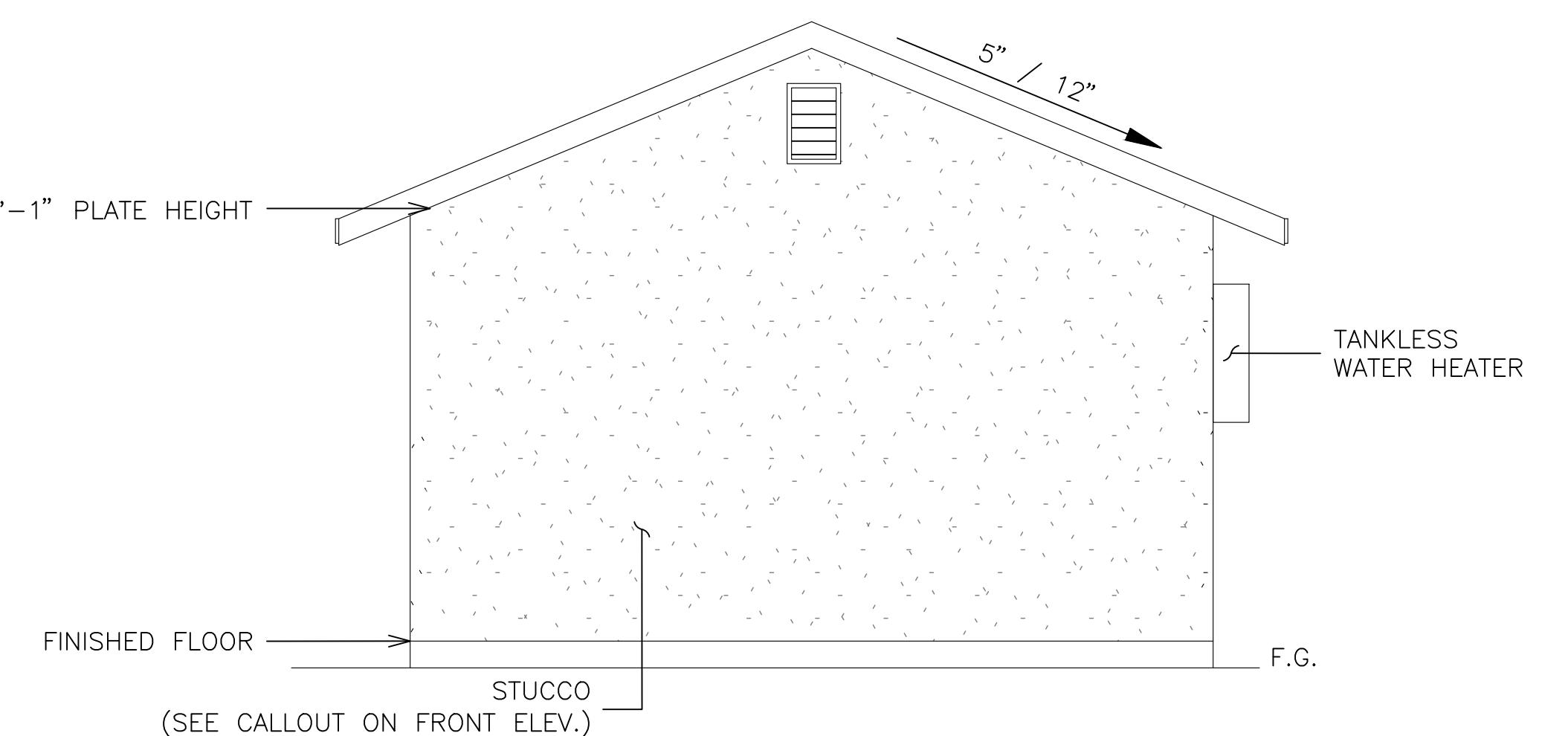
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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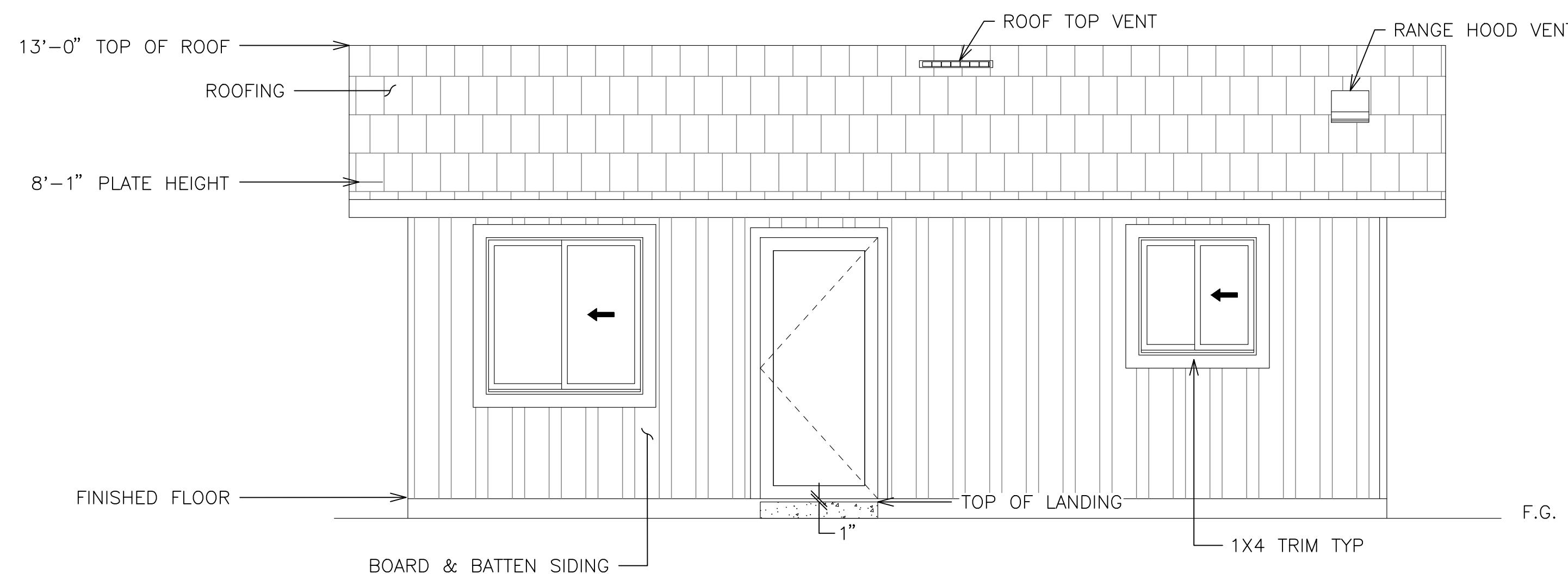


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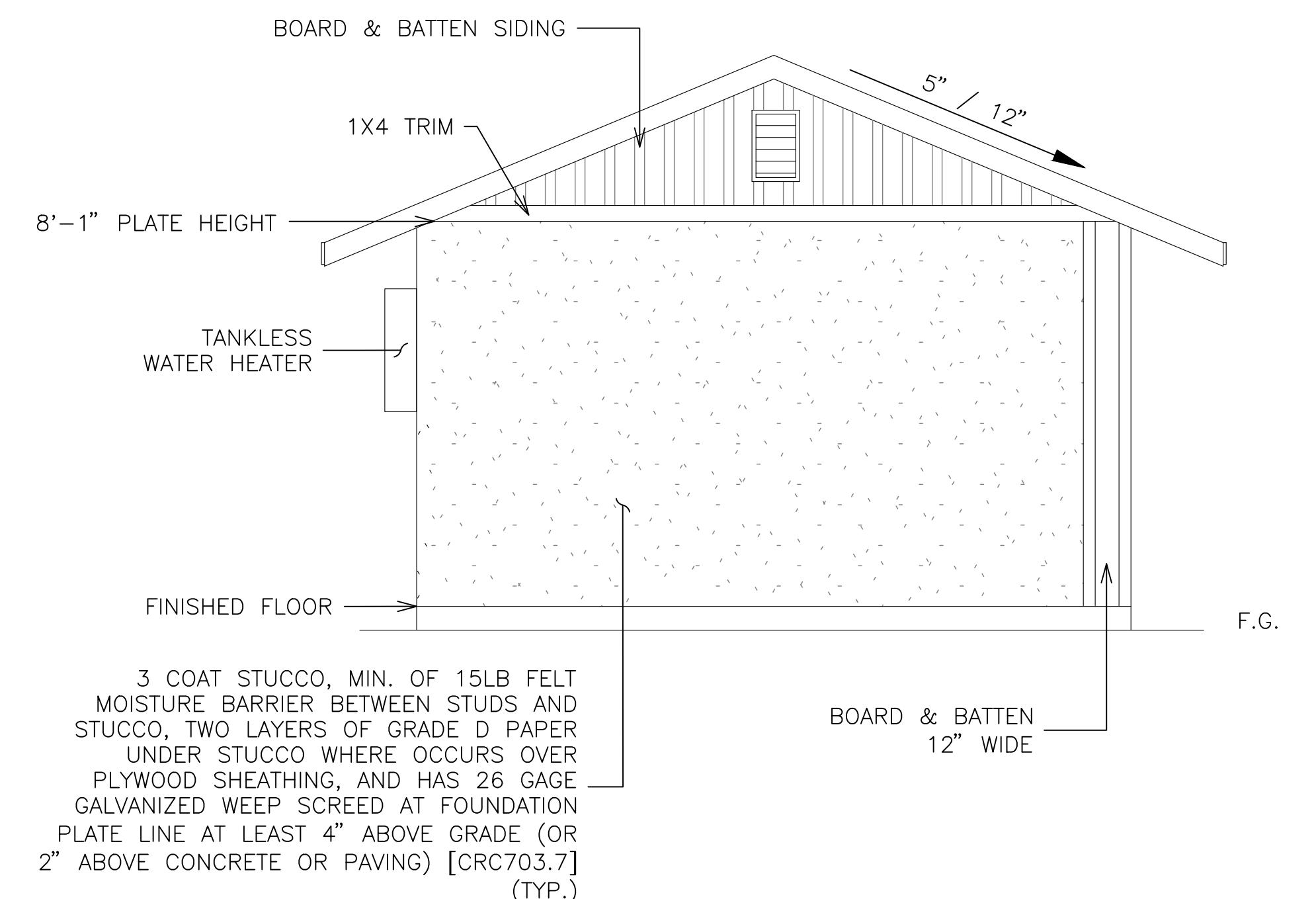
PROJECT TITLE	ADU PROGRAM		ELEVATION A
ADU SQFT	AGENCY	S.J.V REAP	DATE
375			4/15/2024

DRAWING SCALE
3" = 1'
8

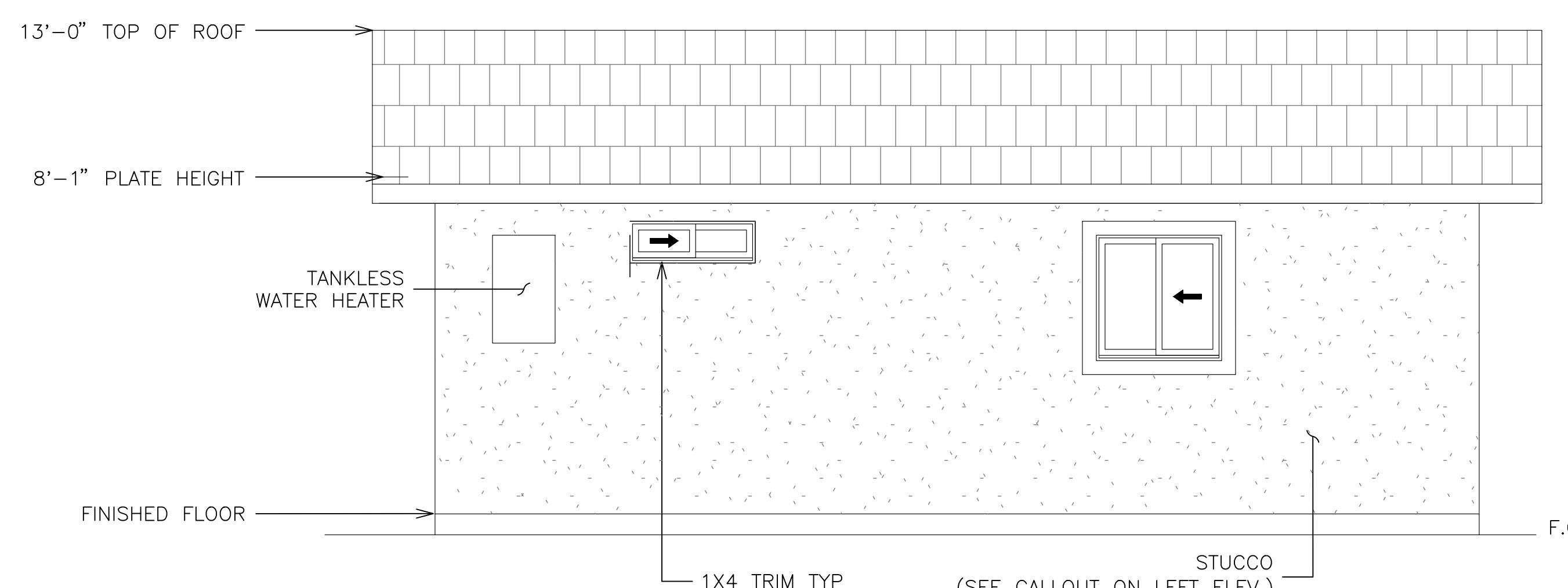
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A3



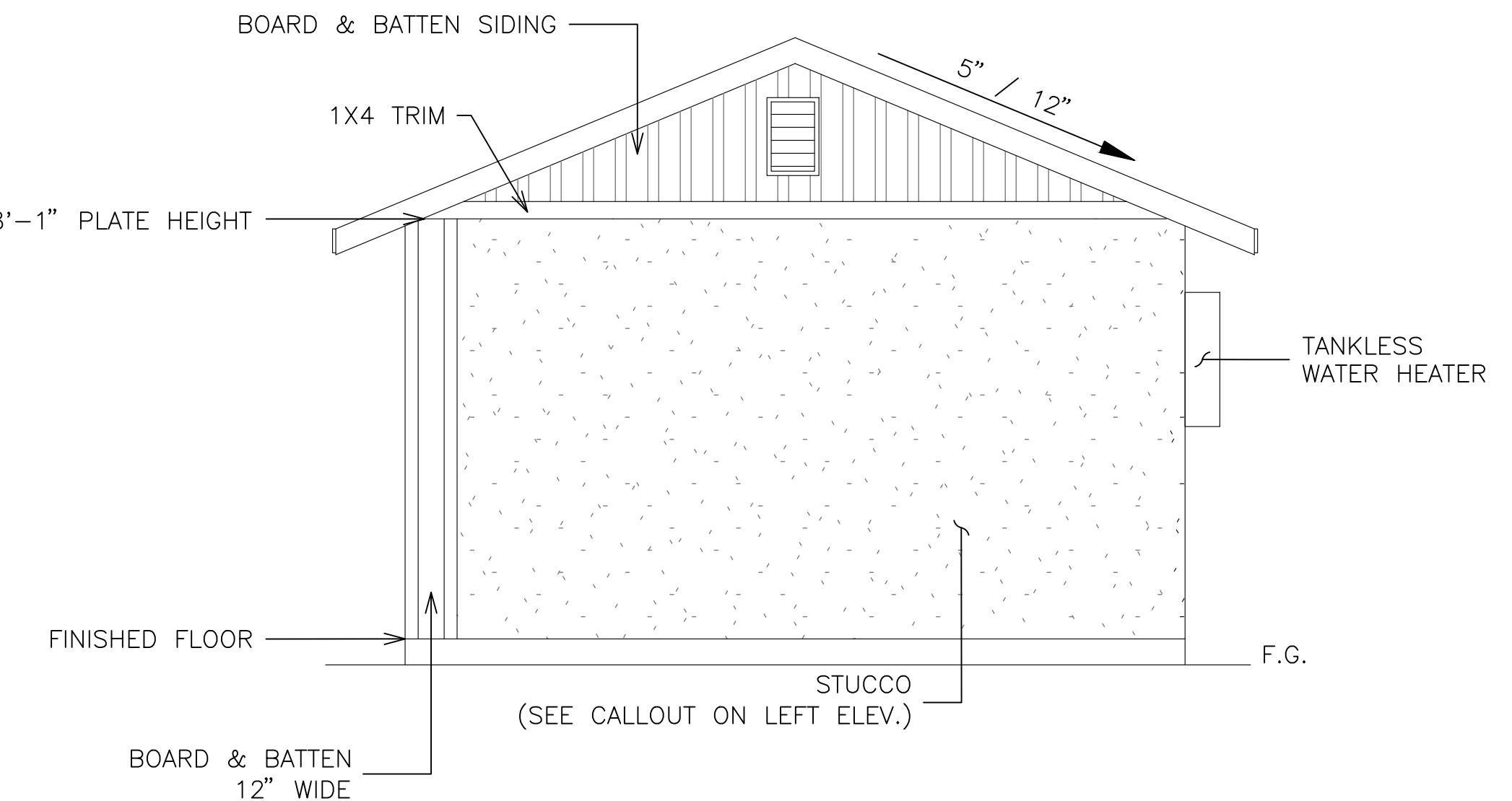
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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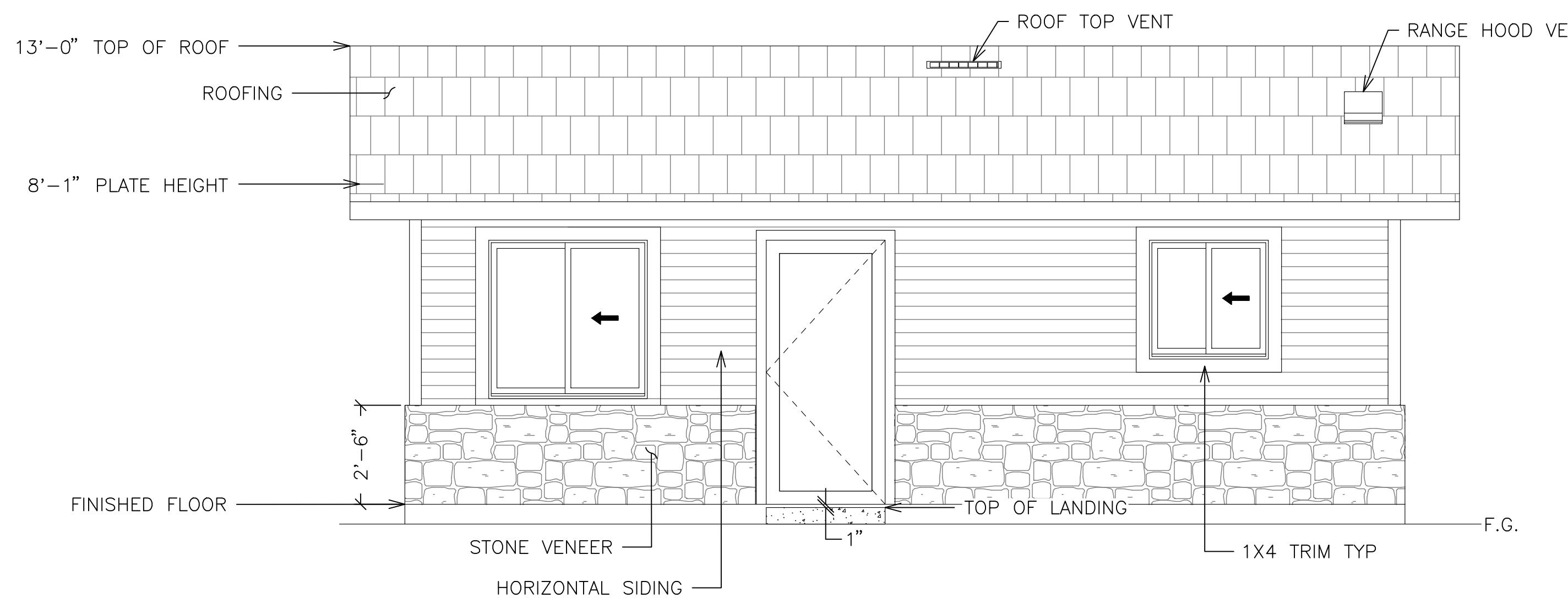
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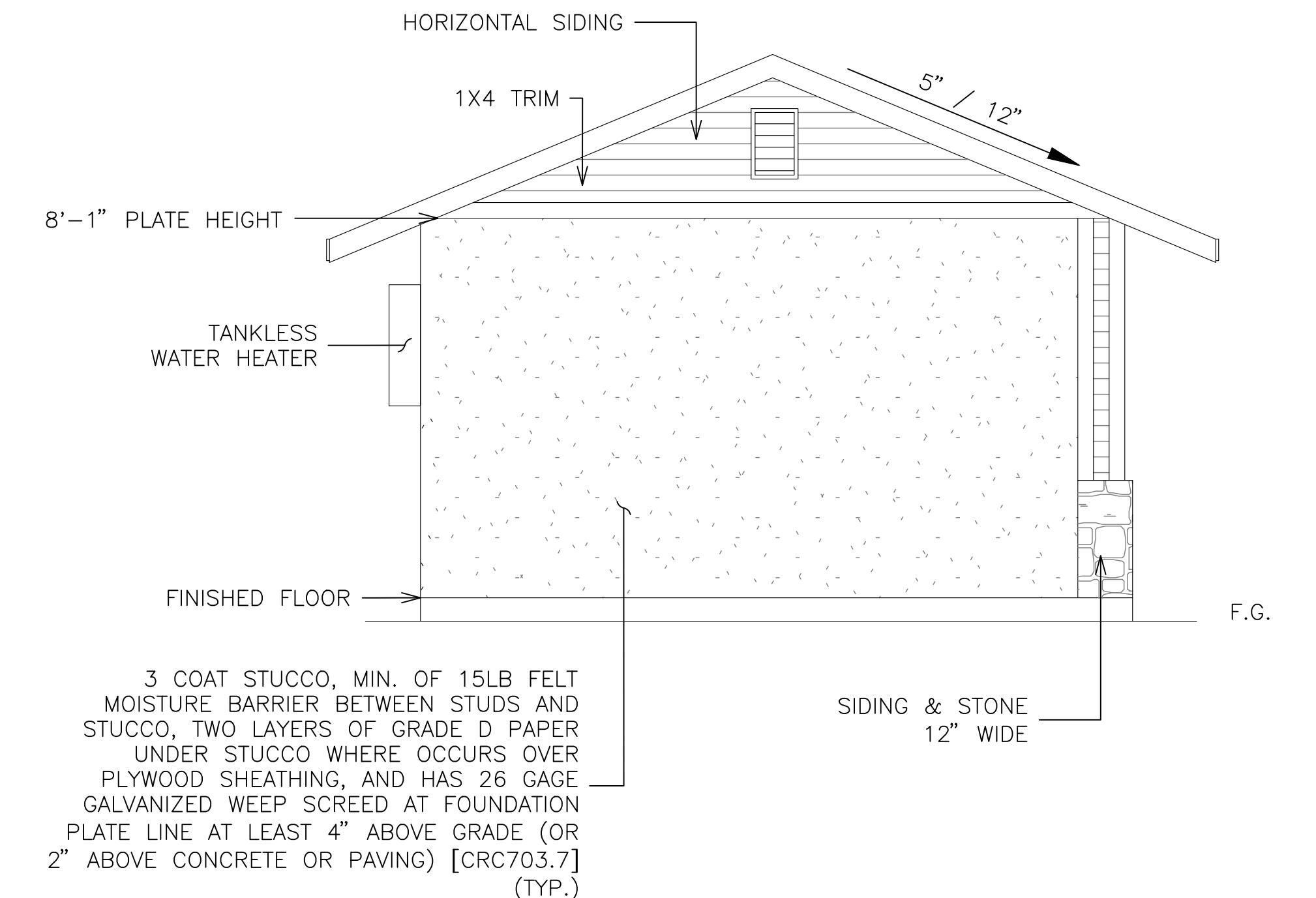
REVISIONS

PROJECT TITLE	ADU SQFT	AGENCY	S.J.V REAP	ELEVATION	DRAWING SCALE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	375			B	3" = 1' 8'

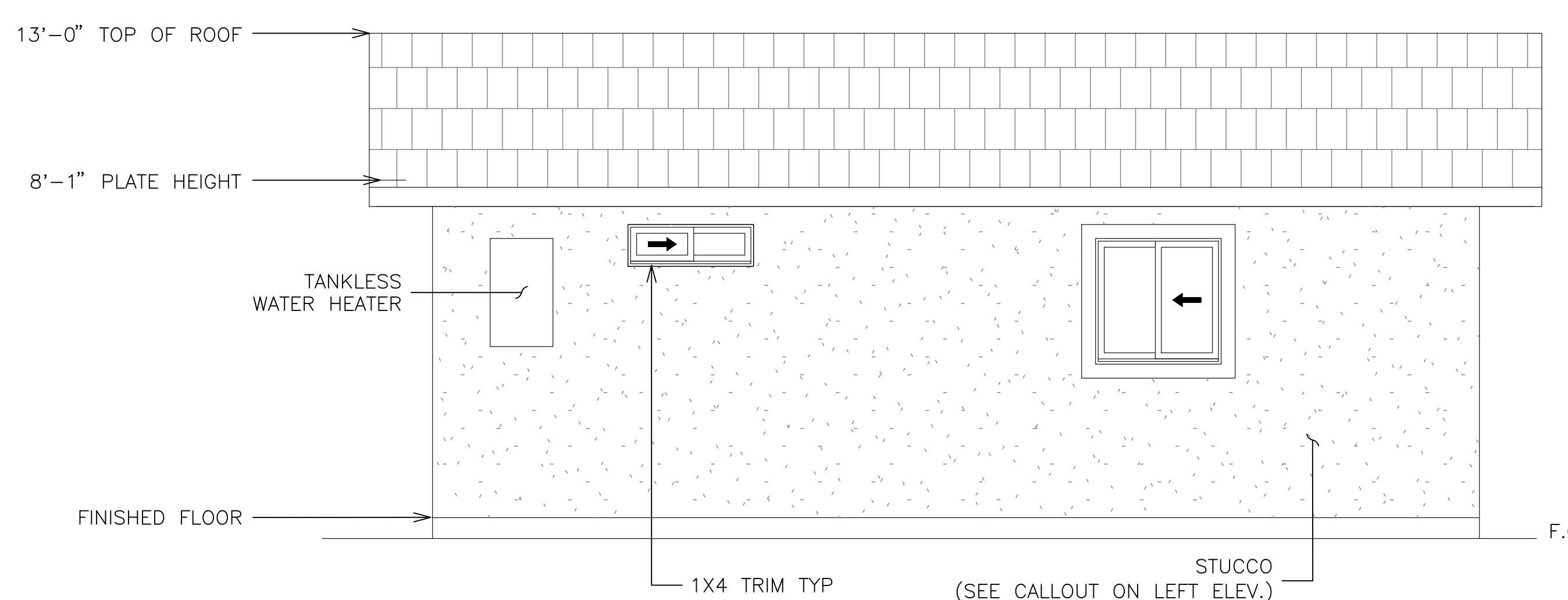
A4



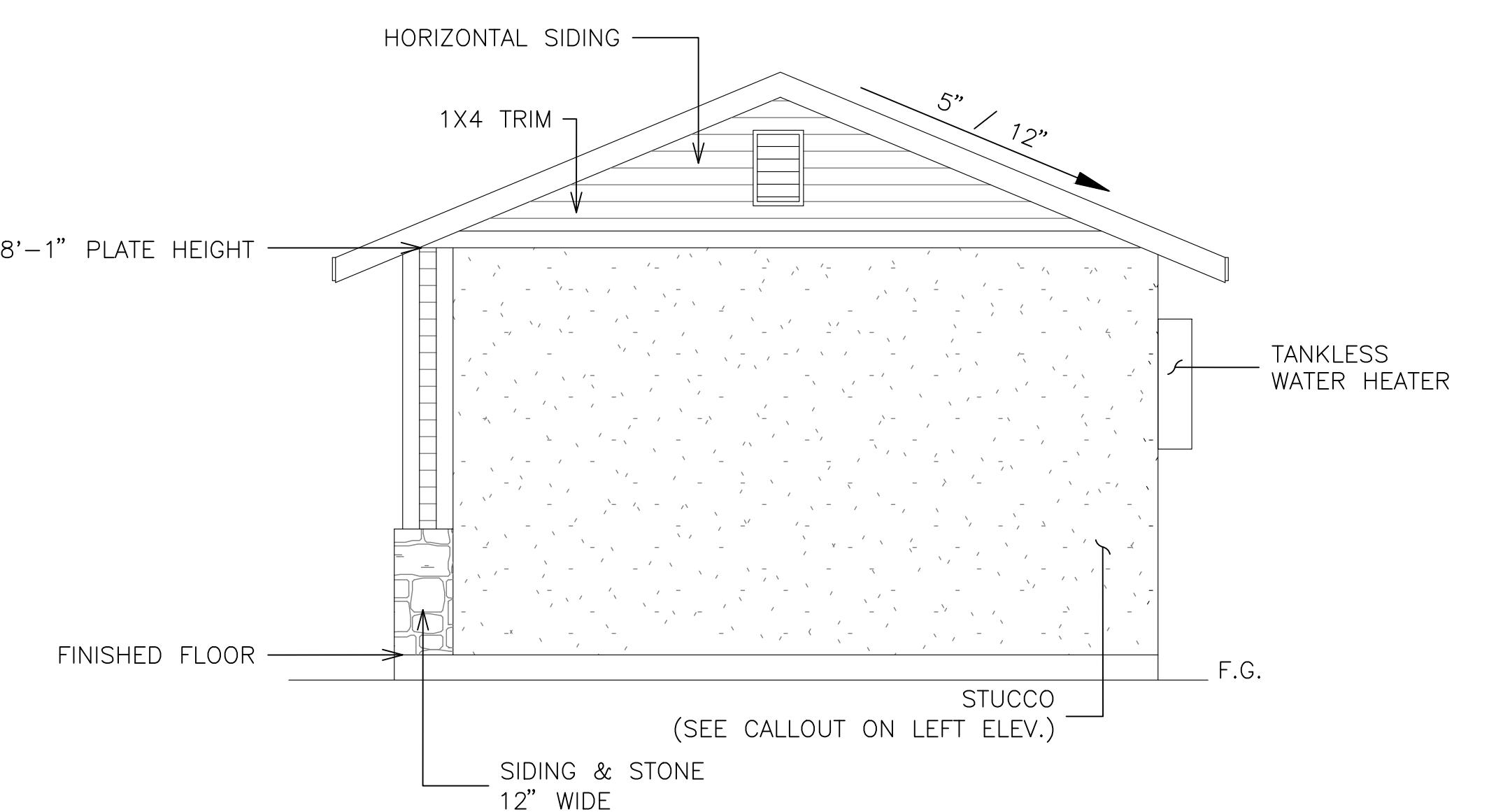
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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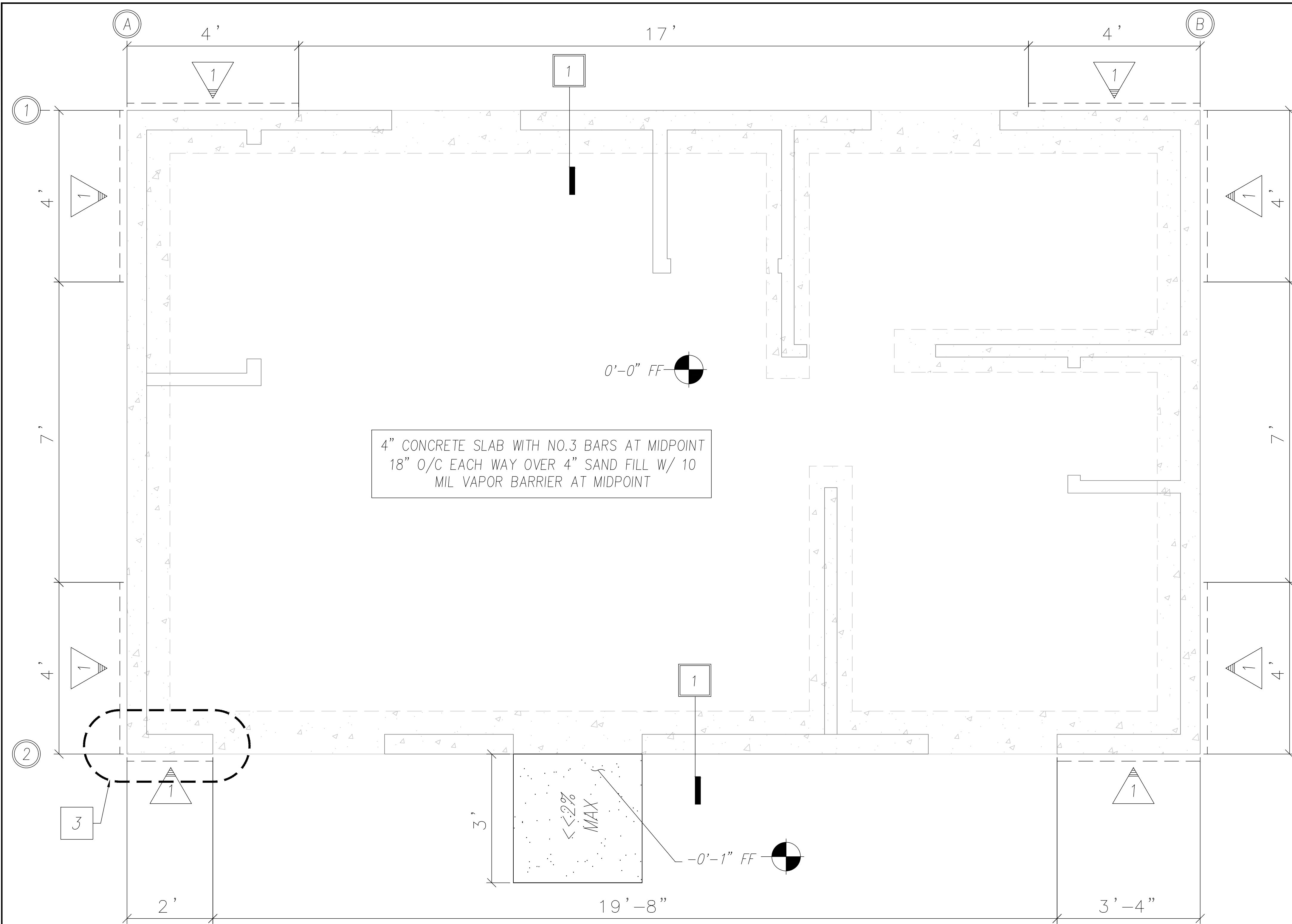
REVISIONS

PROJECT TITLE	ADU PROGRAM		ELEVATION C
ADU SQFT	AGENCY	S.J.V REAP	DATE
375			4/15/2024

DRAWING SCALE
3" = 1'
8

SHEET

A5



KEYNOTES/LEGEND

- Braced Wall Line
- Foundation Plan Detail Found on Sheet S3
- Indicates Concrete Footing Area

WALL BRACING SCHEDULE		
TYPE	MATERIAL	NAILING/STAPLING
1	3/8" PLYWD ²	6d NAILS; EDGES @ 6" O.C., FIELD NAIL @ 12" O.C.

1. EXPANDED METAL OR WOVEN WIRE LATH STAPLED TO ALL STUDS, TOP AND BTM.
2. STRUCTURAL PANEL SHEATHING TO BE USED ON ALL EXTERIOR SURFACES INCLUDING AREAS ABOVE AND BELOW OPENINGS.

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES ^{a, b, c}										
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING		MINIMUM NOMINAL PANEL THICKNESS (inches)		MAXIMUM WALL STUD SPACING (inches)		PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V_{ud} (mph)
Size	Penetration (inches)	Edges	Field	(inches o.c.)	Wind exposure category	B	C	D		
6d Common (2.0" x 0.113")	1.5	24/0	3/8	16		6	12	140	115	110
8d Common (2.5" x 0.131")	1.75	24/16	7/16	16		6	12	170	140	135
				24		6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
 a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
 b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
 c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

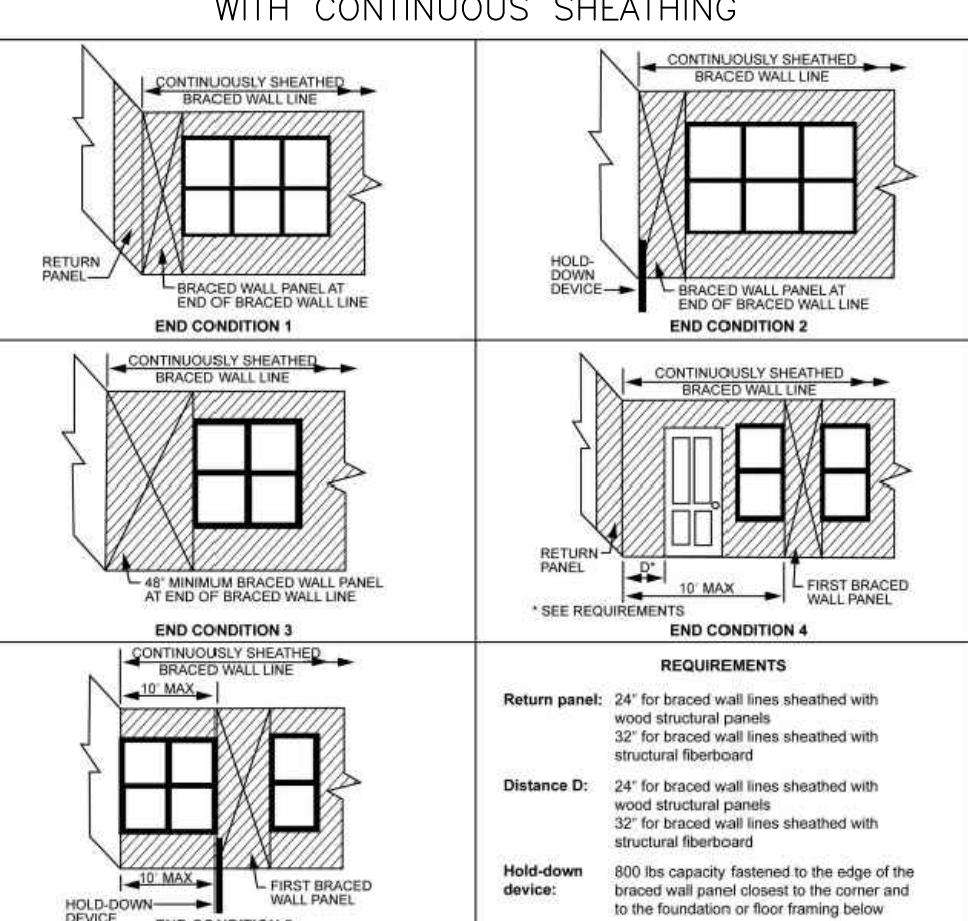


FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

WALL BRACING NOTES

1. FOR THE PURPOSE OF DETERMINING THE AMOUNT AND LOCATION OF BRACING REQUIRED IN EACH STORY LEVEL OF A BUILDING, BRACED WALL LINES SHALL BE DESIGNATED AS STRAIGHT LINES IN THE BUILDING PLAN PLACED IN ACCORDANCE WITH THIS SECTION. (CRC602.10.1)
2. THE LENGTH OF A BRACED WALL LINE SHALL BE THE DISTANCE BETWEEN ITS ENDS. THE END OF A BRACED WALL LINE SHALL BE THE INTERSECTION WITH A PERPENDICULAR BRACED WALL LINE, AN ANGLED BRACED WALL LINE AS PERMITTED IN SECTION R602.10.1.4 OR AN EXTERIOR WALL AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.1)
3. EACH BRACED WALL LINE SHALL BE LOCATED SUCH THAT NO MORE THAN TWO-THIRDS OF THE REQUIRED BRACED WALL PANEL LENGTH IS LOCATED TO ONE SIDE OF THE BRACED WALL LINE. BRACED WALL PANELS SHALL BE PERMITTED TO BE OFFSET UP TO 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE. BRACED WALL PANELS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1. EXTERIOR WALLS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1. INTERIOR WALLS USED AS BRACING SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM A BRACED WALL LINE THROUGH THE INTERIOR OF THE BUILDING AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.2)
4. THE SPACING BETWEEN PARALLEL BRACED WALL LINES SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.3. INTERMEDIATE BRACED WALL LINES THROUGH THE INTERIOR OF THE BUILDING SHALL BE PERMITTED. (CRC602.10.1.3)

TABLE R602.10.1.3
BRACED WALL LINE SPACING

APPLICATION	CONDITION	BUILDING TYPE	BRACED WALL LINE SPACING CRITERIA	
			Maximum Spacing	Exception to Maximum Spacing
Wind bracing	Ultimate design wind speed 100 mph to < 140 mph	Detached, townhouse	60 feet	None
	SDC A - C		Use wind bracing	
	SDC A - B	Townhouse	Use wind bracing	
	SDC C	Townhouse	35 feet	Up to 50 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).
Seismic bracing	SDC D ₀ , D ₁ , D ₂	Detached, townhouses, one- and two-story only	25 feet	Up to 35 feet to allow for a single room not to exceed 900 square feet. Spacing of all other braced wall lines shall not exceed 25 feet.
	SDC D ₀ , D ₁ , D ₂	Detached, townhouse	25 feet	Up to 35 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 mile per hour = 0.447 m/s.

5. BRACED WALL LINES WITH A LENGTH OF 16 FEET (4877 MM) OR LESS SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS OF ANY LENGTH OR ONE BRACED WALL PANEL EQUAL TO 48 INCHES (1219 MM) OR MORE. BRACED WALL LINES GREATER THAN 16 FEET (4877 MM) SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS. (CRC602.10.2.3)

6. TABLE R602.10.3(1) AND THE APPLICABLE ADJUSTMENT FACTORS IN TABLE R602.10.2(2) (CRC602.10.3)

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

Seismic Design Category	Story Location	Braced Wall Line Length (feet) ^d	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^{e, f}				
			Method LIB ^d	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB	Method WSP	Methods CS-WSP, CS-G, CS-PF
D ₀	Story 1	10	NP	2.8	2.8	1.8	1.6
		20	NP	5.5	5.5	3.6	3.1
		30	NP	8.3	8.3	5.4	4.6
		40	NP	11.0	11.0	7.2	6.1
		50	NP	13.8	13.8	9.0	7.7
	Story 2	10	NP	5.3	5.3	3.8	3.2
		20	NP	10.5	10.5	7.5	6.4
		30	NP	15.8	15.8	11.3	9.6
		40	NP	21.0	21.0	15.0	12.8
		50	NP	26.3	26.3	18.8	16.0
	Story 3	10	NP	7.3	7.3	5.3	4.5
		20	NP	14.5	14.5	10.5	9.0
		30	NP	21.8	21.8	15.8	13.4
		40	NP	29.0	29.0	21.0	17.9
		50	NP	36.3	36.3	26.3	22.3

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
 NP = Not Permitted.

- Linear interpolation shall be permitted.
- Wall bracing lengths are based on a site soil class "D." Interpolation of bracing length between the S_{br} values associated with the seismic design categories shall be permitted when a site-specific S_{br} value is determined in accordance with Section 1613.2 of the California Building Code.
- Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.
- Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.
- Methods PFG and CS-SFB do not apply in Seismic Design Categories D₀, D₁ and D₂.
- Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.

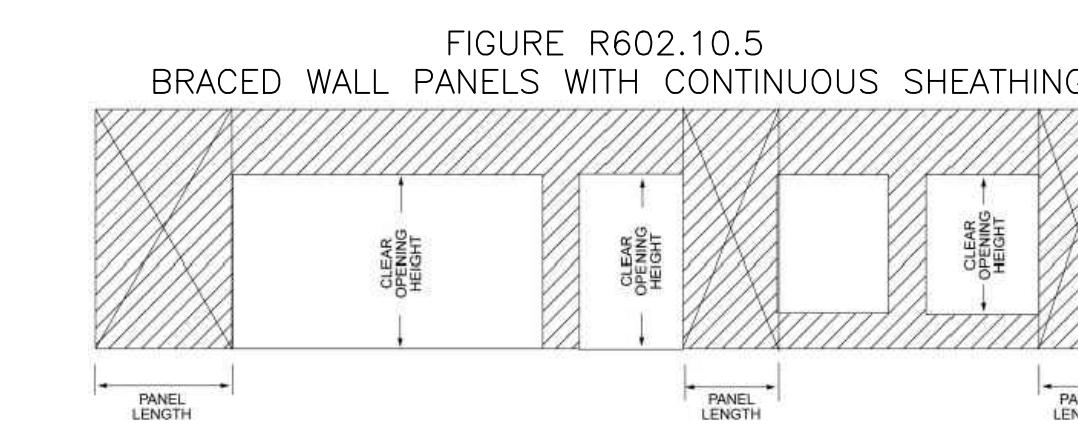


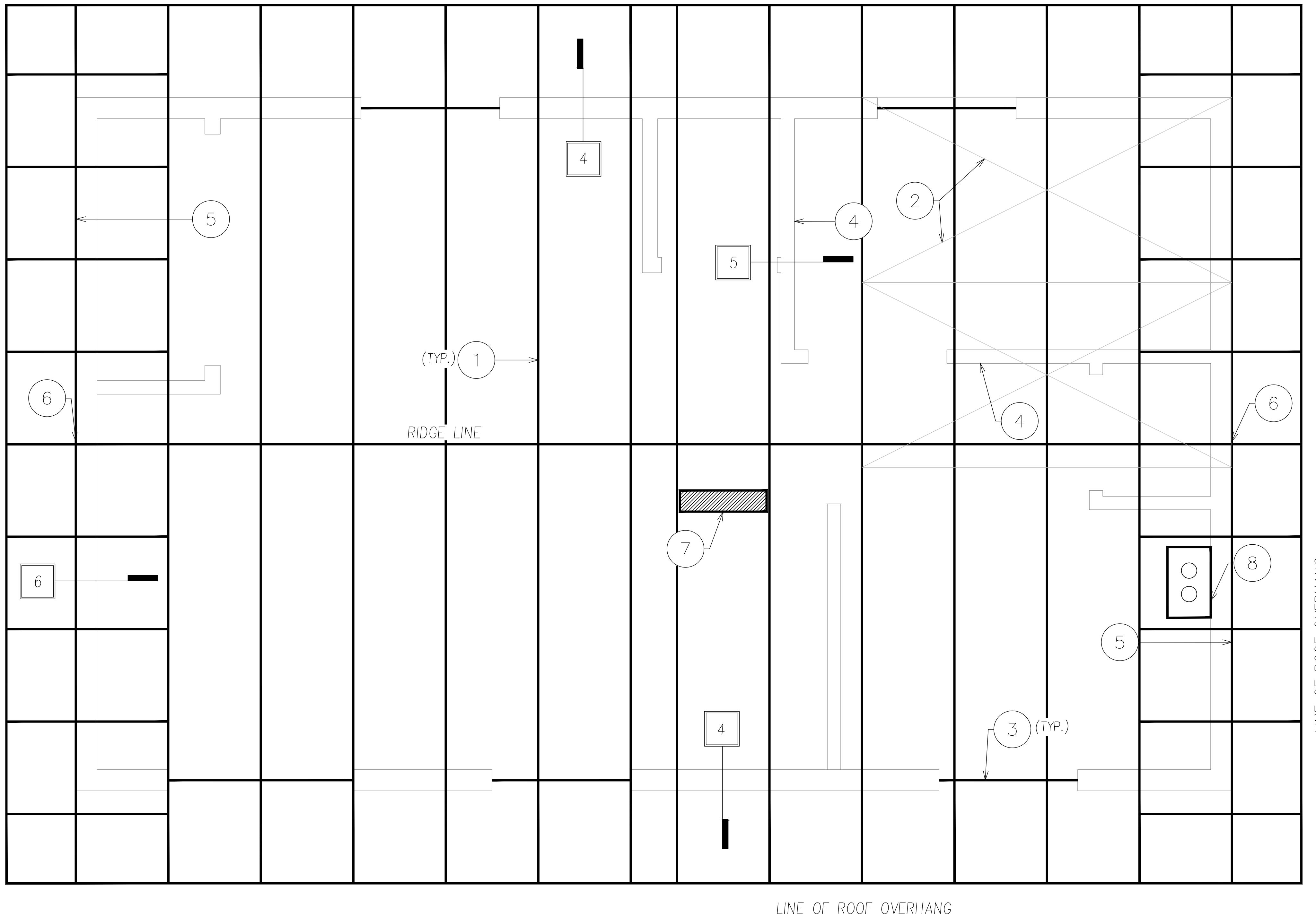
FIGURE R602.10.5
BRACED WALL PANELS WITH CONTINUOUS SHEATHING

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.



PROJECT TITLE	CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	
ADU SQFT	SHEET DESCRIPTION	FOUNDATION PLAN
375	4/15/2024	

AGENCY	S.J.V. REAP	DRAWING SCALE
		3" = 1'
SHEET		S1



KEYNOTES

- 1 PRE-MFR. TRUSSES @ 24" O.C.
- 2 15/32" APA RATED PLYWD OR OSB, P.I. 32/16, EDGE NAIL W/8D @ 6" O.C. & FIELD NAIL @ 6" O.C.
- 3 6X8 D.F. # 2
- 4 TOP OF NON-BEARING, NON-BRACED WALL. SEE DETAIL 5.
- 5 SEE DETAIL 3 FOR END WALL TRUSS SHEAR TRANSFER DESIGN REQUIREMENT
- 6 LOCATION OF 12"x18" GABLE END VENT
- 7 LOCATION OF 5 1/2" x 22 1/2" ROOF TOP VENT
- 8 LOCATION OF RANGE HOOD VENT
- # FRAMING PLAN DETAIL FOUND ON SHEET S3

NOTES

1. TRUSS CALCULATIONS (FROM THE TRUSS MANUFACTURER) SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO A REQUEST FOR ROOF AND SHEAR INSPECTION

ATTIC VENTILATION REQUIREMENTS

$$\frac{375 \text{ SQFT}}{150} \cdot 144 \text{ in}/\text{ft} = (360 \text{ in}^2)$$

PROVIDE:

$$2 - 12"\times18" \text{ GABLE END VENT } (140 \text{ in}^2) = (280 \text{ in}^2)$$

$$1 - 5-1/2" \times 22-1/2" \text{ ROOF TOP VENT } (83 \text{ in}^2) = (83 \text{ in}^2)$$

$$\text{TOTAL PROVIDED: } = (363 \text{ in}^2)$$

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PROJECT TITLE	ADU PROGRAM	
SHEET DESCRIPTION	ROOF FRAMING PLAN	
AGENCY	S.J.V REAP	DATE
375		4/15/2024

DRAWING SCALE
 $\frac{3}{4} \text{ " = 1'}$

32

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LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY
INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY,
OUT OF THE USE OF THESE, OR ECONOMIC LOSSES, ARISING
OUT OF THE USE OF THESE, OR CONSTRUCTION DOCUMENTS. THE
USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE
USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER



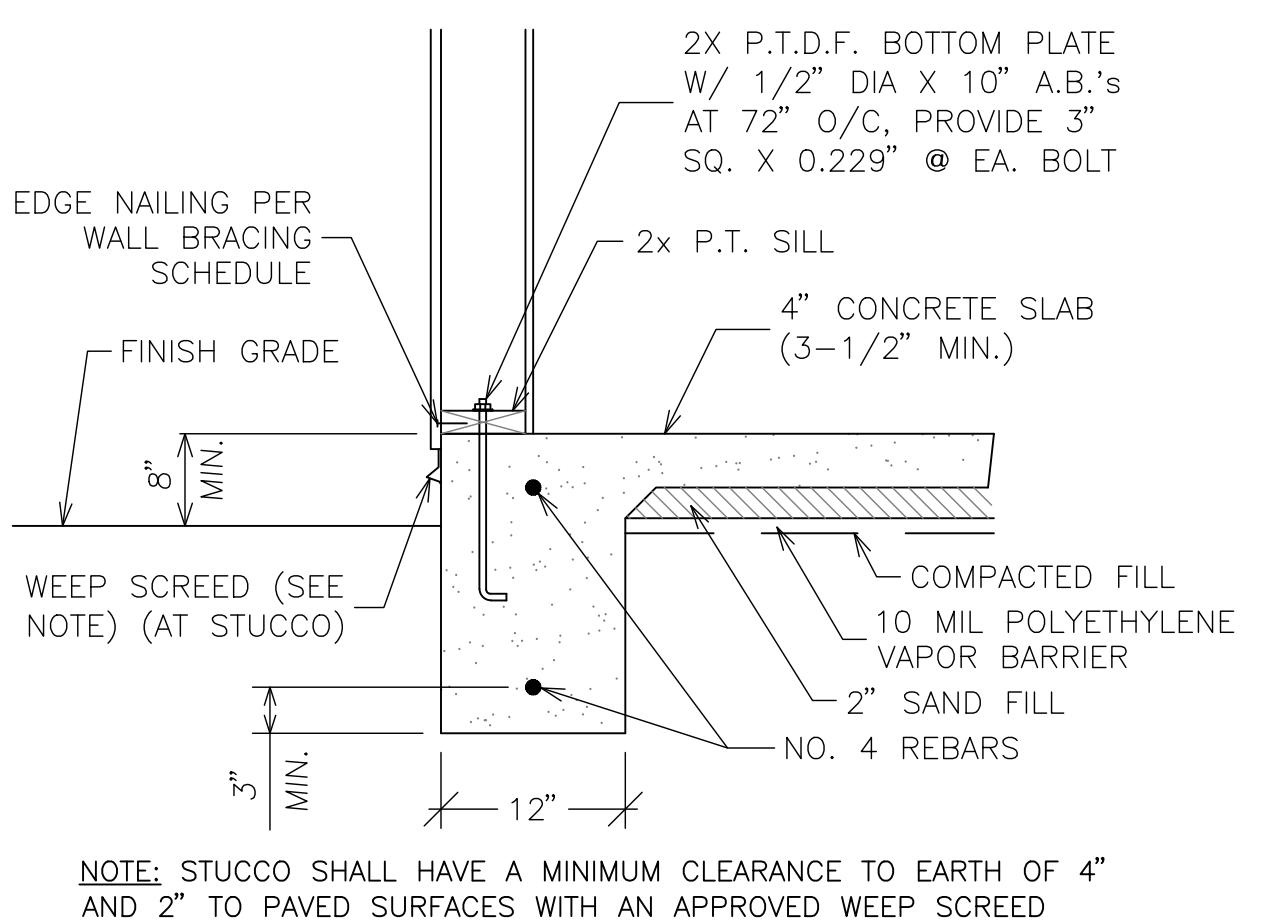
REVISIONS

PROJECT TITLE	PRE-REVIEWED ADU PROGRAM	
AGENCY	SJN REAP	DETAILS
ADU SQFT		4/15/2024
375		

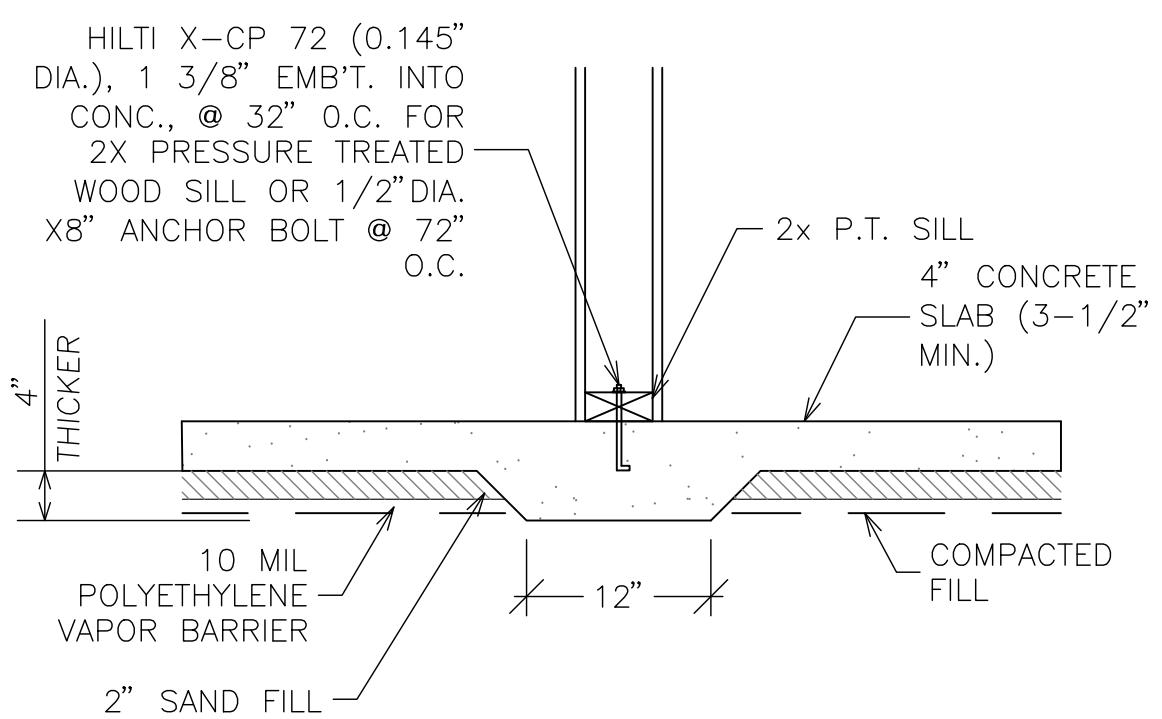
DRAWING SCALE

SHEET

S3

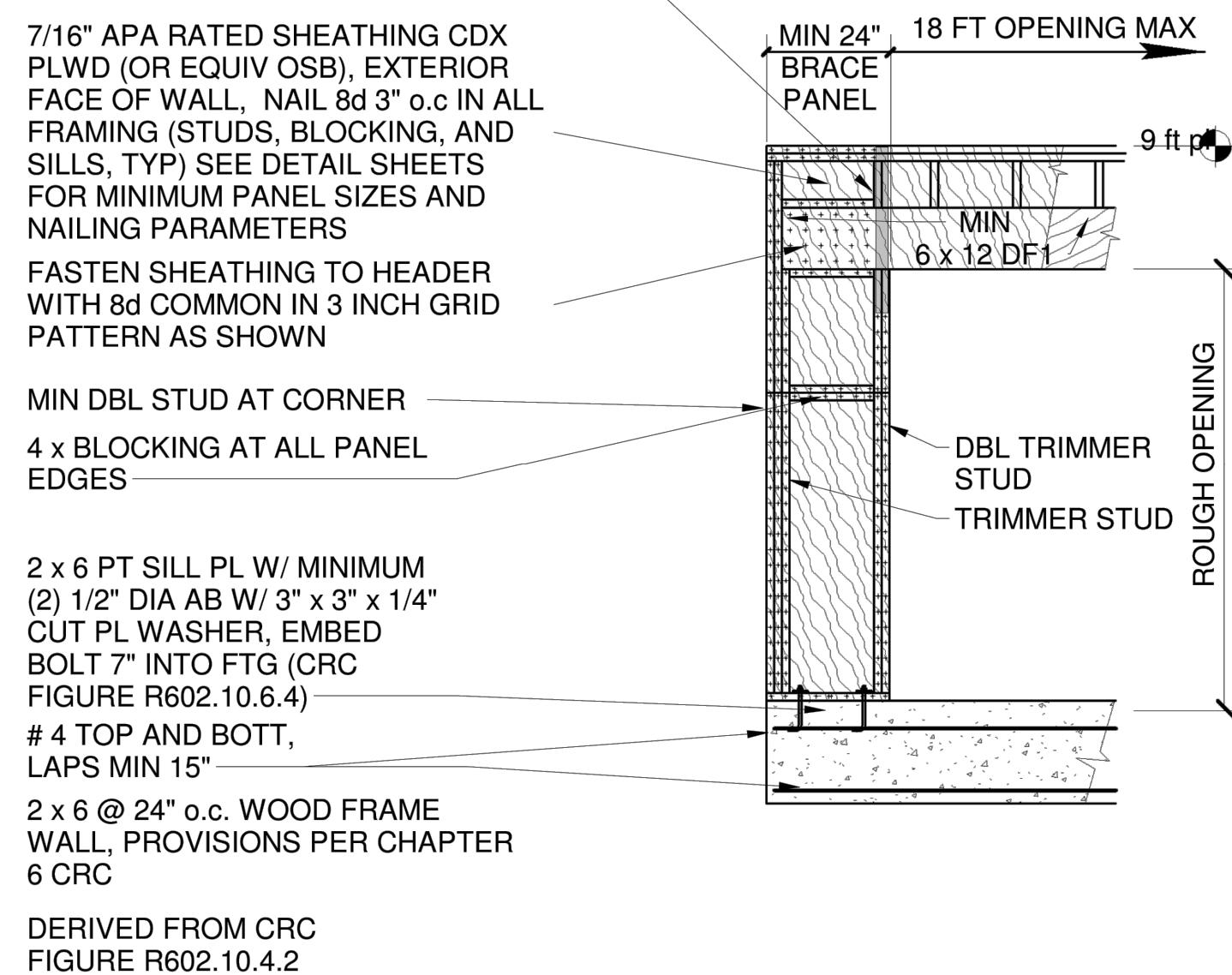


1 EXTERIOR FOOTING
N.T.S.

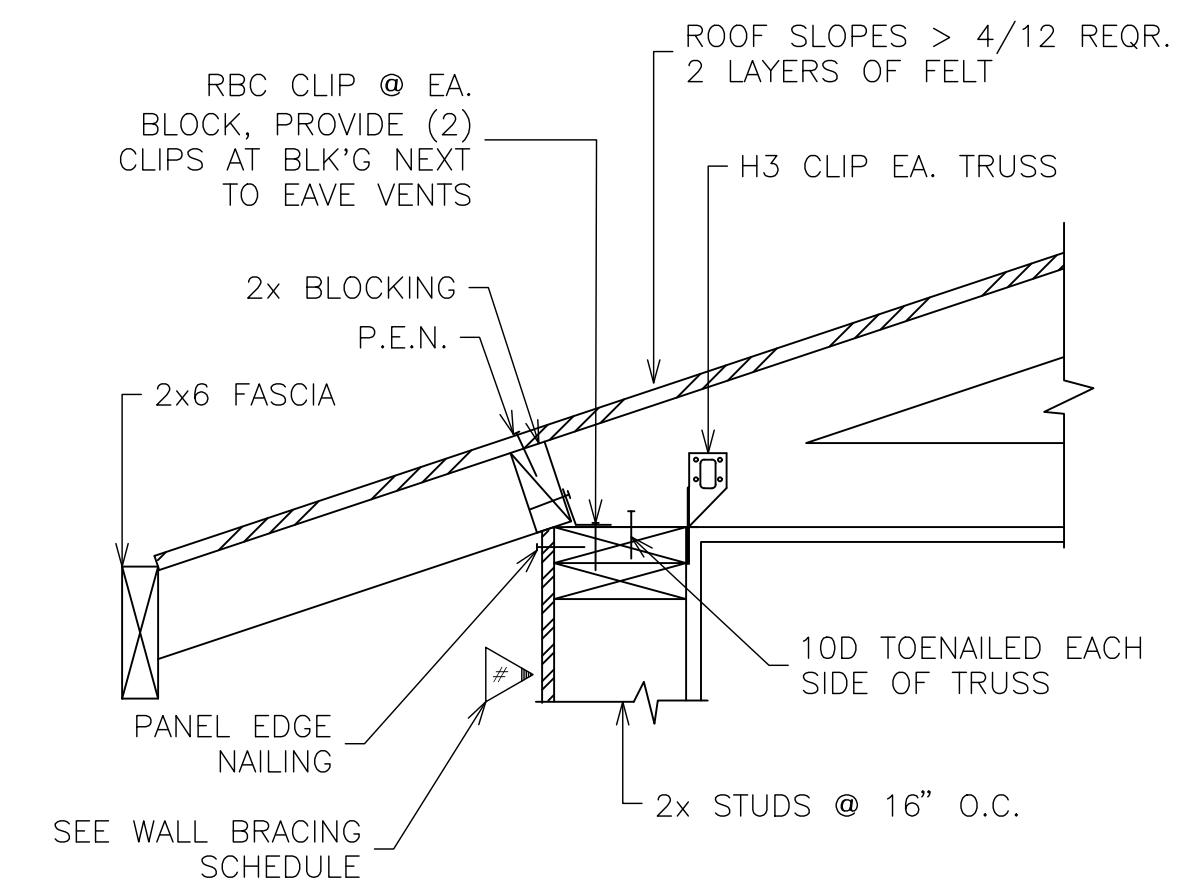


2 NON-BEARING INTERIOR FOOTING
N.T.S.

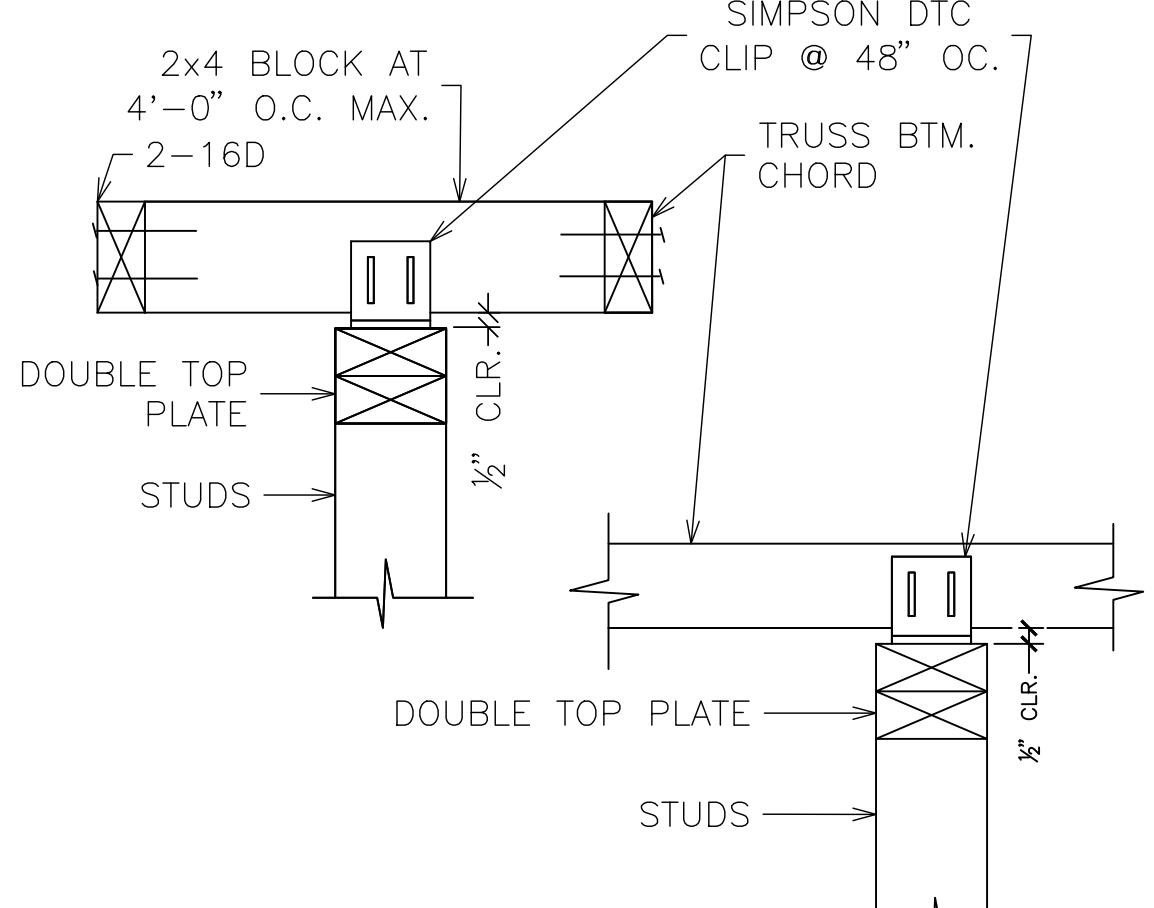
TENSION STRAP AT INTERIOR FACE OF WALL, STRAP ACROSS HEADER AND JAMB STUDS:
SIMPSON MSTA 30 (2,050 lbs TENSION)



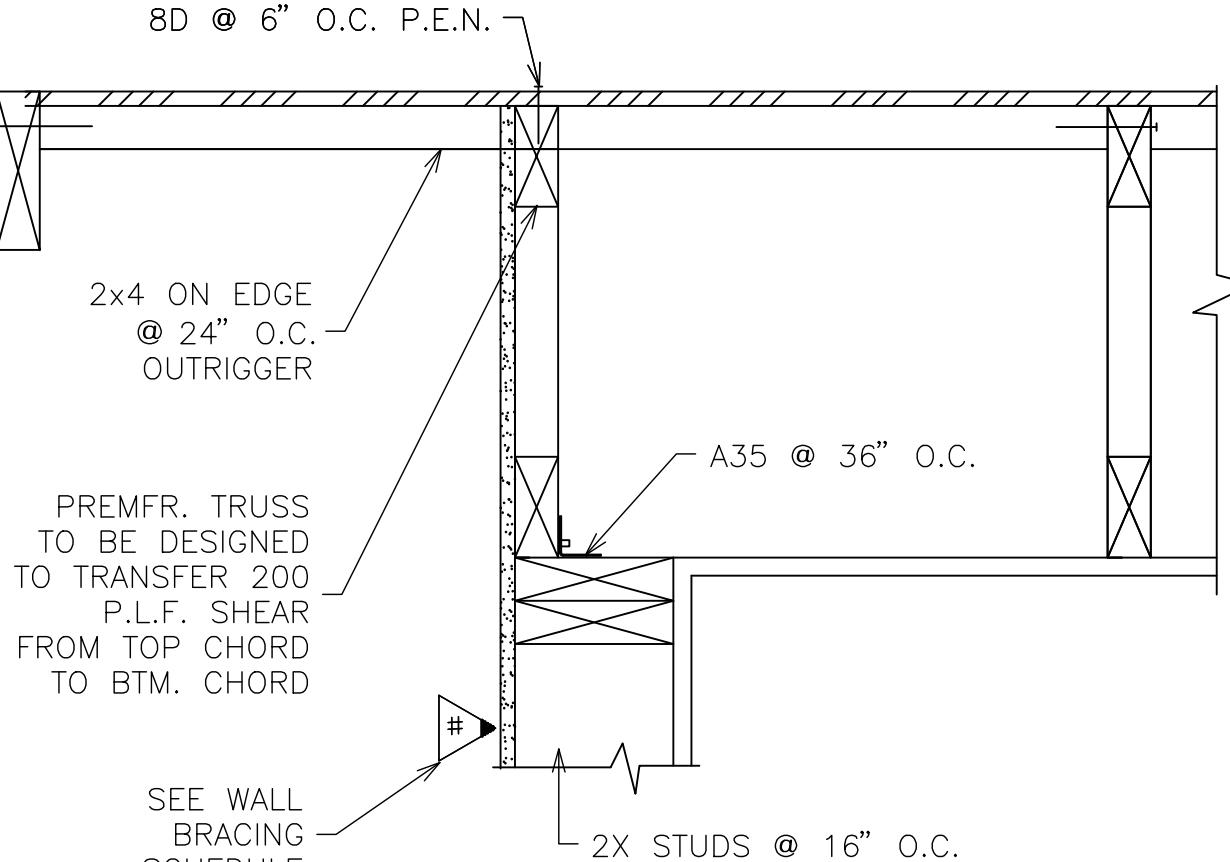
3 CS-PF DETAIL
N.T.S.



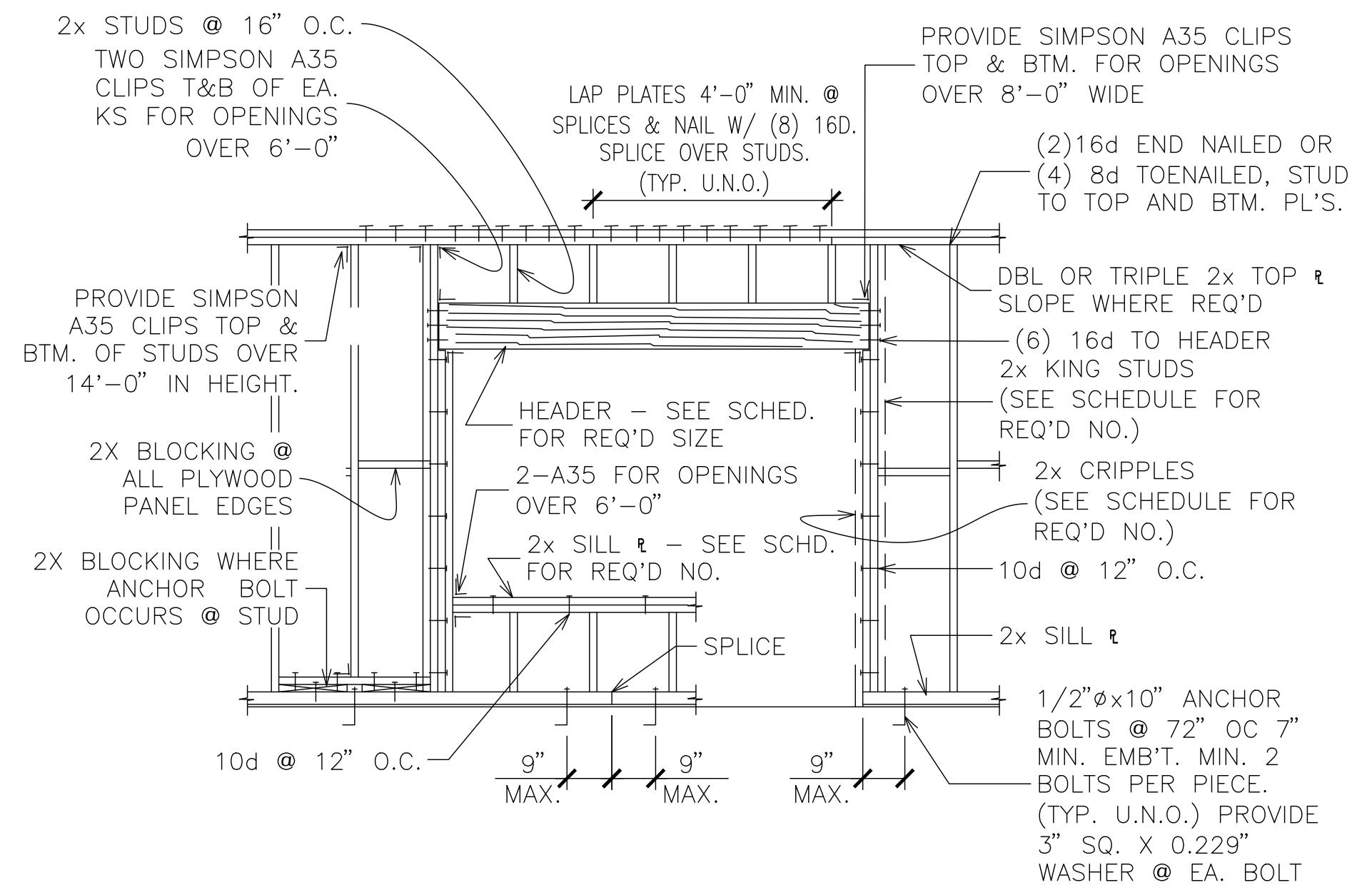
4 EAVE DETAIL
N.T.S.



5 NON-BRG., NON-BRACED WALL CONNECTION
N.T.S.



6 GABLE END DETAIL
N.T.S.



7 TYP. WALL FRAMING AT OPENING
N.T.S.

CLEAR SPAN OF OPENING	HEADER SIZE		NUMBER OF CRIPPLES	NUMBER OF KING STUDS	NUMBER OF SILL PLATES
	BEARING WALL	NON-BRG WALL			
UP TO 6'-0"	4 x 8	4 x 6	1	1	1

NOTES:

1. 4x HEADER SIZE SHOWN IS FOR 2x4 STUD WALL, REVISE TO 6x FOR 2x6 STUD WALLS AND 8x FOR 2x8 STUD WALLS.
2. DETAILS AND MEMBER SIZES ARE TYPICAL UNLESS OTHERWISE NOTED OR DETAILED.
3. NOTES AND MEMBER SIZES SHOWN ON FRAMING PLANS SHALL TAKE PRECEDENCE OVER SCHEDULE.

7 HEADER DETAIL
N.T.S.

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ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE
USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE
USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER



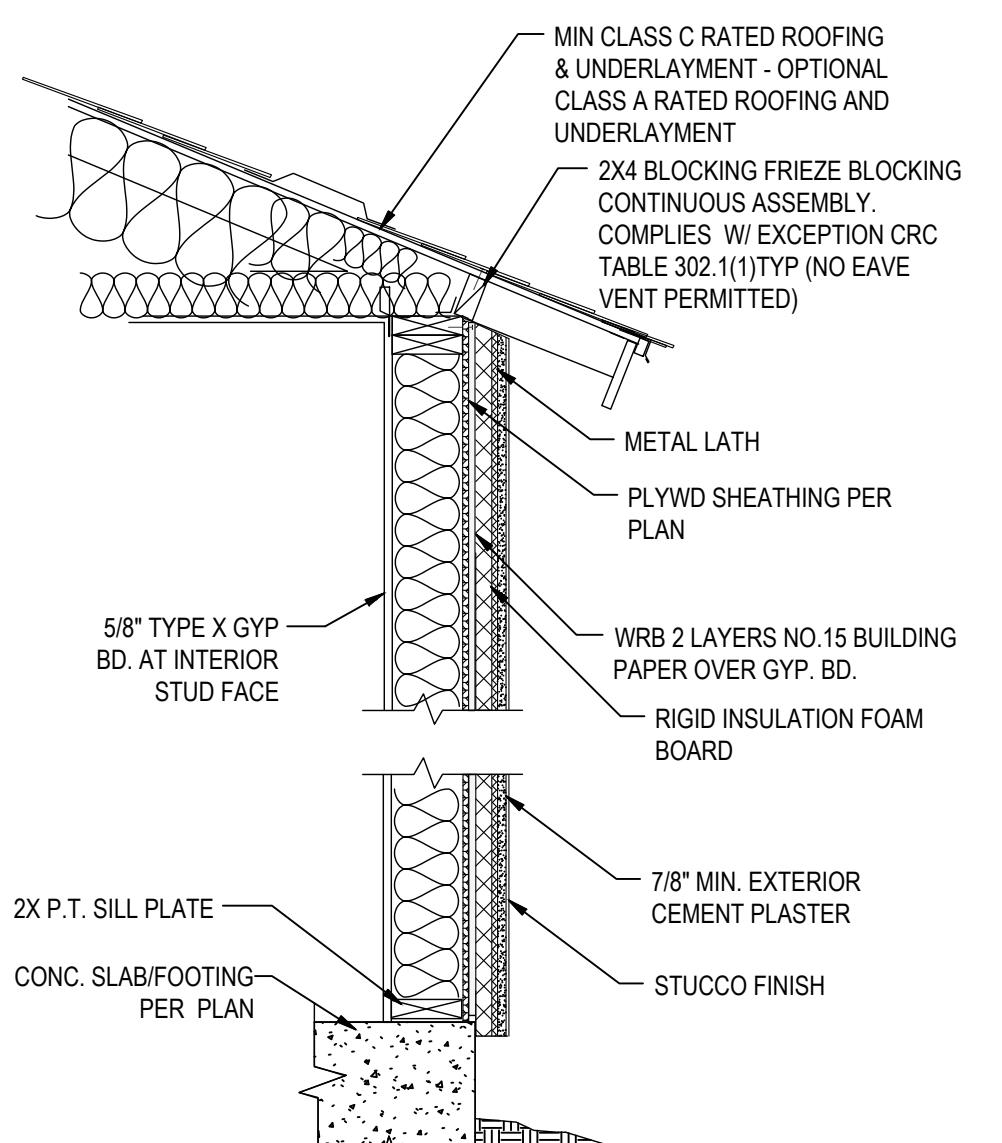
REVISIONS

PROJECT TITLE	PRE-REVIEWED ADU PROGRAM	
AGENCY	S.J.V REAP	DATE
ADU SQFT	375	4/15/2024

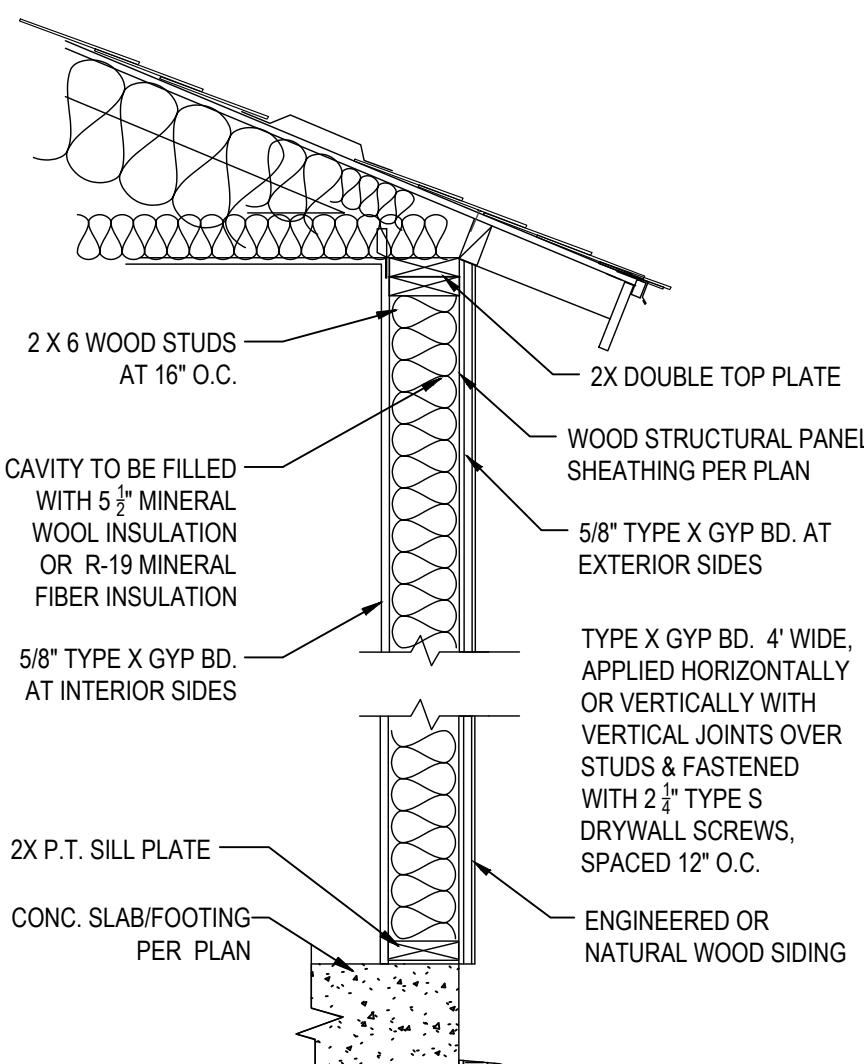
375

SHEET

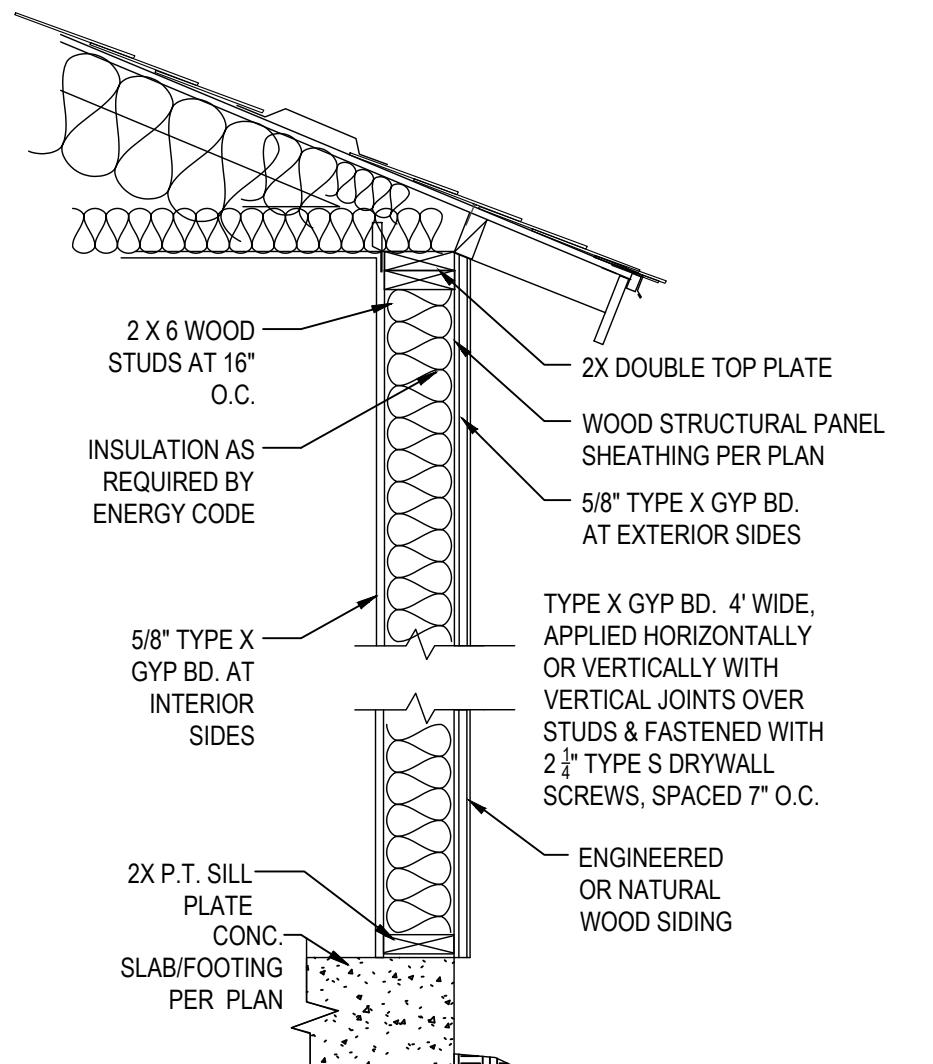
S4



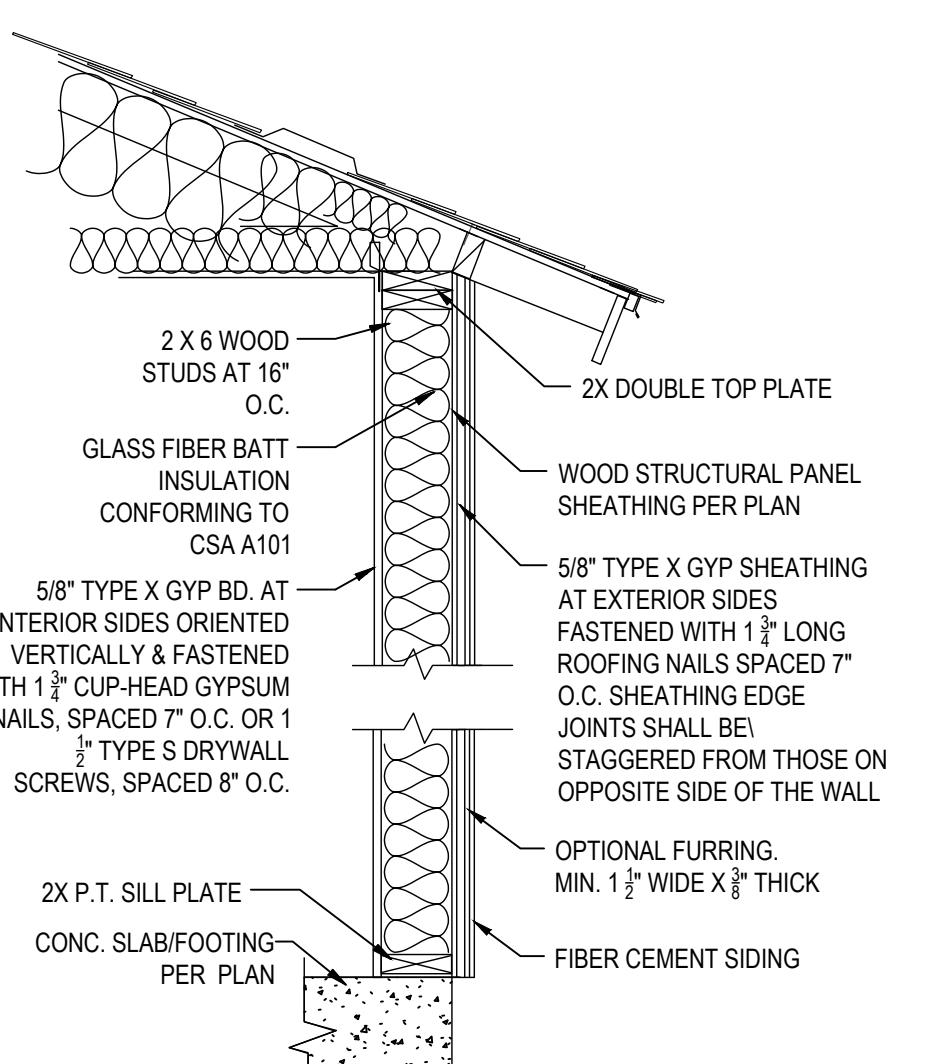
8 1-HOUR FIRE RATED ASSEMBLY FOR STUCCO FINISH
N.T.S.



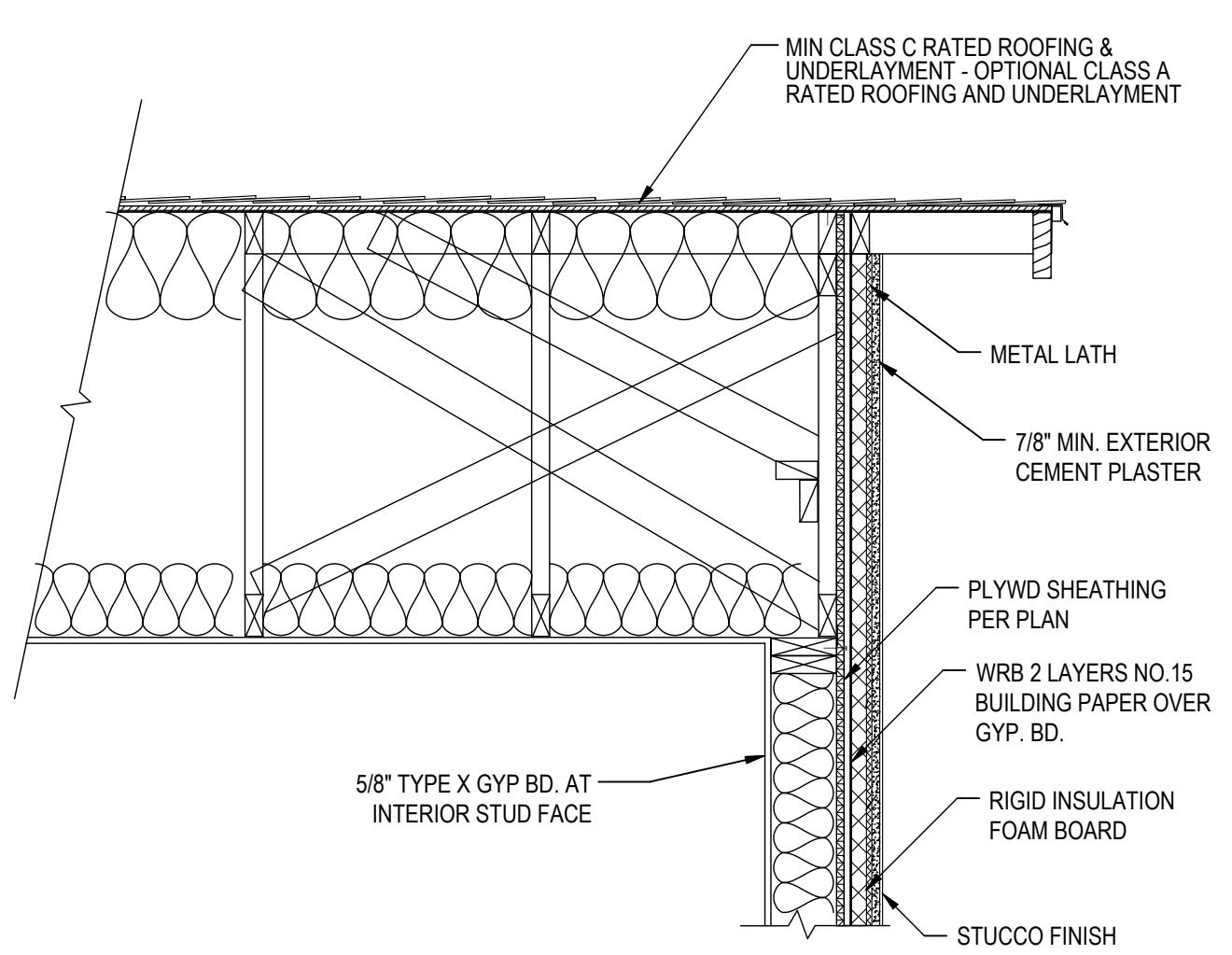
9 1-HOUR FIRE RATED ASSEMBLY FOR
ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



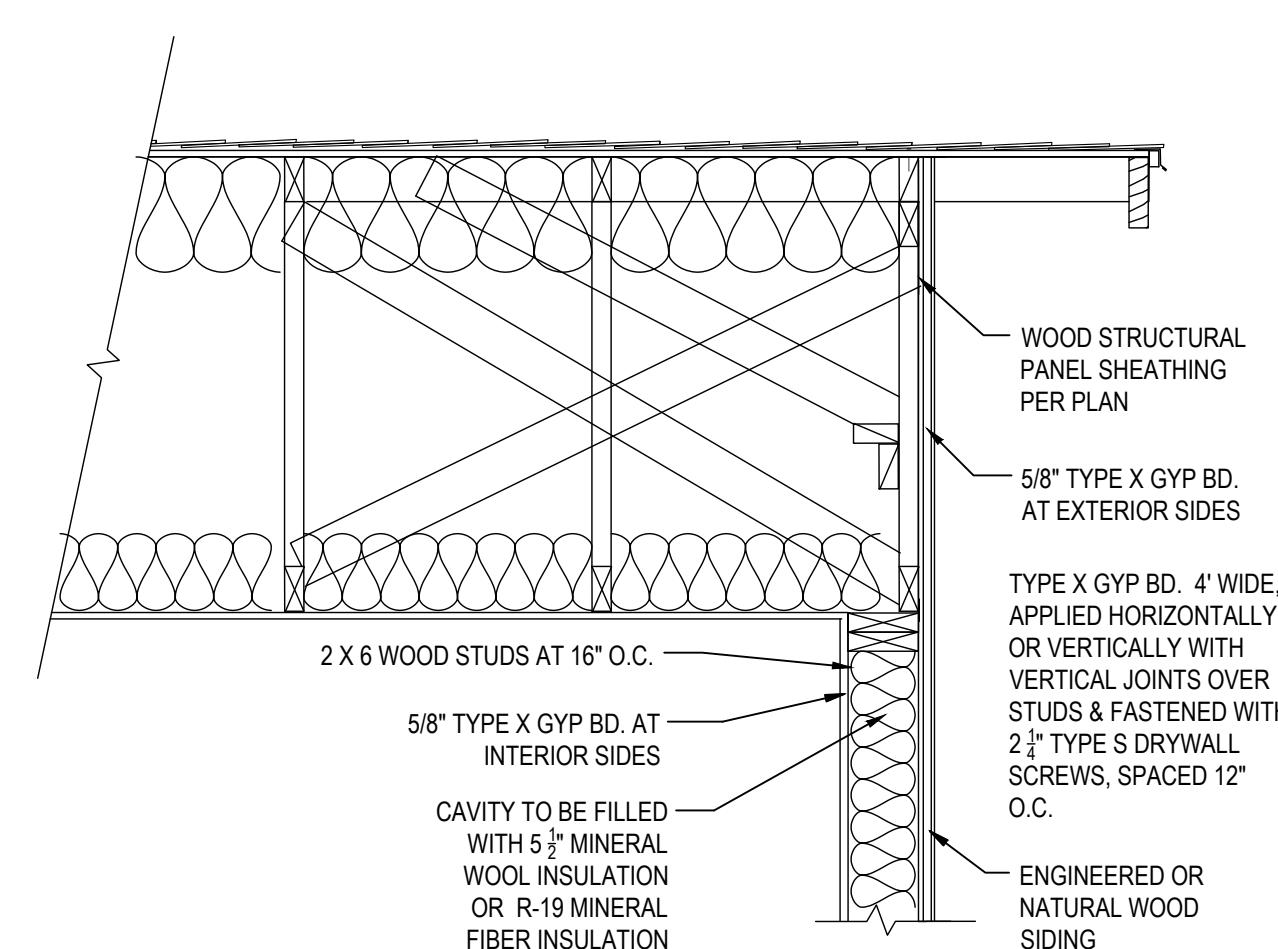
10 1-HOUR FIRE RATED ASSEMBLY FOR
ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



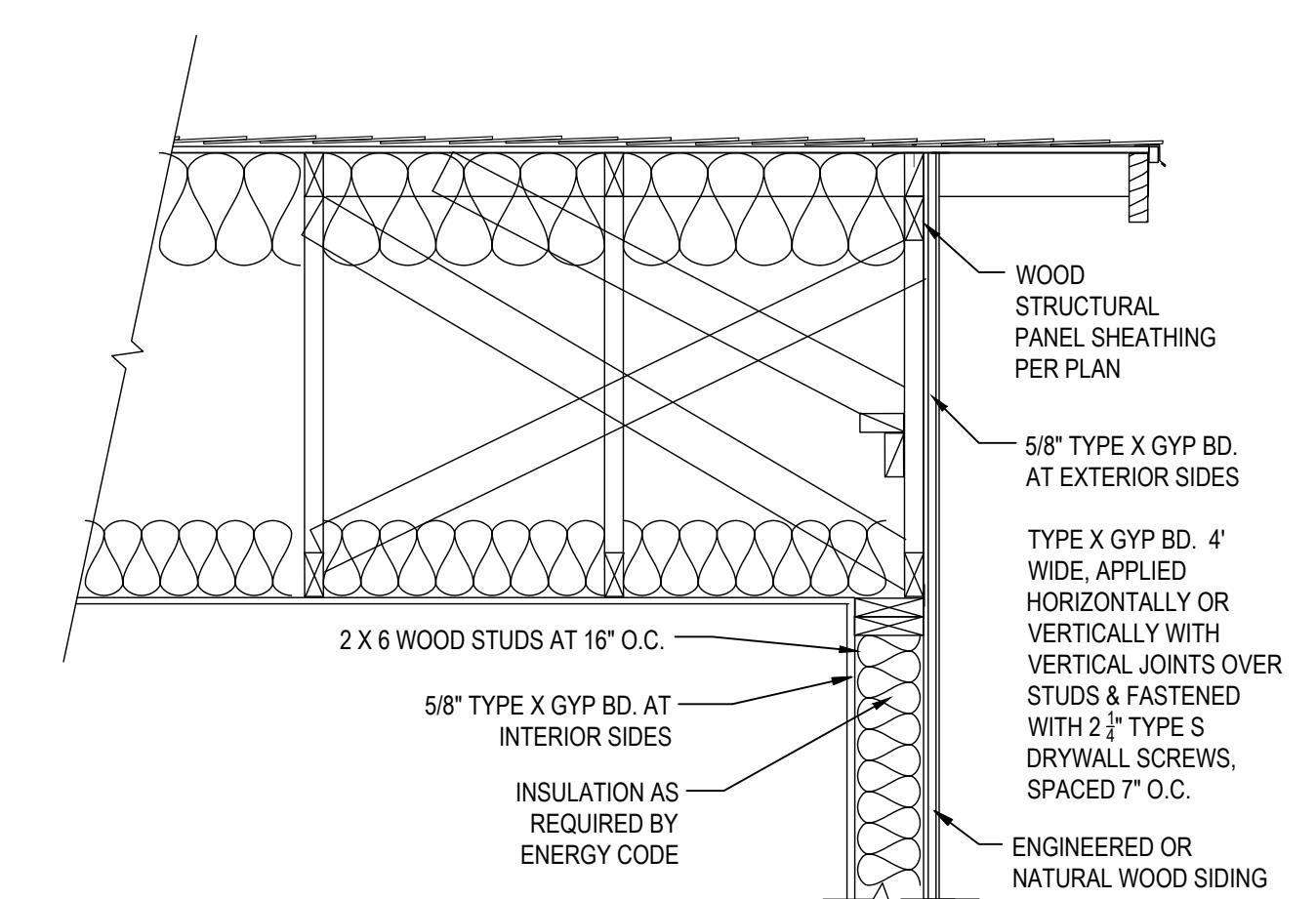
11 1-HOUR FIRE RATED ASSEMBLY FOR
FIBER CEMENT SIDING
N.T.S.



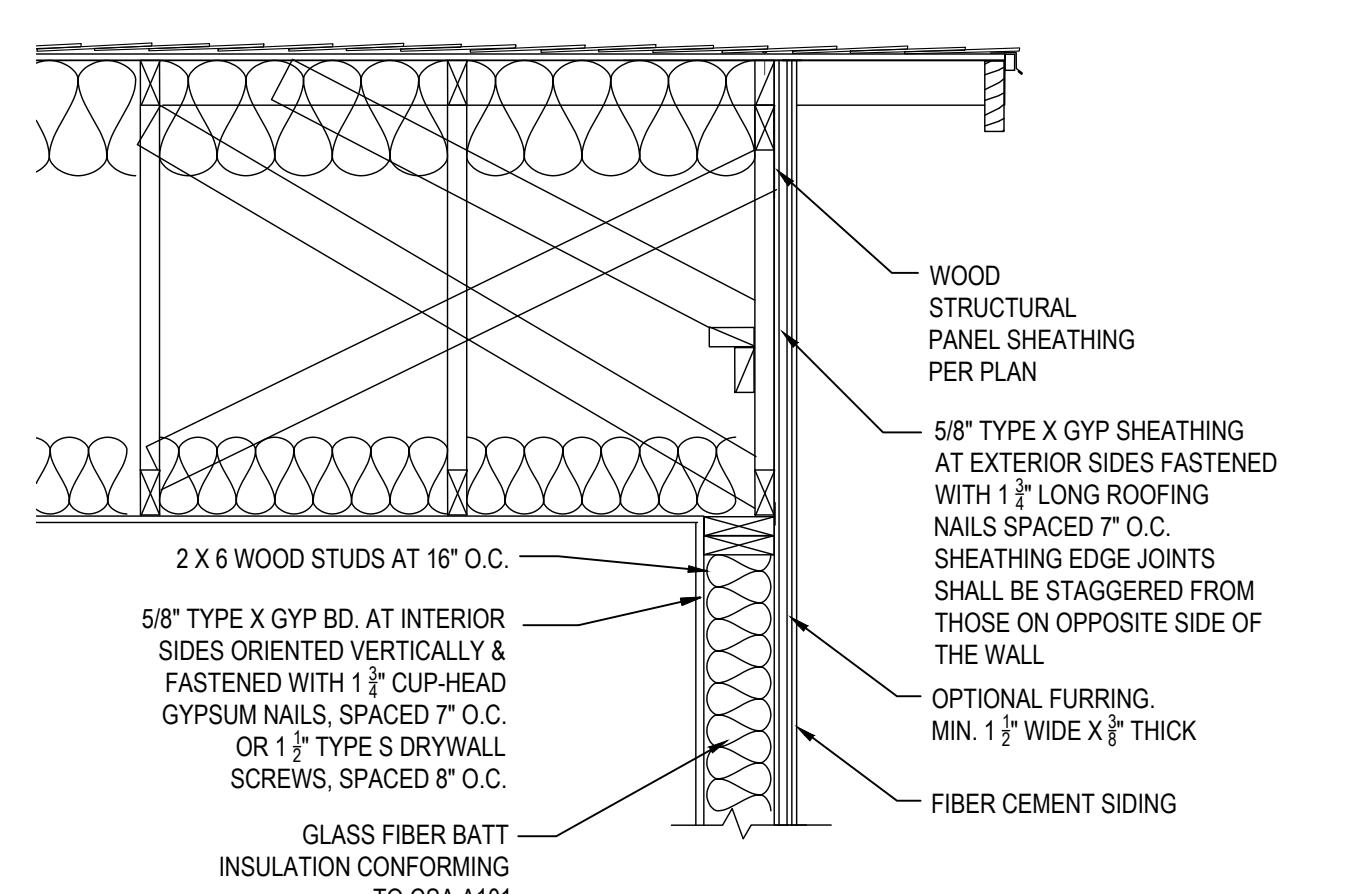
12 1-HOUR FIRE RATED GABLE END FOR STUCCO FINISH
N.T.S.



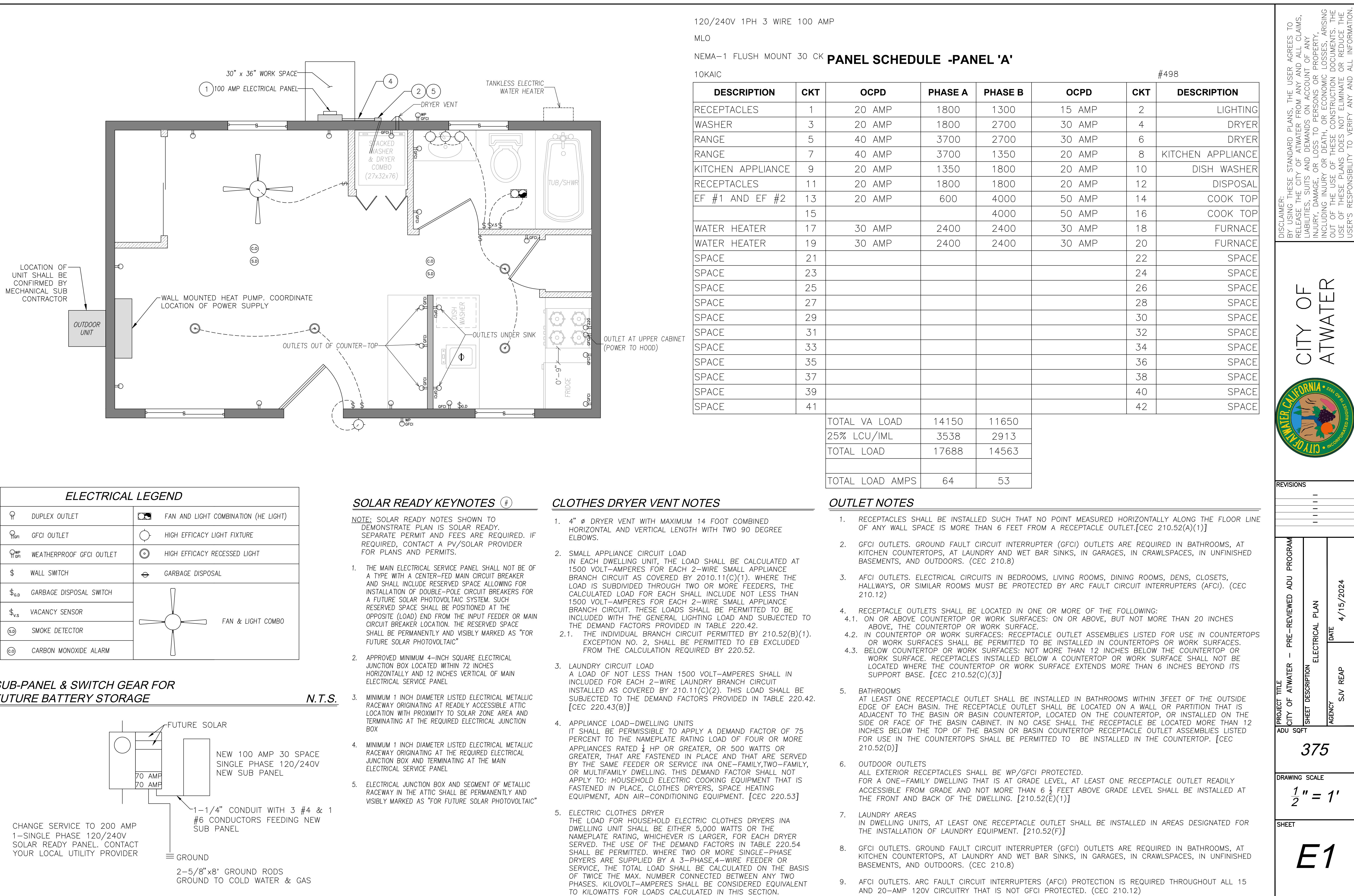
13 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR
NATURAL WOOD SIDING
N.T.S.



14 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR
NATURAL WOOD SIDING
N.T.S.



15 1-HOUR FIRE RATED GABLE END FOR FIBER CEMENT SIDING
N.T.S.





2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL		CHAPTER 4 PLANNING AND DESIGN		CHAPTER 4 RESIDENTIAL MANDATORY MEASURES		CHAPTER 5 WATER EFFICIENCY AND CONSERVATION		CHAPTER 6 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY		CHAPTER 7 OUTDOOR WATER USE	
Y	N/A	Y	N/A	Y	N/A	Y	N/A	Y	N/A	Y	N/A
RESPON. PARTY	RESPON. PARTY	RESPON. PARTY	RESPON. PARTY	RESPON. PARTY	RESPON. PARTY	RESPON. PARTY	RESPON. PARTY	RESPON. PARTY	RESPON. PARTY	RESPON. PARTY	RESPON. PARTY
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.		4.106.4.2 New multifamily developments, hotels and motels and new residential parking facilities. Where new multifamily developments, hotels and motels and new residential parking facilities are provided, parking spaces for sleeping units or guest rooms shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.		4.106.4.3 Multifamily developments projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.		4.106.4.4 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.106.4.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).		4.304 OUTDOOR WATER USE	
301.1.1 Additions and alterations. The mandatory provisions of Chapter 4 shall be applied to additions and 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.		301.1.2 Additions and alterations. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.		301.1.3 Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.		301.1.4 Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace non-compliant 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.		4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.			
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.		301.2.1 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.		301.2.2 Note: Areas of parking facilities served by parking lifts.		4.106.4.6 Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.		4.304.2 INDOOR WATER USE			
301.2.3 Note: The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.		4.106.4.7 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.		4.106.4.8 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.3 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING					
301.2.4 Note: 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.		4.106.4.9 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.4 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous 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.							
301.2.5 Note: 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.		4.106.4.10 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.5 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.							
301.2.6 Note: 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.		4.106.4.11 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.6 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 4.408.4.							
301.2.7 Note: 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.		4.106.4.12 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.7 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.							
301.2.8 Note: 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.		4.106.4.13 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.8 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.							
301.2.9 Note: 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.		4.106.4.14 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.9 NOTES: <ul style="list-style-type: none"> 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) products can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 							
301.2.10 Note: 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.		4.106.4.15 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.10 BUILDING MAINTENANCE AND OPERATION							
301.2.11 Note: 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.		4.106.4.16 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.11 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:							
301.2.12 Note: 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.		4.106.4.17 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major equipment and equipment. b. Roof and wall 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 water use. 4. Public transportation and/or cycling 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 inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements. 							
301.2.13 Note: 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.		4.106.4.18 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.12 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas(s) that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.							
301.2.14 Note: 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.		4.106.4.19 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.13 EXEMPTIONS. Exception: Residential units that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.							
301.2.15 Note: 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.		4.106.4.20 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.14 DIVISION 4.5 ENVIRONMENTAL QUALITY							
301.2.16 Note: 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.		4.106.4.21 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.15 SECTION 4.501 GENERAL							
301.2.17 Note: 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.		4.106.4.22 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.16 SECTION 4.502 DEFINITIONS							
301.2.18 Note: 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.		4.106.4.23 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.17 SECTION 4.503 ENVIRONMENTAL QUALITY							
301.2.19 Note: 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.		4.106.4.24 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.18 SECTION 4.504 ENVIRONMENTAL QUALITY							
301.2.20 Note: 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.		4.106.4.25 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.19 SECTION 4.505 ENVIRONMENTAL QUALITY							
301.2.21 Note: 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.		4.106.4.26 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.20 SECTION 4.506 ENVIRONMENTAL QUALITY							
301.2.22 Note: 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.		4.106.4.27 Electric vehicle charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electric load calculations shall demonstrate 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 a minimum of 40 amperes.		4.304.21 SECTION 4.507 ENVIRONMENTAL QUALITY							
301.2.23 Note: 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. </td											



California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

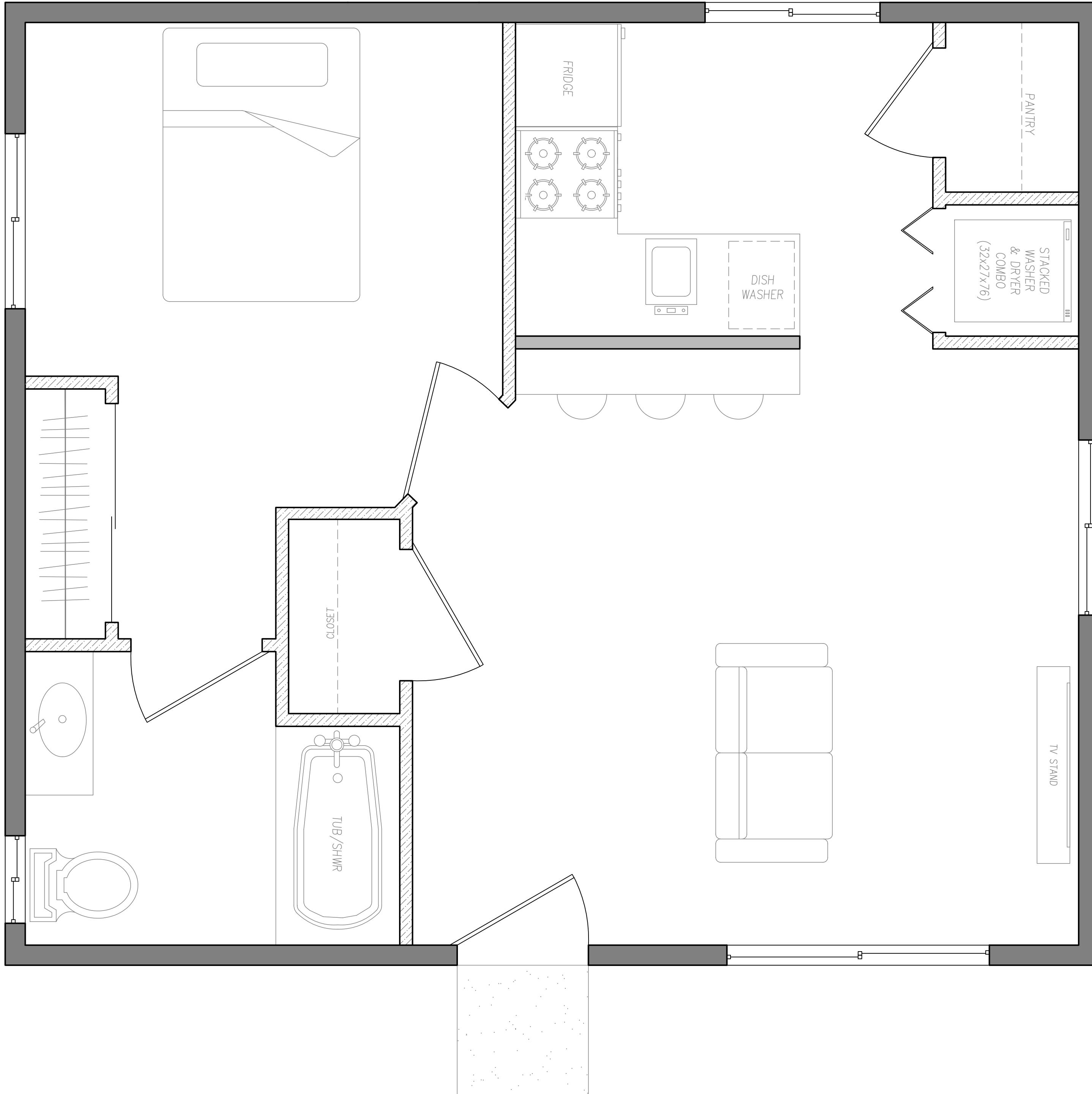
Y	N/A	RESPON. PARTY
MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Residue Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreds of a gram (g O ₃ /g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.		
MOISTURE CONTENT. The weight of water in wood expressed in percentage of the weight of the oven-dry wood.		
PRODUCT-WEIGHTED MIR (PWWMR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWWMR is the total product reactivity expressed to hundreds of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWWMR is calculated according to equations found in CCR, Title 17, Section 94521 (a).		
REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.		
VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressure greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).		
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 & 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, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or 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, sealant and caulk 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 caulk 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 VOC in Section 94522(e)(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.		
TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2} (Less Water and Less Exempt Compounds in Grams per Liter)		
ARCHITECTURAL APPLICATIONS		
INDOOR CARPET ADHESIVES	50	
CARPET PAD ADHESIVES	50	
OUTDOOR CARPET ADHESIVES	150	
WOOD FLOORING ADHESIVES	100	
RUBBER FLOOR ADHESIVES	60	
SUBFLOOR ADHESIVES	50	
CERAMIC TILE ADHESIVES	65	
VCT & ASPHALT TILE ADHESIVES	50	
DRYWALL & PANEL ADHESIVES	50	
COVE BASE ADHESIVES	50	
MULTIPURPOSE CONSTRUCTION ADHESIVE	70	
STRUCTURAL GLAZING ADHESIVES	100	
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	
OTHER ADHESIVES NOT LISTED	50	
SPECIALTY APPLICATIONS		
PVC WELDING	510	
CPVC WELDING	490	
ABS 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 & TRIM ADHESIVE	250	
SUBSTRATE SPECIFIC APPLICATIONS		
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.		

Y	N/A	RESPON. PARTY
TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)		
SEALANTS		
ARCHITECTURAL	250	
MARINE DECK	760	
NONMEMBRANE ROOF	300	
ROADWAY	250	
SINGLE-PLY ROOF MEMBRANE	450	
OTHER	420	
SEALANT PRIMERS		
ARCHITECTURAL	250	
NON-POROUS	775	
POROUS	500	
MODIFIED BITUMINOUS	760	
MARINE DECK	750	

Y	N/A	RESPON. PARTY
TABLE 4.504.5 - FORMALDEHYDE LIMITS.		
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION		
PRODUCT		
HARDWOOD PLYWOOD VENEER CORE	0.05	
HARDWOOD PLYWOOD COMPOSITE CORE	0.05	
PARTICLE BOARD	0.09	
MEDIUM DENSITY FIBERBOARD	0.11	
THIN MEDIUM DENSITY FIBERBOARD	0.13	
1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120-12.		
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 9/16" (8 MM).		

Y	N/A	RESPON. PARTY
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.		
704 VERIFICATIONS		
704.1 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.		
705 VERIFICATIONS		
705.1 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.		
706 VERIFICATIONS		
706.1 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.		
707 VERIFICATIONS		
707.1 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.		
708 VERIFICATIONS		
708.1 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.		
709 VERIFICATIONS		
709.1 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.		
710 VERIFICATIONS		
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713 VERIFICATIONS		

CITY OF ATWATER PRE-REVIEWED ACCESSORY DWELLING UNIT PROGRAM



**550 SQ. FT.
1 BED 1 BATH
ACCESSORY DWELLING UNIT
DETACHED**

SHEET INDEX

COVER SHEETS	
C0	COVER
C1	COVER SHEET 1
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ARCHITECTURAL SHEETS	
A1	FLOOR PLAN
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S1	FOUNDATION PLAN
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ADU INFO

OCCUPANCY TYPE	R-3
CONSTRUCTION TYPE	VB
CLIMATE ZONE	13

ADDITIONAL REQUIREMENTS DUE AT TIME OF SUBMITTAL

- TRUSS DRAWINGS AND ANALYSIS
- FIRE SPRINKLER PLAN
- SOLAR PHOTOVOLTAIC (PV) PLAN
- GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION
- ENERGY DOCUMENTATION (TITLE 24)(MUST BE REGISTERED)
- MECHANICAL PLAN

BUILDING CODE:

- 2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC) PART 2, TITLE 24 PART 2.5 (2021 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS).
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)
- 2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)
- 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2020 UNIFORM PLUMBING CODE AND AMENDMENTS)
- 2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.
- 2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.
- 2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.
- 2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

CONTRACTOR SHALL REFER TO THE ABOVE CITED CODES AND LOCAL REGULATIONS WHERE SPECIFIC DETAILS ARE REQUIRED BUT NOT DEPICTED IN THE APPROVED PLANS.

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF
ATWATER



PROJECT TITLE CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	SHEET DESCRIPTION COVER
ADU SQFT 550	AGENCY SJV REAP
DATE 4/15/2024	DRAWING SCALE

SHEET
C0

CITY OF ATWATER



REVISIONS

PROJECT TITLE CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	ADU SQFT 550
SHEET DESCRIPTION COVER	DATE 4/15/2024
AGENCY SJV REAP	
AGENCY SJV REAP	
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DRAWING SCALE

SHEET

C1

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1. GENERAL

- NOTES AND DETAILS OR THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES. THE DETAILS ON THE DRAWINGS SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, DETAILS OF A CHARACTER SIMILAR TO THOSE SHOWN SHALL BE USED, SUBJECT TO REVIEW.

A. ELECTRICAL, PLUMBING, AND MECHANICAL

- EXTERIOR LIGHTING, ALL PROJECTS SHALL COMPLY WITH THE RESPECTIVE CITY'S MUNICIPAL CODE.
- DETECTORS. ALL DETECTORS MUST BE HARD WIRED TO THE BUILDING'S ELECTRICAL SYSTEM, INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE INTERCONNECTED, WITH BATTERY BACKUP [CRC R314.1]
- SMOKE DETECTORS. SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. [CRC R314.3]
- CARBON MONOXIDE DETECTORS. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. [CRC R315.3]
- WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4-INCH-BY-24-GAUGE STRAPS REQUIRED AROUND WATER HEATERS, WITH 1/4-INCH-BY-3-INCH LAG BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE AT POINTS WITHIN UPPER THIRD AND LOWER THIRD OF WATER HEATER VERTICAL DIMENSION. LOWER CONNECTION SHALL OCCUR MINIMUM 4 INCHES ABOVE CONTROLS. [CPC 507.2]
- WATER CLOSET CLEARANCE. MINIMUM 30-INCH-WIDE BY 24-INCH-DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. [CPC 402.5]
- SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30-INCH-DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22-INCH UNOBSTRUCTED WIDTH. [CPC 408.5 AND CPC 408.6]

C. MECHANICAL VENTILATION AND INDOOR AIR QUALITY (ASHRAE 62.2-2010)

- TRANSFER AIR. VENTILATION AIR SHALL BE PROVIDED DIRECTLY FROM THE OUTDOORS AND NOT AS TRANSFER AIR FROM ADJACENT DWELLING UNITS OR OTHER SPACES, SUCH AS GARAGES, UNCONDITIONED CRAWLSPACES, OR UNCONDITIONED ATTICS. [CBEES 150.0(O)]
- INSTRUCTIONS AND LABELING. VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM. [CBEES 150.0(O)]
- COMBUSTION AND SOLID-FUEL BURNING APPLIANCES. COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING. [CBEES 150.0(O)]
- MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. [CBEES 150.0(O)]
- AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. [CBEES 150.0(O)]
- AIR MOVING EQUIPMENT. AIR MOVING EQUIPMENT USED TO MEET EITHER THE WHOLE-BUILDING VENTILATION REQUIREMENT OR THE LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND. [CBEES 150.0(O)]
- ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
- INTERMITTENTLY OPERATED WHOLE-BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
- INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
- REMOTELY LOCATED AIR-MOVING EQUIPMENT (MOUNTED OUTSIDE OF HABITABLE SPACES) NEED NOT MEET SOUND REQUIREMENTS IF AT LEAST 4 FEET OF DUCTWORK BETWEEN FAN AND INTAKE GRILL.
- LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION OR AS SPECIFIED IN ENERGY REPORT.
- A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
- AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
- STOVE RANGE EXHAUST SHALL HAVE A MINIMUM AIR FLOW RATE OF 100 CFM AND SHALL EXHAUST TO THE EXTERIOR.

D. FOUNDATION

- PROJECTS DETERMINED TO BE IN SEISMIC DESIGN CATEGORY (SDC) "D" REQUIRE A GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION [CBC 1803.2 & 1803.5.12] UNLESS WAIVED BY THE BUILDING OFFICIAL. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING THE SITE PLAN AND THE FOUNDATION PLAN PREPARED BY OTHERS FOR CONFORMANCE WITH THE RECOMMENDATIONS OF HIS SOILS REPORT AND SHALL SIGNIFY HIS REVIEW BY CERTIFYING THE FIRST SHEET OF SAID PLANS [CRC R301.1.3.1].
- 1.1. SAMPLE CERTIFICATION.**
THESE PLANS CONFORM TO THE GEOTECHNICAL REPORT # _____ DATED _____ AS PREPARED UNDER MY SUPERVISION. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.
- FOUNDATION REINFORCEMENT. CONTINUOUS FOOTINGS AND STEM WALLS SHALL BE PROVIDED WITH A MINIMUM TWO LONGITUDINAL NO. 4 BARS, ONE AT THE TOP AND ONE AT THE BOTTOM OF THE FOOTING. [CRC R403.1.3.3]
- INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. [CRC 403.1.3.4]
- HORIZONTAL REINFORCEMENT SHALL BE THE LONGEST LENGTHS PRACTICAL. WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE 40 BAR DIAMETERS. THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES [SEE FIGURE R608.5.4(1)]
- ANCHOR BOLTS AND SILLS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION OR FOUNDATION WALL PER THE FOLLOWING [CRC R403.1.6 AND CRC R602.11.1]:
5.A. MINIMUM 1/2-INCH-DIAMETER STEEL BOLTS, ASTM F1554, GR36
5.B. BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY
5.C. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.
5.D. BOLTS SPACED MAXIMUM 6 FEET ON CENTER
5.E. MINIMUM TWO BOLTS PER PLATE/SILL PIECE WITH ONE BOLT LOCATED MAXIMUM 12 INCHES AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SILL PLATE/PIECE.
5.F. MINIMUM 3-INCH BY 3-INCH BY 0.229-INCH STEEL PLATE WASHER BETWEEN SILL AND NUT ON EACH BOLT 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 $\frac{1}{8}$ INCH LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1-3/4 INCHES, PROVIDED STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
- HOLD-DOWNS. ALL HOLD-DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER [CRC R317.3]

E. WOOD FRAMING

- FASTENER REQUIREMENTS. THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). [CRC R602.3]
- SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2-INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. [CRC R602.3.4]
- BEARING STUDS. WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BEING. [CRC R602.3.3] EXCEPTION: THE TOP PLATES ARE TWO 2-INCH BY 6-INCH OR TWO 3-INCH BY 4-INCH MEMBERS.
- DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. [CRC R602.6] EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHERE THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
- TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. [CRC R602.3.2]
- TOP PLATE SPLICES. TOP PLATE LAP SPLICES SHALL BE FACE-NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. [CRC R602.10.8.1]

F. BASIS OF DESIGN

NOTE: WINTER DESIGN TEMP, FLOOD HAZARDS, AIR FREEZING INDEX AND MEAN ANNUAL TEMP SECTIONS ARE REQUIRED BY APPLICANT AT TIME OF SUBMITTAL.

G. GENERAL MATERIAL SPECIFICATIONS

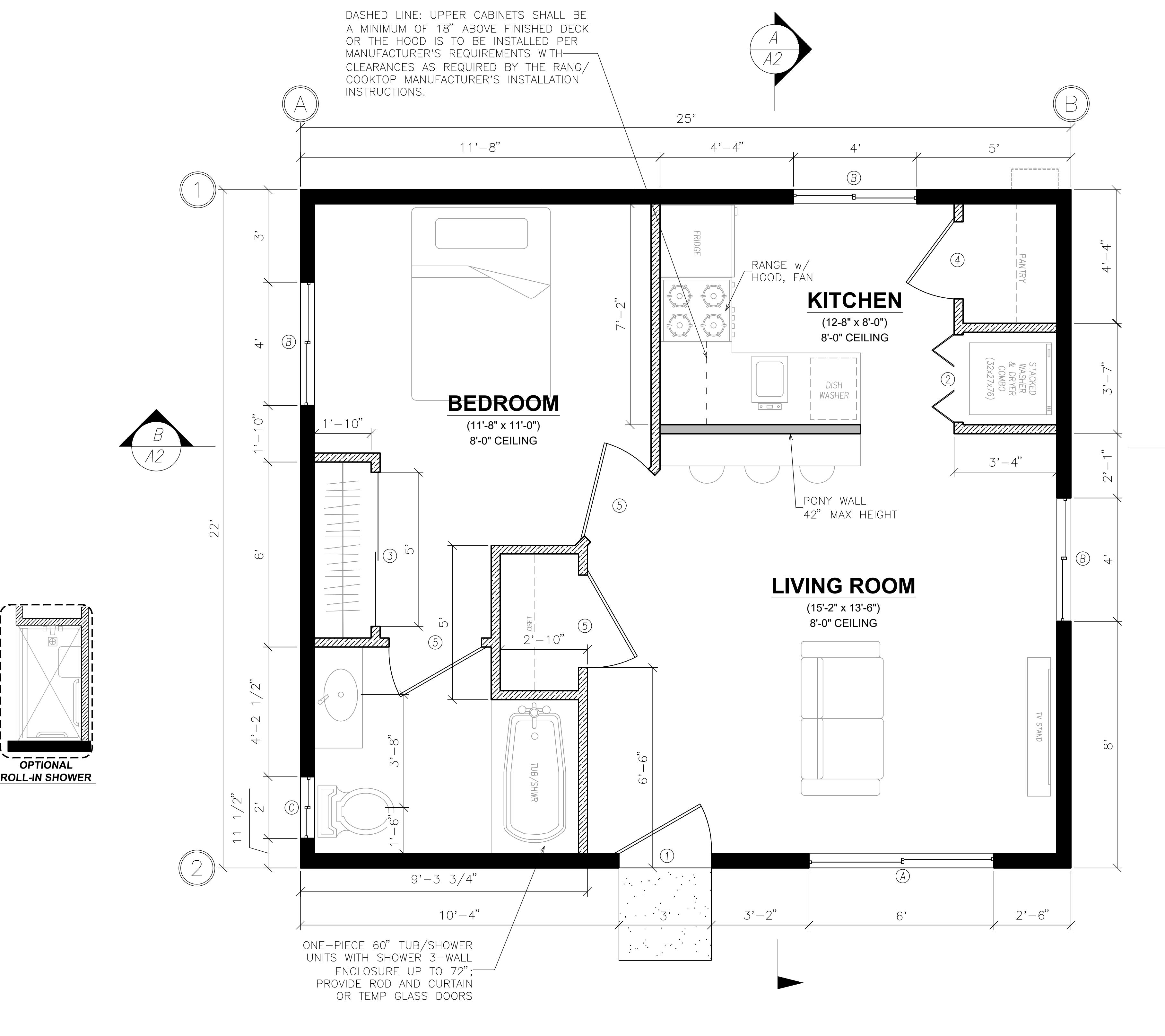
- LUMBER. ALL JOISTS, RAFTERS, BEAMS, AND POSTS SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER. STUDS NOT MORE THAN 8 FEET LONG SHALL BE STUD-GRADE DOUGLAS FIR-LARCH OR BETTER WHEN SUPPORTING NOT MORE THAN ONE FLOOR, ROOF, AND CEILING. STUDS LONGER THAN 8 FEET SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER.
- STRUCTURAL PLYWOOD SHALL CONFORM TO COMMERCIAL STANDARD DOC PS 1-09 AND HAVE A PANEL GRADE OF C-D. WOOD BASED STRUCTURAL-USE PANELS (I.E. ORIENTED STRAND BOARD) SHALL CONFORM TO THE APA PRP-10B PERFORMANCE STANDARD OF THE VOLUNTARY PRODUCT STANDARD DOC PS 2-10, "PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS". PUBLISHED BY THE DEPARTMENT OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD AND STRUCTURAL-USE PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1. SHEATHING EXPOSED TO WEATHER SHALL BE GRADE C-C EXTERIOR WITH A RANGE INDEX AS TO MATCH BODY OF DIAGRAM SPECIFIED.
- CONCRETE. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE (CBC), EXCEPT ITEMS NOT SPECIFICALLY COVERED THEREIN SHALL ALSO CONFORM TO ACI 318-14. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS. [CRC R402.2]
- REINFORCING STEEL. REINFORCING STEEL USED IN CONSTRUCTION OF REINFORCED CONCRETE STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A 615, GRADE 40 (CRC R403.1.3.5.1)
- FASTENERS FOR PRESERVE-TREATED WOOD. FASTENERS FOR PRESERVE-TREATED AND FIRE-RETARDANT-TREATED WOOD - INCLUDING NUTS AND WASHERS -- SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. [CRC R317.3.1]

EXCEPTION: 1/2-INCH DIAMETER OR GREATER STEEL BOLTS
EXCEPTION: FASTENERS OTHER THAN NAILS AND TIMBER RIVETS MAY BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM
EXCEPTION: PLAIN CARBON STEEL FASTENERS ACCEPTABLE IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT

- DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054-INCH THICK AND 1-1/2-INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8 10D NAILS HAVING A MINIMUM LENGTH OF 1-1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. [CRC R602.6.1]
- SEAL WALL AND DIAPHRAGM NAILING. ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FLOOR DIAPHRAGMS SHALL BE NAILED TO SUPPORTING CONSTRUCTION PER CRC TABLE R602.3(1). [CRC R604.3]
- SEAL WALL JOINTS. ALL VERTICAL JOINTS IN SHEAR WALL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN SHEAR WALLS SHALL OCCUR OVER, AND BE FASTENED TO, MINIMUM 1-1/2-INCH-THICK BLOCKING. [CRC R602.10.10]
- FRAMING OVER OPENINGS. HEADERS, DOUBLE JOISTS, OR TRUSSES OF ADEQUATE SIZE TO TRANSFER LOADS TO VERTICAL MEMBERS SHALL BE PROVIDED OVER WINDOW AND DOOR OPENINGS IN LOAD-BEARING WALLS AND PARTITIONS. [CBC 2304.3.2]
- ROOF TRUSSES. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE, SUCH AS THE SBGA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
- ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
- ROOF DIAPHRAGM AT RIDGES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
- BLOCKING OF ROOF TRUSSES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
- TRUSS CLEARANCE. MINIMUM 1/2-INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
- FIREFLICKING. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.11 AND CRC R1003.19):
16.A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
16.A.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
16.A.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
16.B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
16.C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
16.D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
16.E. AT CHIMNEYS AND FIREPLACES PER ITEM E.49
16.F. CORNICES OF A TWO-FAMILY DWELLING AT THE LINE OF DWELLING-UNIT SEPARATION
- FIREBLOCKING MATERIALS. EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E.48 AND E.49, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11):
17.A. TWO-INCH NOMINAL LUMBER
17.B. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
17.C. ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANEL
17.D. ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD
17.E. 1/2-INCH GYPSUM BOARD
17.F. 1/4-INCH CEMENT-BASED MILBOARD
17.G. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTs OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS-SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
- FIREFLICKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL. SUCH OPENINGS SHALL BE FIREBLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. [CRC R302.11]
- FIREFLICKING OF CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. [CRC R1003.19]
- DRAFTSTOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):
20.A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
20.B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS
21. DRAFTSTOPPING MATERIALS. DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFTSTOPPING SHALL BE MAINTAINED. [CRC R302.12.1]
- COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT-PRODUCING DEVICES. [CRC R302.14]
- PROTECTION OF WOOD AGAINST DECAY. NATURALLY DURABLE OR PRESERVE-TREATED WOOD SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R317.1):
23.A. ALL WOOD IN CONTACT WITH GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO WEATHER
23.B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVE-TREATED WOOD
23.C. WOOD FRAMING, SHEATHING, AND SIDING ON THE EXTERIOR OF THE BUILDING AND HAVING CLEARANCE LESS THAN 6 INCHES FROM THE EXPOSED GROUND OR LESS THAN 2 INCHES VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACE EXPOSED TO WEATHER
23.D. SILLS AND SLEEPERS ON CONCRETE OR MASONRY SLAB IN DIRECT CONTACT WITH GROUND UNLESS SEPARATED FROM SUCH SLAB BY IMPERVIOUS MOISTURE BARRIER

I. ROOFING AND WEATHERPROOFING

- ROOF COVERING. ALL ROOF COVERING SHALL BE INSTALLED PER APPLICABLE REQUIREMENTS OF CBC 1507. ROOF COVERINGS SHALL BE AT LEAST CLASS A RATED IN ACCORDANCE WITH ASTM E 108 OR UL 790, WHICH SHALL INCLUDE COVERINGS OF SLATE, CLAY OR CONCRETE ROOF TILE, EXPOSED CONCRETE ROOF DECK, FERROUS OR COPPER SHINGLES OR SHEETS.
- ROOF FLASHING. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET). [CRC R903.2.1]
- CRICKETS AND SADDLES. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERING SHALL BE SHEET METAL OR THE SAME MATERIAL AS THE ROOF COVERING. [CRC R903.2.2]
- WATER-RESISTIVE BARRIER. A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT SHALL BE ATTACHED TO STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER MINIMUM 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED MINIMUM 6 INCHES. THE FELT SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MAINTAIN A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. [CRC R703.2]
- DAMPPROOFING. DAMPPROOFING MATERIALS FOR FOUNDATION WALLS ENCLOSING USABLE SPACE BELOW GRADE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO FINISHED GRADE. [CRC R406.1]
- WEEP SCREED. A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MIN



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

MINIMUM LI = 0.32 SHGC = 0.28

THE BOTTOM OF THE CLEAR OPENING OF WINDOWS IN SLEEPING ROOMS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR (CRC R310.2.3)

DOOR SCHEDULE			
MARK	DIMENSION	TYPE	NOTES
(1)	3'-0" x 6'-8"	SWINGING	1-3/8" SOLID CORE
(2)	2'-6" x 6'-8"	BI-FOLD	LAUNDRY COVERING w/VENTILATION SLATS
(3)	5'-0" x 6'-8"	SLIDING	5'-6" CLOSET
(4)	2'-6" x 6'-8"	SWINGING	1-3/8" HOLLOW CORE
(5)	3'-0" x 6'-8"	SWINGING	1-3/8" HOLLOW CORE

LEGEND

EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL COVERINGS; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; 2 LAYERS NO. 15 BUILDING PAPER OVER PLWD R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING.

INTERIOR NON-LOAD-BEARING WALL 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR

EXCERPT FROM R602.3.3 - BEARING STUDS
WHERE JOISTS, TRUSSES OR RAFTERS ARE SPACED MORE THAN 16 INCHES (406 MM) ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES (610 MM) ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES (127 MM) OF THE STUDS BEHIND.

AGING-IN-PLACE

AGING-IN-PLACE DESIGN AND FALL PREVENTION. NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4.PAGE

AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. [CRC R327.1.1]

INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.[CRC R327.1.1]

ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. [CRC R327.1.2]

EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. [CRC R327.1.3]

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. [CRC R327.1.4]

OPTIONAL ROLL-IN SHOWER PLAN NOTES

NOTE: OPTIONAL ROLL IN SHOWERS OFFERED FOR CONVENIENCE NOT FOR COMPLIANCE WITH ACCESSIBILITY STANDARDS.

1. SHOWER COMPARTMENT SEAT
 - MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED
 - LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS
 - MOUNTED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR.
 - SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTRY
 - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
2. SHOWER GRAB BARS
 - MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR
 - NOT EXTENDING OVER SHOWER SEAT
 - IF CROSS SECTION IS CIRCULAR, MINIMUM 1-1/4" AND MAXIMUM 2" OUTSIDE DIAMETER
 - IF CROSS SECTION IS NON-CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM 2-1/4" CROSS SECTION DIMENSION
 - GRAB BARS MOUNTED ADJACENT TO A WALL, 1-1/2" ABSOLUTE SPACE BETWEEN WALL AND GRAB BAR
 - MINIMUM 1-1/2" SPACE BETWEEN GRAB BAR AND PROJECTIONS OBJECTS BELOW AND AT ENDS
 - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTIONS OBJECTS ABOVE
 - SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES
 - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
 - WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
 - REINFORCEMENT SHALL BE A SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY
 - REINFORCEMENT SHALL NOT BE LESS THAN 2"x8" NOMINAL LUMBER (1-1/2"x7-1/4" ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
 - SHOWER REINFORCEMENTS SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
3. OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
 - INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
 - LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
 - LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
 - CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
 - SINGLE-LEVER DESIGN
 - OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
 - OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST
4. SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING:
 - OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
 - OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET
 - MINIMUM 59 INCH LONG HOSE
 - CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER
 - ON/OFF CONTROL WITH NON-POSITIVE SHUT OFF
 - ADJUSTABLE -HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS
5. WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
6. MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS
7. MAXIMUM 1/2" HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS
8. WHERE DRAINS ARE PROVIDED AT ROLL-IN SHOWERS, MAXIMUM 1/4" GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

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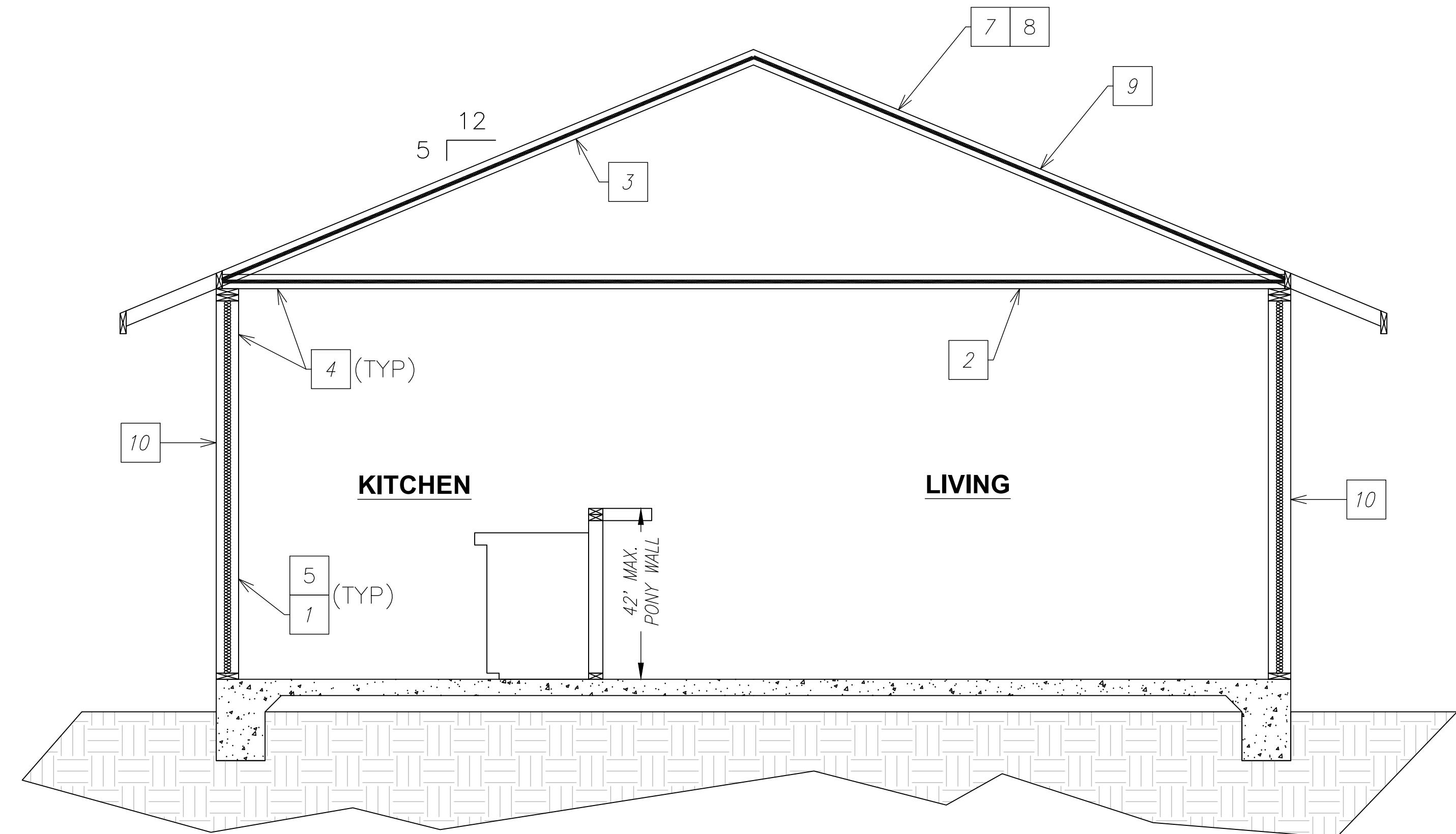


PROJECT TITLE	ADU PROGRAM	
REVISIONS	FLOOR PLAN	
AGENCY	SJN REAP	DATE
550		4/15/2024

DRAWING SCALE
1" = 1'

SHEET

A1



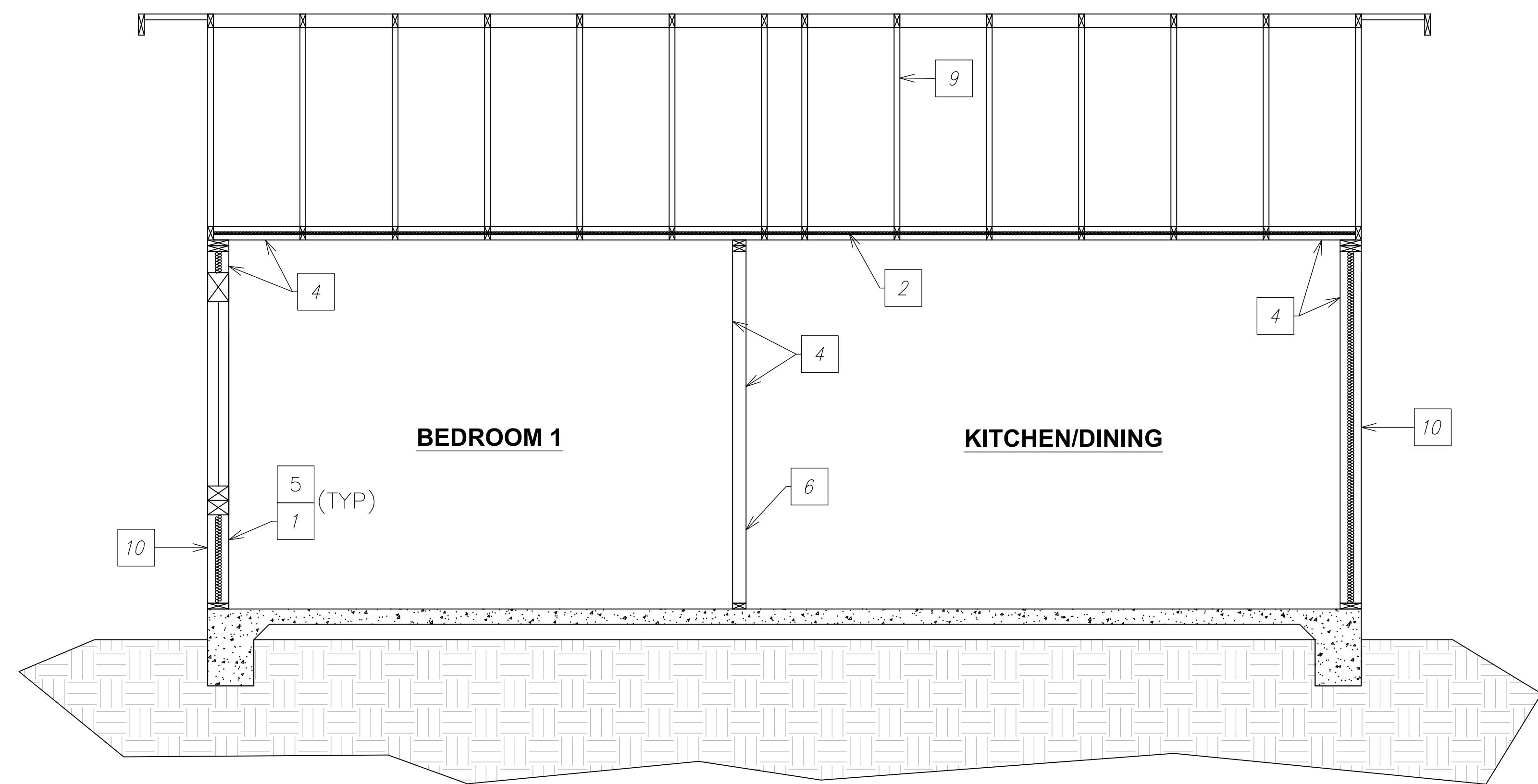
SECTION A - A

SECTION KEYNOTES

- 1 WALL INSULATION: R19
- 2 CEILING INSULATION: R38
- 3 ROOF INSULATION: R19
- 4 INTERIOR FINISH: $\frac{1}{2}$ " GYPSUM BOARD (UNLESS WALL IS FIRE RESISTANT ASSEMBLE)
- 5 EXTERIOR WALL: 2x6 STUD WALL @ 24" O.C.
- 6 INTERIOR WALL: 2x4 STUD WALL @ 24" O.C.
- 7 RADIANT BARRIER IS REQUIRED
- 8 ROOFING: REFER TO ELEVATIONS
- 9 PRE-ENGINEERED, PRE-FABRICATED ROOF TRUSSES (REQUIRED BY APPLICANT AT TIME OF SUBMITTAL)
- 10 EXTERIOR WALL COVERING AS DENOTED AT EXTERIOR ELEVATION. ALL WALL COVERINGS SHALL BE APPLIED OVER WATER RESISTIVE BARRIER APPLIED TO WOOD SHEATHING PER (CRC 703.7.3.1)

NOTE:

1. DESIGN OF ROOF TRUSSES SHALL ACCOMMODATE PHYSICAL DIMENSIONS AND GRAVITY LOAD OF ATTIC MOUNTED AIR HANDLER, AND PV PANEL WEIGHT.
2. VERIFY INSULATION VALUES WITH ENERGY COMPLIANCE REPORT.
3. FOR 1-HOUR FIRE RATED ASSEMBLY" AND "1-HOUR FIRE RATED GABLE END" DETAIL ON SHEETS S4 WHERE REQUIRED.



SECTION B - B

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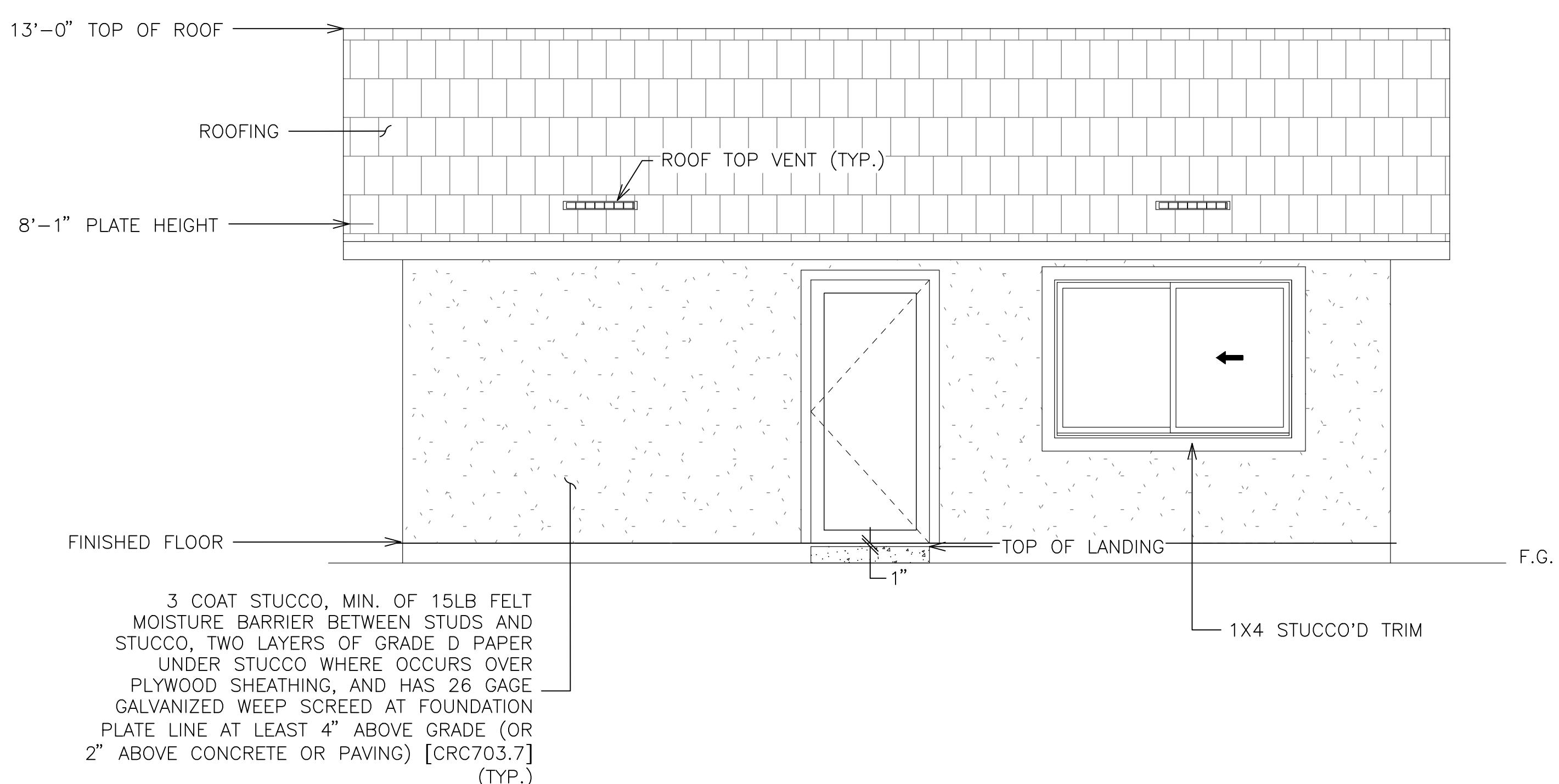
REVISIONS

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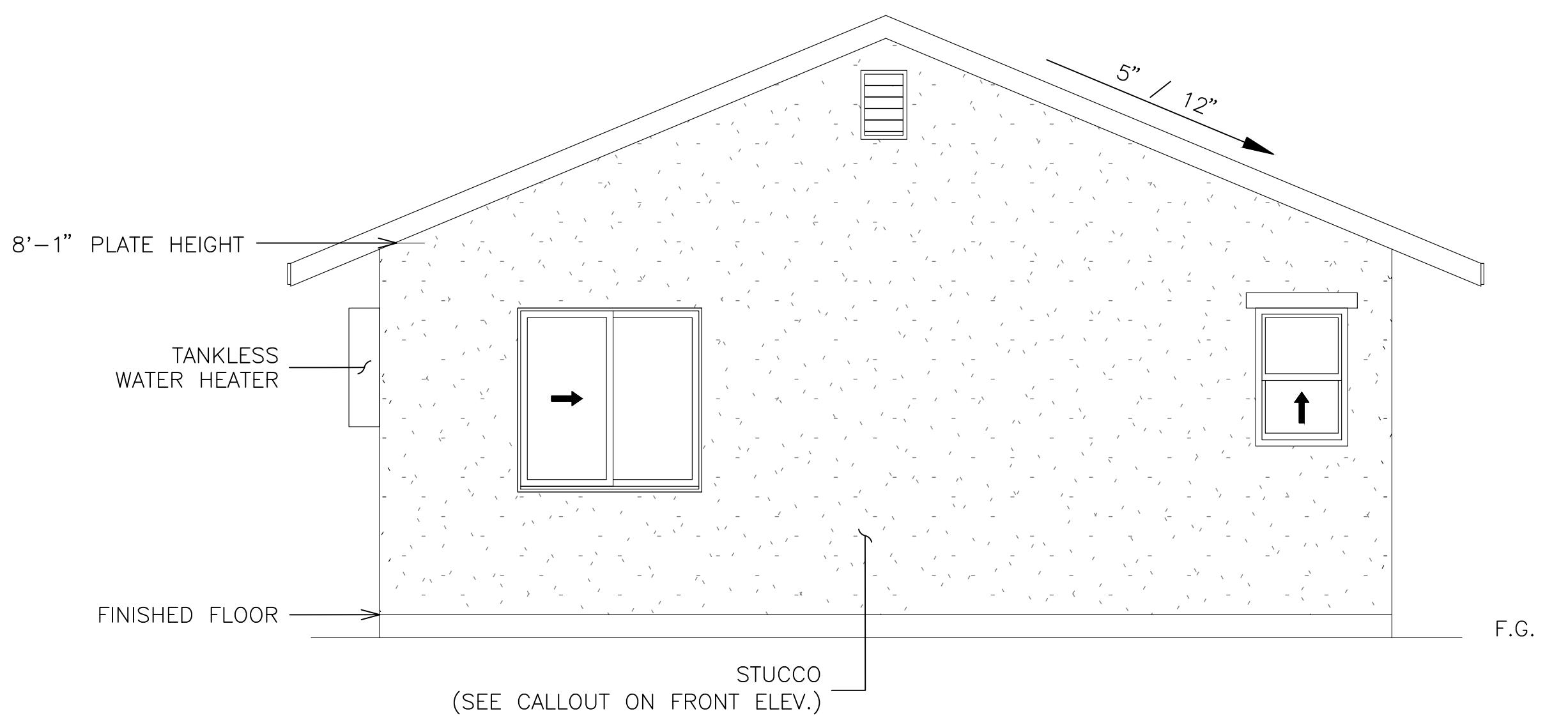
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ADU SQFT	SHEET DESCRIPTION	SECTIONS
550	SJN REAP	DATE 4/15/2024

DRAWING SCALE
1" = 1'

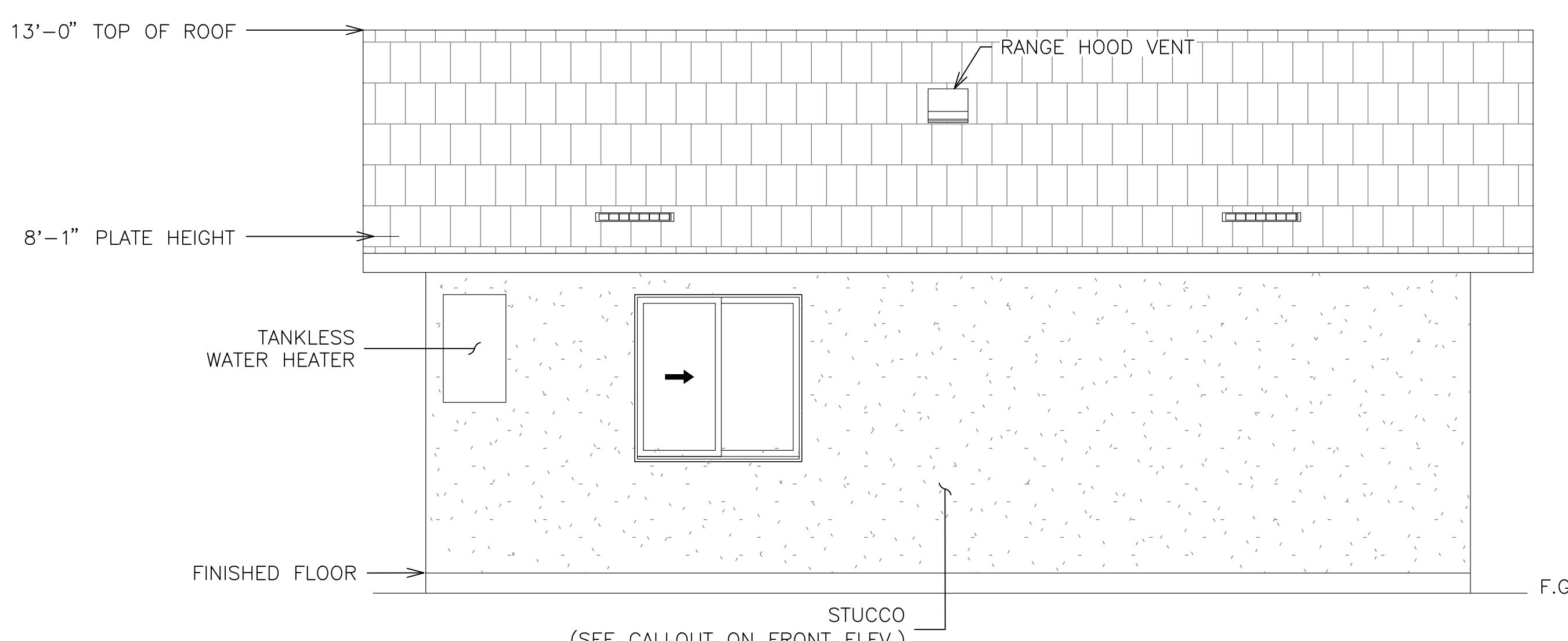
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A2



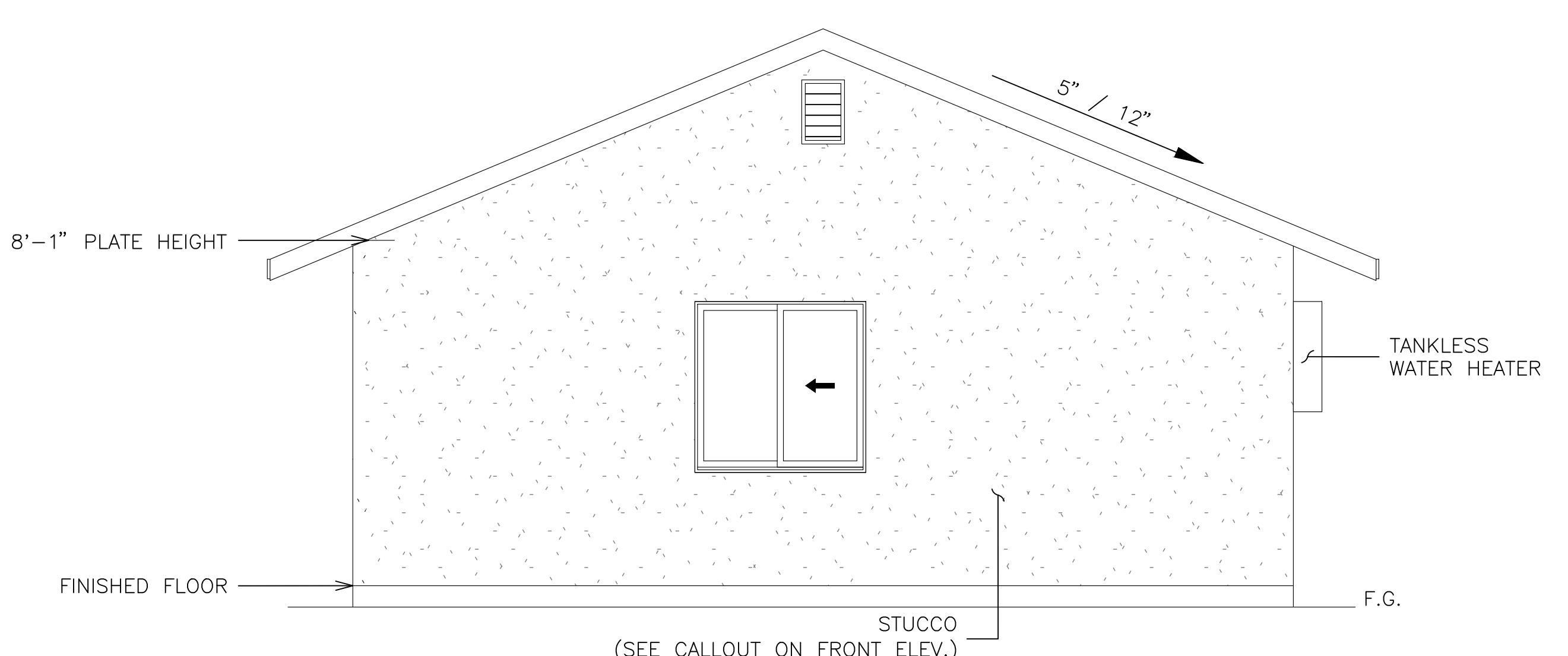
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING
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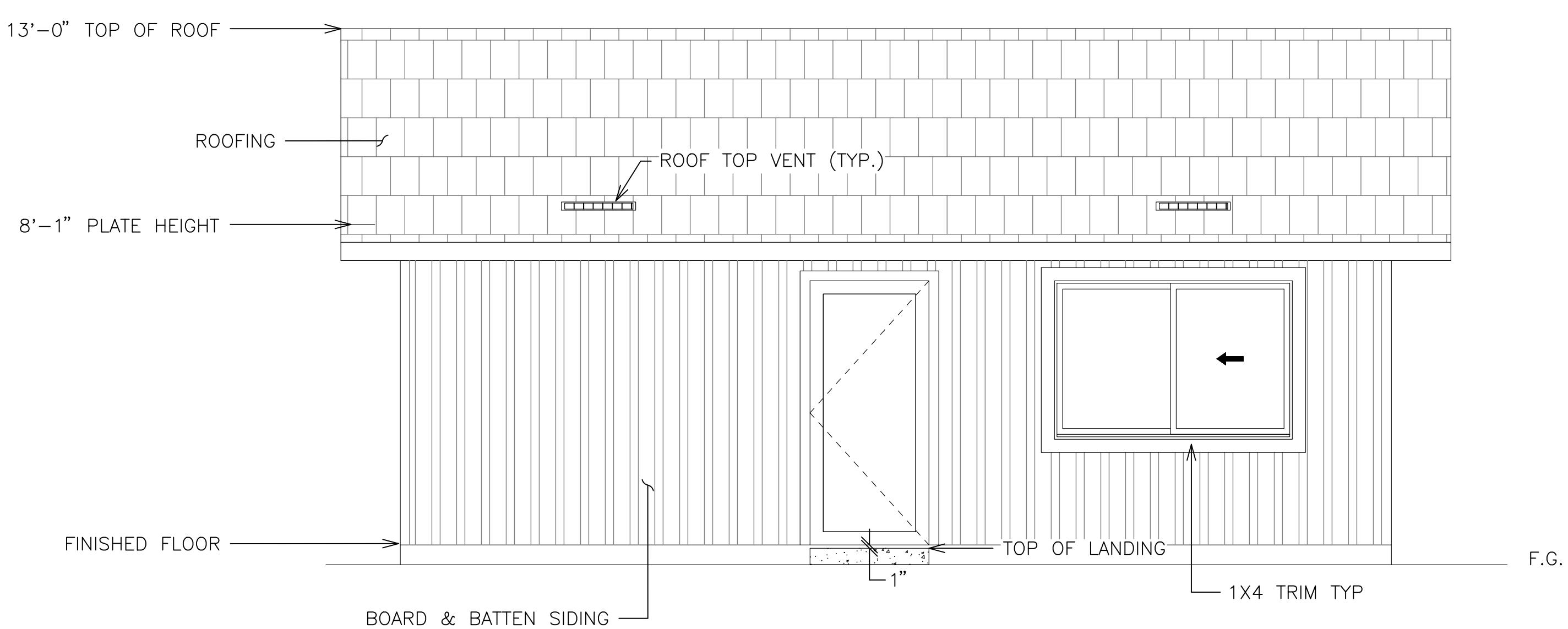


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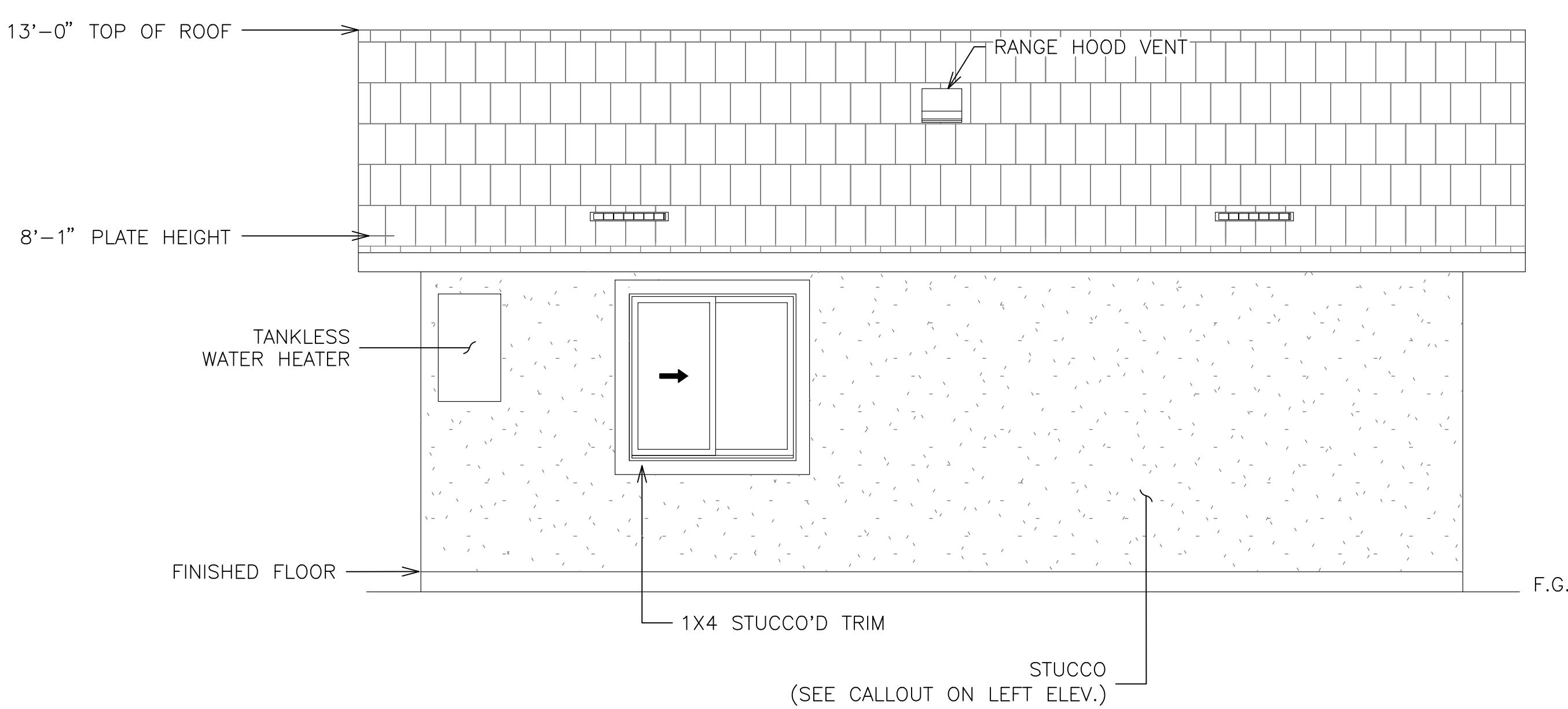
PROJECT TITLE	PRE-REVIEWED ADU PROGRAM	ELEVATION A
ADU SQFT	550	550
AGENCY	SJV REAP	DATE
	4/15/2024	

DRAWING SCALE
3" = 1'
8

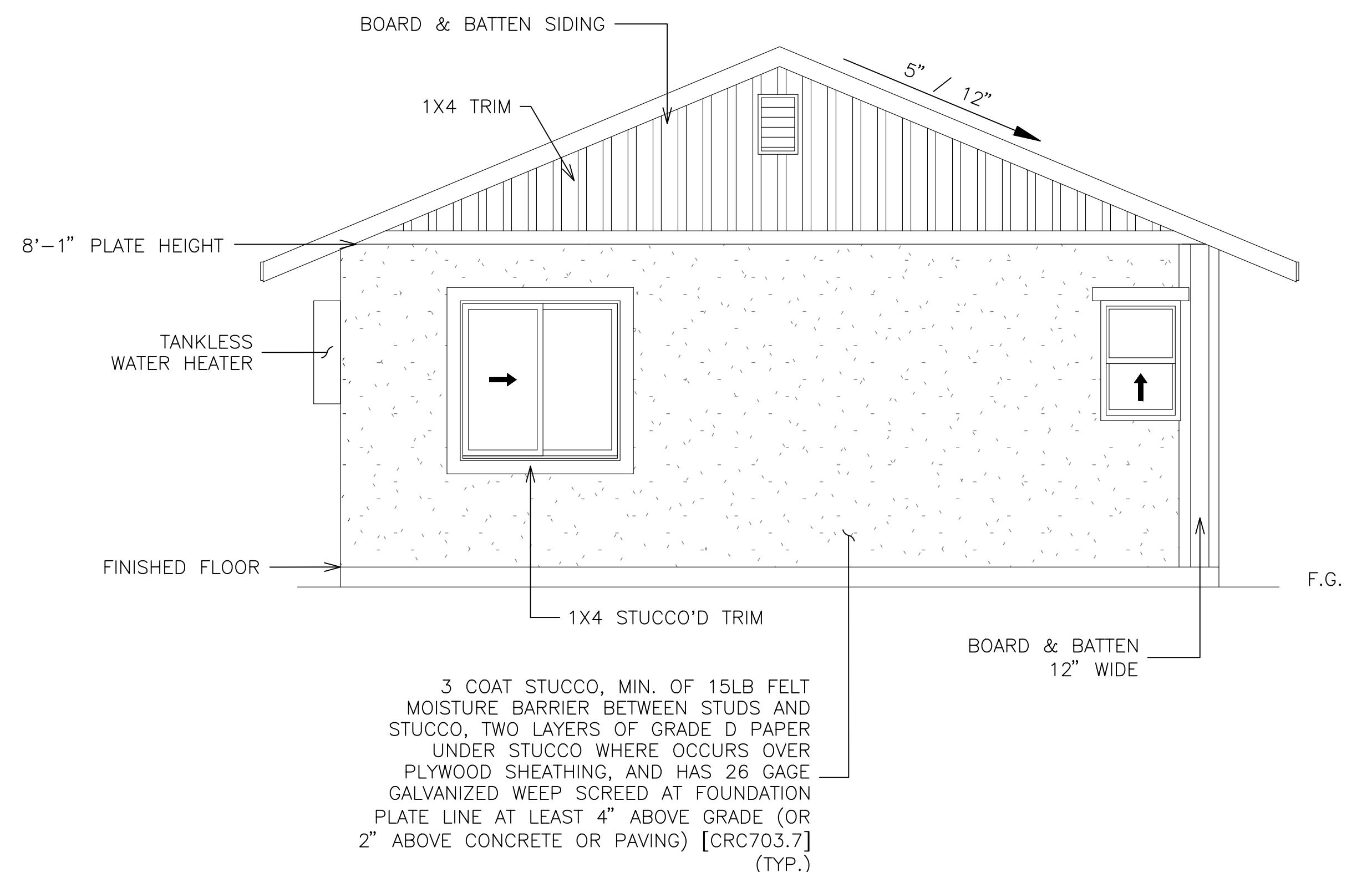
SHEET
A3



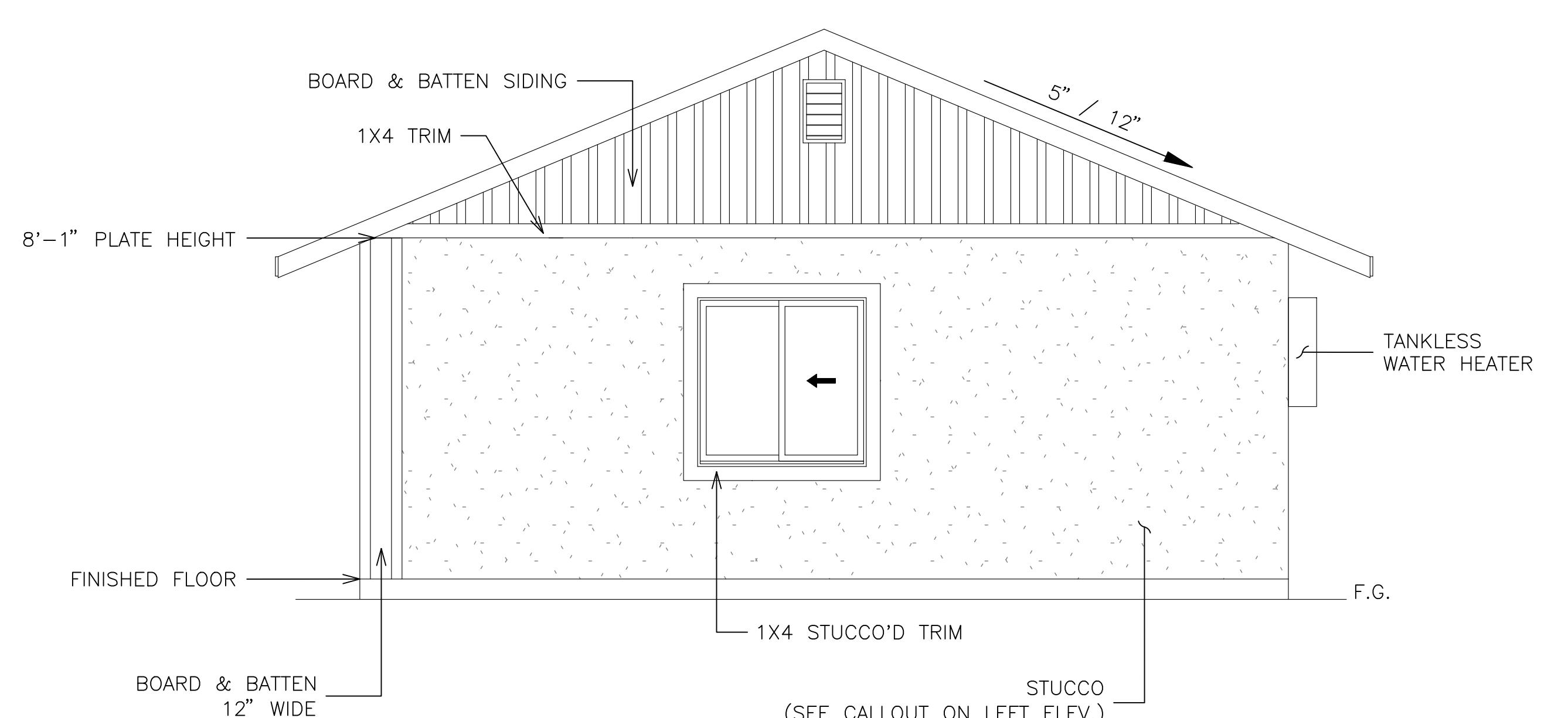
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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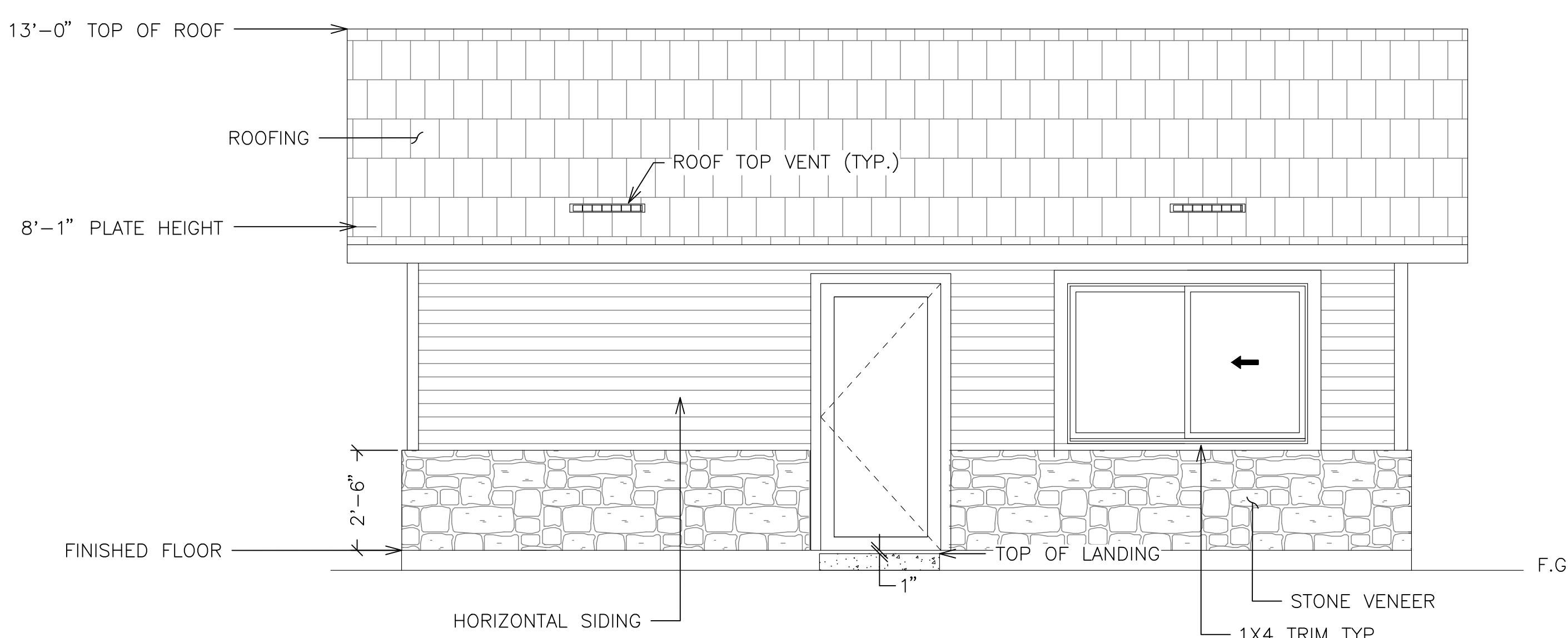
REVISIONS

PROJECT TITLE	ADU SQFT	AGENCY	S.J.V REAP	ELEVATION	DATE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	550			B	4/15/2024

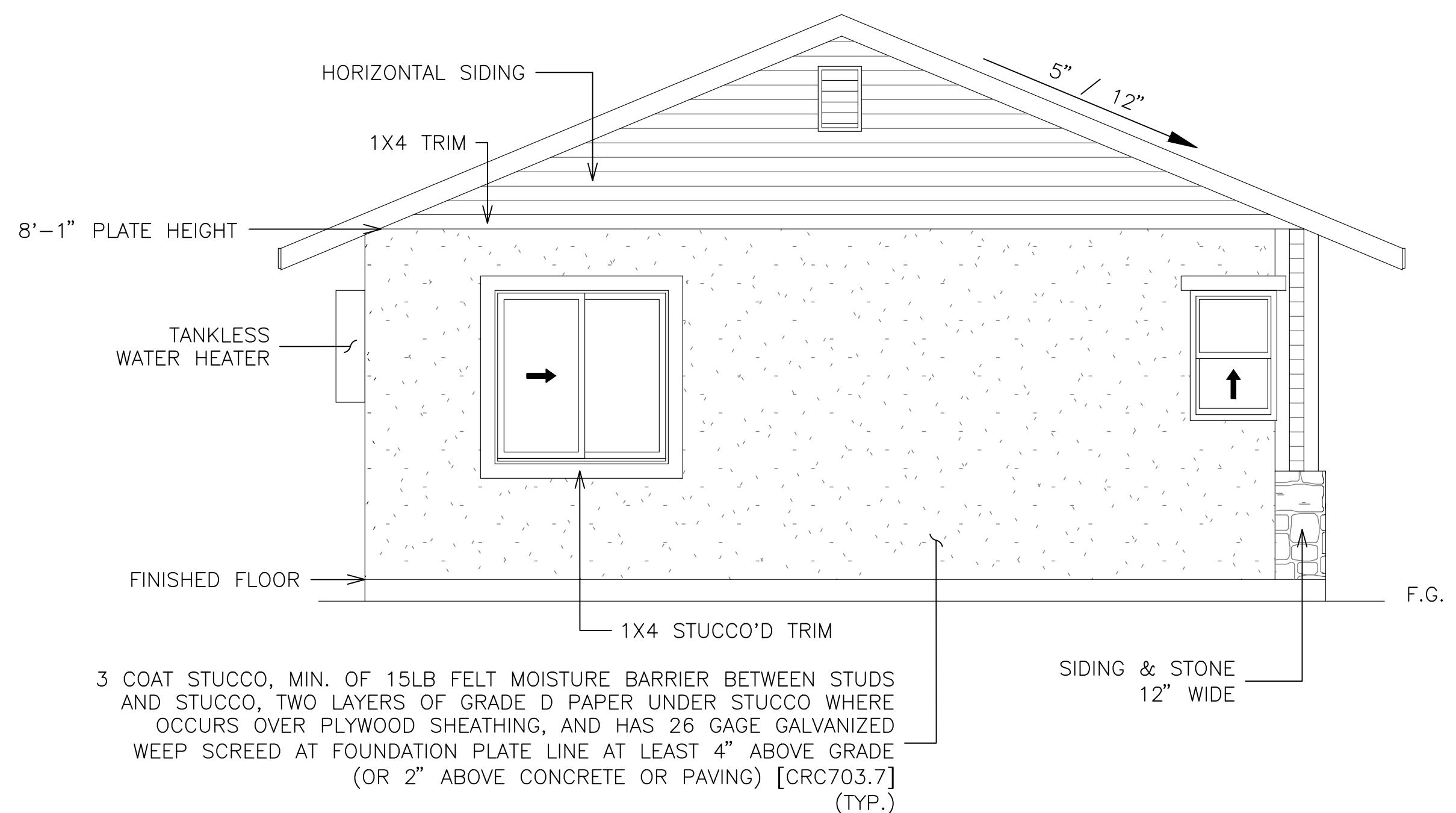
DRAWING SCALE	
3"	= 1'
8'	

SHEET

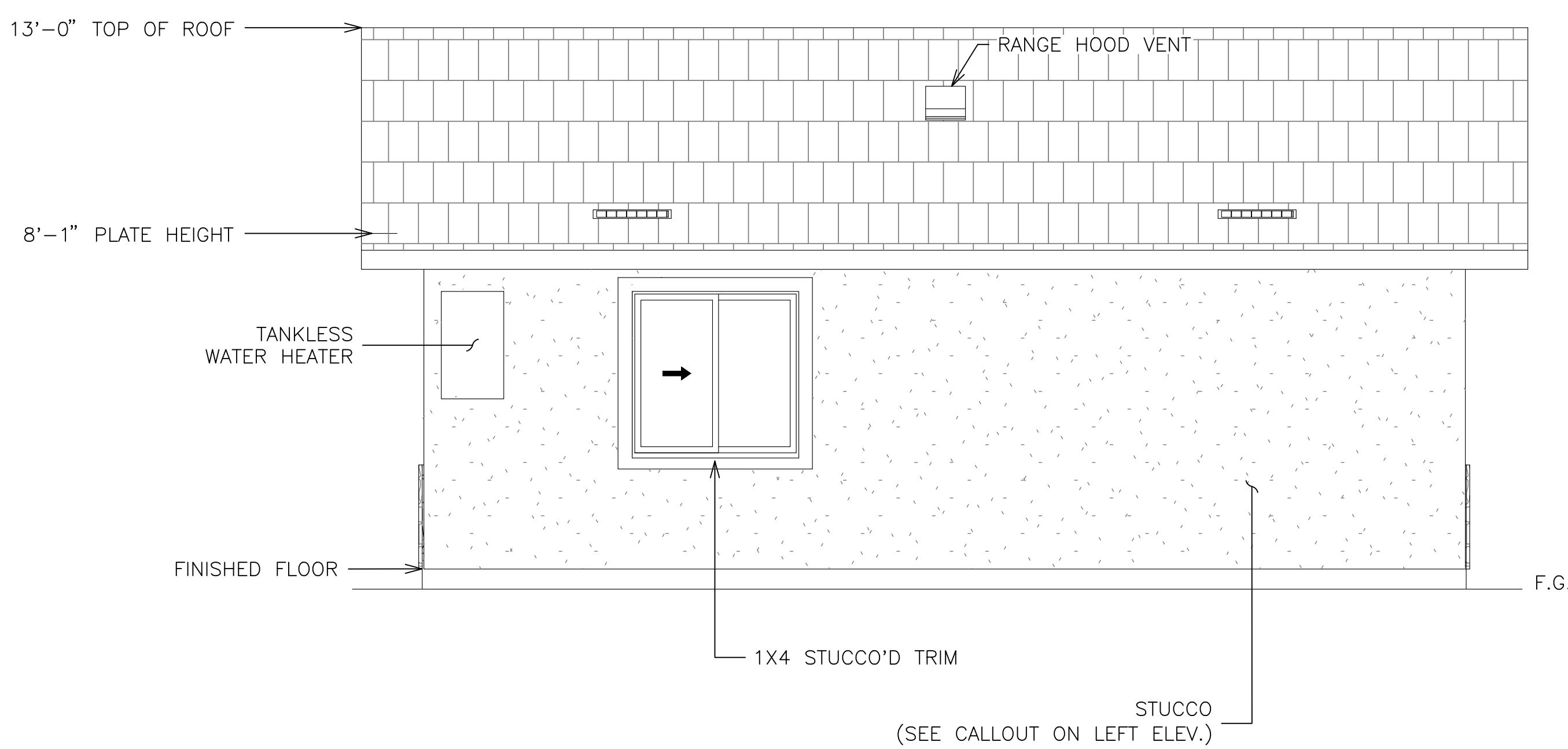
A4



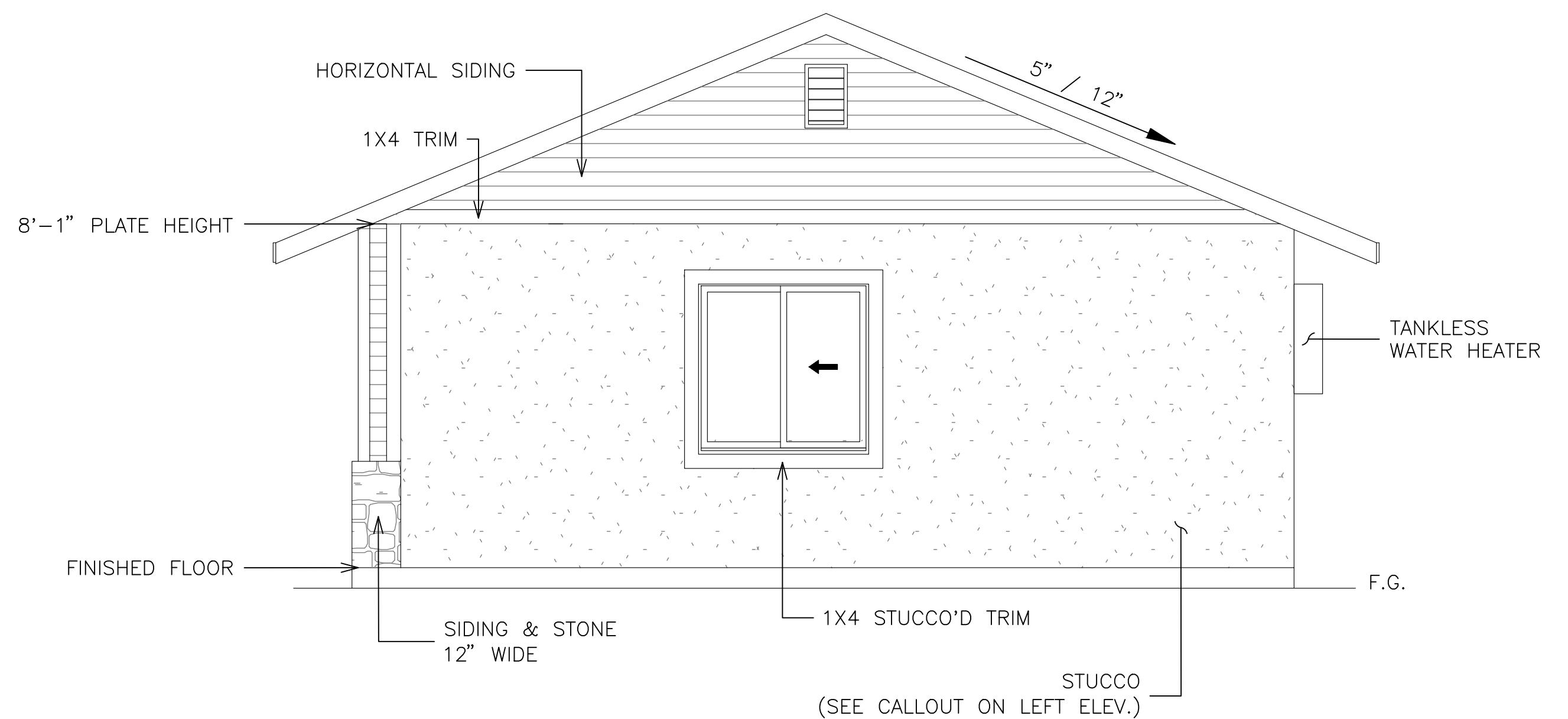
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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CITY OF
ATWATER



REVISIONS
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PROJECT TITLE ADU SQFT	ADU - PRE-REVIEWED ADU PROGRAM	ELEVATION C
AGENCY SJV REAP	DATE 4/15/2024	DRAWING SCALE 3" = 1'

550
DRAWING SCALE
3" = 1'
SHEET

A5

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CITY OF ATWATER

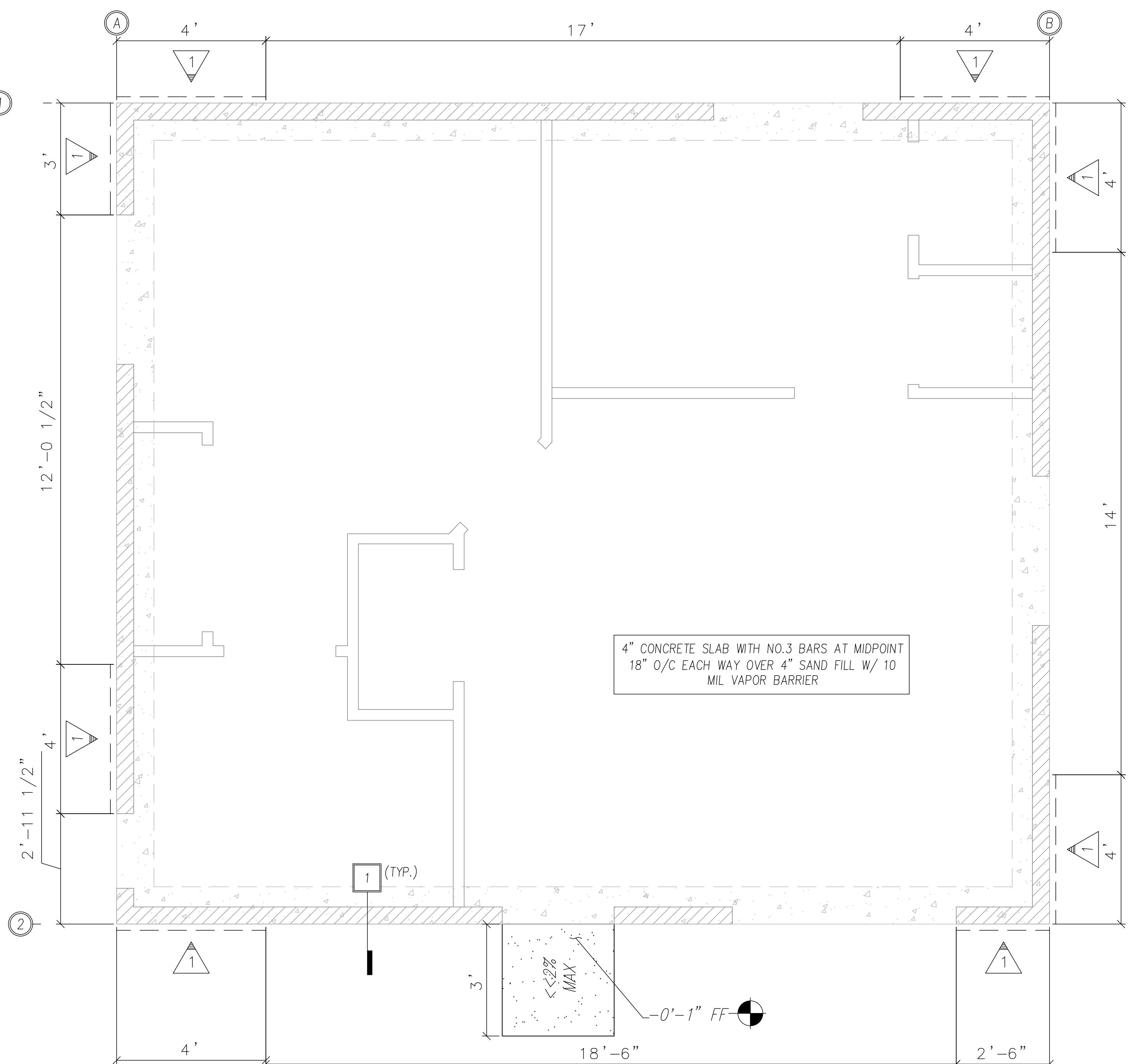


REVISIONS

PROJECT TITLE	FOUNDATION PLAN	
ADU SQFT	AGENCY	DATE
550	SJV REAP	4/15/2024

DRAWING SCALE
1" = 1'
SHEET

1" = 1'
S1



KEYNOTES/LEGEND

- Braced wall line
- Foundation plan detail found on sheet S3
- Indicates concrete footing area

WALL BRACING SCHEDULE		
TYPE	MATERIAL	NAILING/STAPLING
1	3/8" PLYWD ²	6d NAILS; EDGES @ 6" O.C., FIELD NAIL @ 12" O.C.

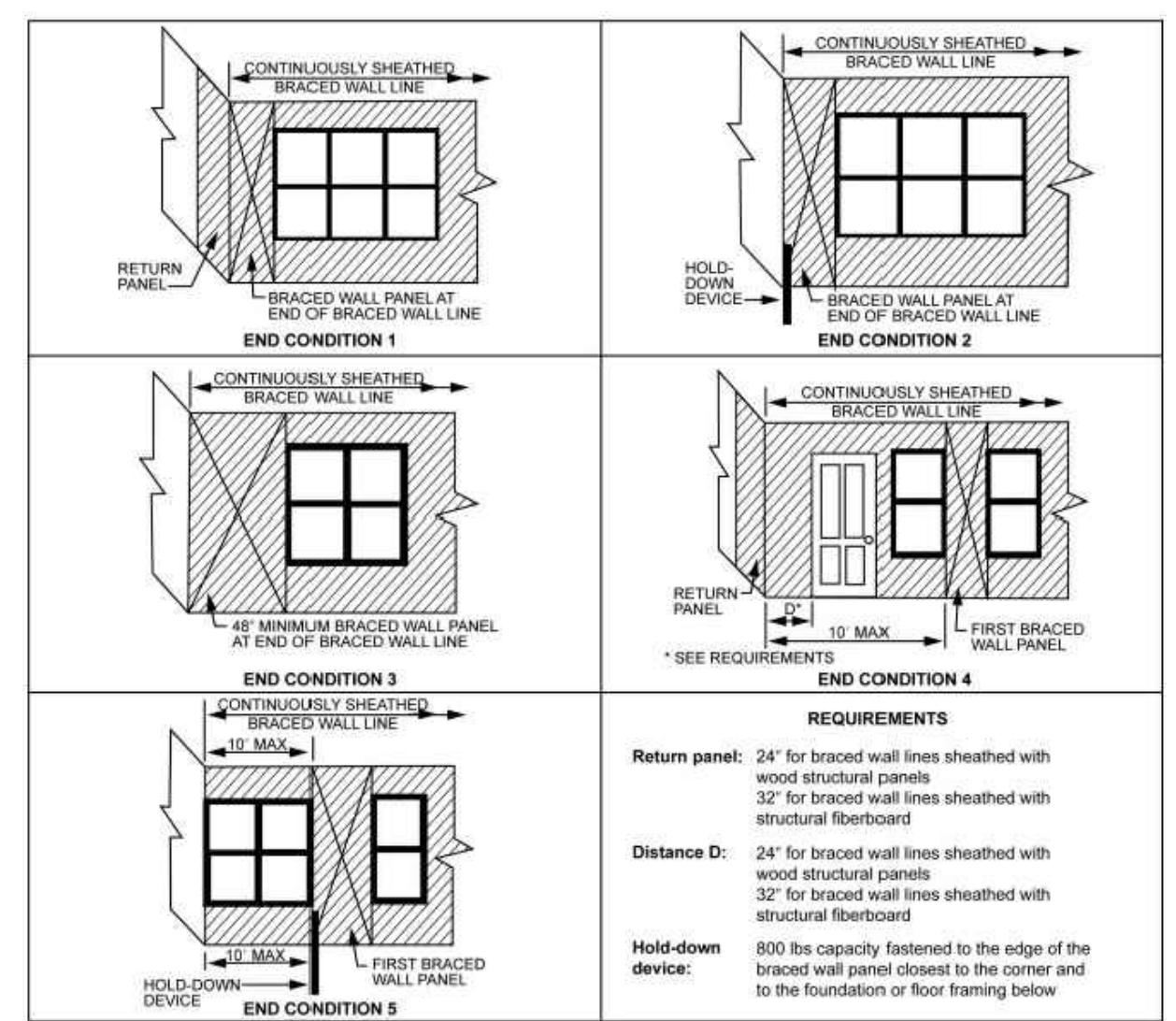
1. EXPANDED METAL OR WOVEN WIRE LATH STAPLED TO ALL STUDS, TOP AND BTM.
2. STRUCTURAL PANEL SHEATHING TO BE USED ON ALL EXTERIOR SURFACES INCLUDING AREAS ABOVE AND BELOW OPENINGS.

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V_{ult} (mph)			
Size	Penetration (inches)			Edges (inches o.c.)	Field (inches o.c.)	B	C	D	
6d Common (2.0" x 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

- Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
- Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
- Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES
WITH CONTINUOUS SHEATHING



WALL BRACING NOTES

- FOR THE PURPOSE OF DETERMINING THE AMOUNT AND LOCATION OF BRACING REQUIRED IN EACH STORY LEVEL OF A BUILDING, BRACED WALL LINES SHALL BE DESIGNATED AS STRAIGHT LINES IN THE BUILDING PLAN PLACED IN ACCORDANCE WITH THIS SECTION. (CRC602.10.1)
- THE LENGTH OF A BRACED WALL LINE SHALL BE THE DISTANCE BETWEEN ITS ENDS. THE END OF A BRACED WALL LINE SHALL BE THE INTERSECTION WITH A PERPENDICULAR BRACED WALL LINE, AN ANGLED BRACED WALL LINE AS PERMITTED IN SECTION R602.10.1.4 OR AN EXTERIOR WALL AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.1)
- EACH BRACED WALL LINE SHALL BE LOCATED SUCH THAT NO MORE THAN TWO-THIRDS OF THE REQUIRED BRACED WALL PANEL LENGTH IS LOCATED TO ONE SIDE OF THE BRACED WALL LINE. BRACED WALL PANELS SHALL BE PERMITTED TO BE OFFSET UP TO 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE. BRACED WALL PANELS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1. EXTERIOR WALLS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1. INTERIOR WALLS USED AS BRACING SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM A BRACED WALL LINE THROUGH THE INTERIOR OF THE BUILDING AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.2)
- THE SPACING BETWEEN PARALLEL BRACED WALL LINES SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.3. INTERMEDIATE BRACED WALL LINES THROUGH THE INTERIOR OF THE BUILDING SHALL BE PERMITTED. (CRC602.10.1.3)

TABLE R602.10.1.3
BRACED WALL LINE SPACING

APPLICATION	CONDITION	BUILDING TYPE	BRACED WALL LINE SPACING CRITERIA	
			Maximum Spacing	Exception to Maximum Spacing
Wind bracing	Ultimate design wind speed 100 mph to < 140 mph	Detached, townhouse	60 feet	None
	SDC A - C	Detached		Use wind bracing
	SDC A - B	Townhouse		Use wind bracing
Seismic bracing	SDC C	Townhouse	35 feet	Up to 50 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).
	SDC D ₀ , D ₁ , D ₂	Detached, townhouses, one- and two-story only	25 feet	Up to 35 feet to allow for a single room not to exceed 900 square feet. Spacing of all other braced wall lines shall not exceed 25 feet.
	SDC D ₀ , D ₁ , D ₂	Detached, townhouse	25 feet	Up to 35 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 mile per hour = 0.447 m/s.

- BRACED WALL LINES WITH A LENGTH OF 16 FEET (4877 MM) OR LESS SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS OF ANY LENGTH OR ONE BRACED WALL PANEL EQUAL TO 48 INCHES (1219 MM) OR MORE. BRACED WALL LINES GREATER THAN 16 FEET (4877 MM) SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS. (CRC602.10.2.3)

- TABLE R602.10.3(1) AND THE APPLICABLE ADJUSTMENT FACTORS IN TABLE R602.10.2(2) (CRC602.10.3)

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

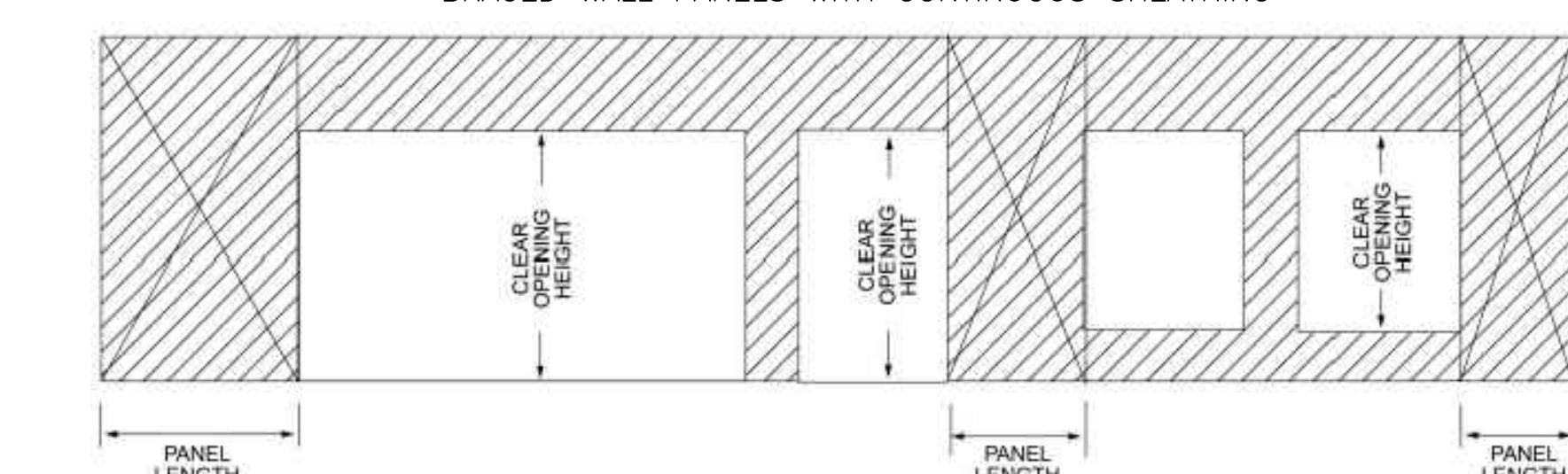
Seismic Design Category	Story Location	Braced Wall Line Length (feet) ^a	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^{b,c}				
			Method LIB ^d	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ^e	Method WSP	Methods CS-WSP, CS-G, CS-PF
D ₀	10' MAX	10	NP	2.8	2.8	1.8	1.6
		20	NP	5.5	5.5	3.6	3.1
		30	NP	8.3	8.3	5.4	4.6
		40	NP	11.0	11.0	7.2	6.1
		50	NP	13.8	13.8	9.0	7.7
	10' MAX	10	NP	5.3	5.3	3.8	3.2
		20	NP	10.5	10.5	7.5	6.4
		30	NP	15.8	15.8	11.3	9.6
		40	NP	21.0	21.0	15.0	12.8
	50	NP	26.3	26.3	18.8	16.0	
	10' MAX	10	NP	7.3	7.3	5.3	4.5
		20	NP	14.5	14.5	10.5	9.0
		30	NP	21.8	21.8	15.8	13.4
		40	NP	29.0	29.0	21.0	17.9
		50	NP	36.3	36.3	26.3	22.3

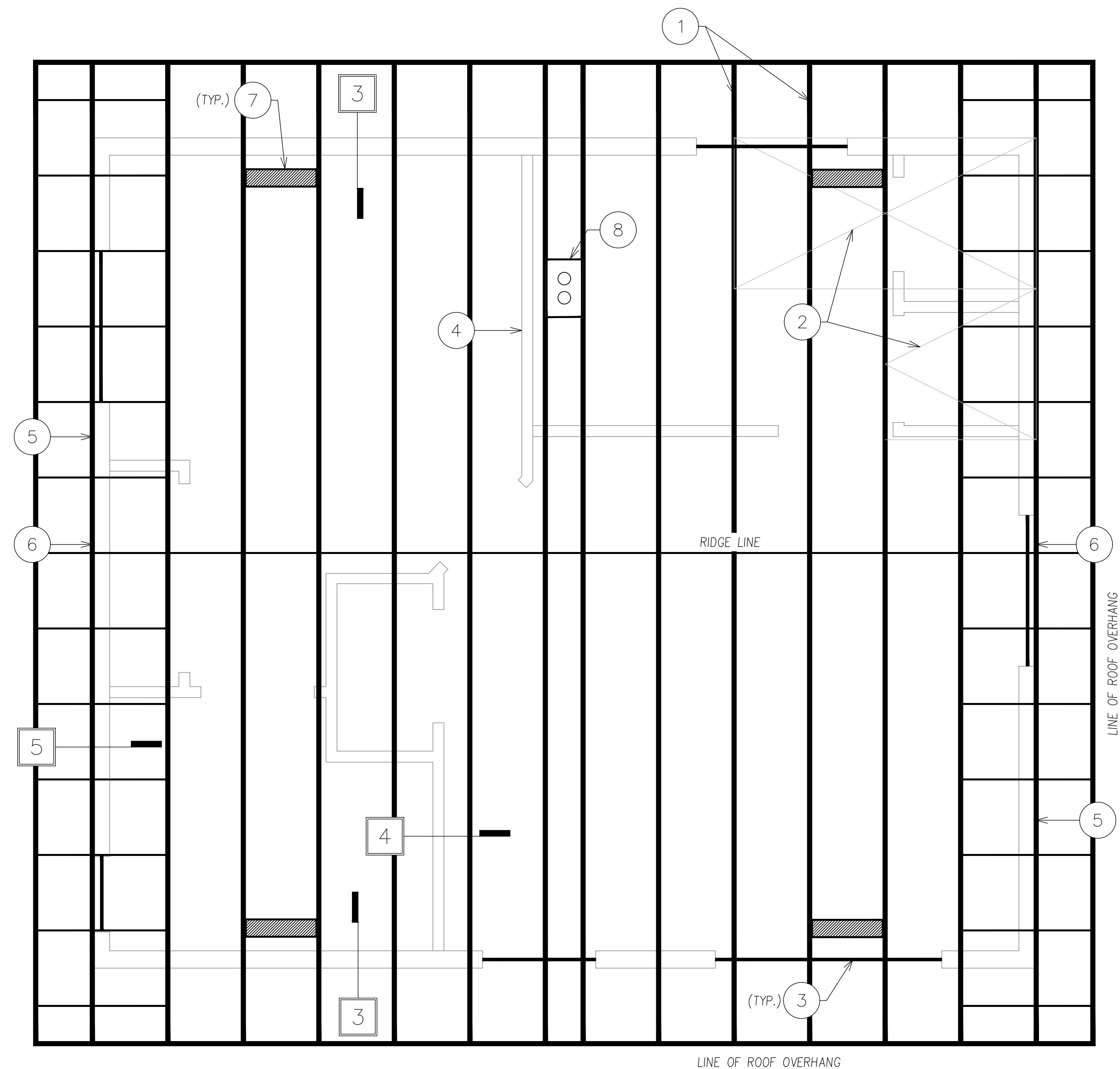
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

NP = Not Permitted.

- Linear interpolation shall be permitted.
- Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{br} values associated with the seismic design categories shall be permitted when a site-specific S_{br} value is determined in accordance with Section 1613.2 of the California Building Code.
- Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.
- Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.
- Methods PFG and CS-SFB do not apply in Seismic Design Categories D₀, D₁ and D₂.
- Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.

FIGURE R602.10.5
BRACED WALL PANELS WITH CONTINUOUS SHEATHING





KEYNOTES

- ① PRE-MFR. TRUSSES @ 24" O.C.
- ② 15/32" APA RATED PLYW'D OR OSB, P.I. 32/16, EDGE NAIL W/8D @ 6" O.C. & FIELD NAIL @ 6" O.C.
- ③ 6X8 D.F. # 2
- ④ TOP OF NON-BEARING, NON-BRACED WALL. SEE DETAIL 5.
- ⑤ SEE DETAIL 3 FOR END WALL TRUSS SHEAR TRANSFER DESIGN REQUIREMENT
- ⑥ LOCATION OF 12"x18" GABLE END VENT
- ⑦ LOCATION OF 5 1/2" x 22 1/2" ROOF TOP VENT
- ⑧ LOCATION OF RANGE HOOD VENT
- # FRAMING PLAN DETAIL FOUND ON SHEET S3

NOTES

1. TRUSS CALCULATIONS (FROM THE TRUSS MANUFACTURER) SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO A REQUEST FOR ROOF AND SHEAR INSPECTION

ATTIC VENTILATION REQUIREMENTS

$$\frac{550 \text{ SQFT}}{150} \cdot 144 \text{ in}^2/\text{ft} = (528 \text{ in}^2)$$

PROVIDE:

$$\begin{aligned} 2 - 12"\text{x}18" \text{ GABLE END VENT } (140 \text{ in}^2) &= (280 \text{ in}^2) \\ 4 - 5-1/2" \times 22-1/2" \text{ ROOF TOP VENT } (83 \text{ in}^2) &= (283 \text{ in}^2) \\ \text{TOTAL PROVIDED: } &= (612 \text{ in}^2) \end{aligned}$$

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER



PROJECT TITLE	PRE-REVIEWED ADU PROGRAM	
AGENCY	S.J.V REAP	DATE
ADU SQFT	550	4/15/2024
SHEET DESCRIPTION	ROOF FRAMING PLAN	
DRAWING SCALE	1/2" = 1'	

550
1/2" = 1'
S2

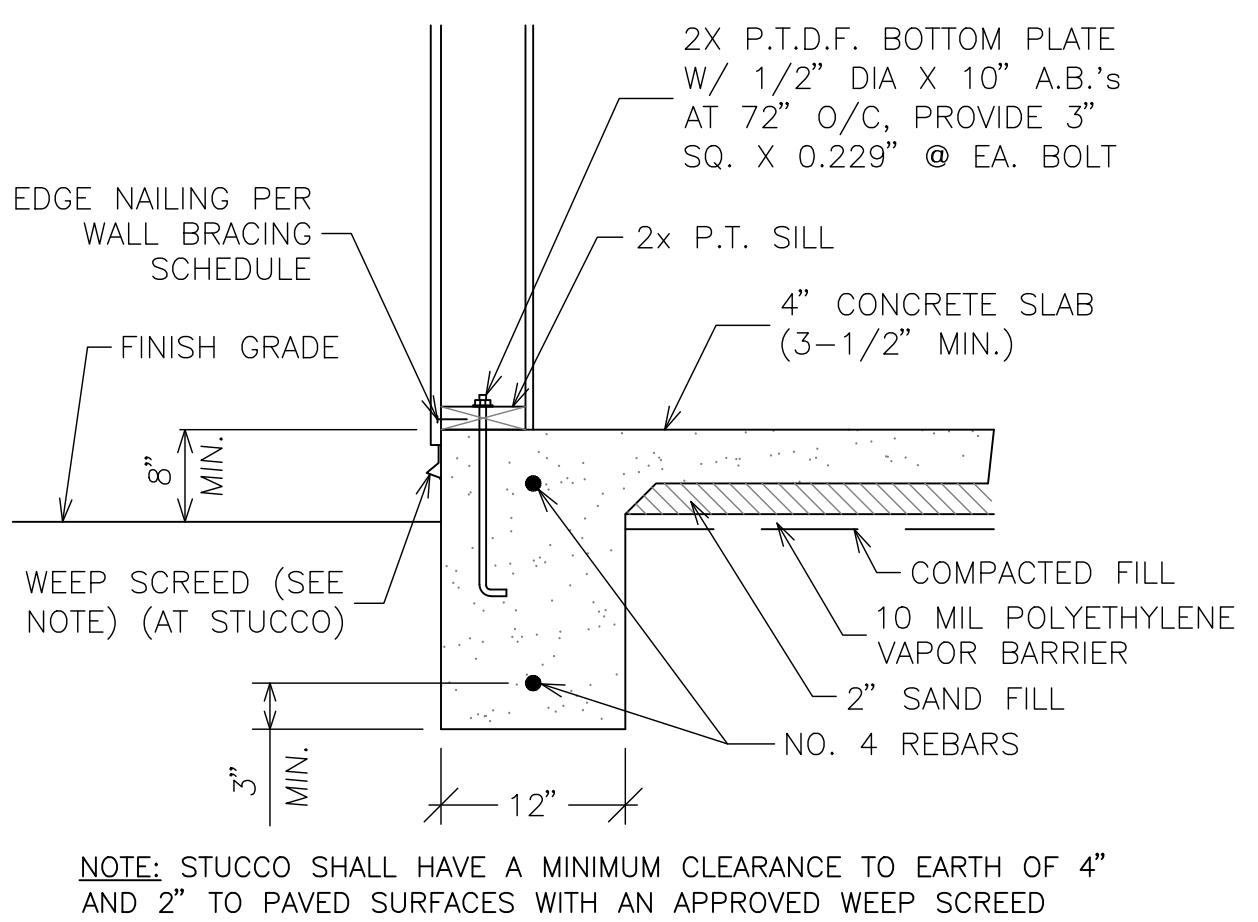
DISCLAIMER:
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LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY
INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY,
OUT OF THE USE OF THESE, OR ECONOMIC LOSSES, ARISING
OUT OF THE USE OF THESE, OR ECONOMIC LOSSES, ARISING
USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE
USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

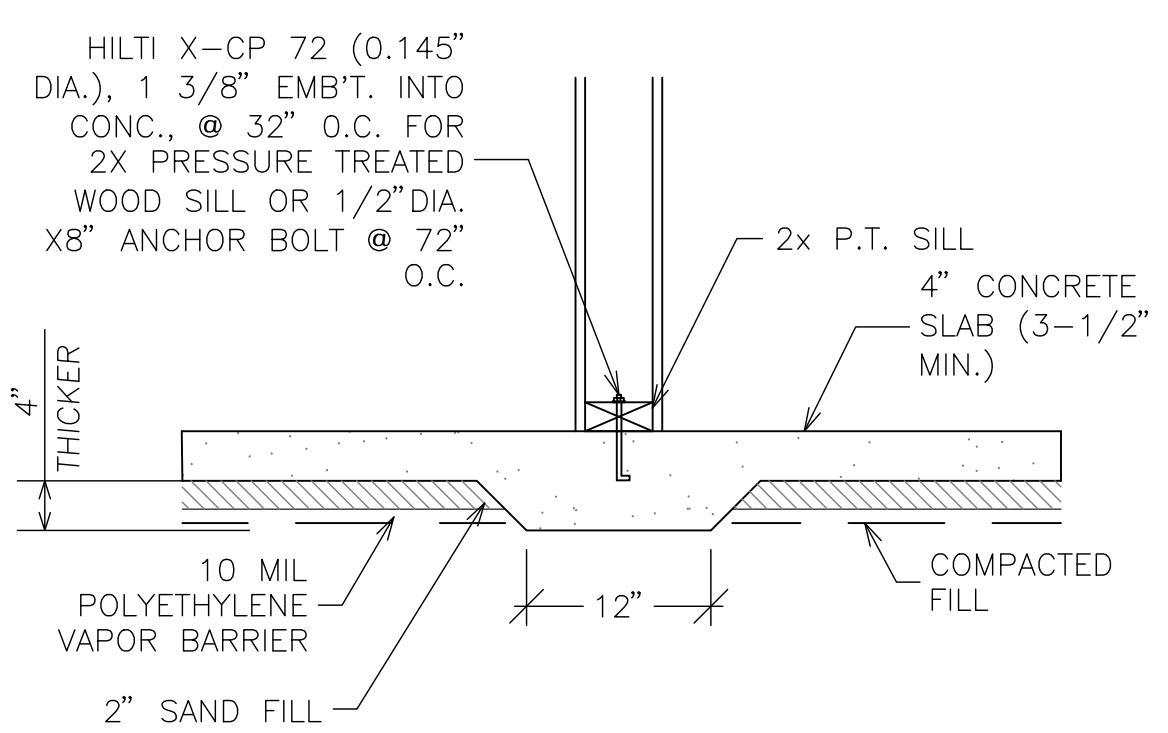


PROJECT TITLE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION
S.JV REAP
AGENCY
ADU SQFT
550
DRAWING SCALE
SHEET

4/15/2024

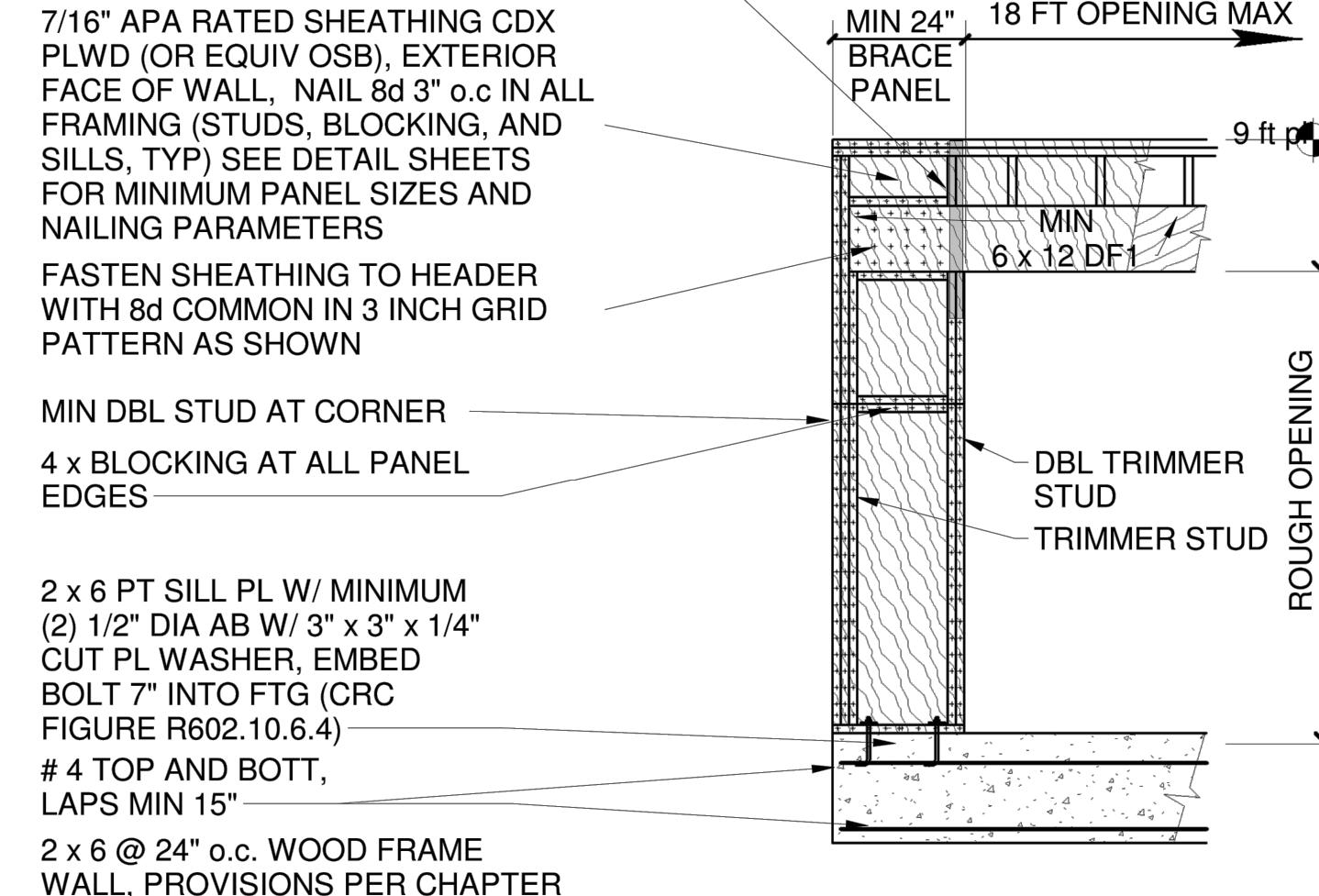


① EXTERIOR FOOTING
N.T.S.

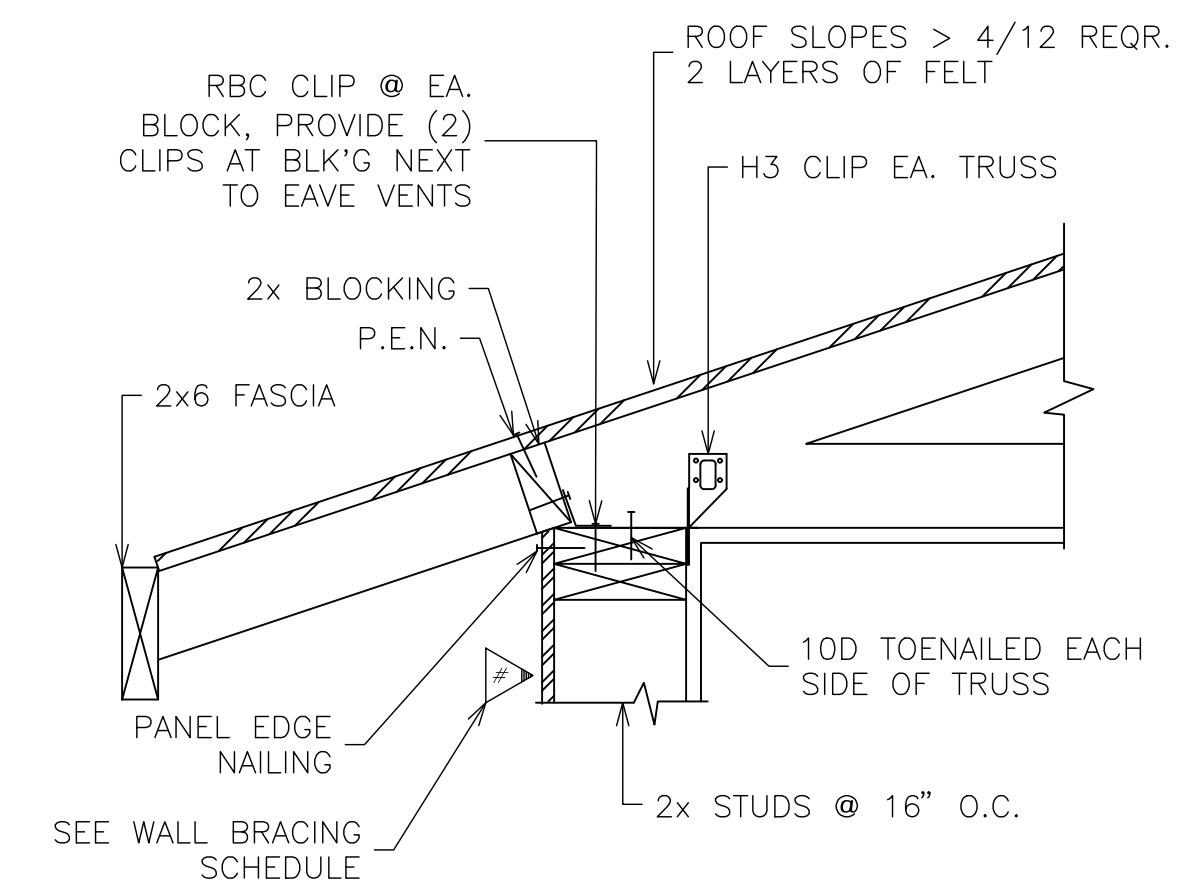


② NON-BEARING INTERIOR FOOTING
N.T.S.

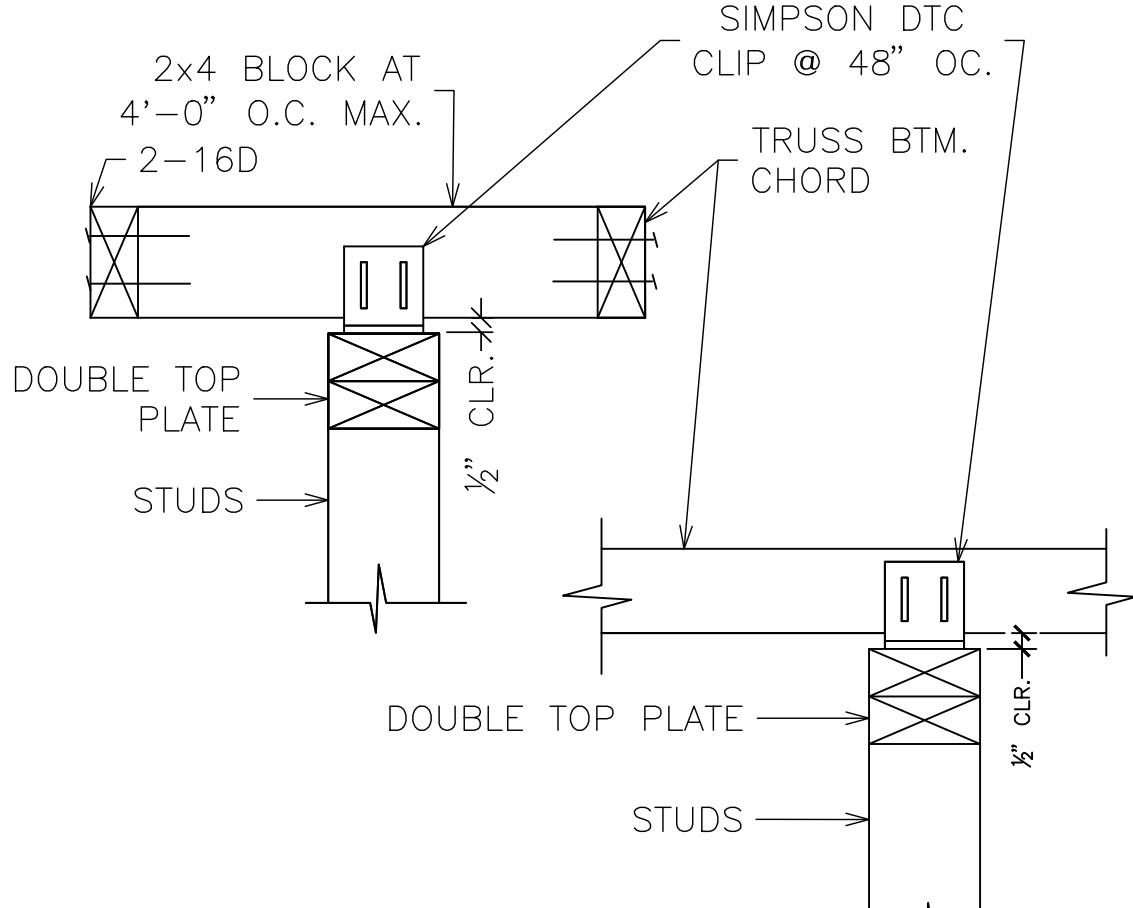
TENSION STRAP AT INTERIOR FACE OF WALL, STRAP ACROSS HEADER AND JAMB STUDS:
SIMPSON MSTA 30 (2,050 lbs TENSION)



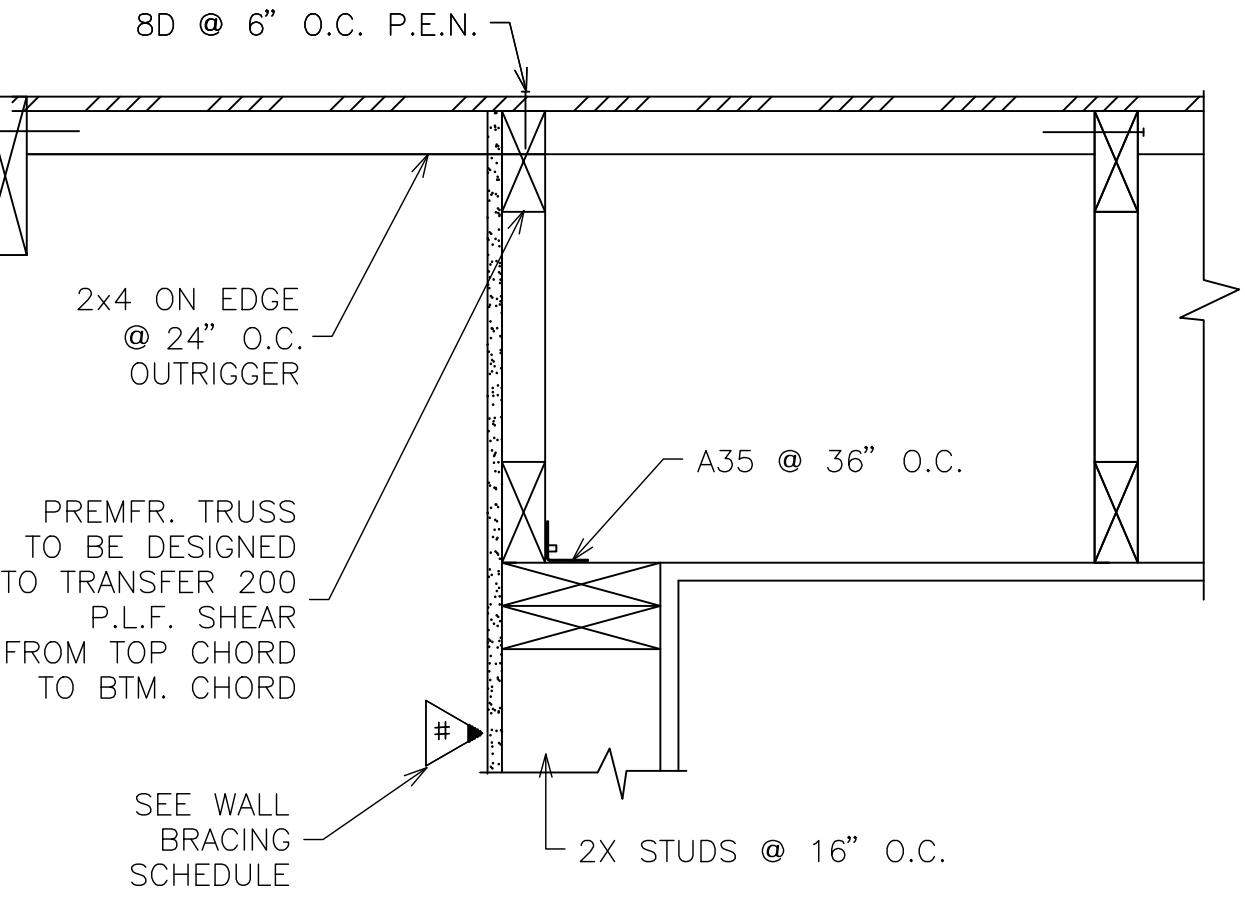
DERIVED FROM CRC
FIGURE R602.10.4.2



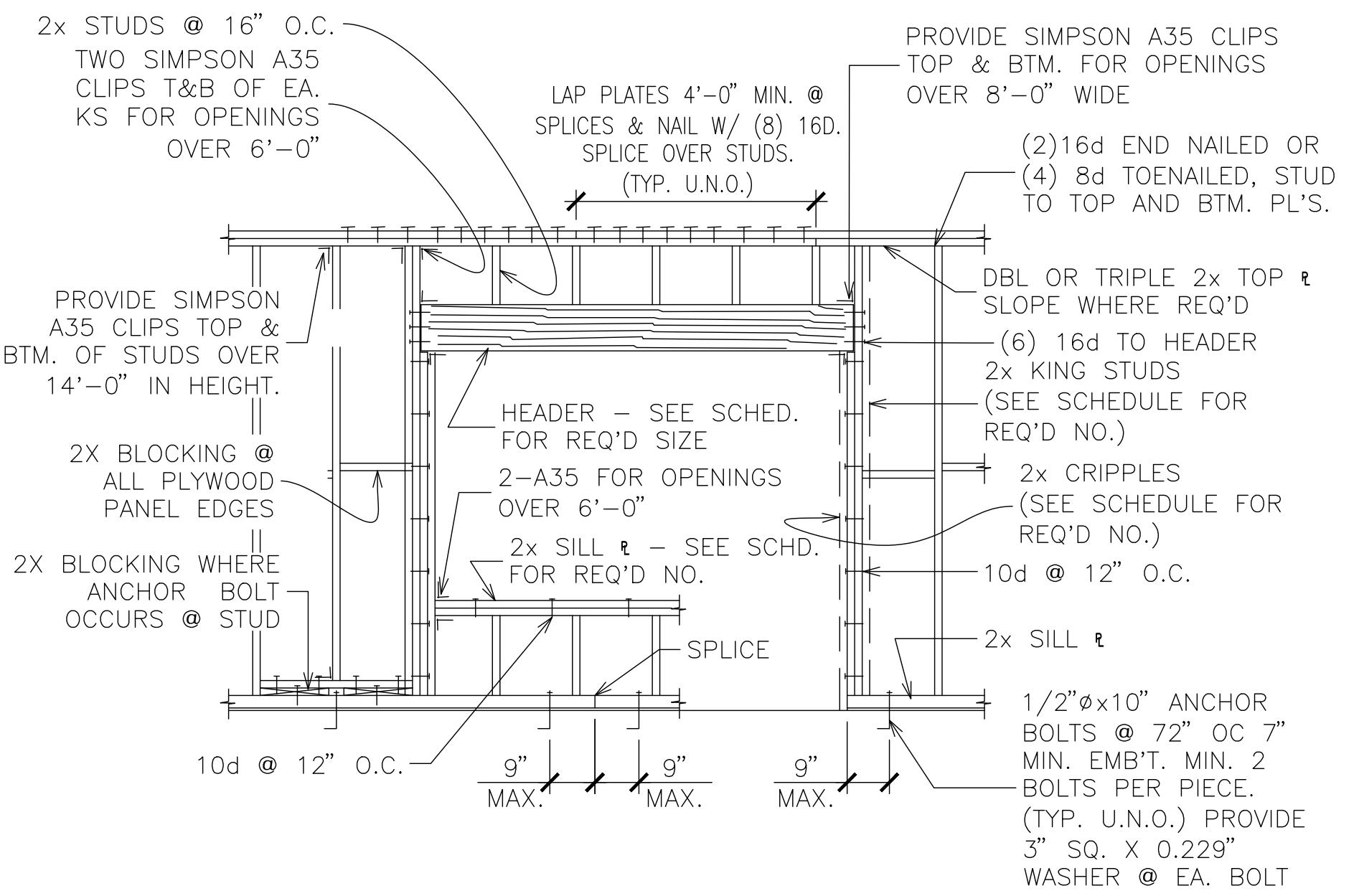
④ EAVE DETAIL
N.T.S.



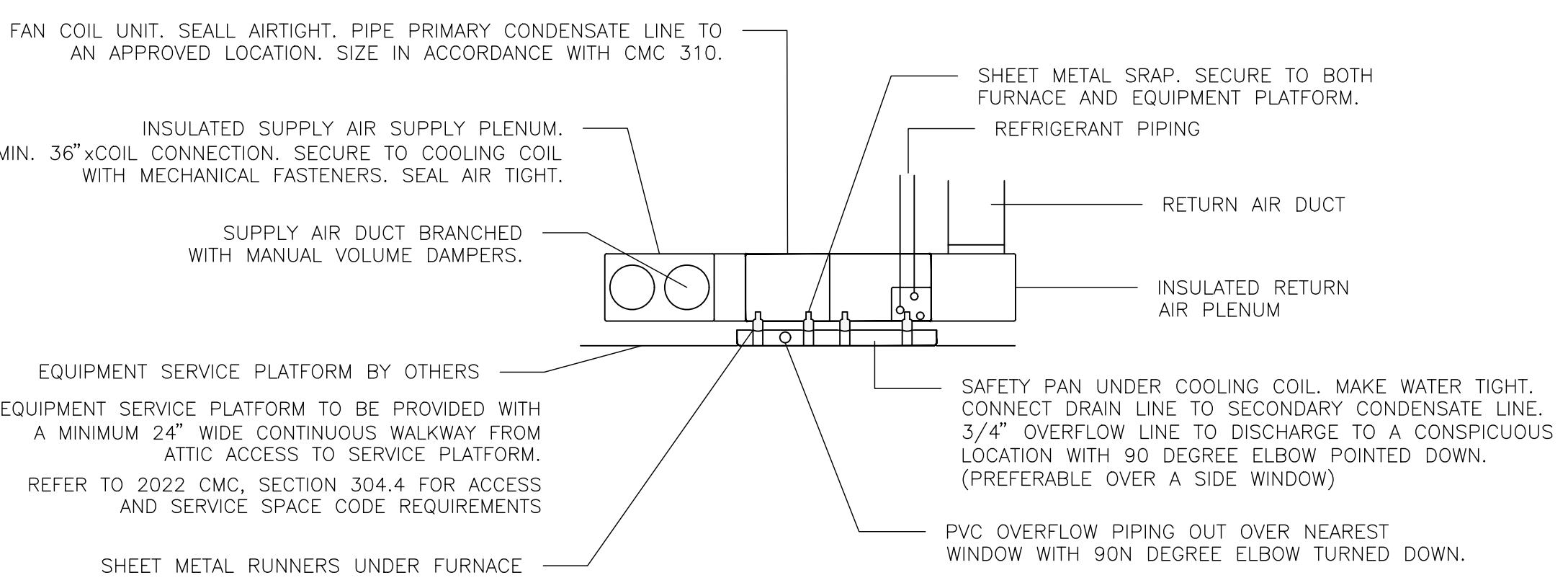
⑤ NON-BRG., NON-BRACED WALL CONNECTION
N.T.S.



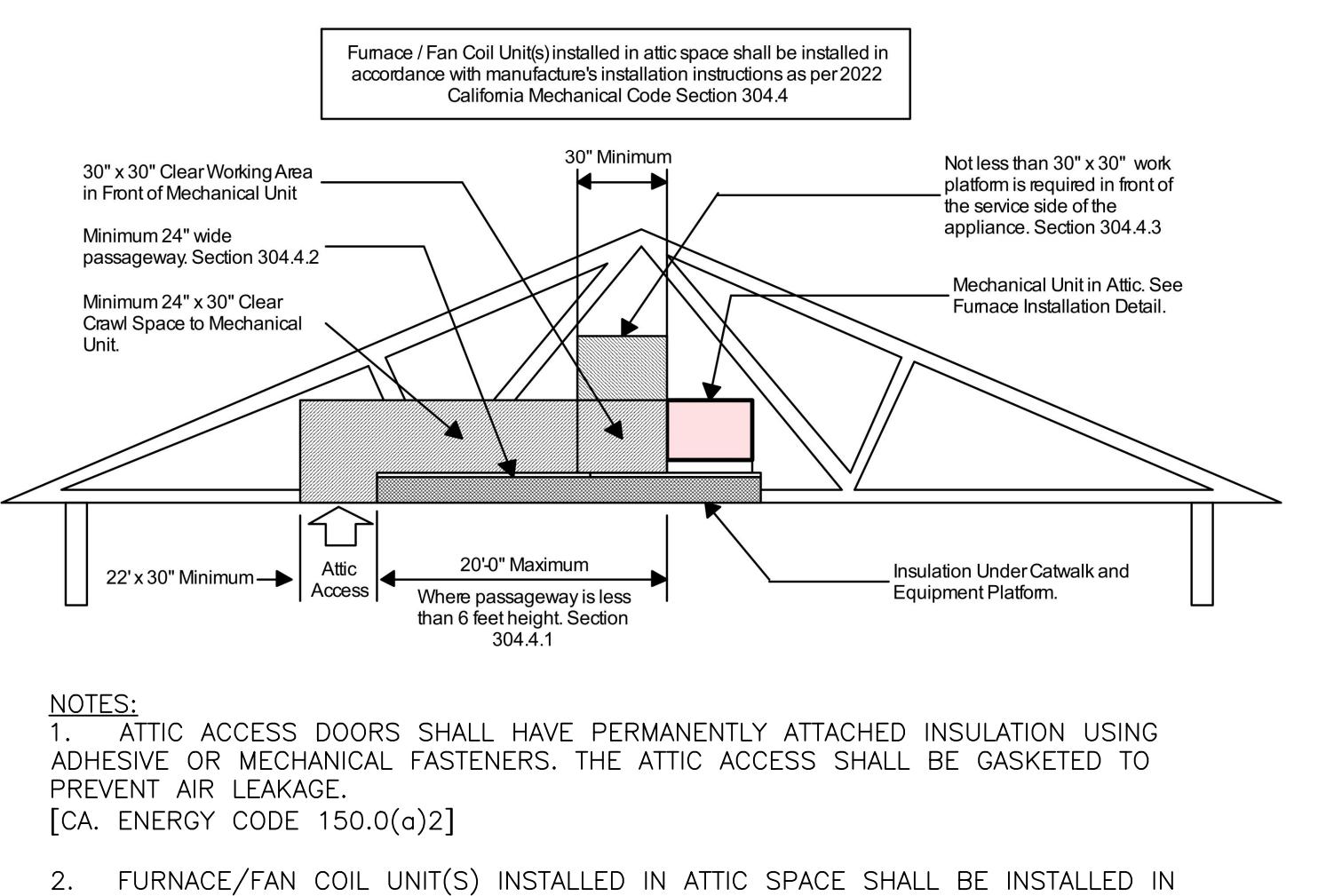
⑥ GABLE END DETAIL
N.T.S.



⑦ TYP. WALL FRAMING AT OPENING
N.T.S.



⑧ FAN COIL INSTALLATION IN ATTIC
N.T.S.



⑨ ATTIC MOUNTED AIR HANDLER
N.T.S.

CLEAR SPAN OF OPENING	HEADER SIZE		NUMBER OF CRIPPLES		NUMBER OF KING STUDS		NUMBER OF SILL PLATES	
	BEARING WALL	NON-BRG WALL	BRG WALL	NON-BRG WALL	EXTERIOR	INTERIOR	EXTERIOR	INTERIOR
UP TO 6'-0"	4 x 8	4 x 6	1	1	1	1	1	1

NOTES:

1. 4x HEADER SIZE SHOWN IS FOR 2x4 STUD WALL, REVISE TO 6x FOR 2x6 STUD WALLS AND 8x FOR 2x8 STUD WALLS.
2. DETAILS AND MEMBER SIZES ARE TYPICAL UNLESS OTHERWISE NOTED OR DETAILED.
3. NOTES AND MEMBER SIZES SHOWN ON FRAMING PLANS SHALL TAKE PRECEDENCE OVER SCHEDULE.

⑩ HEADER DETAIL
N.T.S.

S3

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ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE
USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE
USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

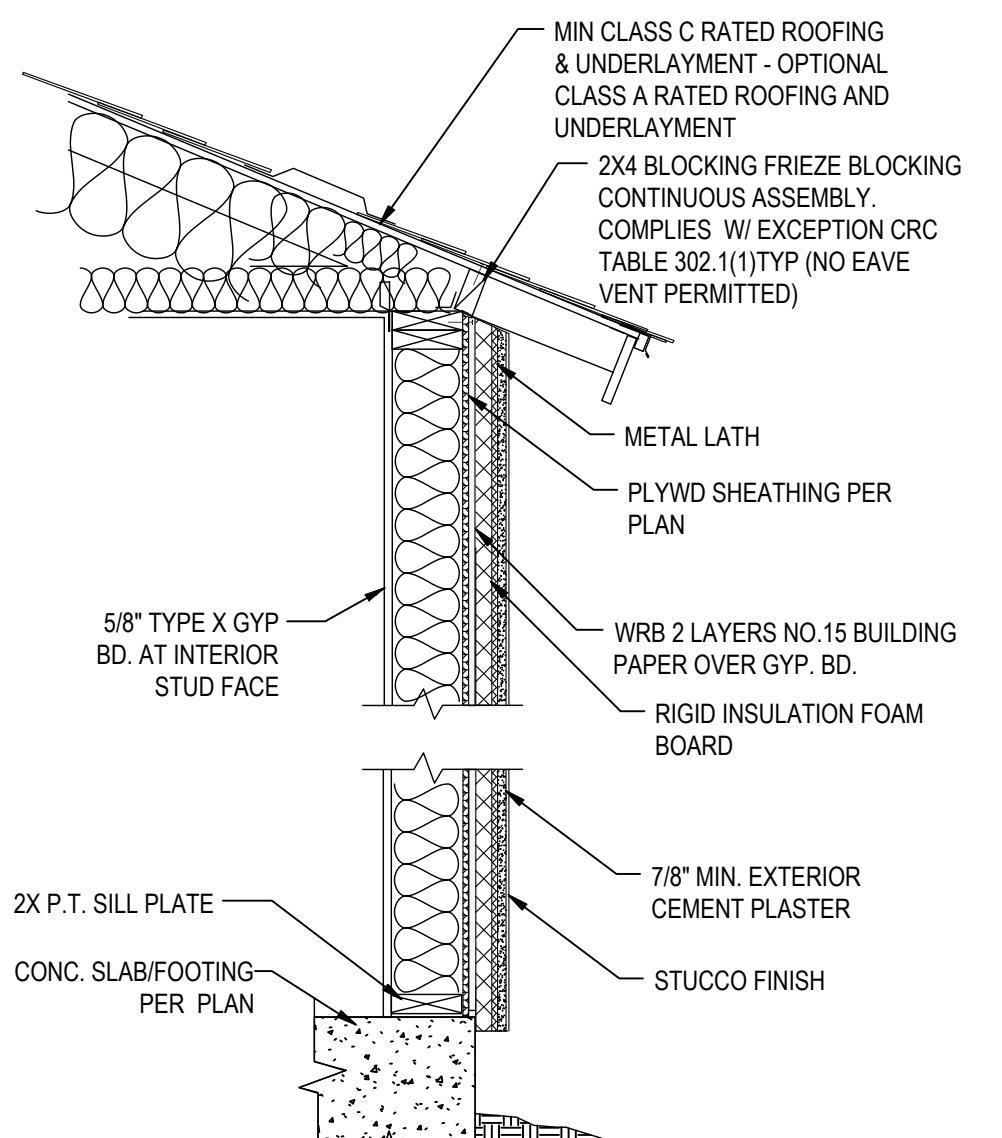


REVISIONS

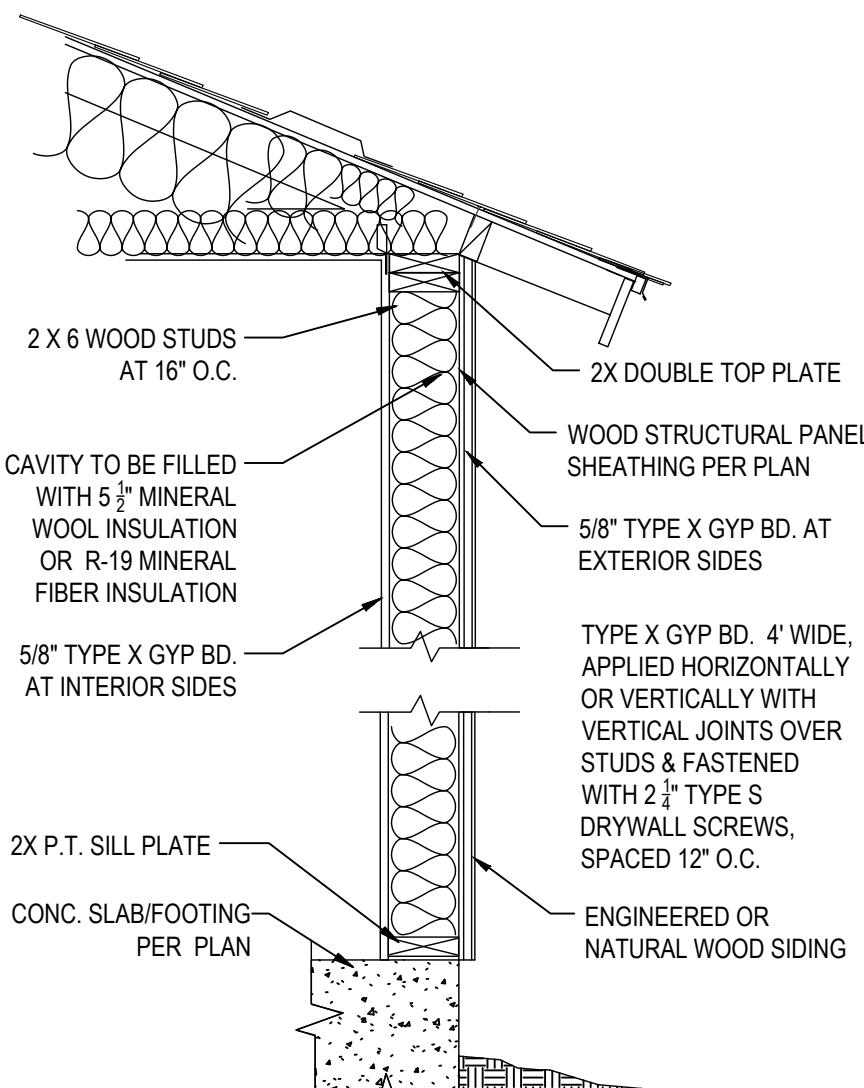
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AGENCY	S.J.V REAP	DATE
ADU SQFT	550	4/15/2024

SHEET

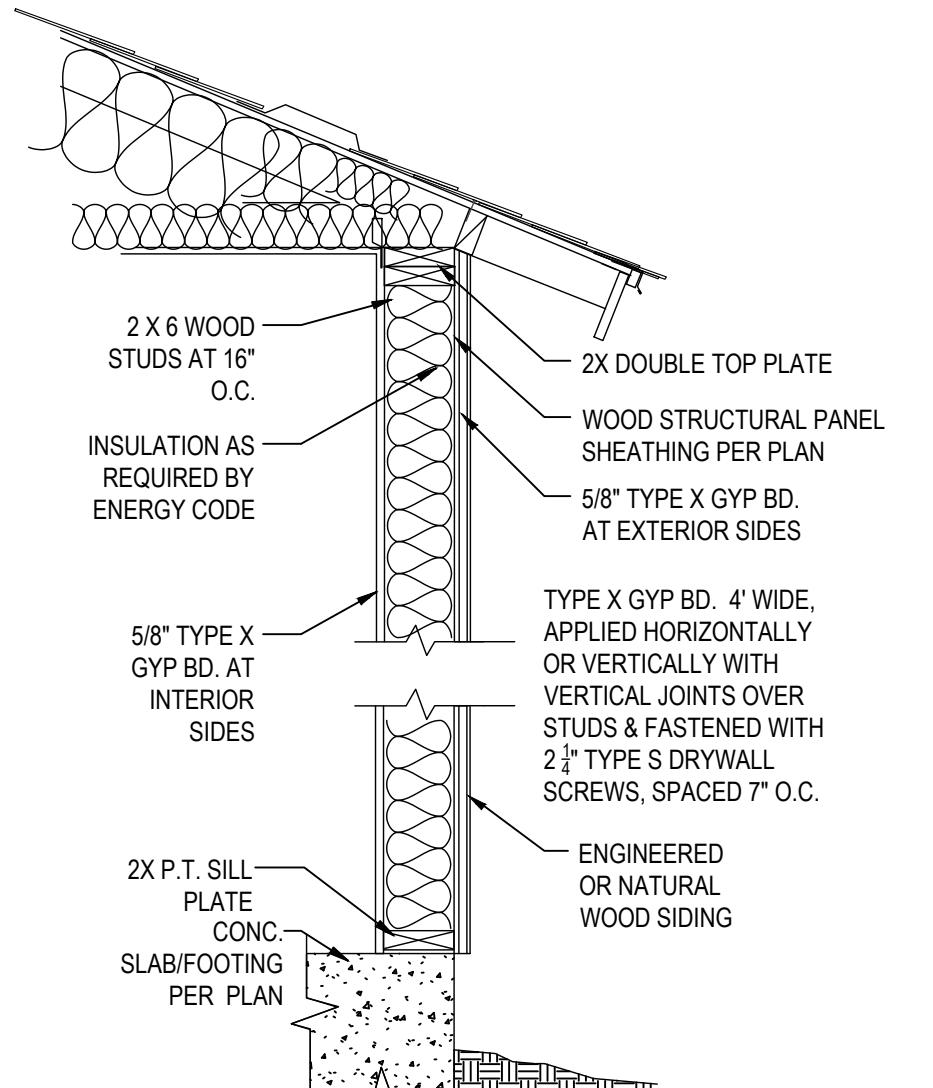
S4



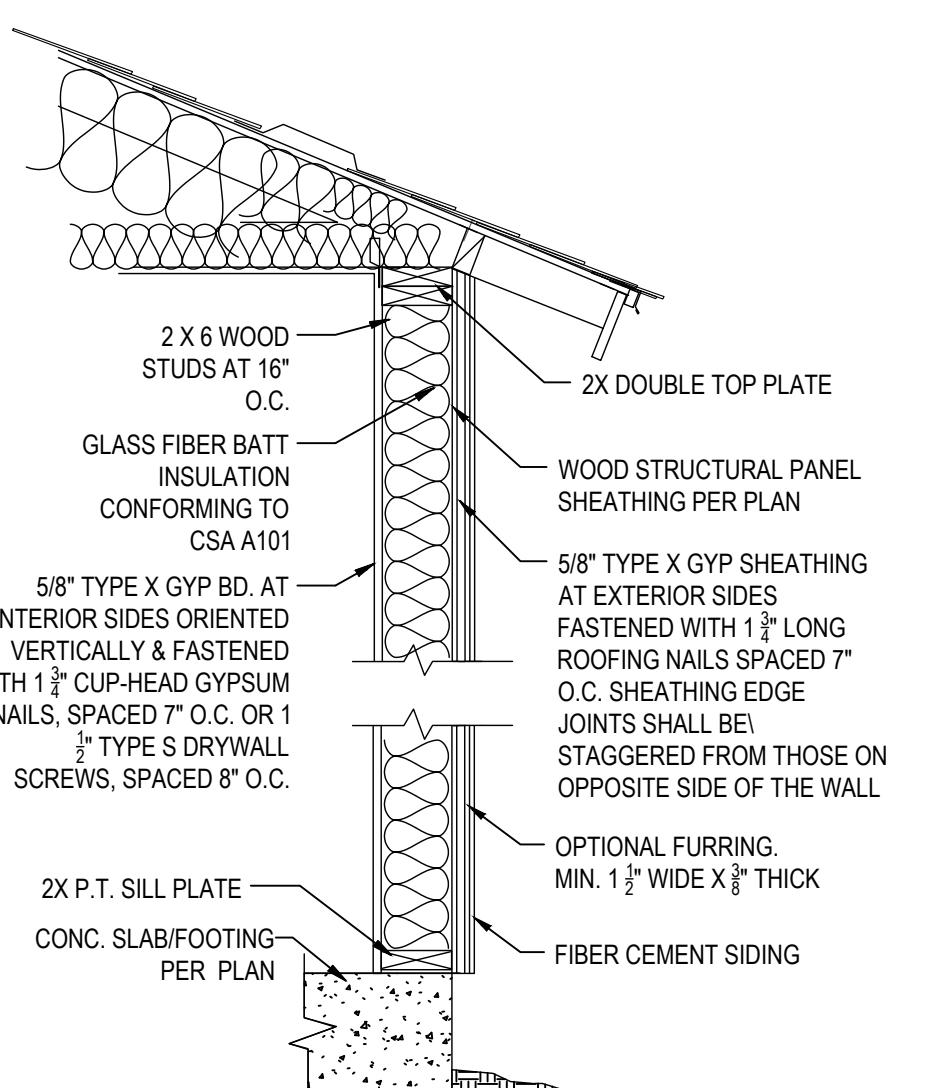
10 1-HOUR FIRE RATED ASSEMBLY FOR STUCCO FINISH
N.T.S.



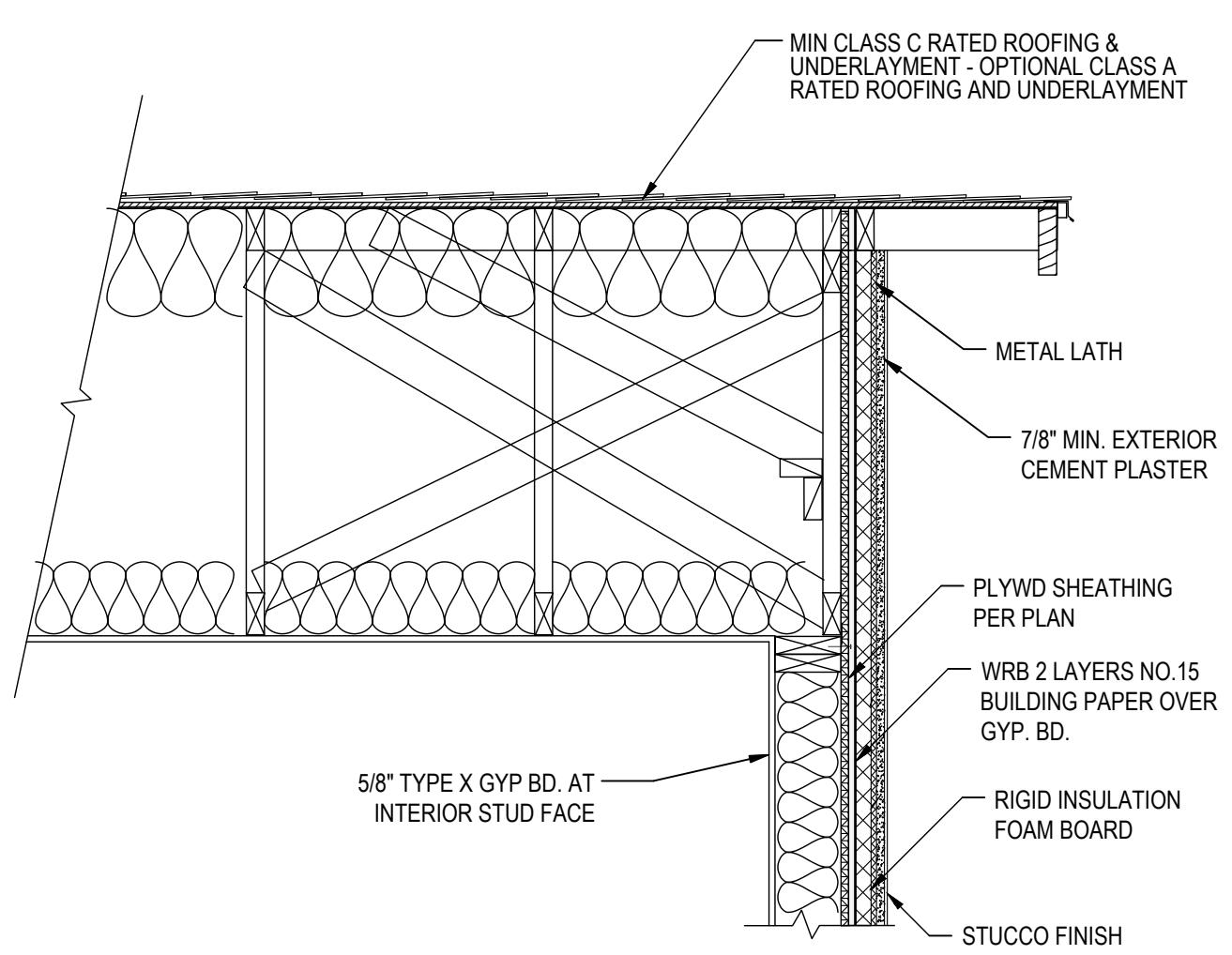
11 1-HOUR FIRE RATED ASSEMBLY FOR
ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



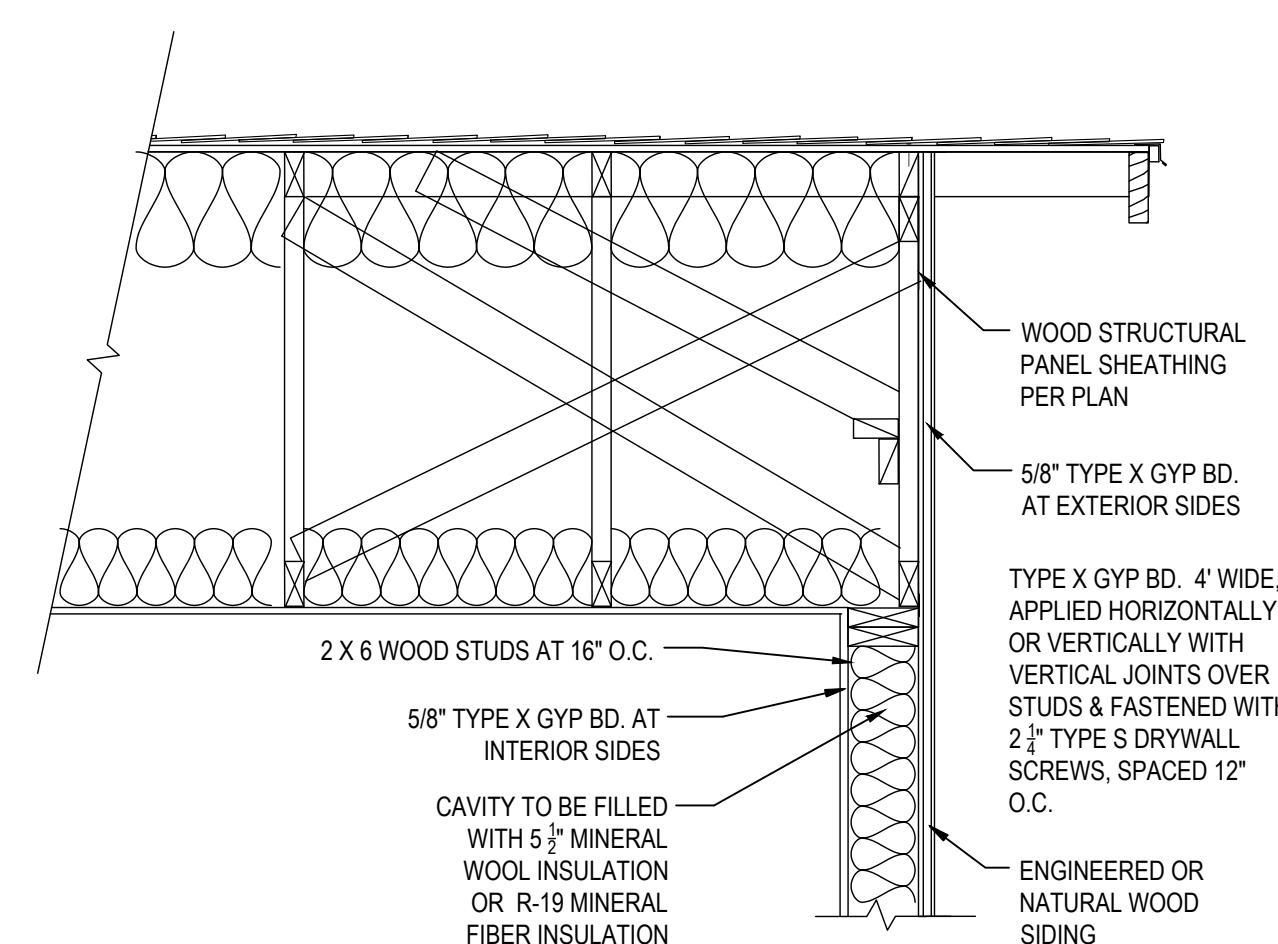
12 1-HOUR FIRE RATED ASSEMBLY FOR
ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



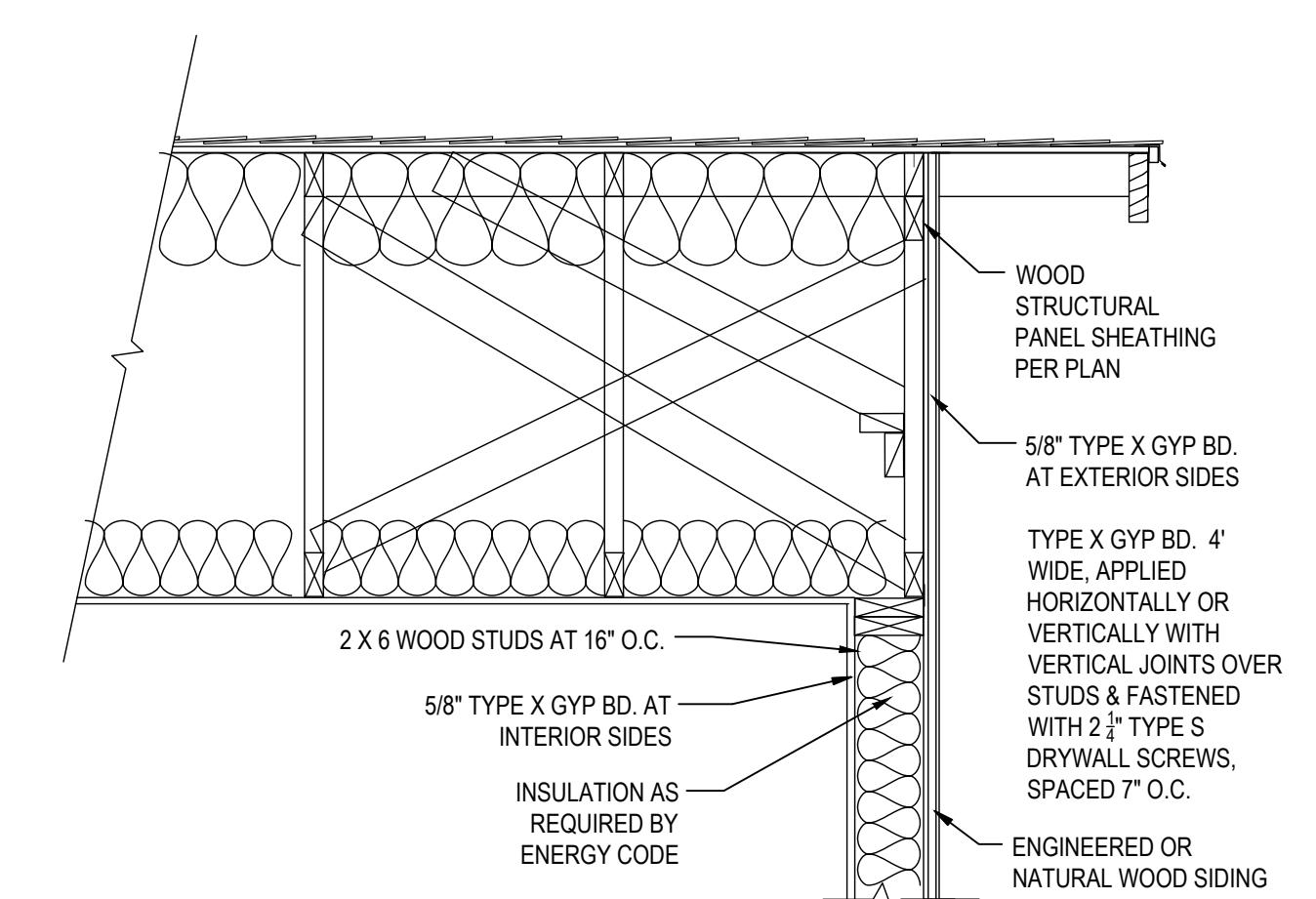
13 1-HOUR FIRE RATED ASSEMBLY FOR
FIBER CEMENT SIDING
N.T.S.



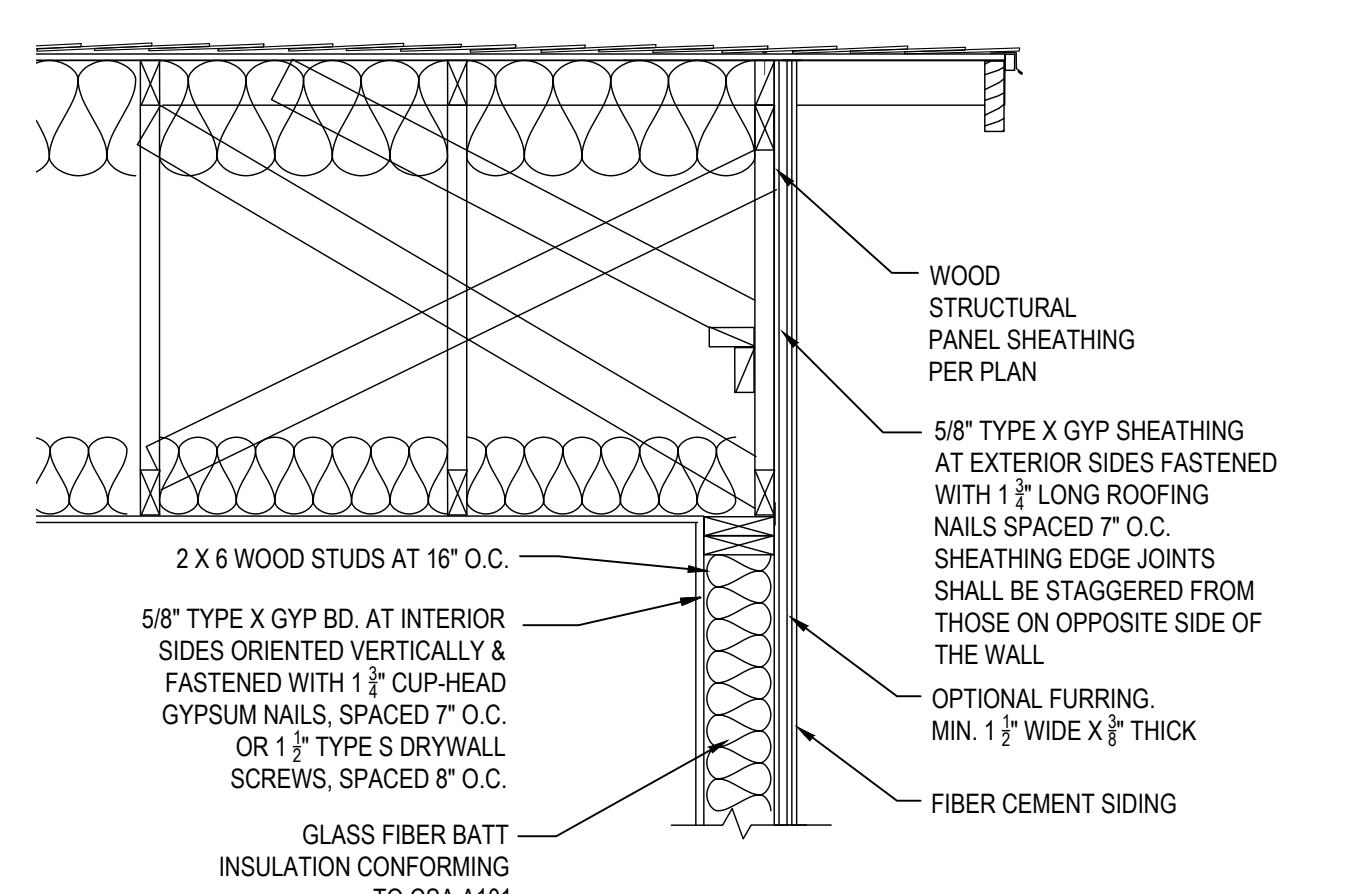
14 1-HOUR FIRE RATED GABLE END FOR STUCCO FINISH
N.T.S.



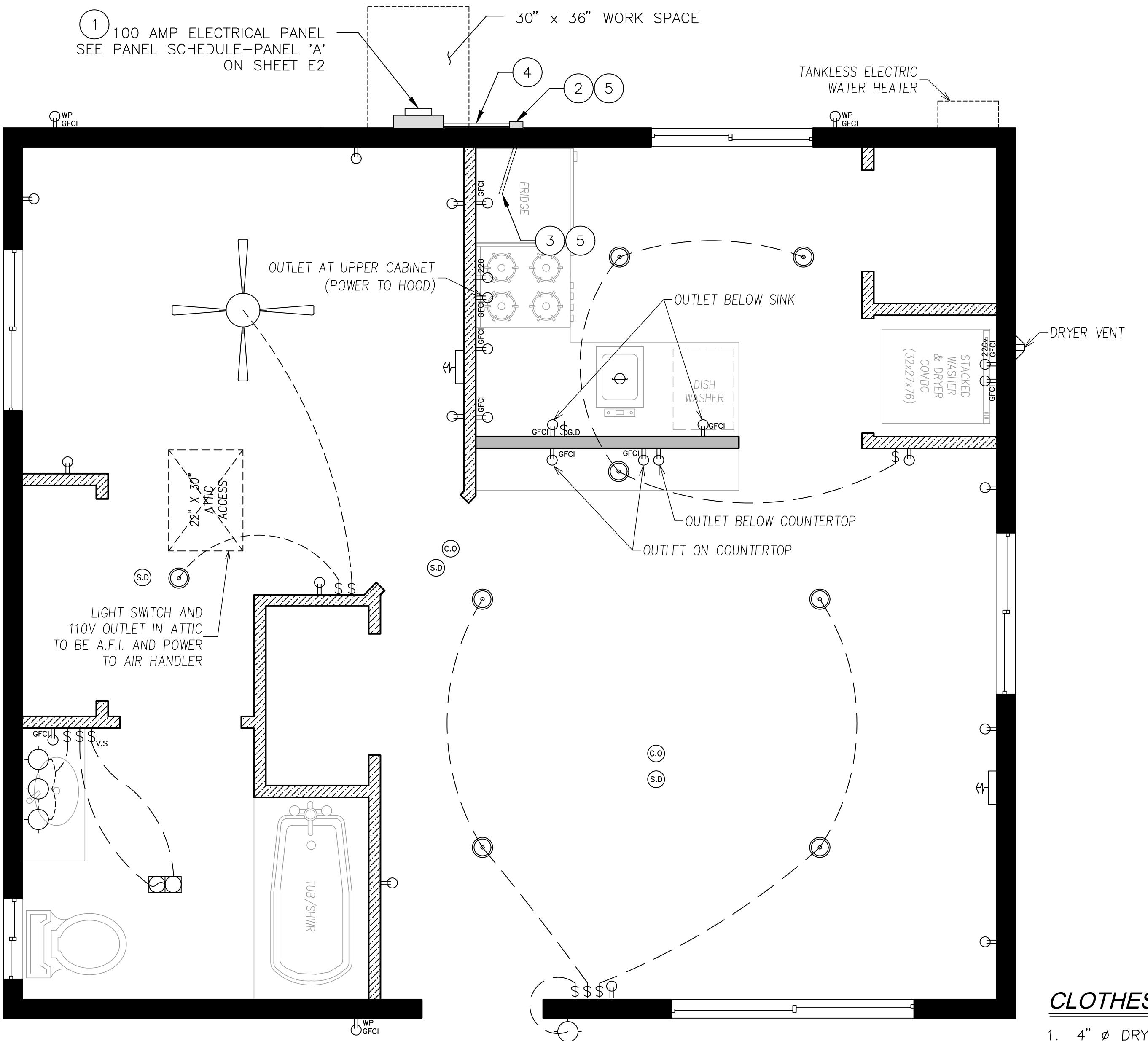
15 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR
NATURAL WOOD SIDING
N.T.S.



16 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR
NATURAL WOOD SIDING
N.T.S.

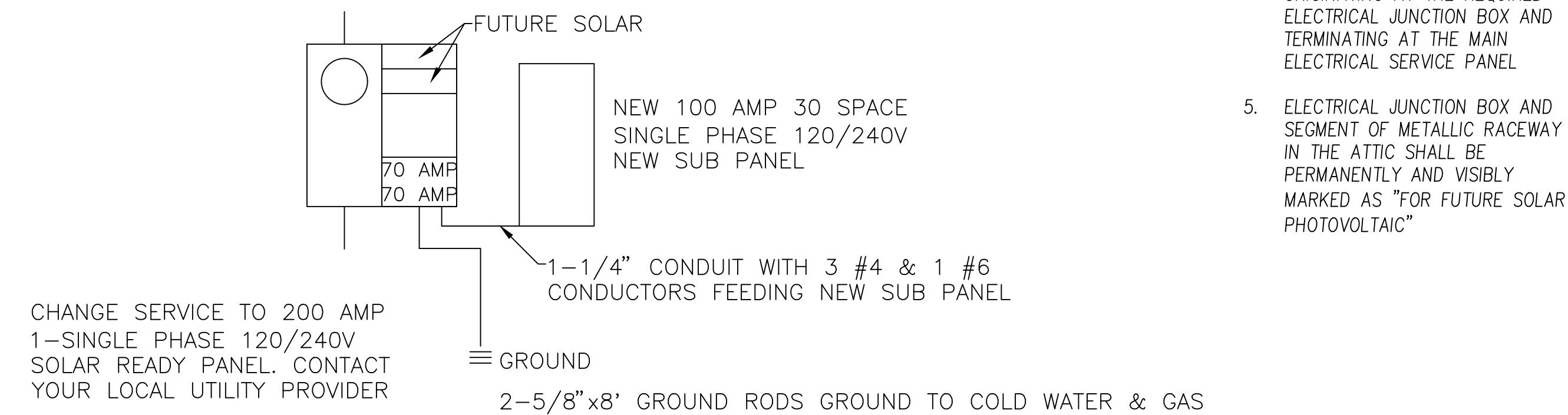


17 1-HOUR FIRE RATED GABLE END FOR FIBER CEMENT SIDING
N.T.S.



ELECTRICAL LEGEND	
DUPLEX OUTLET	FAN AND LIGHT COMBINATION (HE LIGHT)
GFCI OUTLET	HIGH EFFICACY LIGHT FIXTURE
WEATHERPROOF GFCI OUTLET	HIGH EFFICACY RECESSED LIGHT
WALL SWITCH	GARBAGE DISPOSAL
GARBAGE DISPOSAL SWITCH	HVAC AIR DUCT LOCATION
VACANCY SENSOR	
SMOKE DETECTOR	
CARBON MONOXIDE ALARM	FAN & LIGHT COMBO

SUB-PANEL & SWITCH GEAR FOR FUTURE BATTERY STORAGE



SOLAR READY KEYNOTES

NOTE: SOLAR READY NOTES SHOWN TO DEMONSTRATE PLAN IS SOLAR READY. SEPARATE PERMIT AND FEES ARE REQUIRED. IF REQUIRED, CONTACT A PV/SOLAR PROVIDER FOR PLANS AND PERMITS.

1. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE-POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"
2. APPROVED MINIMUM 4-INCH SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICAL OF MAIN ELECTRICAL SERVICE PANEL
3. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX

N.T.S.

4. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL

5. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"

120/240V 1PH 3 WIRE 100 AMP

MLO

PANEL SCHEDULE -PANEL 'A'

10KAIC

#498

DESCRIPTION	CKT	OCPD	PHASE A	PHASE B	OCPD	CKT	DESCRIPTION
RECEPTACLES	1	20 AMP	1800	1300	15 AMP	2	LIGHTING
WASHER	3	20 AMP	1800	2700	30 AMP	4	DRYER
RANGE	5	40 AMP	3700	2700	30 AMP	6	DRYER
RANGE	7	40 AMP	3700	1350	20 AMP	8	KITCHEN APPLIANCE
KITCHEN APPLIANCE	9	20 AMP	1350	1800	20 AMP	10	DISH WASHER
RECEPTACLES	11	20 AMP	1800	1800	20 AMP	12	DISPOSAL
EF #1 AND EF #2	13	20 AMP	600	4000	50 AMP	14	COOK TOP
	15			4000	50 AMP	16	COOK TOP
WATER HEATER	17	30 AMP	2400	2400	30 AMP	18	FURNACE
WATER HEATER	19	30 AMP	2400	2400	30 AMP	20	FURNACE
SPACE	21					22	SPACE
SPACE	23					24	SPACE
SPACE	25					26	SPACE
SPACE	27					28	SPACE
SPACE	29					30	SPACE
SPACE	31					32	SPACE
SPACE	33					34	SPACE
SPACE	35					36	SPACE
SPACE	37					38	SPACE
SPACE	39					40	SPACE
SPACE	41					42	SPACE
TOTAL VA LOAD		14150	11650				
25% LCU/IML		3538	2913				
TOTAL LOAD		17688	14563				
TOTAL LOAD AMPS		64	53				

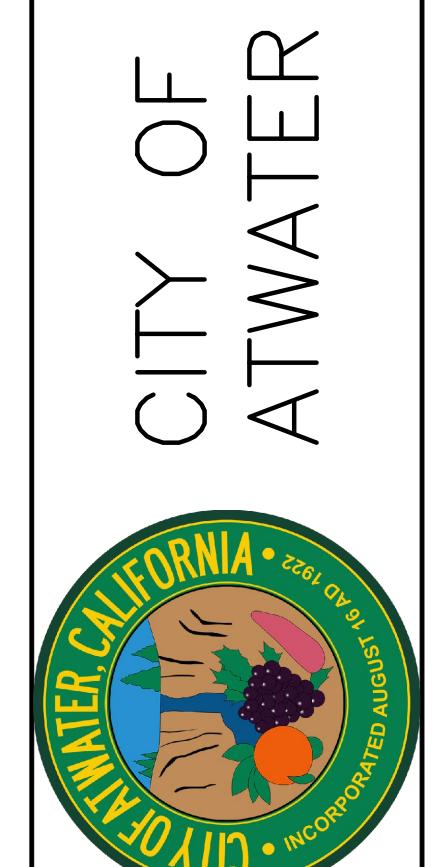
CLOTHES DRYER VENT NOTES

1. 4" Ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
2. SMALL APPLIANCE CIRCUIT LOAD IN EACH DWELLING UNIT, THE LOAD SHALL BE CALCULATED AT 1500 VOLT-AMPERES FOR EACH 2-WIRE SMALL APPLIANCE BRANCH CIRCUIT AS COVERED BY 2010.11(C)(1). WHERE THE LOAD IS SUBDIVIDED THROUGH TWO OR MORE FEEDERS, THE CALCULATED LOAD FOR EACH SHALL INCLUDE NOT LESS THAN 1500 VOLT-AMPERES FOR EACH 2-WIRE SMALL APPLIANCE BRANCH CIRCUIT. THESE LOADS SHALL BE PERMITTED TO BE INCLUDED WITH THE GENERAL LIGHTING LOAD AND SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42.
- 2.1. THE INDIVIDUAL BRANCH CIRCUIT PERMITTED BY 210.52(B)(1). EXCEPTION NO. 2, SHALL BE PERMITTED TO BE EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.
3. LAUNDRY CIRCUIT LOAD A LOAD OF NOT LESS THAN 1500 VOLT-AMPERES SHALL BE INCLUDED FOR EACH 2-WIRE LAUNDRY BRANCH CIRCUIT INSTALLED AS COVERED BY 210.11(C)(2). THIS LOAD SHALL BE SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42. [CEC 220.43(B)]
4. APPLIANCE LOAD-DWELLING UNITS IT SHALL BE PERMISSIBLE TO APPLY A DEMAND FACTOR OF 75 PERCENT TO THE NAMEPLATE RATING LOAD OF FOUR OR MORE APPLIANCES RATED $\frac{1}{2}$ HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE IN A ONE-FAMILY, TWO-FAMILY, OR MULTIFAMILY DWELLING. THIS DEMAND FACTOR SHALL NOT APPLY TO: HOUSEHOLD ELECTRIC COOKING EQUIPMENT THAT IS FASTENED IN PLACE, CLOTHES DRYERS, SPACE HEATING EQUIPMENT, AND AIR-CONDITIONING EQUIPMENT. [CEC 220.53]
5. ELECTRIC CLOTHES DRYER THE LOAD FOR HOUSEHOLD ELECTRIC CLOTHES DRYERS IN A DWELLING UNIT SHALL BE EITHER 5,000 WATTS OR THE NAMEPLATE RATING, WHICHEVER IS LARGER, FOR EACH DRYER SERVED. THE USE OF THE DEMAND FACTORS IN TABLE 220.54 SHALL BE PERMITTED. WHERE TWO OR MORE SINGLE-PHASE DRYERS ARE SUPPLIED BY A 3-PHASE, 4-WIRE FEEDER OR SERVICE, THE TOTAL LOAD SHALL BE CALCULATED ON THE BASIS OF TWICE THE MAX. NUMBER CONNECTED BETWEEN ANY TWO PHASES. KILOVOLT-AMPERES SHALL BE CONSIDERED EQUIVALENT TO KILOWATTS FOR LOADS CALCULATED IN THIS SECTION.

OUTLET NOTES

1. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET. [CEC 210.52(A)(1)]
2. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
3. AFCI OUTLETS. ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI). (CEC 210.12)
4. RECEPTACLE OUTLETS SHALL BE LOCATED IN ONE OR MORE OF THE FOLLOWING:
 - 4.1. ON OR ABOVE COUNTERTOP OR WORK SURFACES: ON OR ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE, THE COUNTERTOP OR WORK SURFACE.
 - 4.2. IN COUNTERTOP OR WORK SURFACES: RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES SHALL BE PERMITTED TO BE INSTALLED IN COUNTERTOPS OR WORK SURFACES.
 - 4.3. BELOW COUNTERTOP OR WORK SURFACES: NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP OR WORK SURFACE. RECEPTACLES INSTALLED BELOW A COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. [CEC 210.52(C)(3)]
5. BATHROOMS. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP. RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN THE COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP. [CEC 210.52(D)]
6. OUTDOOR OUTLETS. ALL EXTERIOR RECEPTACLES SHALL BE WP/GFCI PROTECTED. FOR A ONE-FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 6 $\frac{1}{2}$ FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. [210.52(E)(1)]
7. LAUNDRY AREAS. IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT. [210.52(F)]
8. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
9. AFCI OUTLETS. ARC FAULT CIRCUIT INTERRUPTERS (AFCI) PROTECTION IS REQUIRED THROUGHOUT ALL 15 AND 20-AMP 120V CIRCUITRY THAT IS NOT GFCI PROTECTED. (CEC 210.12)

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.



REVISIONS

ADU SQFT

550

DRAWING SCALE

1" = 1'

AGENCY

DATE

4/15/2024

SHEET

E1



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL			
<p>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.</p> <p>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.</p> <p>The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.</p> <p>Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.</p> <p>Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace non-compliant 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.</p> <p>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.</p> <p>SECTION 302 MIXED OCCUPANCY BUILDINGS</p> <p>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.</p> <p>Exception:</p> <ul style="list-style-type: none"> 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. 			
DIVISION 4.1 PLANNING AND DESIGN			
<p>ABBREVIATION DEFINITIONS:</p> <p>HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New</p> <p>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</p> <p>SECTION 4.102 DEFINITIONS</p> <p>4.102.1 DEFINITIONS</p> <p>The following terms are defined in Chapter 2 (and are included here for reference)</p> <p>FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.</p> <p>WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.</p> <p>4.106 SITE DEVELOPMENT</p> <p>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.</p> <p>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 in which 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.</p> <ol style="list-style-type: none"> 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. <p>Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.</p> <p>(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>Exception: Additions and alterations not altering the drainage path.</p> <p>4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 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.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. 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: <ul style="list-style-type: none"> 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements directly relate to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. <p>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, there is a raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 1/2 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</p> <p>Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.</p> <p>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".</p>			
<p>4.106.4.2 New multifamily developments, hotels and motels and new residential parking facilities. Where the service panel or subpanel circuit directory is not required to identify the raceway, before space is reserved to meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2, Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.</p> <p>4.106.4.2.1 Multifamily developments projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</p> <p>The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.</p> <p>Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.</p> <p>Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace non-compliant 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.</p> <p>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.</p> <p>SECTION 302 MIXED OCCUPANCY BUILDINGS</p> <p>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.</p> <p>Exception:</p> <ul style="list-style-type: none"> 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. 			
<p>4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</p> <p>4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.</p> <p>Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.</p> <p>4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:</p> <ol style="list-style-type: none"> 1. The charging 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 charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. <p>Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1 and Section 4.106.4.2.2.1.2, Item 3.</p> <p>4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> 1. The minimum length of each EV space shall be 18 feet (546 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). <p>3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).</p> <p>a. 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.</p> <p>4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.</p> <p>4.106.4.2.3 EV space requirements. 1. 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 location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</p> <p>Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.</p> <p>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".</p>			
<p>4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE" in accordance with the California Electrical Code.</p> <p>4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).</p> <p>4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. <p>DIVISION 4.2 ENERGY EFFICIENCY</p> <p>4.201 GENERAL</p> <p>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.</p> <p>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</p> <p>4.303 INDOOR WATER USE</p> <p>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.</p> <p>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 Toilets.</p> <p>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.</p> <p>4.303.1.3 Showerheads.</p> <p>4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.</p> <p>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 the showerheads and/or shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.</p> <p>4.303.1.4 Faucets. A hand-held shower shall be considered a showerhead.</p> <p>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.</p> <p>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.</p> <p>4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.</p> <p>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.</p> <p>Notes:</p> <p>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.</p> <p>2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).</p> <p>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</p> <p>4.408.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov <p>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</p> <p>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</p> <p>4.406.1 RODENT PROOFING. Animal access around pipes, electric cables, conduits or other openings in soleplate plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.</p> <p>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</p> <p>4.408.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.</p> <p>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.</p> <p>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 4.408.4.</p> <p>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1</p> <p>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1</p> <p>4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.</p> <p>NOTES:</p> <ol style="list-style-type: none"> 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). <p>4.410 BUILDING MAINTENANCE AND OPERATION</p> <p>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:</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major equipment and equipment. b. Roof and wall 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 water and waste. 4. Public transportation and/or cycling 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 inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements. <p>4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas(s) that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.</p> <p>Exception: Residential developments 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.</p> <p>DIVISION 4.5 ENVIRONMENTAL QUALITY</p> <p>SECTION 4.501 GENERAL</p> <p>4.501.1 Scope. The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.</p> <p>SECTION 4.502 DEFINITIONS</p> <p>5.102.1 DEFINITIONS</p> <p>The following terms are defined in Chapter 2 (and are included here for reference)</p> <p>AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered building elements.</p> <p>COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, oriented strand board, glued laminated timber, all as specified in California Code of regulations (CCR), title 17, Section 9312.0.</p> <p>DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.</p>			
<p>PROJECT TITLE CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM</p> <p>ADU SQFT 550</p> <p>DRAWING SCALE G1</p> <p>SHEET</p>		<p>AGENCY SJV REAP</p> <p>DATE 4/15/2024</p>	

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

DISCLAIMER: BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL LIABILITY, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.



California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

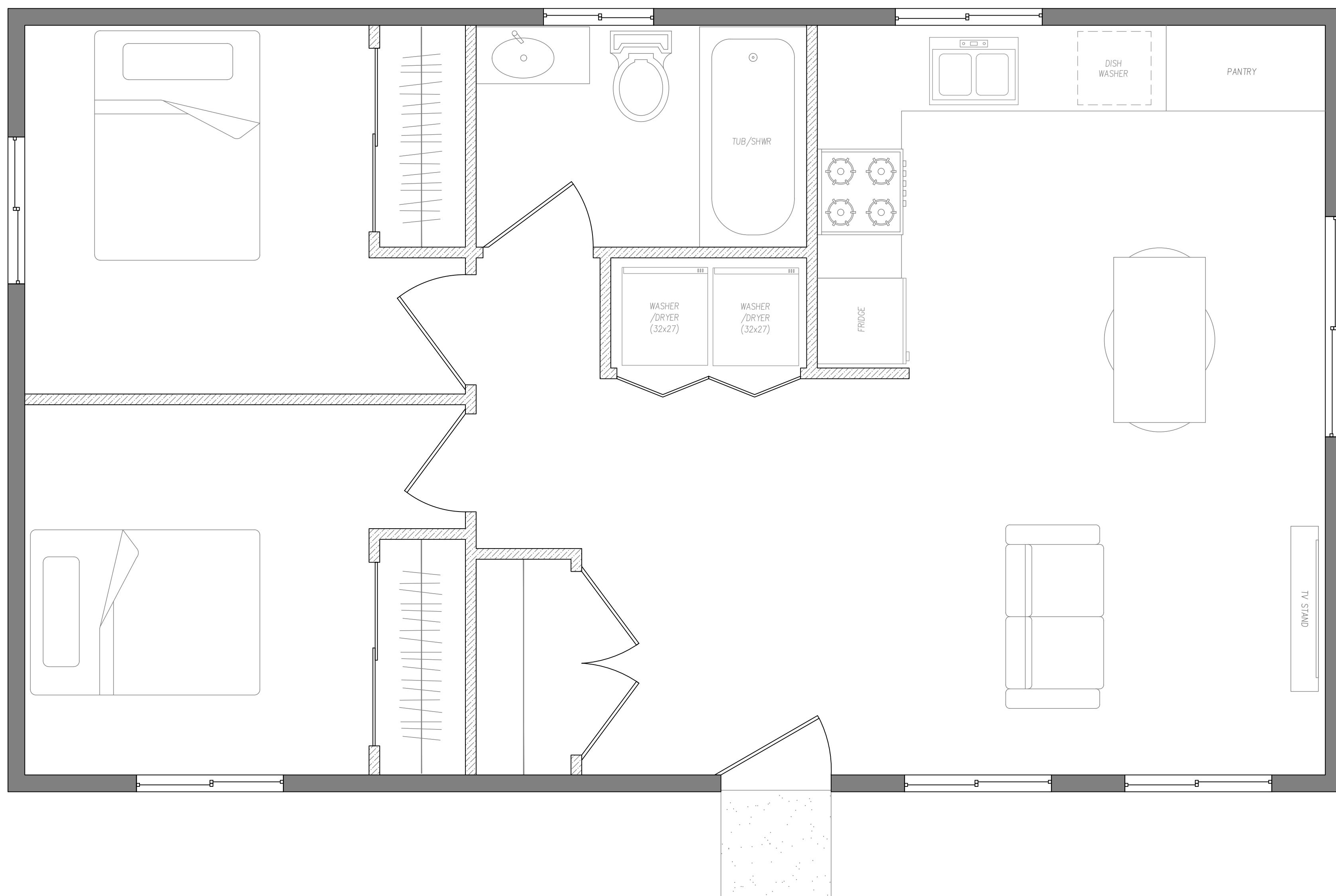
Y	N/A	RESPON. PARTY
MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Residue Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreds of a gram (g O ₃ /g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.		
MOISTURE CONTENT. The weight of water in wood expressed in percentage of the weight of the oven-dry wood.		
PRODUCT-WEIGHTED MIR (PWWIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWWIR is the total product reactivity expressed to hundreds of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWWIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).		
REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.		
VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressure greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).		
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 & 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, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or 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, sealant and caulk 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 caulk shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAGMD 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 VOC in Section 94522(e)(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.		
TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2} (Less Water and Less Exempt Compounds in Grams per Liter)		
ARCHITECTURAL APPLICATIONS		
INDOOR CARPET ADHESIVES	50	
CARPET PAD ADHESIVES	50	
OUTDOOR CARPET ADHESIVES	150	
WOOD FLOORING ADHESIVES	100	
RUBBER FLOOR ADHESIVES	60	
SUBFLOOR ADHESIVES	50	
CERAMIC TILE ADHESIVES	65	
VCT & ASPHALT TILE ADHESIVES	50	
DRYWALL & PANEL ADHESIVES	50	
COVE BASE ADHESIVES	50	
MULTIPURPOSE CONSTRUCTION ADHESIVE	70	
STRUCTURAL GLAZING ADHESIVES	100	
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	
OTHER ADHESIVES NOT LISTED	50	
SPECIALTY APPLICATIONS		
PVC WELDING	510	
CPVC WELDING	490	
ABS 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 & TRIM ADHESIVE	250	
SUBSTRATE SPECIFIC APPLICATIONS		
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.		

Y	N/A	RESPON. PARTY
TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)		
SEALANTS		
ARCHITECTURAL	250	
MARINE DECK	760	
NONMEMBRANE ROOF	300	
ROADWAY	250	
SINGLE-PLY ROOF MEMBRANE	450	
OTHER	420	
SEALANT PRIMERS		
ARCHITECTURAL	250	
NON-POROUS	775	
POROUS	500	
MODIFIED BITUMINOUS	760	
MARINE DECK	750	

Y	N/A	RESPON. PARTY
TABLE 4.504.5 - FORMALDEHYDE LIMITS.		
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION		
PRODUCT		
HARDWOOD PLYWOOD VENEER CORE	0.05	
HARDWOOD PLYWOOD COMPOSITE CORE	0.05	
PARTICLE BOARD	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 CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.		
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 9/16" (8 MM).		

Y	N/A	RESPON. PARTY
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.		
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713 VERIFICATIONS		

**CITY OF ATWATER
PRE-REVIEWED
ACCESSORY DWELLING UNIT PROGRAM**



**743 SQ. FT.
2 BED 1 BATH
ACCESSORY DWELLING UNIT
DETACHED**

SHEET INDEX

COVER SHEETS	
C0	COVER
C1	COVER SHEET 1
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ARCHITECTURAL SHEETS	
A1	FLOOR PLAN
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STRUCTURAL SHEETS	
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ELECTRICAL SHEETS	
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CALGREEN FORMS	
G1	CALGREEN FORM
G2	CALGREEN FORM

ADU INFO

OCCUPANCY TYPE R-3
CONSTRUCTION TYPE VB
CLIMATE ZONE 13

**ADDITIONAL REQUIREMENTS
DUE AT TIME OF SUBMITTAL**

TRUSS DRAWINGS AND ANALYSIS
FIRE SPRINKLER PLAN
SOLAR PHOTOVOLTAIC (PV) PLAN
GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION
ENERGY DOCUMENTATION (TITLE 24)(MUST BE REGISTERED)
MECHANICAL PLAN

BUILDING CODE:

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA RESIDENTIAL CODE (CRC) PART 2, TITLE 24 PART 2.5 (2021 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS).
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2020 UNIFORM PLUMBING CODE AND AMENDMENTS)
2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.
2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

CONTRACTOR SHALL REFER TO THE ABOVE CITED CODES AND LOCAL REGULATIONS WHERE SPECIFIC DETAILS ARE REQUIRED BUT NOT DEPICTED IN THE APPROVED PLANS.

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

**CITY OF
ATWATER**



PROJECT TITLE CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	ADU SQFT 743
SHEET DESCRIPTION COVER	DATE 4/16/2024
AGENCY SJV REAP	DRAWING SCALE

743

DRAWING SCALE

SHEET

C0

CITY OF ATWATER



REVISIONS

PROJECT TITLE CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	ADU SQFT

743

DRAWING SCALE

SHEET

C1

1. GENERAL

- NOTES AND DETAILS OR THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES. THE DETAILS ON THE DRAWINGS SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, DETAILS OF A CHARACTER SIMILAR TO THOSE SHOWN SHALL BE USED, SUBJECT TO REVIEW.

A. ELECTRICAL, PLUMBING, AND MECHANICAL

- EXTERIOR LIGHTING, ALL PROJECTS SHALL COMPLY WITH THE RESPECTIVE CITY'S MUNICIPAL CODE.
- DETECTORS. ALL DETECTORS MUST BE HARD WIRED TO THE BUILDING'S ELECTRICAL SYSTEM, INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE INTERCONNECTED, WITH BATTERY BACKUP [CRC R314.1]
- SMOKE DETECTORS. SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. [CRC R314.3]
- CARBON MONOXIDE DETECTORS. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. [CRC R315.3]
- WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4-INCH-BY-24-GAUGE STRAPS REQUIRED AROUND WATER HEATERS, WITH 1/4-INCH-BY-3-INCH LAG BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE AT POINTS WITHIN UPPER THIRD AND LOWER THIRD OF WATER HEATER VERTICAL DIMENSION. LOWER CONNECTION SHALL OCCUR MINIMUM 4 INCHES ABOVE CONTROLS. [CPC 507.2]
- WATER CLOSET CLEARANCE. MINIMUM 30-INCH-WIDE BY 24-INCH-DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. [CPC 402.5]
- SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30-INCH-DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22-INCH UNOBSTRUCTED WIDTH. [CPC 408.5 AND CPC 408.6]

B. MECHANICAL VENTILATION AND INDOOR AIR QUALITY (ASHRAE 62.2-2010)

- TRANSFER AIR. VENTILATION AIR SHALL BE PROVIDED DIRECTLY FROM THE OUTDOORS AND NOT AS TRANSFER AIR FROM ADJACENT DWELLING UNITS OR OTHER SPACES, SUCH AS GARAGES, UNCONDITIONED CRAWLSPACES, OR UNCONDITIONED ATTICS. [CBEES 150.0(O)]
- INSTRUCTIONS AND LABELING. VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM. [CBEES 150.0(O)]
- COMBUSTION AND SOLID-FUEL BURNING APPLIANCES. COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING. [CBEES 150.0(O)]
- MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. [CBEES 150.0(O)]
- AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. [CBEES 150.0(O)]
- AIR MOVING EQUIPMENT. AIR MOVING EQUIPMENT USED TO MEET EITHER THE WHOLE-BUILDING VENTILATION REQUIREMENT OR THE LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND. [CBEES 150.0(O)]
- ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
- INTERMITTENTLY OPERATED WHOLE-BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
- INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
- REMOTELY LOCATED AIR-MOVING EQUIPMENT (MOUNTED OUTSIDE OF HABITABLE SPACES) NEED NOT MEET SOUND REQUIREMENTS IF AT LEAST 4 FEET OF DUCTWORK BETWEEN FAN AND INTAKE GRILL.
- LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION OR AS SPECIFIED IN ENERGY REPORT.
- A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
- AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
- STOVE RANGE EXHAUST SHALL HAVE A MINIMUM AIR FLOW RATE OF 100 CFM AND SHALL EXHAUST TO THE EXTERIOR.

C. FOUNDATION

- PROJECTS DETERMINED TO BE IN SEISMIC DESIGN CATEGORY (SDC) "D" REQUIRE A GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION [CBC 1803.2 & 1803.5.12] UNLESS WAIVED BY THE BUILDING OFFICIAL. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING THE SITE PLAN AND THE FOUNDATION PLAN PREPARED BY OTHERS FOR CONFORMANCE WITH THE RECOMMENDATIONS OF HIS SOILS REPORT AND SHALL SIGNIFY HIS REVIEW BY CERTIFYING THE FIRST SHEET OF SAID PLANS [CRC R301.1.3.1].
- SAMPLE CERTIFICATION.
THESE PLANS CONFORM TO THE GEOTECHNICAL REPORT # _____ DATED _____ AS PREPARED UNDER MY SUPERVISION. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.
- FOUNDATION REINFORCEMENT. CONTINUOUS FOOTINGS AND STEM WALLS SHALL BE PROVIDED WITH A MINIMUM TWO LONGITUDINAL NO. 4 BARS, ONE AT THE TOP AND ONE AT THE BOTTOM OF THE FOOTING. [CRC R403.1.3.3]
- INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. [CRC 403.1.3.4]
- HORIZONTAL REINFORCEMENT SHALL BE THE LONGEST LENGTHS PRACTICAL. WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE 40 BAR DIAMETERS. THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES [SEE FIGURE R608.5.4(1)]
- ANCHOR BOLTS AND SILLS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION OR FOUNDATION WALL PER THE FOLLOWING [CRC R403.1.6 AND CRC R602.11.1]:
5.A. MINIMUM 1/2-INCH-DIAMETER STEEL BOLTS, ASTM F1554, GR36
5.B. BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY
5.C. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.
5.D. BOLTS SPACED MAXIMUM 6 FEET ON CENTER
5.E. MINIMUM TWO BOLTS PER PLATE/SILL PIECE WITH ONE BOLT LOCATED MAXIMUM 12 INCHES AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SILL PLATE/PIECE.
5.F. MINIMUM 3-INCH BY 3-INCH BY 0.229-INCH STEEL PLATE WASHER BETWEEN SILL AND NUT ON EACH BOLT 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 $\frac{1}{8}$ INCH LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1-3/4 INCHES, PROVIDED STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
- HOLD-DOWNS. ALL HOLD-DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER [CRC R317.3]

E. WOOD FRAMING

- FASTENER REQUIREMENTS. THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). [CRC R602.3]
- SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2-INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. [CRC R602.3.4]
- BEARING STUDS. WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. [CRC R602.3.3] EXCEPTION: THE TOP PLATES ARE TWO 2-INCH BY 6-INCH OR TWO 3-INCH BY 4-INCH MEMBERS.
- DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. [CRC R602.6] EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHERE THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
- TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. [CRC R602.3.2]
- TOP PLATE SPLICES. TOP PLATE LAP SPLICES SHALL BE FACE-NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. [CRC R602.10.8.1]

- DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054-INCH THICK AND 1-1/2-INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8 10D NAILS HAVING A MINIMUM LENGTH OF 1-1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. [CRC R602.6.1]

- SHEAR WALL AND DIAPHRAGM NAILING. ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FLOOR DIAPHRAGMS SHALL BE NAILED TO SUPPORTING CONSTRUCTION PER CRC TABLE R602.3(1). [CRC R604.3]
- SHEAR WALL JOINTS. ALL VERTICAL JOINTS IN SHEAR WALL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN SHEAR WALLS SHALL OCCUR OVER, AND BE FASTENED TO, MINIMUM 1-1/2-INCH-THICK BLOCKING. [CRC R602.10.10]
- FRAMING OVER OPENINGS. HEADERS, DOUBLE JOISTS, OR TRUSSES OF ADEQUATE SIZE TO TRANSFER LOADS TO VERTICAL MEMBERS SHALL BE PROVIDED OVER WINDOW AND DOOR OPENINGS IN LOAD-BEARING WALLS AND PARTITIONS. [CBC 2304.3.2]
- ROOF TRUSSES. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE, SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
- ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
- ROOF DIAPHRAGM AT RIDGES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
- BLOCKING OF ROOF TRUSSES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
- TRUSS CLEARANCE. MINIMUM 1/2-INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
- FIREBLOCKING. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.11 AND CRC R1003.19):
16.A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
16.A.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
16.A.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
16.B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
16.C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
16.D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
16.E. AT CHIMNEYS AND FIREPLACES PER ITEM E.49
16.F. CORNICES OF A TWO-FAMILY DWELLING AT THE LINE OF DWELLING-UNIT SEPARATION

- FIREBLOCKING MATERIALS. EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E.48 AND E.49, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11):
17.A. TWO-INCH NOMINAL LUMBER
17.B. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
17.C. ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANEL
17.D. ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD
17.E. 1/2-INCH GYPSUM BOARD
17.F. 1/4-INCH CEMENT-BASED MILBOARD
17.G. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTs OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS-SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
- FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL. SUCH OPENINGS SHALL BE FIREBLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. [CRC R302.11]
- FIREBLOCKING OF CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. [CRC R1003.19]
- DRAFTSTOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):
20.A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
20.B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS
21. DRAFTSTOPPING MATERIALS. DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFTSTOPPING SHALL BE MAINTAINED. [CRC R302.12.1]

- COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT-PRODUCING DEVICES. [CRC R302.14]
- PROTECTION OF WOOD AGAINST DECAY. NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R317.1):
23.A. ALL WOOD IN CONTACT WITH GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO WEATHER
23.B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD
23.C. WOOD FRAMING, SHEATHING, AND SIDING ON THE EXTERIOR OF THE BUILDING AND HAVING CLEARANCE LESS THAN 6 INCHES FROM THE EXPOSED GROUND OR LESS THAN 2 INCHES VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACE EXPOSED TO WEATHER
23.D. SILLS AND SLEEPERS ON CONCRETE OR MASONRY SLAB IN DIRECT CONTACT WITH GROUND UNLESS SEPARATED FROM SUCH SLAB BY IMPERVIOUS MOISTURE BARRIER

F. BASIS OF DESIGN

NOTE: WINTER DESIGN TEMP, FLOOD HAZARDS, AIR FREEZING INDEX AND MEAN ANNUAL TEMP SECTIONS ARE REQUIRED BY APPLICANT AT TIME OF SUBMITTAL.

GROUND SNOW LOAD	WIND DESIGN Speed (mph)	SEISMIC Design CAT	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			Weathering	Frost Line Depth	Termite					
0	110	NO	D	<5000=NEG	<5000=12"	YES	<5000= NO			

G. GENERAL MATERIAL SPECIFICATIONS

- LUMBER. ALL JOISTS, RAFTERS, BEAMS, AND POSTS SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER. STUDS NOT MORE THAN 8 FEET LONG SHALL BE STUD-GRADE DOUGLAS FIR-LARCH OR BETTER WHEN SUPPORTING NOT MORE THAN ONE FLOOR, ROOF, AND CEILING. STUDS LONGER THAN 8 FEET SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER.
- STRUCTURAL PLYWOOD SHALL CONFORM TO COMMERCIAL STANDARD DOC PS 1-09 AND HAVE A PANEL GRADE OF C-D. WOOD BASED STRUCTURAL-USE PANELS (I.E. ORIENTED STRAND BOARD) SHALL CONFORM TO THE APA PRP-10B PERFORMANCE STANDARD OF THE VOLUNTARY PRODUCT STANDARD DOC PS 2-10, "PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS". PUBLISHED BY THE DEPARTMENT OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD AND STRUCTURAL-USE PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1. SHEATHING EXPOSED TO WEATHER SHALL BE GRADE C-C EXTERIOR WITH A RANGE INDEX AS TO MATCH BODY OF DIAGRAM SPECIFIED.
- CONCRETE. THE QUALITY AND DESIGN

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 $\frac{1}{2}$ " x 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2 $\frac{1}{2}$ " x 0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie to rafter, face nail or 1 $\frac{1}{4}$ " x 20 gage ridge strap	3-10d (3" x 0.128")	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3 $\frac{1}{2}$ " x 0.135") or 3-10d common nails (3" x 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss ^d
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 $\frac{1}{2}$ " x 0.135") 3-16d (3 $\frac{1}{2}$ " x 0.135")	—
Wall			
7	Built-up studs-face nail	10d (3" x 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 $\frac{1}{2}$ " x 0.135")	12" o.c.
9	Built-up header, two pieces with 1 $\frac{1}{2}$ " spacer	16d (3 $\frac{1}{2}$ " x 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3 $\frac{1}{2}$ " x 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 $\frac{1}{2}$ " x 0.113")	—
12	Double studs, face nail	10d (3" x 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" x 0.128")	24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 $\frac{1}{2}$ " x 0.135")	—
15	Sole plate to joist or blocking, face nail	16d (3 $\frac{1}{2}$ " x 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 $\frac{1}{2}$ " x 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2 $\frac{1}{2}$ " x 0.113") or 2-16d (3 $\frac{1}{2}$ " x 0.135")	—
18	Top or sole plate to stud, end nail	2-16d (3 $\frac{1}{2}$ " x 0.135")	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	—
20	1" brace to each stud and plate, face nail	2-8d (2 $\frac{1}{2}$ " x 0.113") 2 staples 1 $\frac{1}{4}$ "	—
21	1" x 6" sheathing to each bearing, face nail	2-8d (2 $\frac{1}{2}$ " x 0.113") 2 staples 1 $\frac{1}{4}$ "	—
22	1" x 8" sheathing to each bearing, face nail	2-8d (2 $\frac{1}{2}$ " x 0.113") 3 staples 1 $\frac{1}{4}$ "	—
23	Wider than 1" x 8" sheathing to each bearing, face nail.	3-8d (2 $\frac{1}{2}$ " x 0.113") 4 staples 1 $\frac{1}{4}$ "	—
Floor			
24	Joist to sill or girder, toe nail	3-8d (2 $\frac{1}{2}$ " x 0.113")	—
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 $\frac{1}{2}$ " x 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 $\frac{1}{2}$ " x 0.113")	6" o.c.
27	1" x 6" subfloor or less to each joist, face nail	2-8d (2 $\frac{1}{2}$ " x 0.113") 2 staples 1 $\frac{1}{4}$ "	—
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 $\frac{1}{2}$ " x 0.135")	—
29	2" planks (plank & beam - floor & roof)	2-16d (3 $\frac{1}{2}$ " x 0.135")	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d (3 $\frac{1}{2}$ " x 0.135")	At each joist or rafter
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	3 $\frac{1}{8}$ " - 1 $\frac{1}{2}$ "	6d common (2" x 0.113") nail (subfloor, wall) ^e 8d common (2 $\frac{1}{2}$ " x 0.131") nail (roof) ^f	6 12 ^g
33	1 $\frac{1}{8}$ " - 1"	8d common nail (2 $\frac{1}{2}$ " x 0.131")	6 12 ^g
34	1 $\frac{1}{8}$ " - 1 $\frac{1}{4}$ "	10d common (3" x 0.148") nail or 8d (2 $\frac{1}{2}$ " x 0.131") deformed nail	6 12
Other wall sheathing^h			
35	1 $\frac{1}{4}$ " structural cellulosic fiberboard sheathing	1 $\frac{1}{4}$ " galvanized roofing nail, 1 $\frac{1}{16}$ " crown or 1" crown staple 16 ga., 1 $\frac{1}{4}$ " long	3 6
36	2 $\frac{1}{2}$ " structural cellulosic fiberboard sheathing	1 $\frac{1}{4}$ " galvanized roofing nail, 1 $\frac{1}{16}$ " crown or 1" crown staple 16 ga., 1 $\frac{1}{4}$ " long	3 6
37	1 $\frac{1}{2}$ " gypsum sheathing ⁱ	1 $\frac{1}{2}$ " galvanized roofing nail; staple galvanized, 1 $\frac{1}{2}$ " long; 1 $\frac{1}{4}$ " screws, Type W or S	7 7
38	5 $\frac{1}{8}$ " gypsum sheathing ⁱ	1 $\frac{1}{2}$ " galvanized roofing nail; staple galvanized, 1 $\frac{1}{2}$ " long; 1 $\frac{1}{4}$ " screws, Type W or S	7 7
Wood structural panels, combination subfloor underlayment to framing			
39	3 $\frac{1}{4}$ " and less	6d deformed (2" x 0.120") nail or 8d common (2 $\frac{1}{2}$ " x 0.131") nail	6 12
40	7 $\frac{1}{8}$ " - 1"	8d common (2 $\frac{1}{2}$ " x 0.131") nail or 8d deformed (2 $\frac{1}{2}$ " x 0.120") nail	6 12
41	1 $\frac{1}{8}$ " - 1 $\frac{1}{4}$ "	10d common (3" x 0.148") nail or 8d deformed (2 $\frac{1}{2}$ " x 0.120") nail	6 12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.

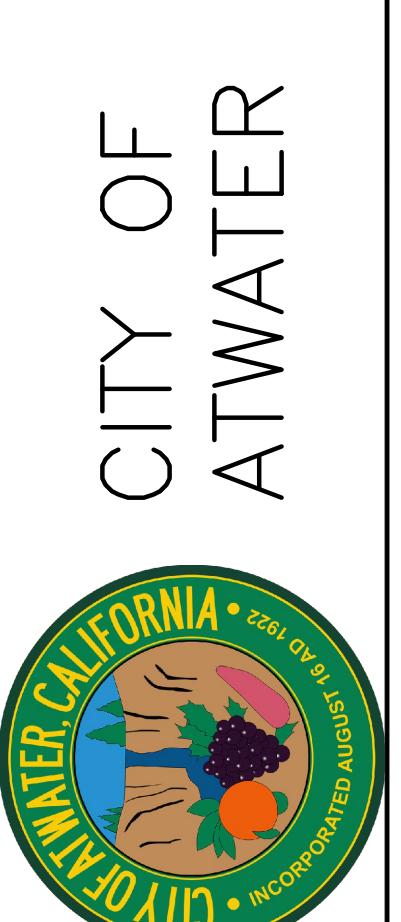
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS, THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.



REVISIONS

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PROJECT TITLE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
COVER

AGENCY
SJV REAP

DATE
4/16/2024

DRAWING SCALE

743

SHEET

C2

AGING-IN-PLACE
AGING-IN-PLACE DESIGN AND FALL PREVENTION. NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4.PAGE

AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. [CRC R327.1.1]

INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. [CRC R327.1.1]

ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. [CRC R327.1.2]

EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. [CRC R327.1.3]

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. [CRC R327.1.4]

CITY OF ATWATER



REVISIONS

PROJECT TITLE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
S.JV REAP

FLOOR PLAN

AGENCY
DATE
4/16/2024

DRAWING SCALE
1" = 1'

SHEET
A1

AGING-IN-PLACE

AGING-IN-PLACE DESIGN AND FALL PREVENTION. NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4.PAGE

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ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. [CRC R327.1.2]

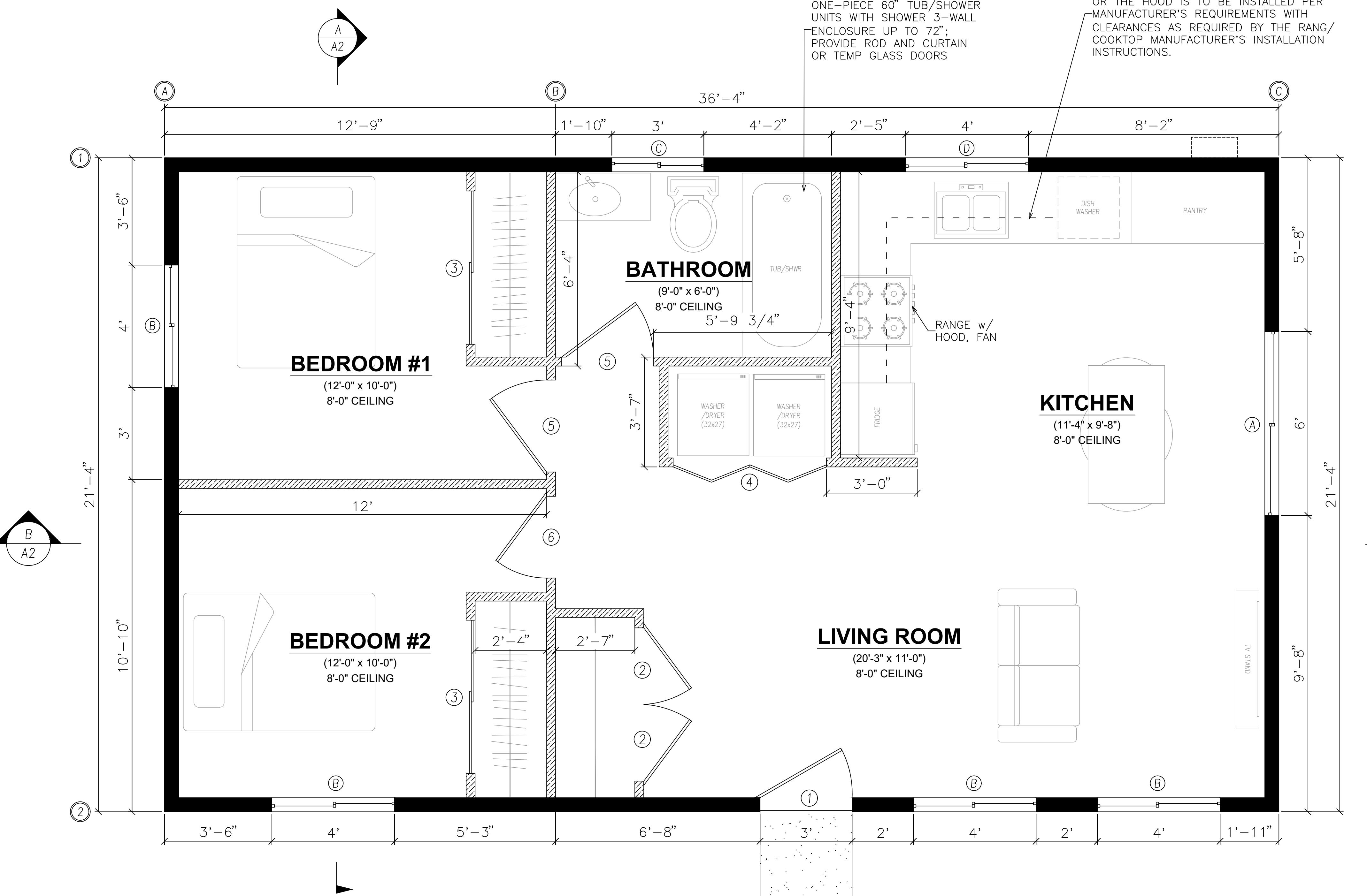
EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. [CRC R327.1.3]

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. [CRC R327.1.4]

OPTIONAL ROLL-IN SHOWER PLAN NOTES

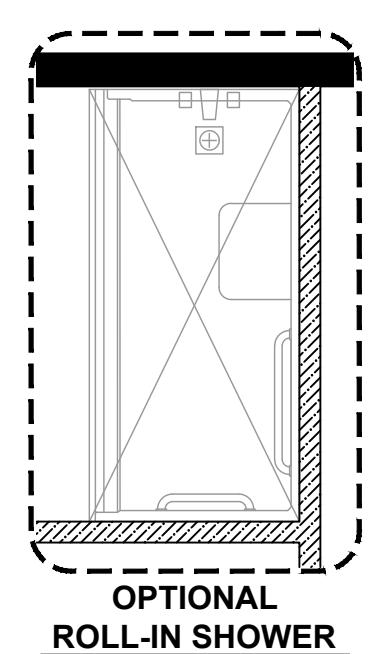
NOTE: OPTIONAL ROLL IN SHOWERS OFFERED FOR CONVENIENCE NOT FOR COMPLIANCE WITH ACCESSIBILITY STANDARDS.

1. SHOWER COMPARTMENT SEAT
-MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED
-LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS
-MOUNTED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR.
-SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTRY
-STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
2. SHOWER GRAB BARS
-MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR
-NOT EXTENDING OVER SHOWER SEAT
-IF CROSS SECTION IS CIRCULAR, MINIMUM 1-1/4" AND MAXIMUM 2" OUTSIDE DIAMETER
-IF CROSS SECTION IS NON-CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM 2-1/4" CROSS SECTION DIMENSION
-GRAB BARS MOUNTED ADJACENT TO A WALL, 1-1/2" ABSOLUTE SPACE BETWEEN WALL AND GRAB BAR
-MINIMUM 1-1/2" SPACE BETWEEN GRAB BAR AND PROJECTIONS BELOW AND AT ENDS
-MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTIONS ABOVE
-SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES.
-STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
-WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
-REINFORCEMENT SHALL BE A SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY
-REINFORCEMENT SHALL NOT BE LESS THAN 2"X8" NOMINAL LUMBER (1-1/2"X7-1/4" ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
-SHOWER REINFORCEMENTS SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
3. OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
-INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
-LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
-LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
-CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
-SINGLE-LEVER DESIGN
-OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
-OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST
4. SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING:
-OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
-OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET
-MINIMUM 59 INCH LONG HOSE
-CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER
-ON/OFF CONTROL WITH NON-POSITIVE SHUT OFF
-ADJUSTABLE HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS
5. WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
6. MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS
7. MAXIMUM 1/2" HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS
8. WHERE DRAINS ARE PROVIDED AT ROLL-IN SHOWERS, MAXIMUM 1/4" GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE



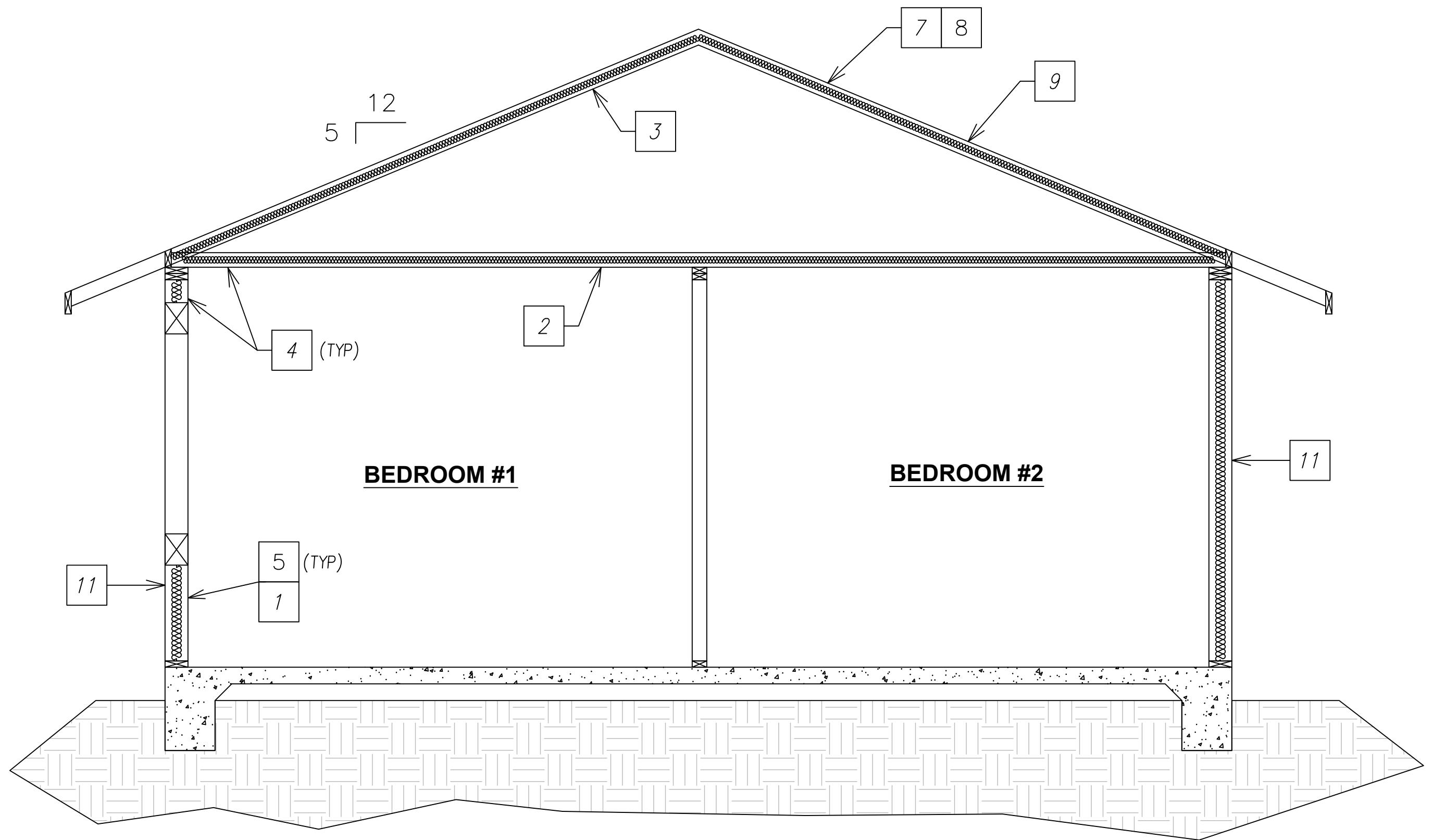
ONE-PIECE 60" TUB/SHOWER UNITS WITH SHOWER 3-WALL ENCLOSURE UP TO 72"; PROVIDE ROD AND CURTAIN OR TEMP GLASS DOORS

DASHED LINE: UPPER CABINETS SHALL BE A MINIMUM OF 18" ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANG/ COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS.

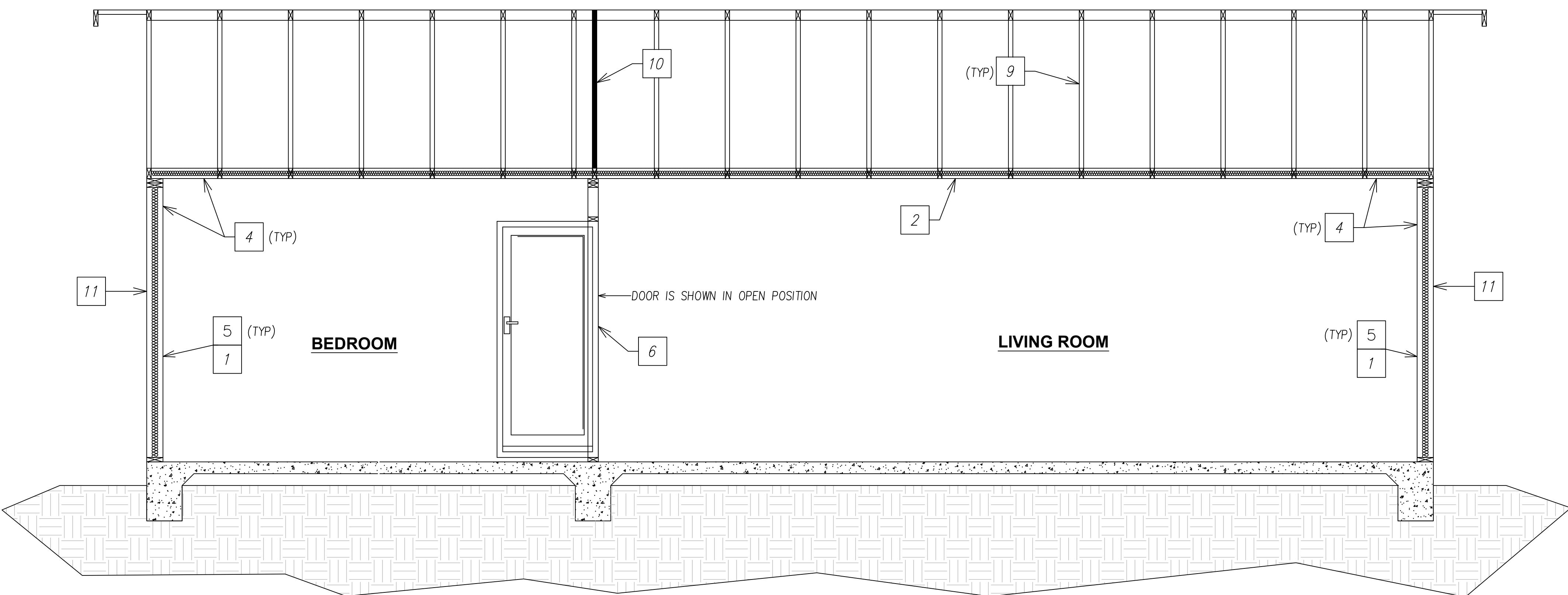


OPTIONAL
ROLL-IN SHOWER

EXCERPT FROM R602.3.3 - BEARING STUDS
WHERE JOISTS, TRUSSES OR RAFTERS ARE SPACED MORE THAN 16 INCHES (406 MM) ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES (610 MM) ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES (127 MM) OF THE STUDS BEHIND.



SECTION A - A



SECTION B - B

SECTION KEYNOTES

- 1** WALL INSULATION: R19
- 2** CEILING INSULATION: R38
- 3** ROOF INSULATION: R19
- 4** INTERIOR FINISH: $\frac{1}{2}$ " GYPSUM BOARD (UNLESS WALL IS FIRE RESISTANT ASSEMBLE)
- 5** EXTERIOR WALL: 2x6 STUD WALL @ 24" O.C.
- 6** INTERIOR WALL: 2x4 STUD WALL @ 24" O.C.
- 7** RADIANT BARRIER IS REQUIRED
- 8** ROOFING: REFER TO ELEVATIONS
- 9** PRE-ENGINEERED, PRE-FABRICATED ROOF TRUSSES (REQUIRED BY APPLICANT AT TIME OF SUBMITTAL)
- 10** MANUFACTURED DRAGG TRUSS
- 11** EXTERIOR WALL COVERING AS DENOTED AT EXTERIOR ELEVATION. ALL WALL COVERINGS SHALL BE APPLIED OVER WATER RESISTIVE BARRIER APPLIED TO WOOD SHEATHING PER (CRC 703.7.3.1)

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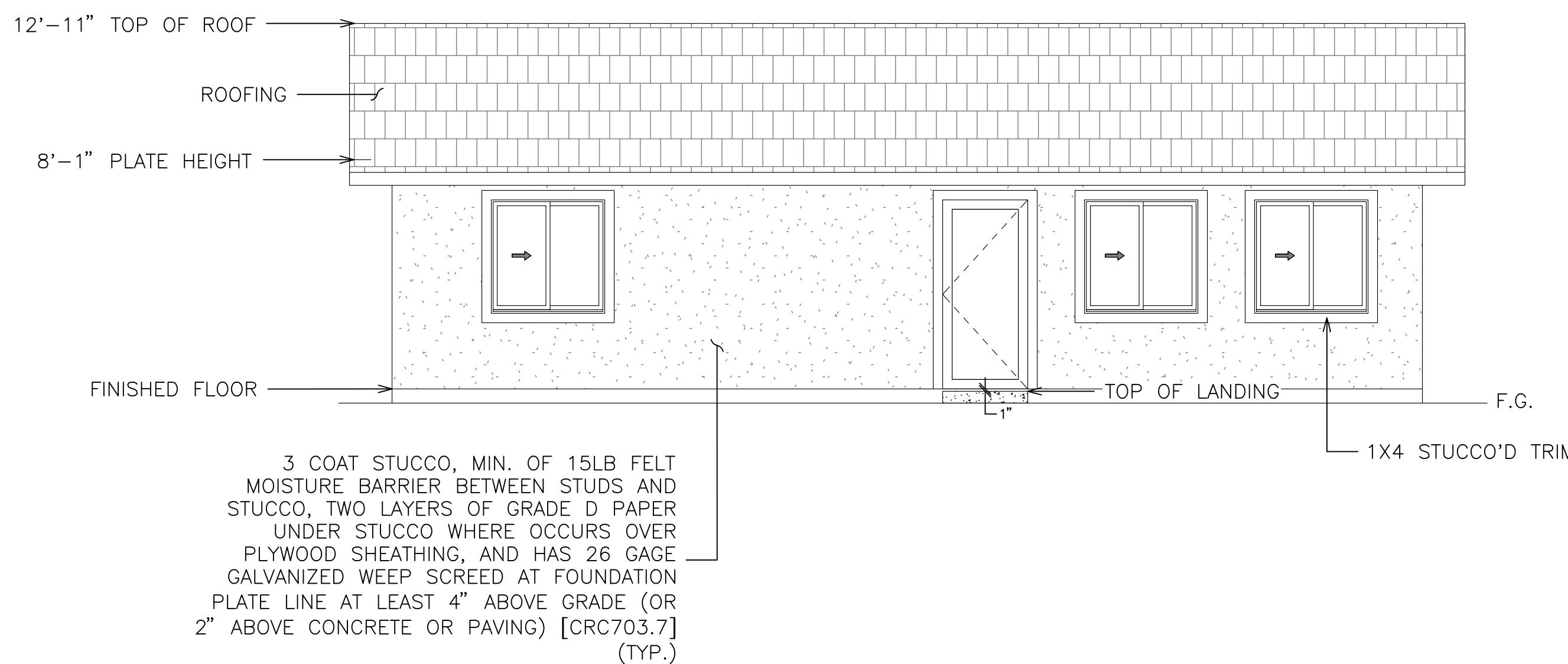
CITY OF
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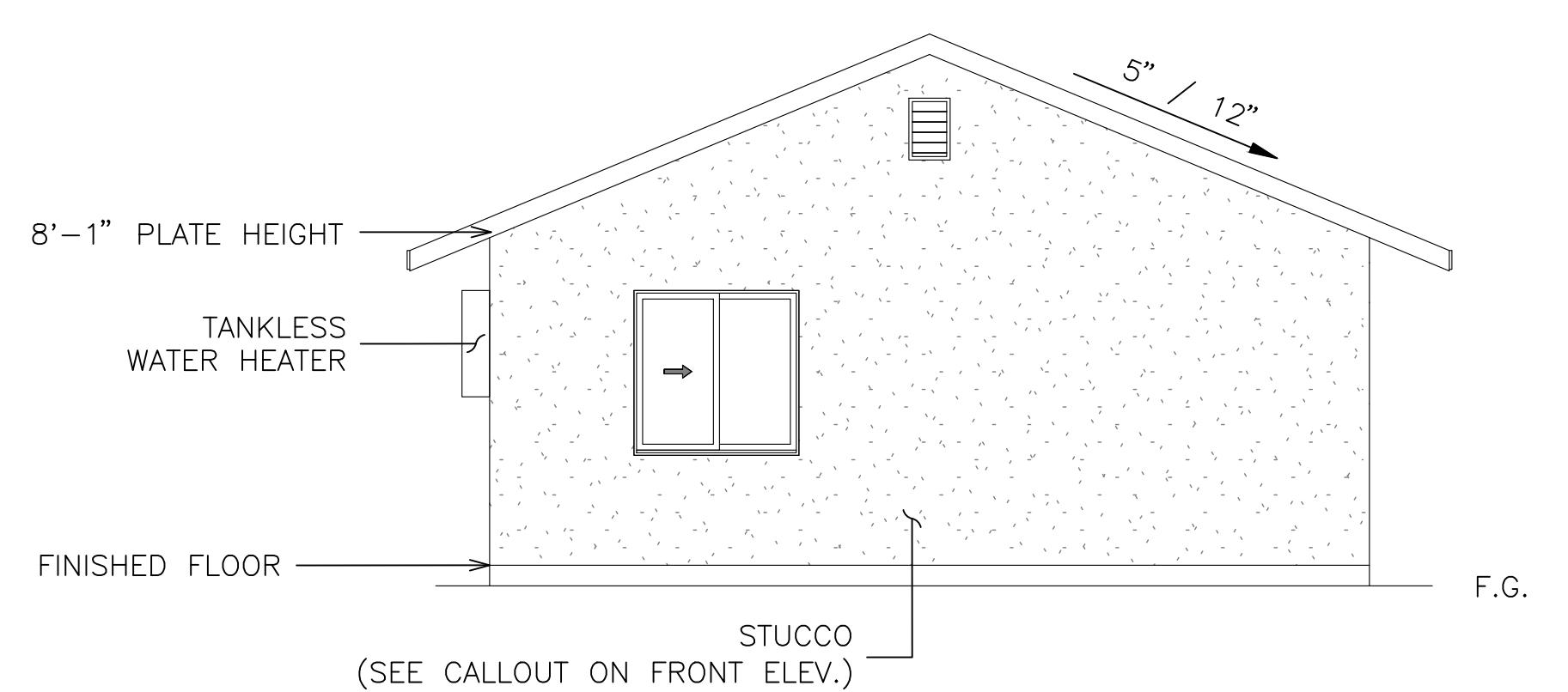
PROJECT TITLE		ADU SQFT	
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM		743	
SHEET DESCRIPTION		SECTIONS	
AGENCY	S.J.V REAP	DATE	4/16/2024

DRAWING SCALE
 $\frac{1}{2}$ " = 1'

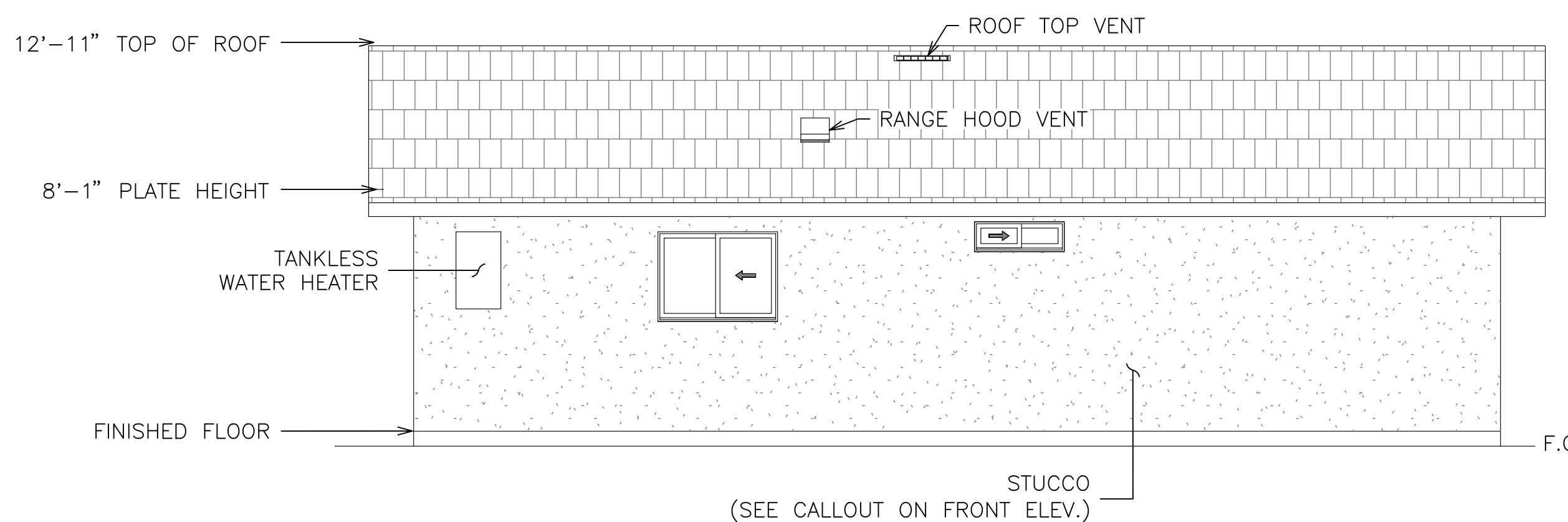
SHEET
A2



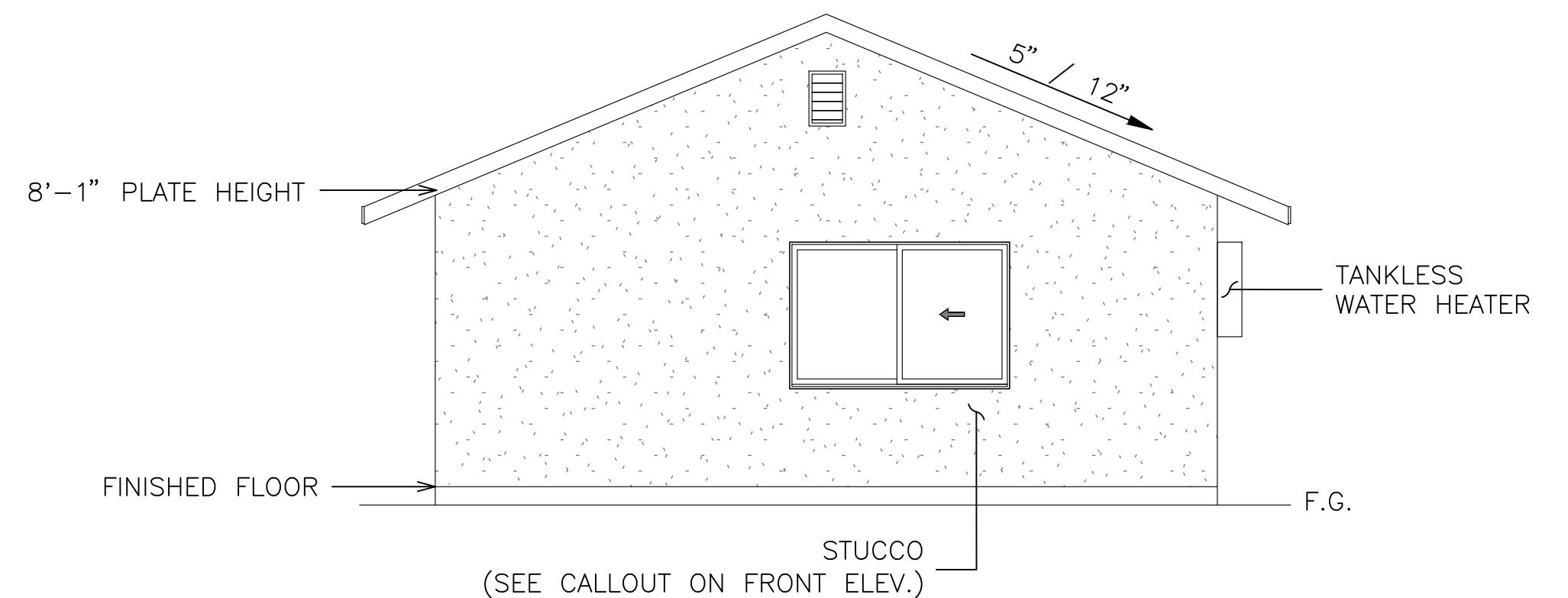
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

CITY OF
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REVISIONS

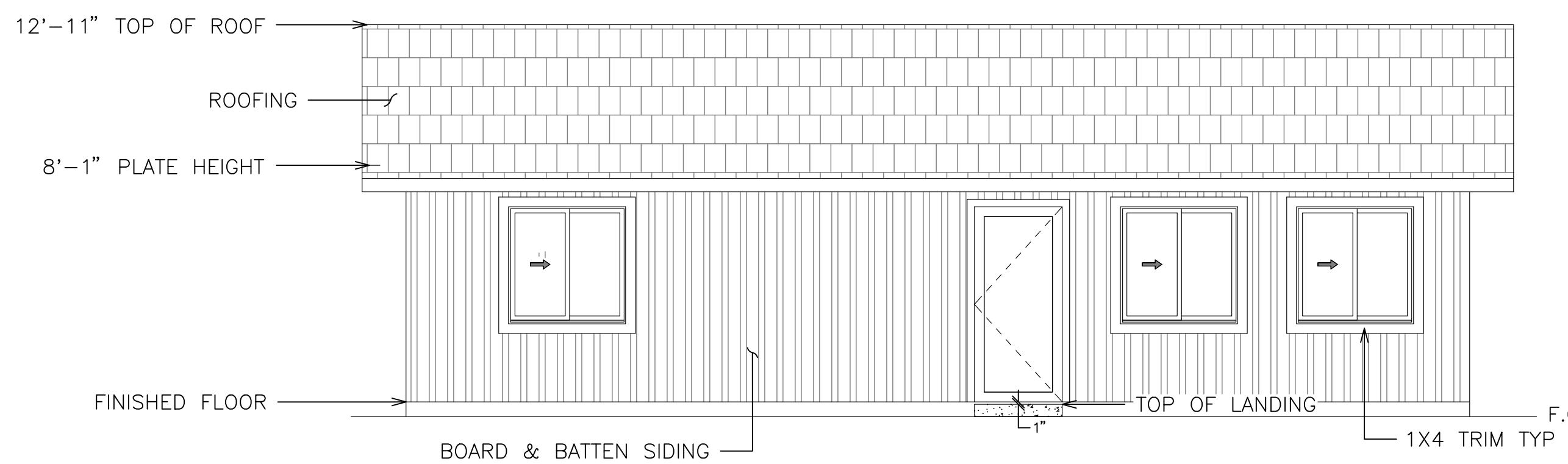
PROJECT TITLE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION
ELEVATION A
AGENCY SJV REAP DATE 4/16/2024
ADU SQFT 743

DRAWING SCALE
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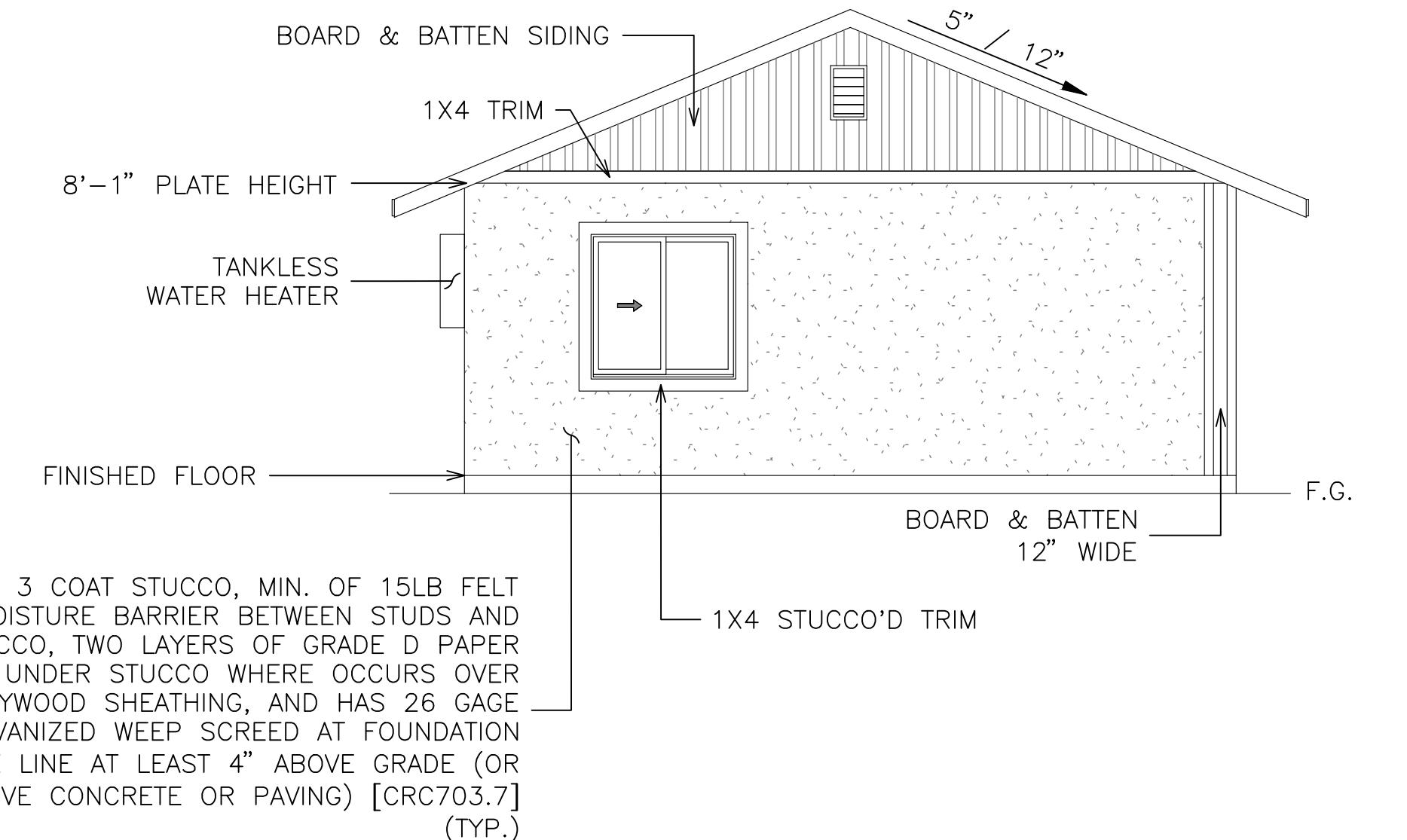
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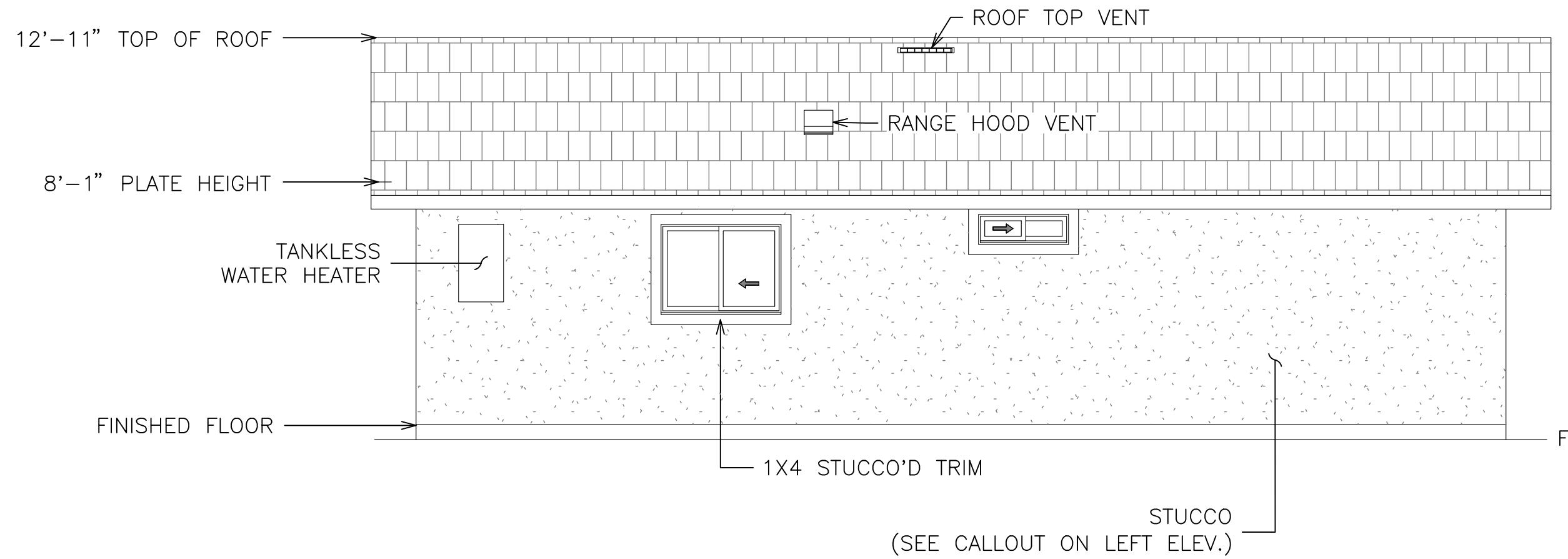
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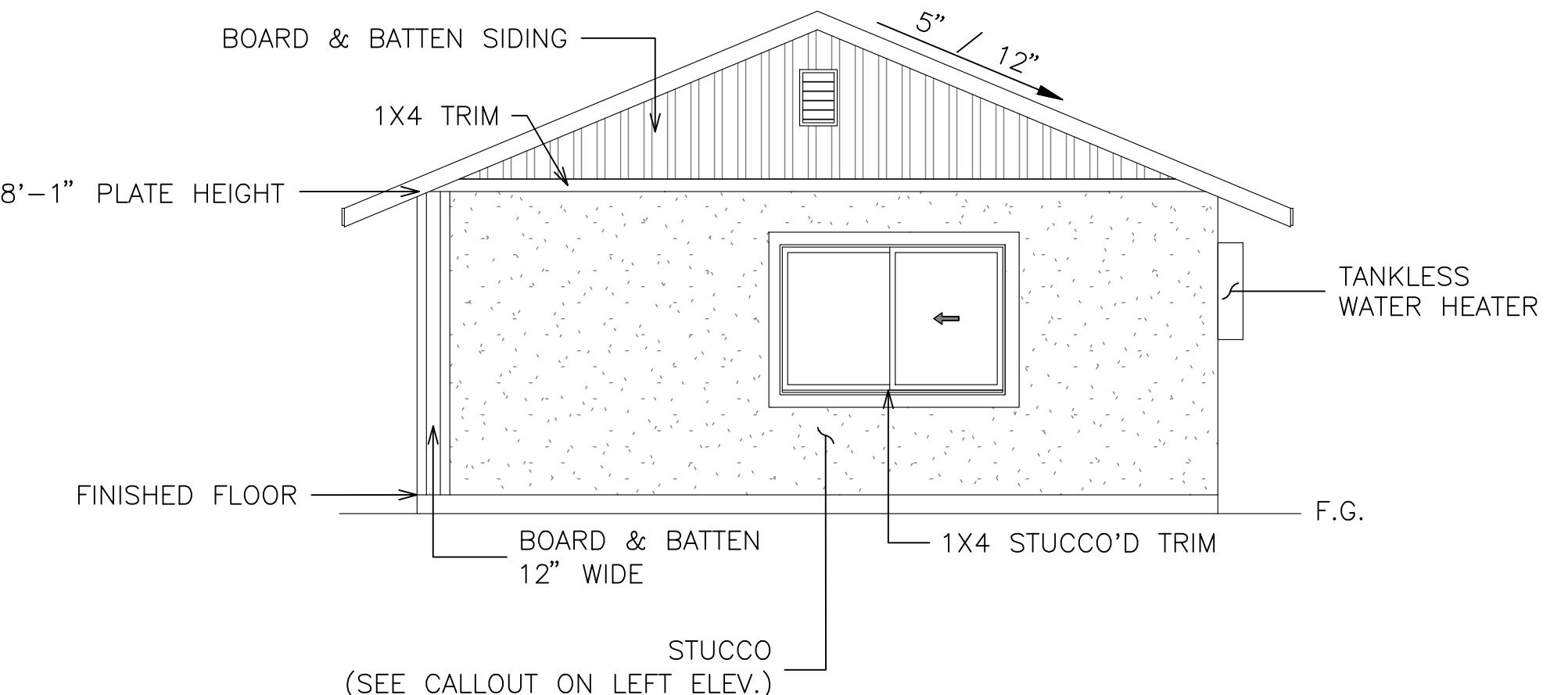
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

CITY OF
ATWATER



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PROJECT TITLE

ADU

SQFT

743

PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION

ELEVATION B

AGENCY

SJV REAP

DATE

4/16/2024

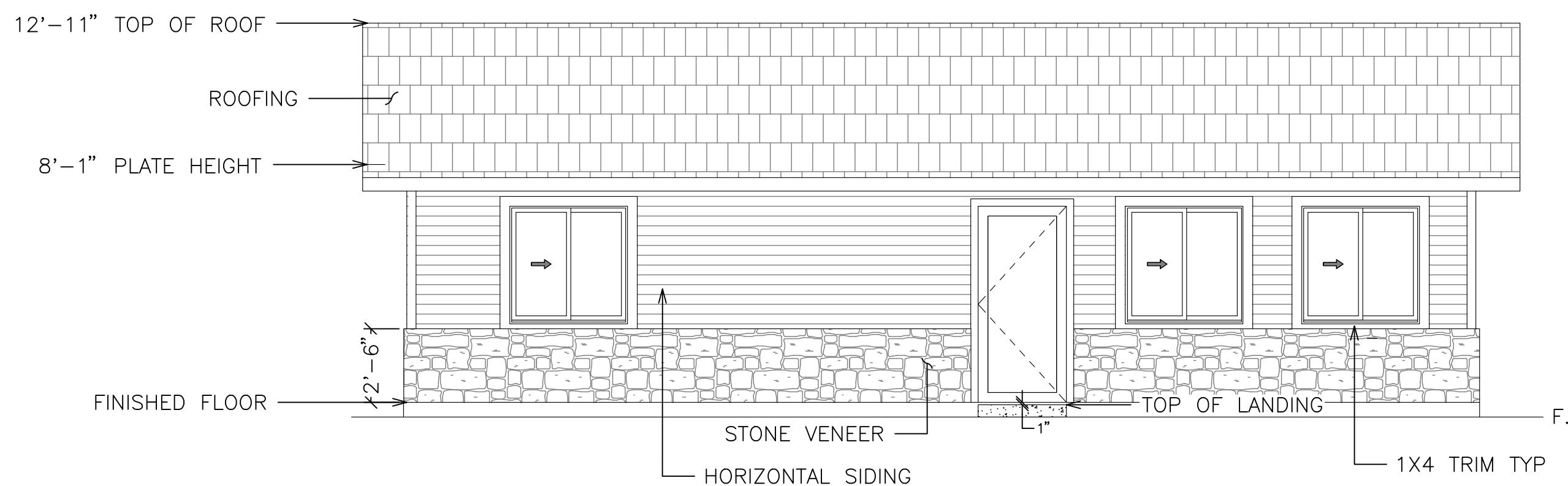
DRAWING SCALE

$\frac{1}{4}$ " = 1'

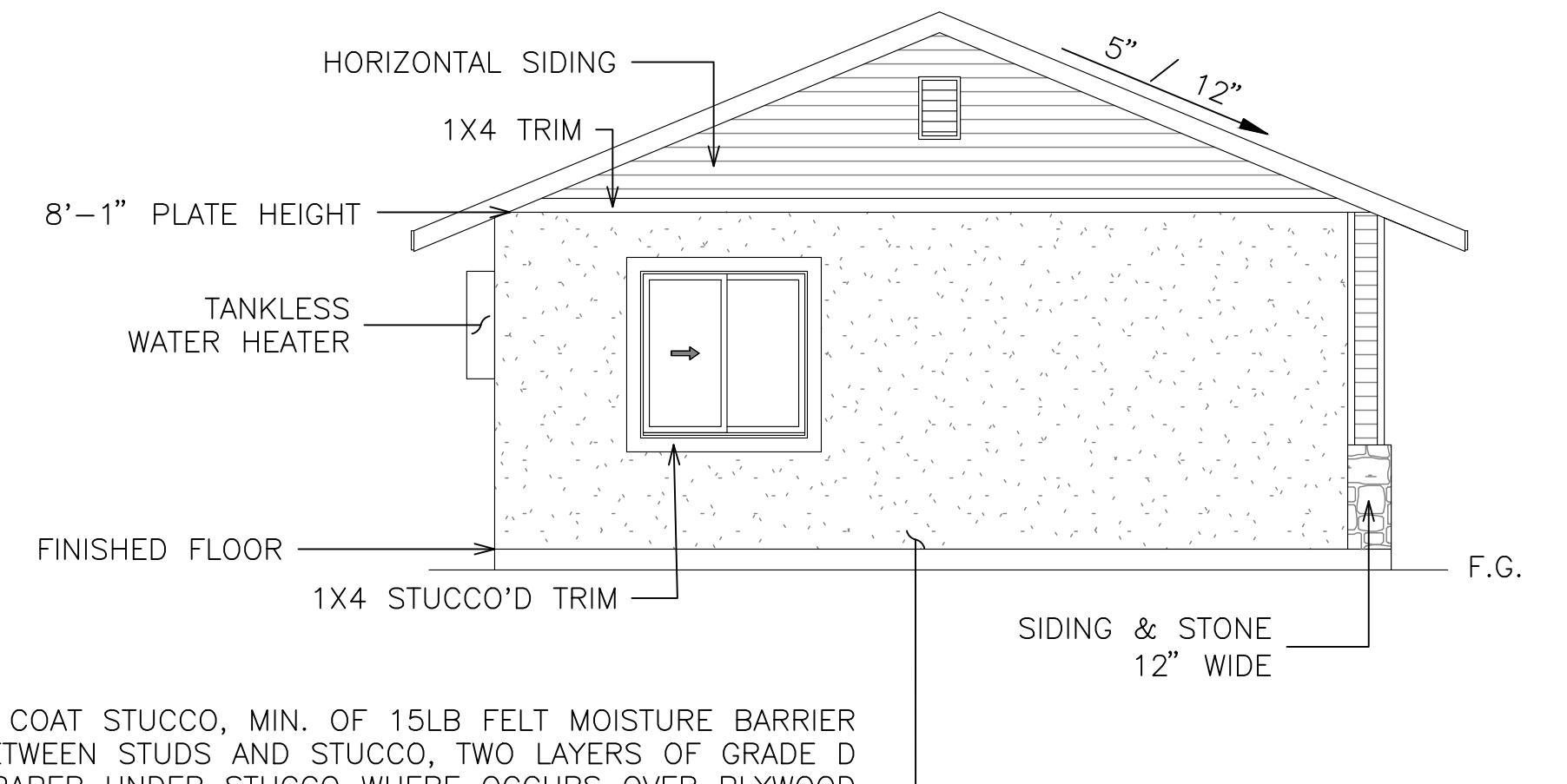
SHEET

A4

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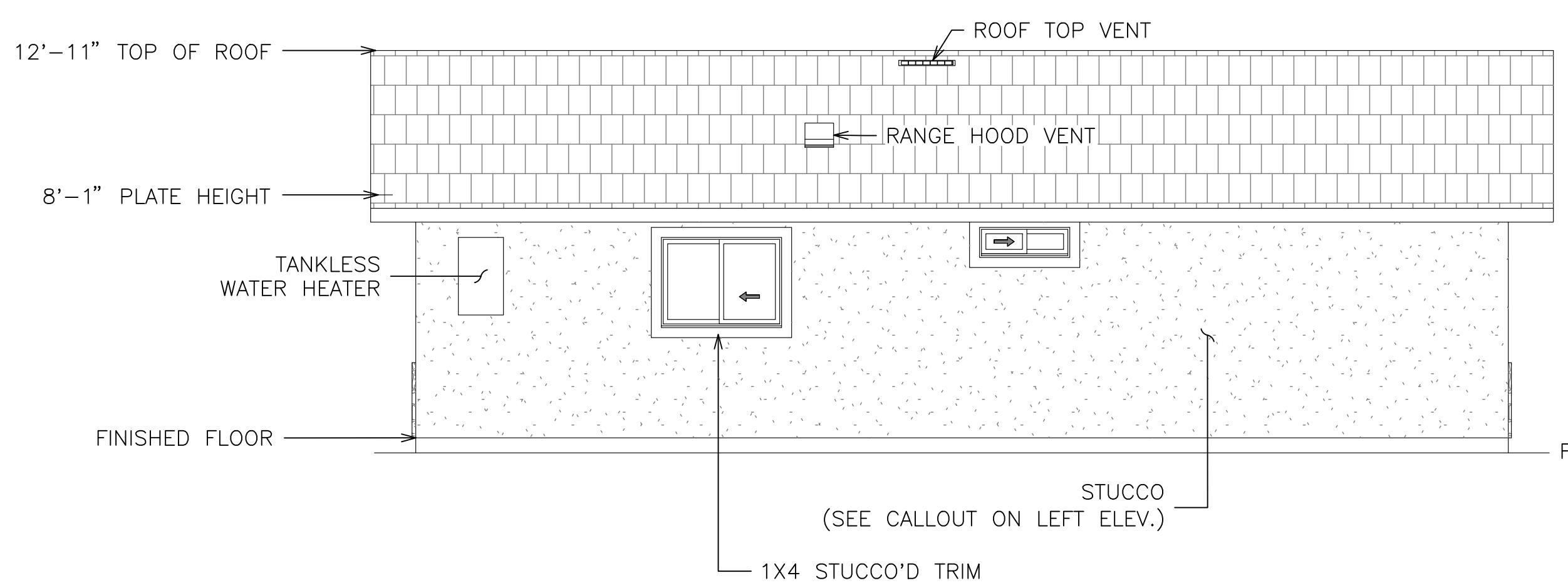


FRONT ELEVATION

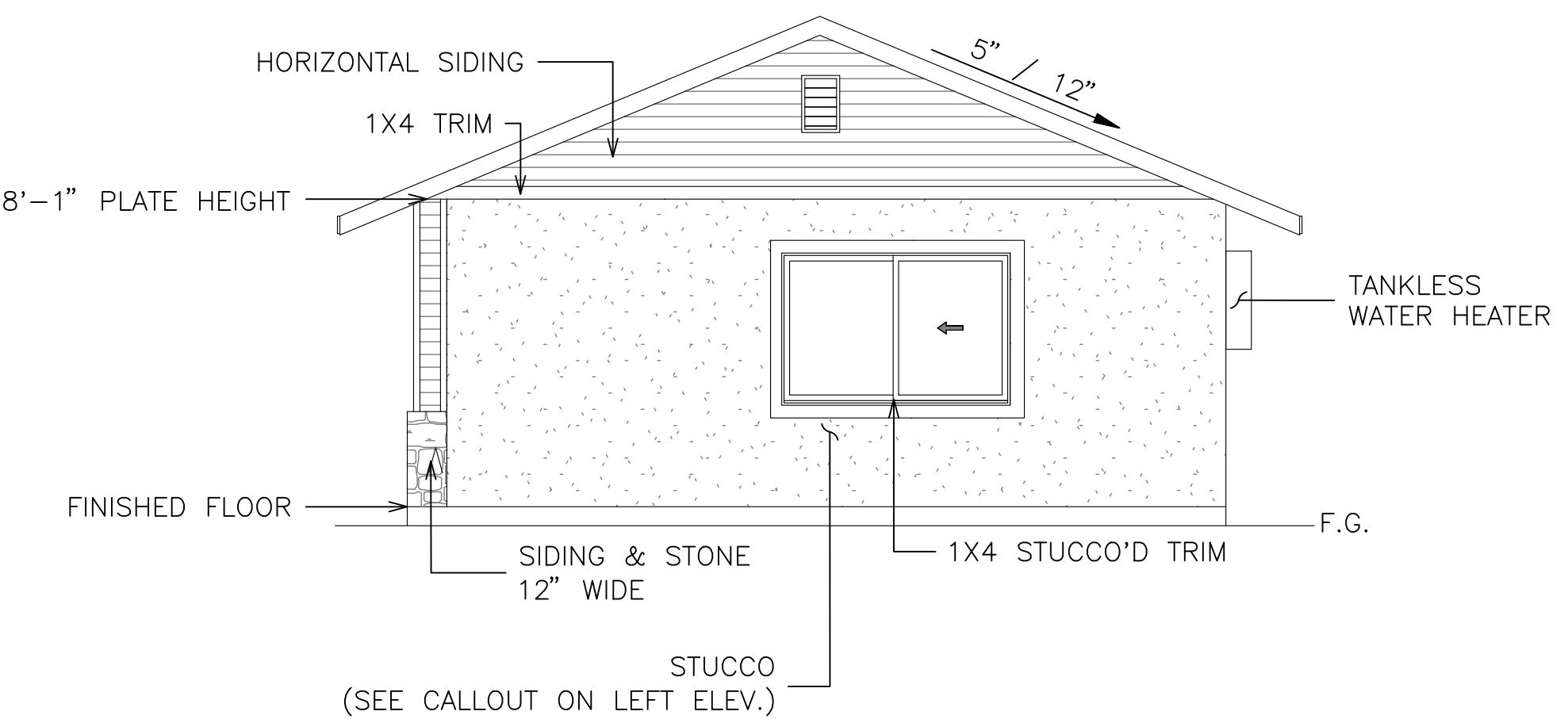


3 COAT STUCCO, MIN. OF 15LB FELT MOISTURE BARRIER
BETWEEN STUDS AND STUCCO, TWO LAYERS OF GRADE D
PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD
SHEATHING, AND HAS 26 GAGE GALVANIZED WEEP SCREED
AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE
(OR 2" ABOVE CONCRETE OR PAVING) [CRC703.7]
(TYP.)

LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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CITY OF
ATWATER



REVISIONS

PROJECT TITLE	ADU SQFT	AGENCY	S.J.V REAP	ELEVATION C	DRAWING SCALE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	743				1/4" = 1'

SHEET

A5

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CITY OF ATWATER



WALL BRACING NOTES

- FOR THE PURPOSE OF DETERMINING THE AMOUNT AND LOCATION OF BRACING REQUIRED IN EACH STORY LEVEL OF A BUILDING, BRACED WALL LINES SHALL BE DESIGNATED AS STRAIGHT LINES IN THE BUILDING PLAN PLACED IN ACCORDANCE WITH THIS SECTION. (CRC602.10.1)
- THE LENGTH OF A BRACED WALL LINE SHALL BE THE DISTANCE BETWEEN ITS ENDS. THE END OF A BRACED WALL LINE SHALL BE THE INTERSECTION WITH A PERPENDICULAR BRACED WALL LINE, AN ANGLED BRACED WALL LINE AS PERMITTED IN SECTION R602.10.1.4 OR AN EXTERIOR WALL AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.1)
- EACH BRACED WALL LINE SHALL BE LOCATED SUCH THAT NO MORE THAN TWO-THIRDS OF THE REQUIRED BRACED WALL PANEL LENGTH IS LOCATED TO ONE SIDE OF THE BRACED WALL LINE. BRACED WALL PANELS SHALL BE PERMITTED TO BE OFFSET UP TO 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE. BRACED WALL PANELS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1. EXTERIOR WALLS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1. INTERIOR WALLS USED AS BRACING SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM A BRACED WALL LINE THROUGH THE INTERIOR OF THE BUILDING AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.2)
- THE SPACING BETWEEN PARALLEL BRACED WALL LINES SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.3. INTERMEDIATE BRACED WALL LINES THROUGH THE INTERIOR OF THE BUILDING SHALL BE PERMITTED. (CRC602.10.1.3)

TABLE R602.10.1.3
BRACED WALL LINE SPACING

APPLICATION	CONDITION	BUILDING TYPE	BRACED WALL LINE SPACING CRITERIA	
			Maximum Spacing	Exception to Maximum Spacing
Wind bracing	Ultimate design wind speed 100 mph to < 140 mph	Detached, townhouse	60 feet	None
	SDC A - C	Detached		Use wind bracing
	SDC A - B	Townhouse		Use wind bracing
	SDC C	Townhouse	35 feet	Up to 50 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).
	SDC D ₀ , D ₁ , D ₂	Detached, townhouses, one- and two-story only	25 feet	Up to 35 feet to allow for a single room not to exceed 900 square feet. Spacing of all other braced wall lines shall not exceed 25 feet.
	SDC D ₀ , D ₁ , D ₂	Detached, townhouse	25 feet	Up to 35 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 mile per hour = 0.447 m/s.

- BRACED WALL LINES WITH A LENGTH OF 16 FEET (4877 MM) OR LESS SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS OF ANY LENGTH OR ONE BRACED WALL PANEL EQUAL TO 48 INCHES (1219 MM) OR MORE. BRACED WALL LINES GREATER THAN 16 FEET (4877 MM) SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS. (CRC602.10.2.3)

- TABLE R602.10.3(1) AND THE APPLICABLE ADJUSTMENT FACTORS IN TABLE R602.10.2(2) (CRC602.10.3)

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

Seismic Design Category	Story Location	Braced Wall Line Length (feet) ^a	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^{b, c}				
			Method LIB ^d	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ^e	Method WSP	Methods CS-WSP, CS-G, CS-PF
D ₀	10	NP	2.8	2.8	1.8	1.6	
		20	NP	5.5	5.5	3.6	3.1
		30	NP	8.3	8.3	5.4	4.6
		40	NP	11.0	11.0	7.2	6.1
		50	NP	13.8	13.8	9.0	7.7
	20	NP	5.3	5.3	3.8	3.2	
		20	NP	10.5	10.5	7.5	6.4
		30	NP	15.8	15.8	11.3	9.6
		40	NP	21.0	21.0	15.0	12.8
		50	NP	26.3	26.3	18.8	16.0
	30	NP	7.3	7.3	5.3	4.5	
		20	NP	14.5	14.5	10.5	9.0
		30	NP	21.8	21.8	15.8	13.4
		40	NP	29.0	29.0	21.0	17.9
		50	NP	36.3	36.3	26.3	22.3

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

NP = Not Permitted.

- Linear interpolation shall be permitted.
- Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{br} values associated with the seismic design categories shall be permitted where a site-specific S_{br} value is determined in accordance with Section 1613.2 of the California Building Code.
- Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.
- Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.
- Methods PFG and CS-SFB do not apply in Seismic Design Categories D₀, D₁ and D₂.
- Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

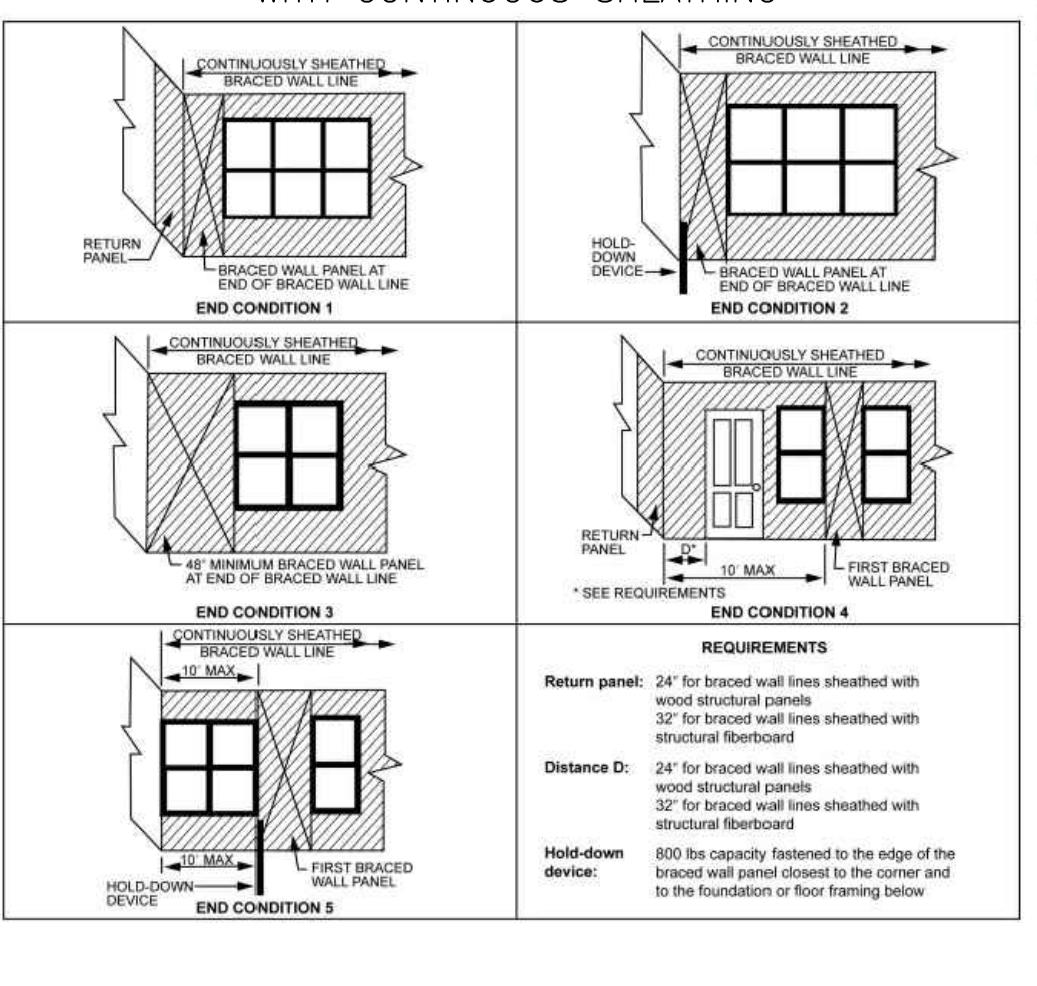
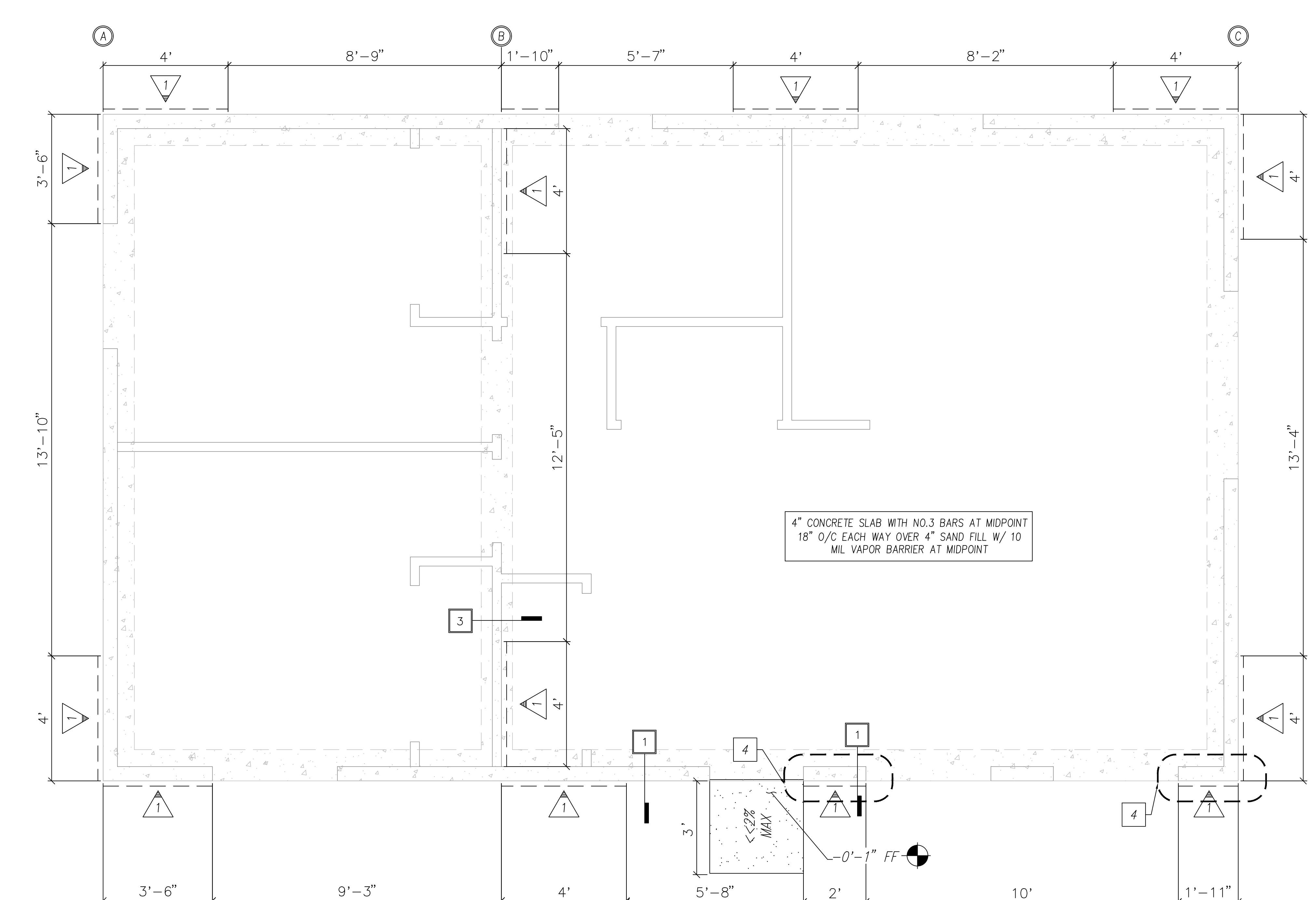
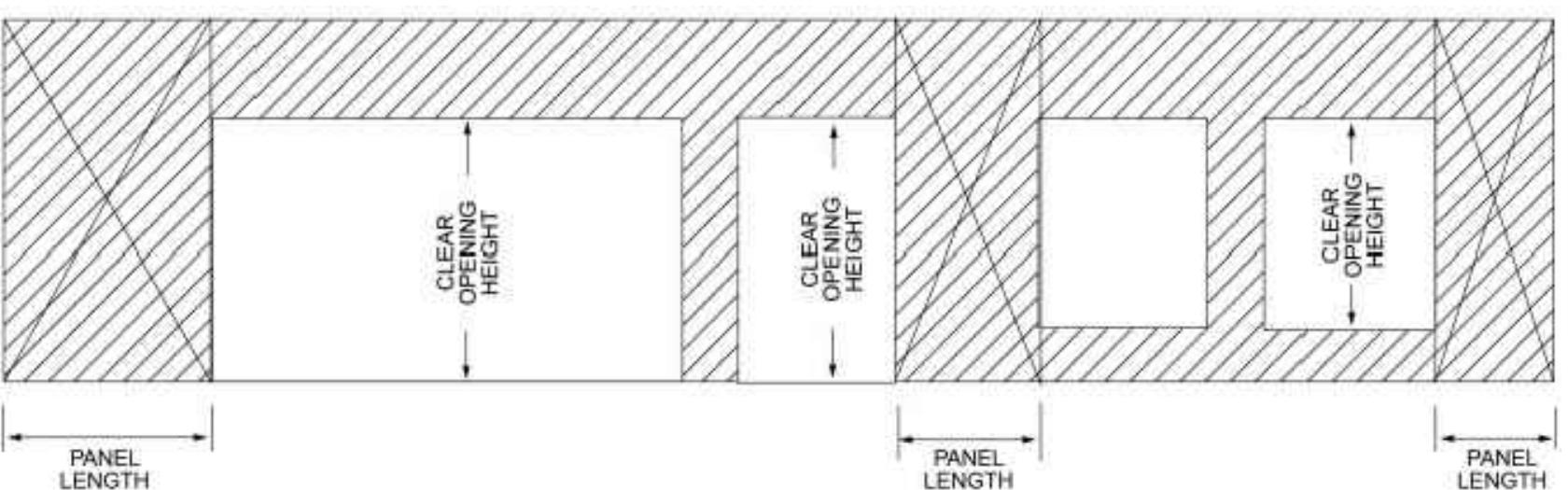


FIGURE R602.10.5
BRACED WALL PANELS WITH CONTINUOUS SHEATHING



KEYNOTES/LEGEND

BRACED WALL LINE

FOUNDATION PLAN DETAIL FOUND ON SHEET S3

INDICATES CONCRETE FOOTING AREA

WALL BRACING SCHEDULE

TYPE	MATERIAL	NAILING/STAPLING
	3/8" PLYWD ²	6d NAILS; EDGES @ 6" O.C., FIELD NAIL @ 12" O.C.

- EXPANDED METAL OR WOVEN WIRE LATH STAPLED TO ALL STUDS, TOP AND BTM.
- STRUCTURAL PANEL SHEATHING TO BE USED ON ALL EXTERIOR SURFACES INCLUDING AREAS ABOVE AND BELOW OPENINGS.

PROJECT TITLE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM

ADU SQFT

743

DRAWING SCALE

1" = 1'

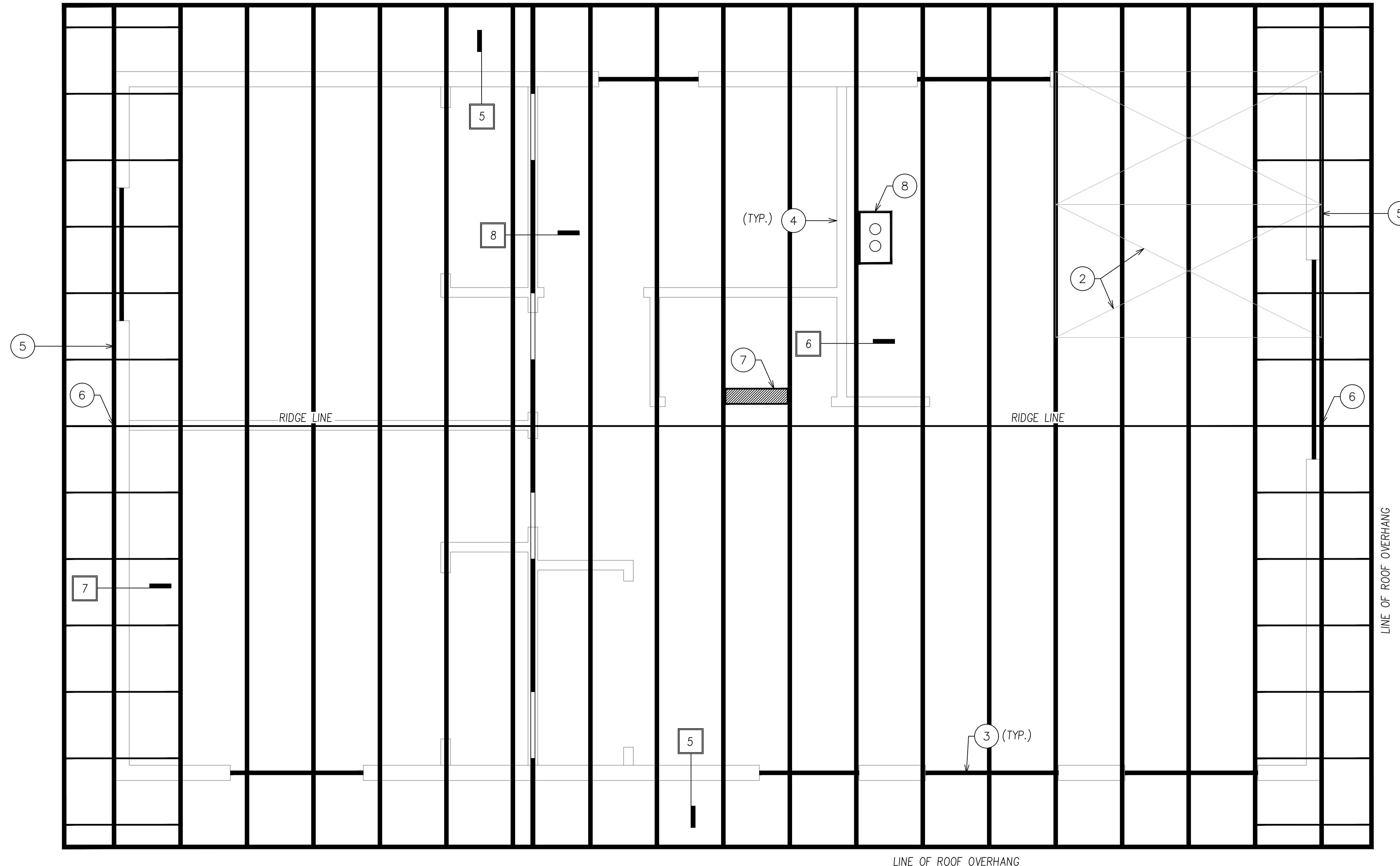
SHEET

S1

REVISIONS

FOUNDATION PLAN

4/16/2024



KEYNOTES

- (1) PRE-MFR. TRUSSES @ 24" O.C.
- (2) 15/32" APA RATED PLYWD OR OSB, P.I. 32/16, EDGE NAIL W/8D @ 6" O.C. & FIELD NAIL @ 6" O.C.
- (3) 6X8 D.F. # 2
- (4) TOP OF NON-BEARING, NON-BRACED WALL. SEE DETAIL 5.
- (5) SEE DETAIL 3 FOR END WALL TRUSS SHEAR TRANSFER DESIGN REQUIREMENT
- (6) LOCATION OF 12"x18" GABLE END VENT
- (7) LOCATION OF 5 1/2" x 22 1/2" ROOF TOP VENT
- (8) LOCATION OF RANGE HOOD VENT
- (#) FRAMING PLAN DETAIL FOUND ON SHEET S3

NOTES

1. TRUSS CALCULATIONS (FROM THE TRUSS MANUFACTURER) SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO A REQUEST FOR ROOF AND SHEAR INSPECTION

ATTIC VENTILATION REQUIREMENTS

$$\frac{743 \text{ SQFT}}{300} \cdot 144 \text{ in}/\text{ft} = (357 \text{ in}^2)$$

PROVIDE:

$$\begin{aligned}
 2 - 12" \times 18" \text{ GABLE END VENT } (140 \text{ in}^2) &= (280 \text{ in}^2) \\
 1 - 5-1/2" \times 22-1/2" \text{ ROOF TOP VENT } (83 \text{ in}^2) &= (83 \text{ in}^2) \\
 \text{TOTAL PROVIDED:} &= (363 \text{ in}^2)
 \end{aligned}$$

DISCLAIMER:
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CITY OF ATWATER



PROJECT TITLE	CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	
SHEET DESCRIPTION	ROOF FRAMING PLAN	
AGENCY	SJV REAP	DATE
ADU SQFT	743	4/16/2024

743

DRAWING SCALE
1/2" = 1'

SHEET

S2

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INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY,
OUT OF THE USE OF THESE, OR ECONOMIC LOSSES, ARISING
OUT OF THE USE OF THESE PLANS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE
USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER



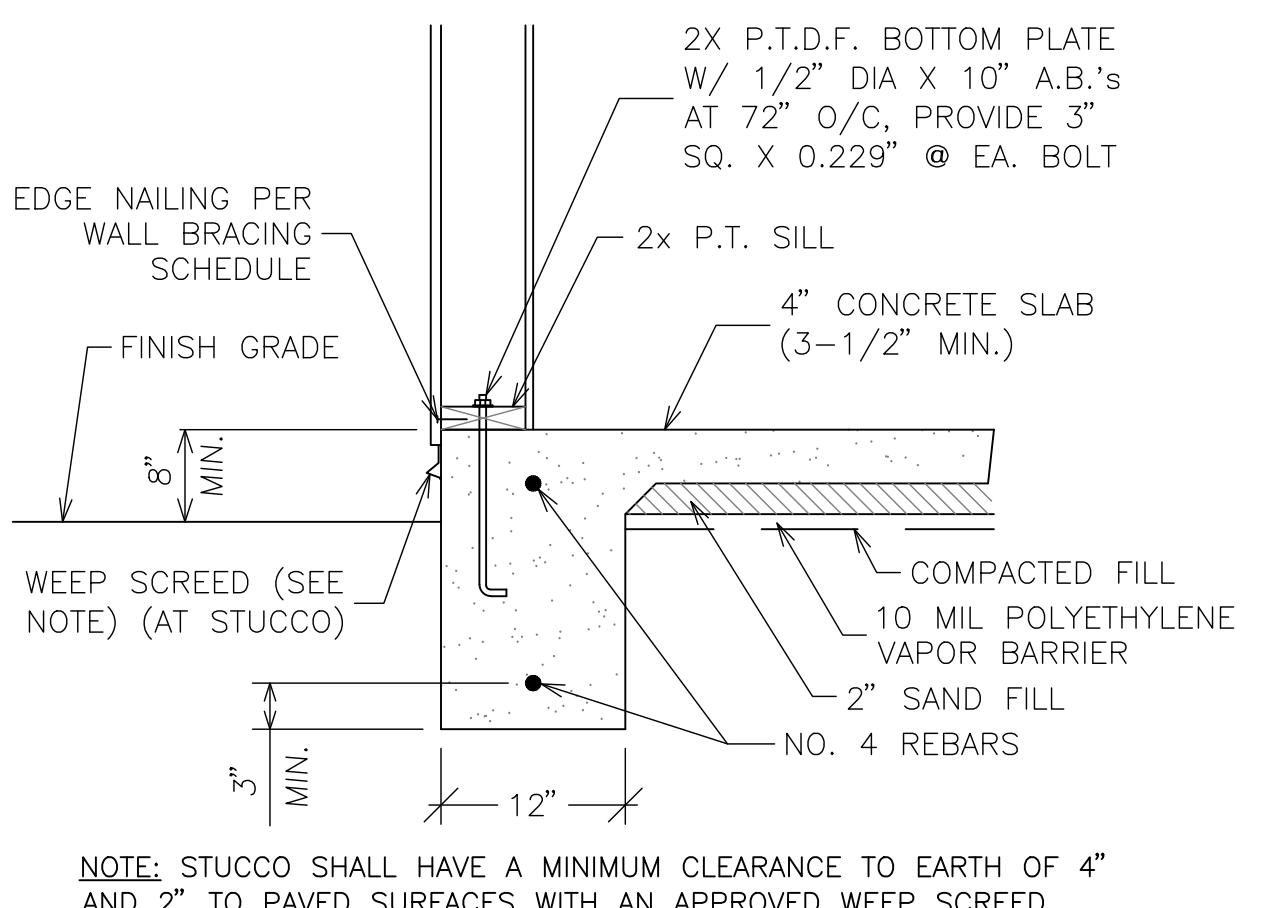
REVISIONS

PROJECT TITLE	PRE-REVIEWED ADU PROGRAM	
ADU SQFT	SHEET	DETAIL
743		

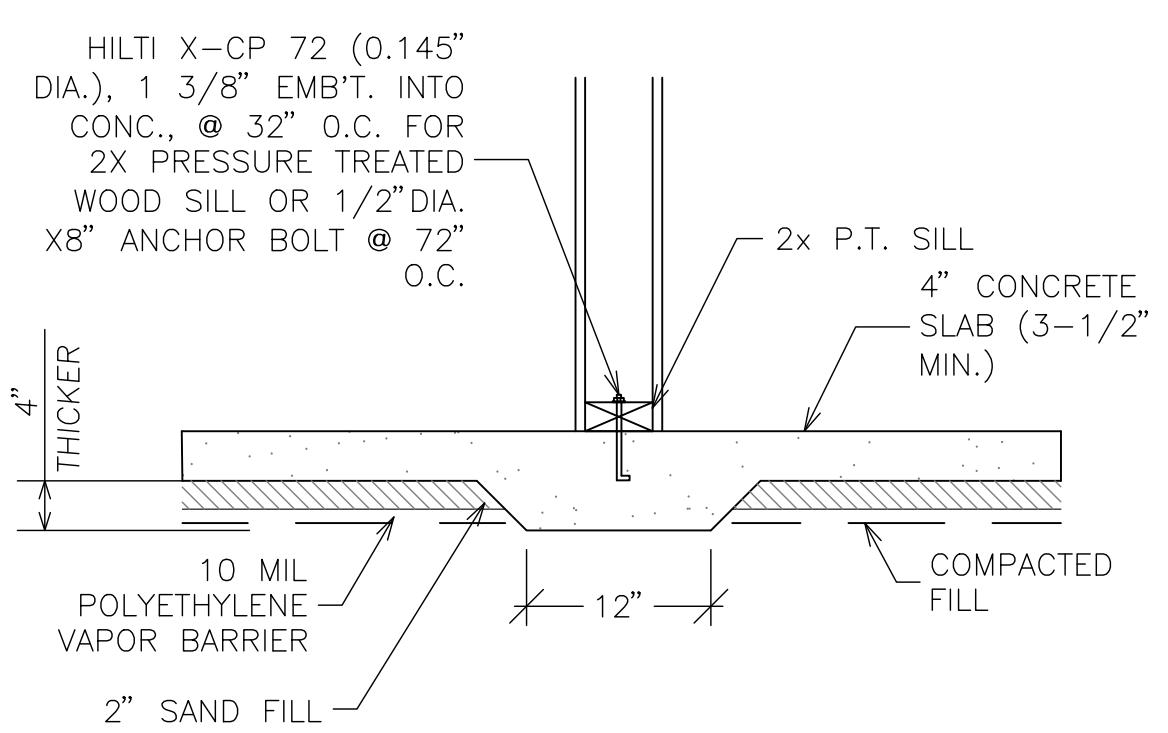
DRAWING SCALE

SHEET

S3

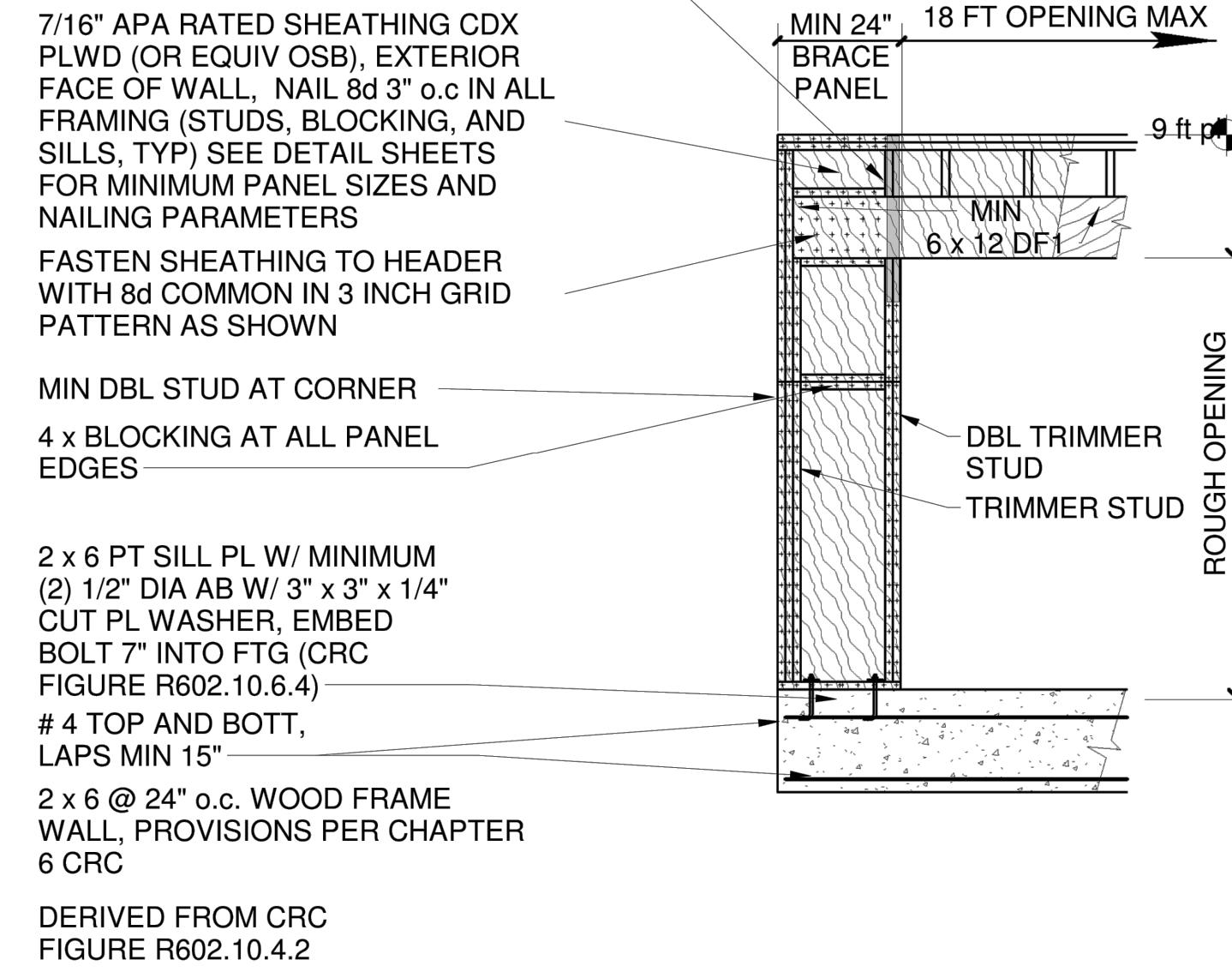


1 EXTERIOR FOOTING
N.T.S.

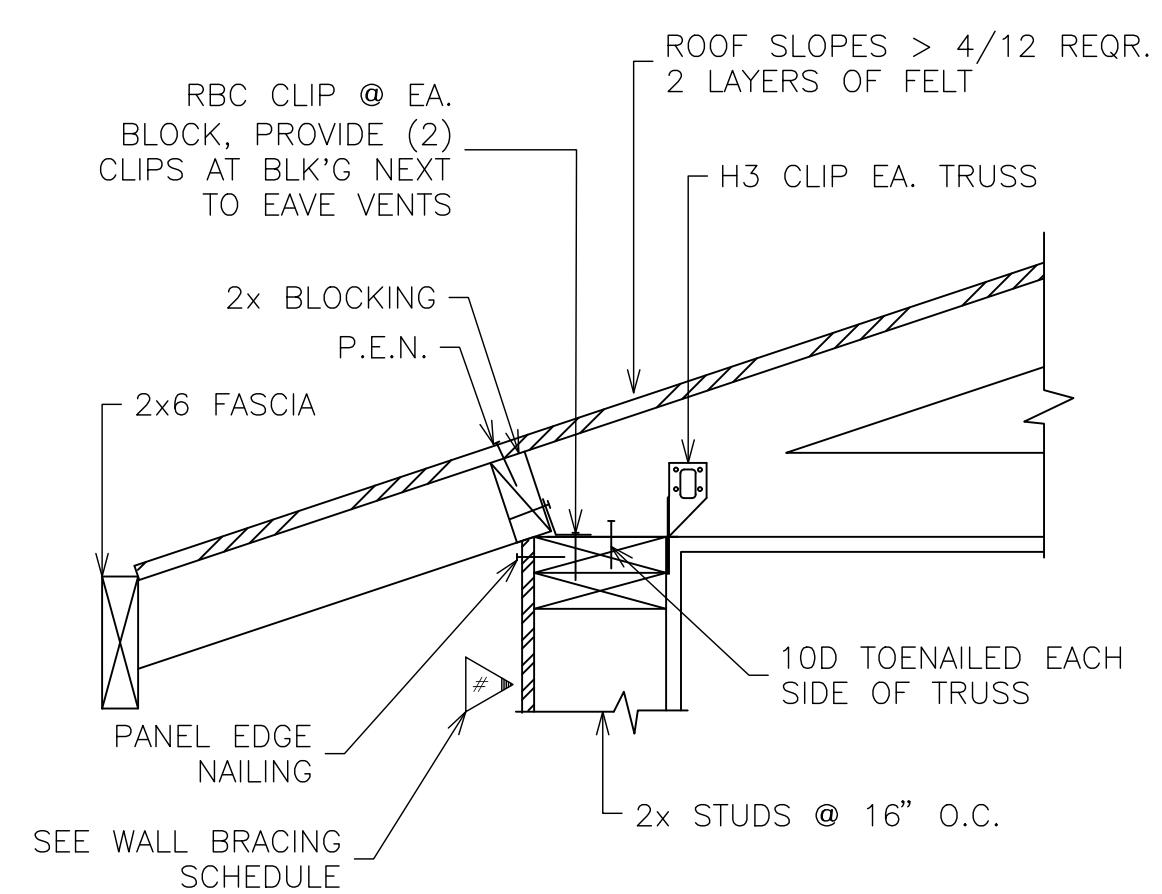


2 NON-BEARING INTERIOR FOOTING
N.T.S.

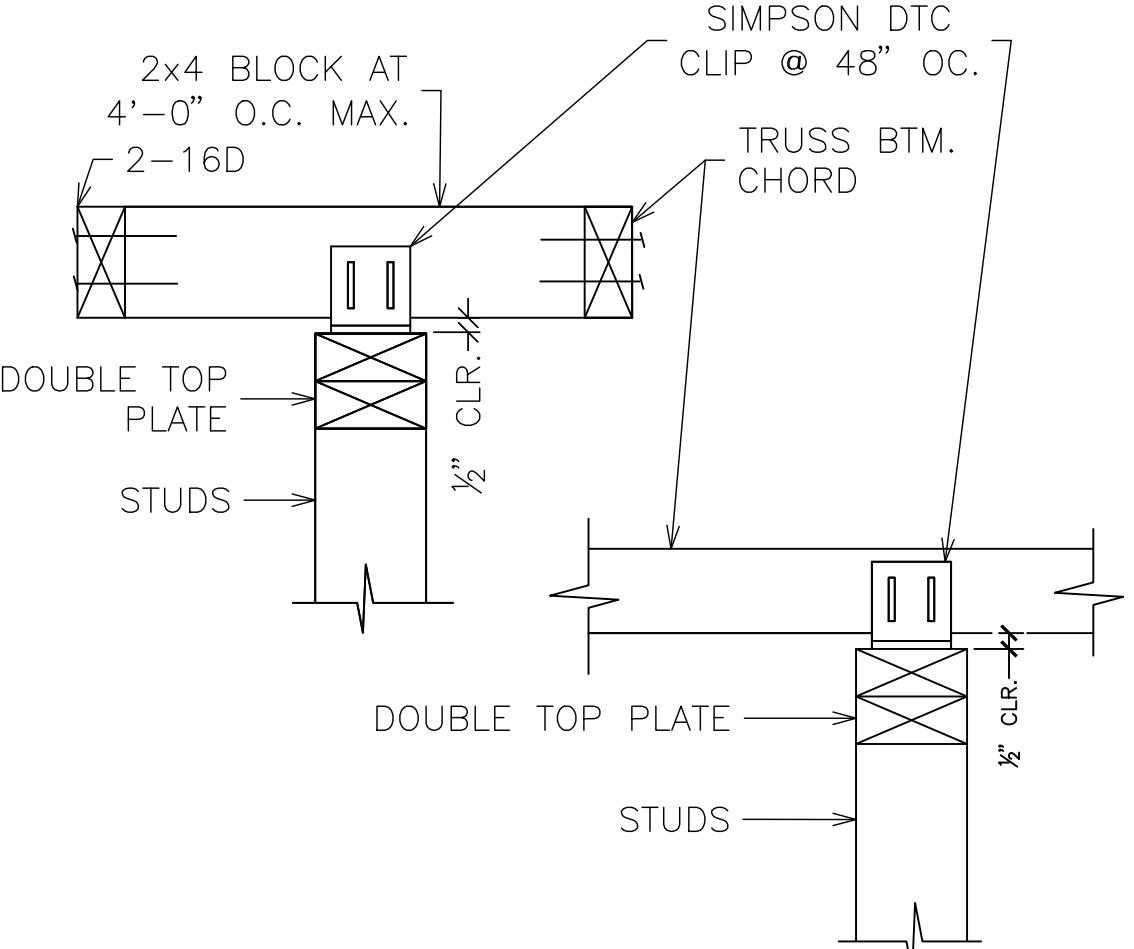
TENSION STRAP AT INTERIOR FACE OF WALL, STRAP ACROSS HEADER AND JAMB STUDS:
SIMPSON MSTA 30 (2,050 lbs TENSION)



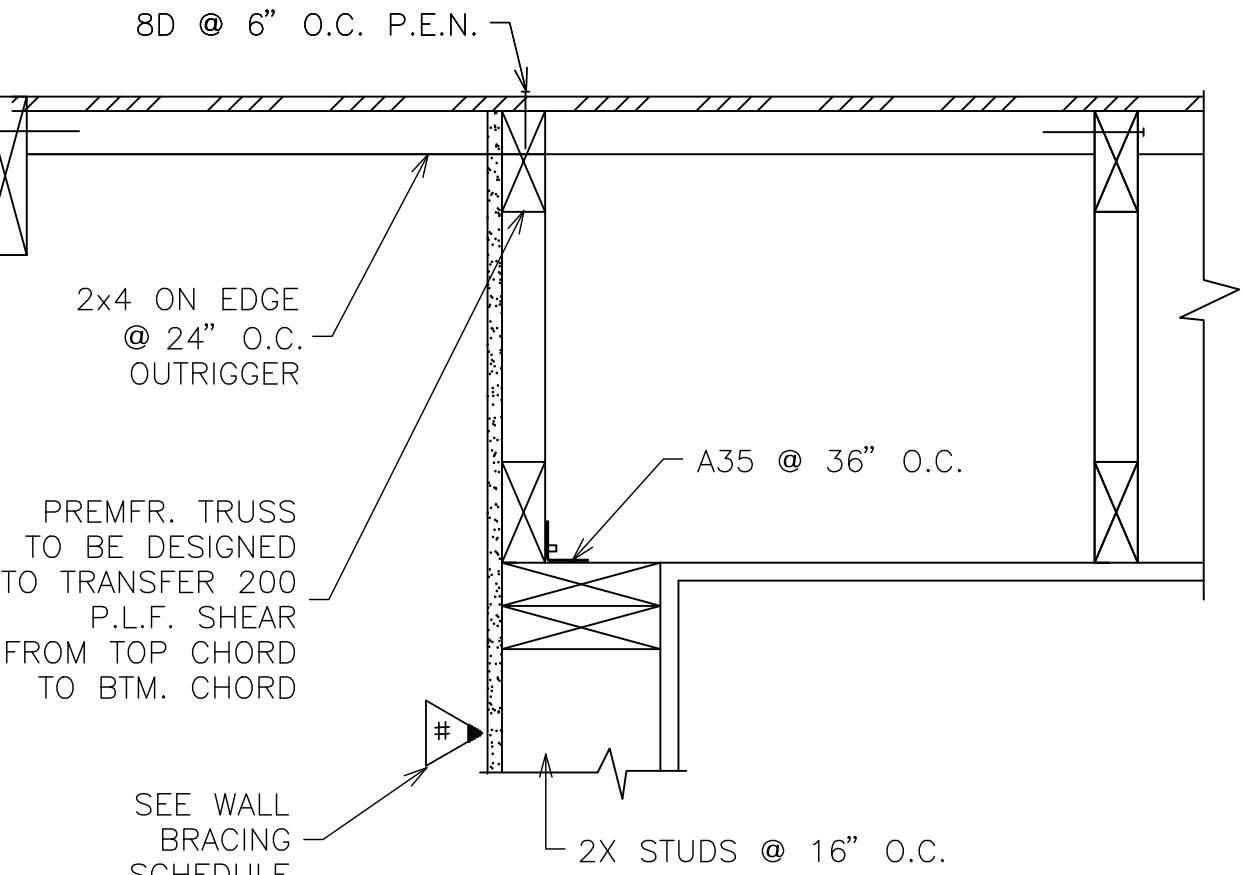
DERIVED FROM CRC
FIGURE R602.10.4.2



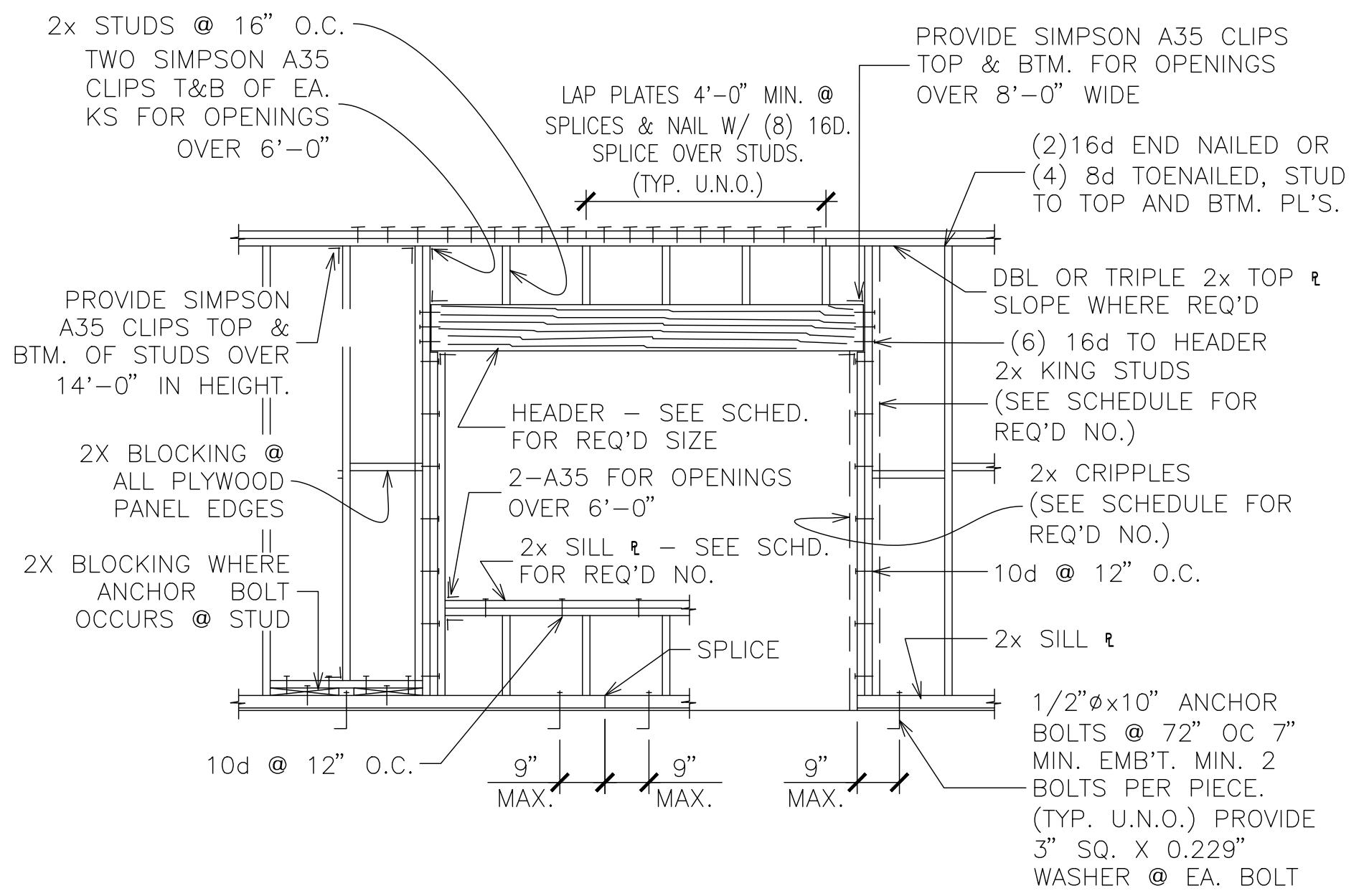
4 EAVE DETAIL
N.T.S.



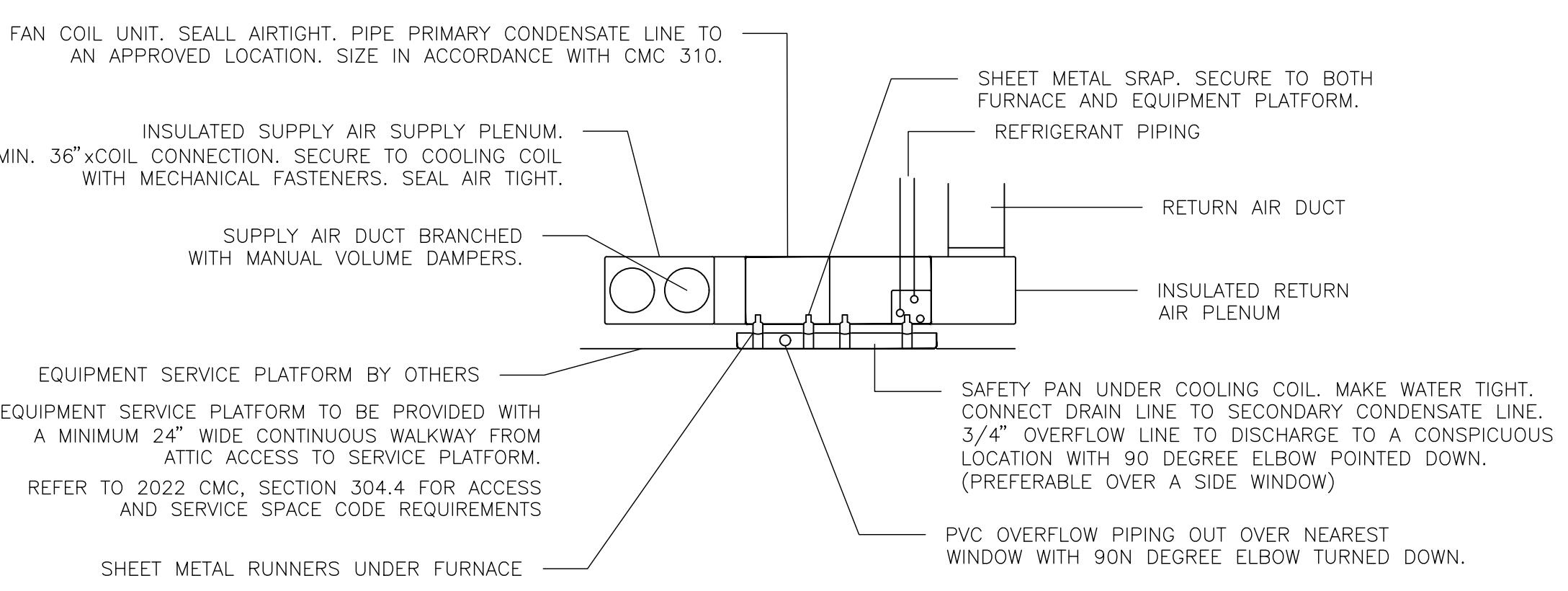
5 NON-BRG., NON-BRACED WALL CONNECTION
N.T.S.



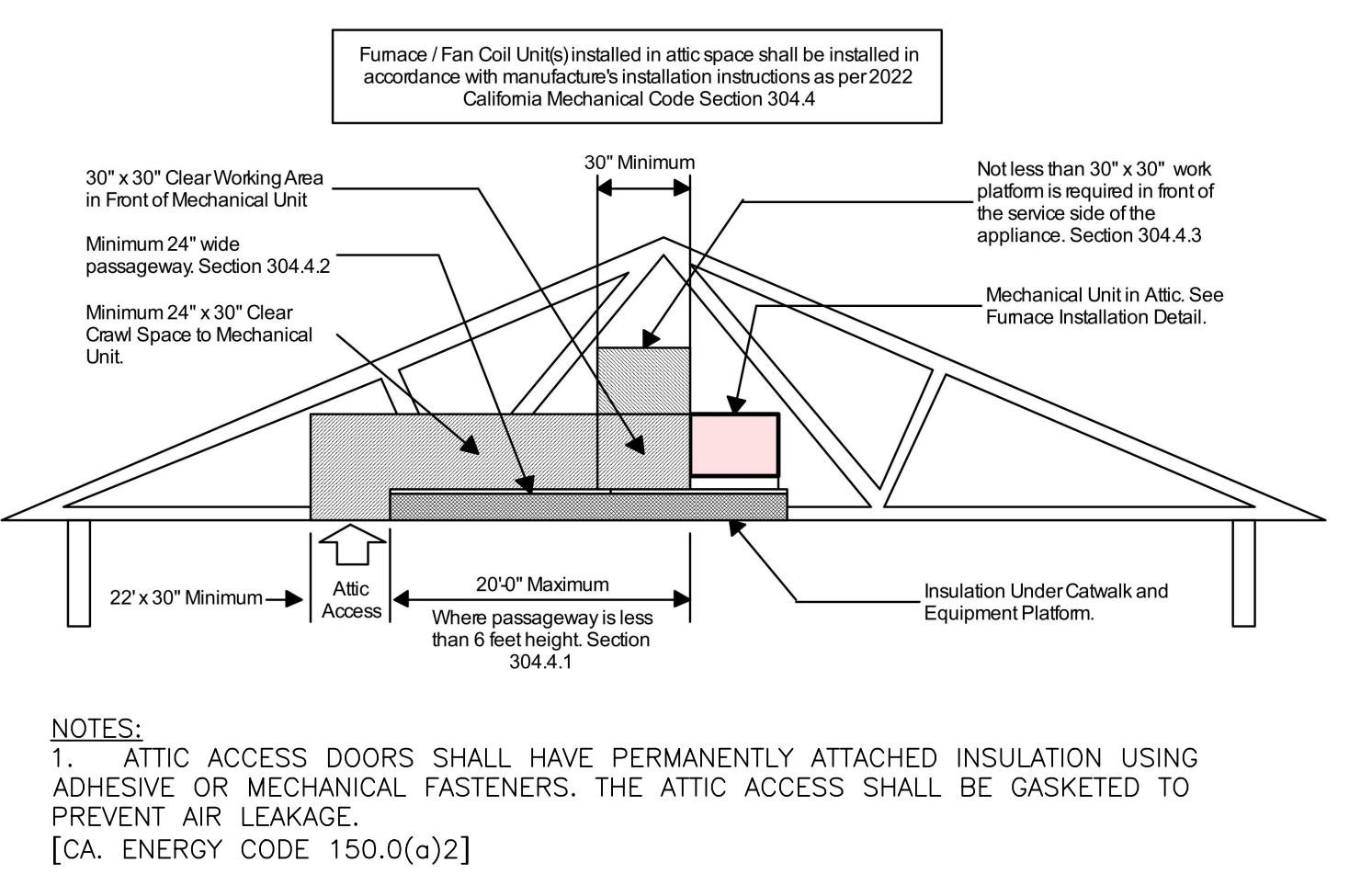
6 GABLE END DETAIL
N.T.S.



TYP. WALL FRAMING AT OPENING
N.T.S.



7 FAN COIL INSTALLATION IN ATTIC
N.T.S.



8 ATTIC MOUNTED AIR HANDLER
N.T.S.

CLEAR SPAN OF OPENING	HEADER SIZE		NUMBER OF CRIPPLES		NUMBER OF KING STUDS		NUMBER OF SILL PLATES	
	BEARING WALL	NON-BRG WALL	BRG WALL	NON-BRG WALL	EXTERIOR	INTERIOR	EXTERIOR	INTERIOR
UP TO 6'-0"	4 x 8	4 x 6	1	1	1	1	1	1

NOTES:

1. 4x HEADER SIZE SHOWN IS FOR 2x4 STUD WALL, REVISE TO 6x FOR 2x6 STUD WALLS AND 8x FOR 2x8 STUD WALLS.
2. DETAILS AND MEMBER SIZES ARE TYPICAL UNLESS OTHERWISE NOTED OR DETAILED.
3. NOTES AND MEMBER SIZES SHOWN ON FRAMING PLANS SHALL TAKE PRECEDENCE OVER SCHEDULE.

9 HEADER DETAIL
N.T.S.

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CITY OF ATWATER

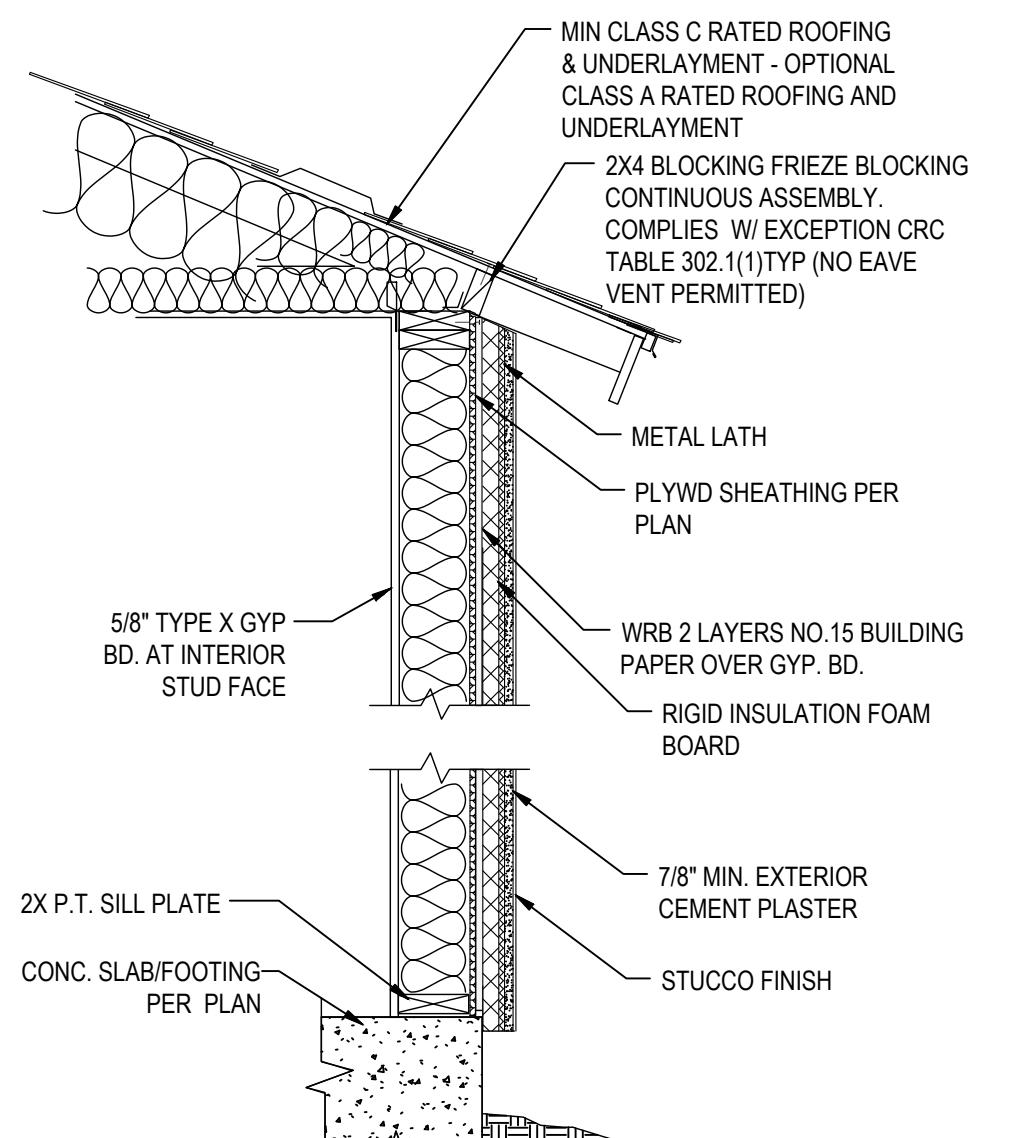


REVISIONS

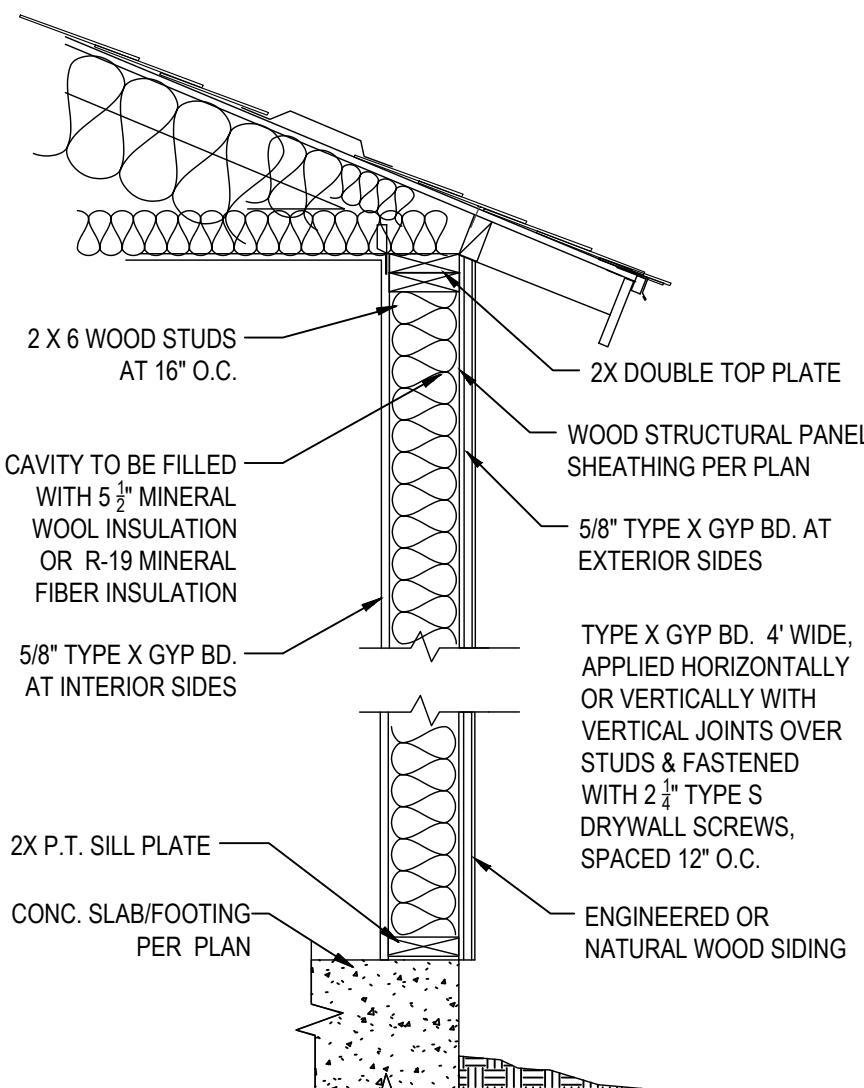
PROJECT TITLE	PRE-REVIEWED ADU PROGRAM	
AGENCY	S.J.V REAP	DATE
ADU SQFT	743	4/16/2024

DRAWING SCALE
1:100

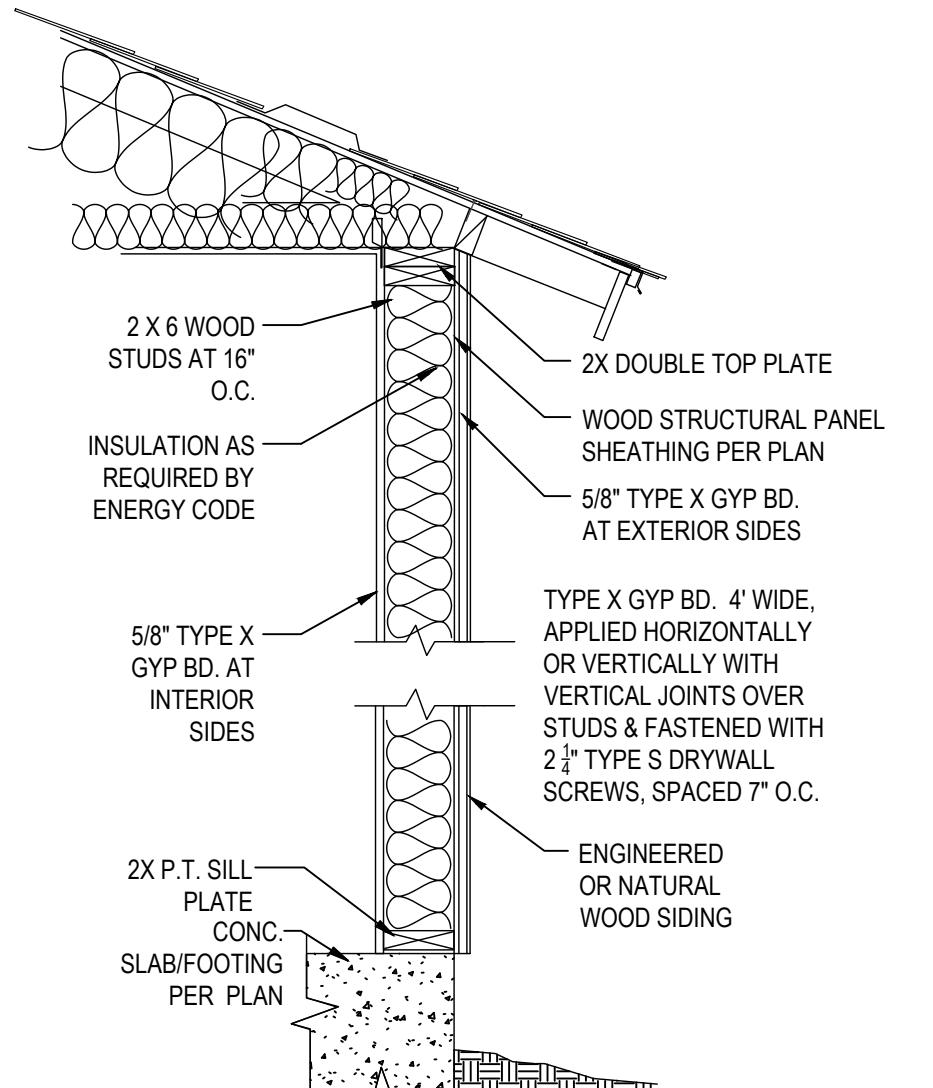
SHEET
S4



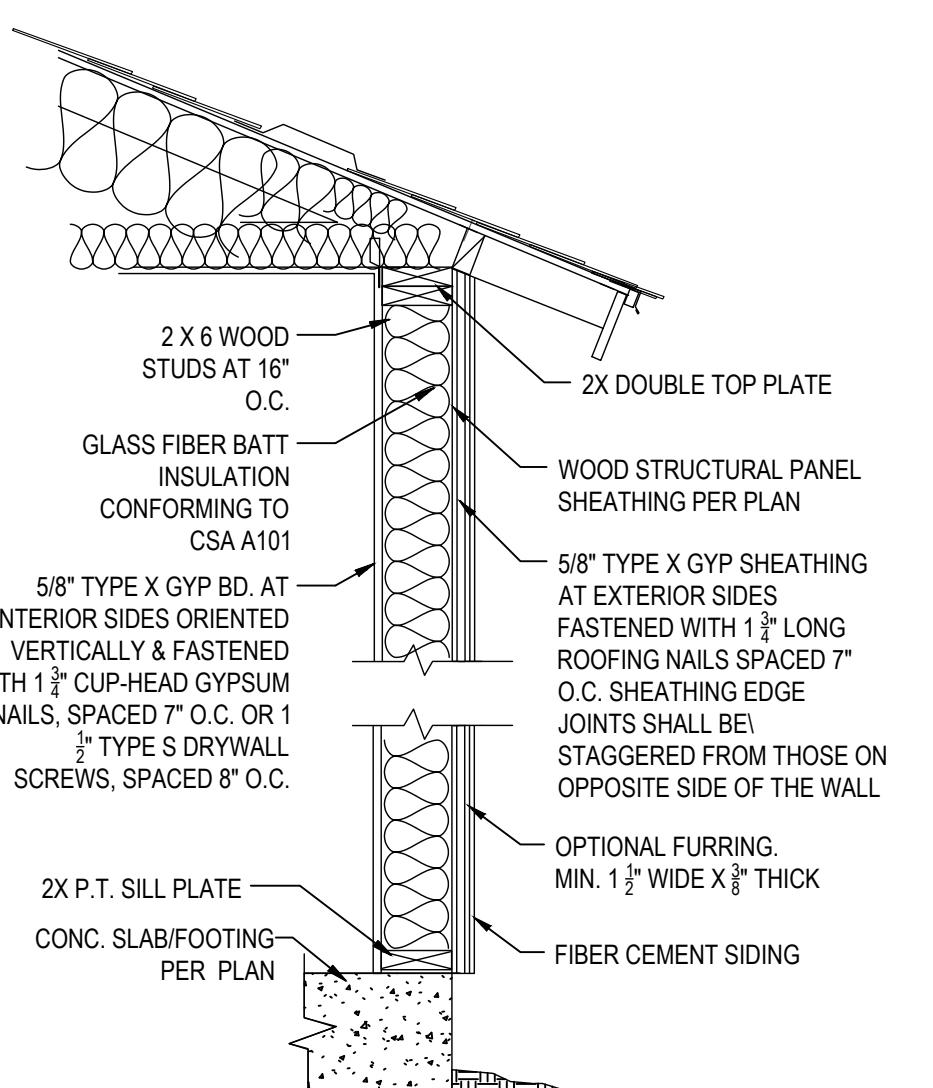
10 1-HOUR FIRE RATED ASSEMBLY FOR STUCCO FINISH
N.T.S.



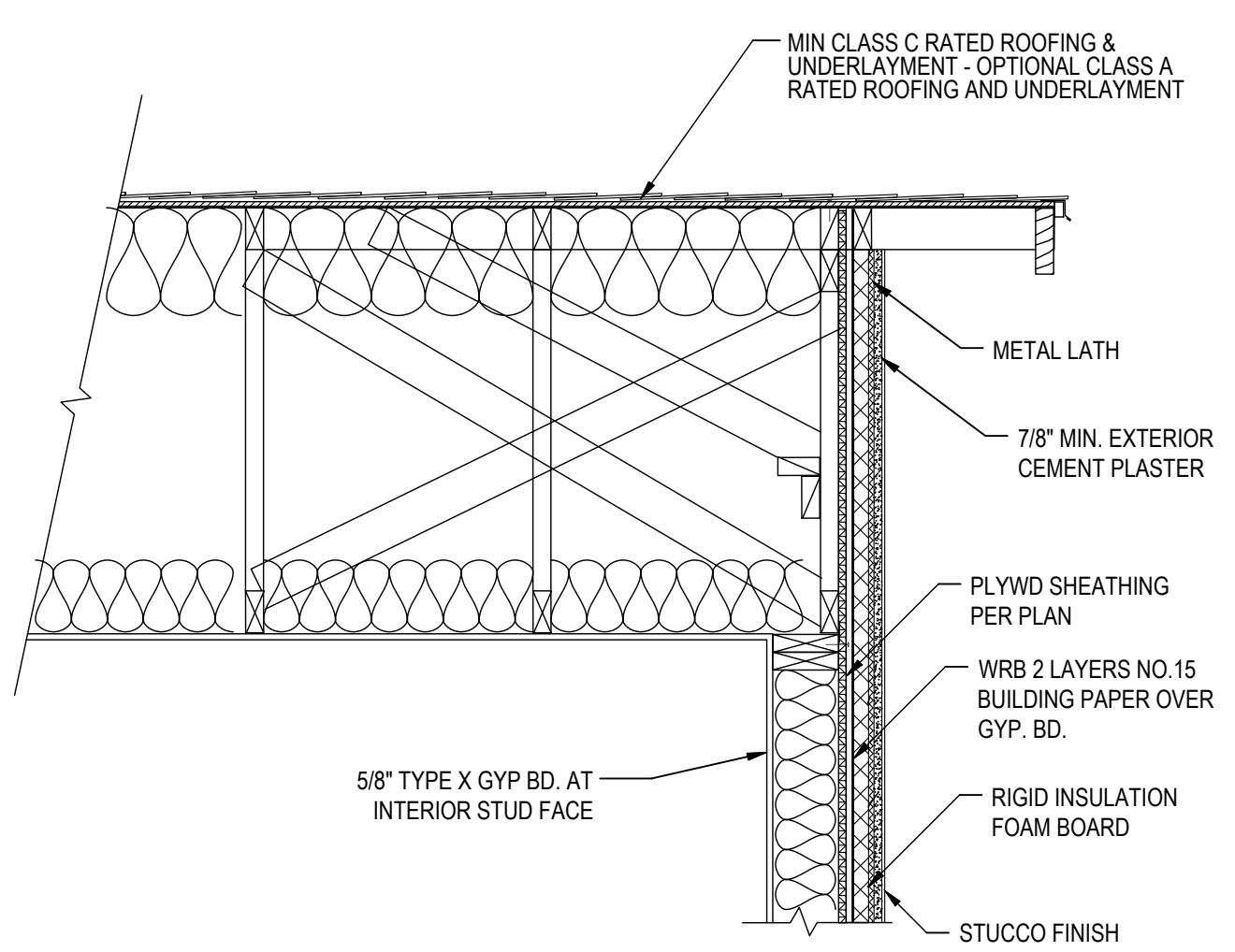
11 1-HOUR FIRE RATED ASSEMBLY FOR
ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



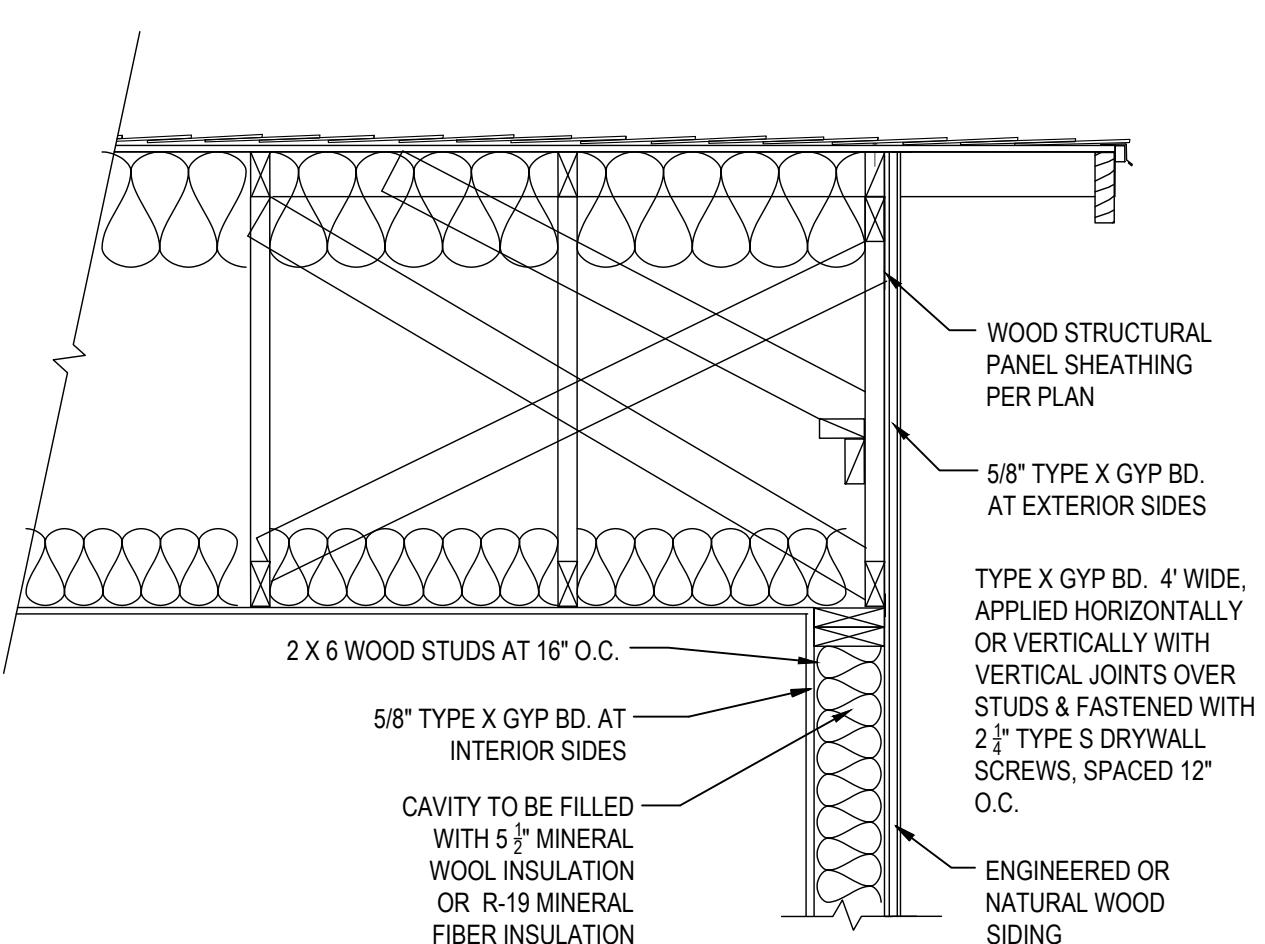
12 1-HOUR FIRE RATED ASSEMBLY FOR
ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



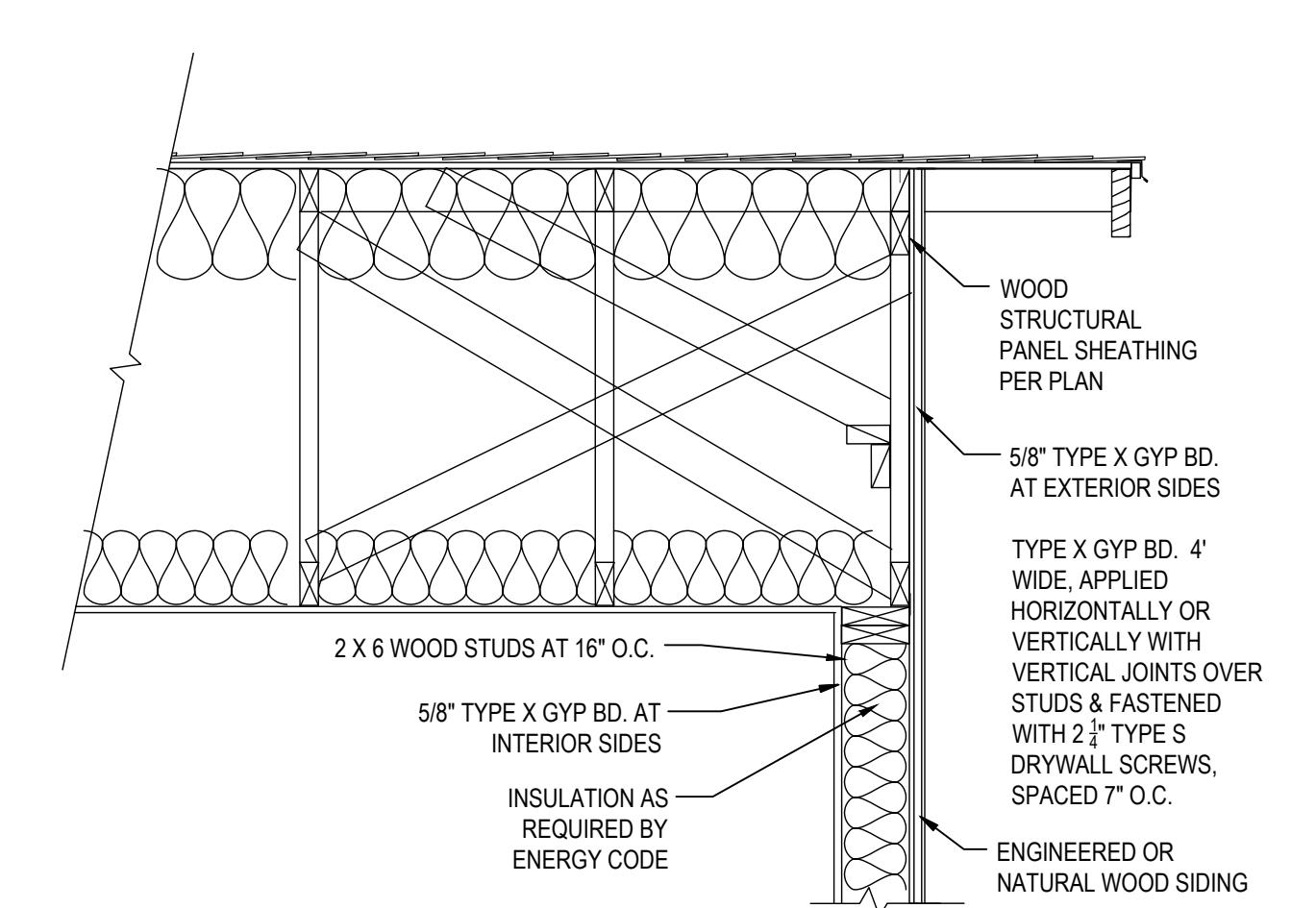
13 1-HOUR FIRE RATED ASSEMBLY FOR
FIBER CEMENT SIDING
N.T.S.



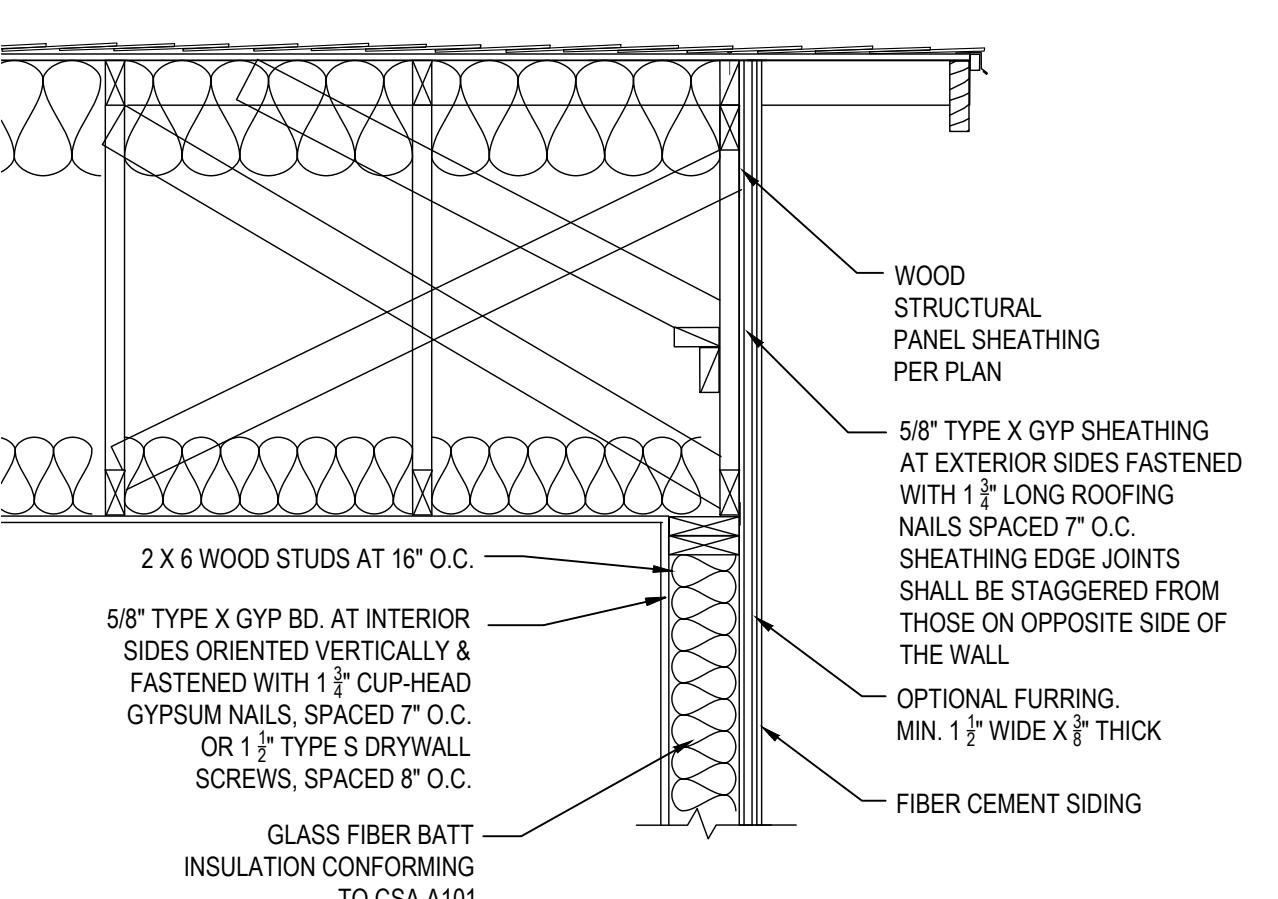
14 1-HOUR FIRE RATED GABLE END FOR STUCCO FINISH
N.T.S.



15 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR
NATURAL WOOD SIDING
N.T.S.



16 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR
NATURAL WOOD SIDING
N.T.S.



17 1-HOUR FIRE RATED GABLE END FOR FIBER CEMENT SIDING
N.T.S.

120/240V 1PH 3 WIRE 100 AMP

MLO

NEMA-1 FLUSH MOUNT 30 CK

PANEL SCHEDULE -PANEL 'A'

10KAIC

#498

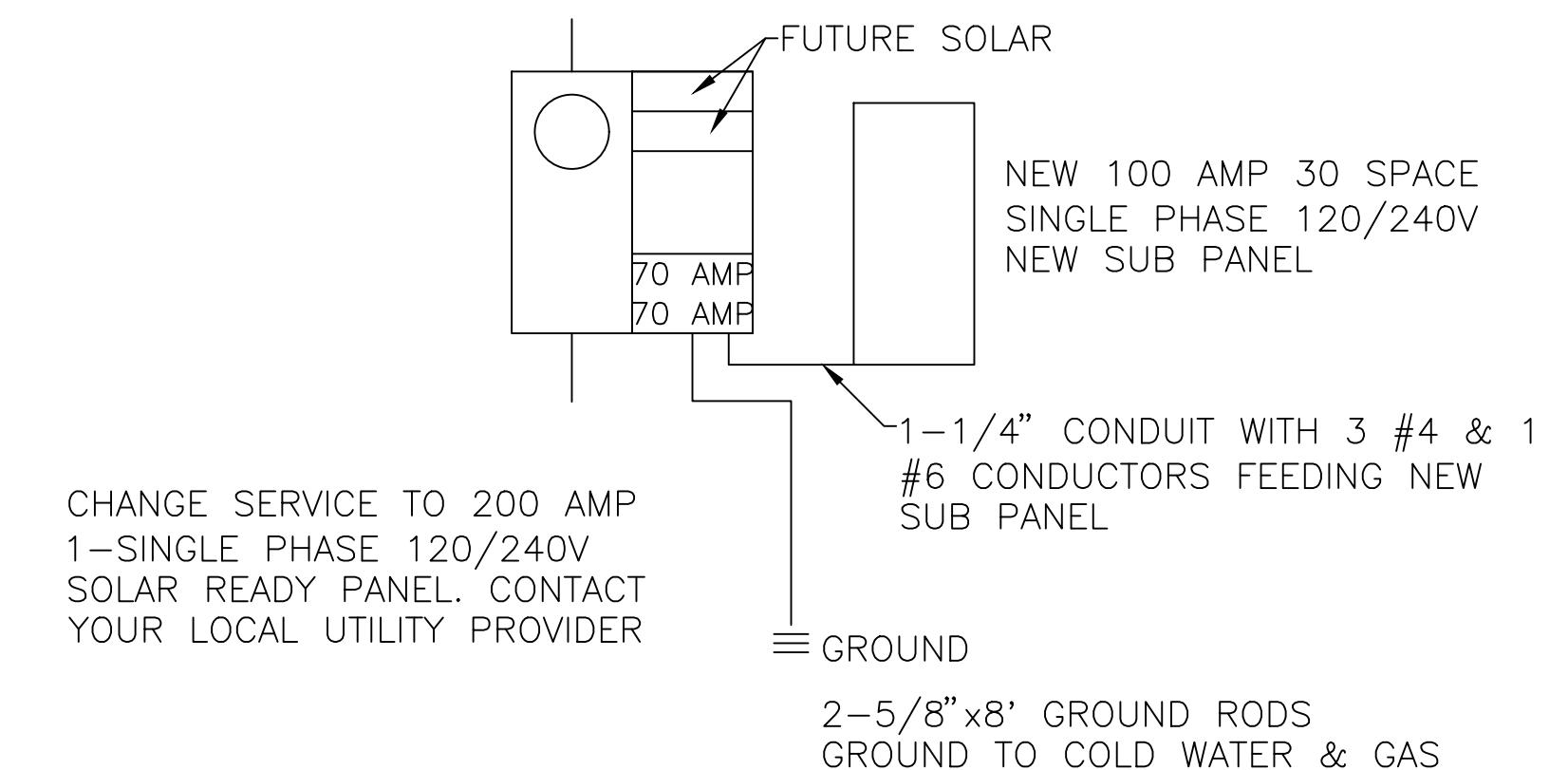
DESCRIPTION	CKT	OCPD	PHASE A	PHASE B	OCPD	CKT	DESCRIPTION
RECEPTACLES	1	20 AMP	1800	1300	15 AMP	2	LIGHTING
WASHER	3	20 AMP	1800	2700	30 AMP	4	DRYER
RANGE	5	40 AMP	3700	2700	30 AMP	6	DRYER
RANGE	7	40 AMP	3700	1350	20 AMP	8	KITCHEN APPLIANCE
KITCHEN APPLIANCE	9	20 AMP	1350	1800	20 AMP	10	DISH WASHER
RECEPTACLES	11	20 AMP	1800	1800	20 AMP	12	DISPOSAL
EF #1 AND EF #2	13	20 AMP	600	4000	50 AMP	14	COOK TOP
	15			4000	50 AMP	16	COOK TOP
WATER HEATER	17	30 AMP	2400	2400	30 AMP	18	FURNACE
WATER HEATER	19	30 AMP	2400	2400	30 AMP	20	FURNACE
SPACE	21					22	SPACE
SPACE	23					24	SPACE
SPACE	25					26	SPACE
SPACE	27					28	SPACE
SPACE	29					30	SPACE
SPACE	31					32	SPACE
SPACE	33					34	SPACE
SPACE	35					36	SPACE
SPACE	37					38	SPACE
SPACE	39					40	SPACE
SPACE	41					42	SPACE
TOTAL VA LOAD		14150	11650				
25% LCU/IML		3538	2913				
TOTAL LOAD		17688	14563				
TOTAL LOAD AMPS		64	53				

ELECTRICAL LEGEND

DUPLEX OUTLET	FAN AND LIGHT COMBINATION (HE LIGHT)
GFCI OUTLET	HIGH EFFICACY LIGHT FIXTURE
WP GFCI	HIGH EFFICACY RECESSED LIGHT
WEATHERPROOF GFCI OUTLET	GARBAGE DISPOSAL
\$ WALL SWITCH	HVAC AIR DUCT LOCATION
\$ ₆₀ GARBAGE DISPOSAL SWITCH	VACANCY SENSOR
\$ _{v3} VACANCY SENSOR	SMOKE DETECTOR
SD SMOKE DETECTOR	CARBON MONOXIDE ALARM
CO2 CARBON MONOXIDE ALARM	FAN & LIGHT COMBO

SUB-PANEL & SWITCH GEAR FOR FUTURE BATTERY STORAGE

N.T.S.

**OUTLET NOTES**

1. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET. [CEC 210.52(A)(1)]
2. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
3. AFCI OUTLETS. ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI). (CEC 210.12)
4. RECEPTACLE OUTLETS SHALL BE LOCATED IN ONE OR MORE OF THE FOLLOWING:
 - 4.1. ON OR ABOVE COUNTERTOP OR WORK SURFACES: ON OR ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE, THE COUNTERTOP OR WORK SURFACE.
 - 4.2. IN COUNTERTOP OR WORK SURFACES: RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES SHALL BE PERMITTED TO BE INSTALLED IN COUNTERTOPS OR WORK SURFACES.
 - 4.3. BELOW COUNTERTOP OR WORK SURFACES: NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP OR WORK SURFACE. RECEPTACLES INSTALLED BELOW A COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. [CEC 210.52(C)(3)]
5. BATHROOMS
AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP. RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN THE COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP. [CEC 210.52(D)]
6. OUTDOOR OUTLETS
ALL EXTERIOR RECEPTACLES SHALL BE WP/GFCI PROTECTED.
FOR A ONE-FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 6 1/2 FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. [210.52(E)(1)]
7. LAUNDRY AREAS
IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT. [210.52(F)]
8. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
9. AFCI OUTLETS. ARC FAULT CIRCUIT INTERRUPTERS (AFCI) PROTECTION IS REQUIRED THROUGHOUT ALL 15 AND 20-AMP 120V CIRCUITRY THAT IS NOT GFCI PROTECTED. (CEC 210.12)

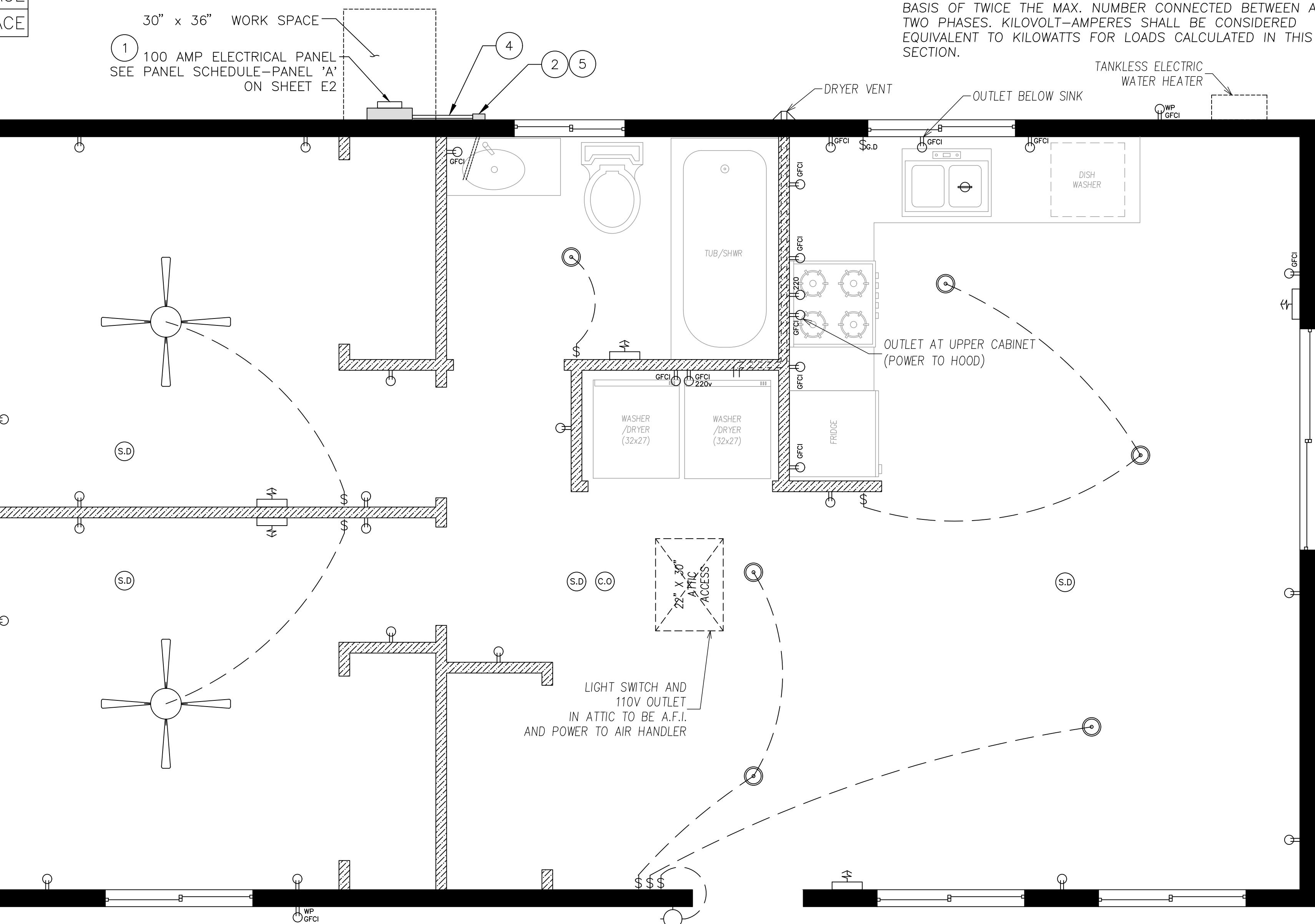
CLOTHES DRYER VENT NOTES

1. 4" Ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
2. SMALL APPLIANCE CIRCUIT LOAD
IN EACH DWELLING UNIT, THE LOAD SHALL BE CALCULATED AT 1500 VOLT-AMPERES FOR EACH 2-WIRE SMALL APPLIANCE BRANCH CIRCUIT AS COVERED BY 2010.11(C)(1). WHERE THE LOAD IS SUBDIVIDED THROUGH TWO OR MORE FEEDERS, THE CALCULATED LOAD FOR EACH SHALL INCLUDE NOT LESS THAN 1500 VOLT-AMPERES FOR EACH 2-WIRE SMALL APPLIANCE BRANCH CIRCUIT. THESE LOADS SHALL BE PERMITTED TO BE INCLUDED WITH THE GENERAL LIGHTING LOAD AND SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42.
- 2.1. THE INDIVIDUAL BRANCH CIRCUIT PERMITTED BY 210.52(B)(1). EXCEPTION NO. 2, SHALL BE PERMITTED TO BE EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.

3. LAUNDRY CIRCUIT LOAD
A LOAD OF NOT LESS THAN 1500 VOLT-AMPERES SHALL BE INCLUDED FOR EACH 2-WIRE LAUNDRY BRANCH CIRCUIT INSTALLED AS COVERED BY 210.11(C)(2). THIS LOAD SHALL BE SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42. [CEC 220.43(B)]

4. APPLIANCE LOAD—DWELLING UNITS
IT SHALL BE PERMISSIBLE TO APPLY A DEMAND FACTOR OF 75 PERCENT TO THE NAMEPLATE RATING LOAD OF FOUR OR MORE APPLIANCES RATED 1/2 HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE IN A ONE-FAMILY, TWO-FAMILY, OR MULTIFAMILY DWELLING. THIS DEMAND FACTOR SHALL NOT APPLY TO: HOUSEHOLD ELECTRIC COOKING EQUIPMENT THAT IS FASTENED IN PLACE, CLOTHES DRYERS, SPACE HEATING EQUIPMENT, AND AIR-CONDITIONING EQUIPMENT. [CEC 220.53]

5. ELECTRIC CLOTHES DRYER
THE LOAD FOR HOUSEHOLD ELECTRIC CLOTHES DRYERS IN A DWELLING UNIT SHALL BE EITHER 5,000 WATTS OR THE NAMEPLATE RATING, WHICHEVER IS LARGER, FOR EACH DRYER SERVED. THE USE OF THE DEMAND FACTORS IN TABLE 220.54 SHALL BE PERMITTED, WHERE TWO OR MORE SINGLE-PHASE DRYERS ARE SUPPLIED BY A 3-PHASE, 4-WIRE FEEDER OR SERVICE, THE TOTAL LOAD SHALL BE CALCULATED ON THE BASIS OF TWICE THE MAX. NUMBER CONNECTED BETWEEN ANY TWO PHASES. KILOVOLT-AMPERES SHALL BE CONSIDERED EQUIVALENT TO KILOWATTS FOR LOADS CALCULATED IN THIS SECTION.



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REVISIONS
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-

PROJECT TITLE
ADU SQFT
743
SHEET DESCRIPTION
ELECTRICAL PLAN
AGENCY S.JV REAP
DATE 4/16/2024

DRAWING SCALE
1/2" = 1'
SHEET
E1



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL		4.106.4.2 New multifamily developments, hotels and motels and new residential parking facilities. Where new multifamily developments, hotels and motels and new residential parking facilities are provided, parking spaces for sleeping units, before space is required to meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.																	
		4.106.4.3 Additional alterations to 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.																	
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.		4.106.4.4 Additional alterations to HCD The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.																	
Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.		4.106.4.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).																	
Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace non-compliant 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.		4.106.4.6 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.																	
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 (LR) or high-rise (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.		4.106.4.7 EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.																	
SECTION 302 MIXED OCCUPANCY BUILDINGS		4.106.4.8 Service panel or subpanel circuit directory. 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.																	
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.		Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.																	
DIVISION 4.1 PLANNING AND DESIGN		4.106.4.9 EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.																	
ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New		4.106.4.10 Exception: Areas of parking facilities served by parking lifts.																	
CHAPTER 4 RESIDENTIAL MANDATORY MEASURES		4.106.4.11 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 Toilets.																	
SECTION 4.102 DEFINITIONS		4.106.4.12 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.																	
4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)		4.106.4.13 Showerheads. <ul style="list-style-type: none"> 4.303.1.3.1 Single Showerhead. 4.303.1.3.2 Multiple showerheads serving one shower. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.																	
FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.		4.106.4.14 Hand-held shower. A hand-held shower shall be considered a showerhead.																	
WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.		4.106.4.15 Faucets. <ul style="list-style-type: none"> 4.303.1.4.1 Residential Lavatory Faucets. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. 4.303.1.4.3 Metering Faucets. 4.303.1.4.4 Kitchen Faucets. Residential lavatory faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. The maximum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 60 psi.																	
4.106.1 SITE DEVELOPMENT		4.106.4.16 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(a), and Section 1607 (d)(7) and shall be equipped with an integral automatic shut-off.																	
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.		4.106.4.17 FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(a).																	
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 in which 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.		4.106.4.18 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.																	
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:		4.106.4.19 Product Class [spray force in ounce force (ozf)]. Product Class 1 (< 5.0 ozf) 1.00 Product Class 2 (> 5.0 ozf and < 8.0 ozf) 1.20 Product Class 3 (> 8.0 ozf) 1.28																	
4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 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.		4.106.4.20 Title 20 Section 1605.3 (h)(4)(A). Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)/113 grams-force(gf)																	
Exceptions: <ul style="list-style-type: none"> 1. 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: <ul style="list-style-type: none"> 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements directly relate to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. 		4.106.4.21 Submitters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submitters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.																	
4.106.4.22 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:		4.106.4.22 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.																	
4.106.4.23 EV space requirements. In addition to the requirements in Sections 4.106.4.2.2.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.		4.106.4.23 Note: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.																	
4.106.4.24 EV space requirements. 1. 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 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 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.		4.106.4.24 TABLE - MAXIMUM FIXTURE WATER USE <table border="1"> <thead> <tr> <th>Fixture Type</th> <th>Flow Rate</th> </tr> </thead> <tbody> <tr> <td>SHOWER HEADS (RESIDENTIAL)</td> <td>1.8 GPM @ 80 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS (RESIDENTIAL)</td> <td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td> <td>0.5 GPM @ 60 PSI</td> </tr> <tr> <td>KITCHEN FAUCETS</td> <td>1.8 GPM @ 60 PSI</td> </tr> <tr> <td>METERING FAUCETS</td> <td>0.2 GALLCYCLE</td> </tr> <tr> <td>WATER CLOSET</td> <td>1.28 GAL/FLUSH</td> </tr> <tr> <td>URINALS</td> <td>0.125 GAL/FLUSH</td> </tr> </tbody> </table>		Fixture Type	Flow Rate	SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GALLCYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH
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4.106.4.25 EV space requirements. 1. 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 location of the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, and space(s) reserved to permit installation of a branch circuit overcurrent protective device.		4.106.4.25 Disclaimer: BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL LIABILITY, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, ARISING OUT OF THE USE OF THESE PLANS, OR CONSTRUCTION DOCUMENTS, THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.																	
4.106.4.26 EV space requirements. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.		4.106.4.26 Disclaimer: BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL LIABILITY, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, ARISING OUT OF THE USE OF THESE PLANS, OR CONSTRUCTION DOCUMENTS, THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.																	
4.106.4.27 EV space requirements. 2. Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required 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.		4.106.4.27 Disclaimer: BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL LIABILITY, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, ARISING OUT OF THE USE OF THESE PLANS, OR CONSTRUCTION DOCUMENTS, THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.																	
4.106.4.28 EV space requirements. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.		4.106.4.28 Disclaimer: BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL LIABILITY, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, ARISING OUT OF THE USE OF THESE PLANS, OR CONSTRUCTION DOCUMENTS, THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.																	
4.106.4.29 EV space requirements. 3. 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". The raceway termination point shall be marked as "EV-CAPABLE".		4.106.4.29 Disclaimer: BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL LIABILITY, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, ARISING OUT OF THE USE OF THESE PLANS, OR CONSTRUCTION DOCUMENTS, THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.																	
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4.106.4.40 EV space requirements. 14. Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future																			



California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y	N/A	RESPON. PARTY		
MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Residue Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreds of a gram (g O ₃ /g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.				
MOISTURE CONTENT. The weight of water in wood expressed in percentage of the weight of the oven-dry wood.				
PRODUCT-WEIGHTED MIR (PWWIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWWIR is the total product reactivity expressed to hundreds of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWWIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).				
REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.				
VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressure greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).				
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 & 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, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or 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, sealant and caulk 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 caulk shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAGMD 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 VOC in Section 94522(e)(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.				
TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2} (Less Water and Less Exempt Compounds in Grams per Liter)				
ARCHITECTURAL APPLICATIONS	VOC LIMIT			
INDOOR CARPET ADHESIVES	50			
CARPET PAD ADHESIVES	50			
OUTDOOR CARPET ADHESIVES	150			
WOOD FLOORING ADHESIVES	100			
RUBBER FLOOR ADHESIVES	60			
SUBFLOOR ADHESIVES	50			
CERAMIC TILE ADHESIVES	65			
VCT & ASPHALT TILE ADHESIVES	50			
DRYWALL & PANEL ADHESIVES	50			
COVE BASE ADHESIVES	50			
MULTIPURPOSE CONSTRUCTION ADHESIVE	70			
STRUCTURAL GLAZING ADHESIVES	100			
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250			
OTHER ADHESIVES NOT LISTED	50			
SPECIALTY APPLICATIONS				
PVC WELDING	510			
CPVC WELDING	490			
ABS 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 & TRIM ADHESIVE	250			
SUBSTRATE SPECIFIC APPLICATIONS				
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 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS₃

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
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 FOAM COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLAC	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & 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 & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS 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, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

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 4.504.4 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS

VOC LIMIT

ARCHITECTURAL

250

MARINE DECK

760

NONMEMBRANE ROOF

300

ROADWAY

250

SINGLE-PLY ROOF MEMBRANE

450

OTHER

420

SEALANT PRIMERS**ARCHITECTURAL**

250

NON-POROUS

250

POROUS

775

MODIFIED BITUMINOUS

500

MARINE DECK

760

OTHER

750

SEALANT PRIMERS**ARCHITECTURAL**

250

NON-POROUS

250

POROUS

775

MODIFIED BITUMINOUS

500

MARINE DECK

760

OTHER

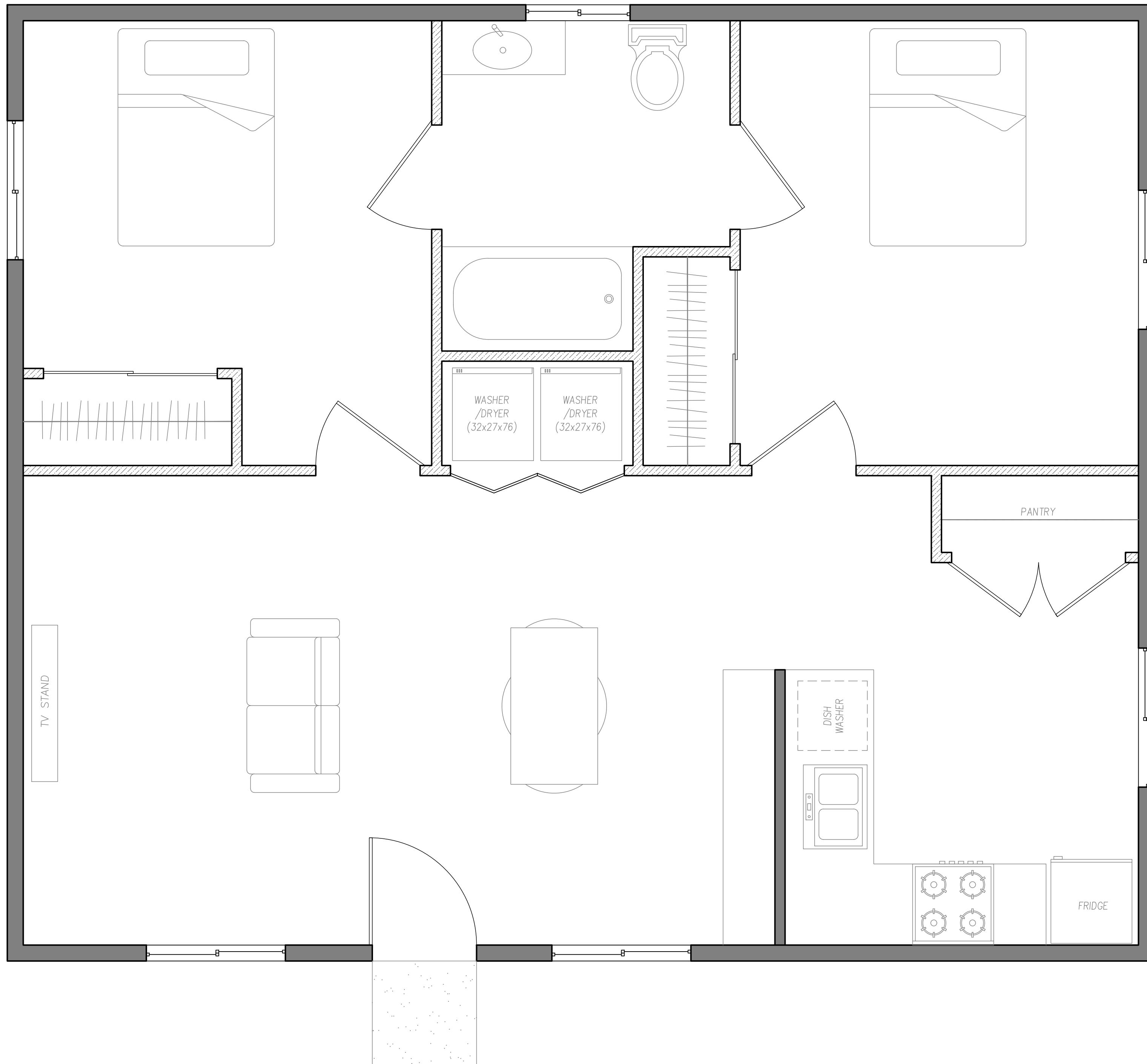
750

SEALANT PRIMERS**ARCHITECTURAL**

250

NON-POR

**CITY OF ATWATER
PRE-REVIEWED
ACCESSORY DWELLING UNIT PROGRAM**



**908 SQ. FT.
2 BED 1 BATH
ACCESSORY DWELLING UNIT
DETACHED**

SHEET INDEX

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C1 COVER SHEET 1
C2 COVER SHEET 2
ARCHITECTURAL SHEETS
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A2 SECTIONS
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A5 ELEVATION C
STRUCTURAL SHEETS
S1 FOUNDATION PLAN
S2 ROOF FRAMING PLAN
S3 DETAILS
S4 DETAILS
ELECTRICAL SHEETS
E1 ELECTRICAL PLAN
CALGREEN FORMS
G1 CALGREEN FORM 1
G2 CALGREEN FORM 2

ADU INFO

OCCUPANCY TYPE R-3
CONSTRUCTION TYPE VB
CLIMATE ZONE 13

**ADDITIONAL REQUIREMENTS
DUE AT TIME OF SUBMITTAL**

TRUSS DRAWINGS AND ANALYSIS
FIRE SPRINKLER PLAN
SOLAR PHOTOVOLTAIC (PV) PLAN
GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION
ENERGY DOCUMENTATION (TITLE 24)(MUST BE REGISTERED)
MECHANICAL PLAN

BUILDING CODE:

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA RESIDENTIAL CODE (CRC) PART 2, TITLE 24 PART 2.5 (2021 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS).
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2020 UNIFORM PLUMBING CODE AND AMENDMENTS)
2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.
2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

CONTRACTOR SHALL REFER TO THE ABOVE CITED CODES AND LOCAL REGULATIONS WHERE SPECIFIC DETAILS ARE REQUIRED BUT NOT DEPICTED IN THE APPROVED PLANS.

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

**CITY OF
ATWATER**



PROJECT TITLE	ADU SQFT	
SHEET DESCRIPTION		
AGENCY	SJV REAP	DATE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	908	4/15/2024

DRAWING SCALE

C0

CITY OF ATWATER



REVISIONS

PROJECT TITLE CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	ADU SQFT 908	DATE 4/15/2024
SHEET DESCRIPTION COVER		

DRAWING SCALE

SHEET

C1

1. GENERAL

- NOTES AND DETAILS OR THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES. THE DETAILS ON THE DRAWINGS SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, DETAILS OF A CHARACTER SIMILAR TO THOSE SHOWN SHALL BE USED, SUBJECT TO REVIEW.

A. ELECTRICAL, PLUMBING, AND MECHANICAL

- EXTERIOR LIGHTING, ALL PROJECTS SHALL COMPLY WITH THE RESPECTIVE CITY'S MUNICIPAL CODE.
- DETECTORS. ALL DETECTORS MUST BE HARD WIRED TO THE BUILDING'S ELECTRICAL SYSTEM, INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE INTERCONNECTED, WITH BATTERY BACKUP [CRC R314.1]
- SMOKE DETECTORS. SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. [CRC R314.3]
- CARBON MONOXIDE DETECTORS. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. [CRC R315.3]
- WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4-INCH-BY-24-GAUGE STRAPS REQUIRED AROUND WATER HEATERS, WITH 1/4-INCH-BY-3-INCH LAG BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE AT POINTS WITHIN UPPER THIRD AND LOWER THIRD OF WATER HEATER VERTICAL DIMENSION. LOWER CONNECTION SHALL OCCUR MINIMUM 4 INCHES ABOVE CONTROLS. [CPC 507.2]
- WATER CLOSET CLEARANCE. MINIMUM 30-INCH-WIDE BY 24-INCH-DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. [CPC 402.5]
- SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30-INCH-DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22-INCH UNOBSTRUCTED WIDTH. [CPC 408.5 AND CPC 408.6]

C. MECHANICAL VENTILATION AND INDOOR AIR QUALITY (ASHRAE 62.2-2010)

- TRANSFER AIR. VENTILATION AIR SHALL BE PROVIDED DIRECTLY FROM THE OUTDOORS AND NOT AS TRANSFER AIR FROM ADJACENT DWELLING UNITS OR OTHER SPACES, SUCH AS GARAGES, UNCONDITIONED CRAWLSPACES, OR UNCONDITIONED ATTICS. [CBEES 150.0(O)]
- INSTRUCTIONS AND LABELING. VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM. [CBEES 150.0(O)]
- COMBUSTION AND SOLID-FUEL BURNING APPLIANCES. COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING. [CBEES 150.0(O)]
- MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. [CBEES 150.0(O)]
- AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. [CBEES 150.0(O)]
- AIR MOVING EQUIPMENT. AIR MOVING EQUIPMENT USED TO MEET EITHER THE WHOLE-BUILDING VENTILATION REQUIREMENT OR THE LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND. [CBEES 150.0(O)]
- ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
- INTERMITTENTLY OPERATED WHOLE-BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
- INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
- REMOTELY LOCATED AIR-MOVING EQUIPMENT (MOUNTED OUTSIDE OF HABITABLE SPACES) NEED NOT MEET SOUND REQUIREMENTS IF AT LEAST 4 FEET OF DUCTWORK BETWEEN FAN AND INTAKE GRILL.
- LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION OR AS SPECIFIED IN ENERGY REPORT.
- A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
- AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
- STOVE RANGE EXHAUST SHALL HAVE A MINIMUM AIR FLOW RATE OF 100 CFM AND SHALL EXHAUST TO THE EXTERIOR.

D. FOUNDATION

- PROJECTS DETERMINED TO BE IN SEISMIC DESIGN CATEGORY (SDC) "D" REQUIRE A GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION [CBC 1803.2 & 1803.5.12] UNLESS WAIVED BY THE BUILDING OFFICIAL. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING THE SITE PLAN AND THE FOUNDATION PLAN PREPARED BY OTHERS FOR CONFORMANCE WITH THE RECOMMENDATIONS OF HIS SOILS REPORT AND SHALL SIGNIFY HIS REVIEW BY CERTIFYING THE FIRST SHEET OF SAID PLANS [CRC R301.1.3.1].
- SAMPLE CERTIFICATION:
THESE PLANS CONFORM TO THE GEOTECHNICAL REPORT # _____ DATED _____ AS PREPARED UNDER MY SUPERVISION. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.
- FOUNDATION REINFORCEMENT. CONTINUOUS FOOTINGS AND STEM WALLS SHALL BE PROVIDED WITH A MINIMUM TWO LONGITUDINAL NO. 4 BARS, ONE AT THE TOP AND ONE AT THE BOTTOM OF THE FOOTING. [CRC R403.1.3.3]
- INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. [CRC 403.1.3.4]
- HORIZONTAL REINFORCEMENT SHALL BE THE LONGEST LENGTHS PRACTICAL. WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE 40 BAR DIAMETERS. THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES [SEE FIGURE R608.5.4.1]
- ANCHOR BOLTS AND SILLS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION OR FOUNDATION WALL PER THE FOLLOWING [CRC R403.1.6 AND CRC R602.11.1]:
5.A. MINIMUM 1/2-INCH-DIAMETER STEEL BOLTS, ASTM F1554, GR36
5.B. BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY
5.C. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.
5.D. BOLTS SPACED MAXIMUM 6 FEET ON CENTER
5.E. MINIMUM TWO BOLTS PER PLATE/SILL PIECE WITH ONE BOLT LOCATED MAXIMUM 12 INCHES AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SILL PLATE/PIECE.
5.F. MINIMUM 3-INCH BY 3-INCH BY 0.229-INCH STEEL PLATE WASHER BETWEEN SILL AND NUT ON EACH BOLT 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 1/8 INCH LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1-3/4 INCHES, PROVIDED STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
- HOLD-DOWNS. ALL HOLD-DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER [CRC R317.3]

E. WOOD FRAMING

- FASTENER REQUIREMENTS. THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). [CRC R602.3]
- SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2-INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. [CRC R602.3.4]
- BEARING STUDS. WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BEING. [CRC R602.3.3] EXCEPTION: THE TOP PLATES ARE TWO 2-INCH BY 6-INCH OR TWO 3-INCH BY 4-INCH MEMBERS.
- DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. [CRC R602.6] EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHERE THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
- TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. [CRC R602.3.2]
- TOP PLATE SPLICES. TOP PLATE LAP SPLICES SHALL BE FACE-NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. [CRC R602.10.8.1]

F. BASIS OF DESIGN

NOTE: WINTER DESIGN TEMP, FLOOD HAZARDS, AIR FREEZING INDEX AND MEAN ANNUAL TEMP SECTIONS ARE REQUIRED BY APPLICANT AT TIME OF SUBMITTAL.

GROUND SNOW LOAD	WIND DESIGN Speed (mph) Topo graphic effects	SEISMIC CAT.	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			Weathering	Frost Line Depth	Termite					
0	110	NO	D	<5000'=NEG	<5000'=12"	YES		<5000'=NO		

G. GENERAL MATERIAL SPECIFICATIONS

- LUMBER. ALL JOISTS, RAFTERS, BEAMS, AND POSTS SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER. STUDS NOT MORE THAN 8 FEET LONG SHALL BE STUD-GRADE DOUGLAS FIR-LARCH OR BETTER WHEN SUPPORTING NOT MORE THAN ONE FLOOR, ROOF, AND CEILING. STUDS LONGER THAN 8 FEET SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER.
- STRUCTURAL PLYWOOD SHALL CONFORM TO COMMERCIAL STANDARD DOC PS 1-09 AND HAVE A PANEL GRADE OF C-D. WOOD BASED STRUCTURAL-USE PANELS (I.E. ORIENTED STRAND BOARD) SHALL CONFORM TO THE APA PRP-10B PERFORMANCE STANDARD OF THE VOLUNTARY PRODUCT STANDARD DOC PS 2-10, "PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS". PUBLISHED BY THE DEPARTMENT OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD AND STRUCTURAL-USE PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1. SHEATHING EXPOSED TO WEATHER SHALL BE GRADE C-C EXTERIOR WITH A RANGE INDEX AS TO MATCH BODY OF DIAGRAM SPECIFIED.
- CONCRETE. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE (CBC), EXCEPT ITEMS NOT SPECIFICALLY COVERED THEREIN SHALL ALSO CONFORM TO ACI 318-14. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS. [CPC R402.2]
- REINFORCING STEEL. REINFORCING STEEL USED IN CONSTRUCTION OF REINFORCED CONCRETE STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A 615, GRADE 40 [CPC R403.1.3.5.1]
- FASTENERS FOR PRESERVE-TREATED WOOD. FASTENERS FOR PRESERVE-TREATED AND FIRE-RETARDANT-TREATED WOOD - INCLUDING NUTS AND WASHERS -- SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. [CRC R317.3.1]

SILICON BRONZE, OR COPPER. [CRC R317.3.1]

EXCEPTION: 1/2-INCH DIAMETER OR GREATER STEEL BOLTS

EXCEPTION: FASTENERS OTHER THAN NAILS AND TIMBER RIVETS MAY BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM

EXCEPTION: PLAIN CARBON STEEL FASTENERS ACCEPTABLE IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT

6. FASTENERS FOR FIRE-RETARDANT-TREATED WOOD. FASTENERS FOR FIRE-RETARDANT-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. [CRC R317.3.3]

7. WALL FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. [CRC R703.8]

7.A. EXTERIOR DOOR AND WINDOW OPENINGS, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE

7.B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS

7.C. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS

7.D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM

7.E. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION

7.F. AT WALL AND ROOF INTERSECTIONS

7.G. AT BUILT-IN GUTTERS

H. LIGHTING

RESIDENTIAL LIGHTING. CA ENERGY CODE 150.0(K)

1. LUMINAIRE REQUIREMENTS.

1.A. LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0-A.

EXCEPTION 1 TO SECTION 150.0(K)1A: INTEGRATED DEVICE LIGHTING. LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS AND GARAGE DOOR OPENERS.

EXCEPTION 2 TO SECTION 150.0(K)1A: NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS.

EXCEPTION 3 TO SECTION 150.0(K)1A: CABINET LIGHTING. LIGHTING INTERNAL TO DRAWERS, CABINETRY AND LINEN CLOSETS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER.

1.B. SCREW-BASED LUMINAIRES. SCREW-BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB.

1.C. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

i. SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND

ii. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND

iii. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND

iv. MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.

EXCEPTION TO SECTIONS 150.0(K)1CII AND III: RECESSED LUMINAIRES MARKED FOR USE IN FIRE-RATED INSTALLATIONS EXTRUDED INTO CEILING SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.

1.A. LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES. LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JAB ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.

1.B. BLANK ELECTRICAL BOXES. 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, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.

2. INDOOR LIGHTING CONTROLS.

2.A. LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.

EXCEPTION TO SECTION 150.0(K)2A: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 $\frac{1}{2}$ " x 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2 $\frac{1}{2}$ " x 0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie to rafter, face nail or 1 $\frac{1}{4}$ " x 20 gage ridge strap	3-10d (3" x 0.128")	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3 $\frac{1}{2}$ " x 0.135") or 3-10d common nails (3" x 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss ^d
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 $\frac{1}{2}$ " x 0.135") 3-16d (3 $\frac{1}{2}$ " x 0.135")	—
Wall			
7	Built-up studs-face nail	10d (3" x 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 $\frac{1}{2}$ " x 0.135")	12" o.c.
9	Built-up header, two pieces with 1 $\frac{1}{2}$ " spacer	16d (3 $\frac{1}{2}$ " x 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3 $\frac{1}{2}$ " x 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 $\frac{1}{2}$ " x 0.113")	—
12	Double studs, face nail	10d (3" x 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" x 0.128")	24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 $\frac{1}{2}$ " x 0.135")	—
15	Sole plate to joist or blocking, face nail	16d (3 $\frac{1}{2}$ " x 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 $\frac{1}{2}$ " x 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2 $\frac{1}{2}$ " x 0.113") or 2-16d (3 $\frac{1}{2}$ " x 0.135")	—
18	Top or sole plate to stud, end nail	2-16d (3 $\frac{1}{2}$ " x 0.135")	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	—
20	1" brace to each stud and plate, face nail	2-8d (2 $\frac{1}{2}$ " x 0.113") 2 staples 1 $\frac{1}{4}$ "	—
21	1" x 6" sheathing to each bearing, face nail	2-8d (2 $\frac{1}{2}$ " x 0.113") 2 staples 1 $\frac{1}{4}$ "	—
22	1" x 8" sheathing to each bearing, face nail	2-8d (2 $\frac{1}{2}$ " x 0.113") 3 staples 1 $\frac{1}{4}$ "	—
23	Wider than 1" x 8" sheathing to each bearing, face nail.	3-8d (2 $\frac{1}{2}$ " x 0.113") 4 staples 1 $\frac{1}{4}$ "	—
Floor			
24	Joist to sill or girder, toe nail	3-8d (2 $\frac{1}{2}$ " x 0.113")	—
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 $\frac{1}{2}$ " x 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 $\frac{1}{2}$ " x 0.113")	6" o.c.
27	1" x 6" subfloor or less to each joist, face nail	2-8d (2 $\frac{1}{2}$ " x 0.113") 2 staples 1 $\frac{1}{4}$ "	—
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 $\frac{1}{2}$ " x 0.135")	—
29	2" planks (plank & beam - floor & roof)	2-16d (3 $\frac{1}{2}$ " x 0.135")	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d (3 $\frac{1}{2}$ " x 0.135")	At each joist or rafter
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	3 $\frac{1}{8}$ " - 1 $\frac{1}{2}$ "	6d common (2" x 0.113") nail (subfloor, wall) ^e 8d common (2 $\frac{1}{2}$ " x 0.131") nail (roof) ^f	6 12 ^g
33	1 $\frac{1}{8}$ " - 1"	8d common nail (2 $\frac{1}{2}$ " x 0.131")	6 12 ^g
34	1 $\frac{1}{8}$ " - 1 $\frac{1}{4}$ "	10d common (3" x 0.148") nail or 8d (2 $\frac{1}{2}$ " x 0.131") deformed nail	6 12
Other wall sheathing^h			
35	1 $\frac{1}{8}$ " structural cellulosic fiberboard sheathing	1 $\frac{1}{8}$ " galvanized roofing nail, 1 $\frac{1}{16}$ " crown or 1" crown staple 16 ga., 1 $\frac{1}{4}$ " long	3 6
36	2 $\frac{1}{2}$ " structural cellulosic fiberboard sheathing	1 $\frac{1}{8}$ " galvanized roofing nail, 1 $\frac{1}{16}$ " crown or 1" crown staple 16 ga., 1 $\frac{1}{4}$ " long	3 6
37	1 $\frac{1}{2}$ " gypsum sheathing ⁱ	1 $\frac{1}{2}$ " galvanized roofing nail; staple galvanized, 1 $\frac{1}{2}$ " long; 1 $\frac{1}{4}$ " screws, Type W or S	7 7
38	5 $\frac{1}{8}$ " gypsum sheathing ⁱ	1 $\frac{1}{2}$ " galvanized roofing nail; staple galvanized, 1 $\frac{1}{2}$ " long; 1 $\frac{1}{4}$ " screws, Type W or S	7 7
Wood structural panels, combination subfloor underlayment to framing			
39	3 $\frac{1}{4}$ " and less	6d deformed (2" x 0.120") nail or 8d common (2 $\frac{1}{2}$ " x 0.131") nail	6 12
40	7 $\frac{1}{8}$ " - 1"	8d common (2 $\frac{1}{2}$ " x 0.131") nail or 8d deformed (2 $\frac{1}{2}$ " x 0.120") nail	6 12
41	1 $\frac{1}{8}$ " - 1 $\frac{1}{4}$ "	10d common (3" x 0.148") nail or 8d deformed (2 $\frac{1}{2}$ " x 0.120") nail	6 12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.

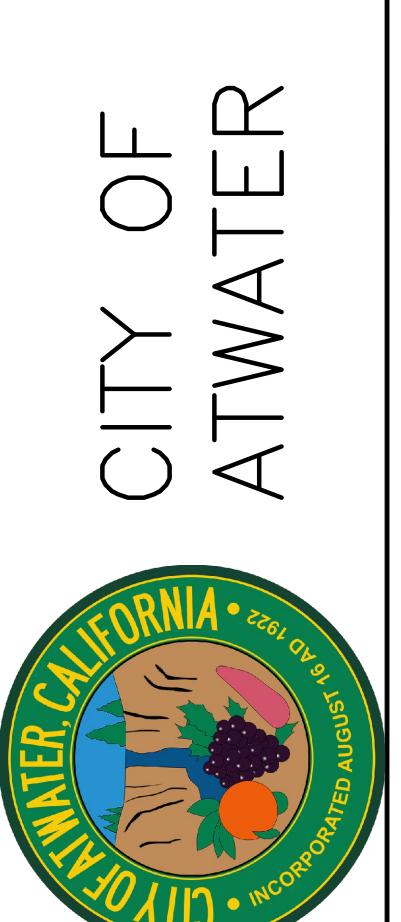
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

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REVISIONS

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PROJECT TITLE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM

ADU SQFT

908

DRAWING SCALE

SHEET

C2

AGENCY
SJV REAP

DATE
4/15/2024

AGING-IN-PLACE
AGING-IN-PLACE DESIGN AND FALL PREVENTION. NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4.PAGE
AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. [CRC R327.1.1]
INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.[CRC R327.1.1]
ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. [CRC R327.1.2]
EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO-OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. [CRC R327.1.3]
DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. [CRC R327.1.4]

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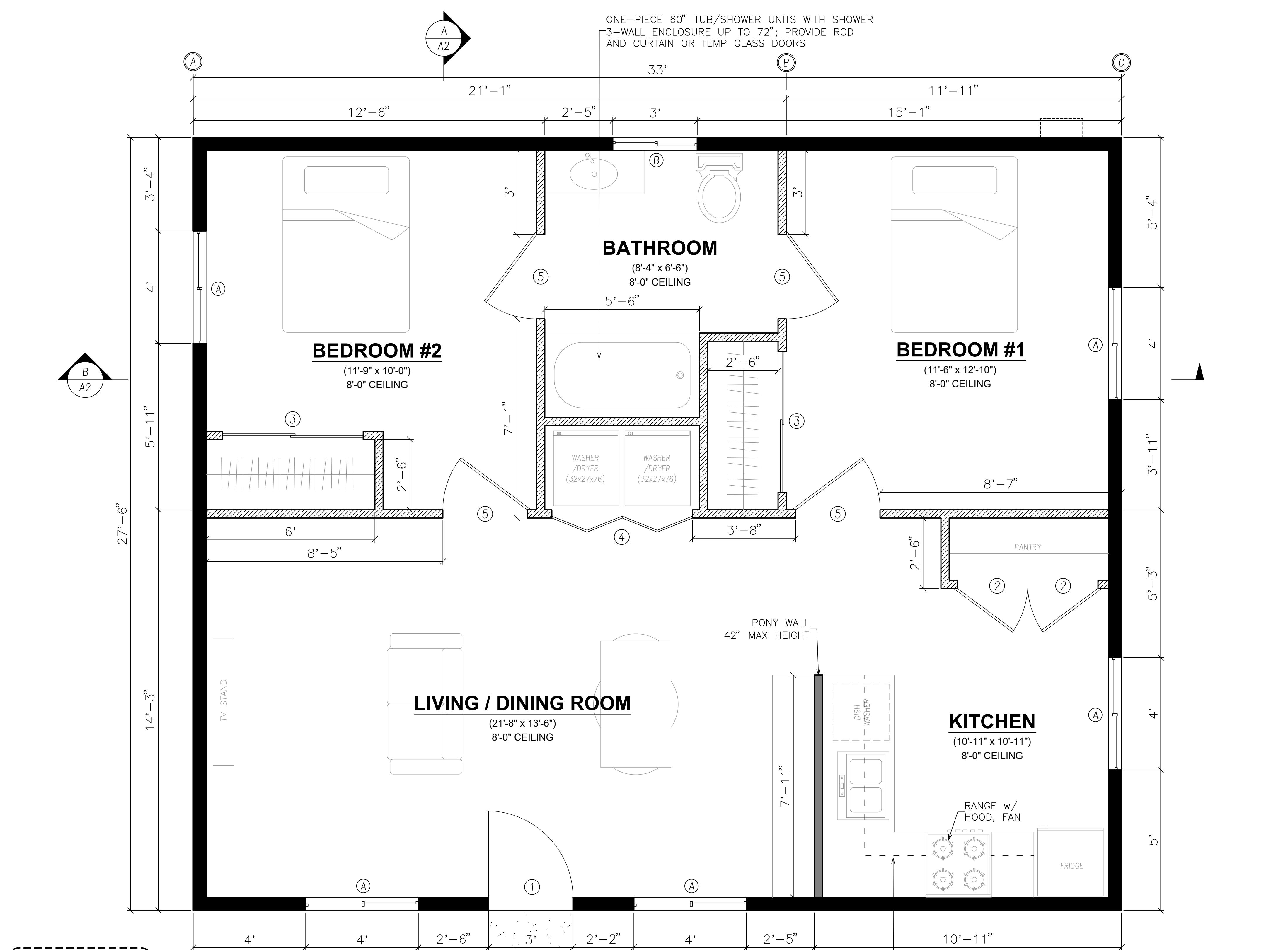
REVISIONS

PROJECT TITLE	FLOOR PLAN	
ADU SQFT	AGENCY	DATE
908	SJV REAP	4/15/2024

DRAWING SCALE
 $1 \text{ " = } 1'$

SHEET

A 1



AGING-IN-PLACE

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OPTIONAL ROLL-IN SHOWER PLAN NOTES

NOTE: OPTIONAL ROLL IN SHOWERS OFFERED FOR CONVENIENCE NOT FOR COMPLIANCE WITH ACCESSIBILITY STANDARDS.

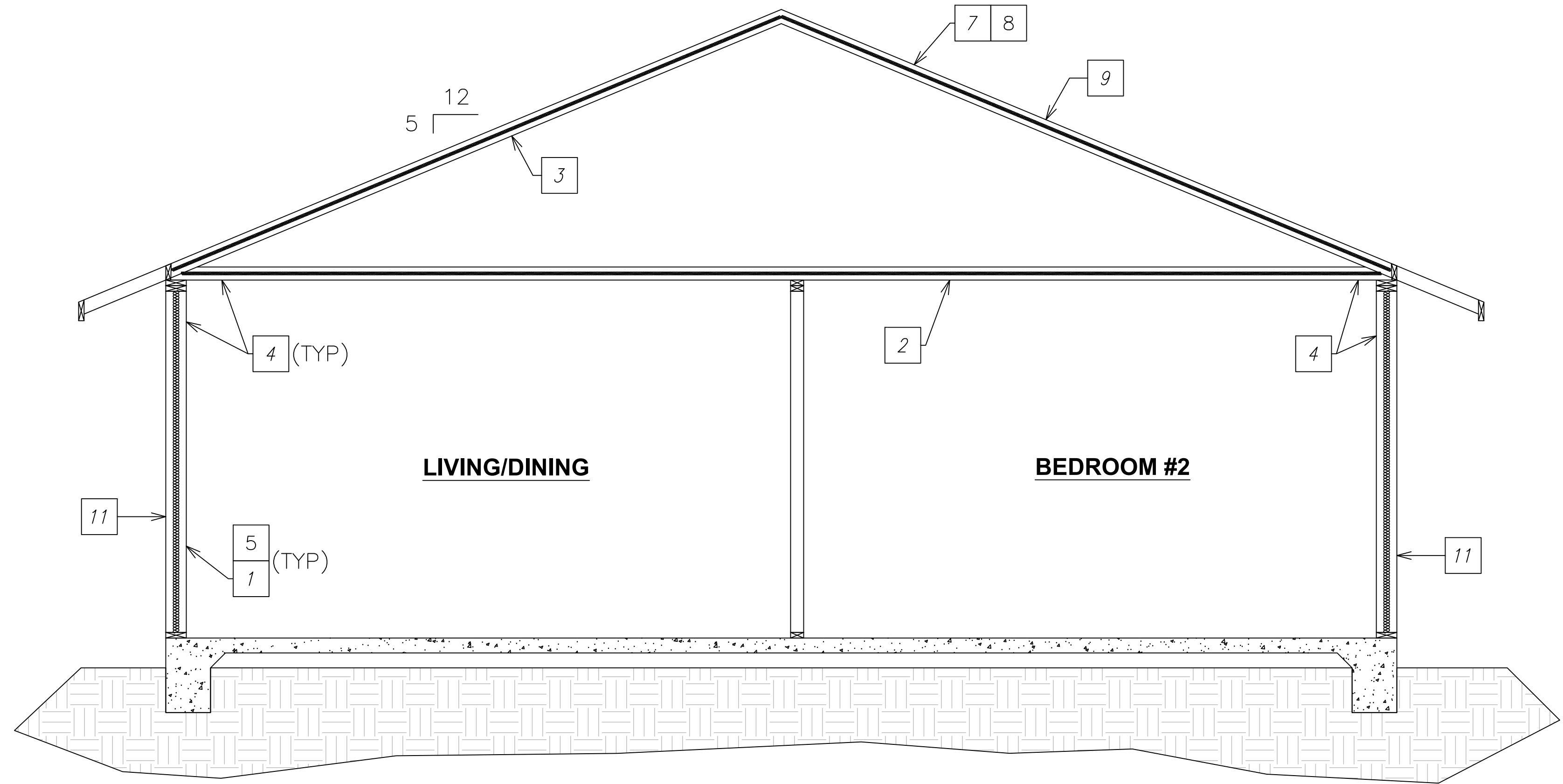
1. SHOWER COMPARTMENT SEAT
-MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED
-LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS
-MOUNTED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR.
-SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTRY
-STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE

2. SHOWER GRAB BARS
-MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR
-NOT EXTENDING OVER SHOWER SEAT
-IF CROSS SECTION IS CIRCULAR, MINIMUM 1-1/4" AND MAXIMUM 2" OUTSIDE DIAMETER
-IF CROSS SECTION IS NON-CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM 2-1/4" CROSS SECTION DIMENSION
-GRAB BARS MOUNTED ADJACENT TO A WALL, 1-1/2" ABSOLUTE SPACE BETWEEN WALL AND GRAB BAR
-MINIMUM 1-1/2" SPACE BETWEEN GRAB BAR AND PROJECTIONS OBJECTS BELOW AND AT ENDS
-MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTIONS OBJECTS ABOVE
-SURFACE MATERIALS OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES.
-STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
-WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
-REINFORCEMENT SHALL BE A SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY
-REINFORCEMENT SHALL NOT BE LESS THAN 2"x8" NOMINAL LUMBER (1-1/2"x7-1/4" ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY.
REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
-SHOWER REINFORCEMENTS SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

3. OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
-INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
-LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
-LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
-CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
-SINGLE-LEVER DESIGN
-OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
-OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST

4. SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING:
-OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT
MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
-OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET
-MINIMUM 59 INCH LONG HOSE
-CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER
-ON/OFF CONTROL WITH NON-POSITIVE SHUT OFF
-ADJUSTABLE -HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS

5. WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
6. MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS
7. MAXIMUM $\frac{1}{2}$ " HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS
8. WHERE DRAINS ARE PROVIDED AT ROLL-IN SHOWERS, MAXIMUM $\frac{1}{4}$ " GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE



SECTION KEYNOTES

- 1 WALL INSULATION: R19
- 2 CEILING INSULATION: R38
- 3 ROOF INSULATION: R19
- 4 INTERIOR FINISH: $\frac{1}{2}$ " GYPSUM BOARD (UNLESS WALL IS FIRE RESISTANT ASSEMBLE)
- 5 EXTERIOR WALL: 2x6 STUD WALL @ 24" O.C.
- 6 INTERIOR WALL: 2x4 STUD WALL @ 24" O.C.
- 7 RADIANT BARRIER IS REQUIRED
- 8 ROOFING: REFER TO ELEVATIONS
- 9 PRE-ENGINEERED, PRE-FABRICATED ROOF TRUSSES (REQUIRED BY APPLICANT AT TIME OF SUBMITTAL)
- 10 MANUFACTURED DRAGG TRUSS
- 11 EXTERIOR WALL COVERING AS DENOTED AT EXTERIOR ELEVATION. ALL WALL COVERINGS SHALL BE APPLIED OVER WATER RESISTIVE BARRIER APPLIED TO WOOD SHEATHING PER (CRC 703.7.3.1)

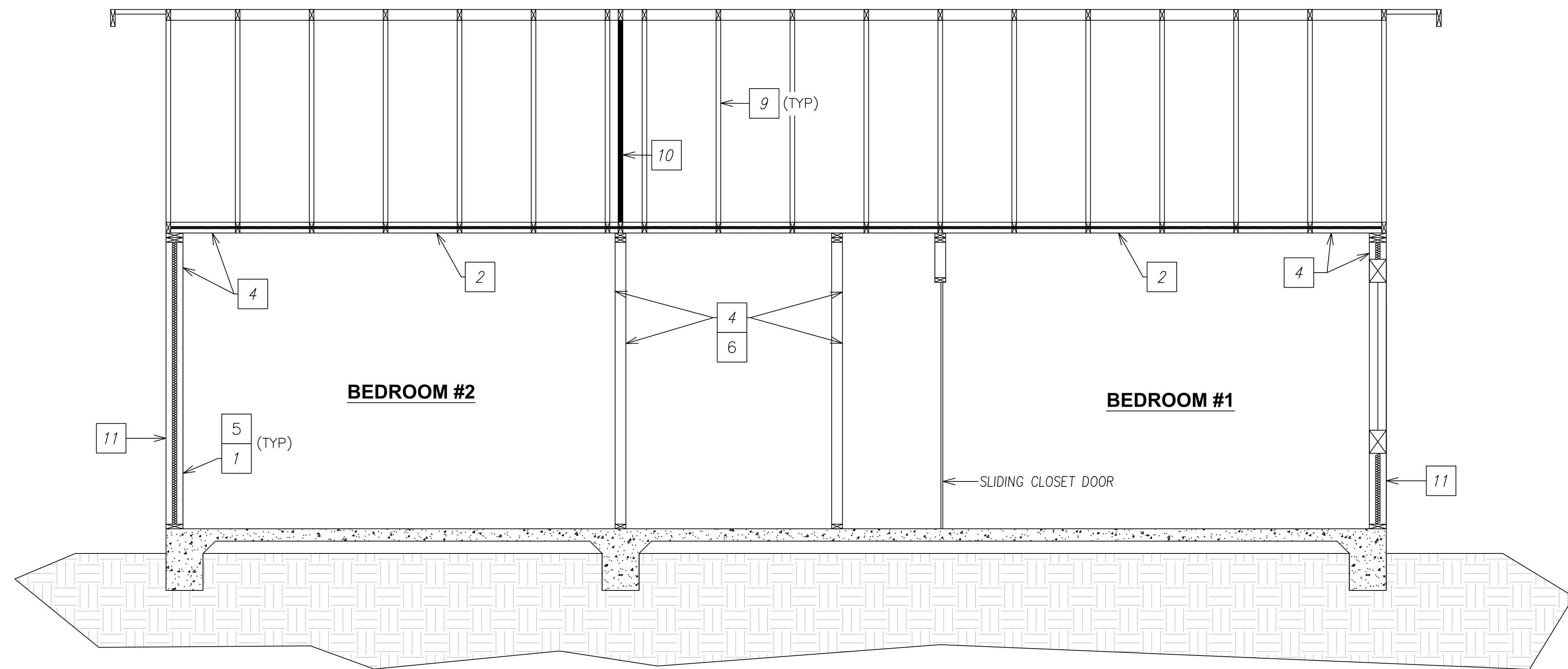


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NOTE:

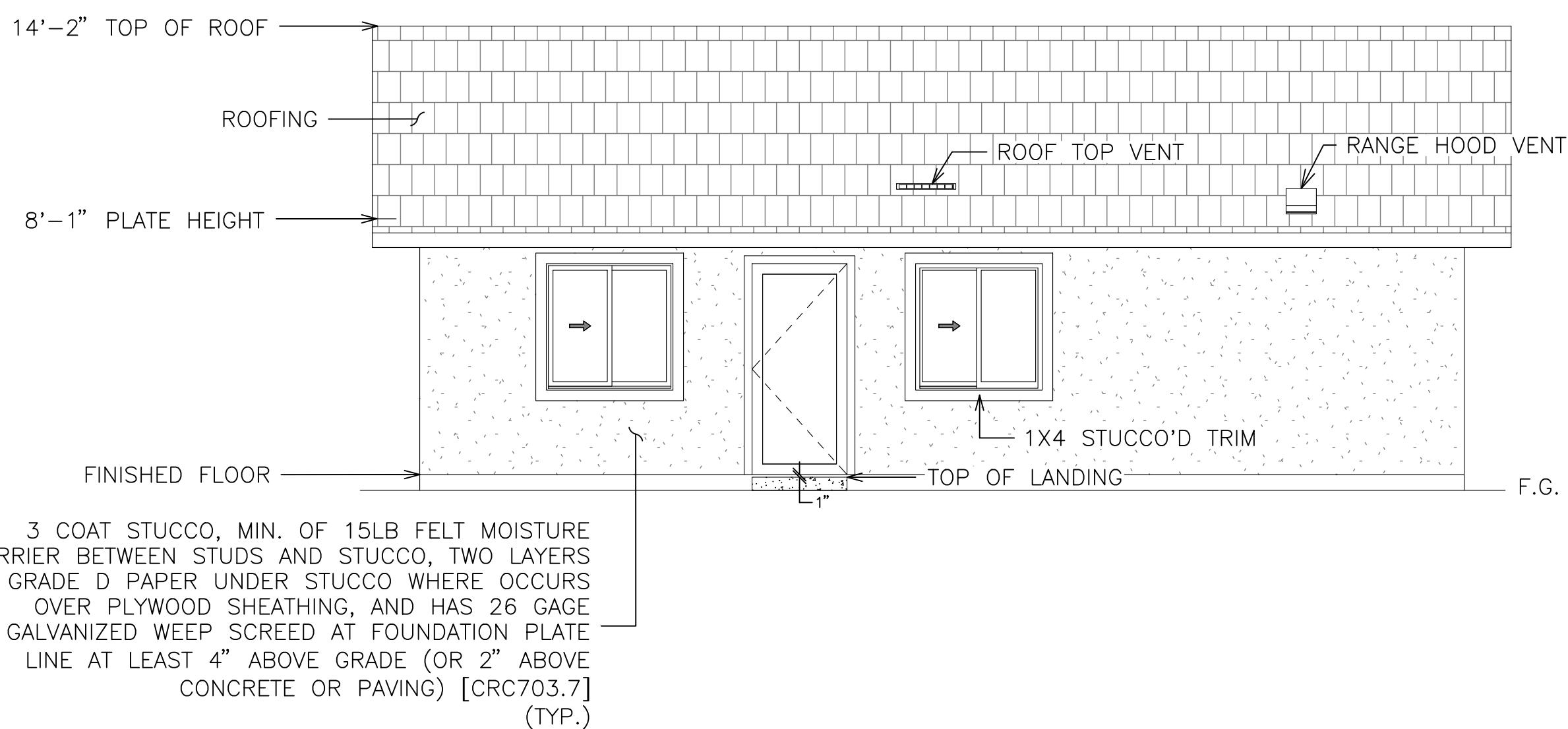
1. DESIGN OF ROOF TRUSSES SHALL ACCOMMODATE PHYSICAL DIMENSIONS AND GRAVITY LOAD OF ATTIC MOUNTED AIR HANDLER, AND PV PANEL WEIGHT.
2. VERIFY INSULATION VALUES WITH ENERGY COMPLIANCE REPORT.
3. FOR 1-HOUR FIRE RATED ASSEMBLY" AND "1-HOUR FIRE RATED GABLE END" DETAIL ON SHEETS S4 WHERE REQUIRED.



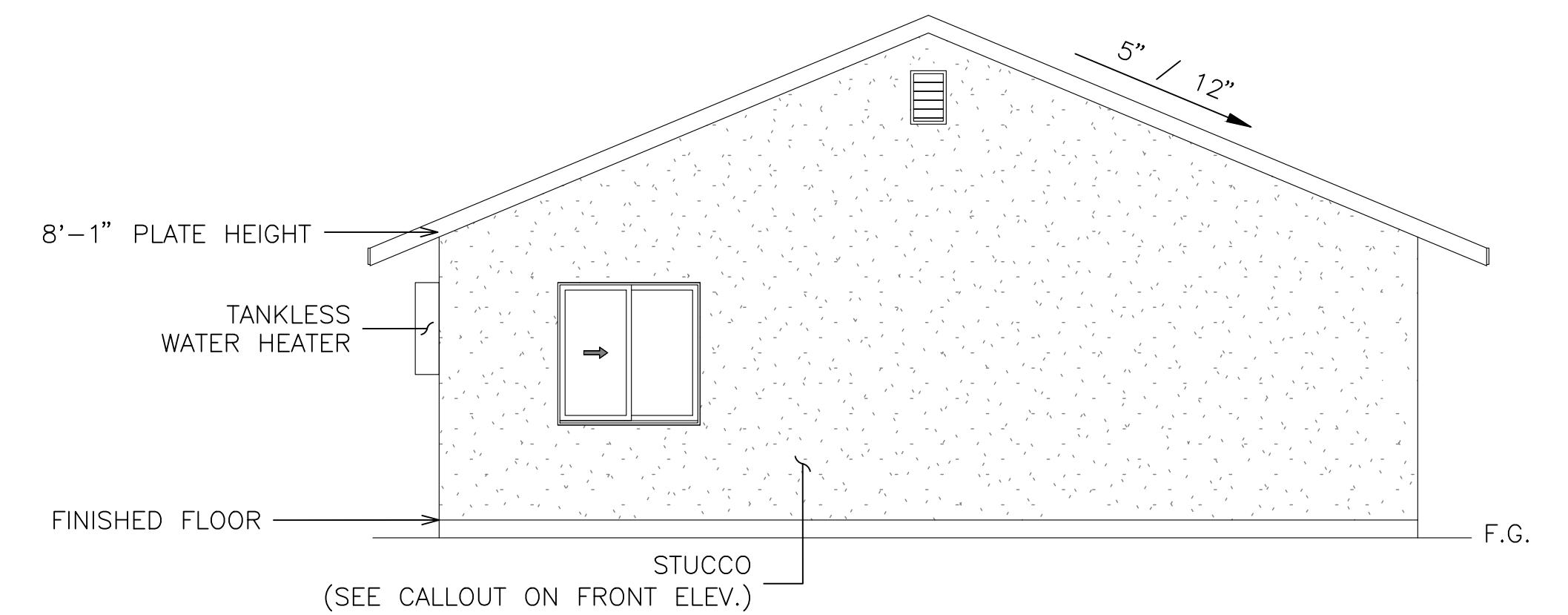
PROJECT TITLE		ADU SQFT	
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM		908	
SHEET DESCRIPTION		SECTIONS	
AGENCY	SJV REAP	DATE	4/15/2024

DRAWING SCALE
1/2" = 1'

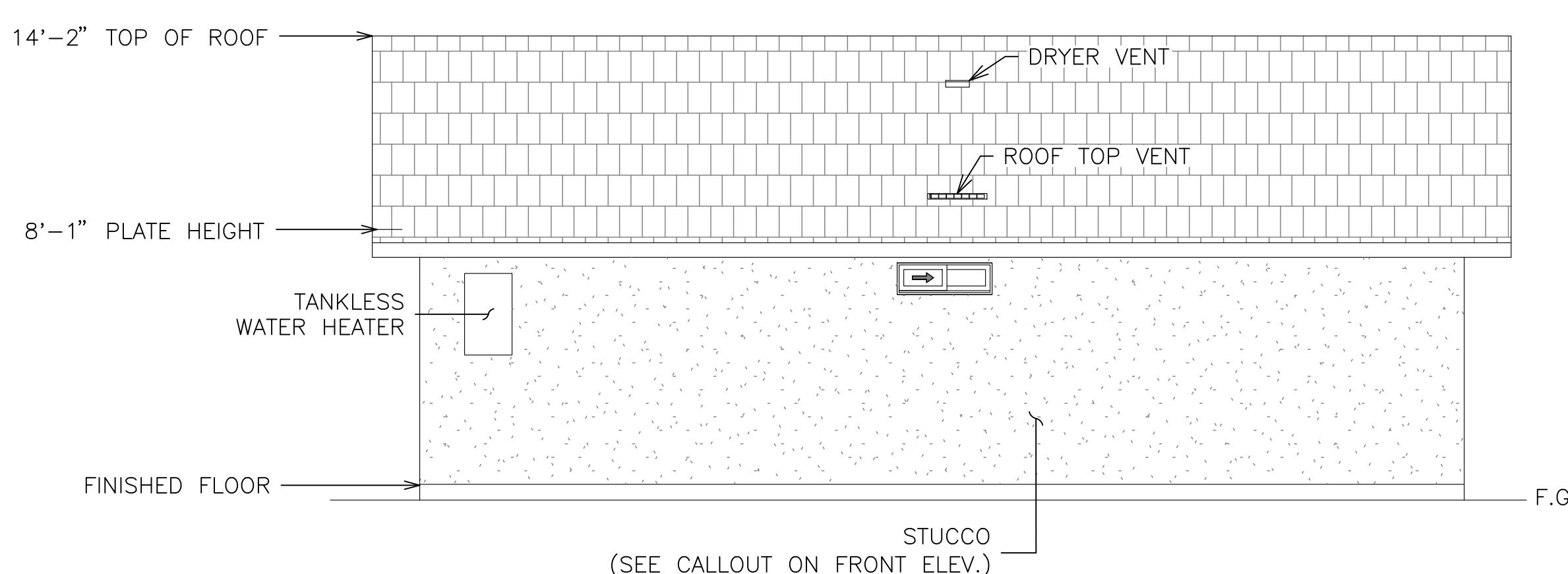
SHEET
A2



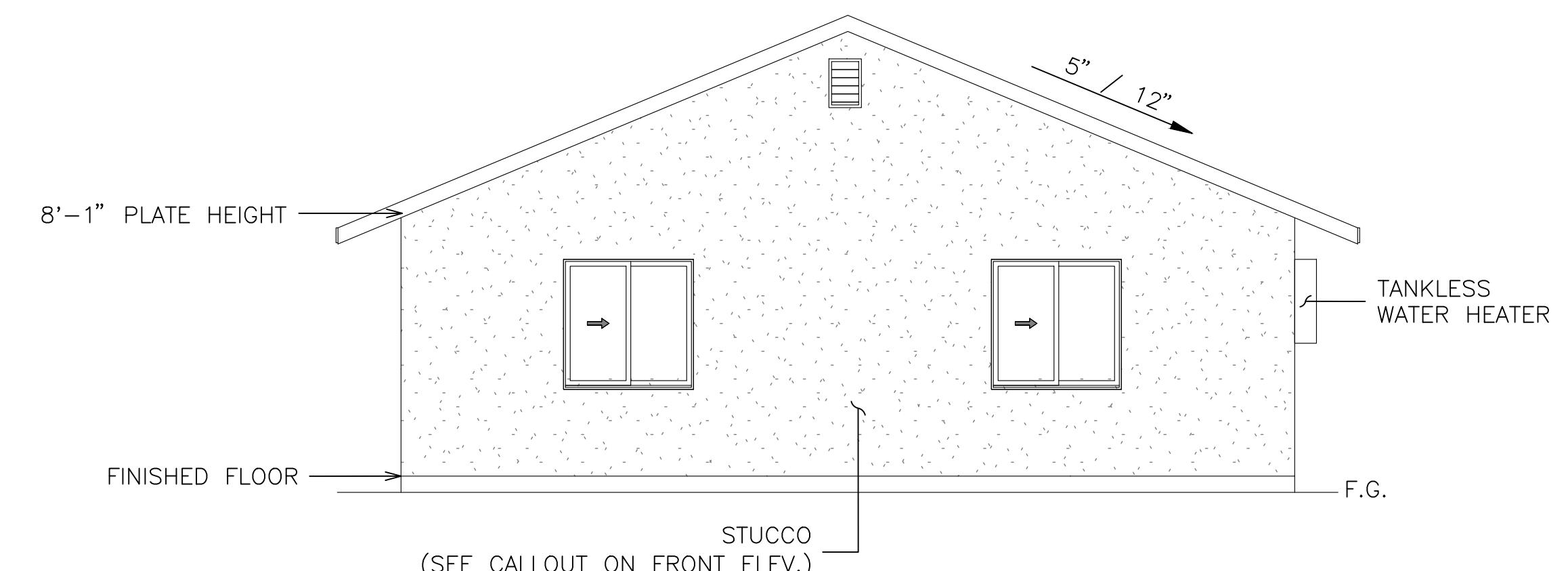
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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CITY OF
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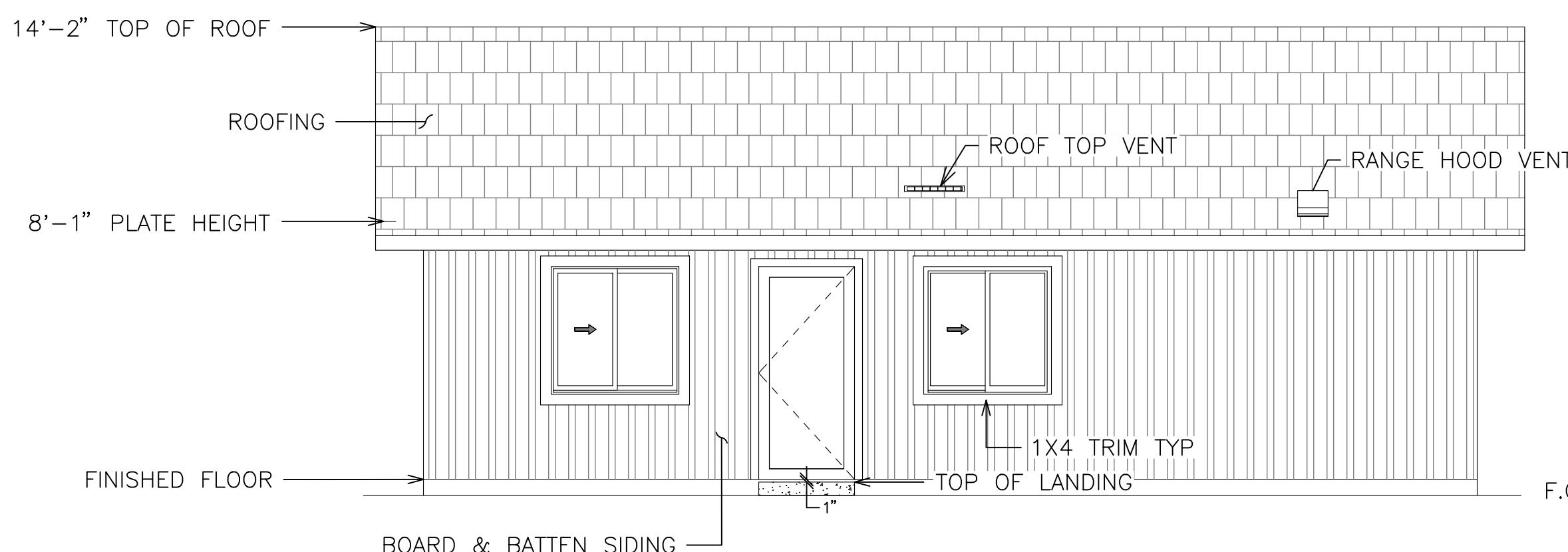


REVISIONS

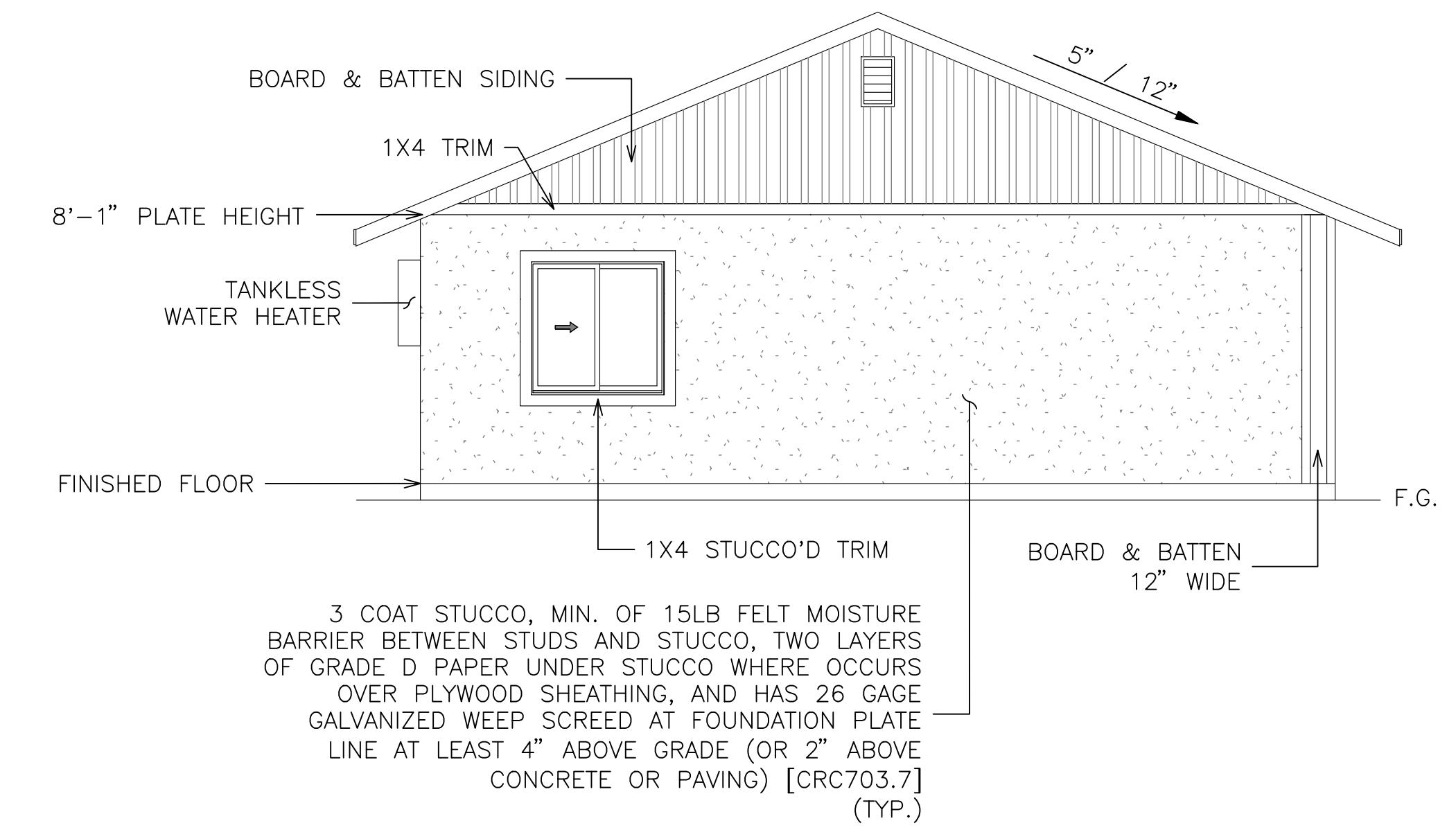
PROJECT TITLE	ADU SQFT	AGENCY	DATE
SHEET DESCRIPTION	908	SJN REAP	4/15/2024

DRAWING SCALE
 $1 \frac{1}{4}'' = 1'$

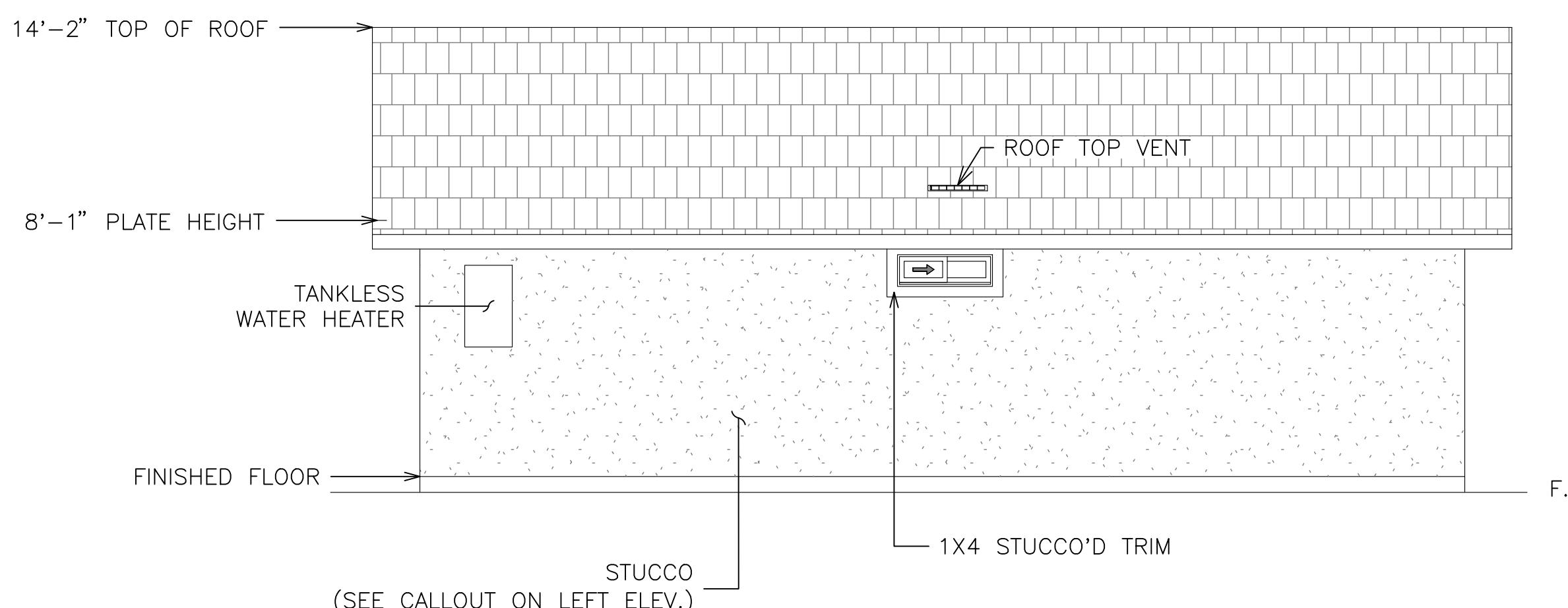
SHEET
A3



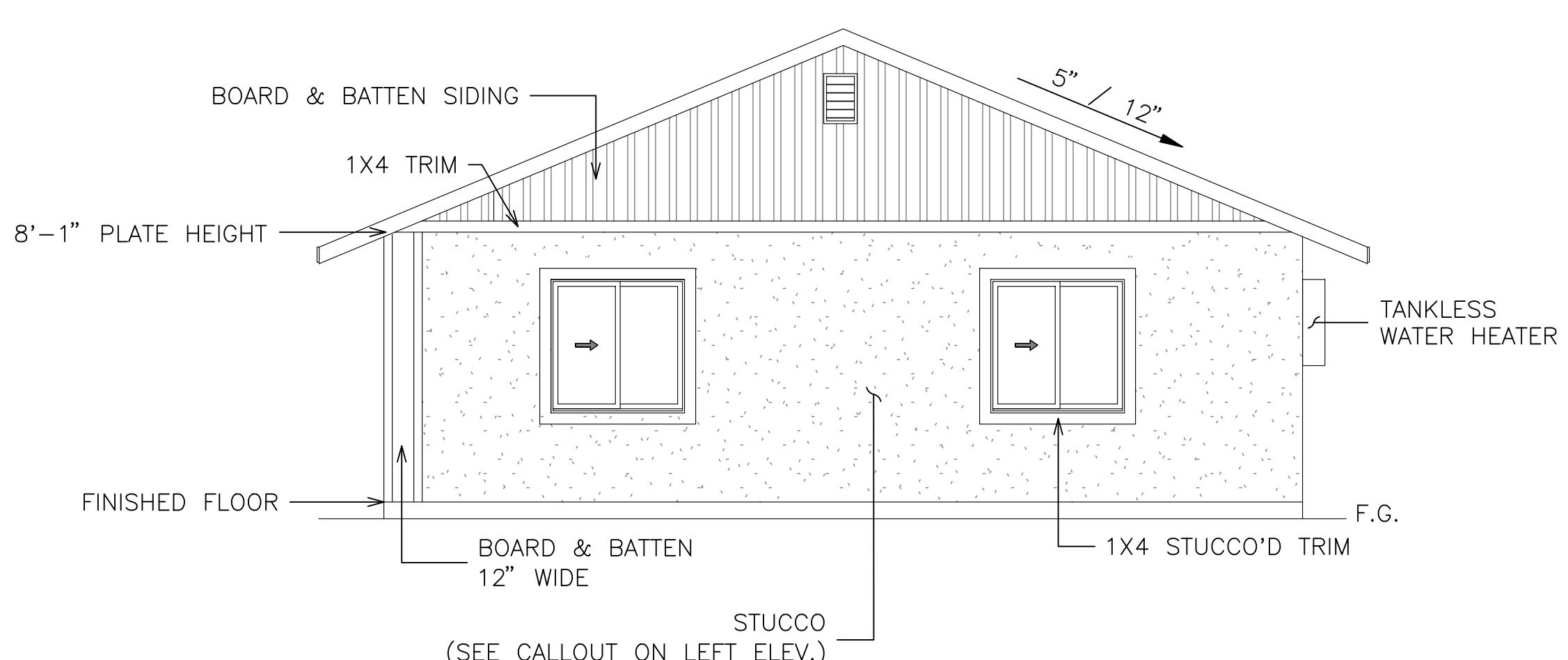
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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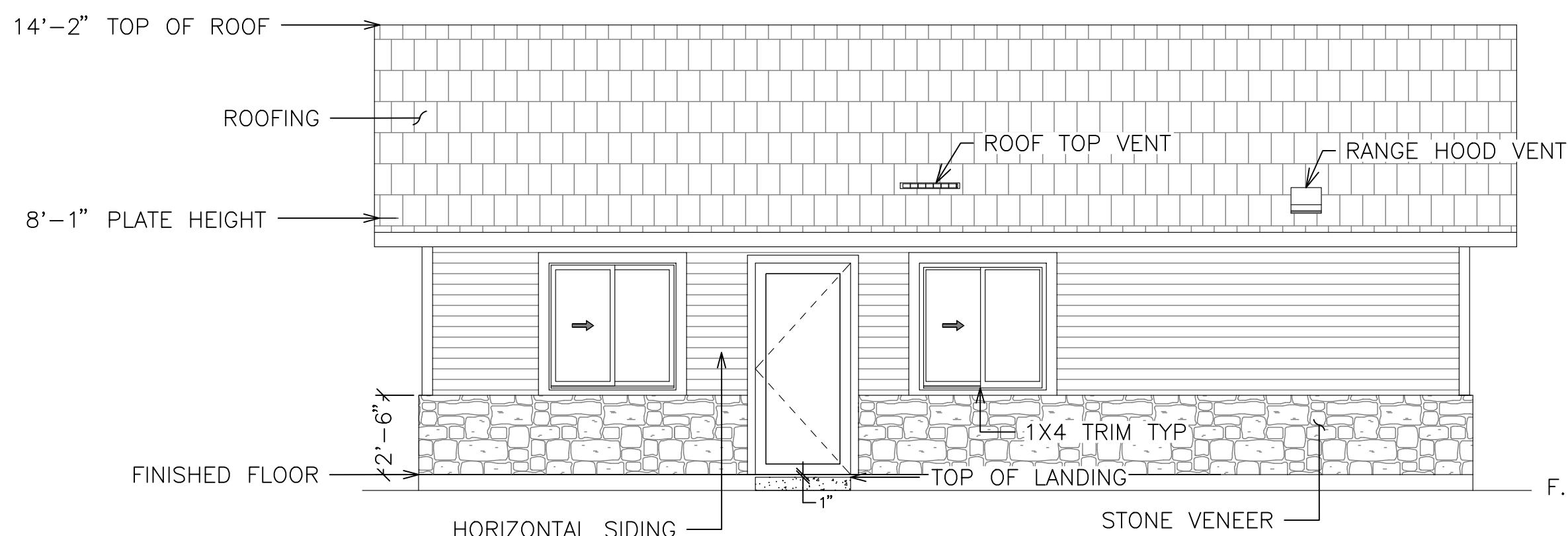
**CITY OF
ATWATER**



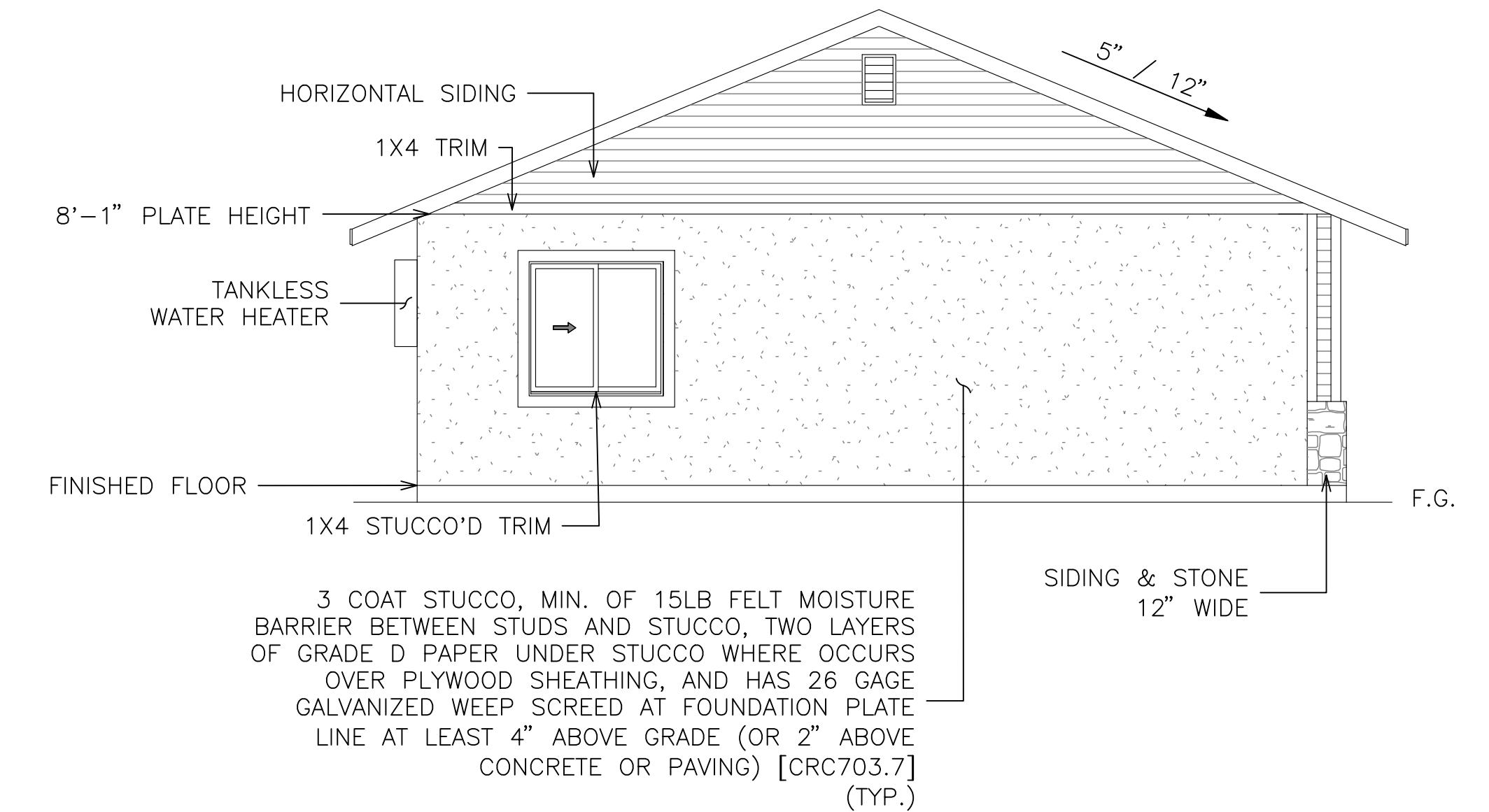
PROJECT TITLE	ELEVATION B	
ADU SQFT	AGENCY	DATE
908	SJV REAP	4/15/2024

DRAWING SCALE
 $1 \frac{1}{4}'' = 1'$

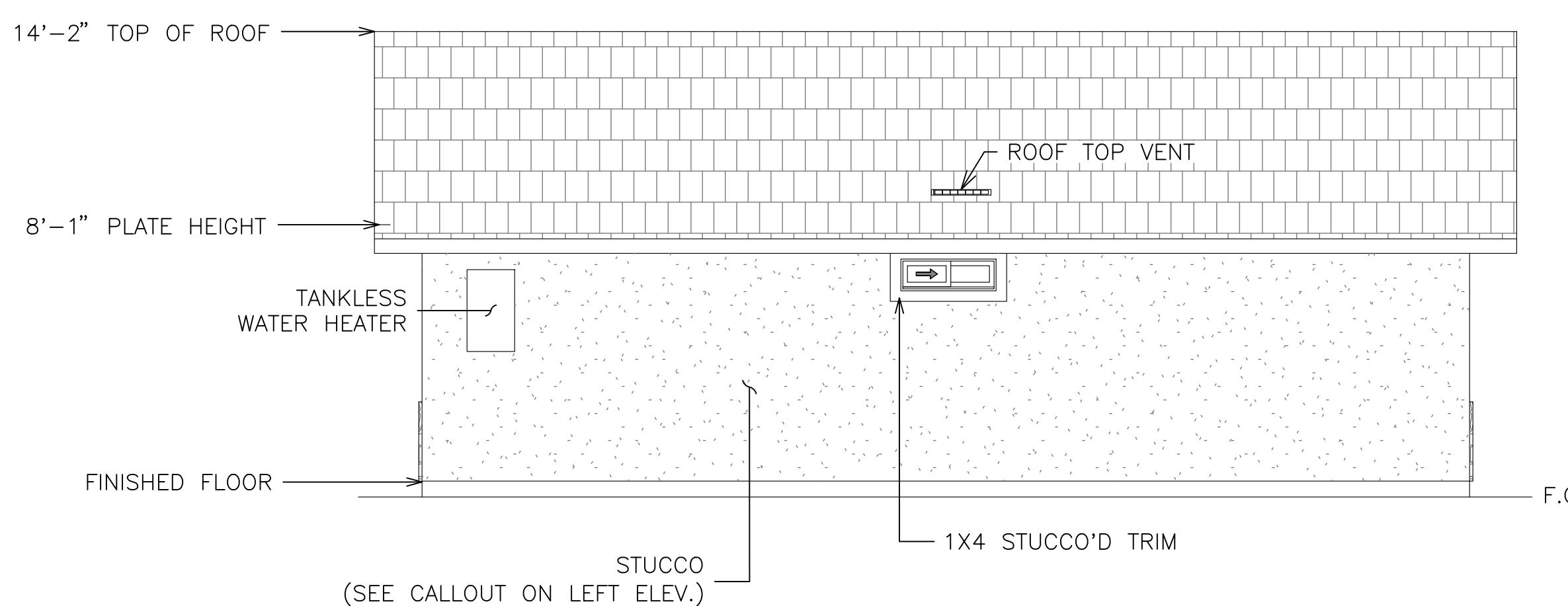
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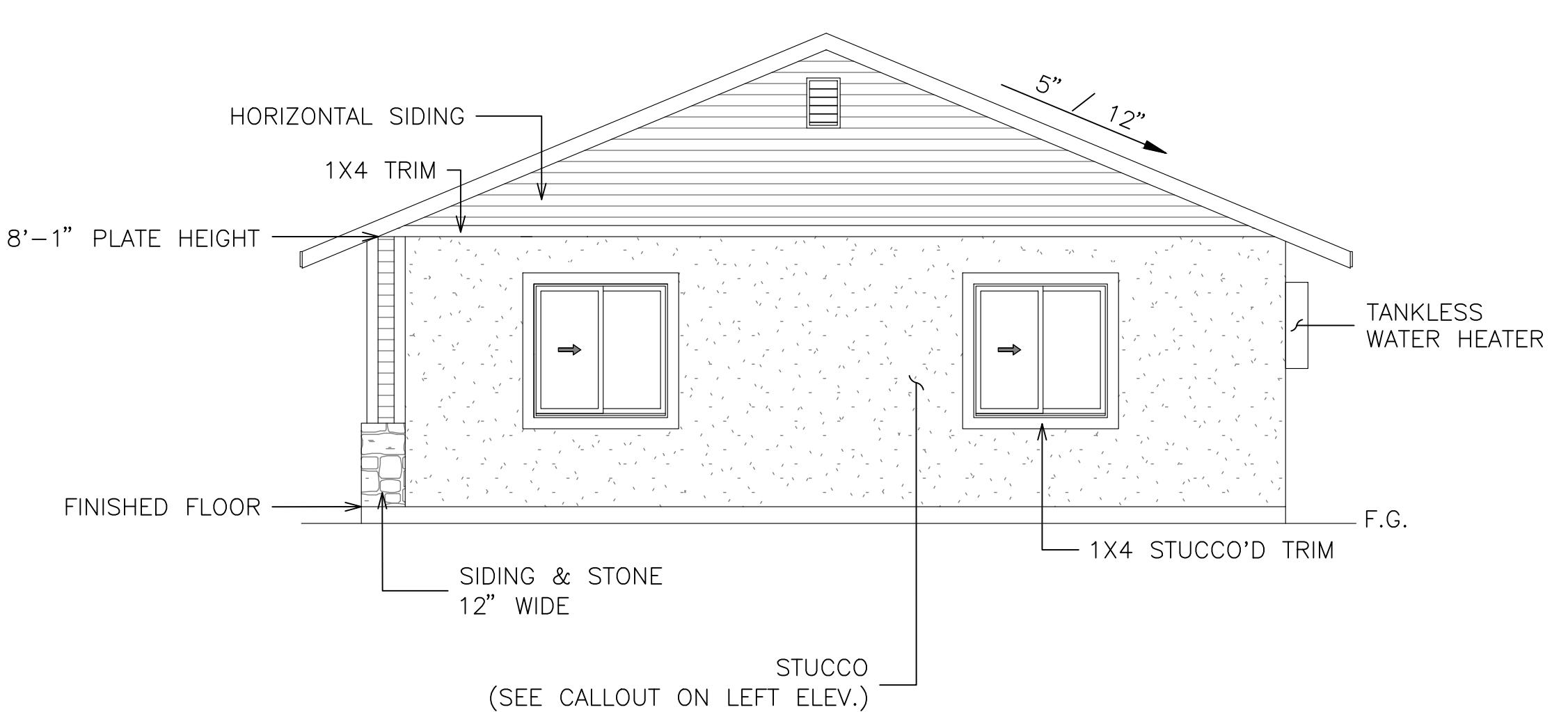
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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REVISIONS

PROJECT TITLE	ADU SQFT	AGENCY	S.J.V REAP	ELEVATION C	DRAWING SCALE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM	908				1/4" = 1'

A5

CITY OF ATWATER



REVISIONS

PROJECT TITLE	PRE-REVIEWED ADU PROGRAM	
ADU SQFT	SHEET DESCRIPTION	FOUNDATION PLAN
908		4/15/2024

908

DRAWING SCALE

3" = 1'
8

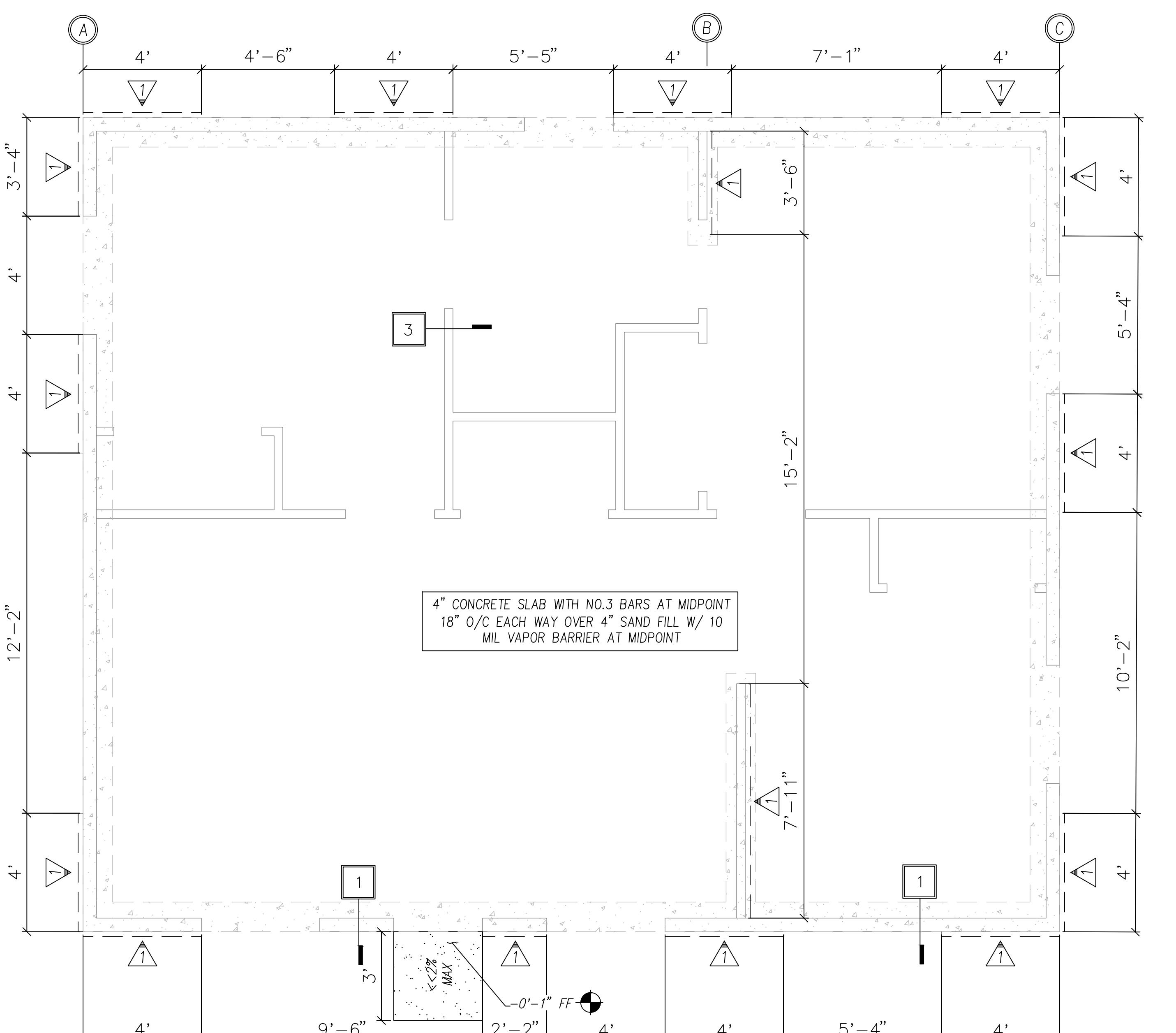
SHEET

S1

WALL BRACING NOTES

- FOR THE PURPOSE OF DETERMINING THE AMOUNT AND LOCATION OF BRACING REQUIRED IN EACH STORY LEVEL OF A BUILDING, BRACED WALL LINES SHALL BE DESIGNATED AS STRAIGHT LINES IN THE BUILDING PLAN PLACED IN ACCORDANCE WITH THIS SECTION. (CRC602.10.1)
- THE LENGTH OF A BRACED WALL LINE SHALL BE THE DISTANCE BETWEEN ITS ENDS. THE END OF A BRACED WALL LINE SHALL BE THE INTERSECTION WITH A PERPENDICULAR BRACED WALL LINE, AN ANGLED BRACED WALL LINE AS PERMITTED IN SECTION R602.10.1.4 OR AN EXTERIOR WALL AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.1)
- EACH BRACED WALL LINE SHALL BE LOCATED SUCH THAT NO MORE THAN TWO-THIRDS OF THE REQUIRED BRACED WALL PANEL LENGTH IS LOCATED TO ONE SIDE OF THE BRACED WALL LINE. BRACED WALL PANELS SHALL BE PERMITTED TO BE OFFSET UP TO 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE. BRACED WALL PANELS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1. EXTERIOR WALLS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1. INTERIOR WALLS USED AS BRACING SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM A BRACED WALL LINE THROUGH THE INTERIOR OF THE BUILDING AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.2)
- THE SPACING BETWEEN PARALLEL BRACED WALL LINES SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.3. INTERMEDIATE BRACED WALL LINES THROUGH THE INTERIOR OF THE BUILDING SHALL BE PERMITTED. (CRC602.10.1.3)

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KEYNOTES/LEGEND

- # BRACED WALL LINE
- # FOUNDATION PLAN DETAIL FOUND ON SHEET S3
- INDICATES CONCRETE FOOTING AREA

WALL BRACING SCHEDULE		
TYPE	MATERIAL	NAILING/STAPLING
1	3/8" PLYWD ²	6d NAILS; EDGES @ 6" O.C., FIELD NAIL @ 12" O.C.

- EXPANDED METAL OR WOVEN WIRE LATH STAPLED TO ALL STUDS, TOP AND BTM.
- STRUCTURAL PANEL SHEATHING TO BE USED ON ALL EXTERIOR SURFACES INCLUDING AREAS ABOVE AND BELOW OPENINGS.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES
WITH CONTINUOUS SHEATHING

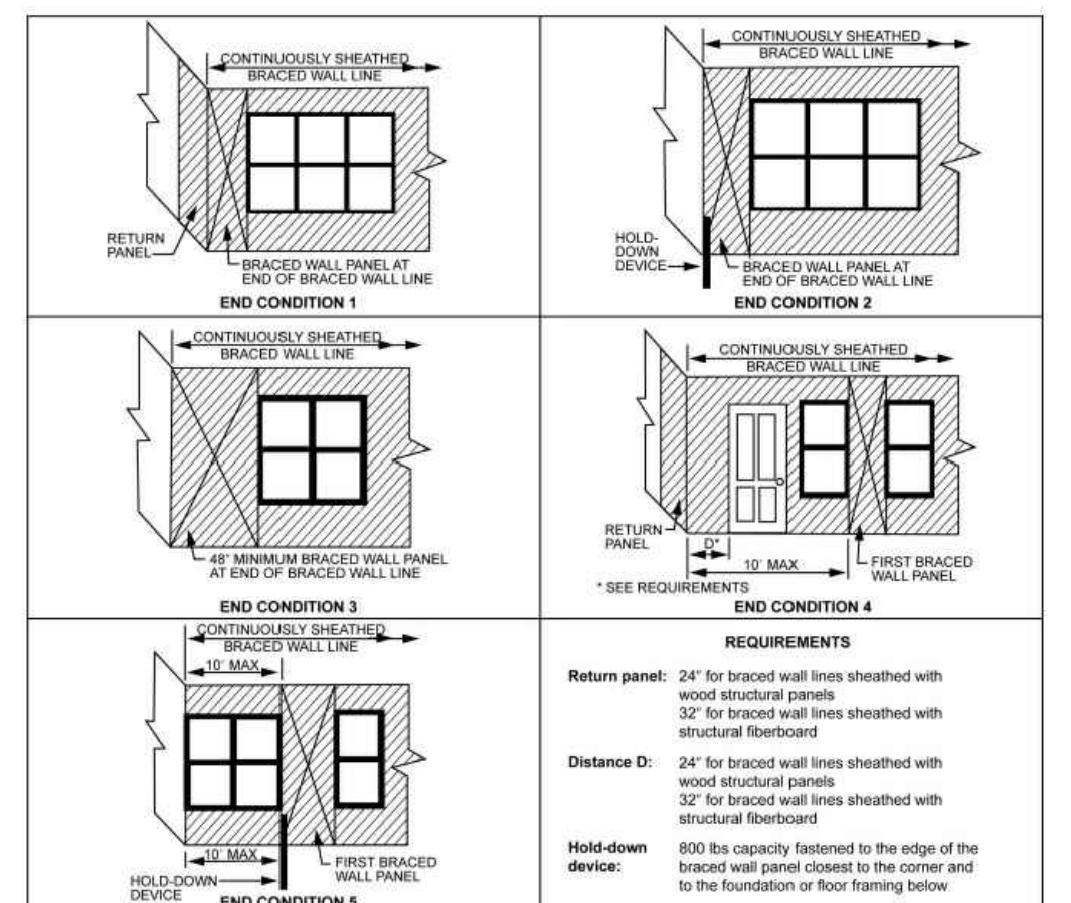


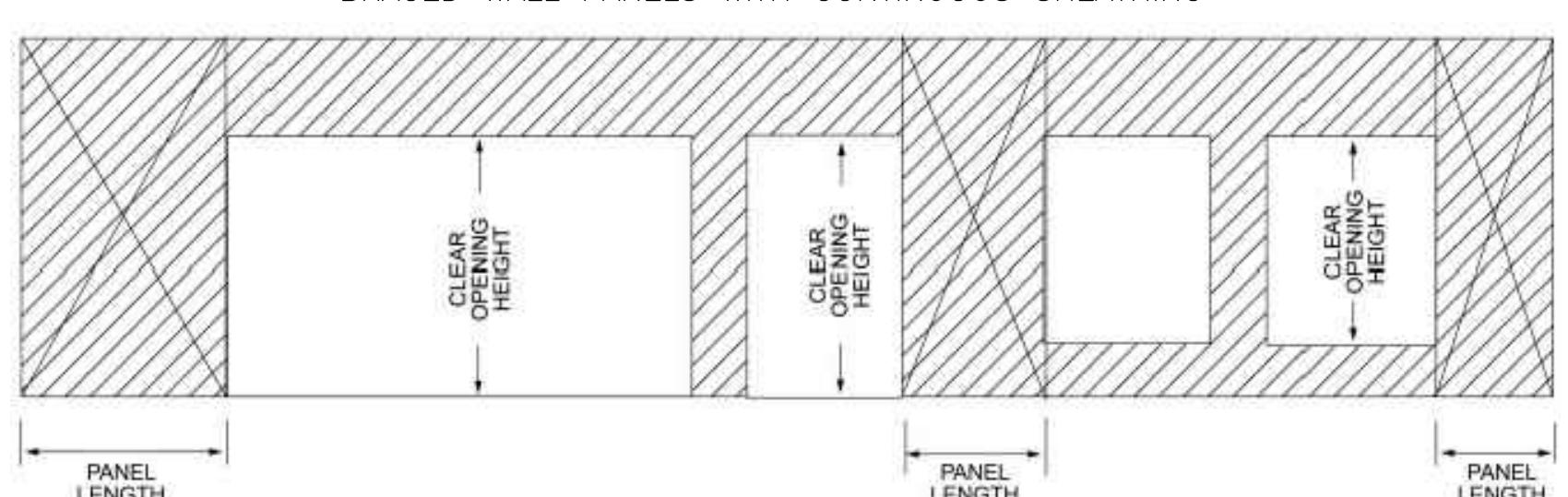
TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES^{a,b,c}

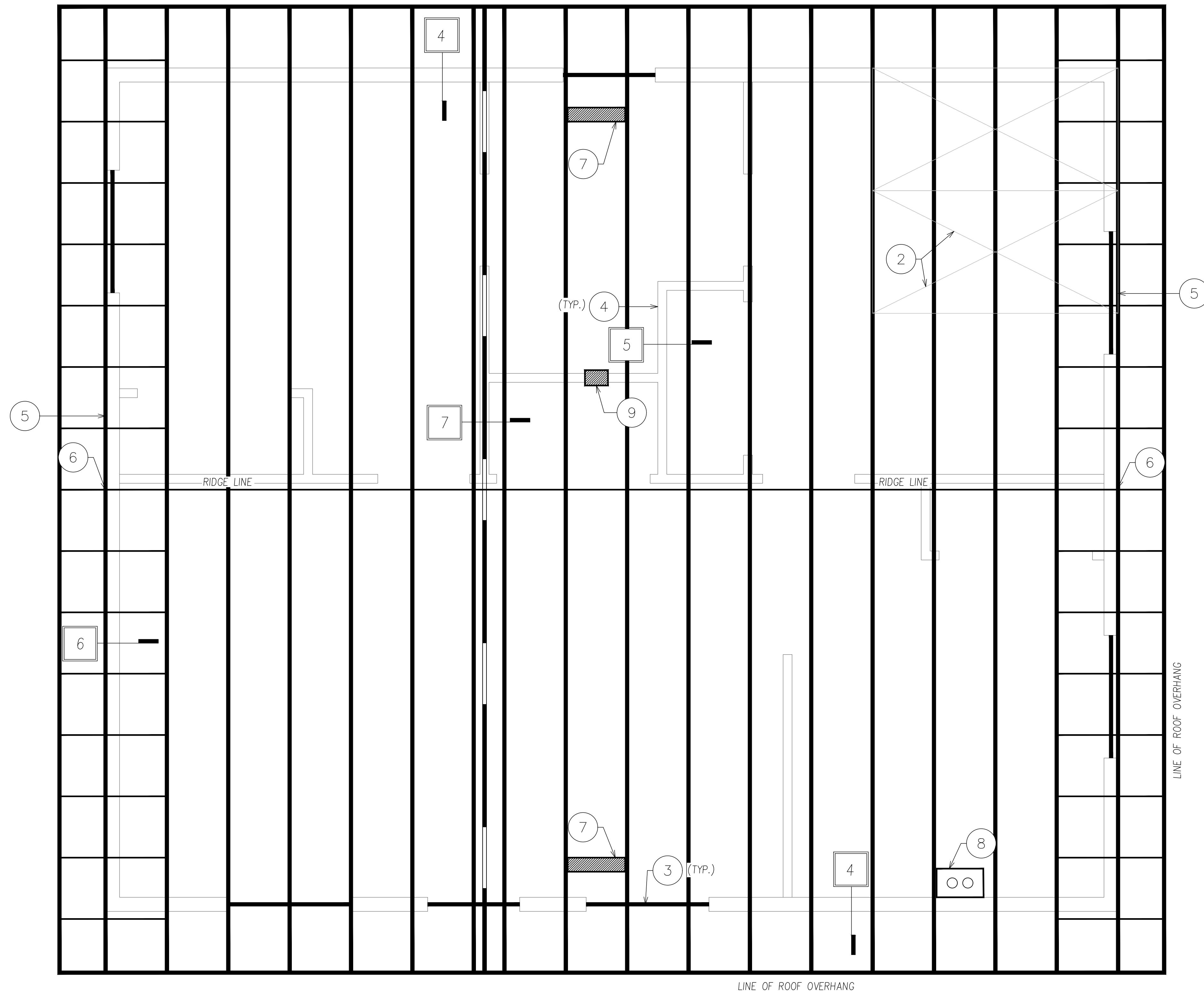
MINIMUM NAIL Size	Penetration (inches)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING			ULTIMATE DESIGN WIND SPEED V_{ult} (mph)	
					Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
6d Common (2.0" x 0.113")	1.5	24/0	3/8	16	6	12	B	140	115 110
8d Common (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	C	170	140 135
				24	6	12	D	140	115 110

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

- Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
- Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
- Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

FIGURE R602.10.5
BRACED WALL PANELS WITH CONTINUOUS SHEATHING





KEYNOTES

- ① PRE-MFR. TRUSSES @ 24" O.C.
- ② 15/32" APA RATED PLYWD OR OSB, P.I. 32/16, EDGE NAIL W/8D @ 6" O.C. & FIELD NAIL @ 6" O.C.
- ③ 6X8 D.F. # 2
- ④ TOP OF NON-BEARING, NON-BRACED WALL. SEE DETAIL 5.
- ⑤ SEE DETAIL 3 FOR END WALL TRUSS SHEAR TRANSFER DESIGN REQUIREMENT
- ⑥ LOCATION OF 12"x18" GABLE END VENT
- ⑦ LOCATION OF 5 1/2" x 22 1/2" ROOF TOP VENT
- ⑧ LOCATION OF RANGE HOOD VENT
- ⑨ LOCATION OF DRYER VENT
- #[#] FRAMING PLAN DETAIL FOUND ON SHEET S3

NOTES

1. TRUSS CALCULATIONS (FROM THE TRUSS MANUFACTURER) SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO A REQUEST FOR ROOF AND SHEAR INSPECTION

ATTIC VENTILATION REQUIREMENTS

$$\frac{908 \text{ SQFT}}{300} \cdot 144 \text{ in}^2/\text{ft} = (436 \text{ in}^2)$$

PROVIDE:

$$\begin{aligned} 2 - 12'' \times 18'' \text{ GABLE END VENT } (140 \text{ in}^2) &= (280 \text{ in}^2) \\ 2 - 5-1/2'' \times 22-1/2'' \text{ ROOF TOP VENT } (83 \text{ in}^2) &= (166 \text{ in}^2) \\ \text{TOTAL PROVIDED:} &= (446 \text{ in}^2) \end{aligned}$$

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CITY OF
ATWATER



PROJECT TITLE	PRE-REVIEWED ADU PROGRAM	
ADU SQFT	SHEET DESCRIPTION	ROOF FRAMING PLAN
AGENCY	SJV REAP	DATE
908		4/15/2024
	DRAWING SCALE	1/2" = 1'
	SHEET	S2

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OUT OF THE USE OF THESE, OR ECONOMIC LOSSES, ARISING
OUT OF THE USE OF THESE, OR CONSTRUCTION DOCUMENTS, THE
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CITY OF ATWATER



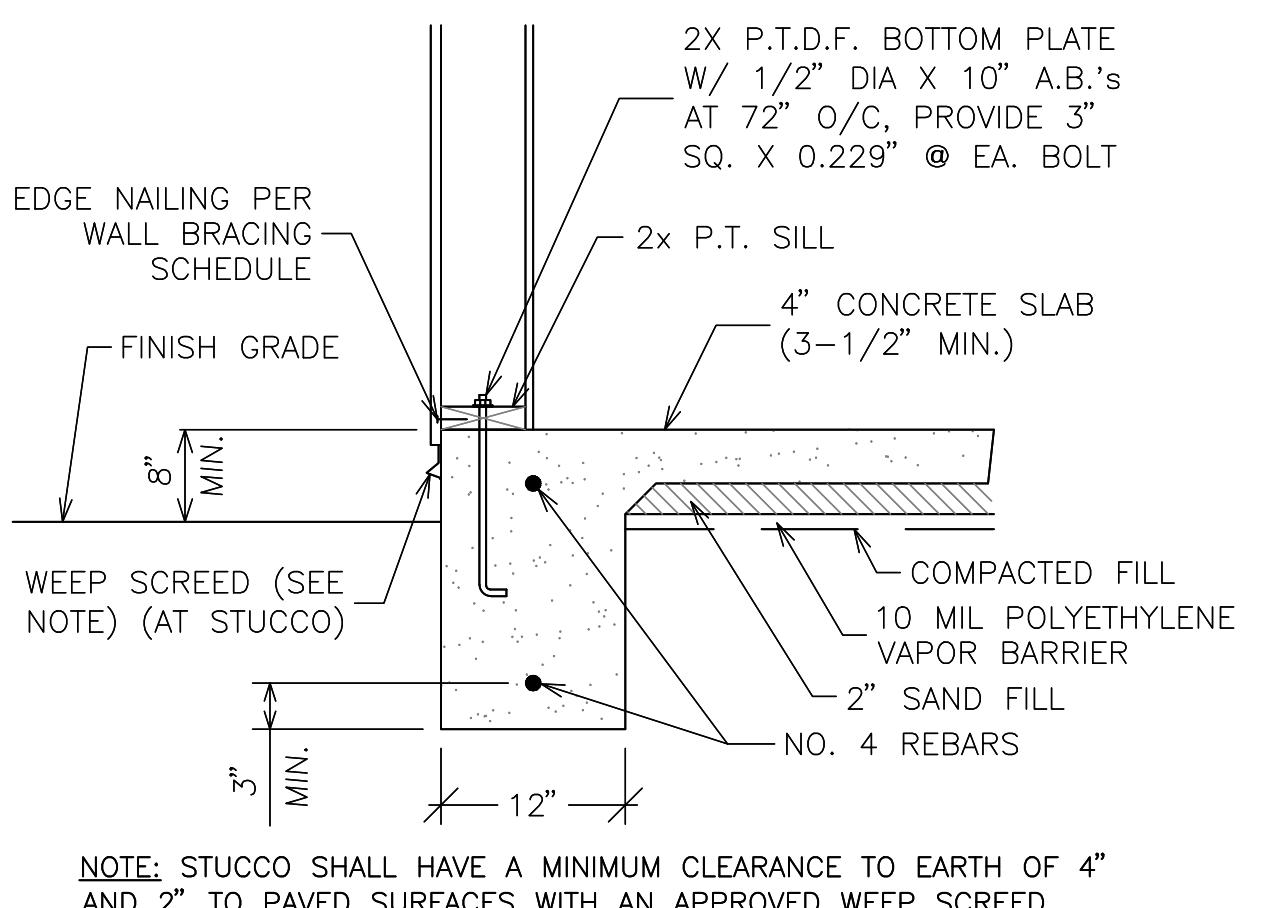
REVISIONS

PROJECT TITLE	PRE-REVIEWED ADU PROGRAM	
ADU SQFT	SJN REAP	DETAILS
908		4/15/2024

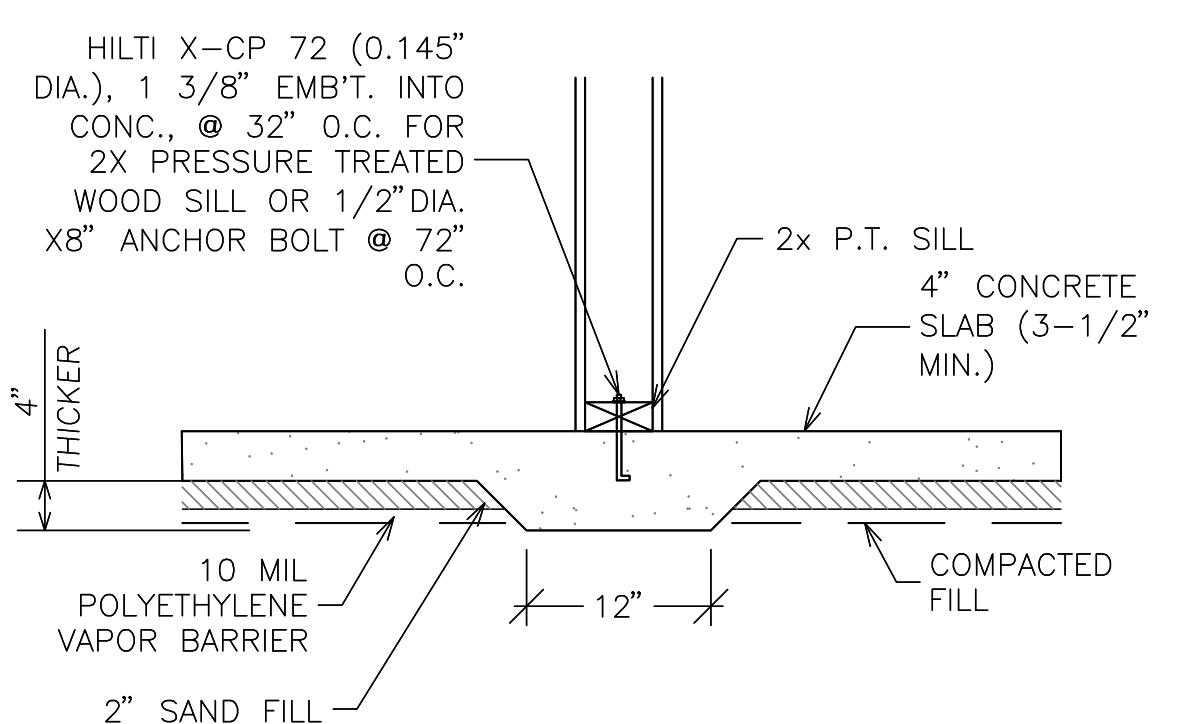
DRAWING SCALE

SHEET

S3

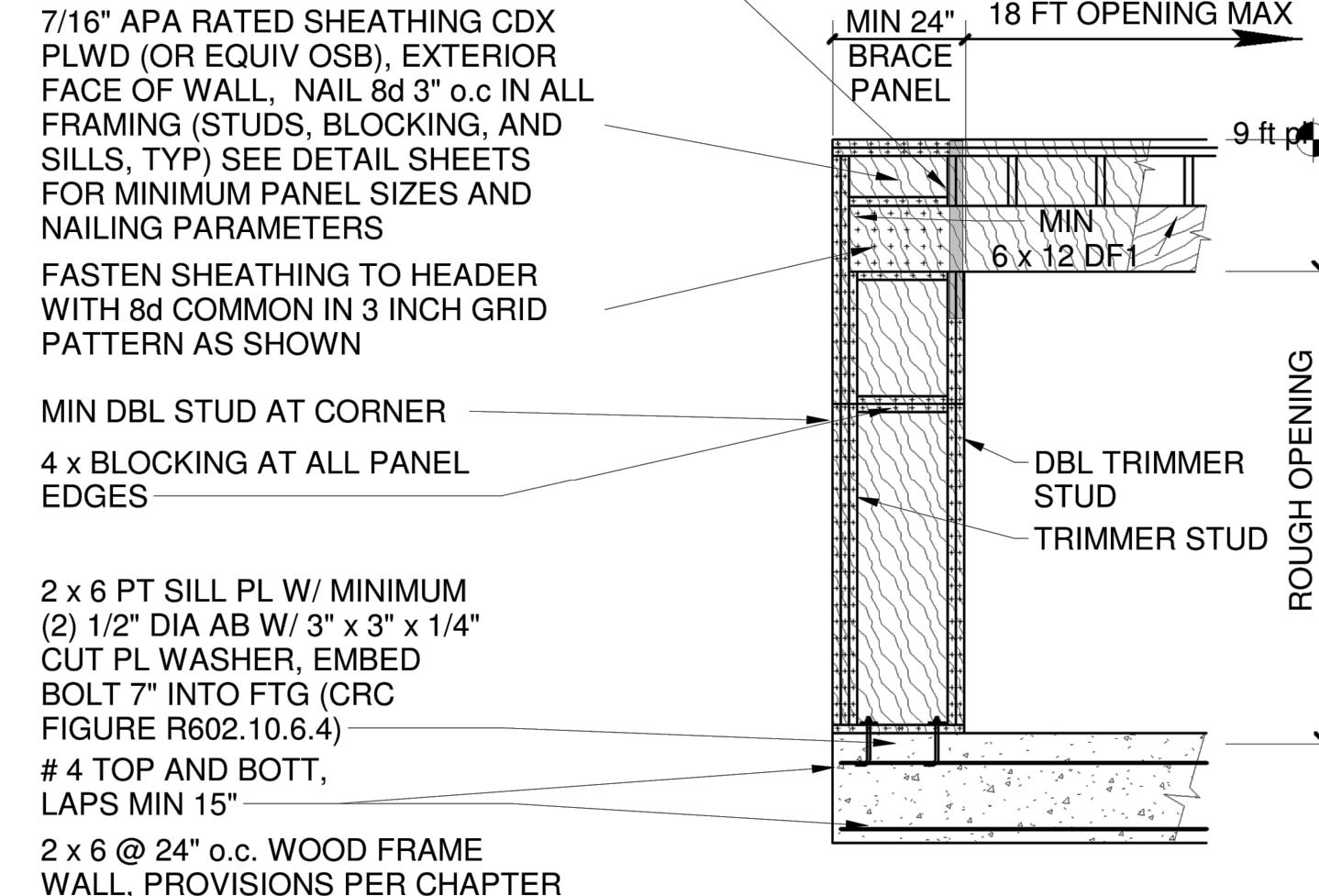


1 EXTERIOR FOOTING
N.T.S.

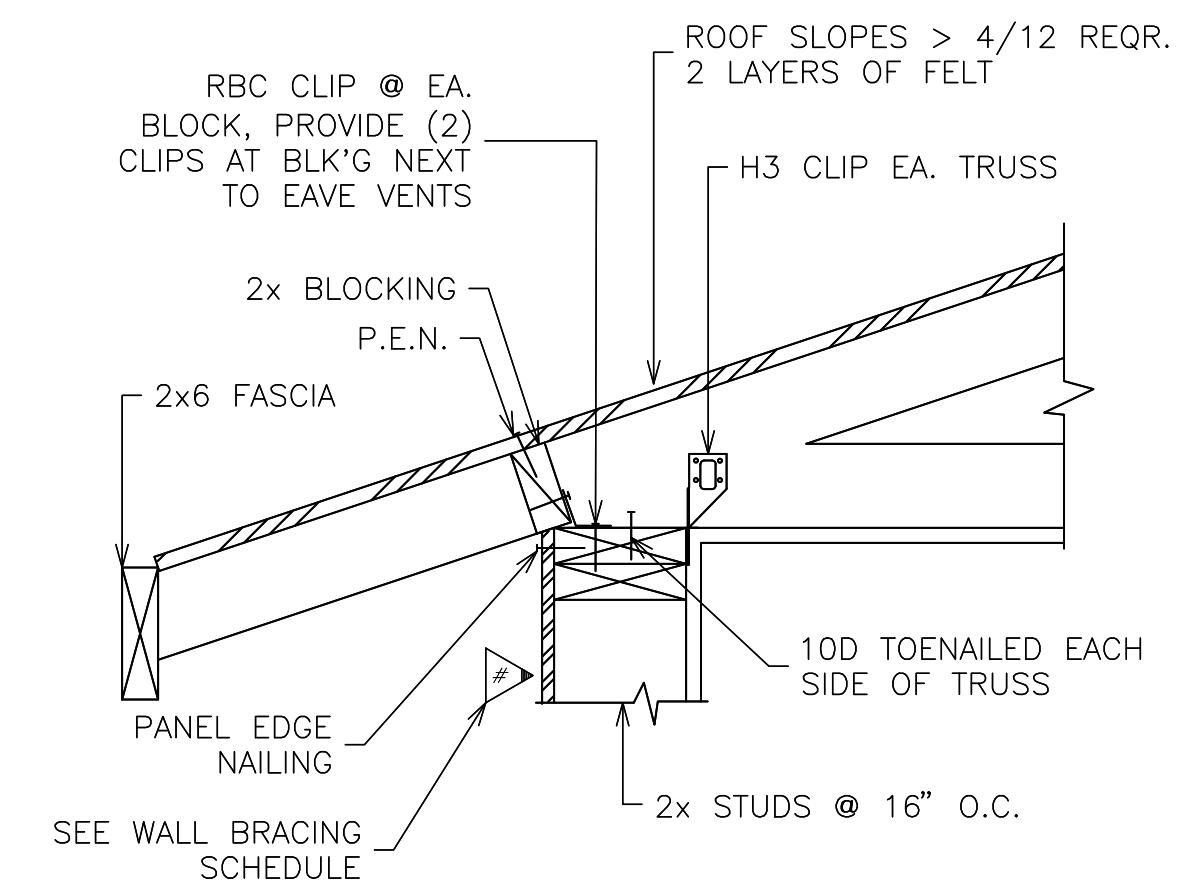


2 NON-BEARING INTERIOR FOOTING
N.T.S.

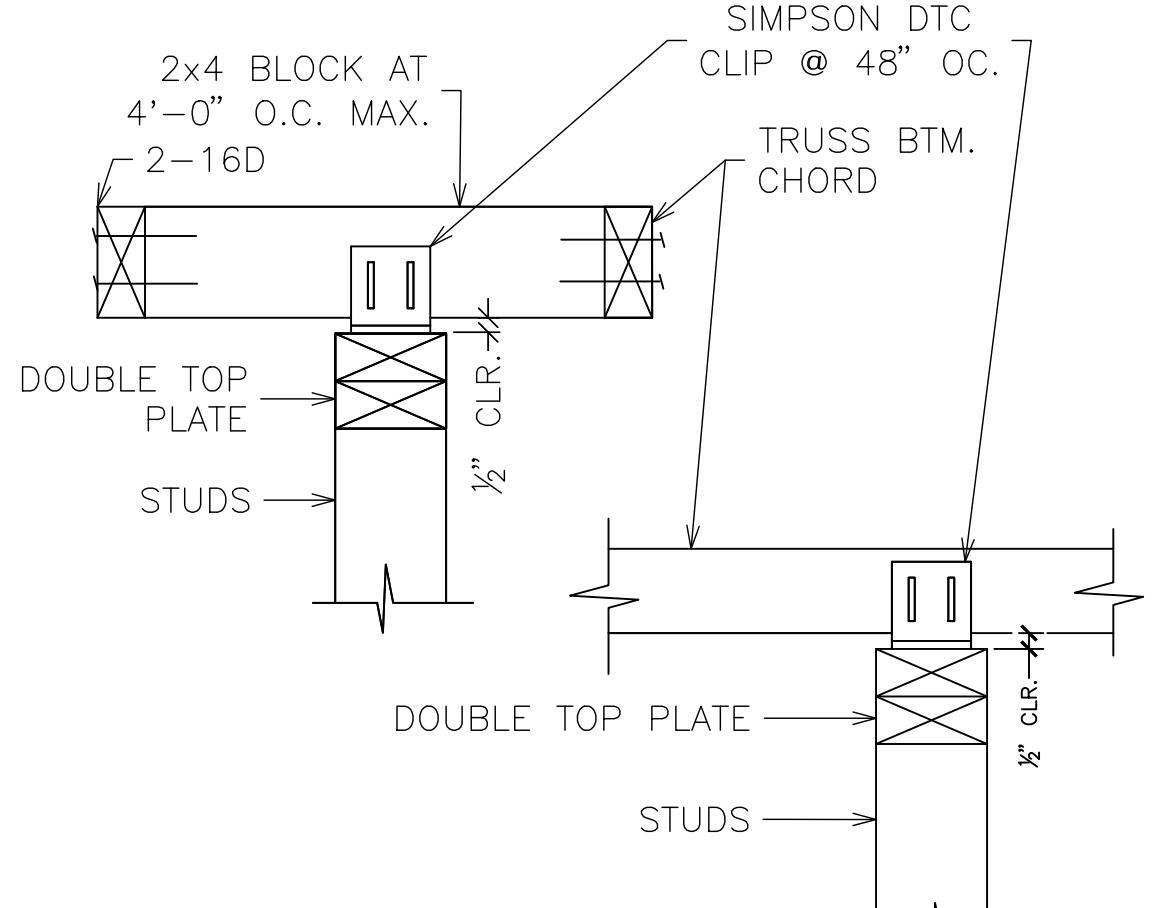
TENSION STRAP AT INTERIOR FACE OF WALL, STRAP ACROSS HEADER AND JAMB STUDS:
SIMPSON MSTA 30 (2,050 lbs TENSION)



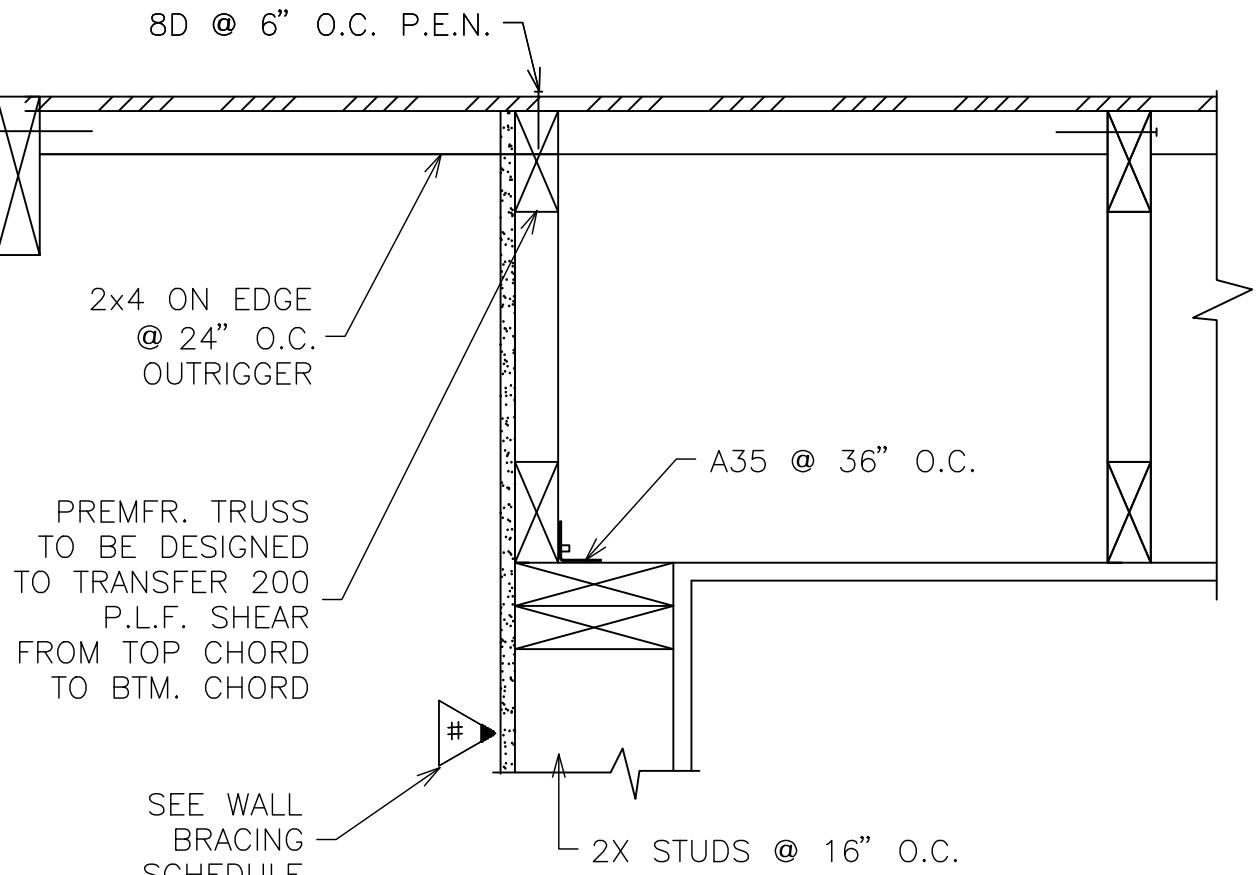
DERIVED FROM CRC
FIGURE R602.10.4.2



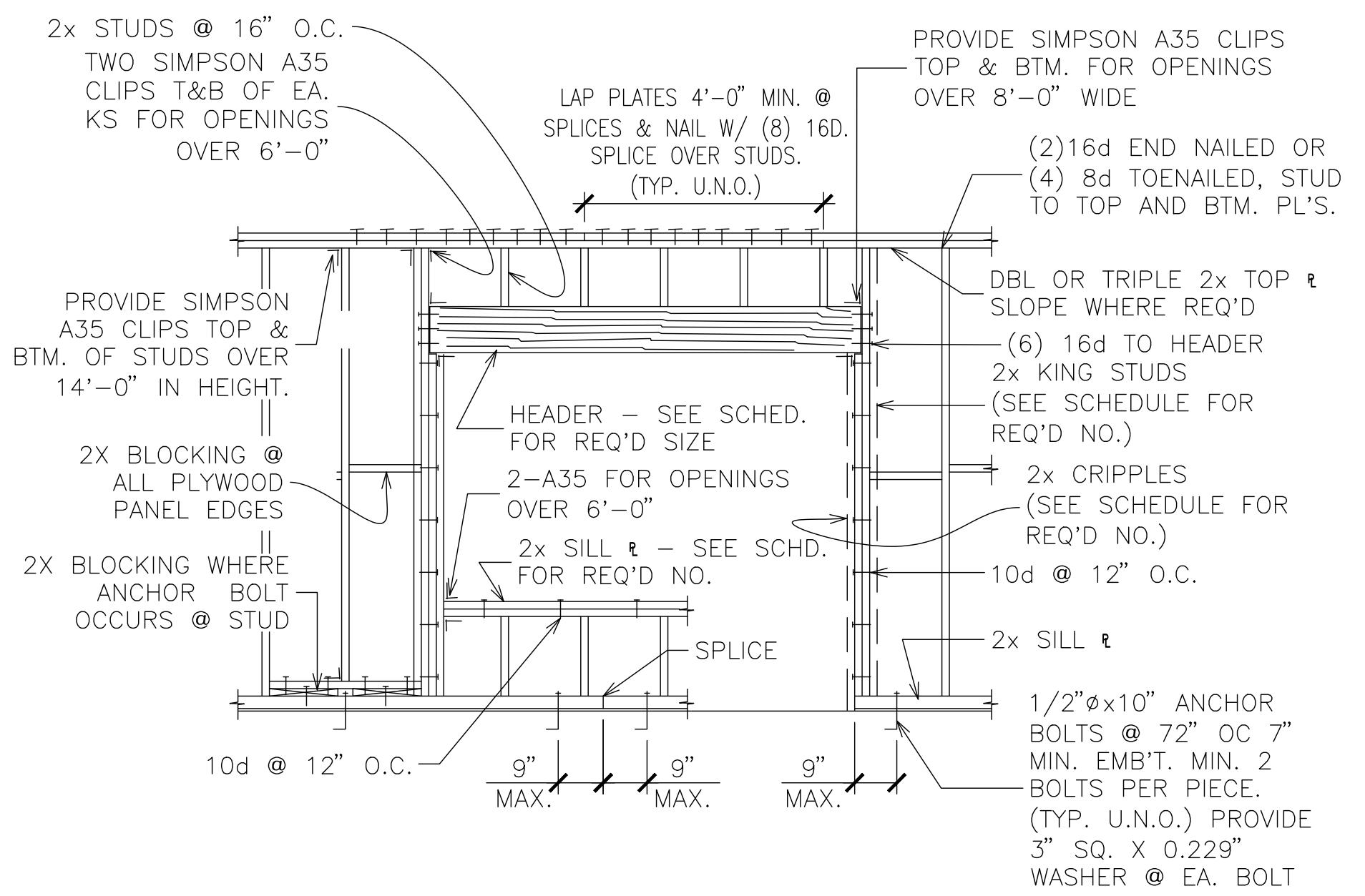
4 EAVE DETAIL
N.T.S.



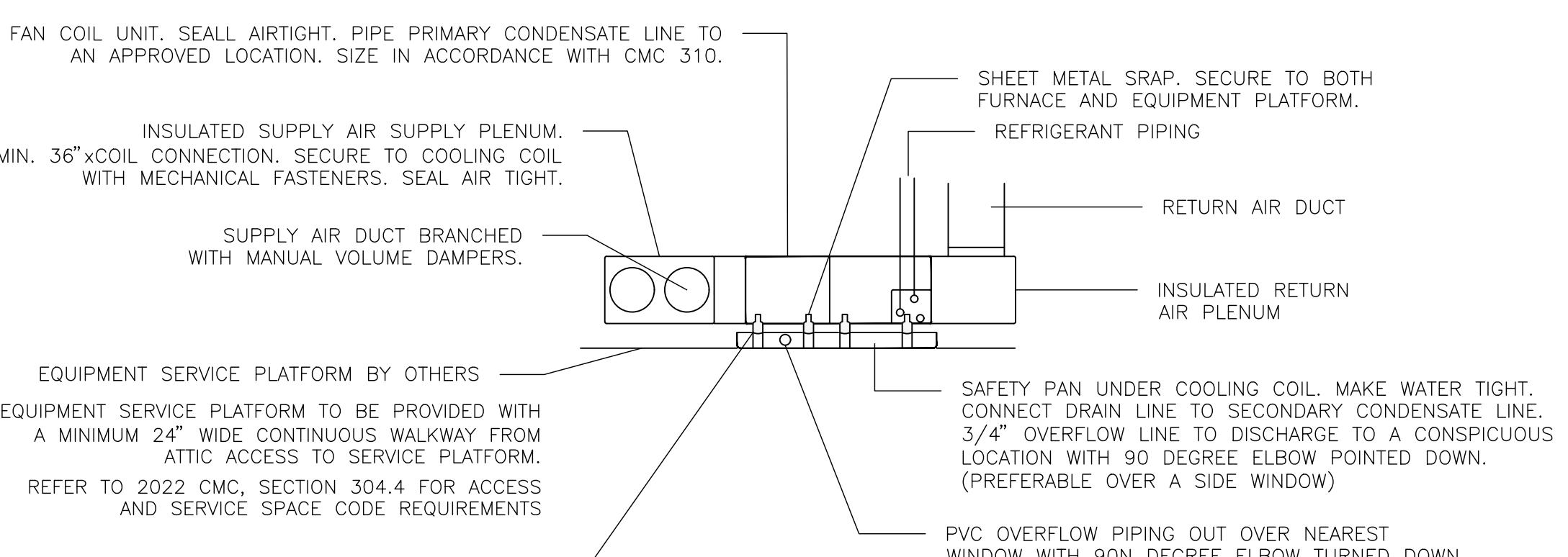
5 NON-BRG., NON-BRACED WALL CONNECTION
N.T.S.



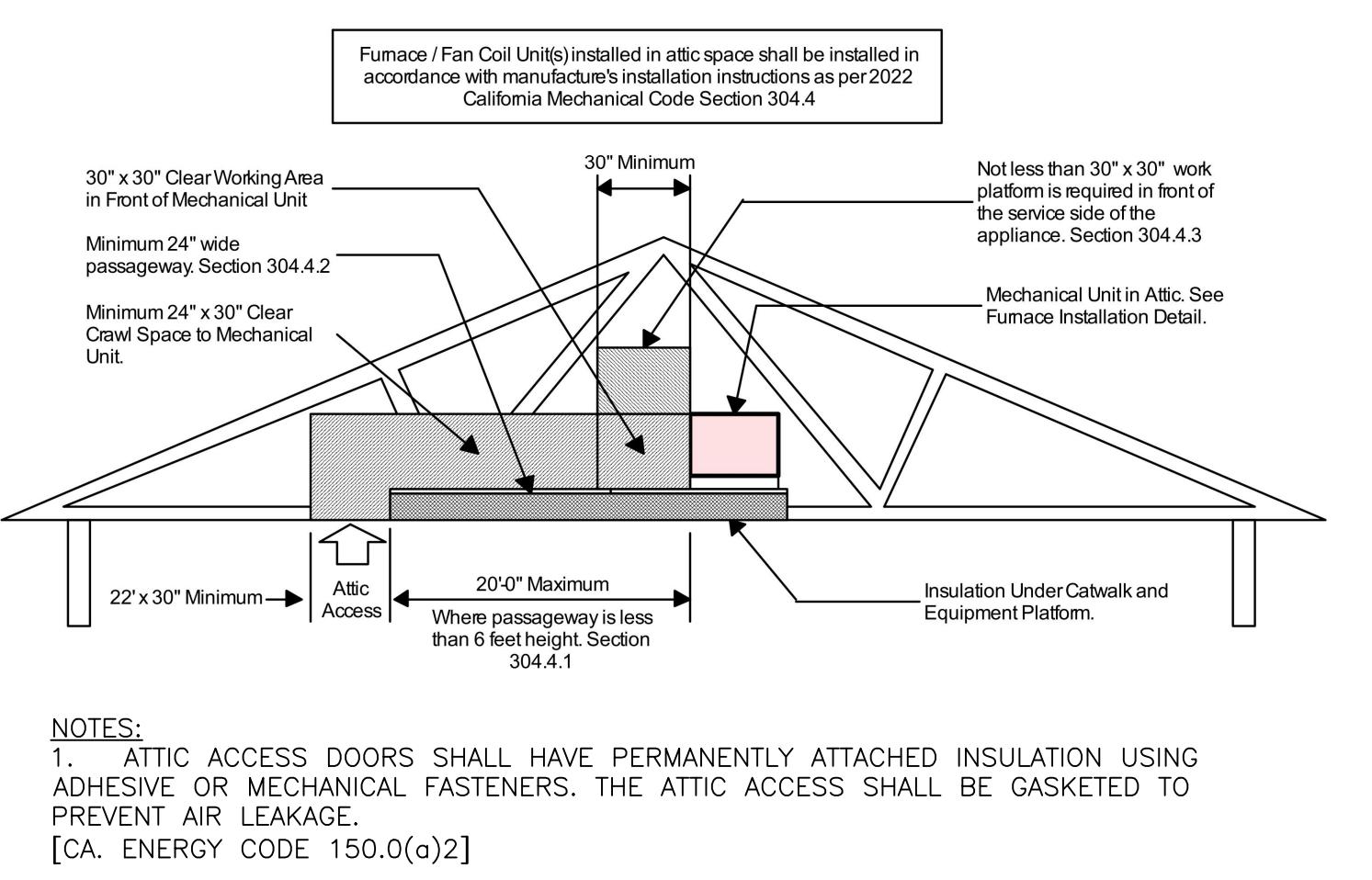
6 GABLE END DETAIL
N.T.S.



TYP. WALL FRAMING AT OPENING
N.T.S.



7 FAN COIL INSTALLATION IN ATTIC
N.T.S.



8 ATTIC MOUNTED AIR HANDLER
N.T.S.

CLEAR SPAN OF OPENING	HEADER SIZE		NUMBER OF CRIPPLES	NUMBER OF KING STUDS	NUMBER OF SILL PLATES
	BEARING WALL	NON-BRG WALL			
UP TO 6'-0"	4 x 8	4 x 6	1	1	1

NOTES:

1. 4x HEADER SIZE SHOWN IS FOR 2x4 STUD WALL, REVISE TO 6x FOR 2x6 STUD WALLS AND 8x FOR 2x8 STUD WALLS.
2. DETAILS AND MEMBER SIZES ARE TYPICAL UNLESS OTHERWISE NOTED OR DETAILED.
3. NOTES AND MEMBER SIZES SHOWN ON FRAMING PLANS SHALL TAKE PRECEDENCE OVER SCHEDULE.

9 HEADER DETAIL
N.T.S.

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CITY OF ATWATER



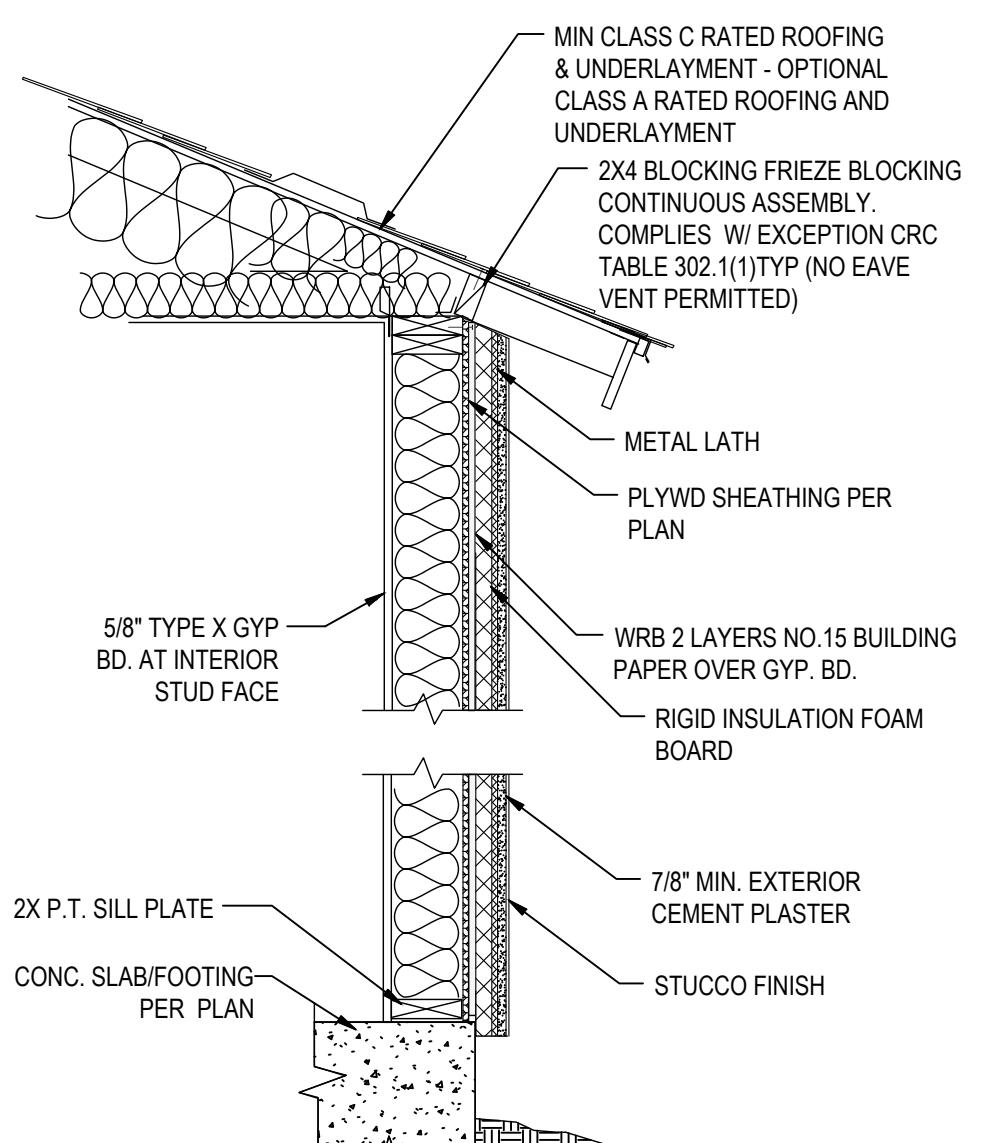
REVISIONS

PROJECT TITLE	PRE-REVIEWED ADU PROGRAM	
AGENCY	S.J.V REAP	DATE
ADU SQFT	908	4/15/2024

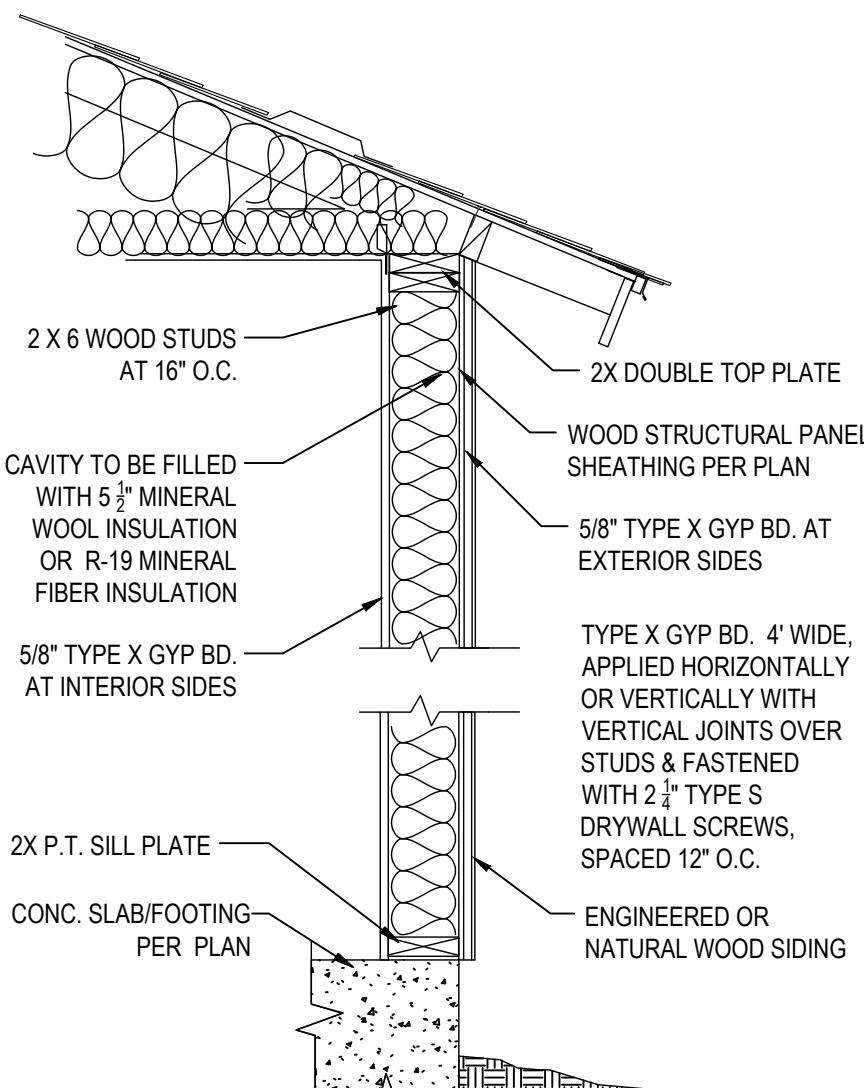
DRAWING SCALE

SHEET

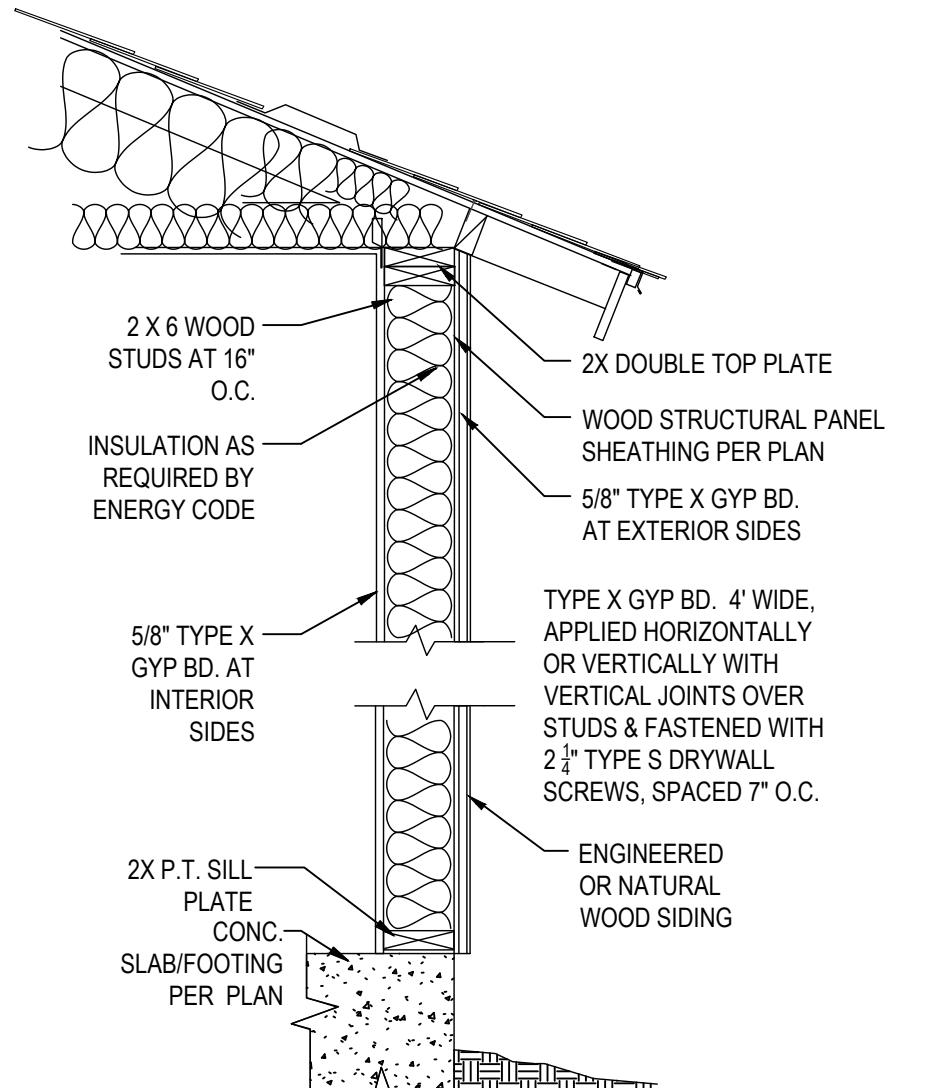
S4



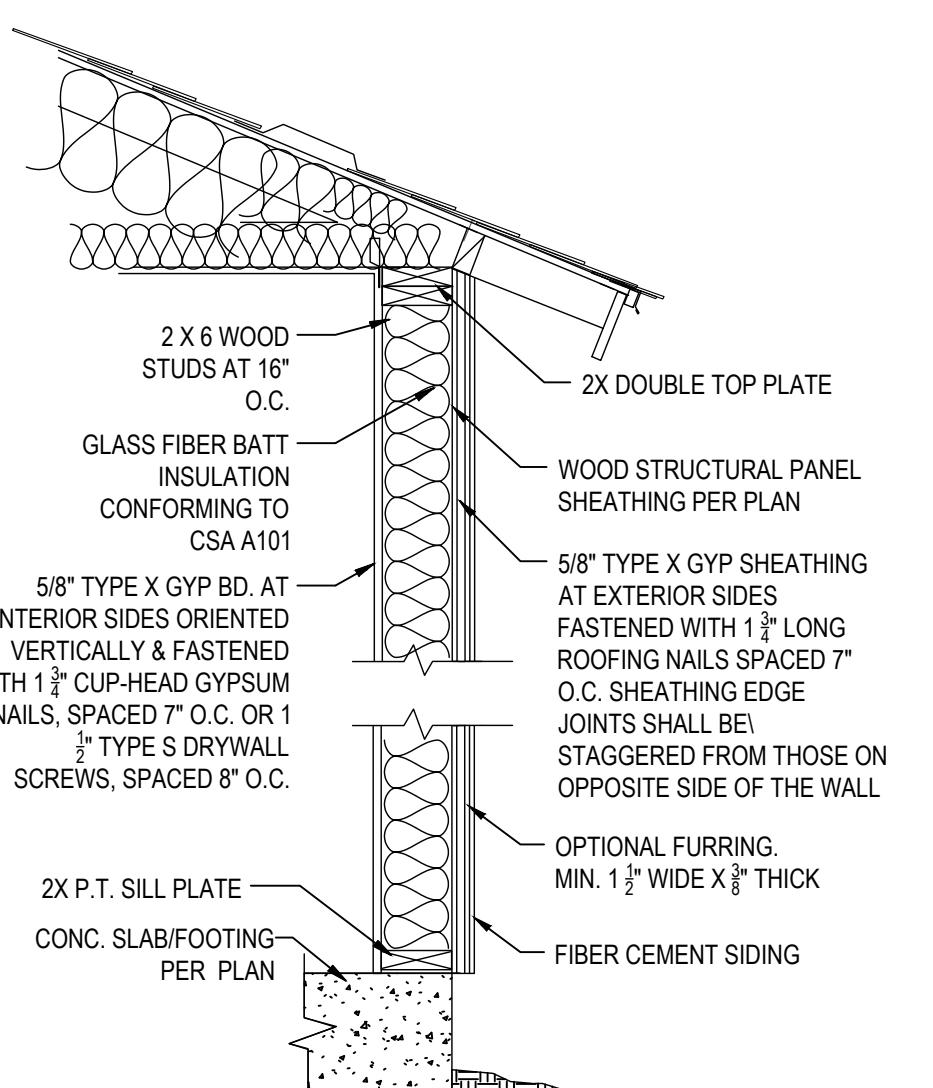
10 1-HOUR FIRE RATED ASSEMBLY FOR STUCCO FINISH
N.T.S.



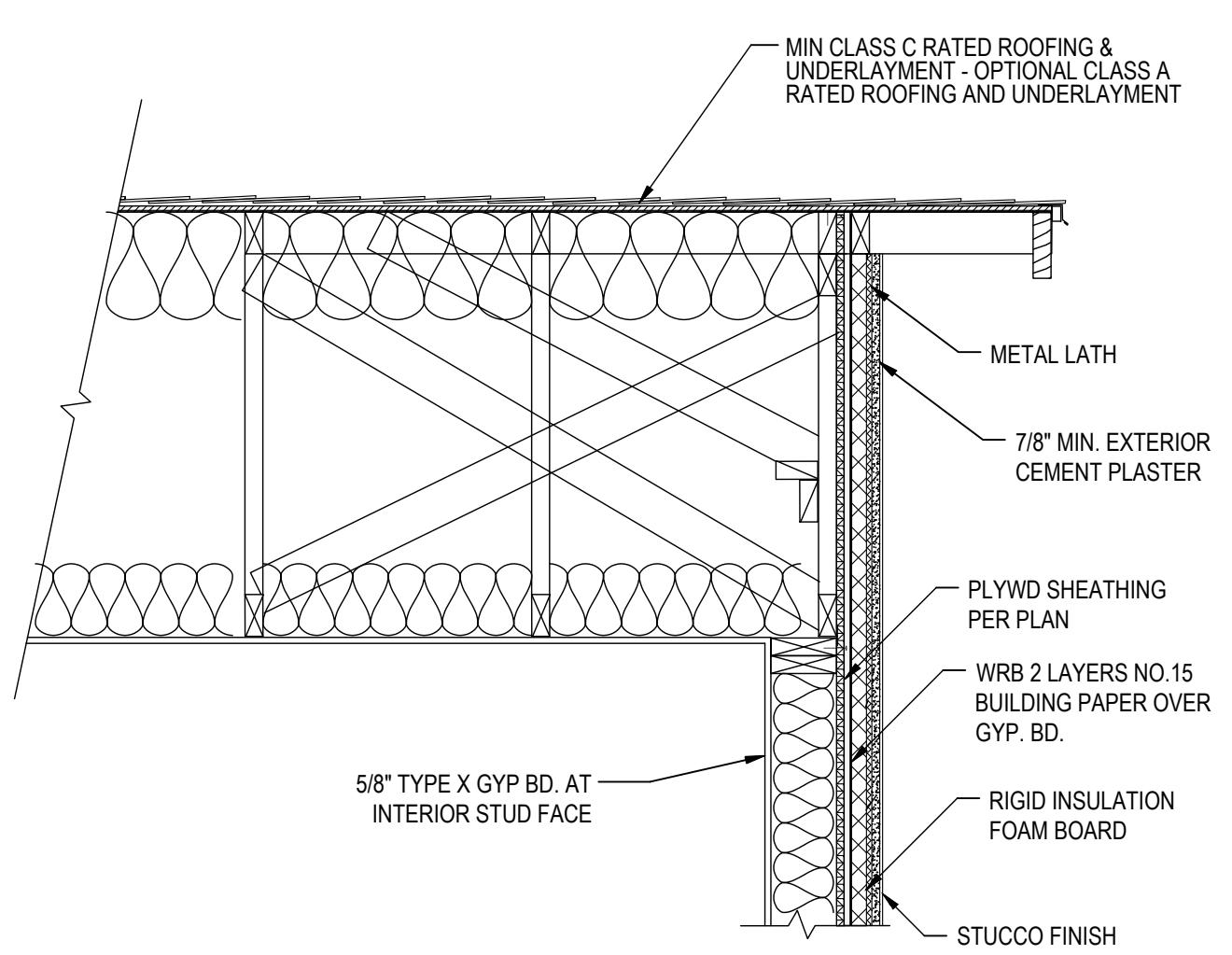
11 1-HOUR FIRE RATED ASSEMBLY FOR
ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



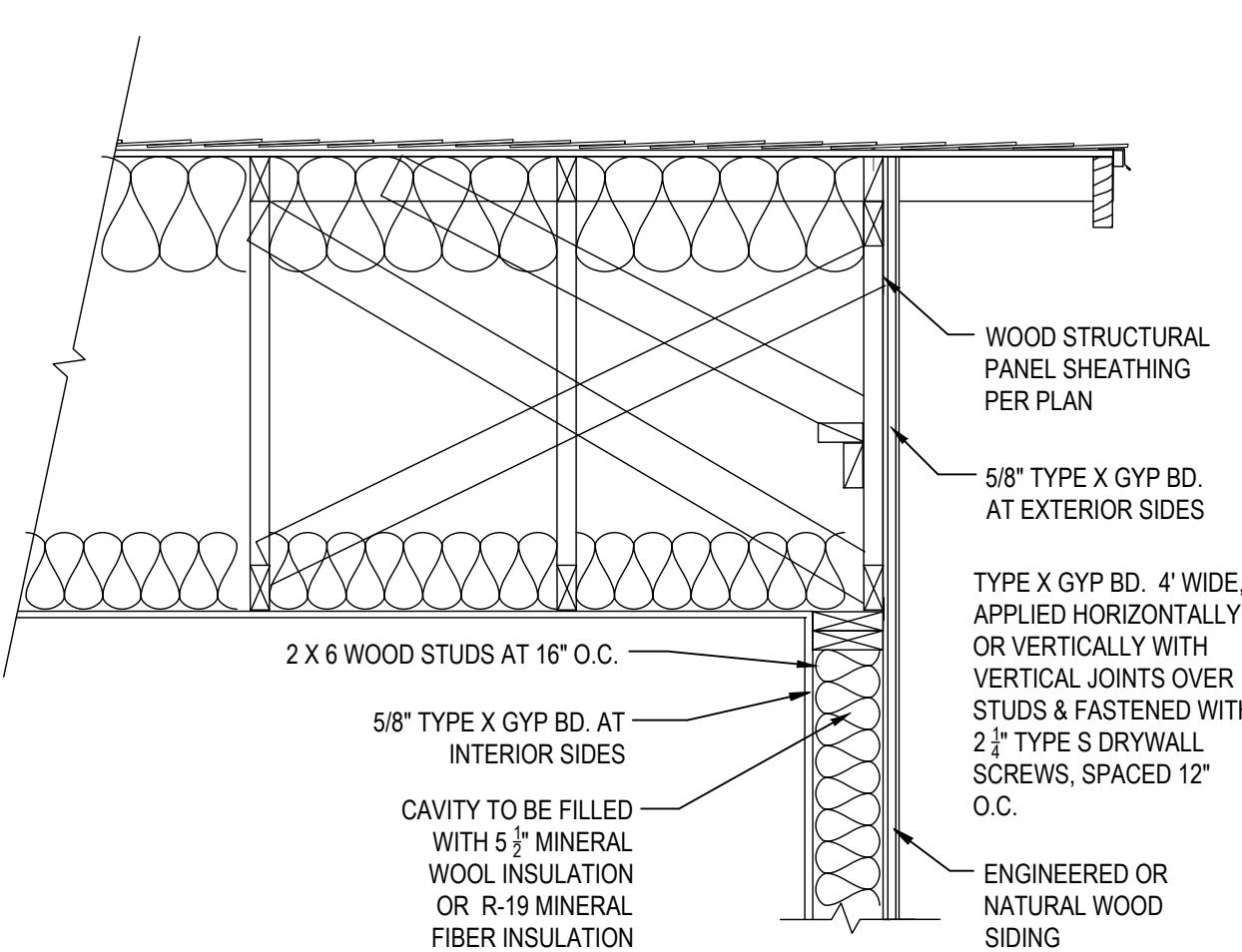
12 1-HOUR FIRE RATED ASSEMBLY FOR
ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



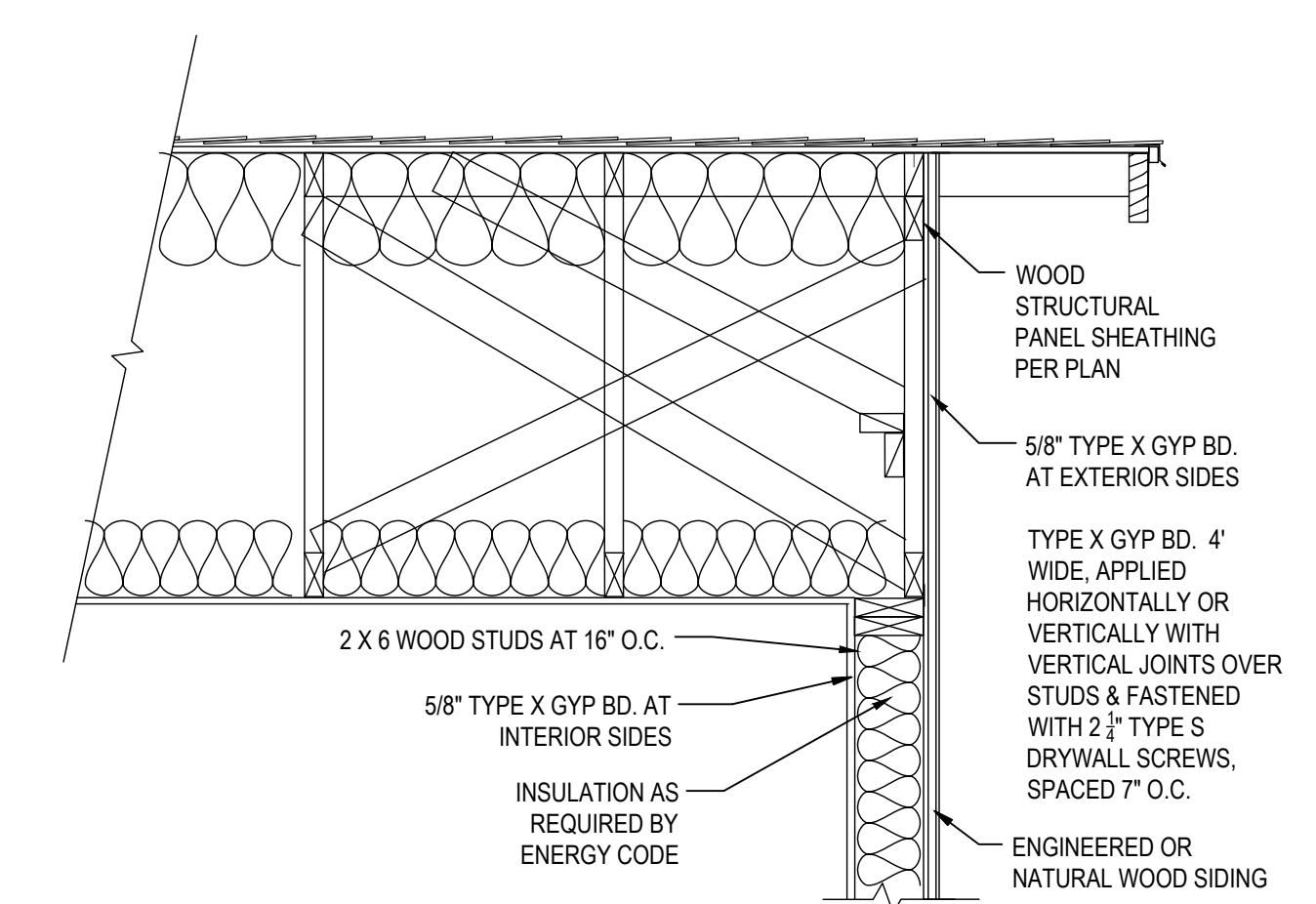
13 1-HOUR FIRE RATED ASSEMBLY FOR
FIBER CEMENT SIDING
N.T.S.



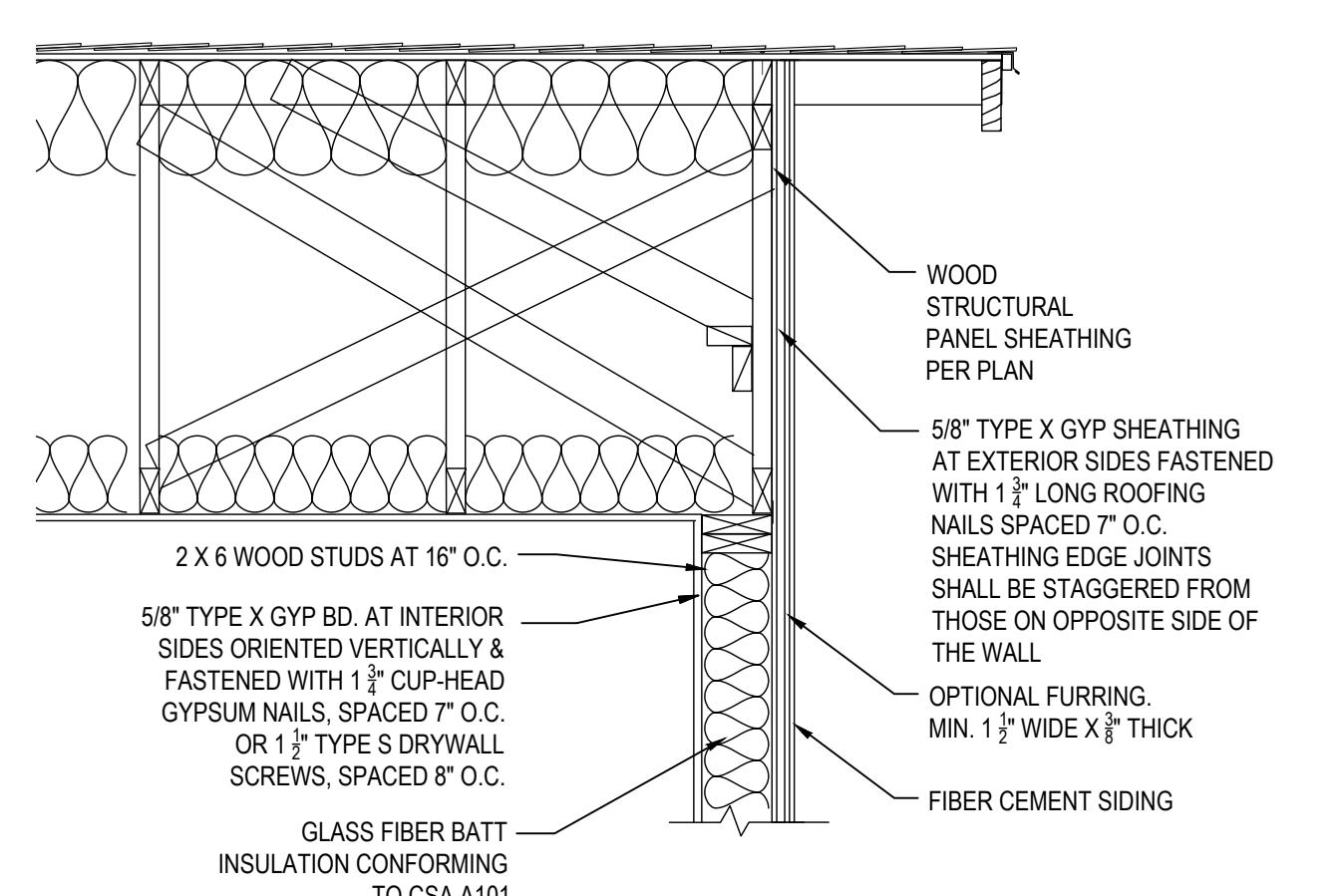
14 1-HOUR FIRE RATED GABLE END FOR STUCCO FINISH
N.T.S.



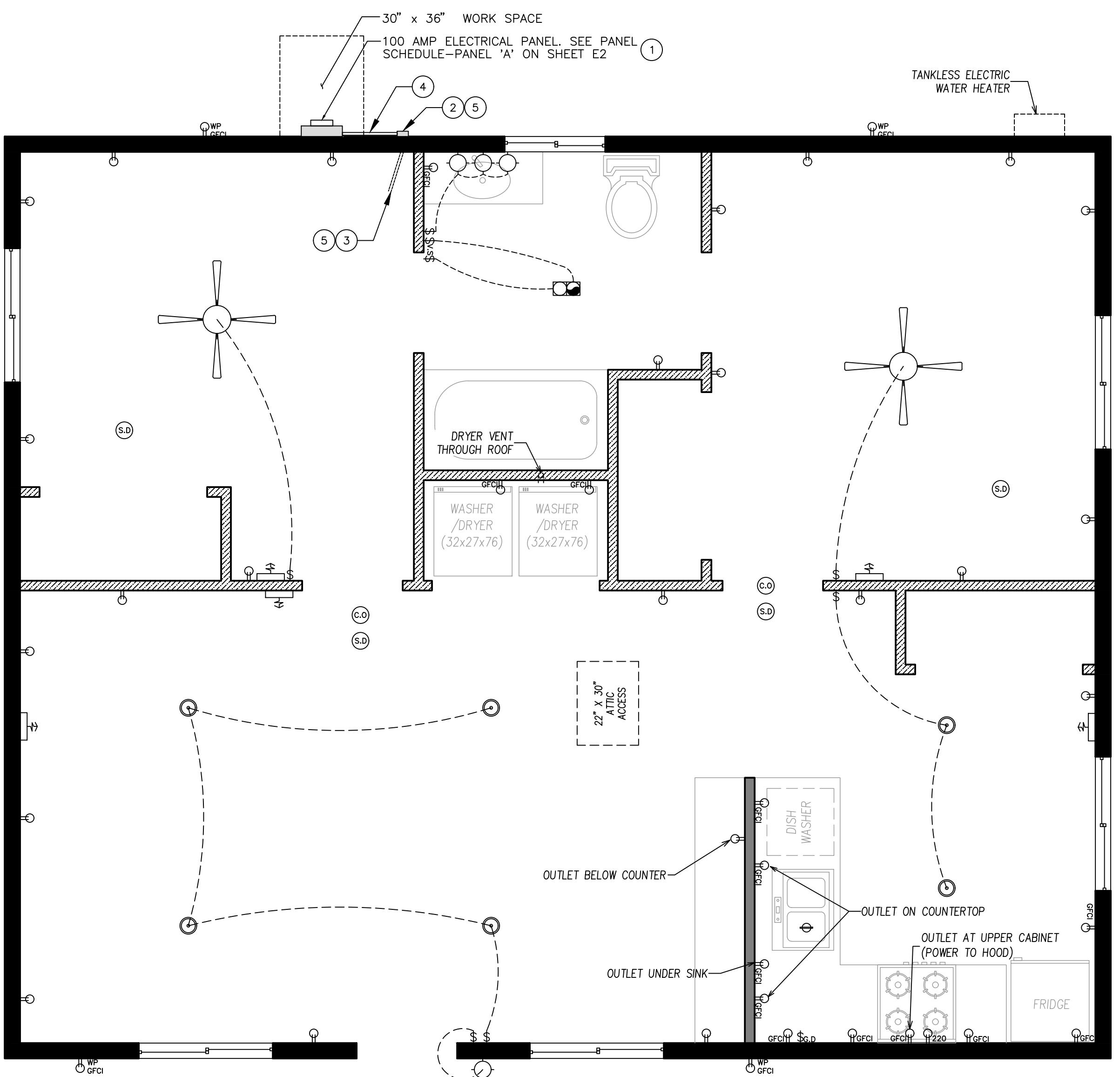
15 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR
NATURAL WOOD SIDING
N.T.S.



16 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR
NATURAL WOOD SIDING
N.T.S.



17 1-HOUR FIRE RATED GABLE END FOR FIBER CEMENT SIDING
N.T.S.



SOLAR READY KEYNOTES

NOTE: SOLAR READY NOTES SHOWN TO
DEMONSTRATE PLAN IS SOLAR READY.
SEPARATE PERMIT AND FEES ARE REQUIRED. IF
REQUIRED, CONTACT A PV/SOLAR PROVIDER
FOR PLANS AND PERMITS.

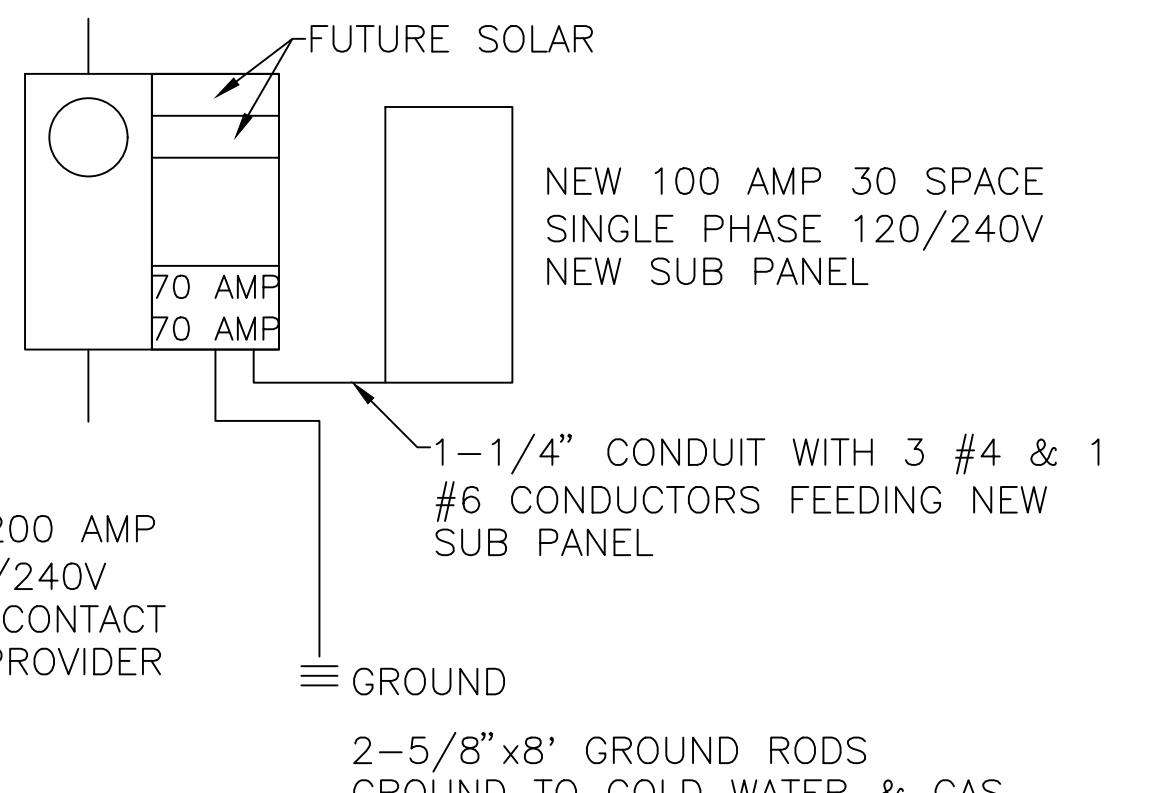
1. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE-POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLE MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"
2. APPROVED MINIMUM 4-INCH SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICAL OF MAIN ELECTRICAL SERVICE PANEL
3. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX
4. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL
5. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLE MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"

IN EACH DWELLING UNIT, THE LOAD SHALL BE CALCULATED AT 1500 VOLT-AMPERES FOR EACH 2-WIRE SMALL APPLIANCE BRANCH CIRCUIT AS COVERED BY 2010.11(C)(1). WHERE THE LOAD IS SUBDIVIDED THROUGH TWO OR MORE FEEDERS, THE CALCULATED LOAD FOR EACH SHALL INCLUDE NOT LESS THAN 1500 VOLT-AMPERES FOR EACH 2-WIRE SMALL APPLIANCE BRANCH CIRCUIT. THESE LOADS SHALL BE PERMITTED TO BE INCLUDED WITH THE GENERAL LIGHTING LOAD AND SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42.

- 2.1. THE INDIVIDUAL BRANCH CIRCUIT PERMITTED BY 210.52(B)(1). EXCEPTION NO. 2, SHALL BE PERMITTED TO BE EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.
3. LAUNDRY CIRCUIT LOAD
A LOAD OF NOT LESS THAN 1500 VOLT-AMPERES SHALL BE INCLUDED FOR EACH 2-WIRE LAUNDRY BRANCH CIRCUIT INSTALLED AS COVERED BY 210.11(C)(2). THIS LOAD SHALL BE SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42. [CEC 220.43(B)]
4. APPLIANCE LOAD—DWELLING UNITS
IT SHALL BE PERMISSIBLE TO APPLY A DEMAND FACTOR OF 75 PERCENT TO THE NAMEPLATE RATING LOAD OF FOUR OR MORE APPLIANCES RATED $\frac{1}{4}$ HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE IN A ONE-FAMILY, TWO-FAMILY, OR MULTIFAMILY DWELLING. THIS DEMAND FACTOR SHALL NOT APPLY TO: HOUSEHOLD ELECTRIC COOKING EQUIPMENT THAT IS FASTENED IN PLACE, CLOTHES DRYERS, SPACE HEATING EQUIPMENT, AND AIR-CONDITIONING EQUIPMENT. [CEC 220.53]

SUB-PANEL & SWITCH GEAR FOR FUTURE BATTERY STORAGE

N.T.S.



CHANGE SERVICE TO 200 AMP
1-SINGLE PHASE 120/240V
SOLAR READY PANEL. CONTACT
YOUR LOCAL UTILITY PROVIDER

2-5/8" x8' GROUND RODS
GROUND TO COLD WATER & GAS

120/240V 1PH 3 WIRE 100 AMP

ML

NEMA-1 FLUSH MOUNT 30 C

PANEL SCHEDULE -PANEL 'A'

10KAIC

#498

DESCRIPTION	CKT	OCPD	PHASE A	PHASE B	OCPD	CKT	DESCRIPTION
RECEPTACLES	1	20 AMP	1800	1300	15 AMP	2	LIGHTING
WASHER	3	20 AMP	1800	2700	30 AMP	4	DRYER
RANGE	5	40 AMP	3700	2700	30 AMP	6	DRYER
RANGE	7	40 AMP	3700	1350	20 AMP	8	KITCHEN APPLIANCE
KITCHEN APPLIANCE	9	20 AMP	1350	1800	20 AMP	10	DISH WASHER
RECEPTACLES	11	20 AMP	1800	1800	20 AMP	12	DISPOSAL
EF #1 AND EF #2	13	20 AMP	600	4000	50 AMP	14	COOK TOP
	15			4000	50 AMP	16	COOK TOP
WATER HEATER	17	30 AMP	2400	2400	30 AMP	18	FURNACE
WATER HEATER	19	30 AMP	2400	2400	30 AMP	20	FURNACE
SPACE	21					22	SPACE
SPACE	23					24	SPACE
SPACE	25					26	SPACE
SPACE	27					28	SPACE
SPACE	29					30	SPACE
SPACE	31					32	SPACE
SPACE	33					34	SPACE
SPACE	35					36	SPACE
SPACE	37					38	SPACE
SPACE	39					40	SPACE
SPACE	41					42	SPACE
	TOTAL VA LOAD		14150	11650			
	25% LCU/IML		3538	2913			
	TOTAL LOAD		17688	14563			
	TOTAL LOAD AMPS		64	53			

CLOTHES DRYER VENT NOTES

1. 4" ϕ DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
2. SMALL APPLIANCE CIRCUIT LOAD IN EACH DWELLING UNIT, THE LOAD SHALL BE CALCULATED AT 1500 VOLT-AMPERES FOR EACH 2-WIRE SMALL APPLIANCE BRANCH CIRCUIT AS COVERED BY 2010.11(C)(1). WHERE THE LOAD IS SUBDIVIDED THROUGH TWO OR MORE FEEDERS, THE CALCULATED LOAD FOR EACH SHALL INCLUDE NOT LESS THAN 1500 VOLT-AMPERES FOR EACH 2-WIRE SMALL APPLIANCE BRANCH CIRCUIT. THESE LOADS SHALL BE PERMITTED TO BE INCLUDED WITH THE GENERAL LIGHTING LOAD AND SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42.
 - 2.1. THE INDIVIDUAL BRANCH CIRCUIT PERMITTED BY 210.52(B)(1). EXCEPTION NO. 2, SHALL BE PERMITTED TO BE EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.
3. LAUNDRY CIRCUIT LOAD A LOAD OF NOT LESS THAN 1500 VOLT-AMPERES SHALL BE INCLUDED FOR EACH 2-WIRE LAUNDRY BRANCH CIRCUIT INSTALLED AS COVERED BY 210.11(C)(2). THIS LOAD SHALL BE SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42. [CEC 220.43(B)]
4. APPLIANCE LOAD-DWELLING UNITS IT SHALL BE PERMISSIBLE TO APPLY A DEMAND FACTOR OF 75 PERCENT TO THE NAMEPLATE RATING LOAD OF FOUR OR MORE APPLIANCES RATED $\frac{1}{4}$ HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE IN A ONE-FAMILY, TWO-FAMILY, OR MULTIFAMILY DWELLING. THIS DEMAND FACTOR SHALL NOT APPLY TO: HOUSEHOLD ELECTRIC COOKING EQUIPMENT THAT IS FASTENED IN PLACE, CLOTHES DRYERS, SPACE HEATING EQUIPMENT, AND AIR-CONDITIONING EQUIPMENT. [CEC 220.53]
5. ELECTRIC CLOTHES DRYER THE LOAD FOR HOUSEHOLD ELECTRIC CLOTHES DRYERS IN A DWELLING UNIT SHALL BE EITHER 5,000 WATTS OR THE NAMEPLATE RATING, WHICHEVER IS LARGER, FOR EACH DRYER SERVED. THE USE OF THE DEMAND FACTORS IN TABLE 220.54 SHALL BE PERMITTED. WHERE TWO OR MORE SINGLE-PHASE DRYERS ARE SUPPLIED BY A 3-PHASE, 4-WIRE FEEDER OR SERVICE, THE TOTAL LOAD SHALL BE CALCULATED ON THE BASIS OF TWICE THE MAX. NUMBER CONNECTED BETWEEN ANY TWO PHASES. KILOVOLT-AMPERES SHALL BE CONSIDERED EQUIVALENT TO KILOWATTS FOR LOADS CALCULATED IN THIS SECTION.
1. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET. [CEC 210.52(A)(1)]
2. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
3. AFCI OUTLETS. ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI). (CEC 210.12)
4. RECEPTACLE OUTLETS SHALL BE LOCATED IN ONE OR MORE OF THE FOLLOWING:
 - 4.1. ON OR ABOVE COUNTERTOP OR WORK SURFACES: ON OR ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE, THE COUNTERTOP OR WORK SURFACE.
 - 4.2. IN COUNTERTOP OR WORK SURFACES: RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES SHALL BE PERMITTED TO BE INSTALLED IN COUNTERTOPS OR WORK SURFACES.
 - 4.3. BELOW COUNTERTOP OR WORK SURFACES: NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP OR WORK SURFACE. RECEPTACLES INSTALLED BELOW A COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. [CEC 210.52(C)(3)]
5. BATHROOMS AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP. RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN THE COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP. [CEC 210.52(D)]
6. OUTDOOR OUTLETS ALL EXTERIOR RECEPTACLES SHALL BE WP/GFCI PROTECTED. FOR A ONE-FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN $6\frac{1}{2}$ FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. [210.52(E)(1)]
7. LAUNDRY AREAS IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT. [210.52(F)]
8. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
9. AFCI OUTLETS. ARC FAULT CIRCUIT INTERRUPTERS (AFCI) PROTECTION IS REQUIRED THROUGHOUT ALL 15 AND 20-AMP 120V CIRCUITRY THAT IS NOT GFCI PROTECTED. (CEC 210.12)

OUTLET NOTES

1. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET. [CEC 210.52(A)(1)]
2. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
3. AFCI OUTLETS. ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI). (CEC 210.12)
4. RECEPTACLE OUTLETS SHALL BE LOCATED IN ONE OR MORE OF THE FOLLOWING:
 - 4.1. ON OR ABOVE COUNTERTOP OR WORK SURFACES: ON OR ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE, THE COUNTERTOP OR WORK SURFACE.
 - 4.2. IN COUNTERTOP OR WORK SURFACES: RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES SHALL BE PERMITTED TO BE INSTALLED IN COUNTERTOPS OR WORK SURFACES.
 - 4.3. BELOW COUNTERTOP OR WORK SURFACES: NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP OR WORK SURFACE. RECEPTACLES INSTALLED BELOW A COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. [CEC 210.52(C)(3)]
5. BATHROOMS
AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP. RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN THE COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP. [CEC 210.52(D)]
6. OUTDOOR OUTLETS
ALL EXTERIOR RECEPTACLES SHALL BE WP/GFCI PROTECTED.
FOR A ONE-FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN $6\frac{1}{2}$ FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. [210.52(E)(1)]
7. LAUNDRY AREAS
IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT. [210.52(F)]
8. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
9. AFCI OUTLETS. ARC FAULT CIRCUIT INTERRUPTERS (AFCI) PROTECTION IS REQUIRED THROUGHOUT ALL 15 AND 20-AMP 120V CIRCUITRY THAT IS NOT GFCI PROTECTED. (CEC 210.12)



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PROJEKT TITEL

CITY OF ATWATER - PRE-REVIEWED ADU	SHEET DESCRIPTION	ELECTRICAL PLAN	DATE
AGENCY	CIV. DEPT.	1/15/2021	

DRAWING SCALE

E1



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL		CHAPTER 4 PLANNING AND DESIGN		CHAPTER 4.1 PLANNING AND DESIGN		CHAPTER 4.2 ENERGY EFFICIENCY		CHAPTER 4.3 WATER EFFICIENCY AND CONSERVATION		CHAPTER 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY		CHAPTER 4.5 ENVIRONMENTAL QUALITY			
Y	N/A	RESPON. PARTY	Y	N/A	RESPON. PARTY	Y	N/A	RESPON. PARTY	Y	N/A	RESPON. PARTY	Y	N/A	RESPON. PARTY	
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.		4.106.4.2 New multifamily developments, hotels and motels and new residential parking facilities. Where new multifamily developments, hotels and motels and new residential parking facilities are provided, parking spaces for sleeping units or guest rooms shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.		4.106.4.2.4 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.		4.304 OUTDOOR WATER USE		4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.		4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE		4.406.1 PREDOMINANT. Predominant ground types, electric cables, conduits or other openings in sole-bolt plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.			
301.1.1 Additions and alterations. The mandatory provisions of Chapter 4 shall be applied to additions and 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.		4.106.4.2 Multifamily developments projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.		4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).		4.304.2 OUTDOOR WASTE REDUCTION, DISPOSAL AND RECYCLING		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 non-hazardous 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.		4.501 GENERAL		4.501.1 Scope. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.	
301.1.2 Additional alterations. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing multifamily 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.		4.106.4.2.6 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.		4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.		4.304.3 INDOOR WATER USE		4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.		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 4.408.4.		4.502 ENVIRONMENTAL QUALITY		4.502.1 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.	
301.1.3 Note. Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.		4.106.4.3.1 Exceptions: 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.		4.106.4.3.2 Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		4.304.4 CONSTRUCTION WASTE REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% 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 in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		4.502.2 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.		4.502.3 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.			
301.1.4 Note. On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace non-compliant 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.		4.106.4.3.3 Exceptions: 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.		4.106.4.3.4 Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		4.304.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.		4.408.4.2 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		4.502.4 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.		4.502.5 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.			
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 (LR) or high-rise (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.		4.106.4.3.5 Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.		4.106.4.3.6 Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		4.304.6 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.		4.408.4.3 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		4.502.6 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.		4.502.7 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.			
SECTION 302 MIXED OCCUPANCY BUILDINGS		4.106.4.3.7 Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.		4.106.4.3.8 Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		4.304.7 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.		4.408.4.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		4.502.8 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.		4.502.9 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.			
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.		4.106.4.3.9 Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.		4.106.4.3.10 Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		4.304.8 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.		4.408.4.5 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		4.502.10 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.		4.502.11 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.			
SECTION 302 MIXED OCCUPANCY BUILDINGS		4.106.4.3.11 Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.		4.106.4.3.12 Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		4.304.9 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.		4.408.4.6 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		4.502.12 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.		4.502.13 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.			
SECTION 302.1 MIXED OCCUPANCY BUILDINGS		4.106.4.3.13 Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.		4.106.4.3.14 Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		4.304.10 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.		4.408.4.7 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		4.502.14 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.		4.502.15 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.			
SECTION 302.1 MIXED OCCUPANCY BUILDINGS		4.106.4.3.15 Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.		4.106.4.3.16 Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		4.304.11 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.		4.408.4.8 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		4.502.16 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.		4.502.17 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.			
SECTION 302.1 MIXED OCCUPANCY BUILDINGS		4.106.4.3.17 Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.		4.106.4.3.18 Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		4.304.12 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.		4.408.4.9 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		4.502.18 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.		4.502.19 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.			
SECTION 302.1 MIXED OCCUPANCY BUILDINGS		4.106.4.3.20 Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.		4.106.4.3.21 Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		4.304.13 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.		4.408.4.10 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		4.502.20 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.		4.502.21 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.			
SECTION 302.1 MIXED OCCUPANCY BUILDINGS		4.106.4.3.22 Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.		4.106.4.3.23 Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		4.304.14 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.		4.408.4.11 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		4.502.22 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.		4.502.23 ENVIRONMENTAL QUALITY. The provisions of this chapter shall be applied to the environmental quality of the building and its surroundings.			
SECTION 302.1 MIXED OCCUPANCY BUILDINGS		4.106.4.3.24 Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.		4.106.4.3.25 Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		4.304.15 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.		4.408.4.12 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		<b					



California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y	N/A	RESPON. PARTY		
MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Residue Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreds of a gram (g O ₃ /g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.				
MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.				
PRODUCT-WEIGHTED MIR (PWWMR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWWMR is the total product reactivity expressed to hundreds of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWWMR is calculated according to equations found in CCR, Title 17, Section 94521 (a).				
REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.				
VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressure greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).				
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 & 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, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or 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, sealant and caulk 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 caulk shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAGMD 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 VOC in Section 94522(e)(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.				
TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2} (Less Water and Less Exempt Compounds in Grams per Liter)				
ARCHITECTURAL APPLICATIONS	VOC LIMIT			
INDOOR CARPET ADHESIVES	50			
CARPET PAD ADHESIVES	50			
OUTDOOR CARPET ADHESIVES	150			
WOOD FLOORING ADHESIVES	100			
RUBBER FLOOR ADHESIVES	60			
SUBFLOOR ADHESIVES	50			
CERAMIC TILE ADHESIVES	65			
VCT & ASPHALT TILE ADHESIVES	50			
DRYWALL & PANEL ADHESIVES	50			
COVE BASE ADHESIVES	50			
MULTIPURPOSE CONSTRUCTION ADHESIVE	70			
STRUCTURAL GLAZING ADHESIVES	100			
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250			
OTHER ADHESIVES NOT LISTED	50			
SPECIALTY APPLICATIONS				
PVC WELDING	510			
CPVC WELDING	490			
ABS 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 & TRIM ADHESIVE	250			
SUBSTRATE SPECIFIC APPLICATIONS				
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 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS₃

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOAM COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLAC	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & 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 & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS 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, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

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 4.504.5 - FORMALDEHYDE LIMITS

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	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 E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93121.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 9/16" (14 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)**4.504.3 CARPET CUSHION** All carpet installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdpb.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx>**4.504.3.1 Carpet cushion** All carpet cushion installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdpb.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx>**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% of floor area receiving resilient flooring shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdpb.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx>**4.504.5 COMPOSITE WOOD PRODUCTS** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings 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.