In-person participation by the public will be permitted. In addition, remote public participation is available in the following ways:

1. *Livestream online at www.atwater.org (Please be advised that there is a broadcasting delay. If you would like to participate in public comment, please use the option below).*
2. *Submit a written public comment prior to the meeting: Public comments submitted to planning@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) 812-1031.

CITY OF ATWATER

PLANNING COMMISSION

AGENDA

Council Chambers
750 Bellevue Road
Atwater, CA 95301

August 20, 2025

CALL TO ORDER: **6:00 PM**

INVOCATION:

Invocation by Police Chaplain

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Conour____, Kadach____, Mokha____, Sanchez-Garcia ____, 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. June 18, 2025 – Regular Meeting

Staff's Recommendation: Approval of minutes as listed.

PETITIONS AND COMMUNICATIONS:

None

PUBLIC HEARINGS:

2. **Public hearing to consider adopting a resolution recommending City Council adopt Zoning Ordinance Text Amendment No. 25-12-0100 amending Chapter 17.16 "Low Density Residential Districts" of the Atwater Municipal Code to adjust the setbacks for R-1-5 in Section 17.16.050 of this chapter.**

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

   Close the public hearing;

   Make a finding that the action is categorically exempt from environmental review pursuant to CEQA Guidelines section 15061(b)(3), "Review for Exemption", under the common sense exemption; and adopt Resolution No. 0273-25 recommending the City Council Adopt an Ordinance Amending Section 17.16.050 of the Atwater Municipal Code related to Low Density Residential Districts Setbacks.

3. **Public hearing to recommend that the City Council of the City of Atwater adopt Zoning Ordinance Text Amendment No. 25-13-0100 amending Chapter 17.12 "Administration and General Conditions" of the Atwater Municipal Code to adjust the expiration of site plan approvals from 6 months to 5 years and modernize certain other parts of the chapter.**

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

   Close the public hearing;

   Make a finding that the Zoning Ordinance Text Amendment is categorically exempt under California Environmental Quality Act (CEQA) guideline

section 15061, (b)(3) and adopt Resolution No. 0274-25 recommending City Council to adopt Zoning Ordinance Text Amendment No. 25-13-0100 amending Chapter 17.12 "Administration and General Conditions" of the Atwater Municipal Code to adjust the expiration of site plan approvals from 6 months to 5 years, and modernize certain other parts of the chapter.

4. **Public Hearing to recommend that the City Council of the City of Atwater adopt an Initial Study and Mitigated Negative Declaration in accordance with California Environmental Quality Act (CEQA) for the Osborn Park Expansion project; and approve Site Plan No. 25-01-0100, General Plan Amendment No. 25-01-0200, and Zone Change No. 25-01-0300 for the project located at 501 E. Bellevue Rd., Atwater (APN 156-060-008).**

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

   Close the public hearing;

   Adopt Resolution No.0265-25 recommending the City Council of the City of Atwater adopt an Initial Study and Mitigated Negative Declaration for the Project in accordance with California Environmental Quality Act (CEQA) for the Osborn Park Expansion Project; and approve General Plan Amendment No. 25-01-0200 and Zone Change No. 25-01-0300 for the project located at 201 E. Bellevue Rd., Atwater (APN 156-060-008).

REPORTS AND PRESENTATION FROM STAFF:

5. **Community Development Director Verbal Updates.**

6. **Discussion and Possible Direction Regarding a Potential Program For Detached Residential Carports or Pergolas**

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

_____

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

June 18, 2025

REGULAR SESSION: (Council Chambers)

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

INVOCATION:

None

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Planning Commission Member Borgwardt

ROLL CALL:

Present:	***Planning Commission Members Borgwardt, Kadach, Mokha, and Conour***
Absent:	***Planning Commission Member Sanchez-Garcia***
Staff Present:	***City Manager Hoem, Community Development Director O'Connor Recording Secretary Rashad***

SUBSEQUENT NEED ITEMS:

None

APPROVAL OF AGENDA AS POSTED OR AS AMENDED:

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

<u>APPROVAL OF MINUTES:</u>

a) May 21, 2025 – Regular Meeting

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

<u>PETITIONS AND COMMUNICATIONS:</u>

None

<u>PUBLIC HEARINGS:</u>

Public Hearing to make an environmental finding that the project is exempt under California Environmental Quality Act (CEQA), because there are no changes to the project and the previous environmental impact report, and recommending the City Council adopt an Ordinance approving an Amendment to the Development Agreement by and between the City of Atwater and The Ferrari Ranch Owners, to clarify the responsible parties for the construction of water, sewer, and storm water infrastructure for the development located at APNs: 005-120-045 & 005-120-046.

City Manager Hoem provided background on this item.

Community Development Director O'Connor presented this item.

Chair Borgwardt opened the public hearing.

No one came forward to speak.

Chair Borgwardt closed the public hearing.

<u>MOTION:</u> Planning Commission Member Conour moved to make a finding that the project is exempt under California Environmental Quality Act (CEQA), because there are no changes to the project and the previous environmental impact report, and adopt Resolution No. 0269-25 recommending the City Council adopt an Ordinance approving an Amendment to the Development Agreement by and between the City of Atwater and The Ferrari Ranch Owners, to clarify the

responsible parties for the construction of water, sewer, and storm water infrastructure for the development located at APNs: 005-120-045 & 005-120-046). The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Mokha, Conour, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Member Sanchez-Garcia. The motion passed.

REPORTS AND PRESENTATIONS FROM STAFF:

City Manager Verbal Updates.

Community Development Director Verbal Updates.

COMMENTS FROM THE PUBLIC:

Chair Borgwardt opened the Public Comment.

Notice to the public was read.

No one came forward to speak.

Chair Borgwardt closed the public comment.

COMMISSIONER MATTERS:

Planning Commission Member Conour expressed his excitement for new business.

Planning Commission Member Mokha expressed his excitement for updates on the Building/Planning permits and processes as well as for the Ferrari Ranch update.

Chair Borgwardt inquired about an ordinance regarding carports and possibly having pre0approved plans similar to the ADU pre-approved plans that were recently adopted.

ADJOURNMENT:

Chair Borgwardt adjourned the meeting at 6:25 PM.

_____

Don Borgwardt, Chair

By: Kayla Rashad
Recording Secretary

PLANNING COMMISSION AGENDA REPORT

PLANNING COMMISSION

Donald Borgwardt, Chair

Mayra Sanchez-Garcia Jag Mokha

Harold Kadach Shawn Conour

MEETING DATE: **August 20, 2025**

TO: **Chair and Commissioners**

FROM: **Jon O'Connor, Community Development Director**

SUBJECT: **Public hearing to consider adopting a resolution recommending City Council adopt Zoning Ordinance Text Amendment No. 25-12-0100 Amending Chapter 17.16 "Low Density Residential Districts" of the Atwater Municipal Code to adjust the setbacks for R-1-5 in Section 17.16.050 of this chapter.**

RECOMMENDED COMMISSION ACTION:

It is recommended that Planning Commission:

1. Open the public hearing and receive any testimony from the public; and,

2. Close the public hearing; and,

3. Make a finding that the action is categorically exempt from environmental review pursuant to CEQA Guidelines section 15061(b)(3), "Review for Exemption", under the common sense exemption; and adopt Resolution No. 0273-25 recommending the City Council Adopt an Ordinance Amending Section 17.16.050 of the Atwater Municipal Code related to Low Density Residential Districts Setbacks

I. BACKGROUND:

On November 12, 2024, the City Council adopted zoning code amendments to lot coverage, depth, setbacks, and landscaped areas in certain residential zones, all intended to be in conformity with the underlying General Plan designation and applicable General Plan standards.

Subsequently, staff determined that numerical errors were made as to in the R-1-5 zone (5,000 square foot lots) setbacks for the minimum front yard setback (exterior) and for the minimum rear yard setback. Specifically, the former was inadvertently set at 15 feet instead of 20 feet and latter to 5 feet instead of 15 feet.

The proposed ordinance is to fix the errors and, thereby, ensure that the zoning code standards applicable to the zone are appropriate for the underlying intended use and underlying General Plan designation.

II. ANALYSIS:

The Low Density Residential (LDR) Land Use under the City of Atwater's General Plan states, "This category provides for residential development at densities that are typical for existing single family residential subdivisions within the City. The permitted density range is 3.1 to 7.0 units per acre. Parcel sizes range from 5,000 to 11,000 square feet in area. All properties must be served by public sewer and water. Typical land uses include single family residences and residential accessory uses, churches, schools, parks, community care facilities, and necessary public utility and safety facilities. Secondary dwelling units may be permitted consistent with state and local regulations".

To make the City's zoning consistent with its General Plan, staff seeks the Commission's recommendation for City Council's approval to amend the Atwater Municipal Code section 17.16.050 to read as follows, reflecting an increase the minimum front yard setback (exterior) from 15 to 20 feet and minimum rear yard setback from 5 to 15 feet.

	R-E	R-1-10	R-1-8	R-1-6	R-1-5
Minimum Lot Area per dwelling unit (sq. ft.)	16,000	10,000	8,000	6,000	5,000
Minimum Lot Width (feet), Interior Lot	110	100	80	60	50
Minimum Lot Width (feet), Corner Lot	110	100	80	70	60
Minimum Lot Depth	130	100	100	100	100
Minimum Front yard Setback (exterior)	20	20	20	20	20
Minimum Rear yard Setback	20	20	20	15	15
Minimum Side yard Setback (interior)	10	10	5	5	5
Minimum Side yard Setback, Corner Lot					
Abutting a front yard	20	20	15	15	20
Abutting a side yard	10	10	10	10	5
Minimum Landscaped or open recreational area	30 percent	30 percent	30 percent	30 percent	25 percent

III. FISCAL IMPACTS:

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

IV. LEGAL REVIEW:

This item has been reviewed by the City Attorney.

V. EXISTING POLICY:

The ordinance will amend Chapter 17.16: "Low Density Residential Districts," of the Atwater Municipal Code to adjust the setbacks for “R-1-5” in section 17.16.050 of this chapter.

The proposed ordinance does not conflict with any policies of the General Plan or other City policies or guidelines.

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 action to make minor amendments to two applicable setback criteria in a certain zoning district is exempt from further environmental review under the California Environmental Quality Act, Public Resources Code section 21000 et seq. (“CEQA”), pursuant to CEQA Guidelines section 15061(b)(3) where it can be seen with certainty that the minor amendments have no potential to cause a significant effect on the environment, and individual development projects in the R-1-5 zone will nonetheless undergo individual CEQA evaluation at the time that they are proposed.

IX. STEPS FOLLOWING APPROVAL:

Following adoption of Resolution No. 0273-25, the recommendation will be forwarded to the City Council for consideration.

Prepared by: Scott Ruffalo, Planning Technician

Submitted by: Jon O’Connor, Community Development Director

Attachments:

1. RSO No. 0273-25 Resolution
2. Draft Ordinance
3. Exhibit A

PLANNING COMMISSION OF THE CITY OF ATWATER

RESOLUTION NO. 0273-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATWATER RECOMMENDING THE CITY COUNCIL ADOPT ZONING ORDINANCE TEXT AMENDMENT NO. 25-12-0100 AMENDING CHAPTER 17.16: "LOW DENSITY RESIDENTIAL DISTRICTS" OF THE ATWATER MUNICIPAL CODE TO ADUJST THE SETBACKS FOR R-1-5 IN SECTION 17.16.050 OF THIS CHAPTER.

WHEREAS, the City of Atwater wishes to adjust the setbacks for Low Density Resolution R-1-5; and,

WHEREAS, the City of Atwater Municipal Code incorrectly changed the setbacks in R-1-5 for Low Density Residential Districts; and,

WHEREAS, in accordance with the General Plan Land Use Designation of "Low Density Residential (LDR)", City staff submits Zoning Ordinance Text Amendment (ZOTA) 25-13-0100 for an amendment to Chapter 17.16: "Low Density Residential Districts" of the Atwater Municipal Code to adjust the setbacks for "R-1-5"; and,

WHEREAS, the Planning Commission held a duly noticed public hearing as required by law on August 20, 2025; and,

WHEREAS, the City's General Plan provides a framework to enact the programs, policies, and regulations in support of such development; and

WHEREAS, this project is exempt under California Environmental Quality Act (CEQA) guideline section 15061(b)(3), "Review for Exemption". This exemption states that the activity is covered by the commons sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This is not subject to CEQA.; and,

WHEREAS, the ZOTA will 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 ZOTA No. 25-12-0100:

1. The proposed ordinance will ensure that all residential subdivision development projects submitted to the Planning Department continue to undergo review for consistency with the City's General Plan and the established development standards provided by the City of Atwater Municipal Code.
2. The proposed ordinance is consistent with the Atwater General Plan.
3. Adoption of the resolution recommending the City Council adopt the proposed ordinance is exempt from CEQA review under CEQA guideline section 15061(b)(3).
4. The public hearing for this project has been adequately noticed and advertised.
5. The project 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. The Planning Commission of the City of Atwater does hereby recommend that the City Council adopt ZOTA No. 25-12-0100.

The foregoing resolution is hereby adopted this 20th day of August, 2025.

AYES:
NOES:
ABSENT:

APPROVED:

_____
DON BORGWARDT,
CHAIR

ATTEST:

_____
JON O'CONNOR,
COMMUNITY DEVELOPMENT DIRECTOR

CITY COUNCIL
OF THE
CITY OF ATWATER

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATWATER AMENDING ATWATER MUNICIPAL CODE SECTION 17.16.050 RELATED TO LOW DENSITY RESIDENTIAL DISTRICT SETBACKS

WHEREAS, on November 12, 2024, the City Council adopted zoning code amendments related to lot coverage, depth, setbacks, and landscaped areas in certain residential zones in conformity with the underlying General Plan designation and applicable General Plan standards; and

WHEREAS, the City General Plan provides for development in areas designated "Low Density Residential (LDR)" that is "residential development at densities that are typical for existing single family residential subdivisions within the City. The permitted density range is 3.1 to 7.0 units per acre. Parcel sizes range from 5,000 to 11,000 square feet in area. All properties must be served by public sewer and water. Typical land uses include single family residences and residential accessory uses, churches, schools, parks, community care facilities, and necessary public utility and safety facilities. Secondary dwelling units may be permitted consistent with state and local regulations." (City General Plan, pg. 2-11); and

WHEREAS, parcels designated LDR are zoned R-1-5 and, to better account for the designated lot coverage, permitted uses, and permitted density range, staff has determined that it is necessary to amend the setbacks in the R-1-5 zoning, indeed the proposed amendments reflect setbacks that were intended to be part of the November 12, 2024 action; and

WHEREAS, the proposed amendments are to increase the minimum front yard setback (exterior) from 15 to 20 feet and minimum rear yard setback from 5 to 15 feet, as shown in EXHIBIT A, attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on August 20, 2025, where members of the public were permitted to address the Commission on the proposed amendments, and resolved to recommend that the City Council adopt the amendments; and,

WHEREAS, the project is exempt from further environmental review under the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA"), pursuant to CEQA Guidelines section 15061(b)(3) where it can be seen with certainty that the minor

amendments have no potential to cause a significant effect on the environment, and individual development projects in the R-1-5 zone will nonetheless undergo individual CEQA evaluation at the time that they are proposed; and,

WHEREAS, the action will not have a detrimental effect on the public health, safety, or general welfare, or any other adverse effect on the community; and,

WHEREAS, the City Council makes the following findings as to the proposed amendments:

1. The proposed amendments do not infringe on the City's project review process. Individual projects proposed to take place in the R-1-5 zone will continue to undergo individual project review by staff for conformity with applicable General Plan policies, City Municipal Code provisions, including but not limited to the zoning code, and other law and regulations.
2. The proposed ordinance is consistent with the Atwater General Plan.
3. Adoption of this resolution recommending the City Council adopt the proposed ordinance is exempt from CEQA review under CEQA Guideline section 15061(b)(3).
4. The public hearing for this action has been adequately noticed and advertised.

The action will not have a detrimental effect on the public health, safety, or general welfare, or any other adverse effects on the community.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Atwater as follows:

SECTION 1. Incorporation. The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. CEQA. This action to make minor amendments to two applicable setback criteria in a certain zoning district is exempt from further environmental review under the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA"), pursuant to CEQA Guidelines section 15061(b)(3) where it can be seen with certainty that the minor amendments have no potential to cause a significant effect on the environment, and individual development projects in the R-1-5 zone will nonetheless undergo individual CEQA evaluation at the time that they are proposed.

SECTION 3. General Plan. The City Council hereby finds that the adoption of the Ordinance is consistent with the General Plan.

SECTION 4. Code Amendment. Section 17.16.050 of the Atwater Municipal Code is hereby amended to read as shown in "Exhibit A," attached hereto and incorporated herein by reference.

SECTION 5. Effective Date. Within fifteen (15) days from and after adoption, this Ordinance shall be published once in a newspaper of general circulation printed and published in Merced County and circulated in Atwater, in accordance with California

DRAFT

Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.
.

SECTION 7. Publication. The City Clerk is directed to certify the adoption of this Ordinance and post or publish this Ordinance as required by law.

SECTION 8. Custodian of Records. The custodian of records for this Ordinance is the City Clerk and the records comprising the administrative record are located at 1160 Fifth St, Atwater, CA 95301.

SECTION 9. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

INTRODUCED:
ADOPTED:
AYES:
NOES:
ABSENT:

APPROVED:

_____
MIKE NELSON,
MAYOR

ATTEST:

_____
KORY J. BILLINGS,
CITY CLERK

DRAFT

CHAPTER 17.16 - LOW DENSITY RESIDENTIAL DISTRICTS

17.16.010 - Purpose.

To protect the value and charm of the existing residential areas, and to promote health, safety, comfort, convenience, and the general welfare, the following single-family residential districts are established by this chapter:

R-E Residential Estate

R-1-10, R-1-8, R-1-6, and R-1-5.

17.16.020 - Principal permitted uses.

A. One single-family dwelling per lot.

B. Supportive housing as defined in Section 17.06.613.

C. Transitional housing as defined in Section 17.06.627.

17.16.030 - Accessory uses.

Accessory buildings and uses customarily appurtenant to a single-family residence, such as:

A. Garages, carports, off-street parking areas;

B. Private swimming pools;

C. Sheds for tools and garden equipment (see Section 17.16.080);

D. Parabolic antennas;

E. Living quarters for relatives, friends, or persons regularly employed on the premises, but not rented or otherwise conducted as a business, provided that no kitchen facilities are installed;

F. Community care facilities;

G. Occupations conducted away from home, when the residence is used only as business address. (See definitions: Home Occupation.)

17.16.040 - Conditional uses requiring a permit.

A. Public and quasi-public buildings and uses of recreational, educational, religious, cultural, or public service types; not including corporation yards, storage, repair yards, warehouses and similar uses;

B. Home occupations;

C. A second unit with kitchen and bath facilities, if in compliance with Chapter 17.28.

D. Detached accessory structures greater than 500 square feet in size but cover less than 60 percent of the lot upon which it is constructed.

17.16.045 - Prohibited uses.

The maintenance of kennels, and storage for any commercial purpose shall be prohibited.

17.16.050 - Lot area, dimension, setbacks, density, and coverage.

The following minimum requirements shall be observed, except where increased for conditional uses, or by the Planning Commission or City Council to mitigate environmental impact.

	R-E	R-1-10	R-1-8	R-1-6	R-1-5
Minimum Lot Area per dwelling unit (sq. ft.)	16,000	10,000	8,000	6,000	5,000
Minimum Lot Width (feet), Interior Lot	110	100	80	60	50
Minimum Lot Width (feet), Corner Lot	110	100	80	70	60
Minimum Lot Depth	130	100	100	100	100
Minimum Front yard Setback (exterior)	20	20	20	20	20
Minimum Rear yard Setback	20	20	20	15	15
Minimum Side yard Setback (interior)	10	10	5	5	5
Minimum Side yard Setback, Corner Lot					
Abutting a front yard	20	20	15	15	20
Abutting a side yard	10	10	10	10	5
Minimum Landscaped or open recreational area	30 percent	30 percent	30 percent	30 percent	25 percent

17.16.055 - Exceptions to setback requirements.

Setback requirements along major arterials shall supersede the requirements of this chapter.

A. To offset the monotonous building setbacks, a property owner may choose to reduce the front yard setback by up to three feet, but shall be required to have the same number of feet added to the regular rear yard by the same number of feet.

   If a property owner chooses to give an additional three feet or less in addition to the required front yard setback, he may reduce the rear yard by the same number feet.

B. Side yard for boat and RV parking. If the property owner adds an extra five feet to a five foot side yard requirement, in order to park vehicles behind the front yard setback, he may encroach by five feet into the rear yard setback.

C. Single family residential setbacks for lots that front on a cul-de-sac bulb and have an average lot depth of less than 100 feet may encroach by up to five feet into the required front yard setback provided the garage be no closer than 20 feet to the property line.

D. Attached unenclosed patio covers may encroach by ten feet into the required rear yard setback.

17.16.060 - Height of structures.

No building constructed in this zone shall exceed a height of 35 feet unless the following has occurred:

1. The Fire Marshal and Chief Building Official, or designees, have both approved the site plans, improvement plans, and/or other required submittals for the project; and

2. The Planning Commission makes all of the following findings:

A. The applicant has adequately demonstrated a need for the project to exceed 35 feet in building height that is related to the project's benefit to the community, or due to site constraints, or in order to achieve desired architectural qualities;

B. The project will be exemplary in its design;

C. The project design will complement and be compatible with the setting and the character of the neighboring properties with sensitivity to any adjacent federal, state, and City or other historic landmarks;

D. The project's proximity to railroads, airports, major freeways or highways, or other transportation hubs, stations, or centers will not interfere, impede, or otherwise disturb such transit services;

E. The project is consistent and compatible with the City's General Plan, Zoning Code, and other adopted specific plans and/or master plans;

F. Intended use of the project will enhance or promote the standard of living for City residents, and/or the local economy;

G. The project's proposed height would not adversely affect visual blockage of light, air, or cause intrusion of privacy to adjacent and surrounding properties;

H. The project is not detrimental to the health, safety, peace, comfort, and general welfare of persons or property in the neighborhood and surrounding environs, including without limitation, it will not affect emergency response times or services, nor seismic and/or structural integrity; and

I. The project's proposed building height does not impede pedestrian or vehicular accessibility along any public or private pathways, sidewalks, driveways or roadways, visually impede any safe use of the same, or otherwise present a hazard to pedestrian or vehicular use of the same.

Additional conditions of approval may be imposed by the Planning Commission relative to the project as it relates to this section.

17.16.065 - Fences.

Fences constructed from wood may not exceed seven feet in height on the interior property lines, but may not exceed three feet in height in exterior setbacks or within the clear-zone. A chainlink fence without slats or similar type, which does not block the view, may be four feet high within exterior setbacks. On all corner lots, exterior side yard fence constructed from wood may be seven feet in height, set back ten feet from the property line.

17.16.070 - Exterior yards or setbacks.

An exterior yard or setback shall be identified as follows: All yards adjacent to a public right-of-way shall be exterior yards.

17.16.080 - Other required conditions.

A. Off-street parking as required elsewhere in this title.

B. Clear zone: On corner lots, the maximum height within 25 feet of that point of the lot nearest to the street intersection may not exceed three feet, and provided further, that no fence, hedge, wall or other natural or structural object shall in any way impair visibility at intersections in such a manner as to endanger life, health, or property.

C. Landscaping shall not obscure ingress or egress of neighboring properties so as to endanger health and safety.

D. Distance between main buildings shall be a minimum of ten feet, unless fire or building code require a larger distance.

E. Zero lot line may be established in Planned Development zones and in new development in compliance with Article 16, Subdivision Ordinance of the Atwater Municipal Code.

F. Detached accessory buildings shall not exceed a height of 16 feet to the highest point of the roof, and shall not encroach on any exterior yard setback, and may not be placed within five feet of the interior rear or side property line.

G. Accessory buildings on through lots shall have not less than 20 feet to the rear property line.

H. An accessory building or structure, which contains less than 120 square feet of projected roof area and is less than eight feet in overall height is exempt from the provisions of this chapter, provided that no such structure shall encroach on any exterior yard or easement, and that only one exempt structure is permitted per residential lot.

I. Accessory structures shall not exceed 500 square feet in size or cause greater than 60 percent lot coverage (for accessory structures exceeding 500 square feet in size see Section 17.16.040).

J. Reserved.

K. Distance between main buildings and detached accessory buildings/structures shall be a minimum of five feet unless fire or building codes require a larger distance.

17.16.090 - Reserved.

Editor's note— Ord. CS 1059, § 1, adopted March 27, 2023, repealed § 17.16.090, which pertained to site plan and design review.

PLANNING COMMISSION AGENDA REPORT

C

PLANNING COMMISSION

Donald Borgwardt, Chair

Mayra Sanchez-Garcia Jag Mokha

Harold Kadach Shawn Conour

MEETING DATE: August 20, 2025

TO: Chair and Commissioners

FROM: Jon O'Connor, Community Development Director

SUBJECT: **Public hearing to recommend that the City Council of the City of Atwater adopt Zoning Ordinance Text Amendment No. 25-13-0100 amending Chapter 17.12 "Administration and General Conditions" of the Atwater Municipal Code to adjust the expiration of site plan approvals from 6 months to 5 years, and modernize certain other parts of the chapter.**

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. Make a finding that the Zoning Ordinance Text Amendment is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15061, (b)(3) and adopt Resolution No. 0274-25 recommending City Council to adopt a Zoning Ordinance Text Amendment amending Chapter 17.12 "Administration and General Conditions" of the Atwater Municipal Code to adjust the expiration of site plan approvals from 6 months to 5 years, and modernize certain other parts of the chapter.

I. BACKGROUND:

The regulations for site plans were first adopted in 1975 and revised in 2023. While other nearby cities have modernized their corresponding regulations, the City of Atwater is in need of an update in this matter.

Currently, the Code has a six-month expiration for newly approved site plans. This Zoning Ordinance Text Amendment (ZOTA) proposes to amend the expiration to five years.

II. ANALYSIS:

Many projects—particularly those involving larger-scale development or significant site improvements—require extended timeframes for financing, design development, environmental review, and construction staging. A six-month window is often unrealistic, especially in today's economic and regulatory environment. Extending the expiration period to five years provides a more practical timeline that reflects the realities of project delivery.

A longer validity period reduces the need for applicants to request extensions or reapply, which in turn reduces staff time spent on processing minor extensions for valid, ongoing projects. This change promotes administrative efficiency and reduces unnecessary costs for applicants, especially those navigating complex or phased developments.

While the site plan would be valid for five years, staff retains authority to monitor compliance and enforce site plan approval conditions throughout that period. Furthermore, the City may still revoke a site plan approval if it is not in compliance or becomes a nuisance, ensuring accountability without imposing rigid time constraints.

Economic fluctuations, construction delays, and supply chain disruptions have become increasingly common. Extending the expiration period provides applicants flexibility to adapt to market conditions without jeopardizing entitlements prematurely.

III. FISCAL IMPACTS:

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

IV. LEGAL REVIEW:

This item has been reviewed by the City Attorney’s Office.

V. EXISTING POLICY:

The ordinance will amend Chapter 17.12, “Administration and General Conditions,”.

The draft ordinance does not conflict with any policies of the General Plan or other City policies or guidelines.

VI. PUBLIC PARTICIPATION:

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

VII. ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA), the draft ordinance is categorically exempt under section 15061, (b)(3). This exemption states that the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Therefore, the activity is not subject to CEQA.

VIII. STEPS FOLLOWING APPROVAL:

Following adoption of Resolution No. 0274-25, the recommendation will be forwarded to the City Council for consideration.

Submitted by:

_____

Jon O'Connor, Community Development Director

Attachments:

1. Resolution No. 0274-25
2. Draft Ordinance
3. Exhibit A (Current Ordinance for Ch. 17.12)
4. Exhibit B (Redlined Version of Ch. 17.12)
5. Exhibit C (Proposed Ordinance for Ch. 17.12)

PLANNING COMMISSION

OF THE CITY OF ATWATER

RESOLUTION NO. 0274-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATWATER RECOMMENDING THE CITY COUNCIL ADOPT ZONING ORDINANCE TEXT AMENDMENT NO. 25-13-0100 AMENDING CHAPTER 17.12: "ADMINISTRATION AND GENERAL CONDITIONS" OF THE ATWATER MUNICIPAL CODE.

WHEREAS, the City of Atwater wishes to modernize its site plan ordinance; and,

WHEREAS, Chapter 17.12 "Administration and General Conditions" of the City of Atwater Municipal Code was initially adopted in 1975 and only partially revised in 2023; and,

WHEREAS, the Planning Commission held a duly noticed public hearing as required by law on August 20, 2025; and,

WHEREAS, this project is exempt under California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3), the common sense exemption, which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,

WHEREAS, the ZOTA will not have a detrimental effect on the health, safety, and welfare of the neighborhood, nor will it have any adverse effect on the community; and,

WHEREAS, the Planning Commission finds that the following findings can be made for ZOTA No. 25-13-0100:

1. The proposed ordinance is consistent with the Atwater General Plan.
2. Adoption of the resolution recommending the City Council adopt the proposed ordinance is exempt from CEQA review under CEQA guideline section 15061(b)(3).
3. The public hearing for this project has been adequately noticed and advertised.
4. The project 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. The Planning Commission of the City of Atwater does hereby recommend that the City Council adopt ZOTA No. 25-13-0100.

The foregoing resolution is hereby adopted this 20th day of August, 2025.

AYES:
NOES:
ABSENT:

APPROVED:

_____
DON BORGWARDT,
CHAIR

ATTEST:

_____
JON O'CONNOR,
COMMUNITY DEVELOPMENT DIRECTOR

CITY COUNCIL
OF THE
CITY OF ATWATER

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATWATER ADOPTING ZONING ORDINANCE TEXT AMENDMENT NO. 25-13-0100 AMENDING CHAPTER 17.12: "ADMINISTRATION AND GENERAL CONDITIONS" OF THE ATWATER MUNICIPAL CODE.

WHEREAS, the City of Atwater wishes to enact programs, policies, and regulations in support of housing and commercial development; and,

WHEREAS, the City of Atwater wishes to modernize its site plan ordinance; and,

WHEREAS, Chapter 17.12 "Administration and General Conditions" of the City of Atwater Municipal Code was initially adopted, approximately 1975 and only partially revised in 2023; and,

WHEREAS, on August 20, 2025, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning this proposed Ordinance. Following the public hearing, the Planning Commission voted to forward the Ordinance to the City Council with a recommendation in favor of its adoption; and

WHEREAS, the ZOTA will 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 City Council finds that the following findings can be made for ZOTA No. 25-13-0100:

1. The proposed ordinance is consistent with the Atwater General Plan.
2. Adoption of the ordinance is exempt from CEQA review under CEQA Guidelines section 15061(b)(3).
3. The public hearing for this project has been adequately noticed and advertised.
4. The project 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 ORDAINED, by the City Council of the City of Atwater as follows:

DRAFT

SECTION 1. Incorporation. The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. CEQA. The City Council finds, in the exercise of its independent judgment, that the adoption of this ordinance is exempt under California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3), the common sense exemption, which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 3. General Plan. The City Council hereby finds that the adoption of the Ordinance is consistent with the General Plan.

SECTION 4. Code Amendment. Chapter 17.12: "Administration and General Conditions," of the Atwater Municipal Code is hereby amended and restated to read in its entirety as provided in "Exhibit C," attached hereto and incorporated herein by reference.

SECTION 5. Effective Date. Within fifteen (15) days from and after adoption, this Ordinance shall be published once in a newspaper of general circulation printed and published in Merced County and circulated in Atwater, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

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SECTION 7. Publication. The City Clerk is directed to certify to the adoption of this Ordinance and post or publish this Ordinance as required by law.

SECTION 8. Custodian of Records. The custodian of records for this Ordinance is the City Clerk and the records comprising the administrative record are located at 1160 Fifth St, Atwater, CA 95301.

SECTION 9. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

INTRODUCED:
ADOPTED:
AYES:
NOES:
ABSENT:

DRAFT

APPROVED:

_____

MIKE NELSON,
MAYOR

ATTEST:

_____

KORY J. BILLINGS,
CITY CLERK

DRAFT

CHAPTER 17.12 ADMINISTRATION AND GENERAL CONDITIONS

17.12.010 Building permit - Required.

In order to develop the land to its best use as determined by the various zones established in Section 17.09.010, a building permit is required for any structure.

(Prior Code § 10-3.601)

17.12.020 Building Permit – Checked by building inspector.

The building permit shall be checked by the building inspector and when necessary referred to the board of architectural review in order that all land use and construction shall conform to the general pattern established for that area, and shall not be of the type that would depreciate values by unsightly construction.

(Prior Code § 10-3.602)

17.12.030 Building permit – New dwelling units.

A. Building permits for new dwelling units shall only be issued for lots with curbs and gutters. If the lot has no curbs and gutters, the building permit will be based upon plans that include curbs and gutters.

B. If the City Engineer requests additional public improvements, the Community Development Director may consider requiring the additional public improvements beyond curbs and gutters. Final inspection shall not be made until the City Engineer has approved the installation of all required public improvements.

C. If the City Engineer finds that the street grade is such that required public improvements cannot be installed as part of the building permit procedure, a binding agreement running with the land is to be executed requiring public improvement installation at City-designated time.

D. This section is applicable to all lots that are not covered specifically by site plan and architectural control or current subdivision (including minor subdivision, lot splits, etc.) requirements.

(Prior Code § 10-3.602.1; Ord. CS 1059, § 1, 3-27-2023)

17.12.040 Appeal to decision of building inspector.

A. If the applicant is dissatisfied by the decision of the building inspector, he shall have the right to appeal to the Commission and a hearing shall be held thereon after which the

Commission may order issuance of a building permit or it may withhold issuance of same if not satisfied that proposed plans are in the spirit of and in keeping with the provisions of this title.

B. The notice, if any, of the public hearing on the report of the Commission and the application for architectural control review shall be in the time, form, and manner directed by the Community Development Director, or designee.

(Prior Code § 10-3.603; Ord. CS 1059, § 1, 3-27-2023)

17.12.050 Reserved.

Editor's note— Ord. CS 1059, § 1, adopted March 27, 2023, repealed § 17.12.050, which pertained to interpretation of no action—Appeal to Council and derived from prior Code § 10-3.604.

17.12.60 Public or government structures require Planning Commission approval.

No public and/or governmental building, fountain, monument, wall, arch, or other structure shall be erected, placed on or upon, removed from, relocated or materially altered on or upon any public land or allowed to extend over or upon any street, avenue, square, park, recreation ground, or other public property unless plans for the same and the location thereof have first been submitted to the Planning Commission to ensure consistency with the City of Atwater's Policies, Codes, and guidelines.

(Prior Code § 10-3.605; Ord. CS 1059, § 1, 3-27-2023)

17.12.070 Setbacks and eaves.

Front, rear, and side yard setback lines shall be maintained in each land use district as required. Eaves or overhangs may project a maximum distance of two feet beyond the minimum front, rear, or side yard setback lines.

(Prior Code § 10-3.606)

17.12.080 Use prohibited except where permitted.

For the orderly and balanced development of the community, and in order to assure opportunities for continued prosperity through provision for orderly growth and expansion of the uses normal to each district and in order to reduce the ill effect and blight that usually accompanies mixed use in all cities, there are set forth in this chapter the uses permitted and the conditions to use in each land use district in the City. No use shall be permitted in residential, commercial, or industrial districts other than those uses for which the district is zoned.

(Prior Code § 10-3.607)

17.12.090 Site plan and architectural control.

All applications for building permits for permitted and conditional uses, other than agricultural residential, residential estate, and single-family residential buildings and minor structures for the conduct of a business which is to be conducted primarily in the open air outside of a structure, applications for use permits, proposed structures and parking layouts, and the plans, site plans, elevations and landscaping plans shall constitute application for site plans and architectural control review. Unless otherwise referred to the Planning Commission for purposes of efficiency and consolidation of review with other approvals or entitlements, it shall be the duty of the Community Development Director, or designee, to approve applications for site plans and architectural control review to ensure all applications are consistent with the adopted Residential Design Guidelines or Commercial and Industrial Guidelines, as amended from time to time. Such approval shall expire six months from date of approval if operation or construction has not started, or if the use has been discontinued for six months or longer. A one-year extension may be considered for just cause.

(Prior Code § 10-3.608; Ord. CS 1059, § 1, 3-27-2023)

17.12.095 Appeal.

If the applicant is aggrieved by the Community Director's decision to deny the architectural plans and site plans, the applicant may appeal such decision in writing to the Planning Department within ten calendar days from the date of the action. The filing of an appeal shall stay all proceedings in furtherance of the action taken by the Planning Commission.

At the conclusion of the hearing, the Planning Commission shall render a decision on the appeal and may affirm, reverse, or modify the decision of the Community Development Director as it deems just and equitable on the premises.

(Ord. CS 1059, § 1, 3-27-2023)

17.12.100 Uses, subject to chapter.

Subject to the provisions of this title, the uses set forth in Chapters 17.18 through 17.54, inclusive, and Chapter 17.63, are permitted and regulations relative to conditions to use are established within and with regard to various land use districts.

(Prior Code § 10-3.609)

17.12.110 Minimum setback.

The minimum building or structure setback to be provided by any development to abut the following major streets within the City limits shall be 65 feet measured from the established

or proposed centerline of the street. Affected streets: Bellevue Road, Winton Way, First Street, and Shaffer Road. Further, a minimum building or structure setback of 76.5 feet shall be maintained on the northerly side of Atwater Boulevard, said setback being measured from the recognized south property line of Atwater Boulevard as it appears on the effective date of the ordinance codified in this title.

(Prior Code § 10-3.610)

17.12.120 Vision clearance for corner lots.

In all zones which require a front yard, no obstruction to view in excess of three feet in height shall be placed on any corner or reversed corner lot within a triangular area formed by the street property line and a line connecting them at points 25 feet from the intersection of the street lines, except that street trees are permitted which are pruned at least eight feet above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers.

(Prior Code § 10-3.611)

17.12.130 Public utilities.

The proposed routes of public utilities, including but not limited to poles, lines or other structures or facilities used or usable solely for the purpose of producing, transmitting and/or distributing electricity, signal, or communication services, public utility pipeline and electric or telephone transmission lines, state highways and railroads shall be subject to review and approval by both the Planning Commission and the City Council.

(Prior Code § 10-3.612)

17.12.140 Temporary real estate office.

Subject to obtaining of a conditional use permit, one temporary real estate office or one or more temporary real estate billboards not to exceed a total of 100 square feet in area, or both such office and billboard may be located on any new subdivision; provided, that such office and billboard, if located in an R zone, shall be used only for the sale of property located in the subdivision in which such office and billboard are located, and shall be removed at the end of two years from the date of the recording of the map of the subdivision upon which the office and billboard are located.

(Prior Code § 10-3.613)

17.12.150 Temporary construction building.

Temporary structures for the housing of tools and equipment or containing supervisory offices in connection with major construction projects may be established and maintained

during progress of such construction on such project; provided, that such temporary structure may not be maintained for a period exceeding one year.

(Prior Code § 10-3.614)

17.12.160 Parking and storage of mobile homes.

It is unlawful for any persons to place, keep or maintain or permit to be placed, kept or maintained, any mobile home, except a travel trailer, upon any lot, piece or parcel of land within the residential zones of the City, except in a mobile home park or in a residential zone wherein this is a permitted use. Any such unit located on property annexed to the City may be maintained as a non-conforming use.

(Ord. CS 484, 1981)

17.12.170 Parking and storage of trailer, travel trailer, camper and recreational vehicle.

It is unlawful for any person to place, keep or maintain, or permit to be placed, kept or maintained, a trailer, travel trailer, camp car, camper or recreational vehicle within the residential zones of the City, except in a mobile home park or travel trailer park with the following exceptions:

A. Such facilities may be placed, kept or maintained wholly within a structure lawfully existing on the premises; or
B. Such facilities may be placed within the rear or side yard setbacks.
C. Such facilities may be placed within the front yard, provided the vehicle does not overhang the sidewalk or extend into the City right-of-way or the corner lot clearance area as specified in Section 17.12.120.
D. Exemption: (1) Visitors who are not residents of the City of Atwater are exempt from the above for a period of 72 hours. (2) Any recreational vehicle mentioned in this section may be parked in the street for a period of 72 hours for loading, unloading, cleaning, or mowing the lawn.
E. All units would have to meet the requirements listed in corner lot vision clearance specified in Section 17.12.120.
F. Vans or pickups with camper shells which do not exceed an overall height of 84 inches, or pickups without camper shells are not considered to be recreational vehicles.

(Ord. CS 749, 9-8-1997; Ord. CS 489, 1981)

17.12.180 Mobile living units in nonresidential zones.

It is unlawful for any person to place, keep or maintain, or permit to be placed, kept or maintained, any mobile living unit upon any lot, piece or parcel of land within the nonresidential zones of the City other than in a mobile home park or trailer park except for storage, sale or business use, as permitted in such zone.

(Prior Code § 10-3.615(c); Ord. CS 364, 1978)

17.12.190 Permitted locations of buses, motor trucks, trailers, semi-trailers and truck-tractors.

It is unlawful for any person to place, keep or maintain, or to permit to be placed, kept or maintained, any bus, motor truck, trailer, semi trailer or truck tractor in the City of Atwater except for pickup or delivery service, or public agency or utility company vehicles while used on official business, or as part of the operation of a legally existing nonconforming use; provided, that in no case shall such bus, motor truck, trailer, semi trailer or truck tractor be parked at any location in the City of Atwater longer than required for such pickup or delivery service or official business, other than within the grounds of a legally existing nonconforming use located within the City of Atwater and of which operation the bus, motor truck, trailer, semi trailer or truck tractor is part. This section shall not apply to pickup trucks as defined in Section 17.06.630, travel trailers as defined in Section 17.06.625 nor does it apply to fifth-wheel travel trailers as defined in Section 17.06.258.

(Prior Code § 10-3.617; Ord. CS 755, 12-8-1997; Ord. CS 844, 9-13-2004)

17.12.195 Fines.

A. A first violation of Section 17.12.190 is punishable by a fine not to exceed $50.00.

B. A second violation within one year of the first violation is punishable by a fine not to exceed $100.00.

C. A third violation within one year of the first violation is punishable by a fine not to exceed $150.00.

(Ord. CS 755, 12-8-1997)

17.12.200 Large scale development plans – Submission to Planning Commission.

In any land use district or in areas newly annexed or proposed to be annexed to the City, plans for a large scale development may be submitted to the Planning Commission and City Council for their informal approval with regard to the overall development of such acreage.

(Prior Code § 10-3.618; Ord. CS 408, 1979)

17.12.210 Planning Commission to prescribe form and scope of petitions.

The Planning Commission shall, in its rules, prescribe the form and scope of all petitions and applications provided for in this title and of accompanying data to be furnished so as to assure the fullest practicable presentation of facts for proper consideration of the matter involved in each case and for a permanent record. Any petition for a variance, use permit, or amendment as provided for in this title shall include a verification by at least one of the petitioners, attested before a notary public or before the City Clerk.

(Prior Code § 10-3.2601)

17.12.220 Enforcement.

A. All departments, officials and public employees of the City vested with the duty or authority to issue permits shall conform to the provisions of this title and shall issue no permit, certificate, or licenses for uses, buildings, or purposes in conflict with the provisions of this title; and any such permit, certificate, or license issued in conflict with the provisions of this title shall be null and void.

B. It shall be the duty of the building inspector to enforce the provisions of this title pertaining to the erection, construction, reconstruction, moving, conversion, alteration, or addition to any building or structure.

(Prior Code § 10-3.2701)

17.12.230 Public nuisance - Abatement.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this title, and any use of any land, building or premises established, conducted, operated, or maintained contrary to the provisions of this title, is unlawful and a public nuisance, and the City Attorney shall upon order of the Council immediately commence action or proceedings for the abatement and removal and enjoinment thereof in the manner provided by law, and shall take over other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate and remove such building or structure, and restrain and enjoin any person from setting up, erecting, building, maintaining, or using any such building or structure or using property contrary to the provisions of this title. The remedies provided for herein shall be cumulative and exclusive.

(Prior Code § 10-3.2702)

17.12.240 Reserved.

Editor's note— Ord. CS 938, § 1, adopted Jan. 28, 2013, repealed § 17.12.240, which pertained to fee exemptions and derived from prior Code § 10-3.2801.

CHAPTER 17.12 ADMINISTRATION AND GENERAL CONDITIONS

17.12.010 Building permit - Required.

In order to develop the land to its best use as determined by the various zones established in Section 17.09.010, a building permit is required for any structure.

(Prior Code § 10-3.601)

17.12.020 Building Permit – Checked by building inspector.

The building permit shall be checked by the building inspector and when necessary referred to the board of architectural review in order that all land use and construction shall conform to the general pattern established for that area, and shall not be of the type that would depreciate values by unsightly construction.

(Prior Code § 10-3.602)

17.12.030 Building permit – New dwelling units.

A. Building permits for new dwelling units shall only be issued for lots with curbs and gutters. If the lot has no curbs and gutters, the building permit will be based upon plans that include curbs and gutters.

B. If the City Engineer requests additional public improvements, the Community Development Director may consider requiring the additional public improvements beyond curbs and gutters. Final inspection shall not be made until the City Engineer has approved the installation of all required public improvements.

C. If the City Engineer finds that the street grade is such that required public improvements cannot be installed as part of the building permit procedure, a binding agreement running with the land is to be executed requiring public improvement installation at City-designated time.

D. This section is applicable to all lots that are not covered specifically by site plan and architectural control or current subdivision (including minor subdivision, lot splits, etc.) requirements.

(Prior Code § 10-3.602.1; Ord. CS 1059, § 1, 3-27-2023)

17.12.040 Appeal to decision of building inspector.

A. If the applicant is dissatisfied by the decision of the building inspector, he shall have the right to appeal to the Commission and a hearing shall be held thereon after which the

Commission may order issuance of a building permit or it may withhold issuance of same if not satisfied that proposed plans are in the spirit of and in keeping with the provisions of this title.

B. The notice, if any, of the public hearing on the report of the Commission and the application for architectural control review shall be in the time, form, and manner directed by the Community Development Director, or designee.

(Prior Code § 10-3.603; Ord. CS 1059, § 1, 3-27-2023)

17.12.050 Reserved.

Editor's note— Ord. CS 1059, § 1, adopted March 27, 2023, repealed § 17.12.050, which pertained to interpretation of no action—Appeal to Council and derived from prior Code § 10-3.604.

17.12.60 Public or government structures require Planning Commission approval.

No public and/or governmental building, fountain, monument, wall, arch, or other structure shall be erected, placed on or upon, removed from, relocated or materially altered on or upon any public land or allowed to extend over or upon any street, avenue, square, park, recreation ground, or other public property unless plans for the same and the location thereof have first been submitted to the Planning Commission to ensure consistency with the City of Atwater's Policies, Codes, and guidelines.

(Prior Code § 10-3.605; Ord. CS 1059, § 1, 3-27-2023)

17.12.070 Setbacks and eaves.

Front, rear, and side yard setback lines shall be maintained in each land use district as required. Eaves or overhangs may project a maximum distance of two feet beyond the minimum front, rear, or side yard setback lines.

(Prior Code § 10-3.606)

17.12.080 Use prohibited except where permitted.

For the orderly and balanced development of the community, and in order to assure opportunities for continued prosperity through provision for orderly growth and expansion of the uses normal to each district and in order to reduce the ill effect and blight that usually accompanies mixed use in all cities, there are set forth in this chapter the uses permitted and the conditions to use in each land use district in the City. No use shall be permitted in residential, commercial, or industrial districts other than those uses for which the district is zoned.

(Prior Code § 10-3.607)

17.12.090 Site plan and architectural control.

All applications for building permits for permitted and conditional uses, other than agricultural residential, residential estate, and single-family residential buildings and minor structures for the conduct of a business which is to be conducted primarily in the open air outside of a structure, applications for use permits, proposed structures and parking layouts, and the plans, site plans, elevations and landscaping plans shall constitute application for site plans and architectural control review. Unless otherwise referred to the Planning Commission for purposes of efficiency and consolidation of review with other approvals or entitlements, it shall be the duty of the Community Development Director, or designee, to approve applications for site plans and architectural control review to ensure all applications are consistent with the adopted Residential Design Guidelines or Commercial and Industrial Guidelines, as amended from time to time. ~~Such approval shall expire six months from date of approval if operation or construction has not started, or if the use has been discontinued for six months or longer. A one-year extension may be considered for just cause.~~

A. Time Limits. The site plan approval shall expire if not exercised within five years of approval. An approval shall be considered "exercised" when:

1. A building permit is issued, and construction has commenced; or,
2. A certificate of occupancy is issued; or,
3. A business license is issued; or,
4. The use is established.

B. Extension of Time. The Community Development Director may approve time extensions of up to two years, in the following manner:

1. The applicant shall submit to the Community Development Department a written request for an extension of time no later than ten days before the expiration of the approval.
2. The Community Development Director may extend the approval for an additional two-year period if the applicant has proceeded in good faith and has exercised due diligence in efforts to exercise the approval in a timely manner.
3. The burden of proof is on the applicant to demonstrate that the approval should be extended.
4. The Community Development Director may choose to refer any extension of time requests to the Planning Commission for review and final decision.

(Prior Code § 10-3.608; Ord. CS 1059, § 1, 3-27-2023)

17.12.095 Appeal.

If the applicant is aggrieved by the Community Development Director's decision to deny the architectural plans and site plans, the applicant may appeal such decision in writing to the Planning ~~Department~~ Commission within ten calendar days from the date of the action. The filing of an appeal shall stay all proceedings in furtherance of the action taken by the Planning Commission.

At the conclusion of the hearing, the Planning Commission shall render a decision on the appeal and may affirm, reverse, or modify the decision of the Community Development Director as it deems just and equitable on the premises.

(Ord. CS 1059, § 1, 3-27-2023)

17.12.100 Uses, subject to chapter.

Subject to the provisions of this title, the uses set forth in Chapters 17.18 through 17.54, inclusive, and Chapter 17.63, are permitted and regulations relative to conditions to use are established within and with regard to various land use districts.

(Prior Code § 10-3.609)

17.12.110 Minimum setback.

The minimum building or structure setback to be provided by any development to abut the following major streets within the City limits shall be 65 feet measured from the established or proposed centerline of the street. Affected streets: Bellevue Road, Winton Way, First Street, and Shaffer Road. Further, a minimum building or structure setback of 76.5 feet shall be maintained on the northerly side of Atwater Boulevard, said setback being measured from the recognized south property line of Atwater Boulevard as it appears on the effective date of the ordinance codified in this title.

(Prior Code § 10-3.610)

17.12.120 Vision clearance for corner lots.

In all zones which require a front yard, no obstruction to view in excess of three feet in height shall be placed on any corner or reversed corner lot within a triangular area formed by the street property line and a line connecting them at points 25 feet from the intersection of the street lines, except that street trees are permitted which are pruned at least eight feet above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers.

(Prior Code § 10-3.611)

17.12.130 Public utilities.

The proposed routes of public utilities, including but not limited to poles, lines or other structures or facilities used or usable solely for the purpose of producing, transmitting and/or distributing electricity, signal, or communication services, public utility pipeline and electric or telephone transmission lines, state highways and railroads shall be subject to review and approval by both the Planning Commission and the City Council.

(Prior Code § 10-3.612)

17.12.140 Temporary real estate office.

Subject to obtaining of a conditional use permit, one temporary real estate office or one or more temporary real estate billboards not to exceed a total of 100 square feet in area, or both such office and billboard may be located on any new subdivision; provided, that such office and billboard, if located in an R zone, shall be used only for the sale of property located in the subdivision in which such office and billboard are located, and shall be removed at the end of two years from the date of the recording of the map of the subdivision upon which the office and billboard are located.

(Prior Code § 10-3.613)

17.12.150 Temporary construction building.

Temporary structures for the housing of tools and equipment or containing supervisory offices in connection with major construction projects may be established and maintained during progress of such construction on such project; provided, that such temporary structure may not be maintained for a period exceeding one year.

(Prior Code § 10-3.614)

17.12.160 Parking and storage of mobile homes.

It is unlawful for any persons to place, keep or maintain or permit to be placed, kept or maintained, any mobile home, except a travel trailer, upon any lot, piece or parcel of land within the residential zones of the City, except in a mobile home park or in a residential zone wherein this is a permitted use. Any such unit located on property annexed to the City may be maintained as a non-conforming use.

(Ord. CS 484, 1981)

17.12.170 Parking and storage of trailer, travel trailer, camper and recreational vehicle.

It is unlawful for any person to place, keep or maintain, or permit to be placed, kept or maintained, a trailer, travel trailer, camp car, camper or recreational vehicle within the residential zones of the City, except in a mobile home park or travel trailer park with the following exceptions:

A. Such facilities may be placed, kept or maintained wholly within a structure lawfully existing on the premises; or

B. Such facilities may be placed within the rear or side yard setbacks.

C. Such facilities may be placed within the front yard, provided the vehicle does not overhang the sidewalk or extend into the City right-of-way or the corner lot clearance area as specified in Section 17.12.120.

D. Exemption: (1) Visitors who are not residents of the City of Atwater are exempt from the above for a period of 72 hours. (2) Any recreational vehicle mentioned in this section may be parked in the street for a period of 72 hours for loading, unloading, cleaning, or mowing the lawn.

E. All units would have to meet the requirements listed in corner lot vision clearance specified in Section 17.12.120.

F. Vans or pickups with camper shells which do not exceed an overall height of 84 inches, or pickups without camper shells are not considered to be recreational vehicles.

(Ord. CS 749, 9-8-1997; Ord. CS 489, 1981)

17.12.180 Mobile living units in nonresidential zones.

It is unlawful for any person to place, keep or maintain, or permit to be placed, kept or maintained, any mobile living unit upon any lot, piece or parcel of land within the nonresidential zones of the City other than in a mobile home park or trailer park except for storage, sale or business use, as permitted in such zone.

(Prior Code § 10-3.615(c); Ord. CS 364, 1978)

17.12.190 Permitted locations of buses, motor trucks, trailers, semi-trailers and truck-tractors.

It is unlawful for any person to place, keep or maintain, or to permit to be placed, kept or maintained, any bus, motor truck, trailer, semi trailer or truck tractor in the City of Atwater except for pickup or delivery service, or public agency or utility company vehicles while used on official business, or as part of the operation of a legally existing nonconforming use; provided, that in no case shall such bus, motor truck, trailer, semi trailer or truck tractor be parked at any location in the City of Atwater longer than required for such pickup or delivery service or official

business, other than within the grounds of a legally existing nonconforming use located within the City of Atwater and of which operation the bus, motor truck, trailer, semi trailer or truck tractor is part. This section shall not apply to pickup trucks as defined in Section 17.06.630, travel trailers as defined in Section 17.06.625 nor does it apply to fifth-wheel travel trailers as defined in Section 17.06.258.

(Prior Code § 10-3.617; Ord. CS 755, 12-8-1997; Ord. CS 844, 9-13-2004)

17.12.195 Fines.

A. A first violation of Section 17.12.190 is punishable by a fine not to exceed $50.00.

B. A second violation within one year of the first violation is punishable by a fine not to exceed $100.00.

C. A third violation within one year of the first violation is punishable by a fine not to exceed $150.00.

(Ord. CS 755, 12-8-1997)

17.12.200 Large scale development plans – Submission to Planning Commission.

In any land use district or in areas newly annexed or proposed to be annexed to the City, plans for a large scale development may be submitted to the Planning Commission and City Council for their informal approval with regard to the overall development of such acreage.

(Prior Code § 10-3.618; Ord. CS 408, 1979)

17.12.210 Planning Commission to prescribe form and scope of petitions.

The Planning Commission shall, in its rules, prescribe the form and scope of all petitions and applications provided for in this title and of accompanying data to be furnished so as to assure the fullest practicable presentation of facts for proper consideration of the matter involved in each case and for a permanent record. Any petition for a variance, use permit, or amendment as provided for in this title shall include a verification by at least one of the petitioners, attested before a notary public or before the City Clerk.

(Prior Code § 10-3.2601)

17.12.220 Enforcement.

A. All departments, officials and public employees of the City vested with the duty or authority to issue permits shall conform to the provisions of this title and shall issue no permit, certificate, or licenses for uses, buildings, or purposes in conflict with the provisions of this title; and any such permit, certificate, or license issued in conflict with the provisions of this title shall be null and void.

B. It shall be the duty of the building inspector to enforce the provisions of this title pertaining to the erection, construction, reconstruction, moving, conversion, alteration, or addition to any building or structure.

(Prior Code § 10-3.2701)

17.12.230 Public nuisance - Abatement.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this title, and any use of any land, building or premises established, conducted, operated, or maintained contrary to the provisions of this title, is unlawful and a public nuisance, and the City Attorney shall upon order of the Council immediately commence action or proceedings for the abatement and removal and enjoinment thereof in the manner provided by law, and shall take over other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate and remove such building or structure, and restrain and enjoin any person from setting up, erecting, building, maintaining, or using any such building or structure or using property contrary to the provisions of this title. The remedies provided for herein shall be cumulative and exclusive.

(Prior Code § 10-3.2702)

17.12.240 Reserved.

Editor's note— Ord. CS 938, § 1, adopted Jan. 28, 2013, repealed § 17.12.240, which pertained to fee exemptions and derived from prior Code § 10-3.2801.

CHAPTER 17.12 ADMINISTRATION AND GENERAL CONDITIONS

17.12.010 Building permit - Required.

In order to develop the land to its best use as determined by the various zones established in Section 17.09.010, a building permit is required for any structure.

(Prior Code § 10-3.601)

17.12.020 Building Permit – Checked by building inspector.

The building permit shall be checked by the building inspector and when necessary referred to the board of architectural review in order that all land use and construction shall conform to the general pattern established for that area, and shall not be of the type that would depreciate values by unsightly construction.

(Prior Code § 10-3.602)

17.12.030 Building permit – New dwelling units.

A. Building permits for new dwelling units shall only be issued for lots with curbs and gutters. If the lot has no curbs and gutters, the building permit will be based upon plans that include curbs and gutters.

B. If the City Engineer requests additional public improvements, the Community Development Director may consider requiring the additional public improvements beyond curbs and gutters. Final inspection shall not be made until the City Engineer has approved the installation of all required public improvements.

C. If the City Engineer finds that the street grade is such that required public improvements cannot be installed as part of the building permit procedure, a binding agreement running with the land is to be executed requiring public improvement installation at City-designated time.

D. This section is applicable to all lots that are not covered specifically by site plan and architectural control or current subdivision (including minor subdivision, lot splits, etc.) requirements.

(Prior Code § 10-3.602.1; Ord. CS 1059, § 1, 3-27-2023)

17.12.040 Appeal to decision of building inspector.

A. If the applicant is dissatisfied by the decision of the building inspector, he shall have the right to appeal to the Commission and a hearing shall be held thereon after which the

Commission may order issuance of a building permit or it may withhold issuance of same if not satisfied that proposed plans are in the spirit of and in keeping with the provisions of this title.

B. The notice, if any, of the public hearing on the report of the Commission and the application for architectural control review shall be in the time, form, and manner directed by the Community Development Director, or designee.

(Prior Code § 10-3.603; Ord. CS 1059, § 1, 3-27-2023)

17.12.050 Reserved.

Editor's note— Ord. CS 1059, § 1, adopted March 27, 2023, repealed § 17.12.050, which pertained to interpretation of no action—Appeal to Council and derived from prior Code § 10-3.604.

17.12.60 Public or government structures require Planning Commission approval.

No public and/or governmental building, fountain, monument, wall, arch, or other structure shall be erected, placed on or upon, removed from, relocated or materially altered on or upon any public land or allowed to extend over or upon any street, avenue, square, park, recreation ground, or other public property unless plans for the same and the location thereof have first been submitted to the Planning Commission to ensure consistency with the City of Atwater's Policies, Codes, and guidelines.

(Prior Code § 10-3.605; Ord. CS 1059, § 1, 3-27-2023)

17.12.070 Setbacks and eaves.

Front, rear, and side yard setback lines shall be maintained in each land use district as required. Eaves or overhangs may project a maximum distance of two feet beyond the minimum front, rear, or side yard setback lines.

(Prior Code § 10-3.606)

17.12.080 Use prohibited except where permitted.

For the orderly and balanced development of the community, and in order to assure opportunities for continued prosperity through provision for orderly growth and expansion of the uses normal to each district and in order to reduce the ill effect and blight that usually accompanies mixed use in all cities, there are set forth in this chapter the uses permitted and the conditions to use in each land use district in the City. No use shall be permitted in residential, commercial, or industrial districts other than those uses for which the district is zoned.

(Prior Code § 10-3.607)

17.12.090 Site plan and architectural control.

All applications for building permits for permitted and conditional uses, other than agricultural residential, residential estate, and single-family residential buildings and minor structures for the conduct of a business which is to be conducted primarily in the open air outside of a structure, applications for use permits, proposed structures and parking layouts, and the plans, site plans, elevations and landscaping plans shall constitute application for site plans and architectural control review. Unless otherwise referred to the Planning Commission for purposes of efficiency and consolidation of review with other approvals or entitlements, it shall be the duty of the Community Development Director, or designee, to approve applications for site plans and architectural control review to ensure all applications are consistent with the adopted Residential Design Guidelines or Commercial and Industrial Guidelines, as amended from time to time.

A. Time Limits. The site plan approval shall expire if not exercised within five years of approval. An approval shall be considered "exercised" when:

1. A building permit is issued, and construction has commenced; or,
2. A certificate of occupancy is issued; or,
3. A business license is issued; or,
4. The use is established.

B. Extension of Time. The Community Development Director may approve time extensions of up to two years, in the following manner:

1. The applicant shall submit to the Community Development Department a written request for an extension of time no later than ten days before the expiration of the approval.
2. The Community Development Director may extend the approval for an additional two-year period if the applicant has proceeded in good faith and has exercised due diligence in efforts to exercise the approval in a timely manner.
3. The burden of proof is on the applicant to demonstrate that the approval should be extended.
4. The Community Development Director may choose to refer any extension of time requests to the Planning Commission for review and final decision.

(Prior Code § 10-3.608; Ord. CS 1059, § 1, 3-27-2023)

17.12.095 Appeal.

If the applicant is aggrieved by the Community Development Director's decision to deny the architectural plans and site plans, the applicant may appeal such decision in writing to the

Planning Commission within ten calendar days from the date of the action. The filing of an appeal shall stay all proceedings in furtherance of the action taken by the Planning Commission.

At the conclusion of the hearing, the Planning Commission shall render a decision on the appeal and may affirm, reverse, or modify the decision of the Community Development Director as it deems just and equitable on the premises.

(Ord. CS 1059, § 1, 3-27-2023)

17.12.100 Uses, subject to chapter.

Subject to the provisions of this title, the uses set forth in Chapters 17.18 through 17.54, inclusive, and Chapter 17.63, are permitted and regulations relative to conditions to use are established within and with regard to various land use districts.

(Prior Code § 10-3.609)

17.12.110 Minimum setback.

The minimum building or structure setback to be provided by any development to abut the following major streets within the City limits shall be 65 feet measured from the established or proposed centerline of the street. Affected streets: Bellevue Road, Winton Way, First Street, and Shaffer Road. Further, a minimum building or structure setback of 76.5 feet shall be maintained on the northerly side of Atwater Boulevard, said setback being measured from the recognized south property line of Atwater Boulevard as it appears on the effective date of the ordinance codified in this title.

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In all zones which require a front yard, no obstruction to view in excess of three feet in height shall be placed on any corner or reversed corner lot within a triangular area formed by the street property line and a line connecting them at points 25 feet from the intersection of the street lines, except that street trees are permitted which are pruned at least eight feet above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers.

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C. Such facilities may be placed within the front yard, provided the vehicle does not overhang the sidewalk or extend into the City right-of-way or the corner lot clearance area as specified in Section 17.12.120.

D. Exemption: (1) Visitors who are not residents of the City of Atwater are exempt from the above for a period of 72 hours. (2) Any recreational vehicle mentioned in this section may be parked in the street for a period of 72 hours for loading, unloading, cleaning, or mowing the lawn.

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17.12.210 Planning Commission to prescribe form and scope of petitions.

The Planning Commission shall, in its rules, prescribe the form and scope of all petitions and applications provided for in this title and of accompanying data to be furnished so as to assure the fullest practicable presentation of facts for proper consideration of the matter involved in each case and for a permanent record. Any petition for a variance, use permit, or amendment as provided for in this title shall include a verification by at least one of the petitioners, attested before a notary public or before the City Clerk.

(Prior Code § 10-3.2601)

17.12.220 Enforcement.

A. All departments, officials and public employees of the City vested with the duty or authority to issue permits shall conform to the provisions of this title and shall issue no permit, certificate, or licenses for uses, buildings, or purposes in conflict with the provisions of this title; and any such permit, certificate, or license issued in conflict with the provisions of this title shall be null and void.

B. It shall be the duty of the building inspector to enforce the provisions of this title pertaining to the erection, construction, reconstruction, moving, conversion, alteration, or addition to any building or structure.

(Prior Code § 10-3.2701)

17.12.230 Public nuisance - Abatement.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this title, and any use of any land, building or premises established, conducted, operated, or maintained contrary to the provisions of this title, is unlawful and a public nuisance, and the City Attorney shall upon order of the Council immediately commence action or proceedings for the abatement and removal and enjoinment thereof in the manner provided by law, and shall take over other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate and remove such building or structure, and restrain and enjoin any person from setting up, erecting, building, maintaining, or using any such building or structure or using property contrary to the provisions of this title. The remedies provided for herein shall be cumulative and exclusive.

(Prior Code § 10-3.2702)

17.12.240 Reserved.

Editor's note— Ord. CS 938, § 1, adopted Jan. 28, 2013, repealed § 17.12.240, which pertained to fee exemptions and derived from prior Code § 10-3.2801.

PLANNING COMMISSION AGENDA REPORT

PLANNING COMMISSION

Donald Borgwardt, Chair

Mayra Sanchez-Garcia Jag Mokha

Harold Kadach Shawn Conour

MEETING DATE: **August 20, 2025**

TO: **Chair and Commissioners**

FROM: **Jon O'Connor, Community Development Director**

SUBJECT: **Public Hearing to recommend that the City Council of the City of Atwater adopt an Initial Study and Mitigated Negative Declaration in accordance with California Environmental Quality Act (CEQA) for the Osborn Park Expansion project; and approve Site Plan No. 25-01-0100, General Plan Amendment No. 25-01-0200, and Zone Change No. 25-01-0300 for the project located at 501 E. Bellevue Rd., Atwater (APN 156-060-008).**

RECOMMENDED COMMISSION ACTION:

It is recommended that Planning Commission:

1. Open the public hearing and receive any testimony given; and

2. Close the public hearing; and

3. Adopt Resolution No.0265-25 recommending the City Council of the City of Atwater adopt an Initial Study and Mitigated Negative Declaration for the Project in accordance with California Environmental Quality Act (CEQA) for the Osborn Park Expansion Project; and approve Site Plan No. 25-01-0100, General Plan Amendment No. 25-01-0200 and Zone Change No. 25-01-0300 for the project located at 201 E. Bellevue Rd., Atwater (APN 156-060-008).

I. BACKGROUND:

The subject property is located on the northwest corner of East Bellevue Road and the irrigation canal at 501 East Bellevue Road. The project site consists of four (4) parcels that total approximately 5.4 acres (APNs 156-060-008-000 (portion), 156-060-009-000, 156-060-011-000 (portion), and 156-060-025-000).

The proposed Project consists of a General Plan Amendment and Zone Change that has been submitted to the City of Atwater. The Project requests a General Plan Amendment to change

the land use designation for three (3) parcels, 156-060-009, 156-060-011 (portion), and 156-060-025 from COM – Commercial to PK- Park land use designation. The Project also requests to change the zoning district for three (3) parcels, APNs 156-060-009, 156-060-011(portion), and 156-060-025 from C-G – General Commercial to C-G-OS – General Commercial – Open Space Combining zone district. The proposed Project would expand and redevelop the existing Osborn Park to include a baseball field, two (2) basketball fields, a pickleball court, a volleyball court, or other similar recreational activities, a walking path, 164 additional parking stalls, a second point of drive access, as well as subsequent improvements including curb, gutter, sidewalk, and landscaping.

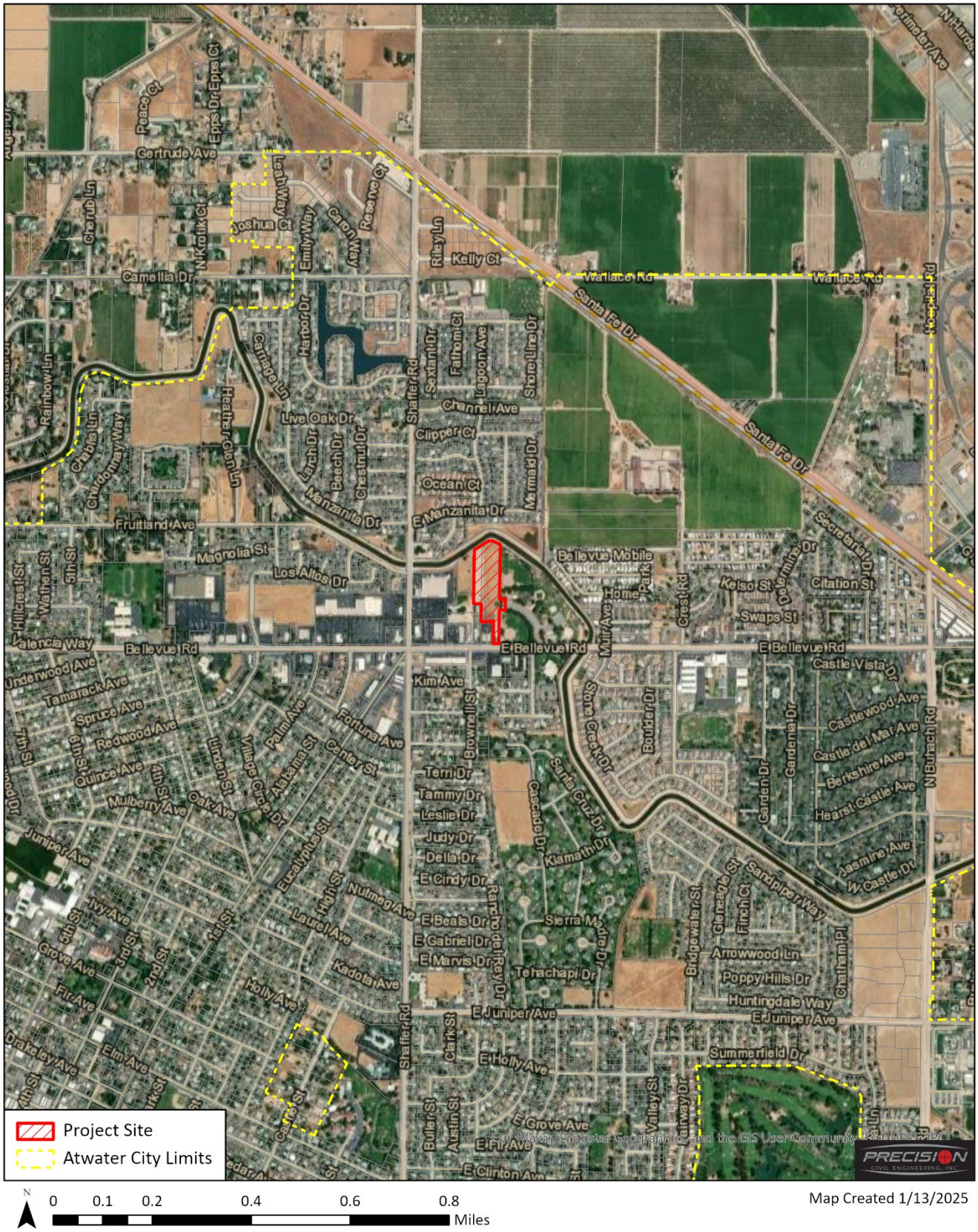
The project required the preparation of a Mitigated Negative Declaration which was completed by Precision Civil Engineering, Inc in April of 2025. The City submitted the project for public review to the Office of Planning and Research on April 3, 2025. The comment period for the project closed on April 23, 2025.

II. ANALYSIS:

Site Location and Description: The project site is located on the northwest corner of East Bellevue Road and the irrigation canal at 501 East Bellevue Road, consisting of four (4) parcels that totals approximately 5.4 acres. The project site is currently shown as Assessor's Parcel Numbers (APNs) 156-060-008 (portion), 156-060-009, 156-060-011(portion), and 156-060-025.

The site consists of four (4) parcels and is currently zoned as Low-Density Residential and General Commercial with a General Plan land use designation of Commercial and Park. The entire project site is presently undeveloped and does not include any structures. The proposed development would be accessed by two (2) points off of East Bellevue Road and to the east boundary of the site.

Figure 1: Site Location

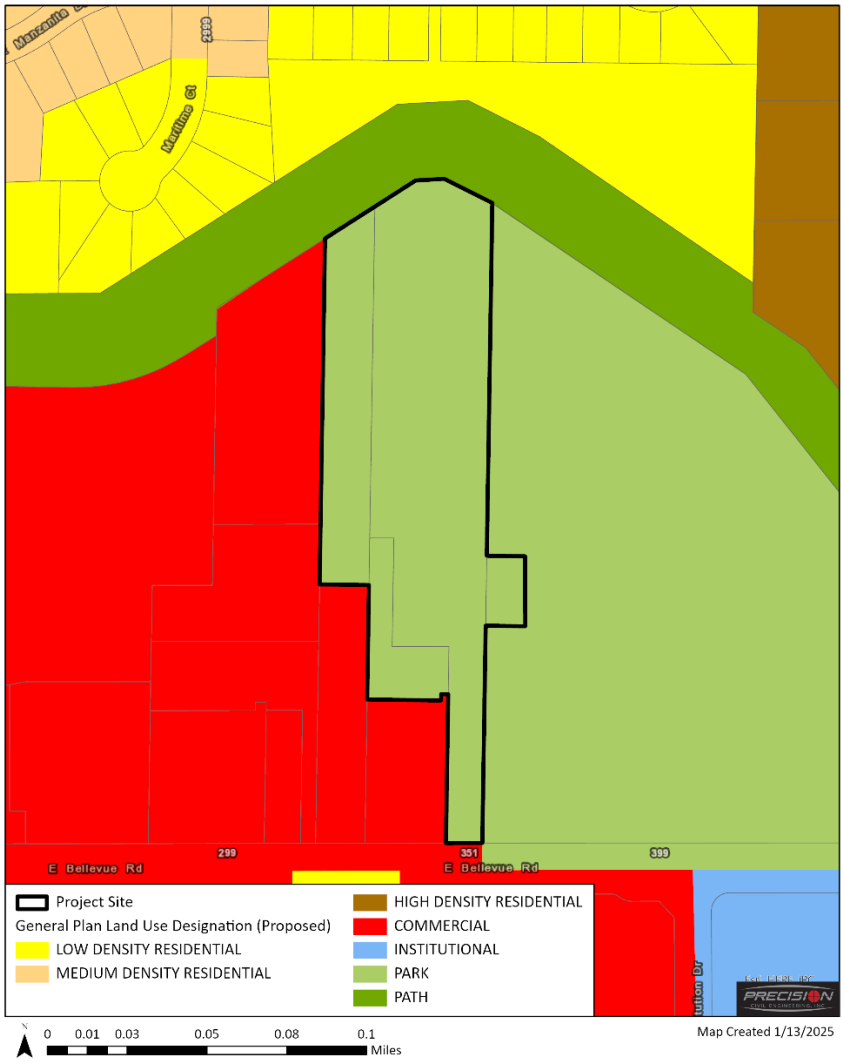


Land Use Designation: The project has a General Plan Land Use designation of COM – Commercial and PK – Park. The applicant is requesting a General Plan Amendment to change the land use designation of three (3) parcels, 156-060-009, 156-060-011 (portion), and 156-060-025 from COM to PK land use designation.

The PK land use designation is intended to indicate the location of existing and planned public park facilities ranging from neighborhood to community parks. The project intends to redevelop and extend the existing Osborn Park that is consistent with the proposed designated use of the Atwater General Plan land use designation.

The project supports applicable General Plan policies, including **Policy LU-23.1**, which states: *"The City shall strive to maintain or exceed a minimum standard of 3.0 acres of public park land per 1,000 population."* The proposed expansion will add approximately 5.2 acres of public park land, thereby contributing to the City's goal of maintaining adequate parkland per capita and enhancing recreational opportunities for residents.

Figure 2: Proposed Land Use Designation

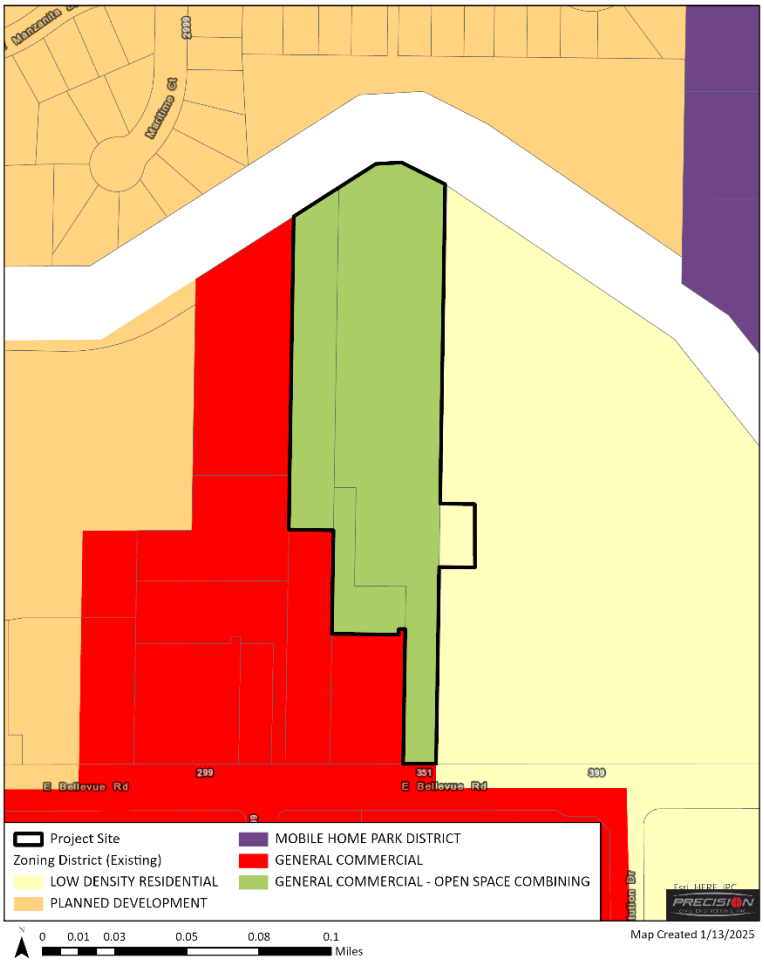


Zoning: The project is located within a General Commercial (C-G) zone district. The applicant is requesting a zone change to rezone three (3) parcels 156-060-009, 156-060-011(portion), and 156-060-025 from C-G to General Commercial – Open Space Combining (C-G-OS) zone district.

The proposed rezoning would facilitate the redevelopment and expansion of the existing Osborn Park with a baseball field, two (2) basketball fields, a pickleball court, a volleyball court, or other similar recreational activities, and a walking path.

The Open Space Combining District was established to be consistent with the General Plan Open Space and Recreation element. The zone's objectives are to protect and maintain land to be used for outdoor recreation, the maintenance of public safety, and to encourage proper and orderly growth of the City to efficiently utilize public services, and to enhance the environment.

Figure 3: Proposed Zoning



Surrounding Uses: The project site is surrounded by existing irrigation canal, single-family residences to the north, commercial to the south, Osborn Park to the east, and a city storm basin to the west. The proposed use of park would be compatible with the uses described within the surrounding areas.

III. FISCAL IMPACTS:

This item would not have any significant negative fiscal impacts. This item has been reviewed by the Finance Department.

IV. LEGAL REVIEW:

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

V. EXISTING POLICY:

Under section 17.38.080 of the A.M.C – General Commercial Districts, "All uses in the C-G zone shall require site plan approval and design review as described elsewhere in this title."

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:

Pursuant to the California Environmental Quality Act, an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for this project under Section 15073 and its findings were made public and available for a 30-day public comment period beginning on April 4, 2025. The public comment period closed on April 23, 2025. The City's intent to adopt a Mitigated Negative Declaration were made known under Section 15070.

Furthermore, no new change in the surrounding area has occurred that would contribute to findings that would be considered significant or represent a major change to the physical environment.

IX. STEPS FOLLOWING APPROVAL:

Following approval of Resolution No. PC 0265-25, and a five-day appeal period, the recording secretary will supply a signed copy to the applicant.

Prepared by: Sonia Ho and Bonique Emerson, AICP, Contract Planners

Submitted by: _____
Jon O'Connor, Community Development Director

Attachments:

1. Resolution No. 0265-25
2. Conceptual Map

PLANNING COMMISSION OF THE CITY OF ATWATER

RESOLUTION NO. PC 0265-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATWATER RECOMMENDING THE CITY COUNCIL OF THE CITY OF ATWATER ADOPT AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE PROJECT IN ACCORDANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE OSBORN PARK EXPANSION PROJECT; AND APPROVE, GENERAL PLAN AMENDMENT NO. 25-01-0200 AND ZONE CHANGE NO. 25-01-0300 (APN 156-060-008).

WHEREAS, at a duly noticed public hearing held on August 20, 2025, the Planning Commission of the City of Atwater reviewed a request for the redevelopment and expansion of Osborn Park located on the northwest corner of East Bellevue and the irrigation canal at 501 E. Bellevue Road, Atwater (APN 150-060-008).

WHEREAS, __person(s) spoke in favor of the General Plan Amendment and Zone Change, __ person(s) spoke in opposition of the General Plan Amendment, and Zone Change, and __written comment(s) have been submitted either in opposition or in favor of the General Plan Amendment and Zone Change; and

WHEREAS, General Plan Amendment No. 25-01-0200 requests to change 5.2 acres of existing Commercial land use to Park land use designation. Zone Change No. 25-01-0300 requests to rezone 5.2 acres of existing General Commercial zone district to General Commercial – Open Space Combining zone district.

WHEREAS, pursuant to California Environmental Quality Act (CEQA) of 1970, an Initial Study and Mitigated Negative Declaration dated April 2025 was prepared for this project; and

WHEREAS, the proposed General Plan Amendment No. 25-01-0200 and Zone Change No. 25-01-0300, will not have a detrimental effect on the health, safety, and welfare of the neighborhood nor have any adverse effect on the community.

WHEREAS, the Planning Commission has determined that the following findings can be made for proposed General Plan Amendment No. 25-01-0200 and Zone Change No. 25-01-0300 in support of the Project:

1. That the application proposes the redevelopment and expansion of Osborn Park, on approximately 5.4 acres, located on the northwest corner of East Bellevue and the irrigation canal at 501 E. Bellevue Road, Atwater (APN 150-060-008).

2. The project site is consistent with the City's General Plan and Zoning Ordinance, pending General Plan Amendment No. 25-01-0200.

3. That this project required the preparation of an Initial Study and Mitigated Negative Declaration under CEQA guideline section 15070.

4. The public hearing for this General Plan Amendment, and Zone Change was 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 Planning Commission of the City of Atwater does hereby approve General Plan Amendment No. 25-01-0200 and Zone Change No. 25-01-0300.

The foregoing resolution is hereby adopted this 20th day of August 2025.

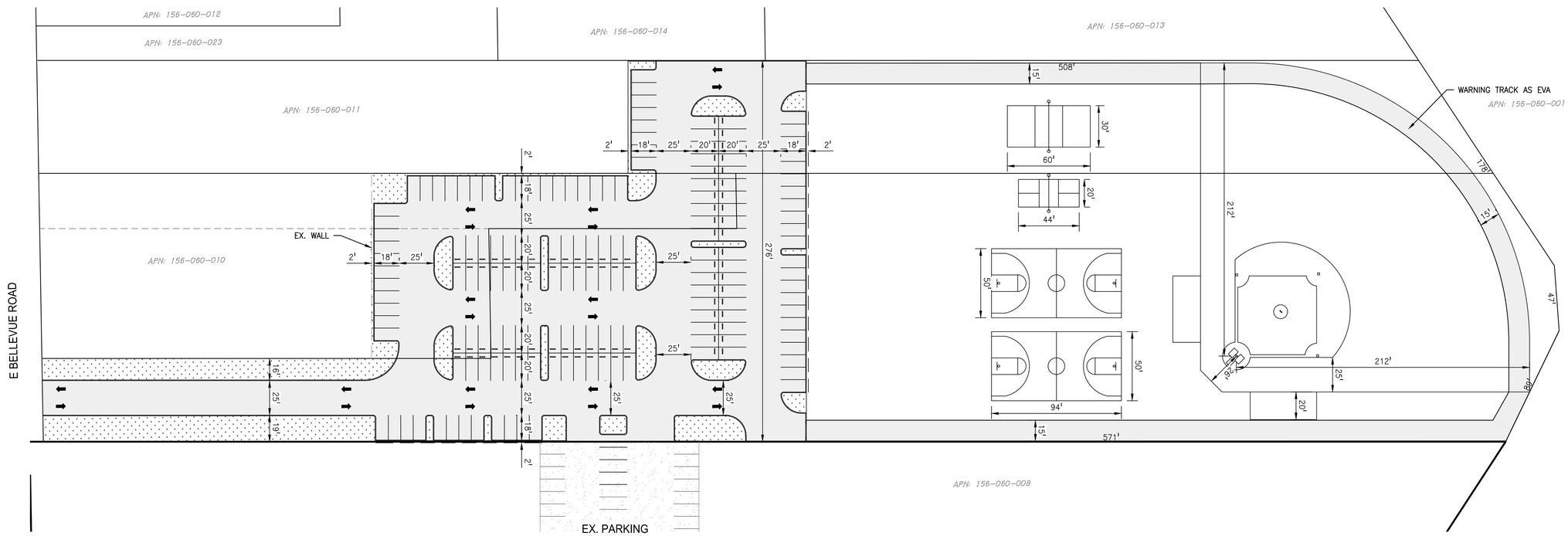
AYES:
NOES:
ABSENT:

APPROVED:

_____
DON BORGWARDT,
CHAIR

ATTEST:

_____
JON O'CONNOR,
COMMUNITY DEVELOPMENT DIRECTOR



NOTES

SITE SUMMARY

RECREATIONAL AREA:	3.2 AC
PARKING & DRIVE ACCESS AREA:	2.0 AC
TOTAL SITE AREA:	5.2 AC

PARKING SUMMARY

PARKING STALLS PROVIDED: 164 STALLS, 6 STALLS PER 5,000 SF

N

40 20 0 40 80

SCALE: 1" = 40'

WHITE ALBANO ASSOCIATES
CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawings - any errors or omissions shall be reported to WHITE ALBANO ASSOCIATES. Copyrights to all designs and drawings are the property of WHITE ALBANO ASSOCIATES. Reproduction or re-use of these drawings without written consent by WHITE ALBANO ASSOCIATES, for purposes other than those authorized by WHITE ALBANO ASSOCIATES, is prohibited. This drawing shall not be used for construction until sealed, signed and dated by the Engineer.

No.	MM.YY	Description	By	Appd.

Revision

Client/Project
CITY OF ATWATER
OBRON PARK EXPANSION EXHIBIT
ATWATER, CALIFORNIA

Title
PRELIMINARY OSBORN PARK EXPANSION-V3

Engineer's Seal

Engineer's Signature:
Signature Date:

811
Know what's below.
Call before you dig.

Project Engineer: ROB CHRISTENSEN

Project Number: 1093-1500

File Name: 20230331_osborn-park-expnsn-20

Dwn.	Chkd.	Dsgn.	MM.DD.YY
IY	RFC	IY	03.17.23

Sheet No.

1 of 1 sheets

w:\1093150\civil\wabia\20230315_osborn-park-expnsn\20230331_osborn-park-expnsn-20^{0}_v3.dwg
2023-03-31 18:10 Rob Christensen

ORIGINAL SHEET - ARCH D

PLANNING COMMISSION AGENDA REPORT

PLANNING COMMISSION

Donald Borgwardt, Chair

Mayra Sanchez-Garcia Shawn Conour

Harold Kadach Jagandeep Mokha

MEETING DATE: August 20, 2025

TO: Chair and Commissioners

FROM: Jon O'Connor, Community Development Director

SUBJECT: Pre-Approved Residential Carport Program Presentation

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RECOMMENDED COMMISSION ACTION:

Information Only – No action is required at this time. This presentation is for informational purposes.

I. BACKGROUND:

The City of Atwater is exploring ways to streamline the permitting process for residential carports. This effort aligns with the City's goals of improving housing-related infrastructure and reducing barriers to home improvement projects. Several other jurisdictions have implemented similar programs with notable success, offering a proven model that could be adapted locally. The Staff is proposing three options regarding residential carports for consideration and direction:

1. Establish a pre-approved carport program, modeled after the City's successful pre-approved ADU program.
2. Allow carports to encroach into the established front yard setbacks in residential zones, provided they maintain a minimum five-foot separation from the primary structure; or
3. Maintain the current prohibition on carports within the City.

II. ANALYSIS:

The proposed program would provide residents with a set of pre-approved carport design options that meet California Building Code requirements. The goal is to simplify the process for homeowners, reduce the need for costly custom plans, and shorten approval

timelines. Increased adoption of permitted carports supports the City's goals for compliance, safety, and neighborhood aesthetics without additional ongoing costs.

Program Features to consider:

- **Roof Styles:**
  - Flat
  - Gable
  - Arched

- **Materials:**
  - Wood
  - Steel
  - Aluminum

- **Zoning Standards:**
  - Setbacks: 20 ft (front), 5 ft (side), 10 ft (rear)
  - Maximum Height: 12 ft

- **Permit Process:**
  - Simplified application including site plan and selected design
  - Permit issuance within 10 business days
  - Required inspections: footing (if applicable) and final

- **Additional Consideration:**
  - Integration of solar panel options in future iterations of the program

Program Benefits:

- Reduces design and engineering costs for homeowners
- Encourages property improvements and aesthetic enhancements
- Ensures consistent code compliance and safety
- Supports broader City objectives related to housing and infrastructure

The alternative to streamline carports and/or pergolas is to allow them to be located within the front yard setback provided they maintain a minimum five-foot separation from the primary residential structure. This provision would accommodate properties with limited side or rear yard space, provide more flexibility for vehicle coverage, and support homeowners who wish to protect their vehicles from the weather while maintaining adequate separation for fire safety, structural integrity, and aesthetics. A five-foot setback from the main building ensures compliance with building and fire codes, preserves airflow and light between structures, and allows for maintenance access.

III. FISCAL IMPACTS:

The program is anticipated to be **cost-neutral**. While there could be an initial investment in developing the pre-approved plans, the overall staff time required for permit processing

will be reduced. Funding for the development of plans could be allocated through the FY 2025–26 Community Development Department Budget.
Expanded legal options for carports may reduce code enforcement cases related to unpermitted carports, potentially lowering enforcement-related costs. While minor upfront costs exist, the combination of permit fee revenue, reduced enforcement, and more efficient processing is expected to result in a cost-neutral or slightly positive fiscal outcome for the City.

IV. STEPS FOLLOWING PRESENTATION:

Staff is requesting direction for next steps.

Submitted by:

_____

Jon O'Connor, Community Development Director

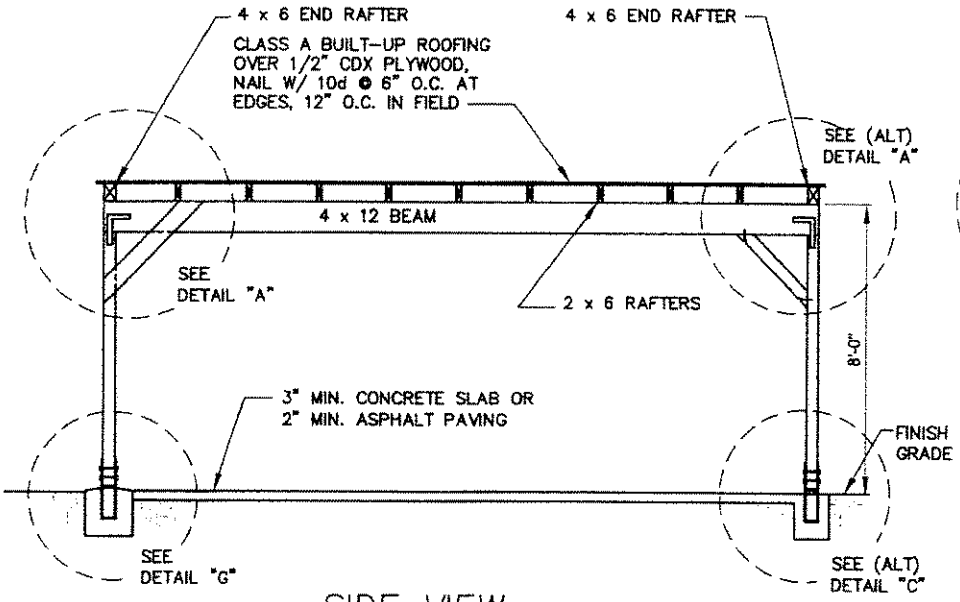
Attachments:

1. City of Atwater Carport Sample Plan
2. City of Atwater Pre-Approved ADU Plans

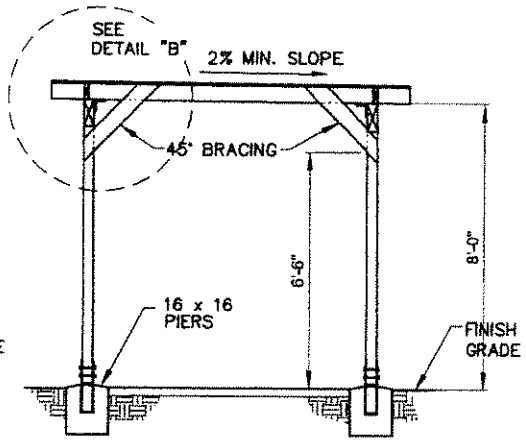
DETACHED CARPORT DETAILS
PLAN AND ELEVATIONS

THIS DRAWING DEPICTS MINIMUM CODE REQUIREMENTS PER CRC INFORMATION IS FOR REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT.

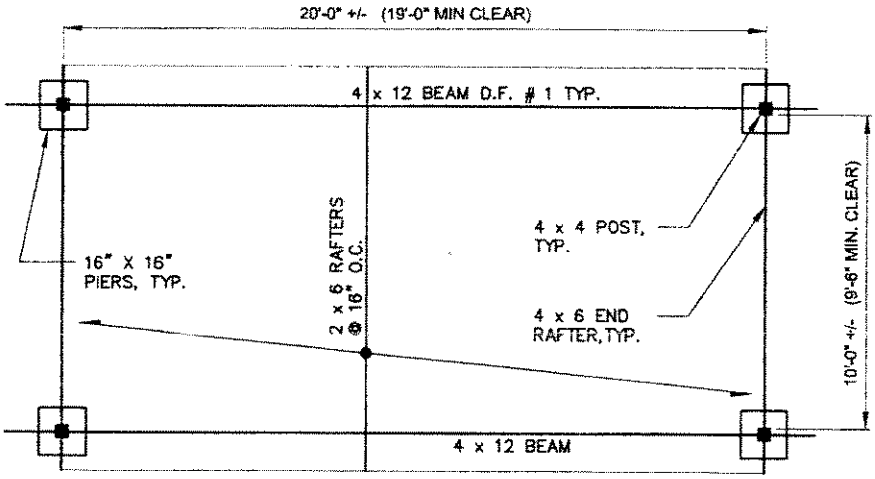
MINIMUM CONSTRUCTION REQUIREMENTS



SIDE VIEW



END VIEW



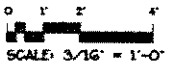
FOOTING & FRAMING PLAN
(1-CAR CARPORT)

NOTE:

REFER TO TYPE V SHEET FOR SPECIFICATIONS OF CONCRETE, LUMBER GRADE, AND RAFTER SPACING.

PROVIDE PLOT PLAN SHOWING THE LOCATION OF ALL EXISTING BUILDINGS ON LOT WITH DIMENSIONS TO LOT LINES AND BETWEEN BUILDINGS.

THIS STRUCTURE IS NOT PERMITTED WITHIN 5' OF A PROPERTY LINE UNLESS AN EXTERIOR WALL WITHOUT OPENINGS IS PROVIDED. THIS WALL SHALL BE PROTECTED ON THE BOTH SIDES WITH MATERIAL APPROVED FOR 1-HR FIRE RESISTIVE CONSTRUCTION.



(OVER – FOR DETAILS)

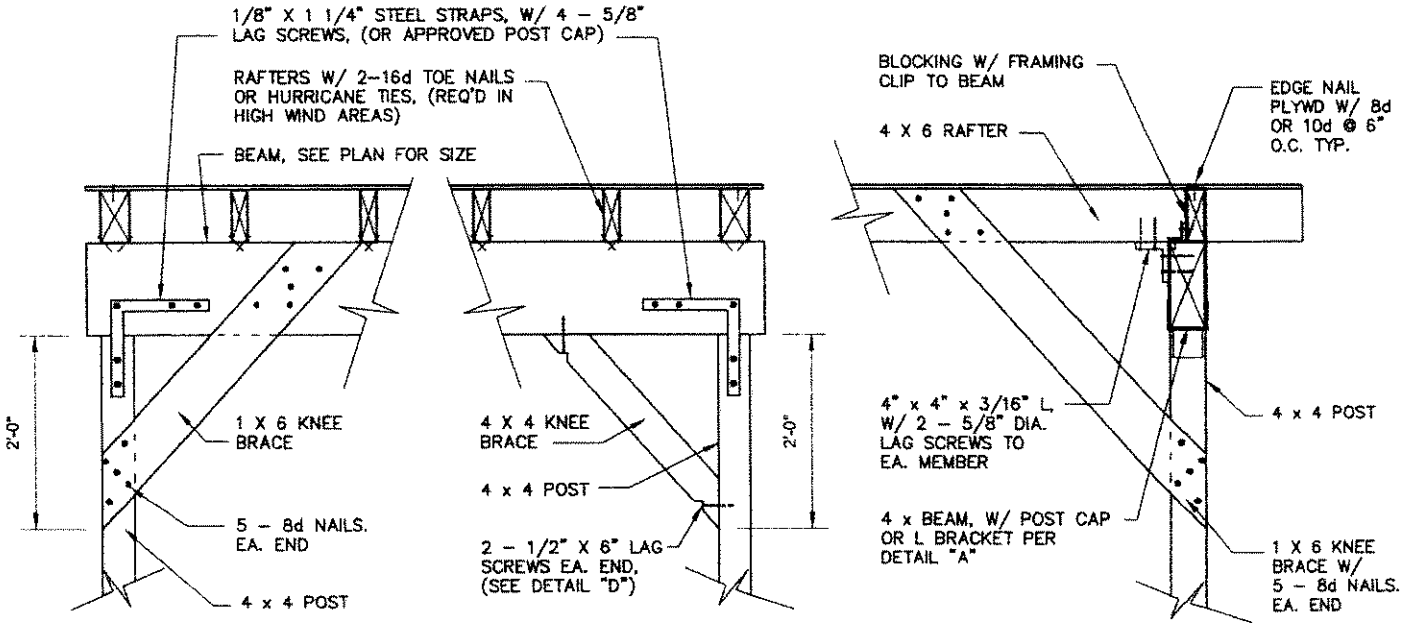
Provide consistent Title Block on all sheets. Leave margin on all sides.

This scale is for example only. Use 1/4" =1'-0". Typical min. sheet size is 11" x 17"

NAME, ADDRESS AND PHONE NO. OF DESIGNER XXX XXX XXX XXX XXX XXX XXX XXX WET SIGNATURE OF DESIGNER ON EACH SHEET (AND PROFESSIONAL STAMP IF APPLICABLE)	**EXAMPLE RESIDENCE**	DETACHED CARPORT SAMPLE DRAWING	SCALE: 3/16" = 1'-0" DATE: SHEET NO. DC-1

DETACHED CARPORT DETAILS

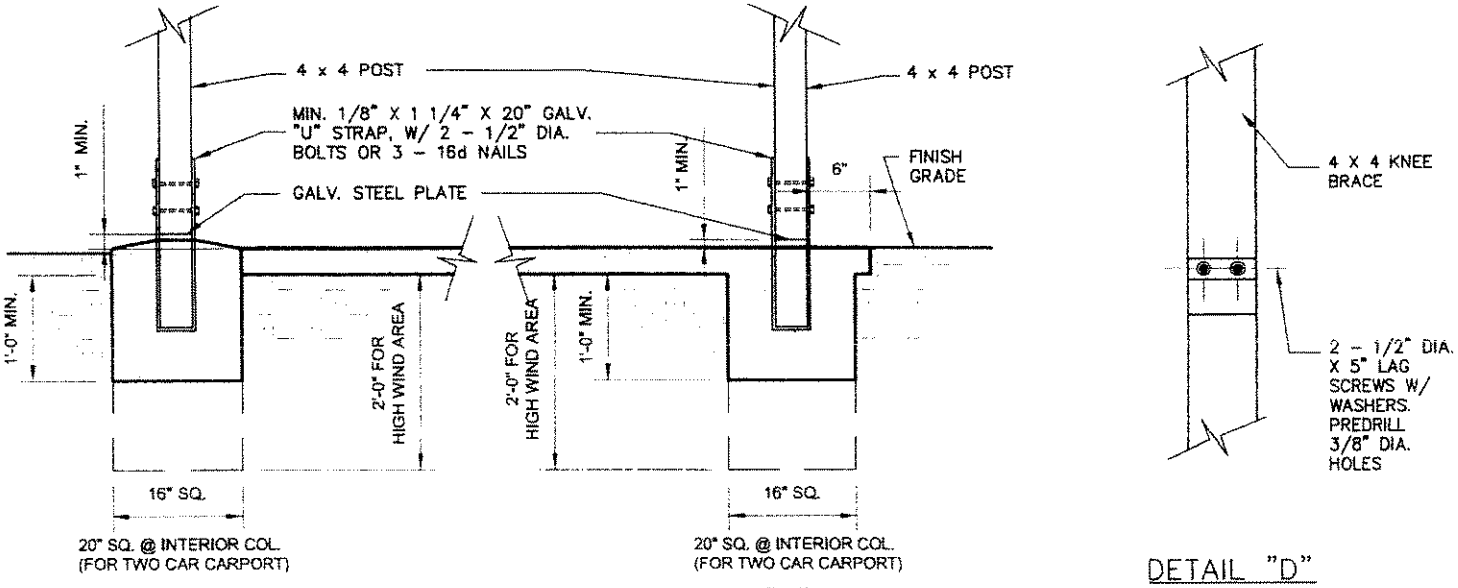
THIS DRAWING DEPICTS MINIMUM CODE REQUIREMENTS PER CRC INFORMATION IS FOR REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT.



DETAIL "A"

DETAIL "A" ALTERNATE

DETAIL "B"



DETAIL "C"

DETAIL "C" ALTERNATE

DETAIL "D"

0 6" 1' 2'

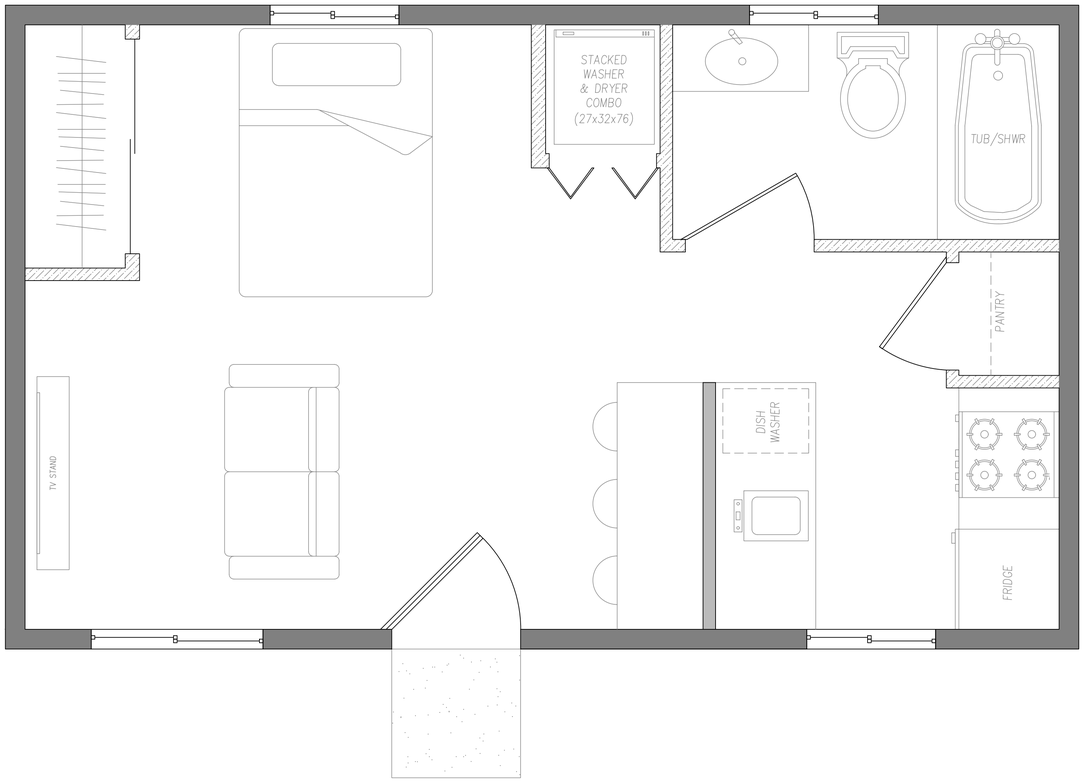
SCALE: 1/2" = 1'-0"

Provide consistent Title Block on all sheets. Leave margin on all sides.

This scale is for example only. Use 3/4" or 1" or 1 1/2" =1'-0". Typical min. sheet size is 11" x 17"

NAME, ADDRESS AND PHONE NO. OF DESIGNER XXX XXX XXX XXX XXX XXX XXX XXX WET SIGNATURE OF DESIGNER ON EACH SHEET (AND PROFESSIONAL STAMP IF APPLICABLE)	**EXAMPLE RESIDENCE**	DETACHED CARPORT SAMPLE DRAWING	SCALE: 1/2" = 1'-0" DATE: SHEET NO. DC-2

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

CITY OF ATWATER

REVISIONS
-
-
-
-
-

PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: COVER
DATE: 4/15/2024
AGENCY: SJV REAP
ADU SQFT: 375
DRAWING SCALE:
SHEET: C0

1. GENERAL

1. 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

1. EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE RESPECTIVE CITY'S MUNICIPAL CODE.
2. 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]
   - 2.1. 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)
   - 2.2. 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)
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)
4. WATER CLOSET CLEARANCE. MINIMUM 30–INCH–WIDE BY 24–INCH–DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)
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)

1. 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))
2. 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))
3. 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))
4. MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPIABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. (CBEES 150.0(O))
5. AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. (CBEES 150.0(O))
6. 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))
   - 6.A. ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   - 6.B. INTERMITTENTLY OPERATED WHOLE–BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   - 6.C. INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
   - 6.D. 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.
7. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION OR AS SPECIFIED IN ENERGY REPORT.
8. 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.
9. 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.
10. STOVE RANGE EXHAUST SHALL HAVE A MINIMUM AIR FLOW RATE OF 100 CFM AND SHALL EXHAUST TO THE EXTERIOR.

D. FOUNDATION

1. 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.
2. 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)
3. INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. (CRC 403.1.3.4)
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 FIGURER608.5.4(1)]
5. 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 $\frac{3}{16}$ 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.
6. HOLD–DOWNS. ALL HOLD–DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. 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

1. 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)
2. 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)
3. 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) EXCETPTION: THE TOP PLATES ARE TWO 2–INCH BY 6–INCH OR TWO 3–INCH BY 4– INCH MEMBERS.
4. 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.
5. 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)
6. 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)
7. 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)
8. 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)
9. 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)
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).
11. 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.
12. ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
13. ROOF DIAPHRAGM AT RIDGES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
14. BLOCKING OF ROOF TRUSSES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
15. TRUSS CLEARANCE. MINIMUM 1/2–INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON–BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
16. 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 R302.11.1):
   - 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 MILLBOARD
   - 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, DRAFTSTOPS 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 DRAFTSTOPS 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		SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topo graphic effects		Weathering	Frost Line Depth	Termite					
0	110	NO	D	<5000'=NEG	<5000'=12"	YES		<5000' = NO			

G. GENERAL MATERIAL SPECIFICATIONS

1. 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.
2. STUCTURAL PLYWOOD SHALL CONFORM TO COMMERIAL 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–108 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.
3. CONCRETE. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE (CBC), EXCEPT ITEMS NOT SPECIFICALLY COVERED THERIN SHALL ALSO CONFORM TO ACI 318–14.
   CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS (CRC R402.2)
4. 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)
5. FASTENERS FOR PRESERVATIVE–TREATED WOOD. FASTENERS FOR PRESERVATIVE–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
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 JA8.*
   - *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 JA8 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.
   - *2.B. NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).*
   - *2.C. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.*
   - *2.D. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(K)2 IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(K)2A.*

I. ROOFING AND WEATHERPROOFING

1. 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.
2. 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)
3. 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).
4. 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)
5. 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)
6. WEEP SCREED. A MINIMUM 0.019–INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION–RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3–1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 92. THE WEEP SCREED SHALL BE PLACED A MINIMUM 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE ALLOWING TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (CRC R703.7.2.1)

J. DRAINAGE NOTES

1. *SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD [CRC R401.3].*
2. *LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS A MINIMUM OF 6 INCHES FOR A DISTANCE OF 10 FEET. EXCEPTION: WHERE SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL FOR 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. WHEN DRAINS OR SWALES ARE USED FOR THIS PURPOSE:*
   - *2.1. PROVIDE A MINIMUM 5% SLOPE FROM FOUNDATION TO DRAIN/SWALE,*
   - *2.2. DRAIN/SWALE SHOULD BE LOCATED AS FAR AS IS PRACTICAL FROM THE FOUNDATION TO MAXIMIZE FALL AND*
   - *2.3. DRAIN/SWALE IS TO SLOPE A MINIMUM OF 2%.*
3. *IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.*
4. *ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION (FINISH FLOOR ELEVATION) SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE NOT LESS THAN 12 INCHES PLUS 2 PERCENT [CRC R403.1.7.3].*
5. *ALTERNATE SETBACKS AND CLEARANCES ARE PERMITTED, SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL [CRC R403.1.7.4].*

K. STREET ADDRESSING

1. *SEPARATE STREET ADDRESSING IS REQUIRED FOR THE ADU. INSTALL STREET ADDRESS NUMERALS, AT LEAST FOUR INCHES HIGH WITH MINIMUM ½–INCH STROKE, MOUNTED ON A CONTRASTING BACKGROUND ON FRONT OF THE BUILDING [CRC R319.1].*

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

CITY OF ATWATER

REVISIONS
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PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM

SHEET DESCRIPTION: COVER

DATE: 4/15/2024

AGENCY: SJV REAP

ADU SQFT: 375

DRAWING SCALE

SHEET: C1

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 ($2^1/_2$″ × 0.113″)	—
2	Ceiling joists to plate, toe nail	3-8d ($2^1/_2$″ × 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 $1^1/_4$″ × 20 gage ridge strap	3-10d (3″ × 0.128″)	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails ($3^1/_2$″ × 0.135″) or 3-10d common nails (3″ × 0.148″)	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d ($3^1/_2$″ × 0.135″) 3-16d ($3^1/_2$″ × 0.135″)	—
Wall			
7	Built-up studs-face nail	10d (3″ × 0.128″)	24″ o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 ½″ x 0.135″)	12″ o.c.
9	Built-up header, two pieces with $^1/_2$″ spacer	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge
10	Continued header, two pieces	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge
11	Continuous header to stud, toe nail	4-8d ($2^1/_2$″ × 0.113″)	—
12	Double studs, face nail	10d (3″ × 0.128″)	24″ o.c.
13	Double top plates, face nail	10d (3″ × 0.128″)	24″ o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d ($3^1/_2$″ × 0.135″)	—
15	Sole plate to joist or blocking, face nail	16d ($3^1/_2$″ × 0.135″)	16″ o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d ($3^1/_2$″ × 0.135″)	16″ o.c.
17	Stud to sole plate, toe nail	3-8d ($2^1/_2$″ × 0.113″) or 2-16d ($3^1/_2$″ × 0.135″)	— —
18	Top or sole plate to stud, end nail	2-16d ($3^1/_2$″ × 0.135″)	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3″ × 0.128″)	—
20	1″ brace to each stud and plate, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
21	1″ × 6″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
22	1″ × 8″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 3 staples $1^3/_4$″	— —
23	Wider than 1″ × 8″ sheathing to each bearing, face nail	3-8d ($2^1/_2$″ × 0.113″) 4 staples $1^3/_4$″	— —
Floor			
24	Joist to sill or girder, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—
25	Rim joist to top plate, toe nail (roof applications also)	8d ($2^1/_2$″ × 0.113″)	6″ o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 ½″ × 0.113″)	6″ o.c.
27	1″ × 6″ subfloor or less to each joist, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
28	2″ subfloor to joist or girder, blind and face nail	2-16d ($3^1/_2$″ × 0.135″)	—
29	2″ planks (plank & beam - floor & roof)	2-16d ($3^1/_2$″ × 0.135″)	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3″ × 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 ($3^1/_2$″ × 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	$^3/_8$″ - $^1/_2$″	6d common (2″ × 0.113″) nail (subfloor, wall)[j] 8d common ($2^1/_2$″ × 0.131″) nail (roof)[f]	6	12[g]
33	$^{19}/_{32}$″ - 1″	8d common nail ($2^1/_2$″ × 0.131″)	6	12[g]
34	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d ($2^1/_2$″ × 0.131″) deformed nail	6	12
Other wall sheathing[h]				
35	$^1/_2$″ structural cellulosic fiberboard sheathing	$1^1/_2$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_4$″ long	3	6
36	$^{25}/_{32}$″ structural cellulosic fiberboard sheathing	$1^3/_4$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_2$″ long	3	6
37	$^1/_2$″ gypsum sheathing[d]	$1^1/_2$″ galvanized roofing nail; staple galvanized, $1^1/_2$″ long; $1^1/_4$ screws, Type W or S	7	7
38	$^5/_8$″ gypsum sheathing[d]	$1^3/_4$″ galvanized roofing nail; staple galvanized, $1^5/_8$″ long; $1^5/_8$″ screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
39	$^3/_4$″ and less	6d deformed (2″ × 0.120″) nail or 8d common ($2^1/_2$″ × 0.131″) nail	6	12
40	$^7/_8$″ - 1″	8d common ($2^1/_2$″ × 0.131″) nail or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12
41	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d deformed ($2^1/_2$″ × 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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CITY OF ATWATER

REVISIONS
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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
COVER

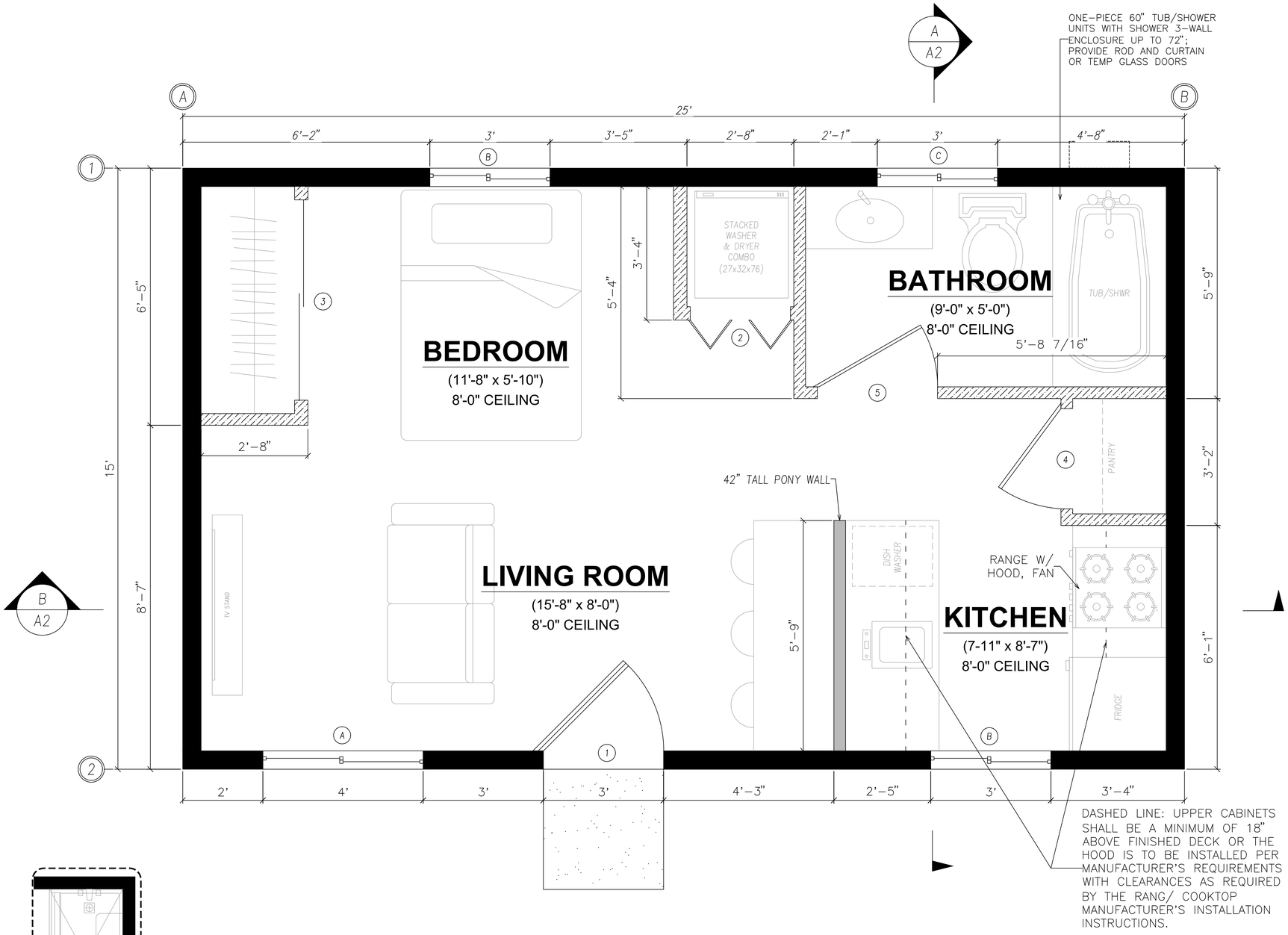
DATE
4/15/2024

AGENCY
SJV REAP

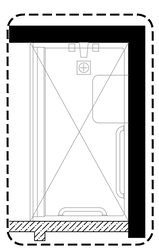
ADU SQFT
375

DRAWING SCALE

SHEET
C2



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

WINDOW SCHEDULE

MARK	DIMENSION	TYPE	TEMPERED	NOTES
A	4'-0" x 4'-0"	SLIDING	–	–
B	3'-0" x 3'-0"	SLIDING	–	–
C	3'-0" x 1'-0"	SLIDING	TEMPERED GLAZING	6' ABOVE FLOOR

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 PLYWD 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 BENEATH.

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 R327.1.1.1]

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 PROJECTING OBJECTS BELOW AND AT ENDS
   - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE
   - SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES.
   - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
   - WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
   - 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

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CITY OF ATWATER

REVISIONS
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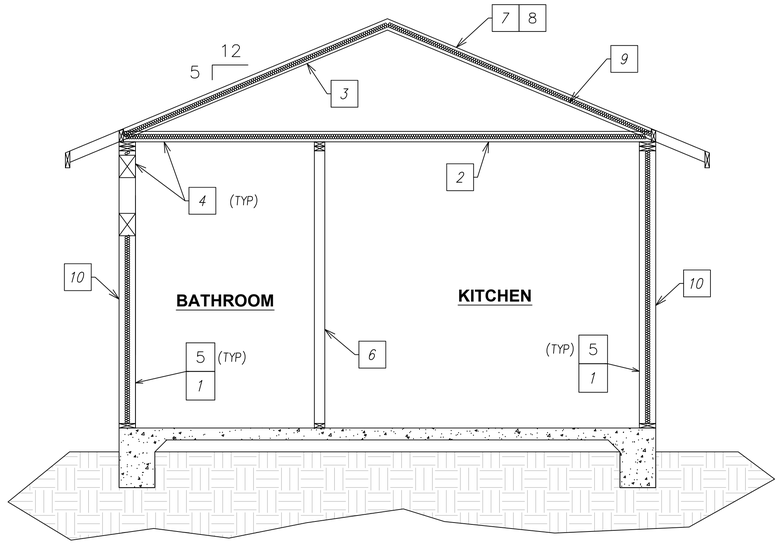
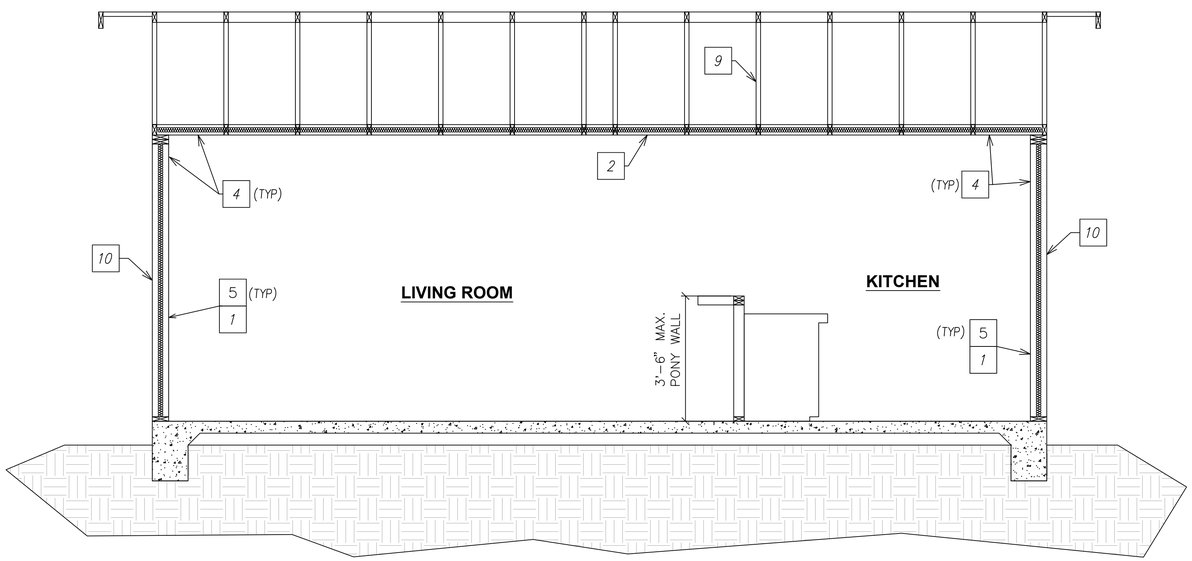
PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: FLOOR PLAN
DATE: 4/15/2024
AGENCY: SJV REAP
ADU SQFT: 375
DRAWING SCALE: $\frac{3}{4}$" = 1'
SHEET: A1



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	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.

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CITY OF ATWATER

REVISIONS
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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
SECTIONS

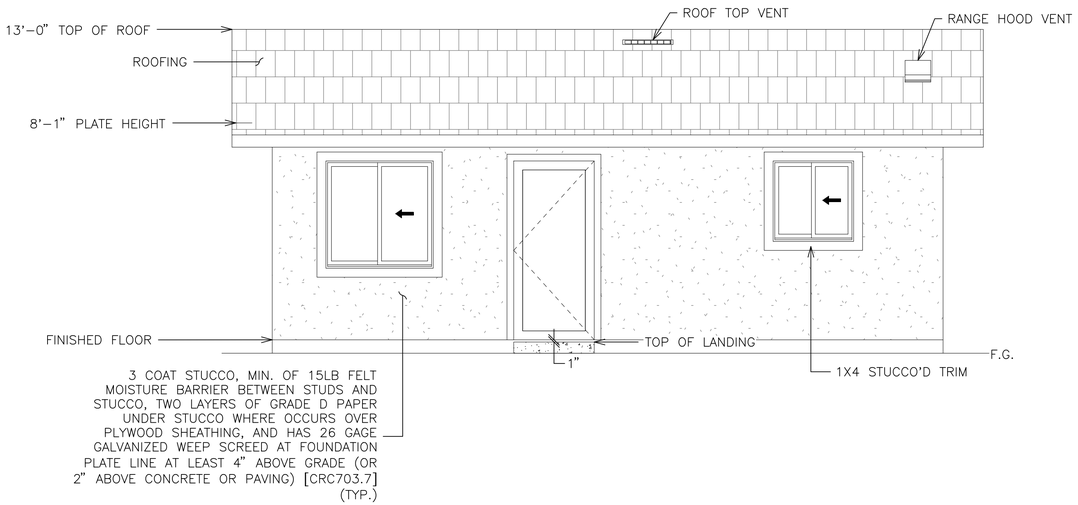
DATE
4/15/2024

AGENCY
SJV REAP

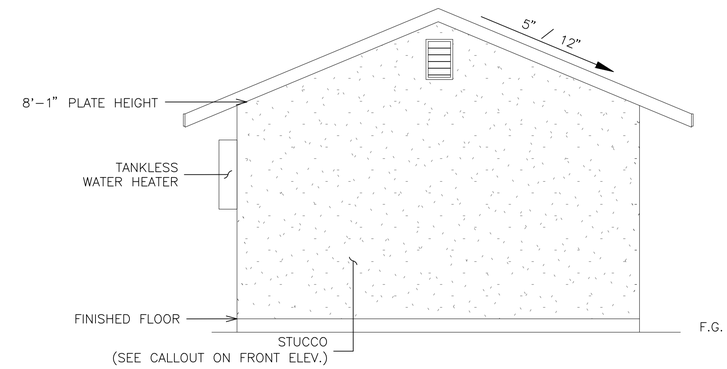
ADU SQFT
375

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

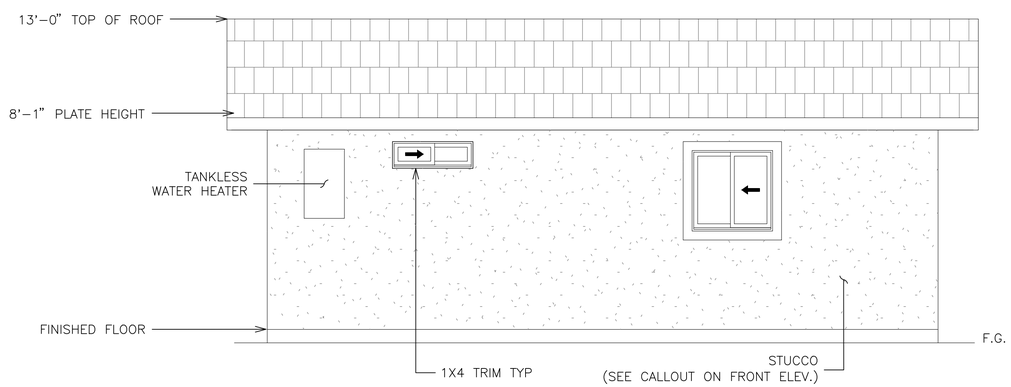
SHEET
A2



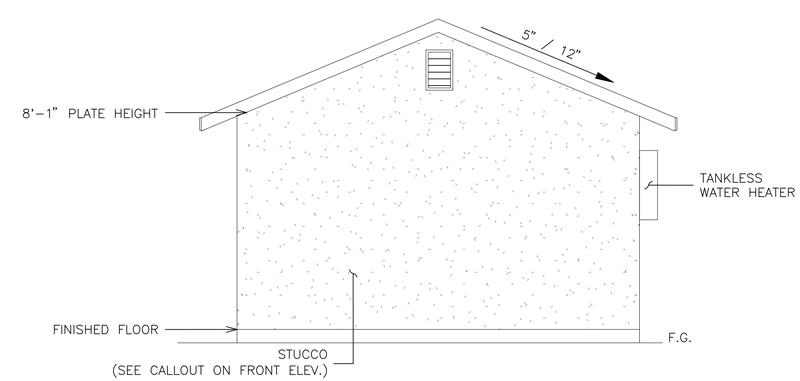
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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CITY OF ATWATER

REVISIONS
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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION A

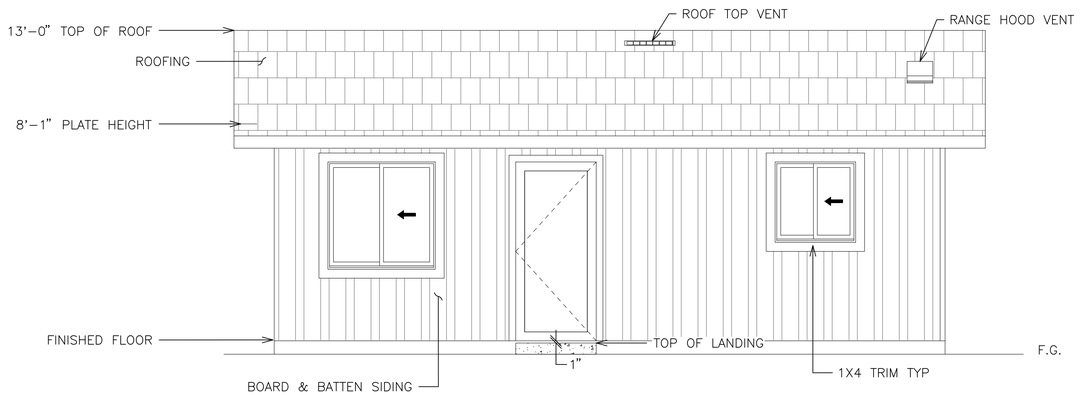
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
375

DRAWING SCALE
$\frac{3}{8}$" = 1'

SHEET
A3



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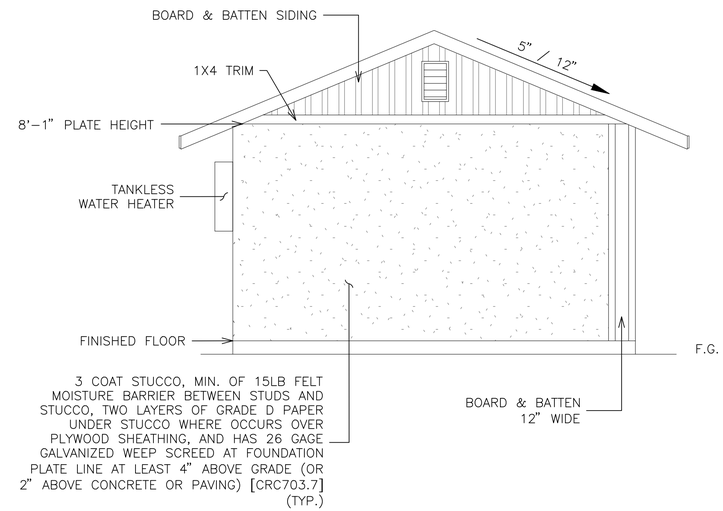
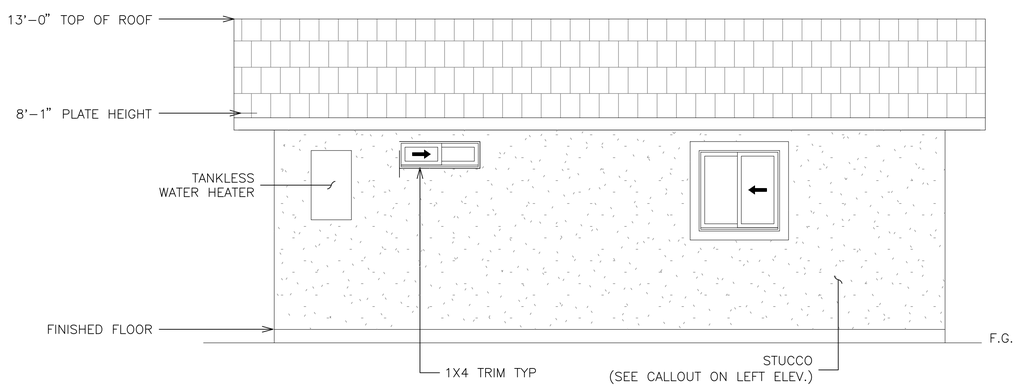


LEFT ELEVATION



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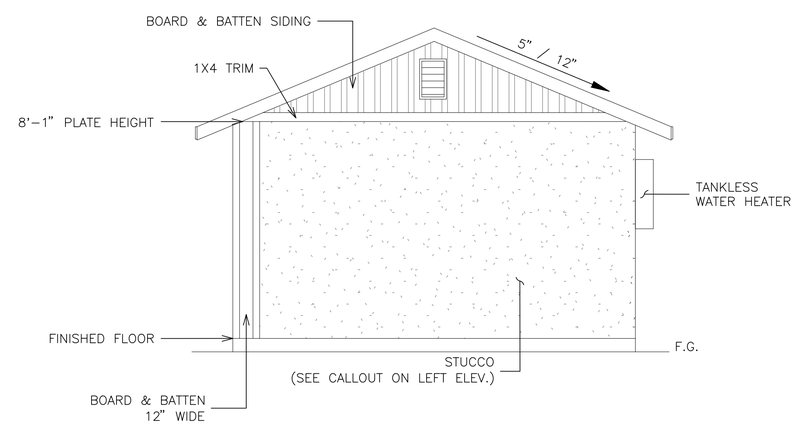

RIGHT ELEVATION

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION B

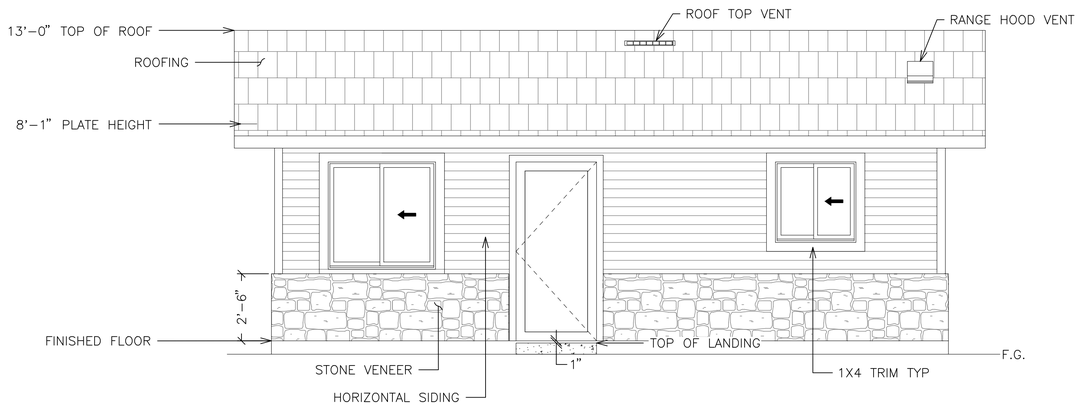
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
375

DRAWING SCALE
$\frac{3}{8}$" = 1'

SHEET
A4



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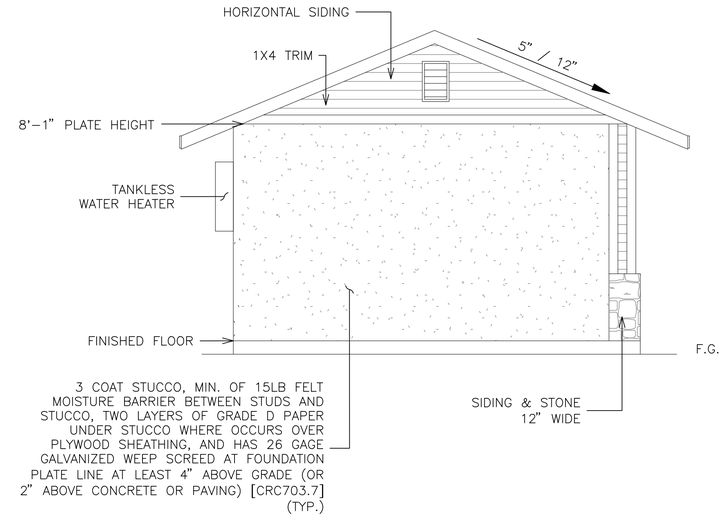

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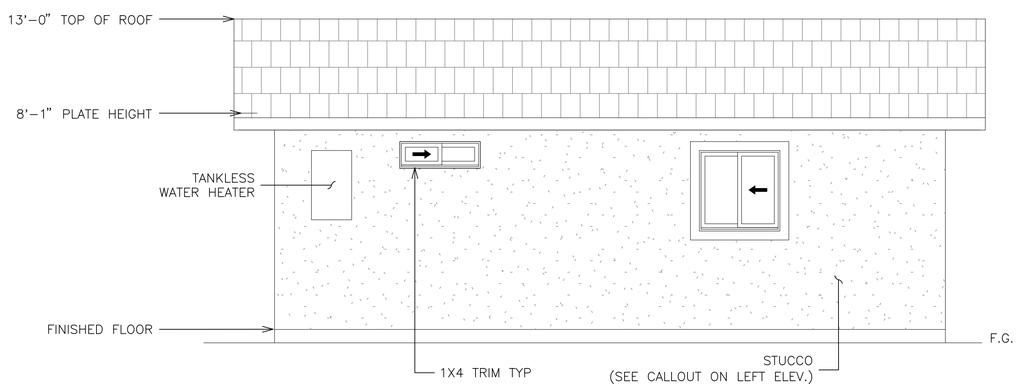

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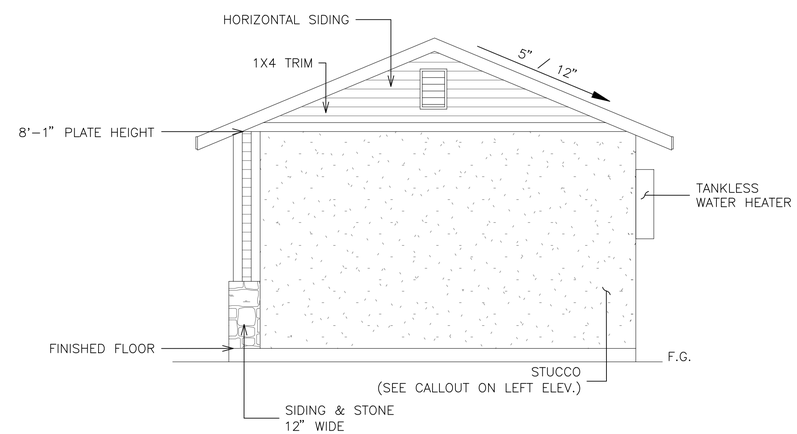

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION C

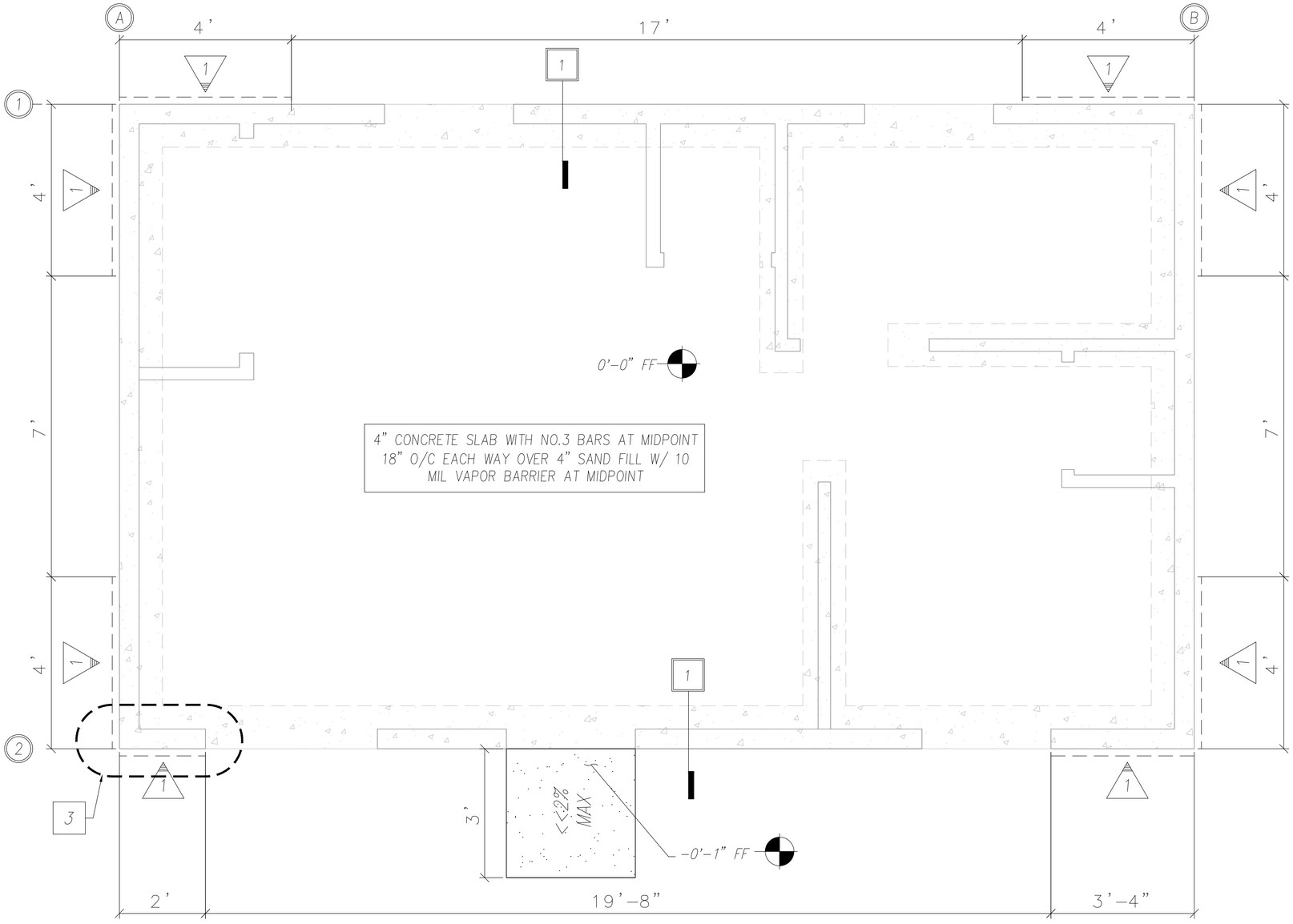
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
375

DRAWING SCALE
$\frac{3}{8}$" = 1'

SHEET
A5



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
Seismic bracing	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).

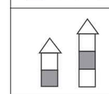
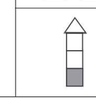
For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2, 1 mile per hour = 0.447 m/s.

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

- **SOIL CLASS D[b]**
- **WALL HEIGHT = 10 FEET**
- **10 PSF FLOOR DEAD LOAD**
- **15 PSF ROOF/CEILING DEAD LOAD**
- **BRACED WALL LINE SPACING ≤ 25 FEET**

Seismic Design Category	Story Location	Braced Wall Line Length (feet)[f]	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a, f]				
			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
		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	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.
a. Linear interpolation shall be permitted.
b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{ds} values associated with the seismic design categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.2 of the *California Building Code*.
c. 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.
d. 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.
e. Methods PFG and CS-SFB do not apply in Seismic Design Categories D_0, D_1 and D_2.
f. Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.

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_{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 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

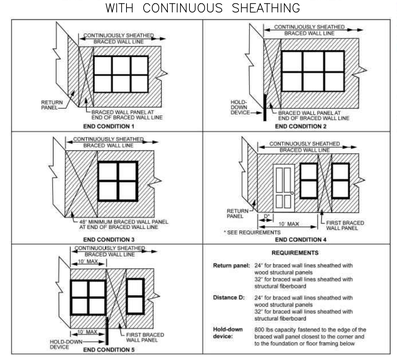
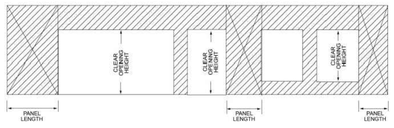


FIGURE R602.10.5
BRACED WALL PANELS WITH CONTINUOUS SHEATHING



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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM

SHEET DESCRIPTION
FOUNDATION PLAN

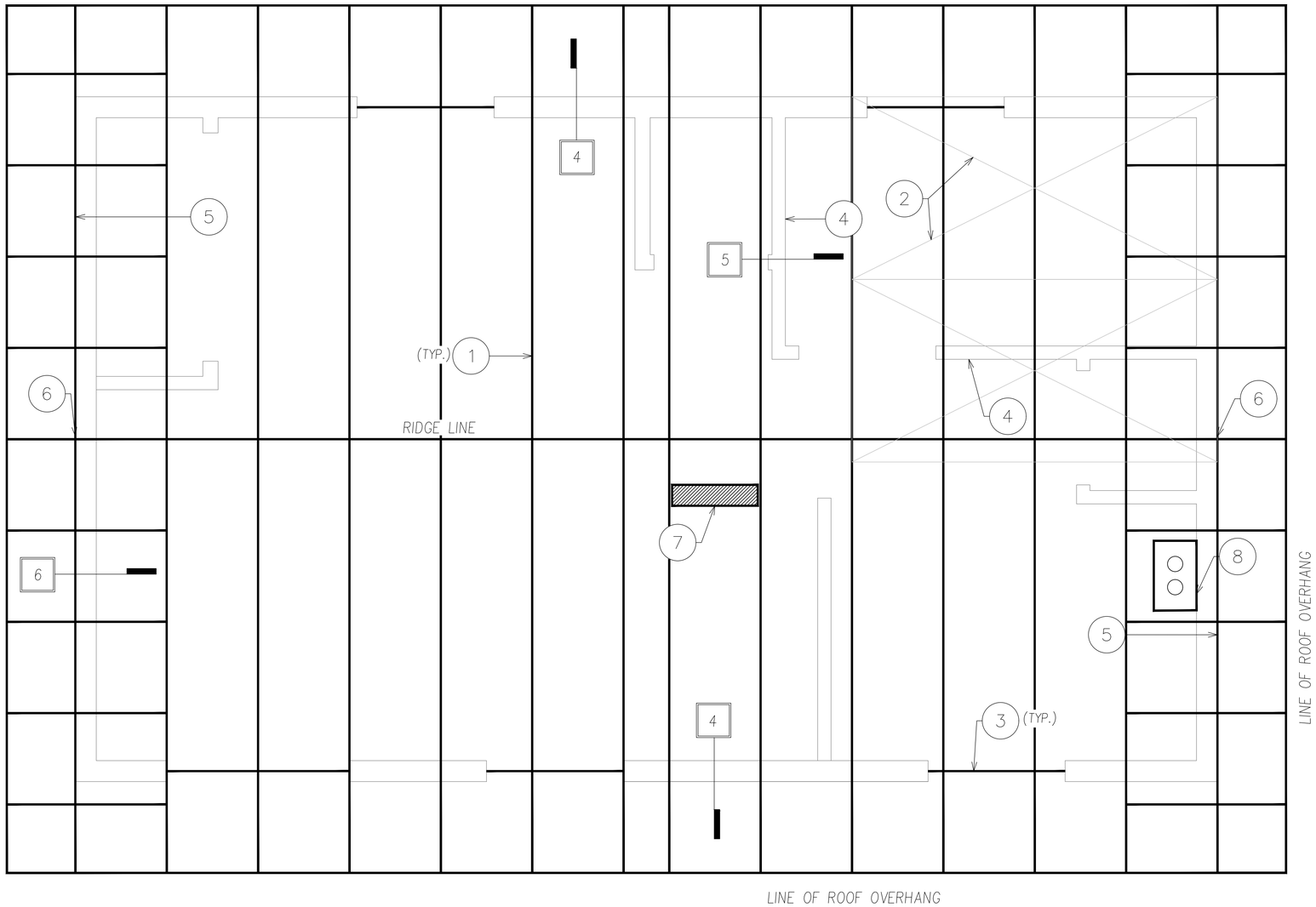
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
375

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

SHEET
S1



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 ½" x 22 ½" 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

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

PROVIDE:

2 – 12"x18" GABLE END VENT (140 in²) = (280 in²)

1 – 5-1/2" x 22-1/2" ROOF TOP VENT (83 in²) = (83 in²)

TOTAL PROVIDED: = (363 in²)

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REVISIONS

PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION: ROOF FRAMING PLAN

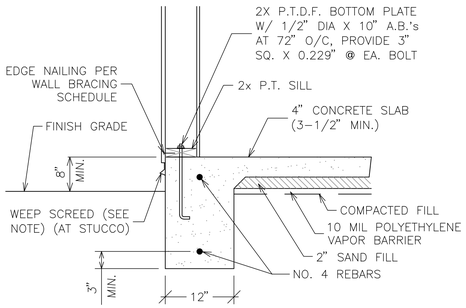
DATE: 4/15/2024

AGENCY: SJV REAP

ADU SQFT: 375

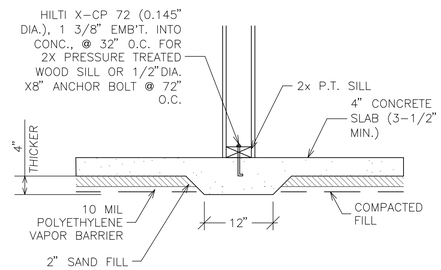
DRAWING SCALE: $\frac{3}{4}$" = 1'

SHEET: S2



NOTE: STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4" AND 2" TO PAVED SURFACES WITH AN APPROVED WEEP SCREED

1 EXTERIOR FOOTING
N.T.S.



2 NON-BEARING INTERIOR FOOTING
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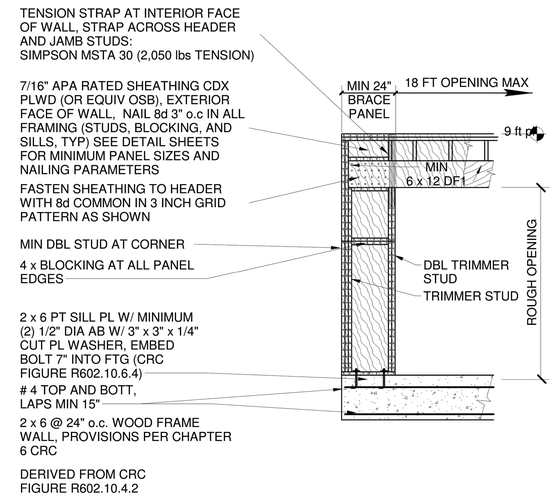

3 CS-PF DETAIL
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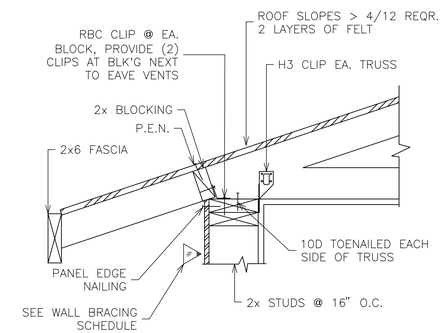

4 EAVE DETAIL
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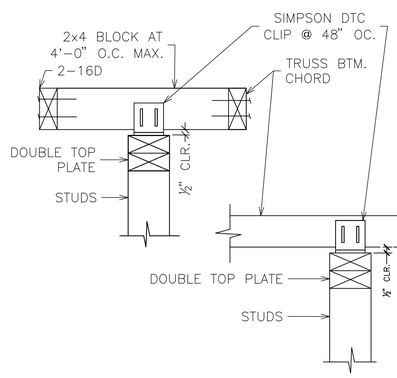
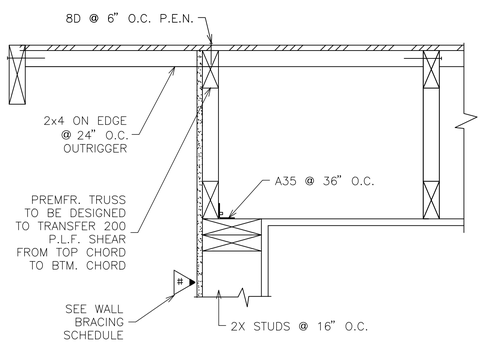


5 NON-BRG., NON-BRACED WALL CONNECTION
N.T.S.



6 GABLE END DETAIL
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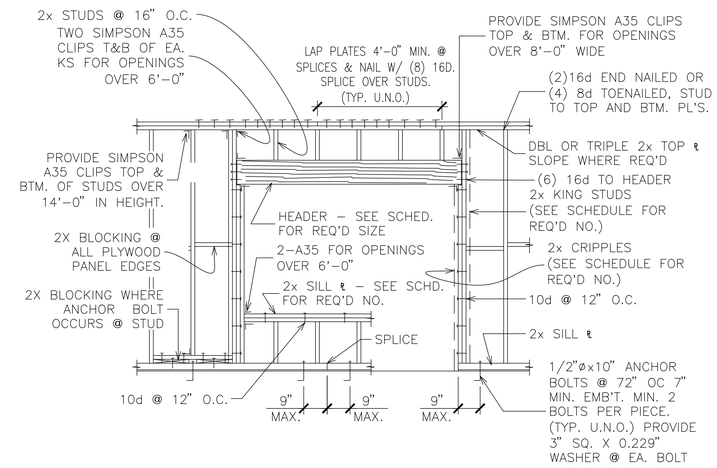

TYP. WALL FRAMING AT OPENING N.T.S.

HEADER SCHEDULE

CLEAR SPAN OF OPENING	HEADER SIZE NOTE 1		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.

7 HEADER DETAIL
N.T.S.

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CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
DETAILS

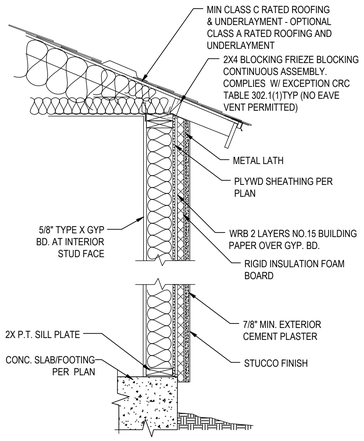
DATE
4/15/2024

AGENCY
SJV REAP

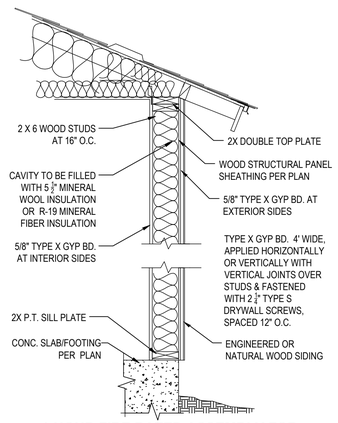
ADU SQFT
375

DRAWING SCALE

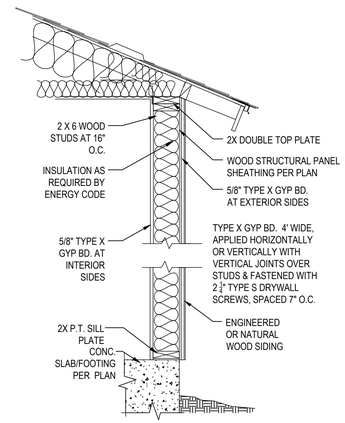
SHEET
S3



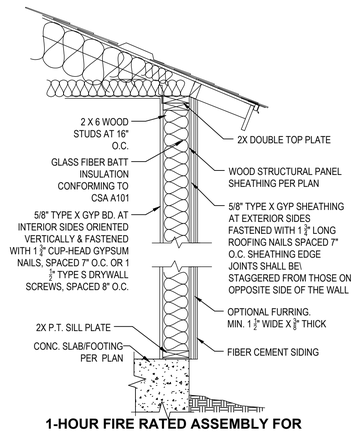
8 1-HOUR FIRE RATED ASSEMBLY FOR STUCCO FINISH
N.T.S.



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
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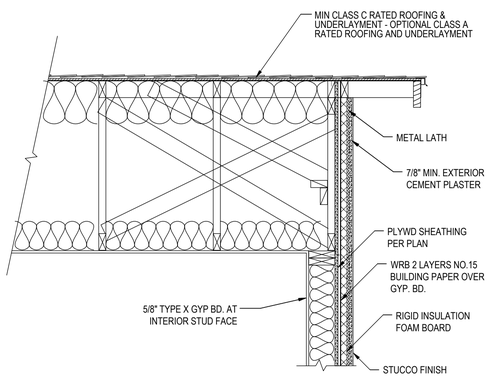

12 1-HOUR FIRE RATED GABLE END FOR STUCCO FINISH
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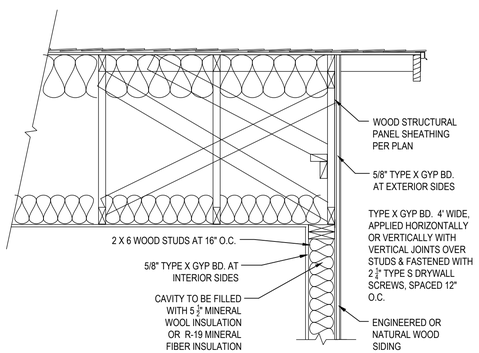

13 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR NATURAL WOOD SIDING
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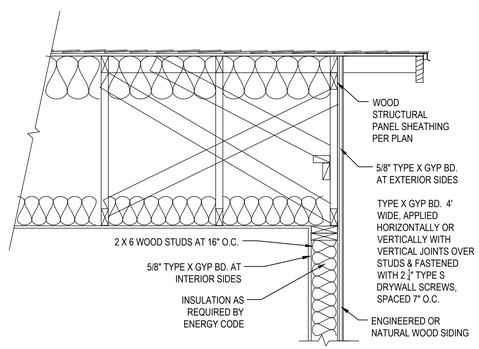
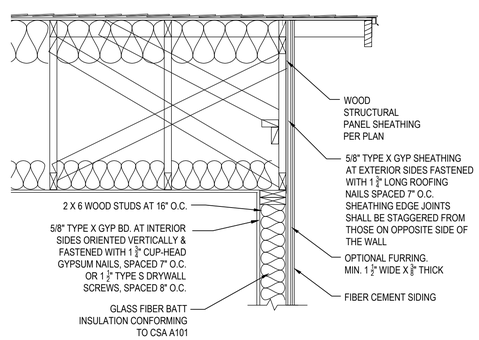


14 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



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

DISCLAIMER:
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CITY OF ATWATER

REVISIONS
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PROJECT TITLE
CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM

SHEET DESCRIPTION
DETAILS

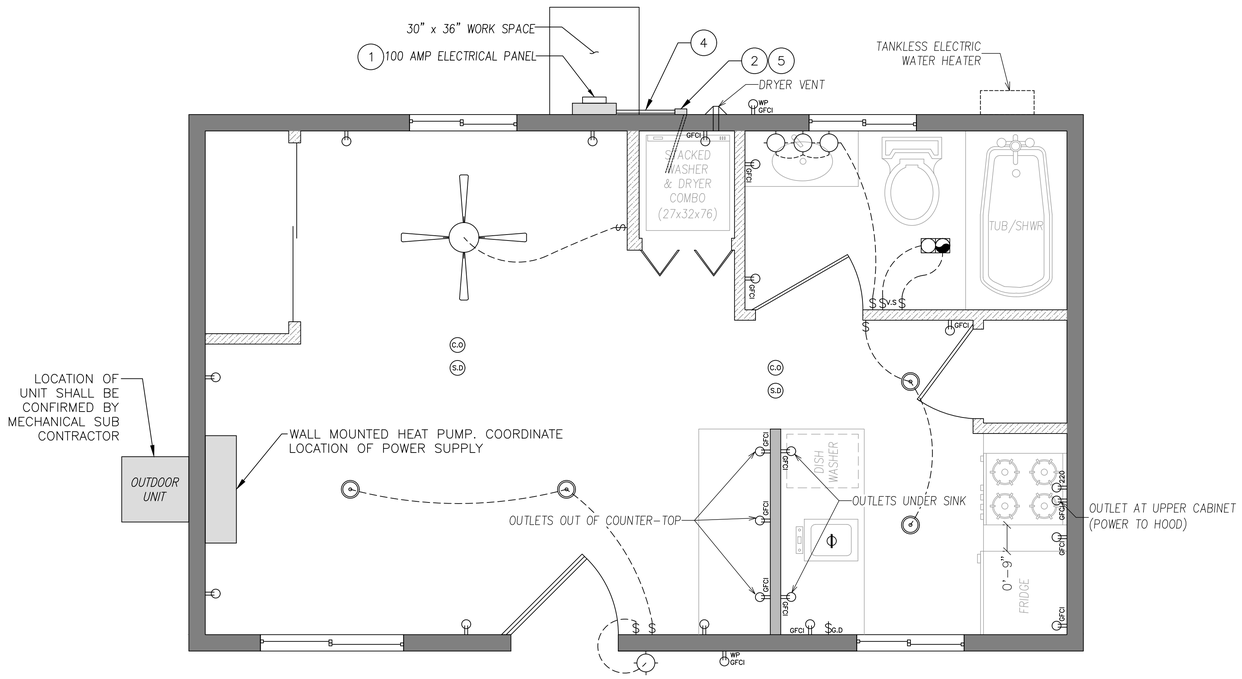
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
375

DRAWING SCALE

SHEET
S4



120/240V 1PH 3 WIRE 100 AMP

MLO

NEMA-1 FLUSH MOUNT 30 CK

10KAIC

PANEL SCHEDULE -PANEL 'A'

#498

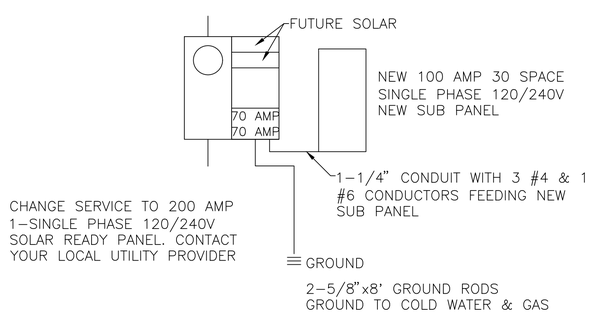
DESCRIPTION	CKT	OCPD	PHASE A	PHASE B	OCPD	CKT	DESCRIPTION
RECEPTACLES	1	20 AMP	1800	1300	15 AMP	2	LIGHTING
WASHER	3	20 AMP	1800	2700	30 AMP	4	DRYER
RANGE	5	40 AMP	3700	2700	30 AMP	6	DRYER
RANGE	7	40 AMP	3700	1350	20 AMP	8	KITCHEN APPLIANCE
KITCHEN APPLIANCE	9	20 AMP	1350	1800	20 AMP	10	DISH WASHER
RECEPTACLES	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	GFCI OUTLET		HIGH EFFICACY LIGHT FIXTURE
WP GFCI	WEATHERPROOF GFCI OUTLET		HIGH EFFICACY RECESSED LIGHT
$	WALL SWITCH		GARBAGE DISPOSAL
$G.D	GARBAGE DISPOSAL SWITCH		FAN & LIGHT COMBO
$V.S	VACANCY SENSOR		
S.D	SMOKE DETECTOR		
C.O	CARBON MONOXIDE ALARM		

SUB-PANEL & SWITCH GEAR FOR FUTURE BATTERY STORAGE

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 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

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"

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 EB EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.

3. LAUNDRY CIRCUIT LOAD
A LOAD OF NOT LESS THAN 1500 VOLT-AMPERES SHALL IN 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 ¼ HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE INA 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, ADN AIR-CONDITIONING EQUIPMENT. [CEC 220.53]

5. ELECTRIC CLOTHES DRYER
THE LOAD FOR HOUSEHOLD ELECTRIC CLOTHES DRYERS INA 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 3FEET 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 ½ 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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CITY OF ATWATER

REVISIONS
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PROJECT TITLE: CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION: ELECTRICAL PLAN

DATE: 4/15/2024

AGENCY: SJV REAP

ADU SQFT: 375

DRAWING SCALE: ½" = 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

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

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.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1. et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
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 *CAL*Green, 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

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

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.

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 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

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.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

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.

Exceptions:
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:
   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 related 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.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: 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*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels 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.

4.106.4.2.1Multifamily development 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.

1.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.

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.

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.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.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.

Exception: Areas of parking facilities served by parking lifts.

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.

1.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.

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.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.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.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

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.

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.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

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.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

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).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 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.

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, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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.

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.

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.

4.106.4.2.4 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.

4.106.4.2.5 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).

4.106.4.3 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.

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.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced 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.

4.303.1.1 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.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 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.

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 other 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.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 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 shutoff.

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).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
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

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values 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)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code.*

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

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

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. 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.

NOTES:

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/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the 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.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 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 of 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

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special 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.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
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.

SECTION 4.502 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

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.

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

CITY OF ATWATER

REVISIONS
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PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM
SHEET DESCRIPTION: CALGREEN FORM
DATE: 4/15/2024
AGENCY: SJV REAP
ADU SQFT: 375
DRAWING SCALE
SHEET: G1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
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 (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR 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 pressures 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 caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

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
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & 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 FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
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
SHELLACS	
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.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
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 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. 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.cdph.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.cdph.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.

hhttps://www.cdph.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

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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

CITY OF ATWATER

REVISIONS
1 –
2 –
3 –
4 –
5 –

PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
CALGREEN FORM

DATE
4/15/2024

AGENCY
SJV REAP

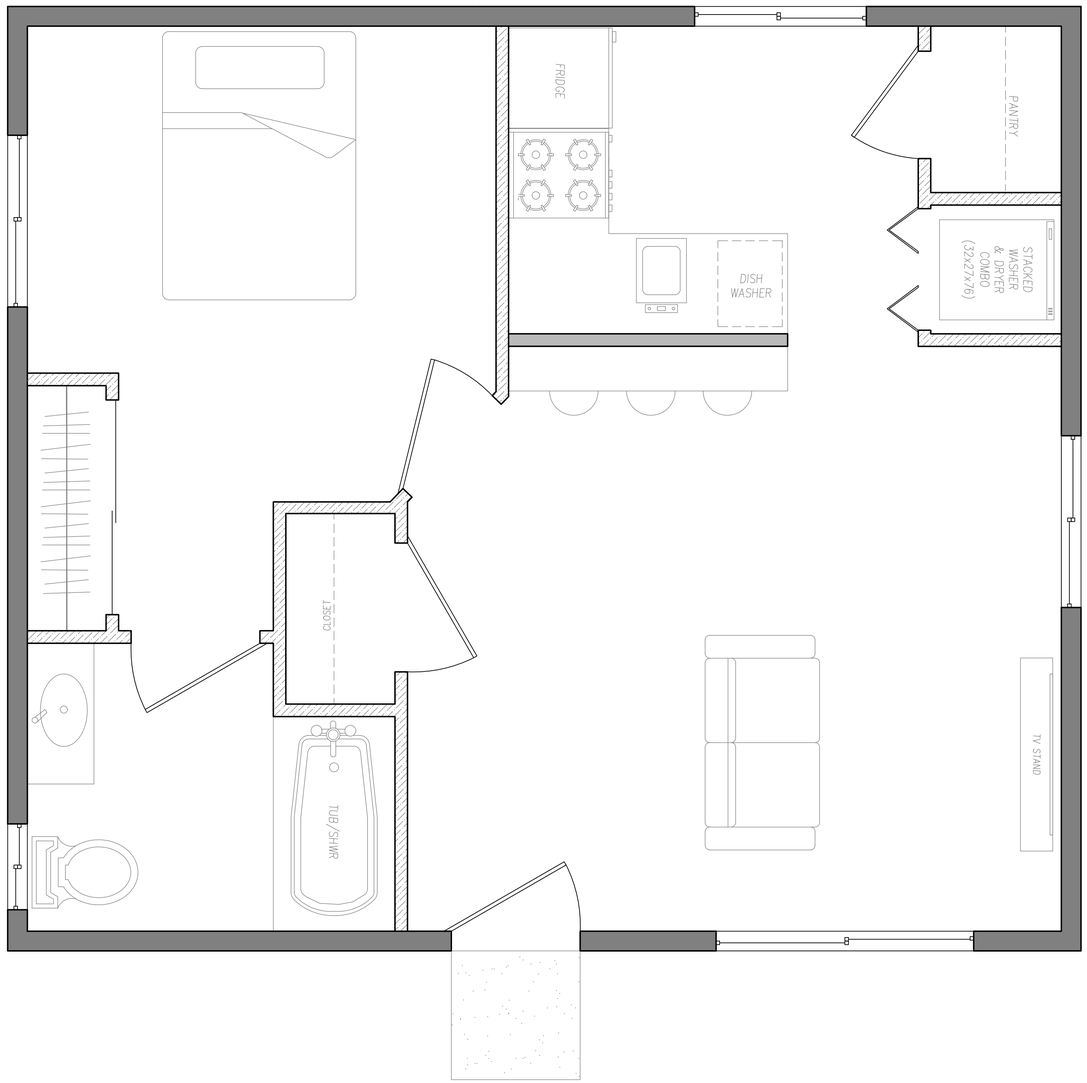
ADU SQFT
375

DRAWING SCALE

SHEET
G2

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.*

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

CITY OF ATWATER

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

ADU SQFT: 550

DRAWING SCALE

SHEET: C0

1. GENERAL

1. 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

1. EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE RESPECTIVE CITY'S MUNICIPAL CODE.
2. 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]
   - 2.1. 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)
   - 2.2. 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)
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)
4. WATER CLOSET CLEARANCE. MINIMUM 30-INCH-WIDE BY 24-INCH-DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)
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)

1. 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))
2. 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))
3. 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))
4. MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPIABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. (CBEES 150.0(O))
5. AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. (CBEES 150.0(O))
6. 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))
   - 6.A. ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   - 6.B. INTERMITTENTLY OPERATED WHOLE-BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   - 6.C. INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
   - 6.D. 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.
7. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION OR AS SPECIFIED IN ENERGY REPORT.
8. 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.
9. 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.
10. STOVE RANGE EXHAUST SHALL HAVE A MINIMUM AIR FLOW RATE OF 100 CFM AND SHALL EXHAUST TO THE EXTERIOR.

D. FOUNDATION

1. 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.
2. 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)
3. INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. (CRC 403.1.3.4)
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 FIGURER608.5.4(1)]
5. 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 $\frac{3}{16}$ 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.
6. HOLD-DOWNS. ALL HOLD-DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. 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

1. 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)
2. 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)
3. 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) EXCETPTION: THE TOP PLATES ARE TWO 2-INCH BY 6-INCH OR TWO 3-INCH BY 4- INCH MEMBERS.
4. 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.
5. 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)
6. 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)
7. 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)
8. 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)
9. 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)
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).
11. 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.
12. ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
13. ROOF DIAPHRAGM AT RIDGES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
14. BLOCKING OF ROOF TRUSSES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
15. TRUSS CLEARANCE. MINIMUM 1/2-INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
16. 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 R302.11.1):
   - 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 MILLBOARD
   - 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, DRAFTSTOPS 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 DRAFTSTOPS 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		SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects		Weathering	Frost Line Depth	Termite					
0	110	NO	D	<5000'=NEG	<5000'=12"	YES		<5000' = NO			

G. GENERAL MATERIAL SPECIFICATIONS

1. 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.
2. STUCTURAL PLYWOOD SHALL CONFORM TO COMMERIAL 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-108 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.
3. CONCRETE. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE (CBC), EXCEPT ITEMS NOT SPECIFICALLY COVERED THERIN SHALL ALSO CONFORM TO ACI 318-14.
   CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS (CRC R402.2)
4. 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)
5. FASTENERS FOR PRESERVATIVE-TREATED WOOD. FASTENERS FOR PRESERVATIVE-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
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 JA8.*
   - *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 JA8 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.
   - *2.B. NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).*
   - *2.C. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.*
   - *2.D. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(K)2 IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(K)2A.*

I. ROOFING AND WEATHERPROOFING

1. 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.
2. 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)
3. 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).
4. 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)
5. 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)
6. WEEP SCREED. A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 92. THE WEEP SCREED SHALL BE PLACED A MINIMUM 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE ALLOWING TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (CRC R703.7.2.1)

J. DRAINAGE NOTES

1. *SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD [CRC R401.3].*
2. *LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS A MINIMUM OF 6 INCHES FOR A DISTANCE OF 10 FEET. EXCEPTION: WHERE SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL FOR 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. WHEN DRAINS OR SWALES ARE USED FOR THIS PURPOSE:*
   - *2.1. PROVIDE A MINIMUM 5% SLOPE FROM FOUNDATION TO DRAIN/SWALE,*
   - *2.2. DRAIN/SWALE SHOULD BE LOCATED AS FAR AS IS PRACTICAL FROM THE FOUNDATION TO MAXIMIZE FALL AND*
   - *2.3. DRAIN/SWALE IS TO SLOPE A MINIMUM OF 2%.*
3. *IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.*
4. *ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION (FINISH FLOOR ELEVATION) SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE NOT LESS THAN 12 INCHES PLUS 2 PERCENT [CRC R403.1.7.3].*
5. *ALTERNATE SETBACKS AND CLEARANCES ARE PERMITTED, SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL [CRC R403.1.7.4].*

K. STREET ADDRESSING

1. *SEPARATE STREET ADDRESSING IS REQUIRED FOR THE ADU. INSTALL STREET ADDRESS NUMERALS, AT LEAST FOUR INCHES HIGH WITH MINIMUM ½-INCH STROKE, MOUNTED ON A CONTRASTING BACKGROUND ON FRONT OF THE BUILDING [CRC R319.1].*

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

CITY OF ATWATER

REVISIONS

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
COVER

DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
550

DRAWING SCALE

SHEET
C1

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 ($2^1/_2$″ × 0.113″)	—
2	Ceiling joists to plate, toe nail	3-8d ($2^1/_2$″ × 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 $1^1/_4$″ × 20 gage ridge strap	3-10d (3″ × 0.128″)	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails ($3^1/_2$″ × 0.135″) or 3-10d common nails (3″ × 0.148″)	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d ($3^1/_2$″ × 0.135″) 3-16d ($3^1/_2$″ × 0.135″)	—
Wall			
7	Built-up studs-face nail	10d (3″ × 0.128″)	24″ o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 ½″ x 0.135″)	12″ o.c.
9	Built-up header, two pieces with $^1/_2$″ spacer	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge
10	Continued header, two pieces	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge
11	Continuous header to stud, toe nail	4-8d ($2^1/_2$″ × 0.113″)	—
12	Double studs, face nail	10d (3″ × 0.128″)	24″ o.c.
13	Double top plates, face nail	10d (3″ × 0.128″)	24″ o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d ($3^1/_2$″ × 0.135″)	—
15	Sole plate to joist or blocking, face nail	16d ($3^1/_2$″ × 0.135″)	16″ o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d ($3^1/_2$″ × 0.135″)	16″ o.c.
17	Stud to sole plate, toe nail	3-8d ($2^1/_2$″ × 0.113″) or 2-16d ($3^1/_2$″ × 0.135″)	— —
18	Top or sole plate to stud, end nail	2-16d ($3^1/_2$″ × 0.135″)	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3″ × 0.128″)	—
20	1″ brace to each stud and plate, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
21	1″ × 6″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
22	1″ × 8″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 3 staples $1^3/_4$″	— —
23	Wider than 1″ × 8″ sheathing to each bearing, face nail	3-8d ($2^1/_2$″ × 0.113″) 4 staples $1^3/_4$″	— —
Floor			
24	Joist to sill or girder, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—
25	Rim joist to top plate, toe nail (roof applications also)	8d ($2^1/_2$″ × 0.113″)	6″ o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 ½″ × 0.113″)	6″ o.c.
27	1″ × 6″ subfloor or less to each joist, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
28	2″ subfloor to joist or girder, blind and face nail	2-16d ($3^1/_2$″ × 0.135″)	—
29	2″ planks (plank & beam - floor & roof)	2-16d ($3^1/_2$″ × 0.135″)	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3″ × 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 ($3^1/_2$″ × 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	$^3/_8$″ - $^1/_2$″	6d common (2″ × 0.113″) nail (subfloor, wall)[j] 8d common ($2^1/_2$″ × 0.131″) nail (roof)[f]	6	12[g]
33	$^{19}/_{32}$″ - 1″	8d common nail ($2^1/_2$″ × 0.131″)	6	12[g]
34	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d ($2^1/_2$″ × 0.131″) deformed nail	6	12
Other wall sheathing[h]				
35	$^1/_2$″ structural cellulosic fiberboard sheathing	$1^1/_2$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_4$″ long	3	6
36	$^{25}/_{32}$″ structural cellulosic fiberboard sheathing	$1^3/_4$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_2$″ long	3	6
37	$^1/_2$″ gypsum sheathing[d]	$1^1/_2$″ galvanized roofing nail; staple galvanized, $1^1/_2$″ long; $1^1/_4$ screws, Type W or S	7	7
38	$^5/_8$″ gypsum sheathing[d]	$1^3/_4$″ galvanized roofing nail; staple galvanized, $1^5/_8$″ long; $1^5/_8$″ screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
39	$^3/_4$″ and less	6d deformed (2″ × 0.120″) nail or 8d common ($2^1/_2$″ × 0.131″) nail	6	12
40	$^7/_8$″ - 1″	8d common ($2^1/_2$″ × 0.131″) nail or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12
41	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d deformed ($2^1/_2$″ × 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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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
COVER

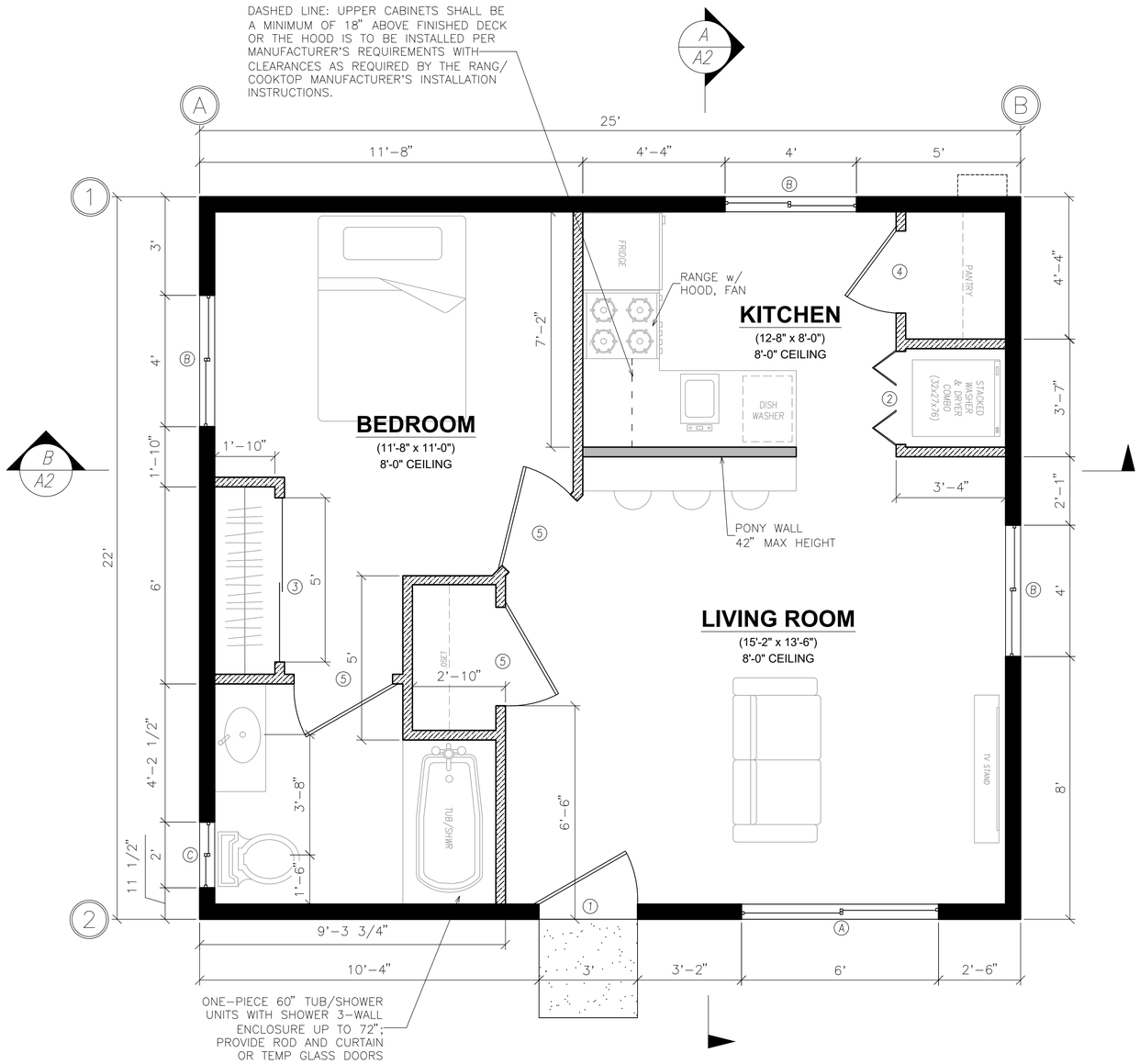
DATE
4/15/2024

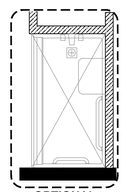
AGENCY
SJV REAP

ADU SQFT
550

DRAWING SCALE

SHEET
C2





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 PLYWD 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 BENEATH.

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 R327.1.1.1]

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 PROJECTING OBJECTS BELOW AND AT ENDS
   - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE
   - SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES.
   - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
   - WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
   - 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

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CITY OF ATWATER

REVISIONS
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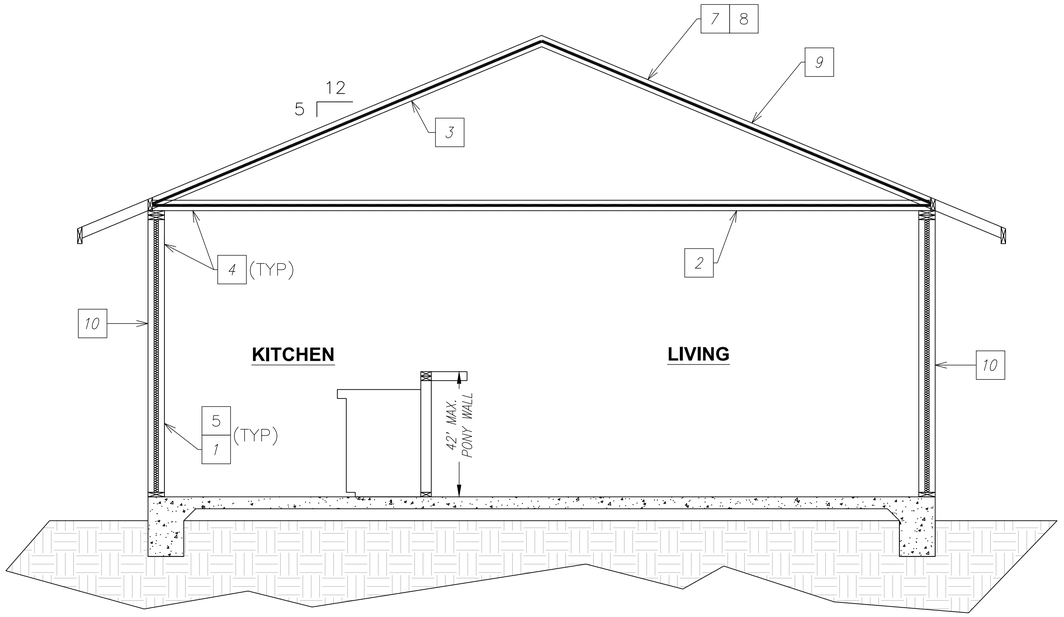
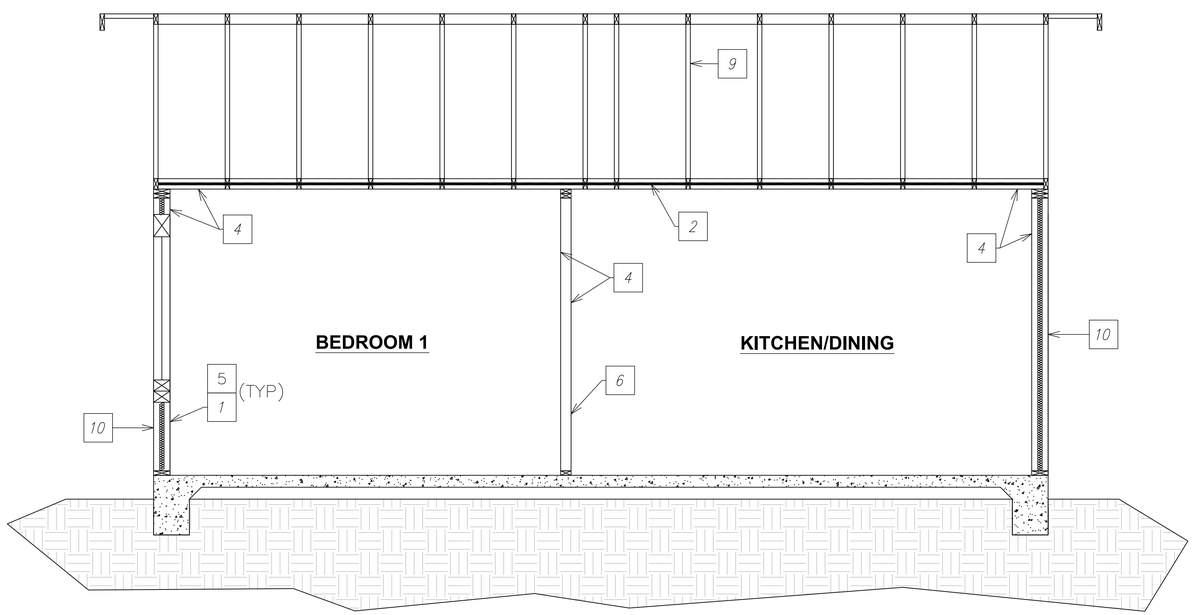
4

PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: FLOOR PLAN
DATE: 4/15/2024
AGENCY: SJV REAP
ADU SQFT: 550
DRAWING SCALE: $\frac{1}{2}$" = 1'
SHEET: A1



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	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.

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM

SHEET DESCRIPTION
SECTIONS

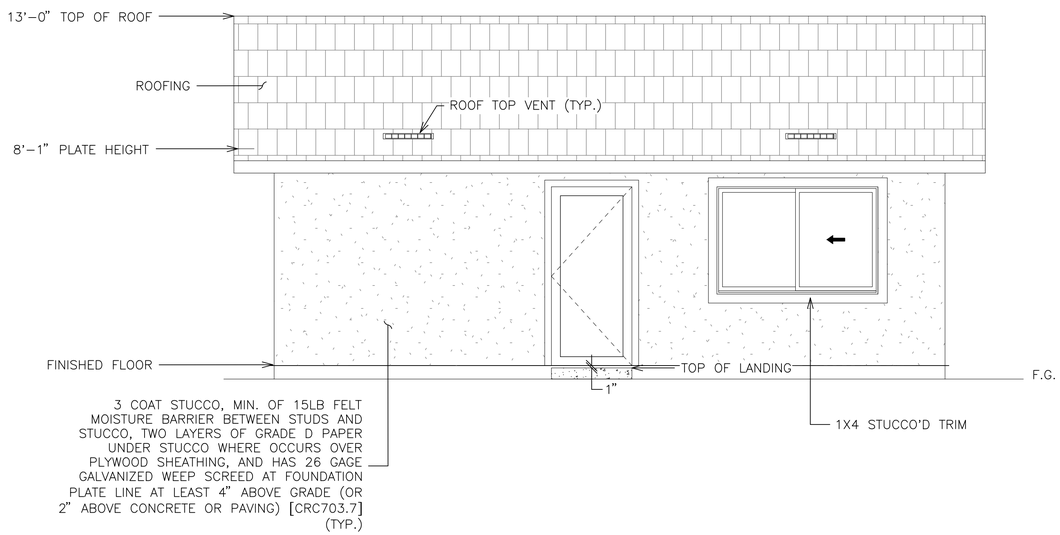
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
550

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

SHEET
A2



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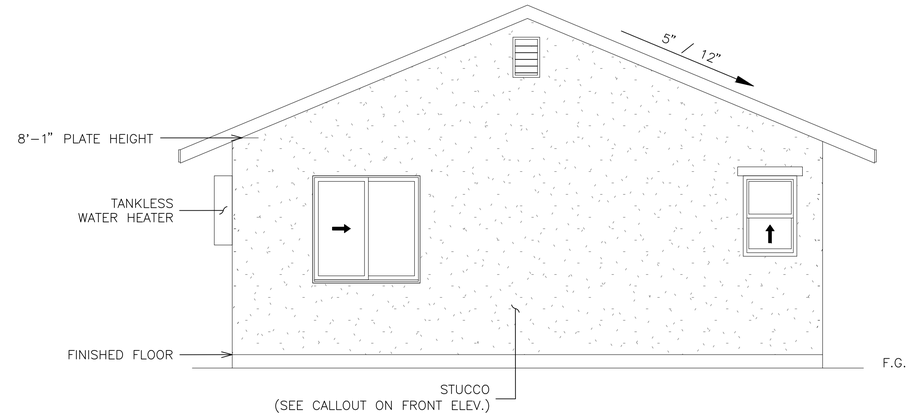

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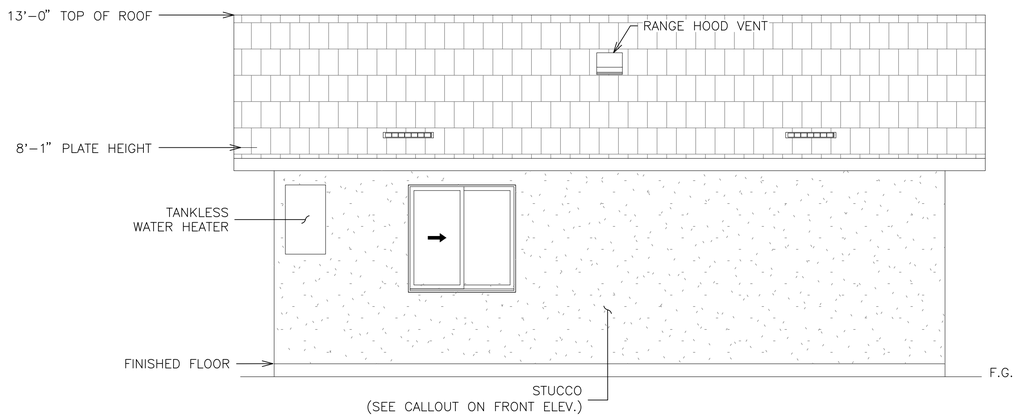

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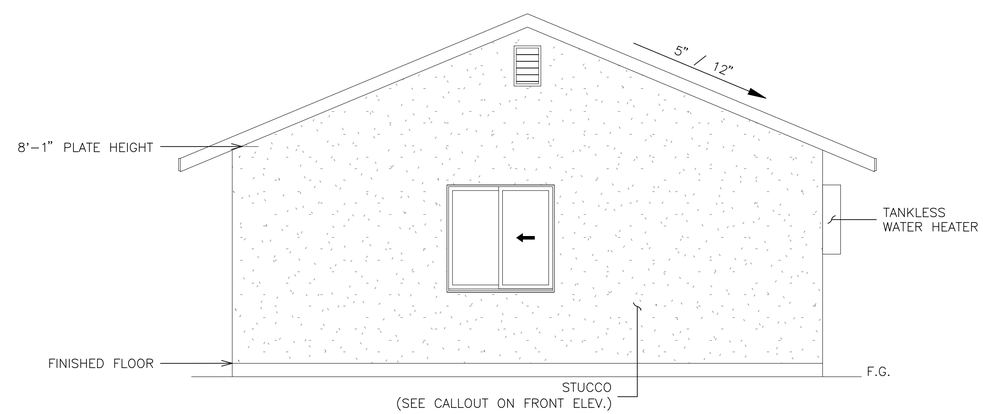

RIGHT ELEVATION

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CITY OF ATWATER

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CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

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ELEVATION A

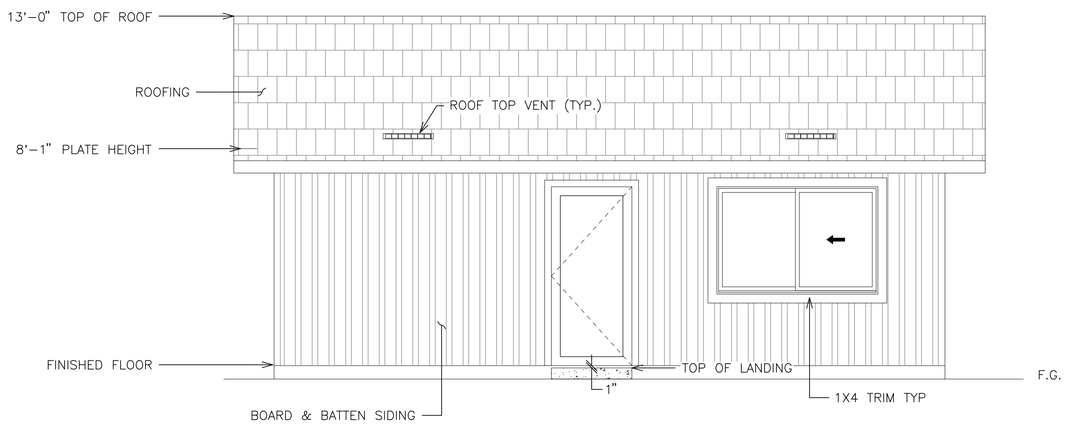
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
550

DRAWING SCALE
$\frac{3}{8}$" = 1'

SHEET
A3



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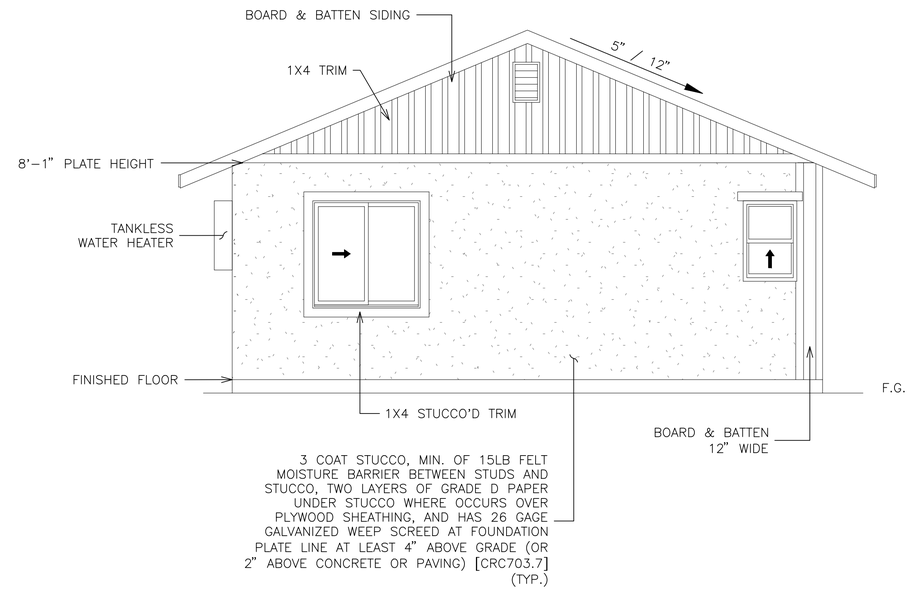

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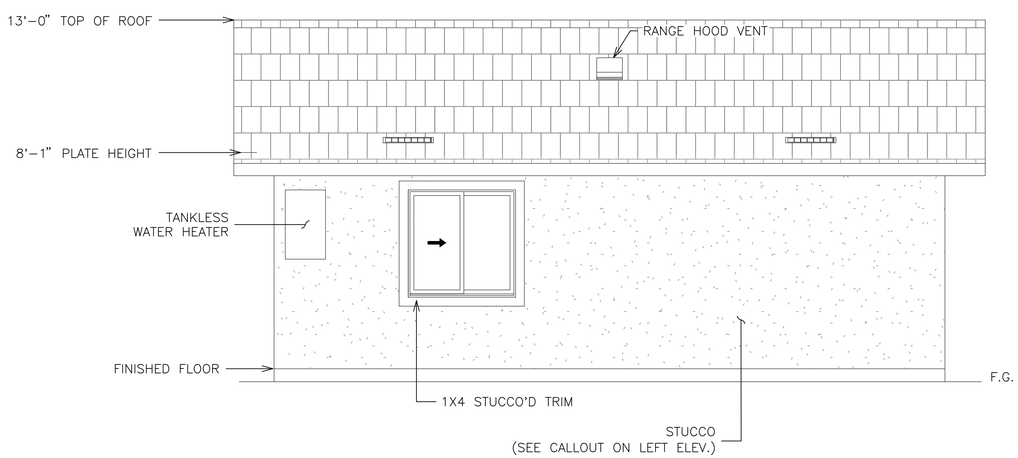

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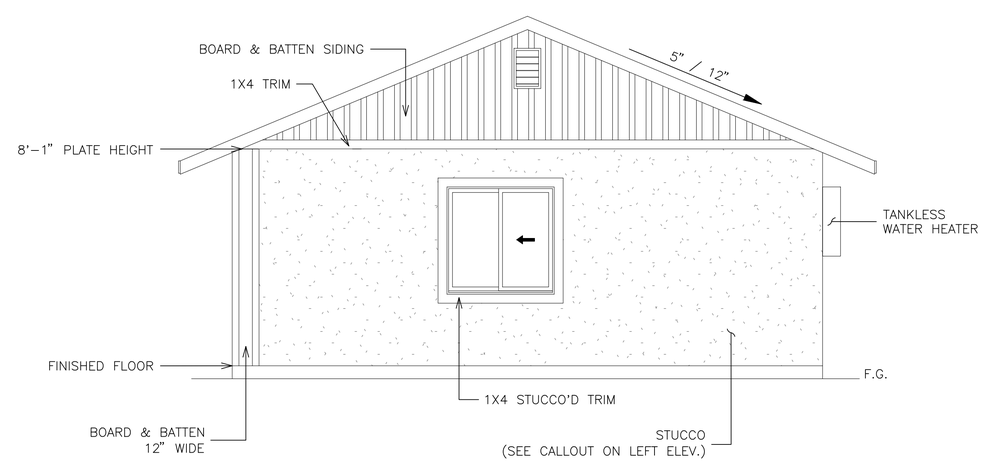

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION B

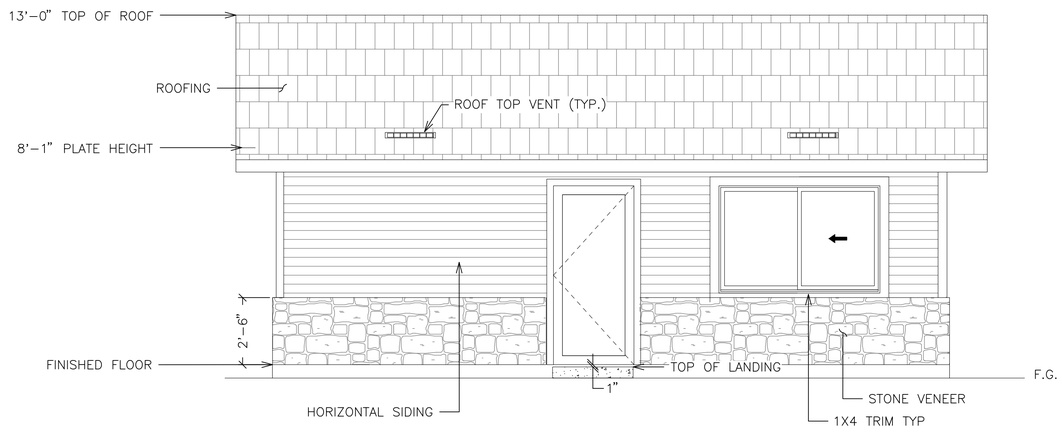
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
550

DRAWING SCALE
$\frac{3}{8}$" = 1'

SHEET
A4



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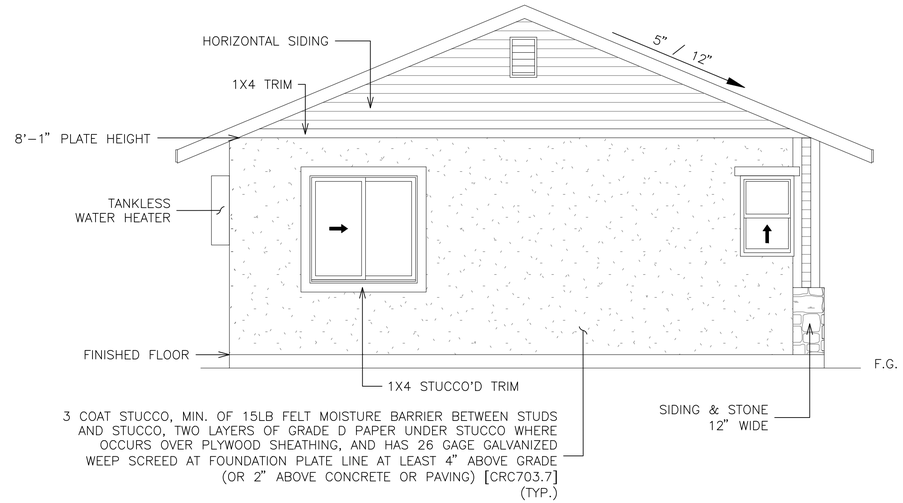

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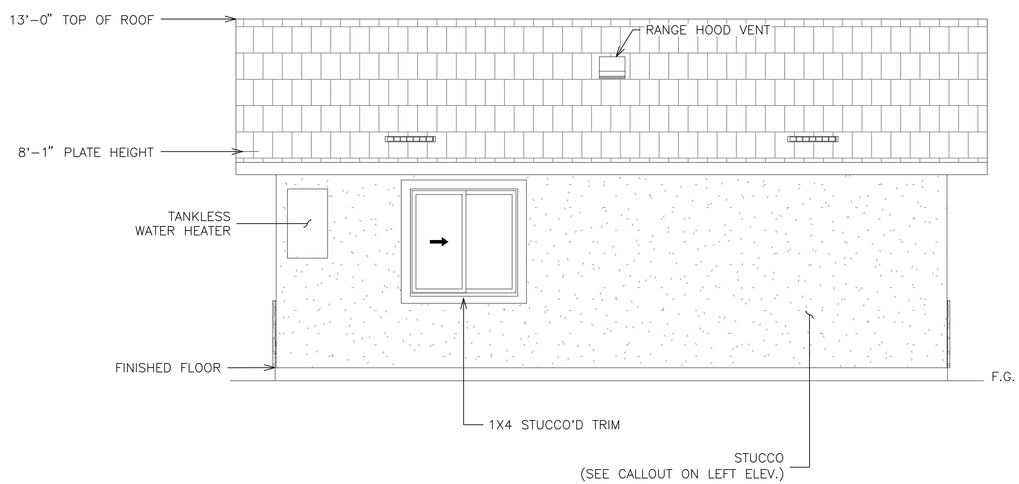

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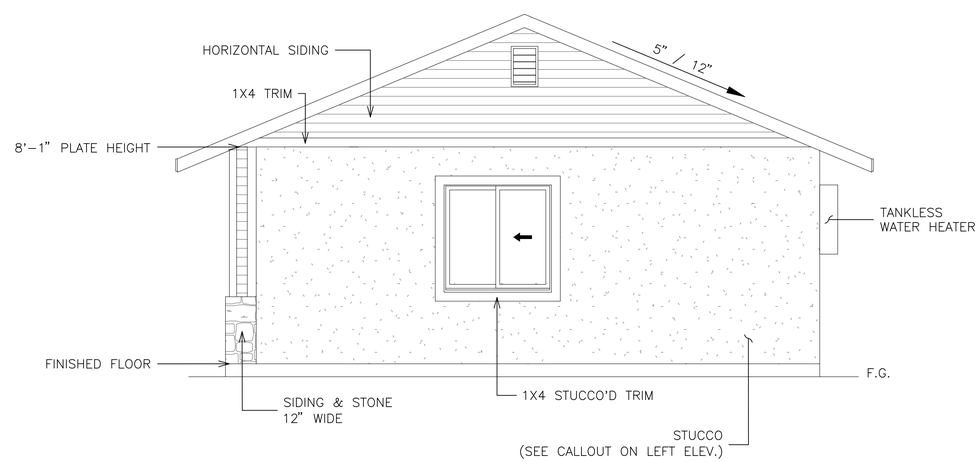

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ELEVATION C

DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
550

DRAWING SCALE
$\frac{3}{8}$" = 1'

SHEET
A5

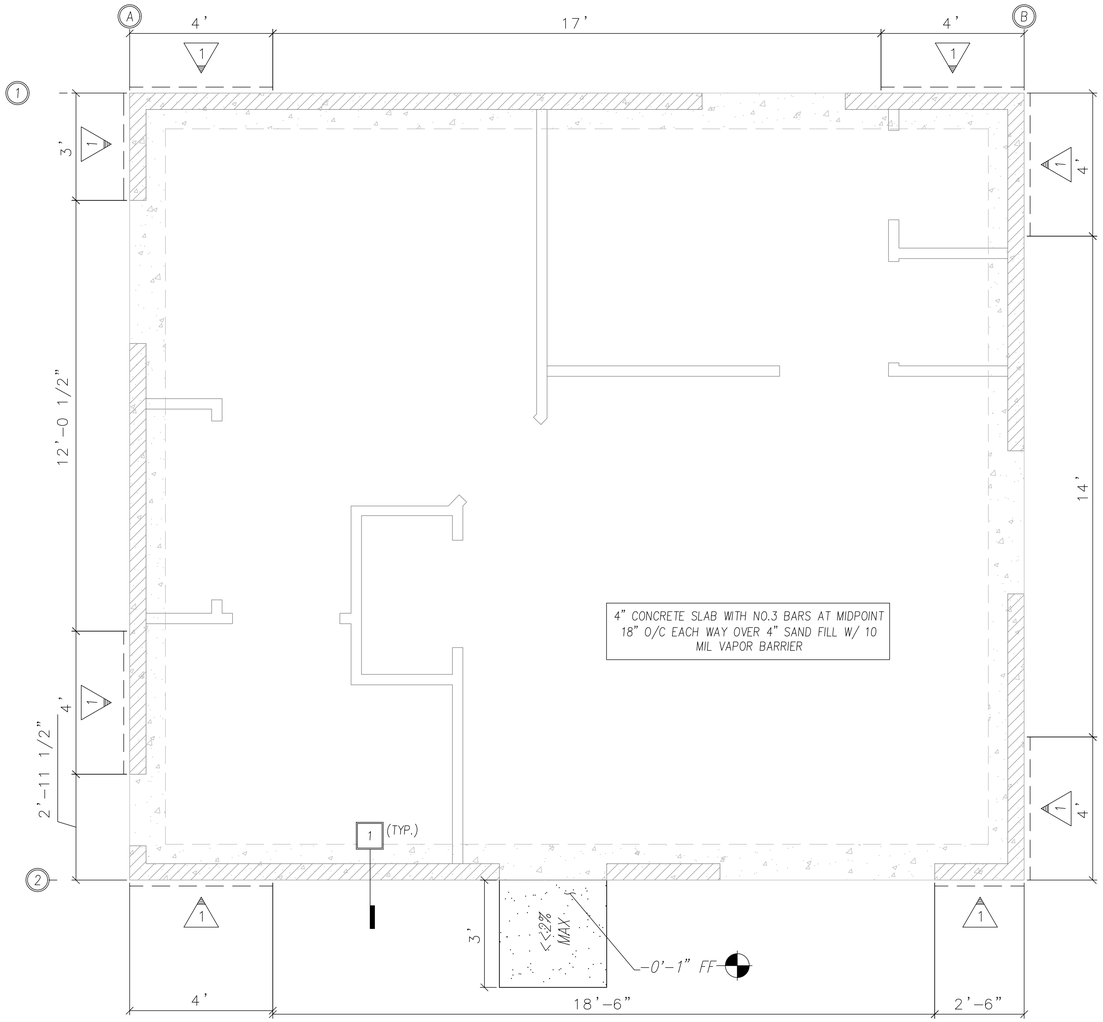
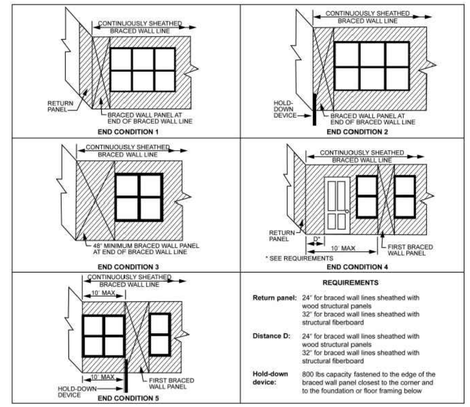


FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES
WITH CONTINUOUS SHEATHING



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
Seismic bracing	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 m^2, 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)

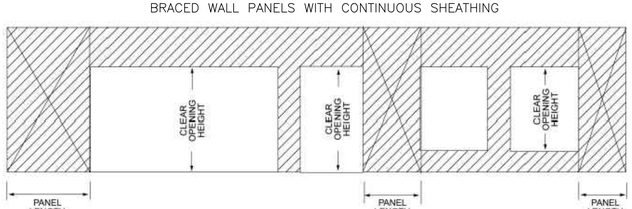
TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

- SOIL CLASS D[b]
- WALL HEIGHT = 10 FEET
- 10 PSF FLOOR DEAD LOAD
- 15 PSF ROOF/CEILING DEAD LOAD
- BRACED WALL LINE SPACING ≤ 25 FEET

Seismic Design Category	Story Location	Braced Wall Line Length (feet)[c]	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a, f]				
			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
		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	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.
a. Linear interpolation shall be permitted.
b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{ds} values associated with the seismic design categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.2 of the *California Building Code*.
c. 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.
d. 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.
e. Methods PFG and CS-SFB do not apply in Seismic Design Categories D_0, D_1 and D_2.
f. 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/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_{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 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.

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CITY OF ATWATER

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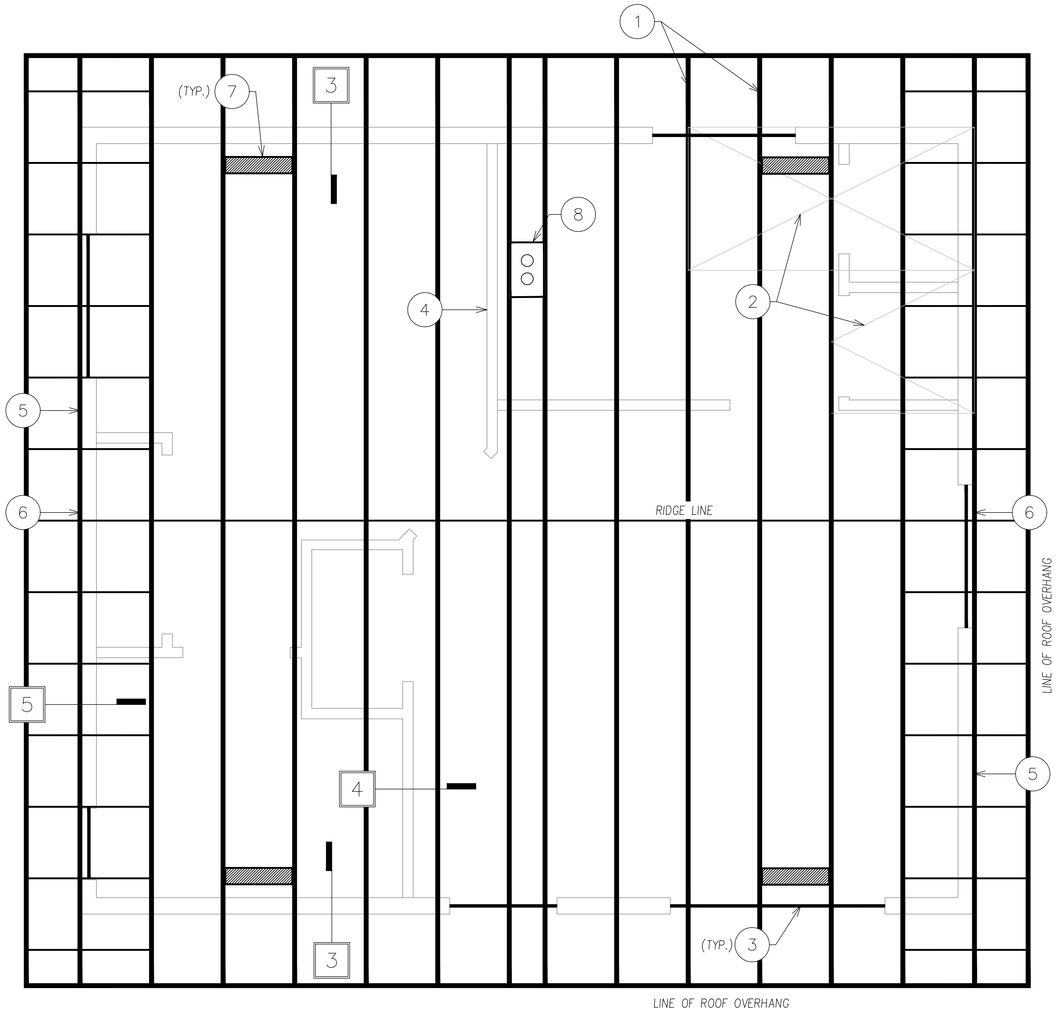
PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION
FOUNDATION PLAN
DATE
4/15/2024
AGENCY
SJV REAP

ADU SQFT
550

DRAWING SCALE
1/2" = 1'

SHEET
S1



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 $\frac{1}{2}$" x 22 $\frac{1}{2}$" 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

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

PROVIDE:

2 – 12"x18" GABLE END VENT (140 in^2) = (280 in^2)

4 – 5-1/2" x 22-1/2" ROOF TOP VENT (83 in^2) = (283 in^2)

TOTAL PROVIDED: = (612 in^2)

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CITY OF ATWATER

REVISIONS

PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ROOF FRAMING PLAN

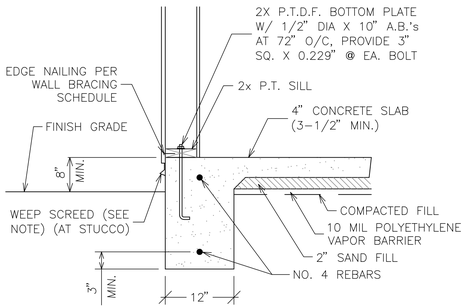
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
550

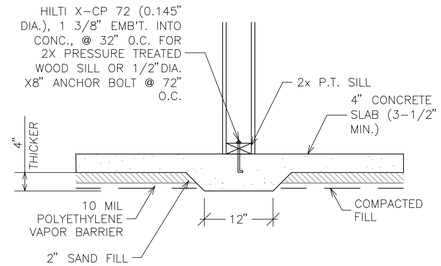
DRAWING SCALE
$\frac{1}{2}$" = 1'

SHEET
S2



NOTE: STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4" AND 2" TO PAVED SURFACES WITH AN APPROVED WEEP SCREED

1 EXTERIOR FOOTING
N.T.S.



2 NON-BEARING INTERIOR FOOTING
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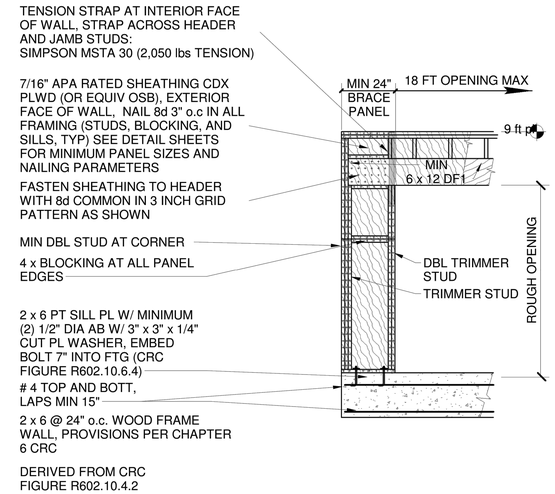
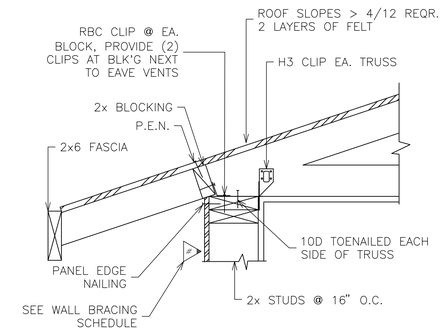
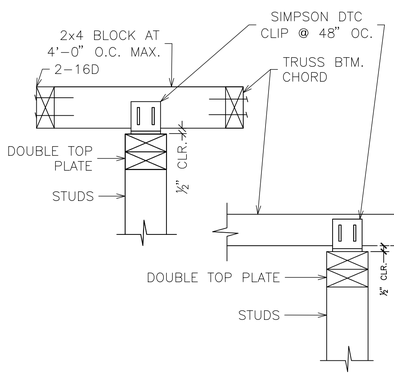


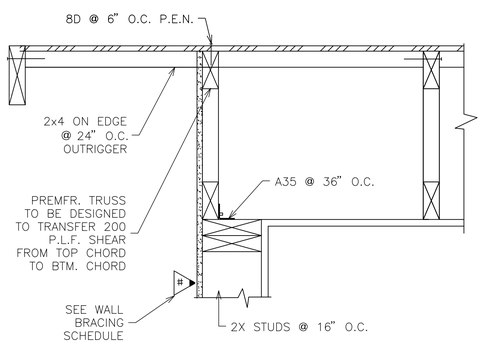
3 CS-PF DETAIL
N.T.S.



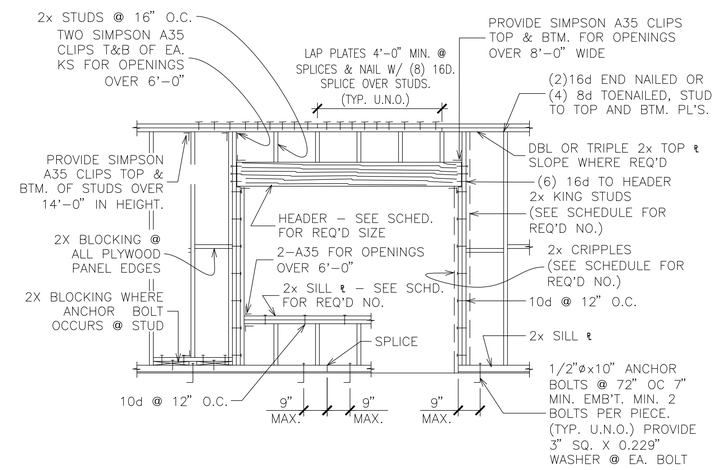
4 EAVE DETAIL
N.T.S.



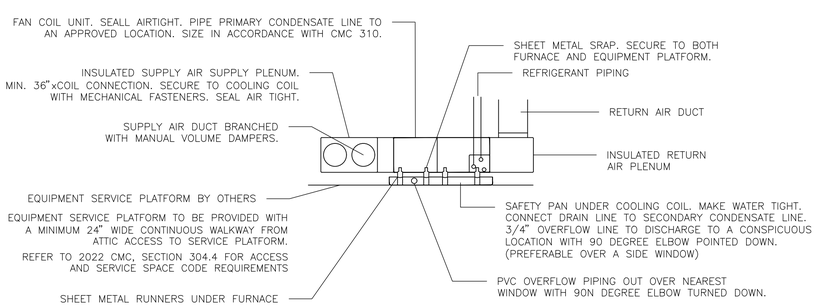
5 NON-BRG., NON-BRACED WALL CONNECTION
N.T.S.



6 GABLE END DETAIL
N.T.S.

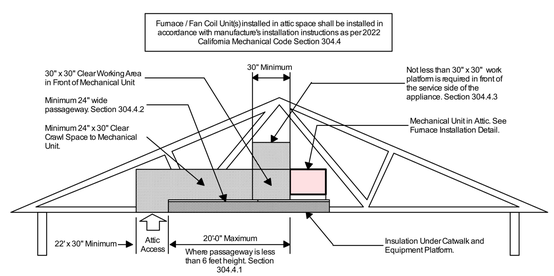


TYP. WALL FRAMING AT OPENING N.T.S.



NOTE: FURNACE/FAN COIL UNIT TO BE INSTALLED AND SECURELY FASTENED IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS AS PER 2022 CALIFORNIA MECHANICAL CODE SECTION 303.4.

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



NOTES:
1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE.
[CA. ENERGY CODE 150.0(a)2]

2. FURNACE/FAN COIL UNIT(S) INSTALLED IN ATTIC SPACE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS AS PER (CMC 304.4)

8 ATTIC MOUNTED AIR HANDLER
N.T.S.

HEADER SCHEDULE

CLEAR SPAN OF OPENING	HEADER SIZE NOTE 1		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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PROJECT TITLE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
DETAILS

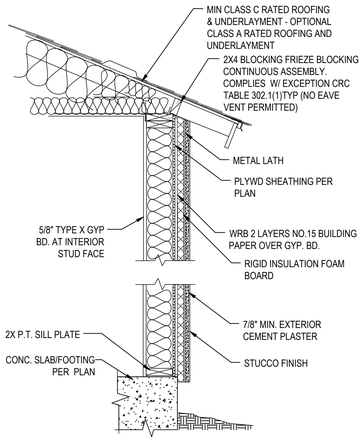
DATE
4/15/2024

AGENCY
SJV REAP

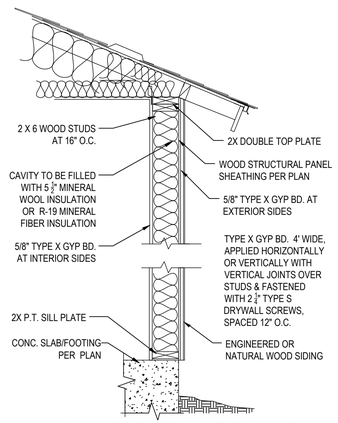
ADU SQFT
550

DRAWING SCALE

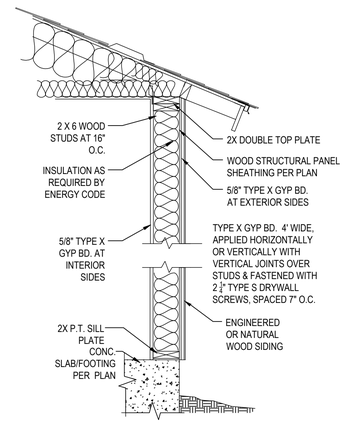
SHEET
S3



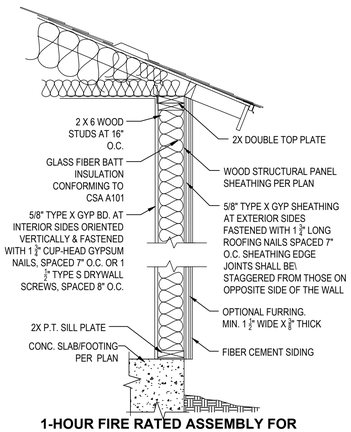
10 1-HOUR FIRE RATED ASSEMBLY FOR STUCCO FINISH
N.T.S.



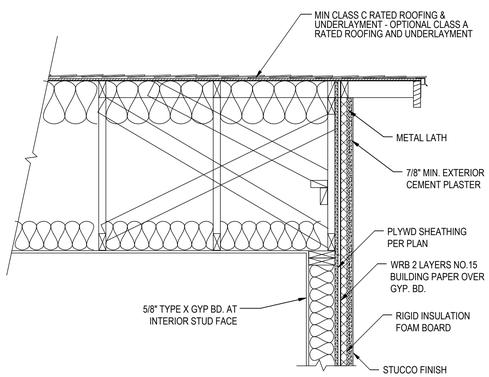
11 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



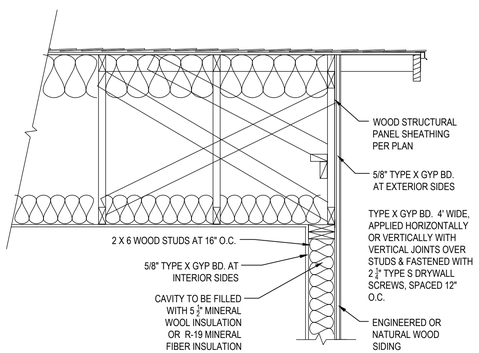
12 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



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
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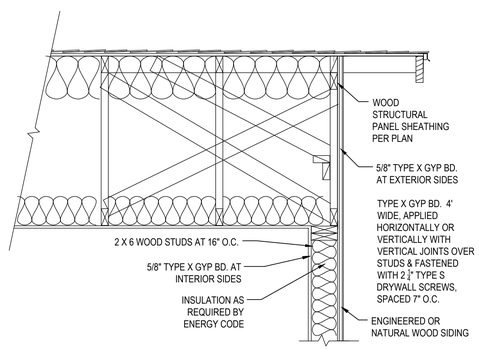

16 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR NATURAL WOOD SIDING
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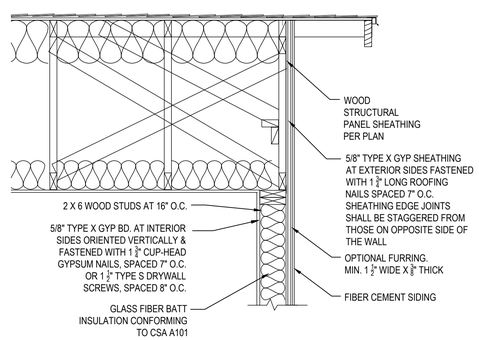

17 1-HOUR FIRE RATED GABLE END FOR FIBER CEMENT SIDING
N.T.S.

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DATE
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SJV REAP

ADU SQFT
550

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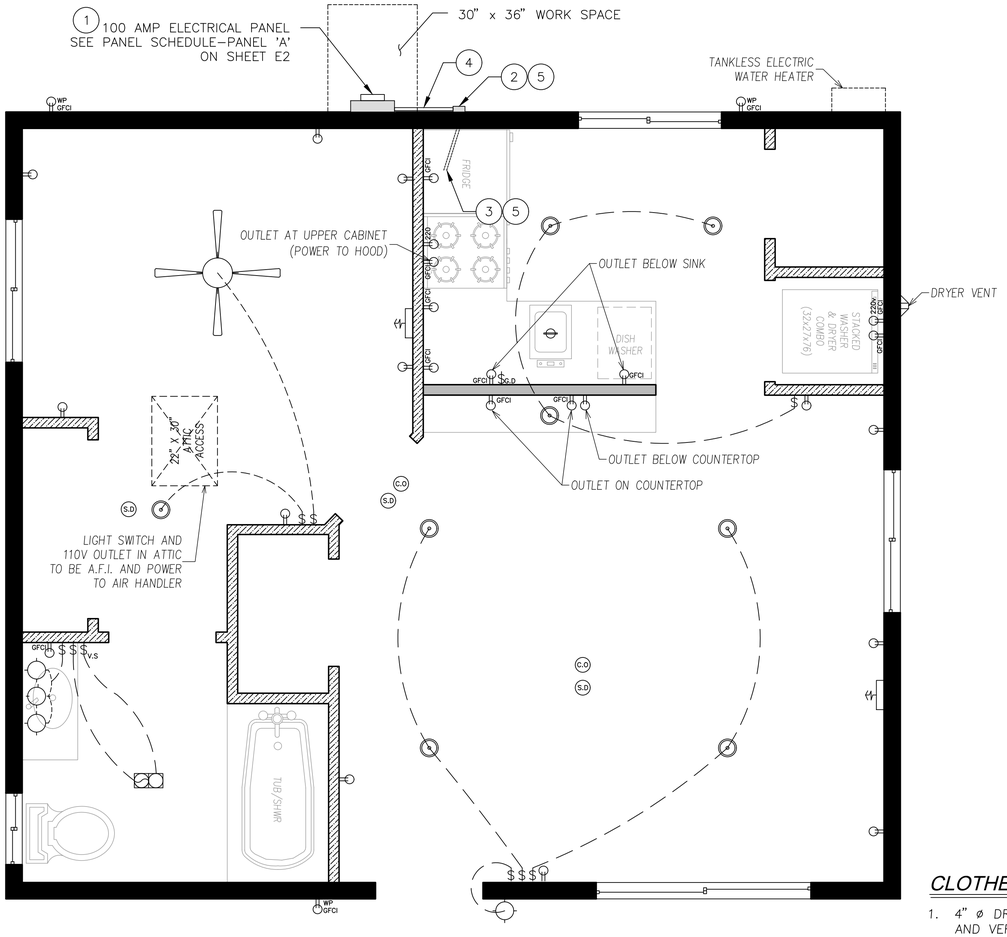
SHEET
S4



120/240V 1PH 3 WIRE 100 AMP

MLO

NEMA–1 FLUSH MOUNT 30 CK

10KAIC

PANEL SCHEDULE -PANEL 'A'

#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)
GFI	GFCI OUTLET		HIGH EFFICACY LIGHT FIXTURE
WP GFI	WEATHERPROOF GFCI OUTLET		HIGH EFFICACY RECESSED LIGHT
$	WALL SWITCH		GARBAGE DISPOSAL
$G.D	GARBAGE DISPOSAL SWITCH		HVAC AIR DUCT LOCATION
$V.S	VACANCY SENSOR		FAN & LIGHT COMBO
S.D	SMOKE DETECTOR		
C.O	CARBON MONOXIDE ALARM		

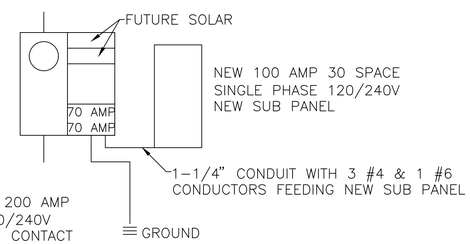
SOLAR READY KEYNOTES (#)

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
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"

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

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 EB EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.
3. LAUNDRY CIRCUIT LOAD
   A LOAD OF NOT LESS THAN 1500 VOLT–AMPERES SHALL IN 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 ¼ HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE INA 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, ADN AIR–CONDITIONING EQUIPMENT. [CEC 220.53]
5. ELECTRIC CLOTHES DRYER
   THE LOAD FOR HOUSEHOLD ELECTRIC CLOTHES DRYERS INA 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 3FEET 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 ½ 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, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS
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PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM
SHEET DESCRIPTION: ELECTRICAL PLAN
DATE: 4/15/2024
AGENCY: SJV REAP
ADU SQFT: 550
DRAWING SCALE: ½" = 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

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

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.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1. et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
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 *CAL*Green, 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

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

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.

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 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

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.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

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.

Exceptions:
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:
   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 related 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.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: 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*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels 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.

4.106.4.2.1Multifamily development 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.

1.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.

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.

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.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.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.

Exception: Areas of parking facilities served by parking lifts.

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.

1.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.

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.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.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.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

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.

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.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

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.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

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).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 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.

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, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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.

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.

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.

4.106.4.2.4 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.

4.106.4.2.5 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).

4.106.4.3 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.

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.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced 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.

4.303.1.1 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.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 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.

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 other 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.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 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 shutoff.

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).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
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

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values 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)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code.*

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

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

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. 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.

NOTES:

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/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the 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.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 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 of 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

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special 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.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
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.

SECTION 4.502 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

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.

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

CITY OF ATWATER

REVISIONS
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PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM
SHEET DESCRIPTION: CALGREEN FORM
DATE: 4/15/2024
AGENCY: SJV REAP
ADU SQFT: 550
DRAWING SCALE
SHEET: G1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
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 (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR 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 pressures 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 caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

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
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & 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 FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
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
SHELLACS	
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.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
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 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. 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.cdph.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.cdph.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.

hhttps://www.cdph.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

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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

CITY OF ATWATER

REVISIONS
1 –
2 –
3 –
4 –
5 –

PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
CALGREEN FORM

DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
550

DRAWING SCALE

SHEET
G2

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.*

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
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	DETAILS
S4	DETAILS
ELECTRICAL SHEETS	
E1	ELECTRICAL PLAN
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, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS
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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
COVER

DATE
4/16/2024

AGENCY
SJV REAP

ADU SQFT
743

DRAWING SCALE

SHEET
C0

1. GENERAL

1. 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

1. EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE RESPECTIVE CITY'S MUNICIPAL CODE.
2. 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]
   - 2.1. 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)
   - 2.2. 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)
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)
4. WATER CLOSET CLEARANCE. MINIMUM 30–INCH–WIDE BY 24–INCH–DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)
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)

1. 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))
2. 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))
3. 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))
4. MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPIABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. (CBEES 150.0(O))
5. AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. (CBEES 150.0(O))
6. 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))
   - 6.A. ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   - 6.B. INTERMITTENTLY OPERATED WHOLE–BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   - 6.C. INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
   - 6.D. 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.
7. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION OR AS SPECIFIED IN ENERGY REPORT.
8. 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.
9. 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.
10. STOVE RANGE EXHAUST SHALL HAVE A MINIMUM AIR FLOW RATE OF 100 CFM AND SHALL EXHAUST TO THE EXTERIOR.

D. FOUNDATION

1. 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.
2. 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)
3. INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. (CRC 403.1.3.4)
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 FIGURER608.5.4(1)]
5. 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 $\frac{3}{16}$ 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.
6. HOLD–DOWNS. ALL HOLD–DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. 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

1. 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)
2. 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)
3. 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) EXCETPTION: THE TOP PLATES ARE TWO 2–INCH BY 6–INCH OR TWO 3–INCH BY 4– INCH MEMBERS.
4. 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.
5. 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)
6. 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)
7. 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)
8. 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)
9. 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)
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).
11. 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.
12. ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
13. ROOF DIAPHRAGM AT RIDGES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
14. BLOCKING OF ROOF TRUSSES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
15. TRUSS CLEARANCE. MINIMUM 1/2–INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON–BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
16. 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 R302.11.1):
    - 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 MILLBOARD
    - 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, DRAFTSTOPS 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 DRAFTSTOPS 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		SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topo graphic effects		Weathering	Frost Line Depth	Termite					
0	110	NO	D	<5000'=NEG	<5000'=12"	YES		<5000' = NO			

G. GENERAL MATERIAL SPECIFICATIONS

1. 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.
2. STUCTURAL PLYWOOD SHALL CONFORM TO COMMERIAL 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–108 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.
3. CONCRETE. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE (CBC), EXCEPT ITEMS NOT SPECIFICALLY COVERED THERIN SHALL ALSO CONFORM TO ACI 318–14.
   CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS (CRC R402.2)
4. 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)
5. FASTENERS FOR PRESERVATIVE–TREATED WOOD. FASTENERS FOR PRESERVATIVE–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
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 JA8.*
   - *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 JA8 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.
   - *2.B. NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).*
   - *2.C. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.*
   - *2.D. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(K)2 IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(K)2A.*

I. ROOFING AND WEATHERPROOFING

1. 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.
2. 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)
3. 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).
4. 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)
5. 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)
6. WEEP SCREED. A MINIMUM 0.019–INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION–RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3–1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 92. THE WEEP SCREED SHALL BE PLACED A MINIMUM 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE ALLOWING TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (CRC R703.7.2.1)

J. DRAINAGE NOTES

1. *SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD [CRC R401.3].*
2. *LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS A MINIMUM OF 6 INCHES FOR A DISTANCE OF 10 FEET. EXCEPTION: WHERE SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL FOR 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. WHEN DRAINS OR SWALES ARE USED FOR THIS PURPOSE:*
   - *2.1. PROVIDE A MINIMUM 5% SLOPE FROM FOUNDATION TO DRAIN/SWALE,*
   - *2.2. DRAIN/SWALE SHOULD BE LOCATED AS FAR AS IS PRACTICAL FROM THE FOUNDATION TO MAXIMIZE FALL AND*
   - *2.3. DRAIN/SWALE IS TO SLOPE A MINIMUM OF 2%.*
3. *IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.*
4. *ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION (FINISH FLOOR ELEVATION) SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE NOT LESS THAN 12 INCHES PLUS 2 PERCENT [CRC R403.1.7.3].*
5. *ALTERNATE SETBACKS AND CLEARANCES ARE PERMITTED, SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL [CRC R403.1.7.4].*

K. STREET ADDRESSING

1. *SEPARATE STREET ADDRESSING IS REQUIRED FOR THE ADU. INSTALL STREET ADDRESS NUMERALS, AT LEAST FOUR INCHES HIGH WITH MINIMUM ½–INCH STROKE, MOUNTED ON A CONTRASTING BACKGROUND ON FRONT OF THE BUILDING [CRC R319.1].*

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CITY OF ATWATER

REVISIONS
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PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM

SHEET DESCRIPTION: COVER

DATE: 4/16/2024

AGENCY: SJV REAP

ADU SQFT: 743

DRAWING SCALE

SHEET: C1

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 ($2^1/_2$″ × 0.113″)	—
2	Ceiling joists to plate, toe nail	3-8d ($2^1/_2$″ × 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 $1^1/_4$″ × 20 gage ridge strap	3-10d (3″ × 0.128″)	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails ($3^1/_2$″ × 0.135″) or 3-10d common nails (3″ × 0.148″)	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d ($3^1/_2$″ × 0.135″) 3-16d ($3^1/_2$″ × 0.135″)	—
Wall			
7	Built-up studs-face nail	10d (3″ × 0.128″)	24″ o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 ½″ x 0.135″)	12″ o.c.
9	Built-up header, two pieces with $^1/_2$″ spacer	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge
10	Continued header, two pieces	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge
11	Continuous header to stud, toe nail	4-8d ($2^1/_2$″ × 0.113″)	—
12	Double studs, face nail	10d (3″ × 0.128″)	24″ o.c.
13	Double top plates, face nail	10d (3″ × 0.128″)	24″ o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d ($3^1/_2$″ × 0.135″)	—
15	Sole plate to joist or blocking, face nail	16d ($3^1/_2$″ × 0.135″)	16″ o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d ($3^1/_2$″ × 0.135″)	16″ o.c.
17	Stud to sole plate, toe nail	3-8d ($2^1/_2$″ × 0.113″) or 2-16d ($3^1/_2$″ × 0.135″)	— —
18	Top or sole plate to stud, end nail	2-16d ($3^1/_2$″ × 0.135″)	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3″ × 0.128″)	—
20	1″ brace to each stud and plate, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
21	1″ × 6″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
22	1″ × 8″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 3 staples $1^3/_4$″	— —
23	Wider than 1″ × 8″ sheathing to each bearing, face nail	3-8d ($2^1/_2$″ × 0.113″) 4 staples $1^3/_4$″	— —
Floor			
24	Joist to sill or girder, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—
25	Rim joist to top plate, toe nail (roof applications also)	8d ($2^1/_2$″ × 0.113″)	6″ o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 ½″ × 0.113″)	6″ o.c.
27	1″ × 6″ subfloor or less to each joist, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
28	2″ subfloor to joist or girder, blind and face nail	2-16d ($3^1/_2$″ × 0.135″)	—
29	2″ planks (plank & beam - floor & roof)	2-16d ($3^1/_2$″ × 0.135″)	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3″ × 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 ($3^1/_2$″ × 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	$^3/_8$″ - $^1/_2$″	6d common (2″ × 0.113″) nail (subfloor, wall)[j] 8d common ($2^1/_2$″ × 0.131″) nail (roof)[f]	6	12[g]
33	$^{19}/_{32}$″ - 1″	8d common nail ($2^1/_2$″ × 0.131″)	6	12[g]
34	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d ($2^1/_2$″ × 0.131″) deformed nail	6	12
Other wall sheathing[h]				
35	$^1/_2$″ structural cellulosic fiberboard sheathing	$1^1/_2$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_4$″ long	3	6
36	$^{25}/_{32}$″ structural cellulosic fiberboard sheathing	$1^3/_4$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_2$″ long	3	6
37	$^1/_2$″ gypsum sheathing[d]	$1^1/_2$″ galvanized roofing nail; staple galvanized, $1^1/_2$″ long; $1^1/_4$ screws, Type W or S	7	7
38	$^5/_8$″ gypsum sheathing[d]	$1^3/_4$″ galvanized roofing nail; staple galvanized, $1^5/_8$″ long; $1^5/_8$″ screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
39	$^3/_4$″ and less	6d deformed (2″ × 0.120″) nail or 8d common ($2^1/_2$″ × 0.131″) nail	6	12
40	$^7/_8$″ - 1″	8d common ($2^1/_2$″ × 0.131″) nail or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12
41	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d deformed ($2^1/_2$″ × 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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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
COVER

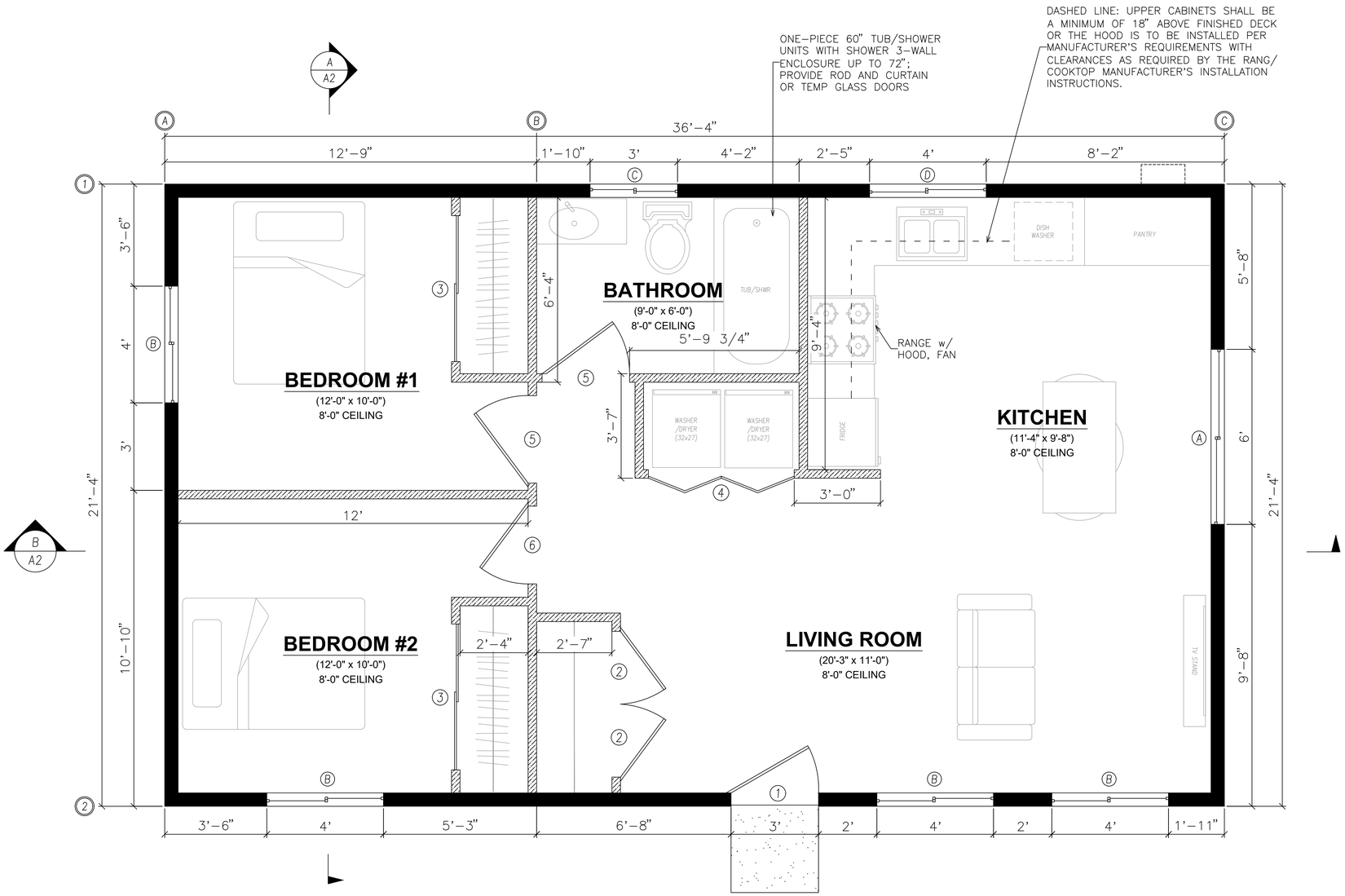
DATE
4/16/2024

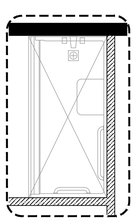
AGENCY
SJV REAP

ADU SQFT
743

DRAWING SCALE

SHEET
C2





OPTIONAL ROLL-IN SHOWER

WINDOW SCHEDULE

MARK	DIMENSION	TYPE	TEMPERED	NOTES
A	6'–0" x 4'–0"	SLIDING		
B	4'–0" x 4'–0"	SLIDING		
C	3'–0" x 1'–0"	SLIDING	TEMPERED GLAZING	6' ABOVE FLOOR
D	4'–0" x 3'–0"	SLIDING		

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"	SWINGING	1–3/8" HOLLOW CORE
3	5'–0" x 6'–8"	SLIDING	5'–6" CLOSET
4	5'–0" x 6'–8"	BI–FOLD	LAUNDRY COVERING w/VENTILATION SLATS
5	3'–0" x 6'–8"	SWINGING	1–3/8" HOLLOW CORE
6	2'–8" 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 PLYWD 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 BENEATH.

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 R327.1.1.1]

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 PROJECTING OBJECTS BELOW AND AT ENDS
   - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE
   - SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES.
   - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
   - WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
   - 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

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CITY OF ATWATER

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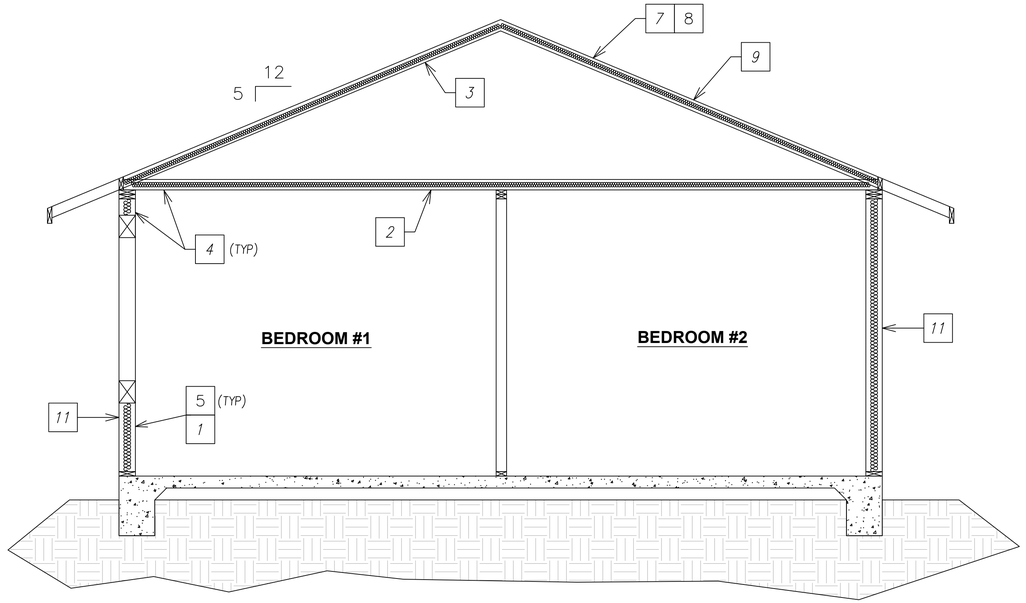
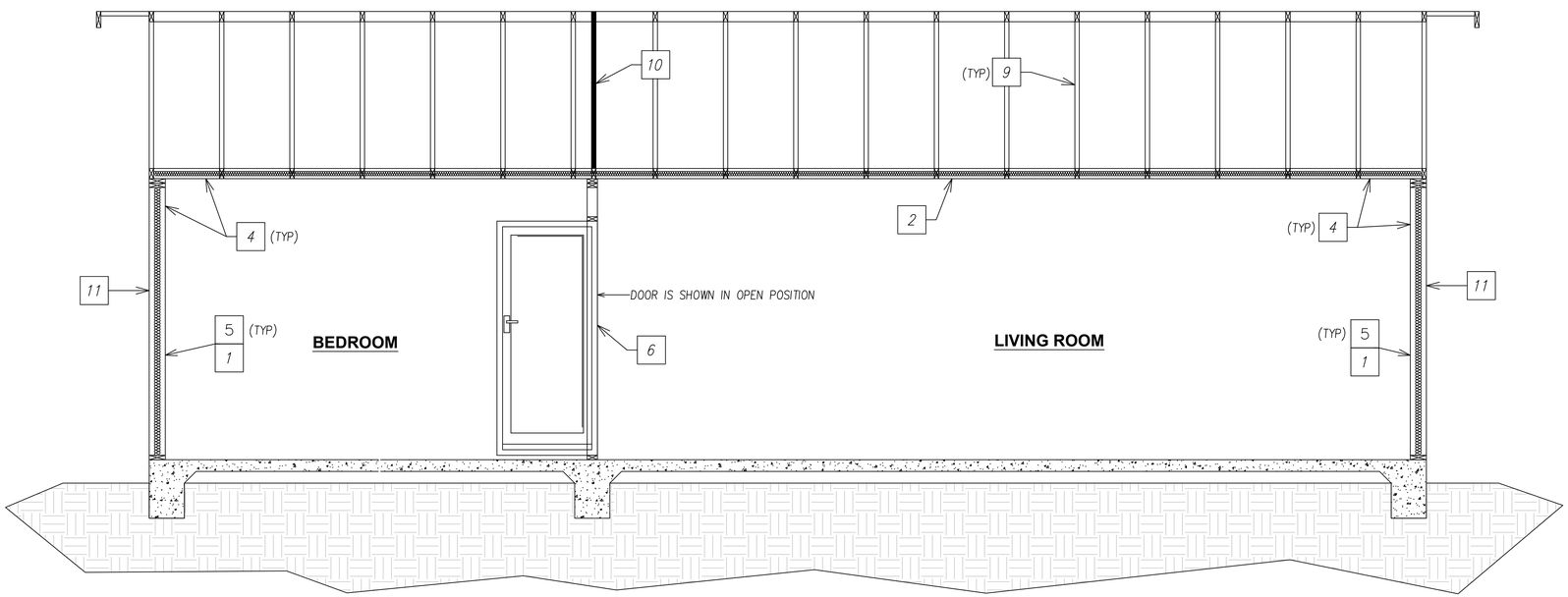
PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM
SHEET DESCRIPTION: FLOOR PLAN
DATE: 4/16/2024
AGENCY: SJV REAP
ADU SQFT: 743
DRAWING SCALE: $\frac{1}{2}$" = 1'
SHEET: A1



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)

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.

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
SECTIONS

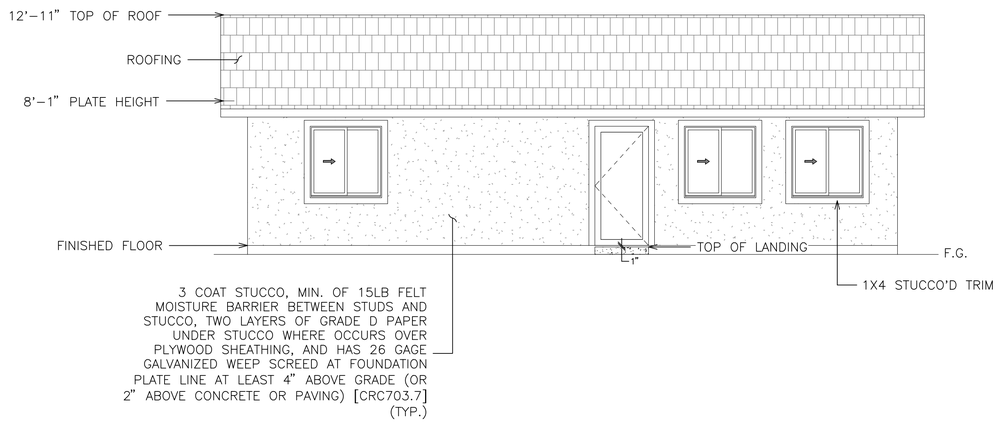
DATE
4/16/2024

AGENCY
SJV REAP

ADU SQFT
743

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

SHEET
A2



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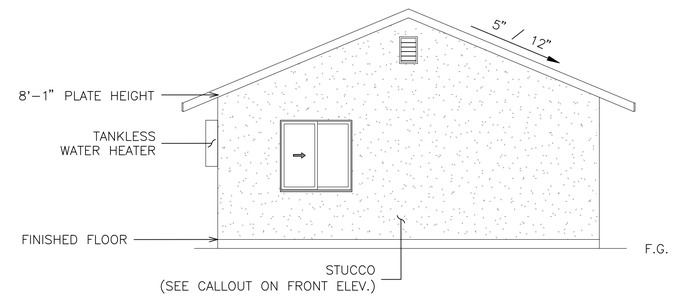

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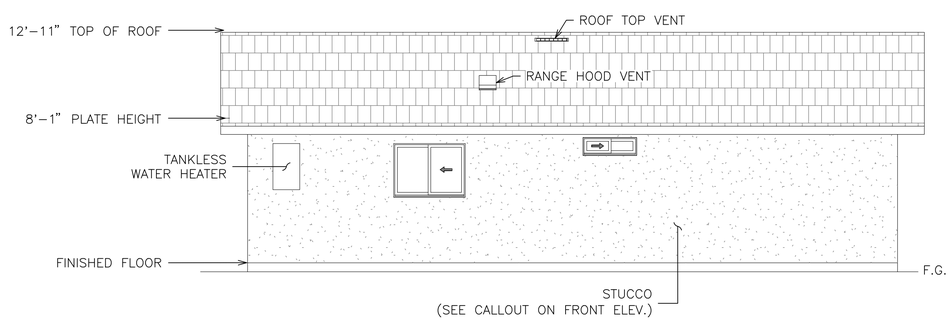

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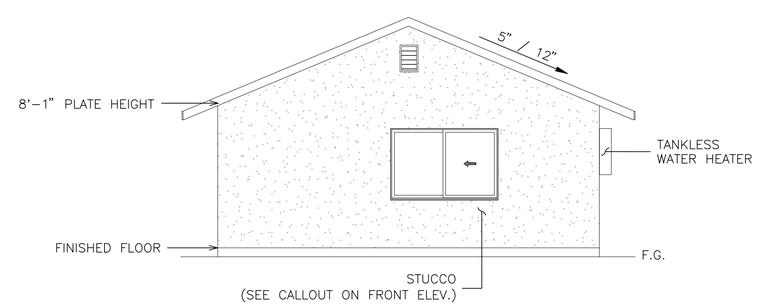

RIGHT ELEVATION

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION A

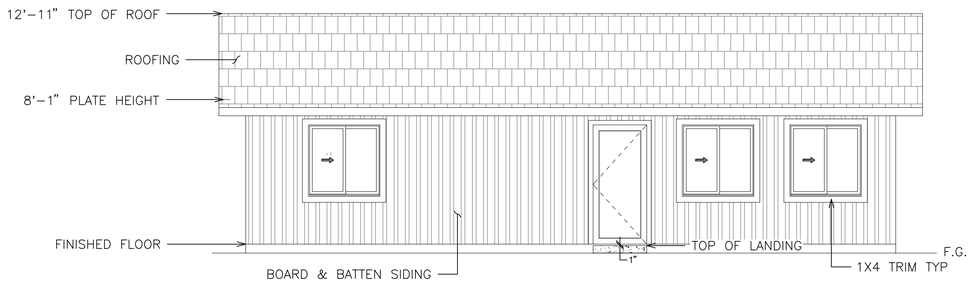
DATE
4/16/2024

AGENCY
SJV REAP

ADU SQFT
743

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

SHEET
A3



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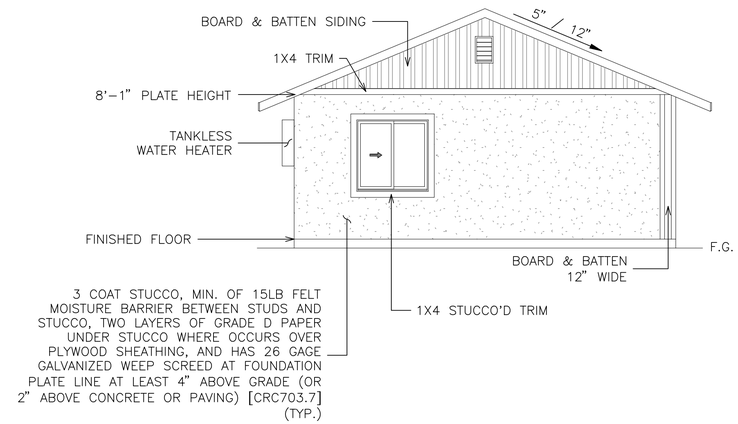

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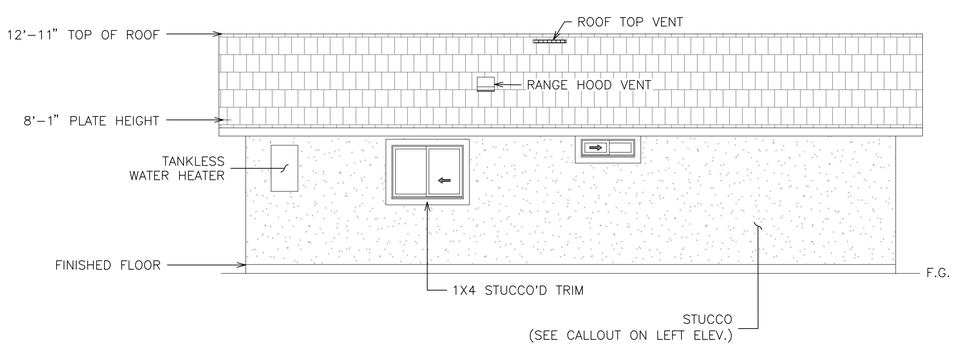

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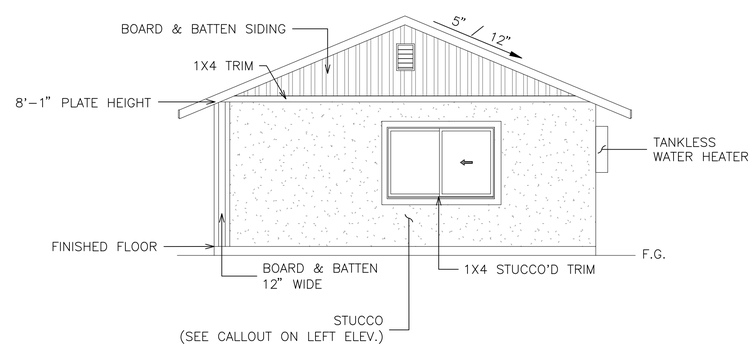

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION B

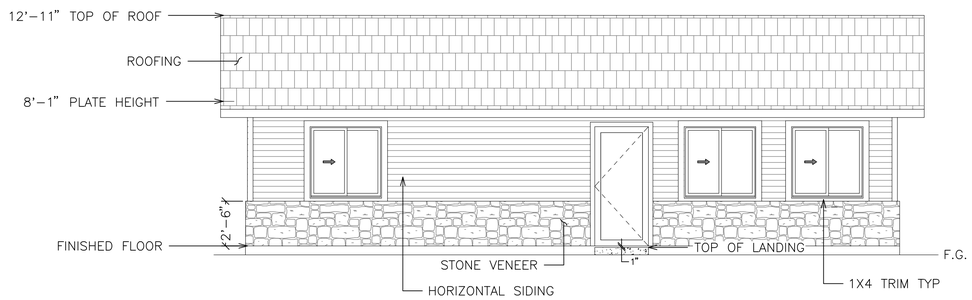
DATE
4/16/2024

AGENCY
SJV REAP

ADU SQFT
743

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

SHEET
A4



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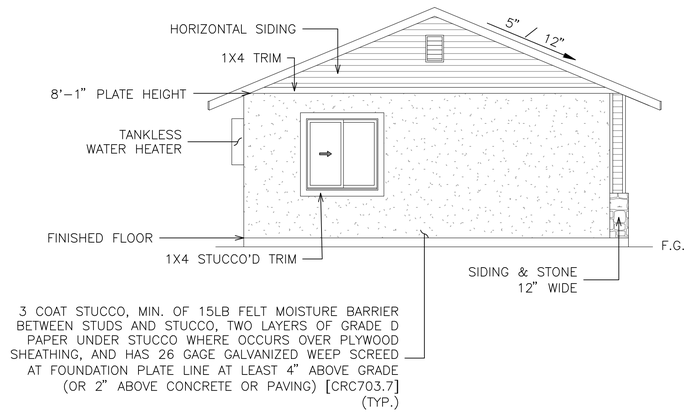

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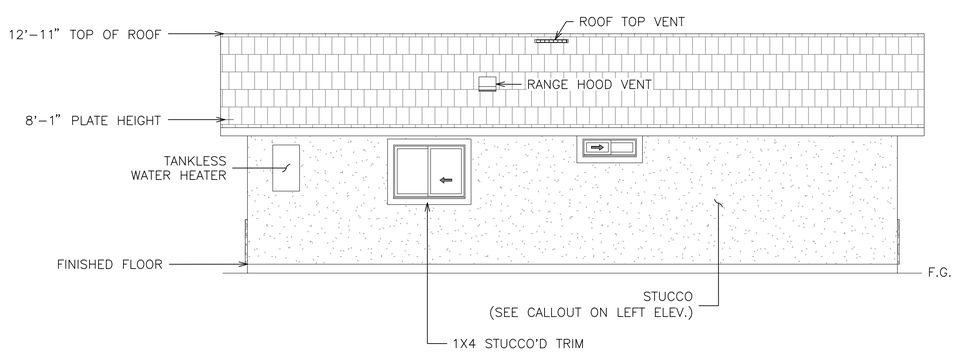

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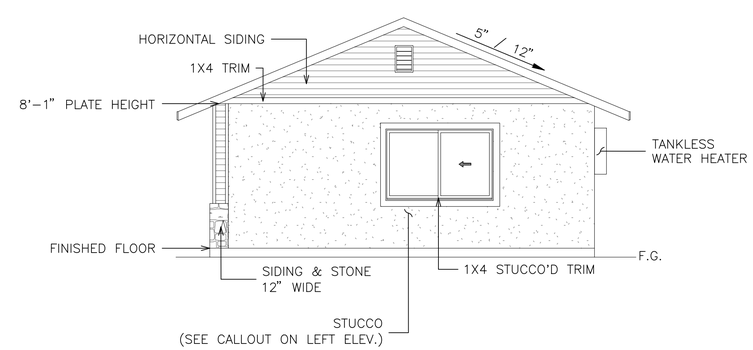

RIGHT ELEVATION

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CITY OF ATWATER

REVISIONS
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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION C

DATE
4/16/2024

AGENCY
SJV REAP

ADU SQFT
743

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

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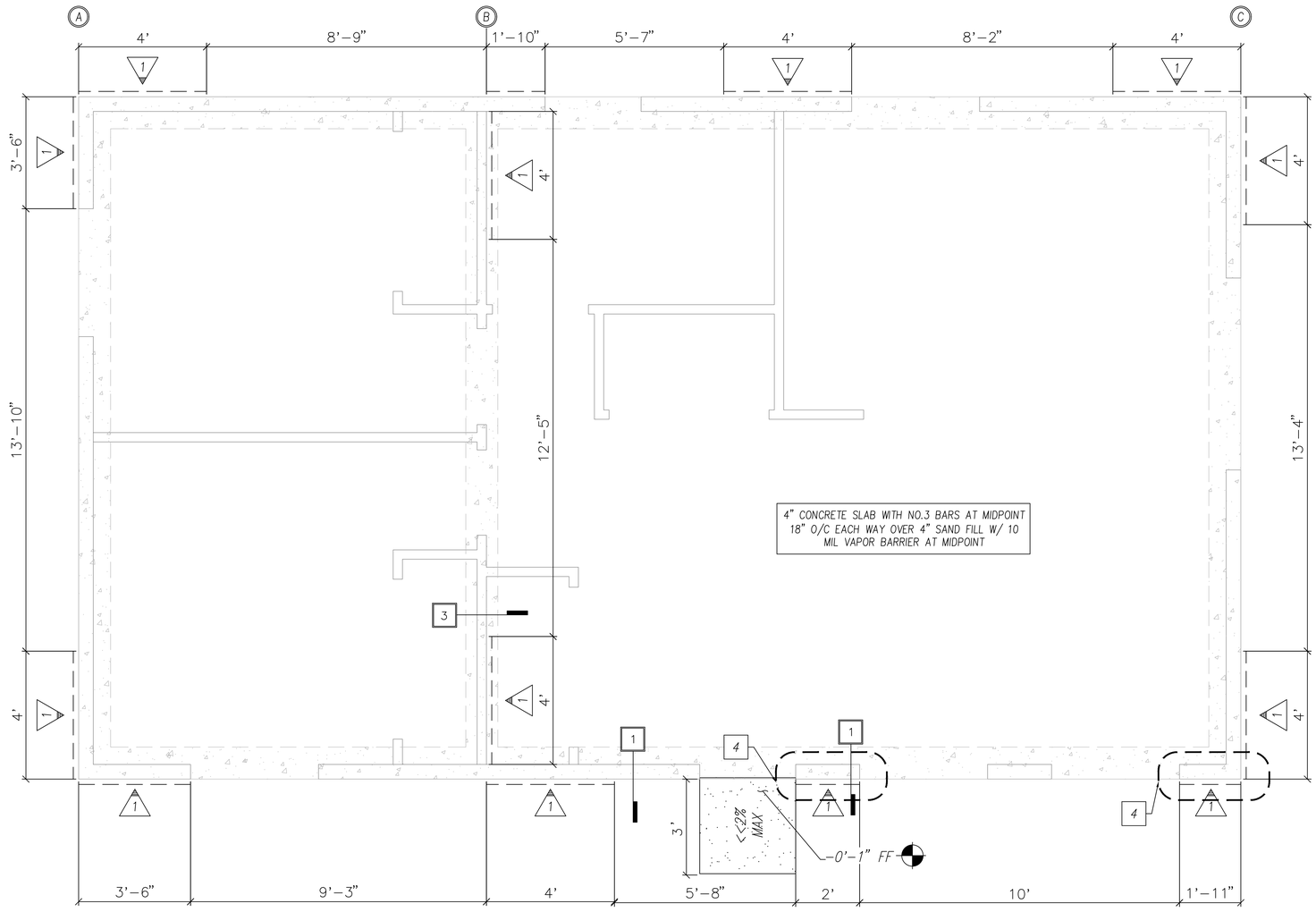
A5



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
Seismic bracing	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).

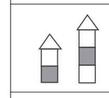
For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2, 1 mile per hour = 0.447 m/s.

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)

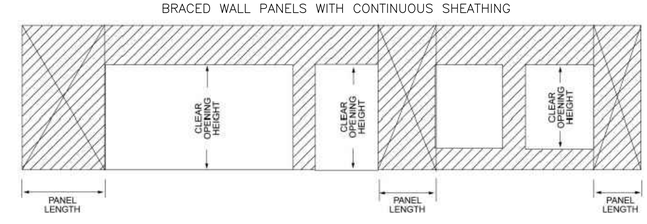
TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

- SOIL CLASS D[b]
- WALL HEIGHT = 10 FEET
- 10 PSF FLOOR DEAD LOAD
- 15 PSF ROOF/CEILING DEAD LOAD
- BRACED WALL LINE SPACING ≤ 25 FEET

Seismic Design Category	Story Location	Braced Wall Line Length (feet)[c]	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a, f]				
			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
		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	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.
a. Linear interpolation shall be permitted.
b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{ds} values associated with the seismic design categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.2 of the *California Building Code*.
c. 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.
d. 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.
e. Methods PFG and CS-SFB do not apply in Seismic Design Categories D_0, D_1 and D_2.
f. 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/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.

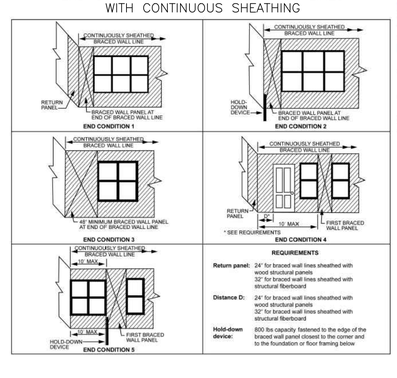
1. EXPANDED METAL OR WOVEN WIRE LATH STAPLED TO ALL STUDS, TOP AND BTM.
2. STRUCTURAL PANEL SHEATHING TO BE USED ON ALL EXTERIOR SURFACES INCLUDING AREAS ABOVE AND BELOW OPENINGS.

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_{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 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



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CITY OF ATWATER

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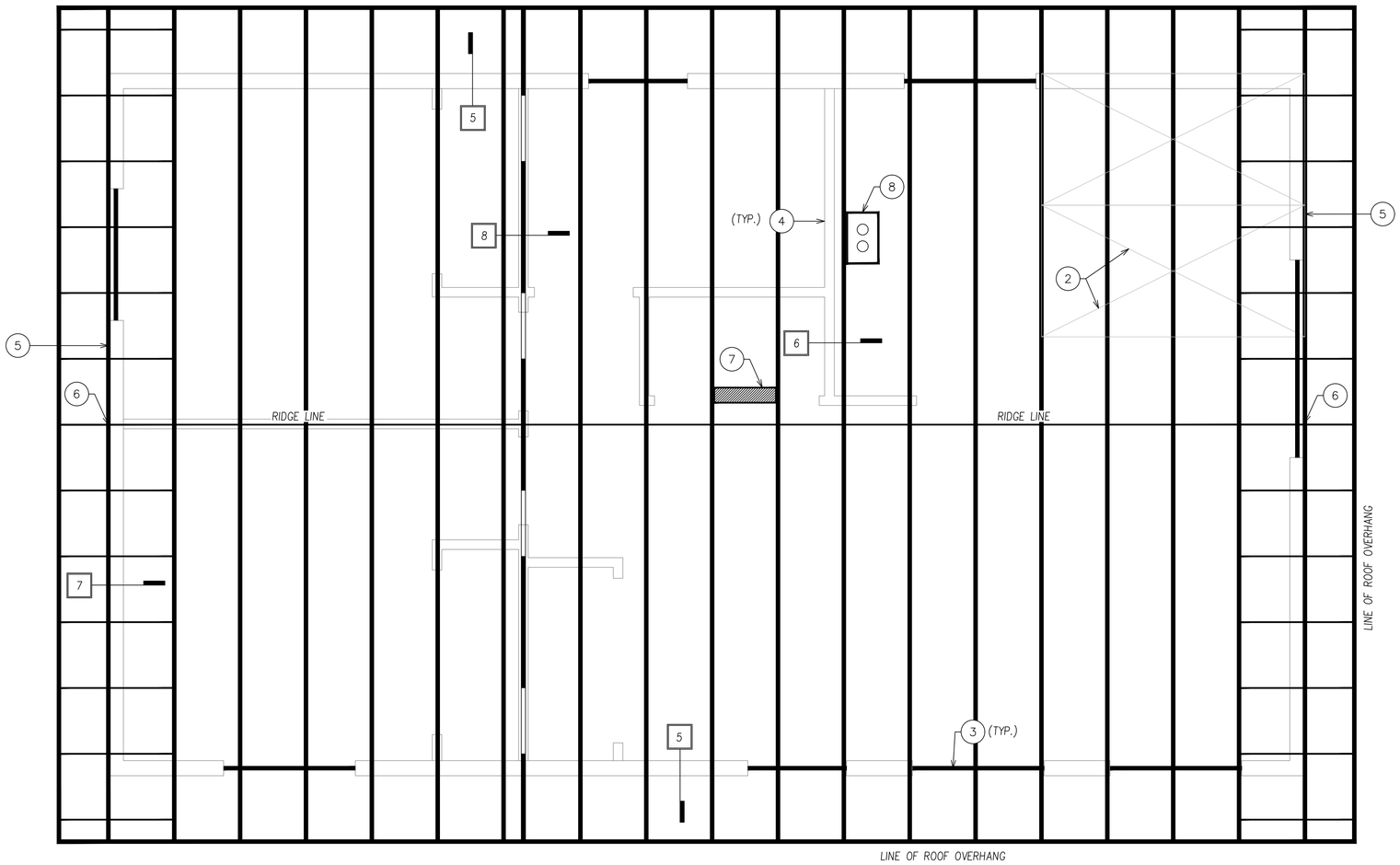
PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM
SHEET DESCRIPTION: FOUNDATION PLAN
DATE: 4/16/2024
AGENCY: SJV REAP
ADU SQFT: 743
DRAWING SCALE: 1/2" = 1'
SHEET: S1



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 ½" x 22 ½" 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

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

PROVIDE:

2 – 12"x18" GABLE END VENT (140 in²) = (280 in²)

1 – 5-1/2" x 22-1/2" ROOF TOP VENT (83 in²) = (83 in²)

TOTAL PROVIDED: = (363 in²)

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CITY OF ATWATER

REVISIONS

PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ROOF FRAMING PLAN

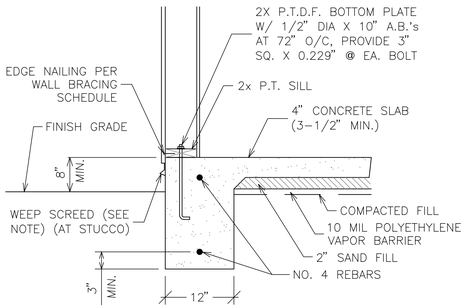
DATE
4/16/2024

AGENCY
SJV REAP

ADU SQFT
743

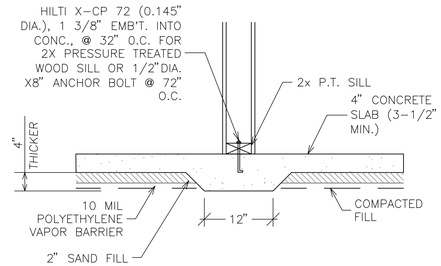
DRAWING SCALE
½" = 1'

SHEET
S2

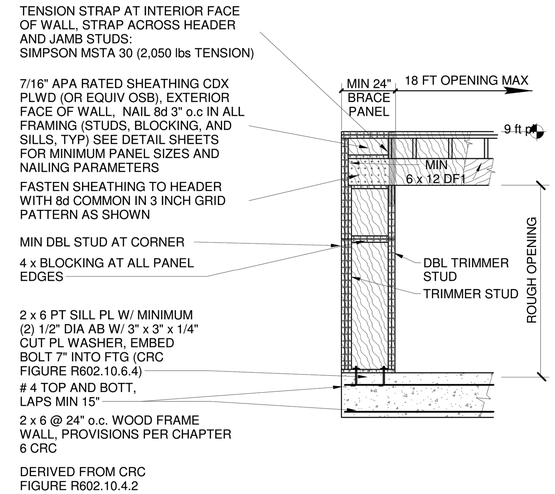


NOTE: STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4" AND 2" TO PAVED SURFACES WITH AN APPROVED WEEP SCREED

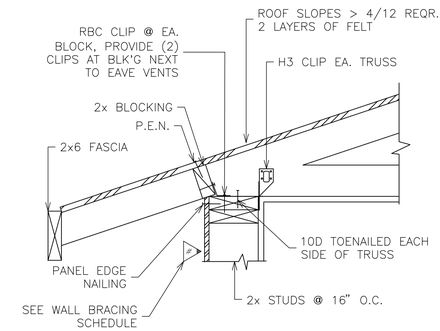
1 EXTERIOR FOOTING
N.T.S.



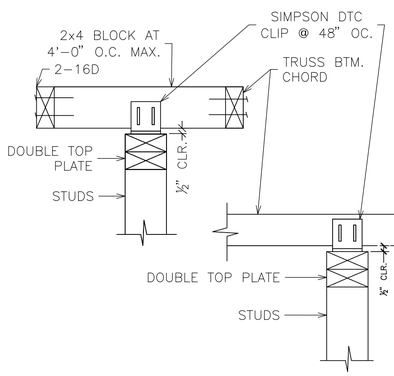
2 NON-BEARING INTERIOR FOOTING
N.T.S.



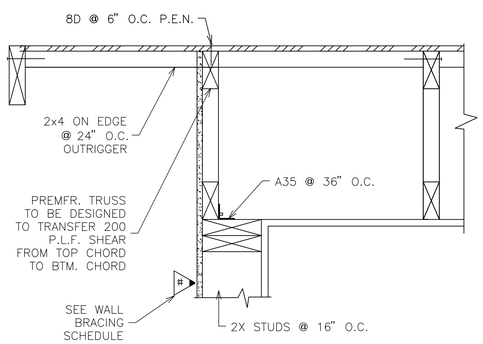
3 CS-PF DETAIL
N.T.S.



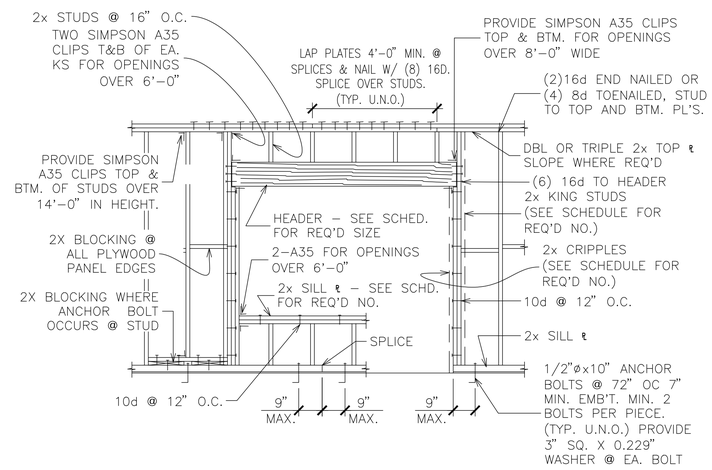
4 EAVE DETAIL
N.T.S.



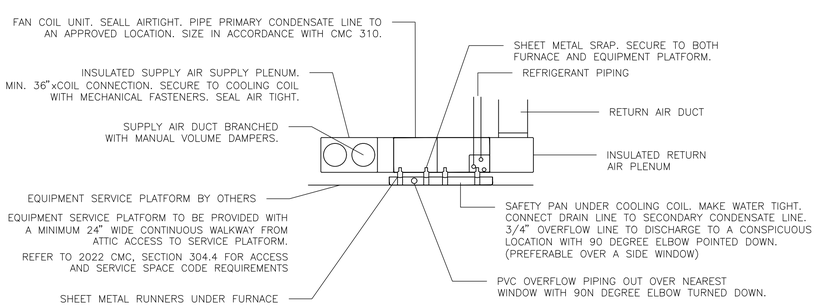
5 NON-BRG., NON-BRACED WALL CONNECTION
N.T.S.



6 GABLE END DETAIL
N.T.S.

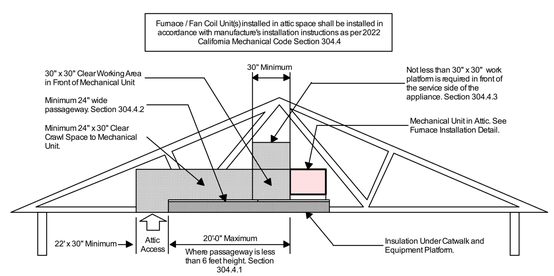


TYP. WALL FRAMING AT OPENING N.T.S.



NOTE: FURNACE/FAN COIL UNIT TO BE INSTALLED AND SECURELY FASTENED IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS AS PER 2022 CALIFORNIA MECHANICAL CODE SECTION 303.4.

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



NOTES:
1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE.
[CA. ENERGY CODE 150.0(a)2]

2. FURNACE/FAN COIL UNIT(S) INSTALLED IN ATTIC SPACE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS AS PER (CMC 304.4)

8 ATTIC MOUNTED AIR HANDLER
N.T.S.

HEADER SCHEDULE

CLEAR SPAN OF OPENING	HEADER SIZE NOTE 1		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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DETAILS

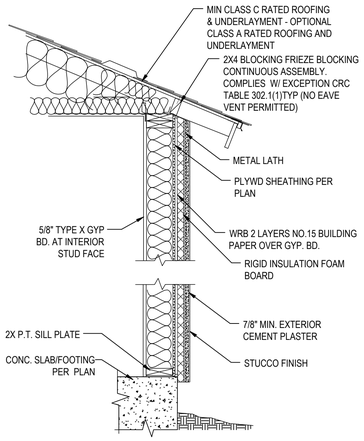
DATE
4/16/2024

AGENCY
SJV REAP

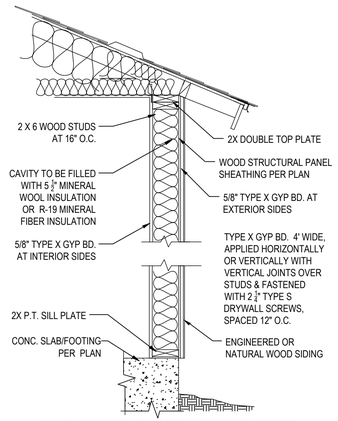
ADU SQFT
743

DRAWING SCALE

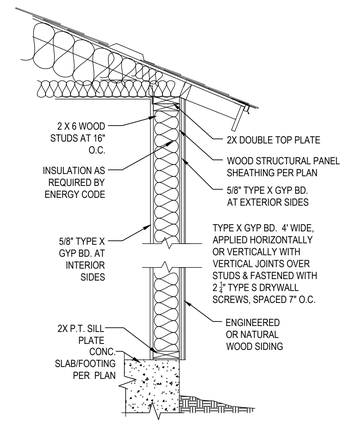
SHEET
S3



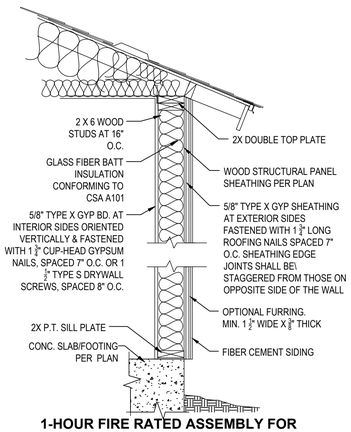
10 1-HOUR FIRE RATED ASSEMBLY FOR STUCCO FINISH
N.T.S.



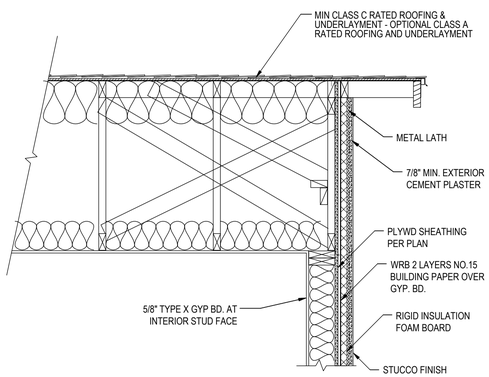
11 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



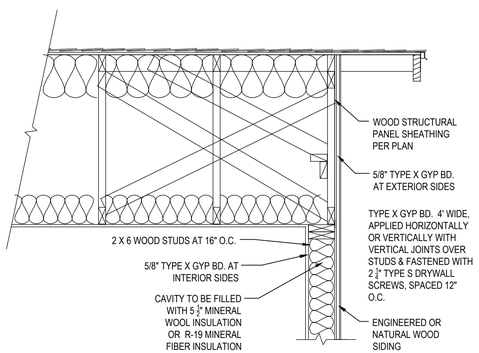
12 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



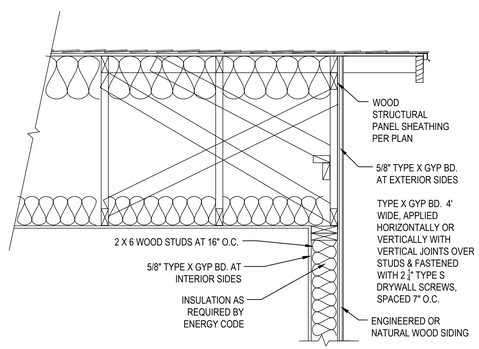
13 1-HOUR FIRE RATED ASSEMBLY FOR FIBER CEMENT SIDING
N.T.S.



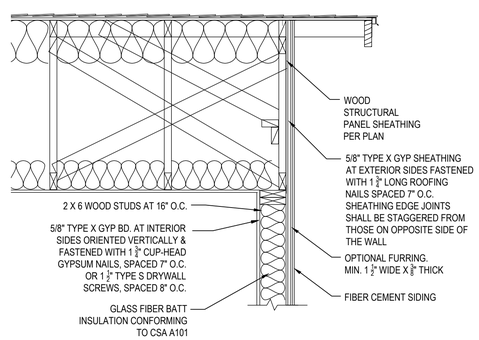
14 1-HOUR FIRE RATED GABLE END FOR STUCCO FINISH
N.T.S.



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.

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ADU SQFT
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DRAWING SCALE

SHEET
S4

120/240V 1PH 3 WIRE 100 AMP

MLO

NEMA–1 FLUSH MOUNT 30 CK

PANEL SCHEDULE -PANEL 'A'

10KAIC

#498

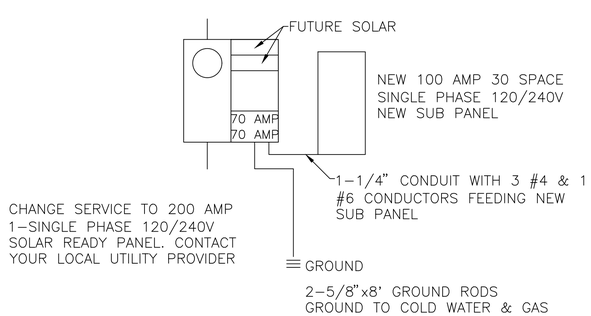
DESCRIPTION	CKT	OCPD	PHASE A	PHASE B	OCPD	CKT	DESCRIPTION
RECEPTACLES	1	20 AMP	1800	1300	15 AMP	2	LIGHTING
WASHER	3	20 AMP	1800	2700	30 AMP	4	DRYER
RANGE	5	40 AMP	3700	2700	30 AMP	6	DRYER
RANGE	7	40 AMP	3700	1350	20 AMP	8	KITCHEN APPLIANCE
KITCHEN APPLIANCE	9	20 AMP	1350	1800	20 AMP	10	DISH WASHER
RECEPTACLES	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
WEATHERPROOF GFCI OUTLET	HIGH EFFICACY RECESSED LIGHT
WALL SWITCH	GARBAGE DISPOSAL
GARBAGE DISPOSAL SWITCH	HVAC AIR DUCT LOCATION
VACANCY SENSOR	FAN & LIGHT COMBO
SMOKE DETECTOR	
CARBON MONOXIDE ALARM	

SUB-PANEL & SWITCH GEAR FOR FUTURE BATTERY STORAGE

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.

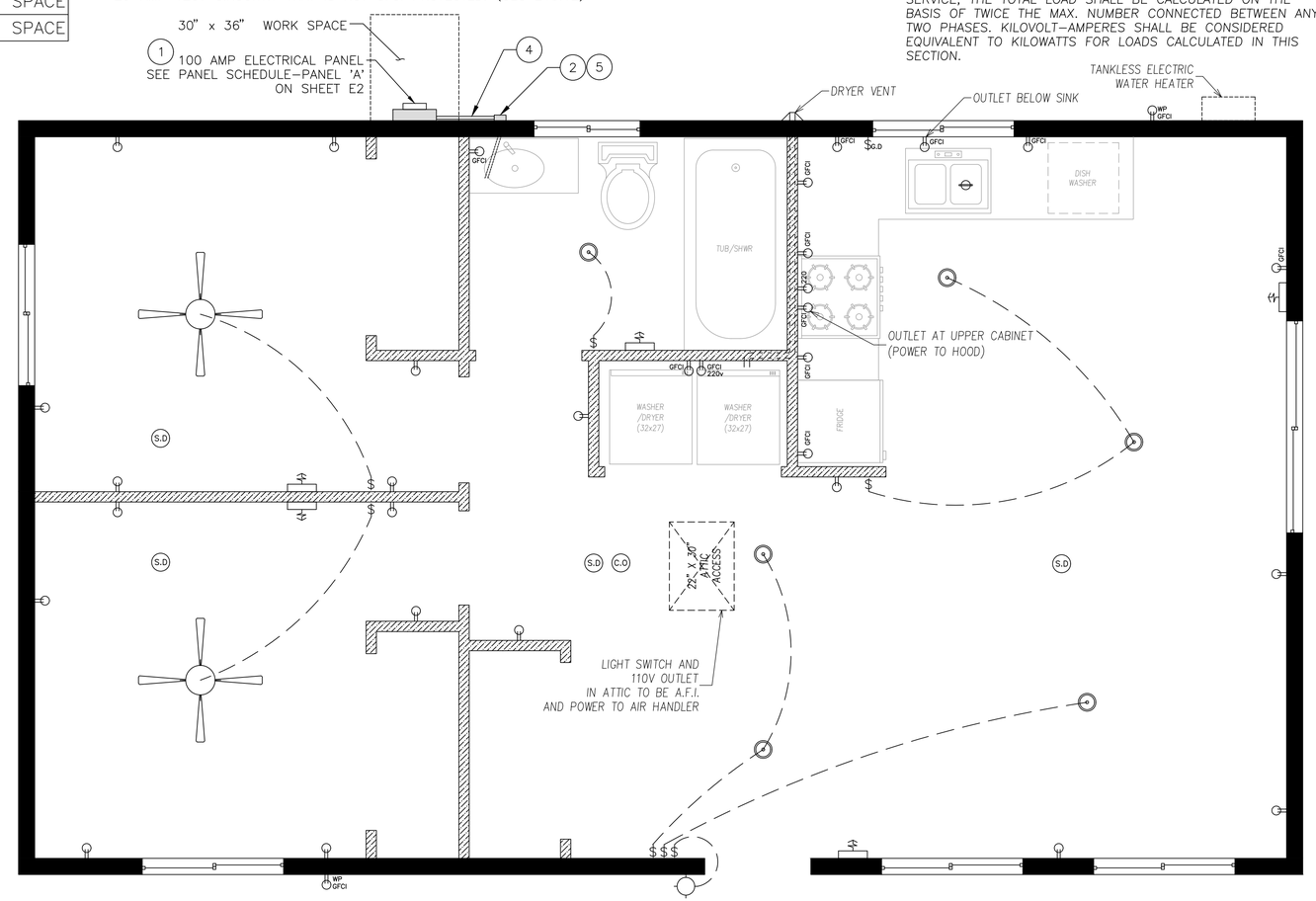
1. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER–FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE–POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND 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
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"

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 3FEET 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)

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 EB EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.
3. LAUNDRY CIRCUIT LOAD
   A LOAD OF NOT LESS THAN 1500 VOLT–AMPERES SHALL IN 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 INA 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, ADN AIR–CONDITIONING EQUIPMENT. [CEC 220.53]
5. ELECTRIC CLOTHES DRYER
   THE LOAD FOR HOUSEHOLD ELECTRIC CLOTHES DRYERS INA 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.



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

CITY OF ATWATER

REVISIONS

PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM

SHEET DESCRIPTION: ELECTRICAL PLAN

DATE: 4/16/2024

AGENCY: SJV REAP

ADU SQFT: 743

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

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

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.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1. et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
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 *CAL*Green, 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

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

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.

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 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

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.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

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.

Exceptions:
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:
   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 related 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.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: 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*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels 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.

4.106.4.2.1Multifamily development 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.

1.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.

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.

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.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.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.

Exception: Areas of parking facilities served by parking lifts.

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.

1.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.

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.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.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.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

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.

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.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

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.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

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).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 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.

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, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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.

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.

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.

4.106.4.2.4 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.

4.106.4.2.5 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).

4.106.4.3 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.

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.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced 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.

4.303.1.1 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.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 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.

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 other 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.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 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 shutoff.

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).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
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

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values 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)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code.*

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

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

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. 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.

NOTES:

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/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the 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.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 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 of 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

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special 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.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
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.

SECTION 4.502 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

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.

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

CITY OF ATWATER

REVISIONS
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PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM
SHEET DESCRIPTION: CALGREEN FORM
DATE: 4/16/2024
AGENCY: SJV REAP
ADU SQFT: 743
DRAWING SCALE
SHEET: G1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
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 (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR 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 pressures 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 caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

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
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & 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 FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
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
SHELLACS	
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.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
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 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. 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.cdph.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.cdph.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.

hhttps://www.cdph.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

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
CALGREEN FORM

DATE
4/16/2024

AGENCY
SJV REAP

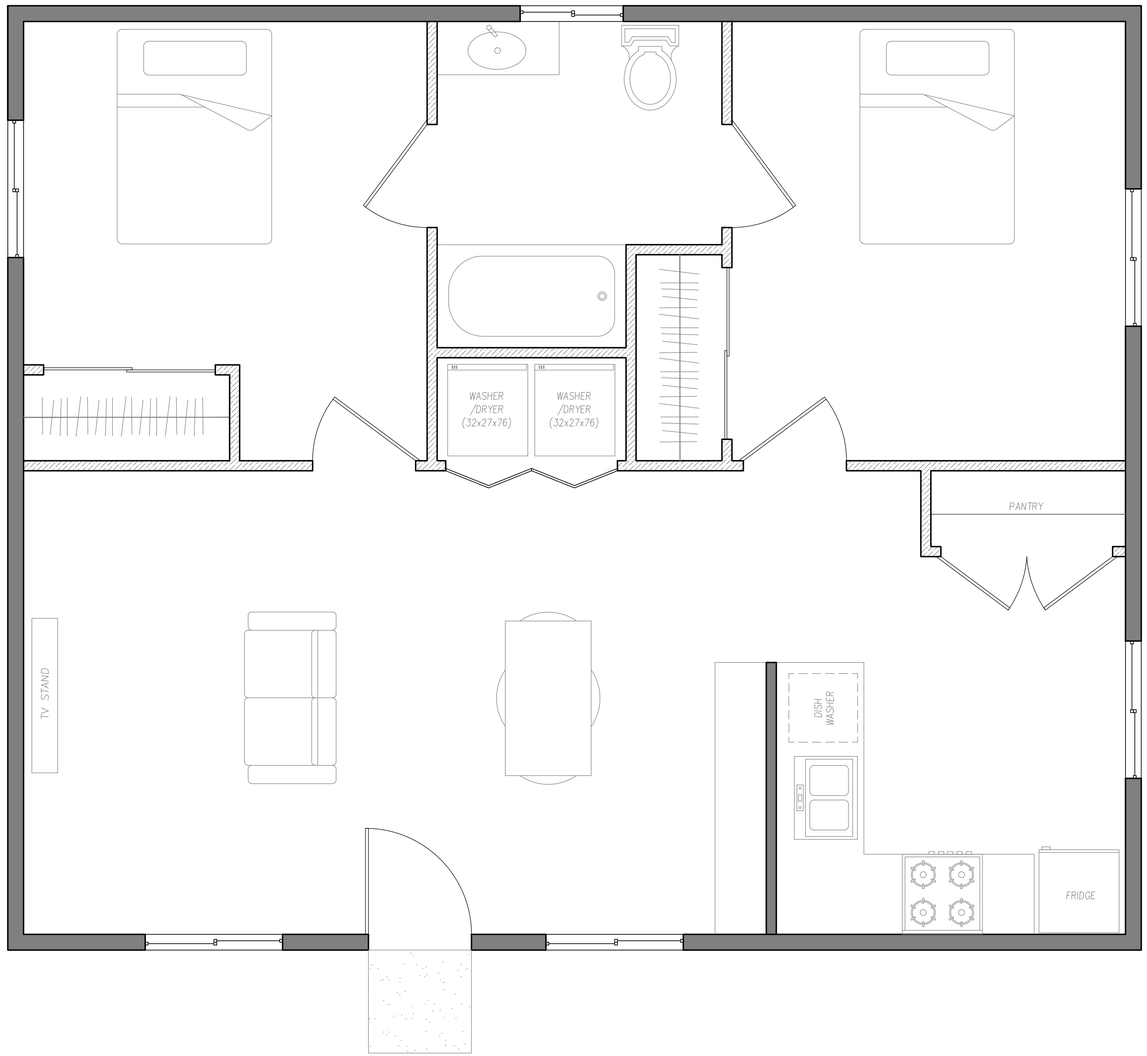
ADU SQFT
743

DRAWING SCALE

SHEET
G2

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.*

CITY OF ATWATER
PRE-REVIEWED
ACCESSORY DWELLING UNIT PROGRAM



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

SHEET INDEX	
COVER SHEETS	
C0	COVER
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	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, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS

PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: COVER
DATE: 4/15/2024
AGENCY: SJV REAP
ADU SQFT: 908
DRAWING SCALE:
SHEET: C0

1. GENERAL

1. 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

1. EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE RESPECTIVE CITY'S MUNICIPAL CODE.
2. 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]
   2.1. 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)
   2.2. 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)
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)
4. WATER CLOSET CLEARANCE. MINIMUM 30–INCH–WIDE BY 24–INCH–DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)
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)

1. 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))
2. 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))
3. 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))
4. MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPIABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. (CBEES 150.0(O))
5. AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. (CBEES 150.0(O))
6. 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))
   6.A. ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   6.B. INTERMITTENTLY OPERATED WHOLE–BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   6.C. INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
   6.D. 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.
7. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION OR AS SPECIFIED IN ENERGY REPORT.
8. 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.
9. 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.
10. STOVE RANGE EXHAUST SHALL HAVE A MINIMUM AIR FLOW RATE OF 100 CFM AND SHALL EXHAUST TO THE EXTERIOR.

D. FOUNDATION

1. 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.
2. 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)
3. INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. (CRC 403.1.3.4)
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 FIGURER608.5.4(1)]
5. 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 $\frac{3}{16}$ 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.
6. HOLD–DOWNS. ALL HOLD–DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. 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

1. 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)
2. 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)
3. 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) EXCETPTION: THE TOP PLATES ARE TWO 2–INCH BY 6–INCH OR TWO 3–INCH BY 4– INCH MEMBERS.
4. 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.
5. 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)
6. 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)
7. 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)
8. 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)
9. 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)
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).
11. 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.
12. ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
13. ROOF DIAPHRAGM AT RIDGES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
14. BLOCKING OF ROOF TRUSSES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
15. TRUSS CLEARANCE. MINIMUM 1/2–INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON–BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
16. 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 R302.11.1):
   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 MILLBOARD
   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, DRAFTSTOPS 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 DRAFTSTOPS 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		SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topo graphic effects		Weathering	Frost Line Depth	Termite					
0	110	NO	D	<5000'=NEG	<5000'=12"	YES		<5000' = NO			

G. GENERAL MATERIAL SPECIFICATIONS

1. 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.
2. STUCTURAL PLYWOOD SHALL CONFORM TO COMMERIAL 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–108 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.
3. CONCRETE. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE (CBC), EXCEPT ITEMS NOT SPECIFICALLY COVERED THERIN SHALL ALSO CONFORM TO ACI 318–14.
   CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS (CRC R402.2)
4. 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)
5. FASTENERS FOR PRESERVATIVE–TREATED WOOD. FASTENERS FOR PRESERVATIVE–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
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 JA8.
   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 JA8 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.
   2.B. NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).
   2.C. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.
   2.D. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(K)2 IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(K)2A.

I. ROOFING AND WEATHERPROOFING

1. 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.
2. 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)
3. 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).
4. 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)
5. 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)
6. WEEP SCREED. A MINIMUM 0.019–INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION–RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3–1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 92. THE WEEP SCREED SHALL BE PLACED A MINIMUM 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE ALLOWING TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (CRC R703.7.2.1)

J. DRAINAGE NOTES

1. *SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD [CRC R401.3].*
2. *LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS A MINIMUM OF 6 INCHES FOR A DISTANCE OF 10 FEET. EXCEPTION: WHERE SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL FOR 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. WHEN DRAINS OR SWALES ARE USED FOR THIS PURPOSE:*
   2.1. PROVIDE A MINIMUM 5% SLOPE FROM FOUNDATION TO DRAIN/SWALE,
   2.2. DRAIN/SWALE SHOULD BE LOCATED AS FAR AS IS PRACTICAL FROM THE FOUNDATION TO MAXIMIZE FALL AND
   2.3. DRAIN/SWALE IS TO SLOPE A MINIMUM OF 2%.
3. *IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.*
4. *ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION (FINISH FLOOR ELEVATION) SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE NOT LESS THAN 12 INCHES PLUS 2 PERCENT [CRC R403.1.7.3].*
5. *ALTERNATE SETBACKS AND CLEARANCES ARE PERMITTED, SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL [CRC R403.1.7.4].*

K. STREET ADDRESSING

1. *SEPARATE STREET ADDRESSING IS REQUIRED FOR THE ADU. INSTALL STREET ADDRESS NUMERALS, AT LEAST FOUR INCHES HIGH WITH MINIMUM ½–INCH STROKE, MOUNTED ON A CONTRASTING BACKGROUND ON FRONT OF THE BUILDING [CRC R319.1].*

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM

SHEET DESCRIPTION
COVER

DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
908

DRAWING SCALE

SHEET
C1

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 ($2^1/_2$″ × 0.113″)	—
2	Ceiling joists to plate, toe nail	3-8d ($2^1/_2$″ × 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 $1^1/_4$″ × 20 gage ridge strap	3-10d (3″ × 0.128″)	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails ($3^1/_2$″ × 0.135″) or 3-10d common nails (3″ × 0.148″)	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d ($3^1/_2$″ × 0.135″) 3-16d ($3^1/_2$″ × 0.135″)	—
	Wall		
7	Built-up studs-face nail	10d (3″ × 0.128″)	24″ o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 ½″ x 0.135″)	12″ o.c.
9	Built-up header, two pieces with $^1/_2$″ spacer	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge
10	Continued header, two pieces	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge
11	Continuous header to stud, toe nail	4-8d ($2^1/_2$″ × 0.113″)	—
12	Double studs, face nail	10d (3″ × 0.128″)	24″ o.c.
13	Double top plates, face nail	10d (3″ × 0.128″)	24″ o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d ($3^1/_2$″ × 0.135″)	—
15	Sole plate to joist or blocking, face nail	16d ($3^1/_2$″ × 0.135″)	16″ o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d ($3^1/_2$″ × 0.135″)	16″ o.c.
17	Stud to sole plate, toe nail	3-8d ($2^1/_2$″ × 0.113″) or 2-16d ($3^1/_2$″ × 0.135″)	— —
18	Top or sole plate to stud, end nail	2-16d ($3^1/_2$″ × 0.135″)	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3″ × 0.128″)	—
20	1″ brace to each stud and plate, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
21	1″ × 6″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
22	1″ × 8″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 3 staples $1^3/_4$″	— —
23	Wider than 1″ × 8″ sheathing to each bearing, face nail	3-8d ($2^1/_2$″ × 0.113″) 4 staples $1^3/_4$″	— —
	Floor		
24	Joist to sill or girder, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—
25	Rim joist to top plate, toe nail (roof applications also)	8d ($2^1/_2$″ × 0.113″)	6″ o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 ½″ × 0.113″)	6″ o.c.
27	1″ × 6″ subfloor or less to each joist, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
28	2″ subfloor to joist or girder, blind and face nail	2-16d ($3^1/_2$″ × 0.135″)	—
29	2″ planks (plank & beam - floor & roof)	2-16d ($3^1/_2$″ × 0.135″)	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3″ × 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 ($3^1/_2$″ × 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	$^3/_8$″ - $^1/_2$″	6d common (2″ × 0.113″) nail (subfloor, wall)[j] 8d common ($2^1/_2$″ × 0.131″) nail (roof)[f]	6	12[g]
33	$^{19}/_{32}$″ - 1″	8d common nail ($2^1/_2$″ × 0.131″)	6	12[g]
34	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d ($2^1/_2$″ × 0.131″) deformed nail	6	12
	Other wall sheathing[h]			
35	$^1/_2$″ structural cellulosic fiberboard sheathing	$1^1/_2$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_4$″ long	3	6
36	$^{25}/_{32}$″ structural cellulosic fiberboard sheathing	$1^3/_4$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_2$″ long	3	6
37	$^1/_2$″ gypsum sheathing[d]	$1^1/_2$″ galvanized roofing nail; staple galvanized, $1^1/_2$″ long; $1^1/_4$ screws, Type W or S	7	7
38	$^5/_8$″ gypsum sheathing[d]	$1^3/_4$″ galvanized roofing nail; staple galvanized, $1^5/_8$″ long; $1^5/_8$″ screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	$^3/_4$″ and less	6d deformed (2″ × 0.120″) nail or 8d common ($2^1/_2$″ × 0.131″) nail	6	12
40	$^7/_8$″ - 1″	8d common ($2^1/_2$″ × 0.131″) nail or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12
41	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d deformed ($2^1/_2$″ × 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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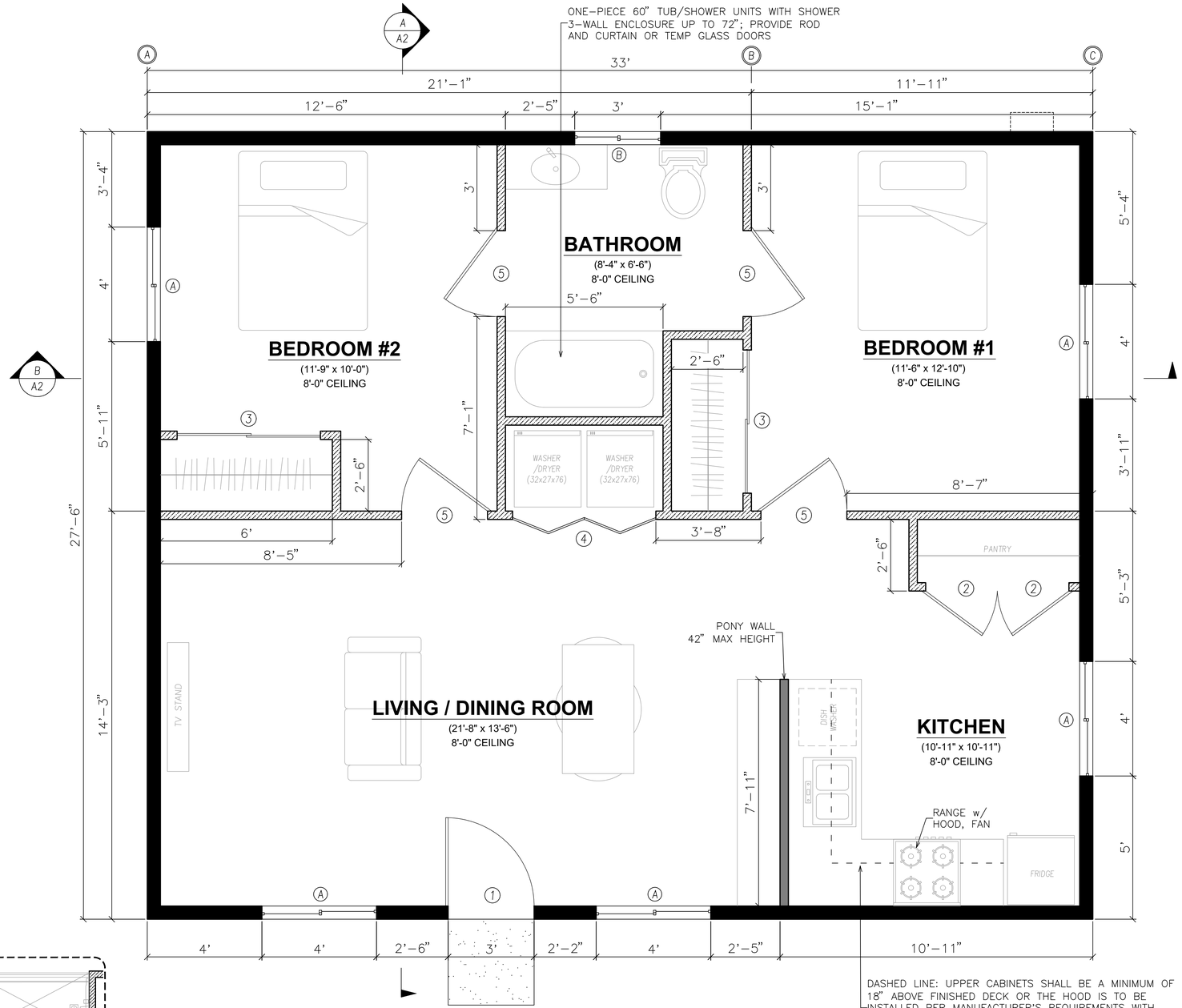
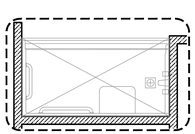
DRAWING SCALE

SHEET
C2





OPTIONAL ROLL-IN SHOWER

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.

WINDOW SCHEDULE

MARK	DIMENSION	TYPE	TEMPERED	NOTES
A	4'-0" x 4'-0"	SLIDING	–	–
B	3'-0" x 1'-0"	SLIDING	TEMPERED GLAZING	6' ABOVE FLOOR

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"	SWINGING	1-3/8" HOLLOW CORE
3	5'-6" x 6'-8"	SLIDING	5'-6" CLOSET
4	5'-0" x 6'-8"	BI-FOLD	LAUNDRY COVERING w/VENTILATION SLATS
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 PLYWD 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 BENEATH.

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 R327.1.1.1]

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 PROJECTING OBJECTS BELOW AND AT ENDS
   - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE
   - SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES.
   - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
   - WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
   - 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

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
FLOOR PLAN

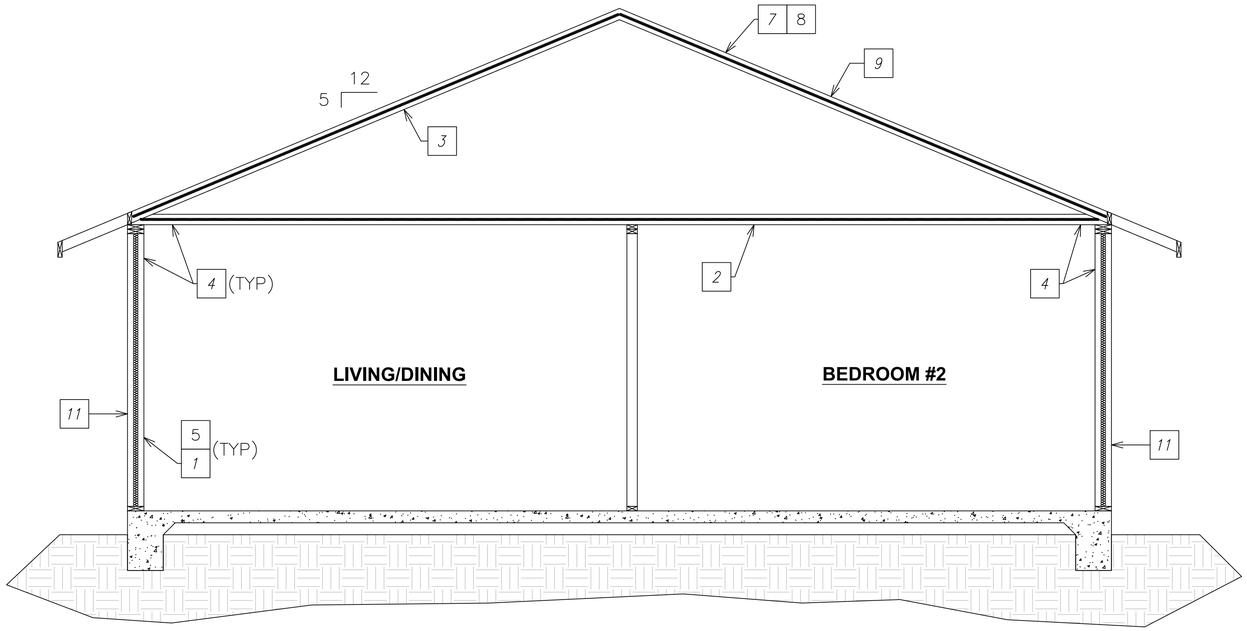
DATE
4/15/2024

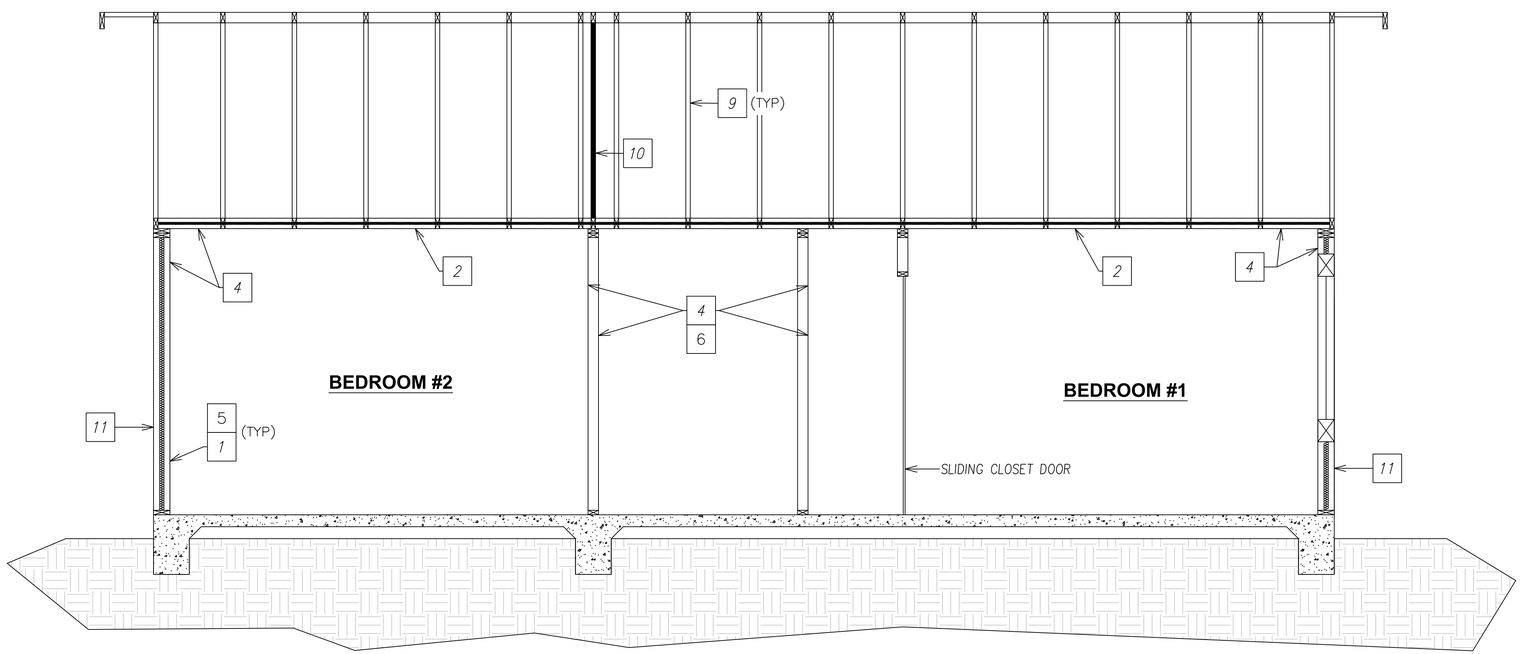
AGENCY
SJV REAP

ADU SQFT
908

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

SHEET
A1





SECTION KEYNOTES

1	WALL INSULATION: R19
2	CEILING INSULATION: R38
3	ROOF INSULATION: R19
4	INTERIOR FINISH: ½" 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)

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.

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
SECTIONS

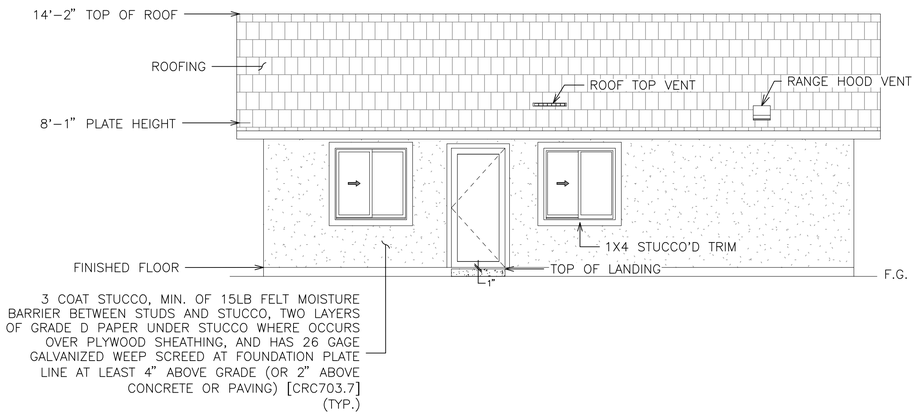
DATE
4/15/2024

AGENCY
SJV REAP

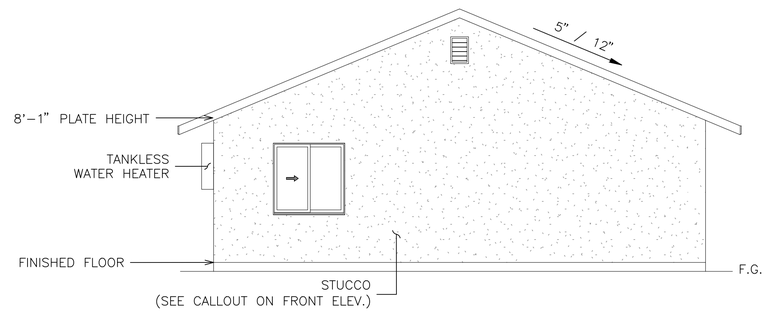
ADU SQFT
908

DRAWING SCALE
½" = 1'

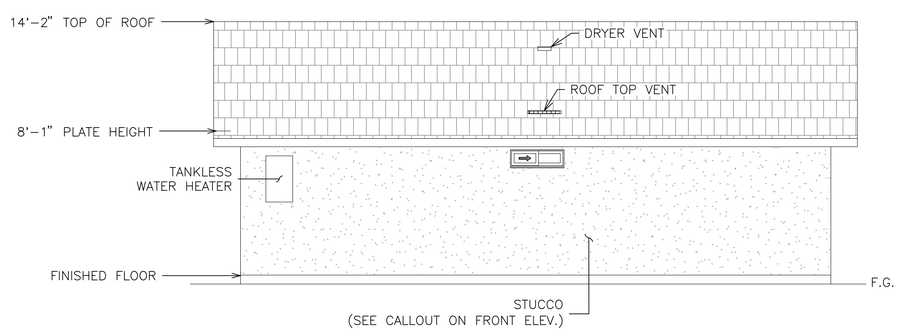
SHEET
A2



FRONT ELEVATION



LEFT ELEVATION



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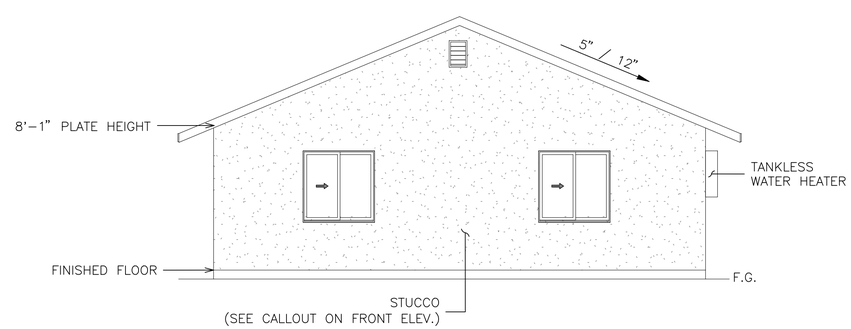

RIGHT ELEVATION

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION A

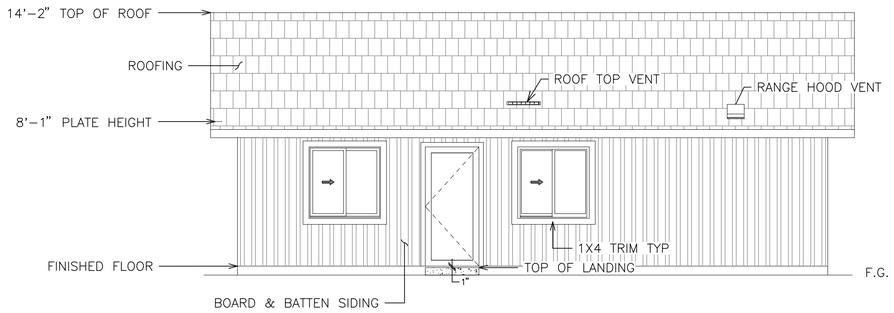
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
908

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

SHEET
A3



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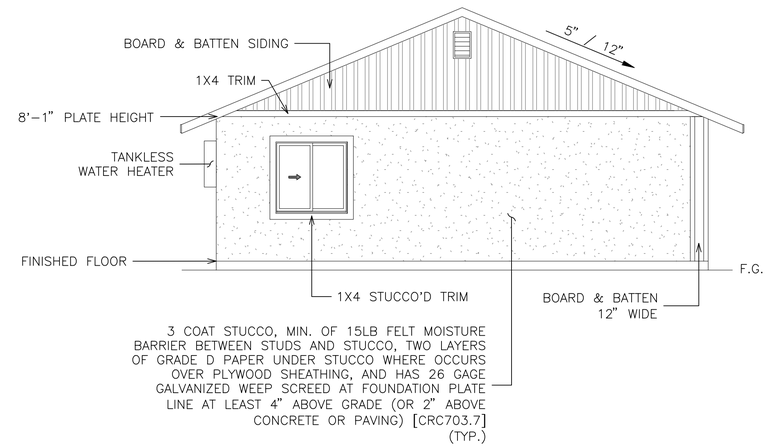

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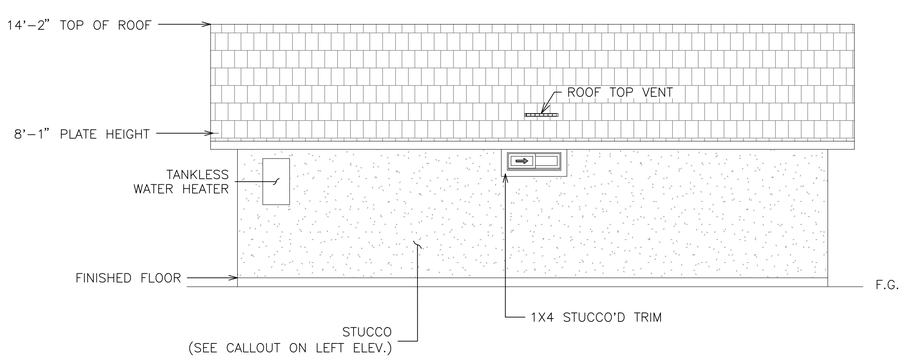

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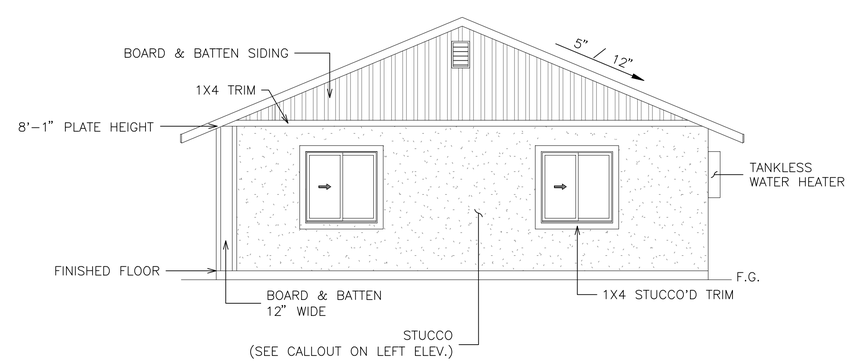

RIGHT ELEVATION

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION B

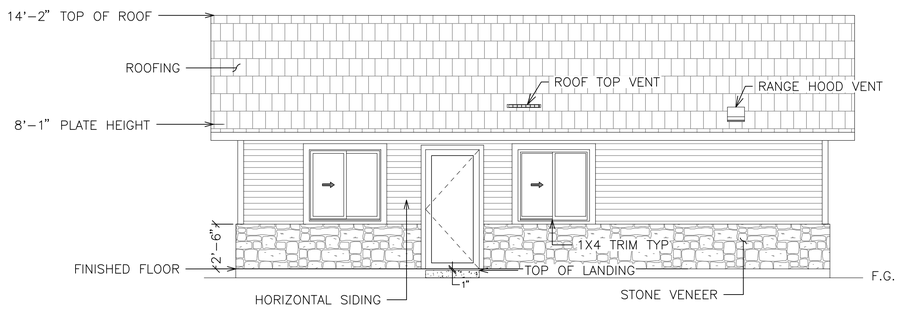
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
908

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

SHEET
A4



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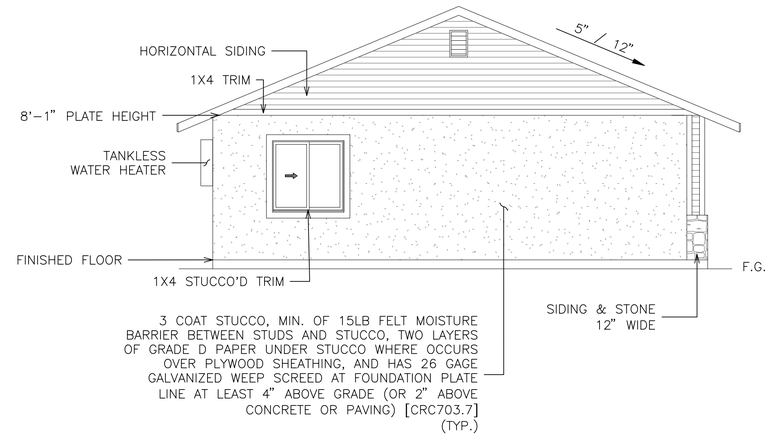

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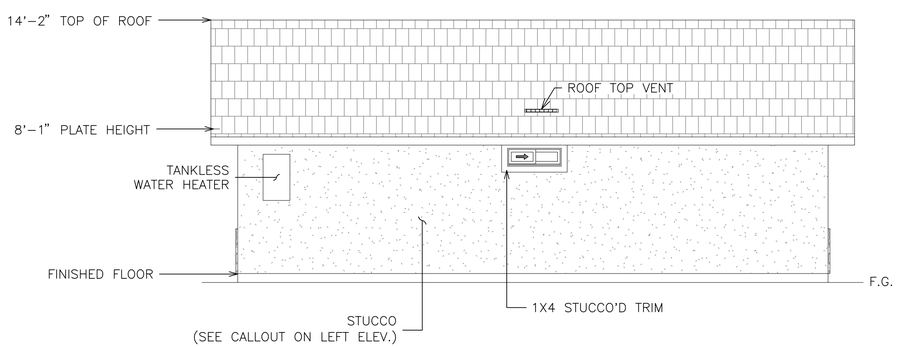

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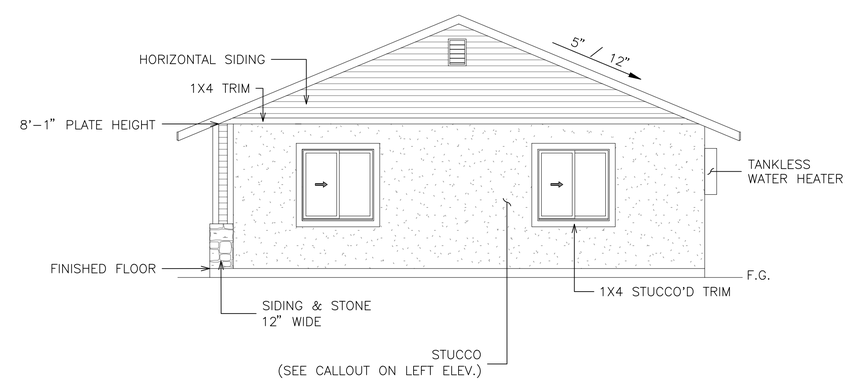

RIGHT ELEVATION

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION C

DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
908

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

SHEET
A5

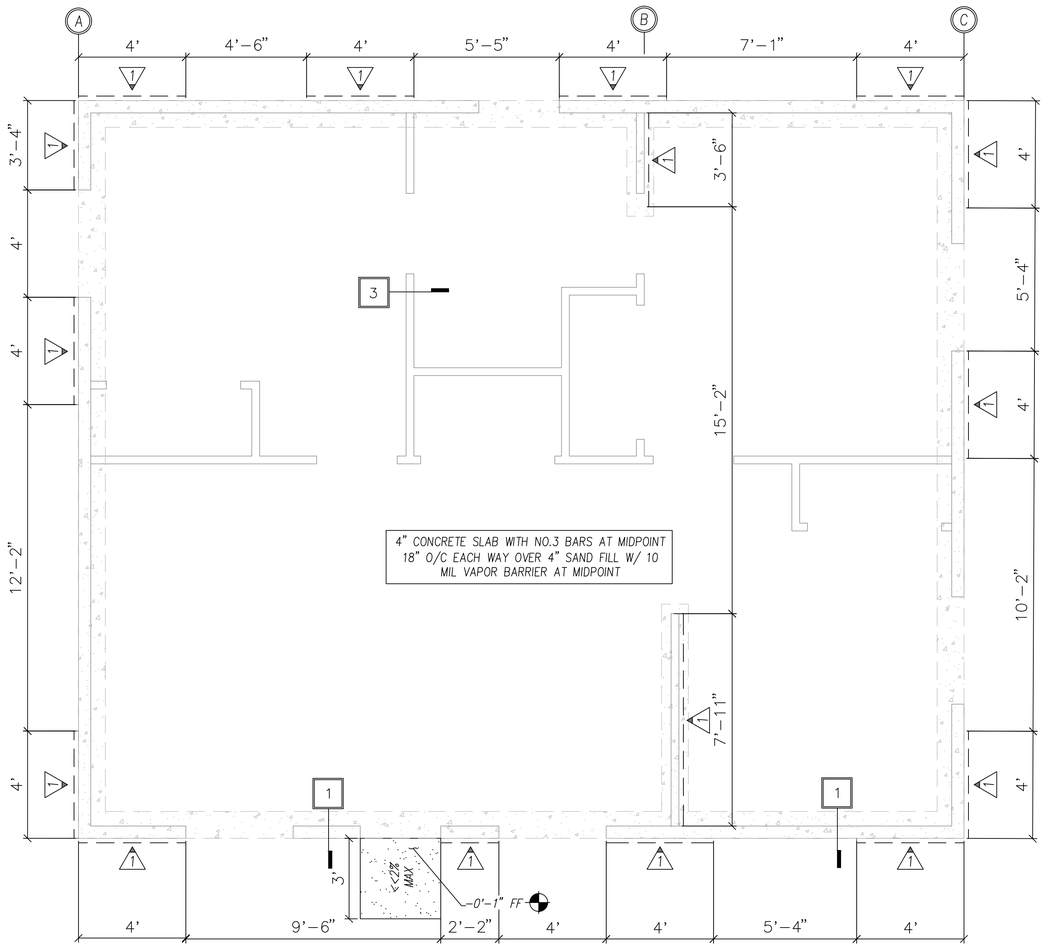
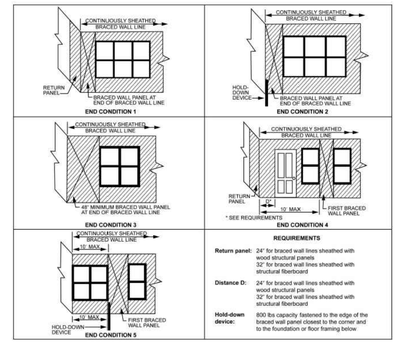


FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES
WITH CONTINUOUS SHEATHING



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
Seismic bracing	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 m^2, 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

- SOIL CLASS D[b]
- WALL HEIGHT = 10 FEET
- 10 PSF FLOOR DEAD LOAD
- 15 PSF ROOF/CEILING DEAD LOAD
- BRACED WALL LINE SPACING ≤ 25 FEET

Seismic Design Category	Story Location	Braced Wall Line Length (feet)[c]	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a, f]				
			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
		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	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.
a. Linear interpolation shall be permitted.
b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{ds} values associated with the seismic design categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.2 of the *California Building Code*.
c. 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.
d. 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.
e. Methods PFG and CS-SFB do not apply in Seismic Design Categories D_0, D_1 and D_2.
f. Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.

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.

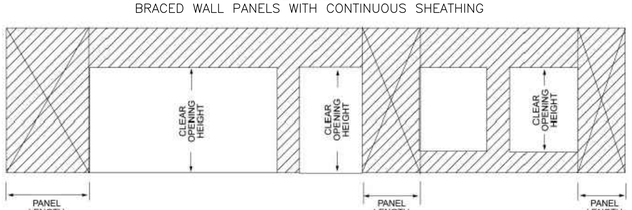
1. EXPANDED METAL OR WOVEN WIRE LATH STAPLED TO ALL STUDS, TOP AND BTM.
2. STRUCTURAL PANEL SHEATHING TO BE USED ON ALL EXTERIOR SURFACES INCLUDING AREAS ABOVE AND BELOW OPENINGS.

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_{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0″ × 0.113″)	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5″ × 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 R602.10.5
BRACED WALL PANELS WITH CONTINUOUS SHEATHING



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CITY OF ATWATER

REVISIONS
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PROJECT TITLE
CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM

SHEET DESCRIPTION
FOUNDATION PLAN

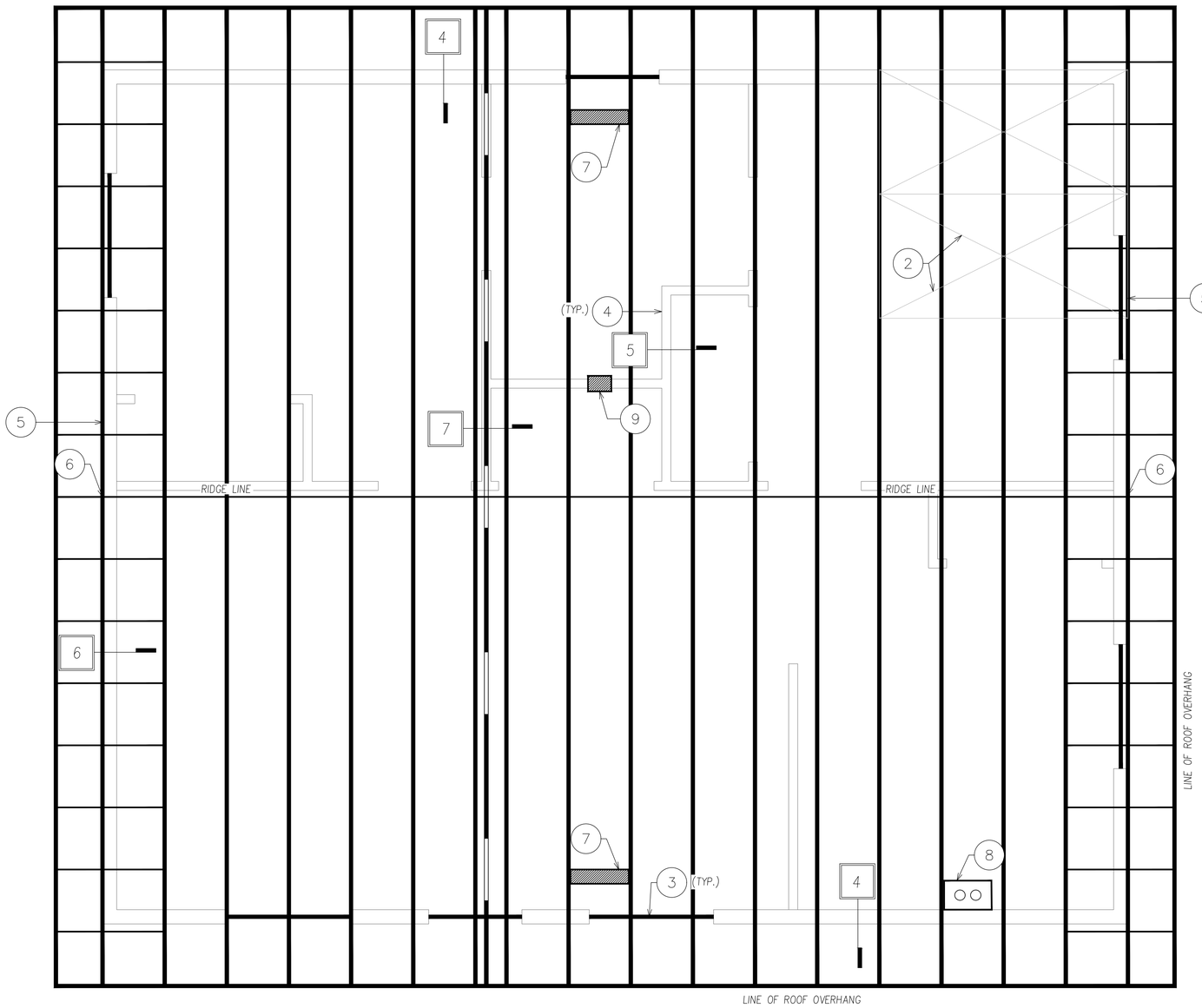
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
908

DRAWING SCALE
$\frac{3}{8}$" = 1'

SHEET
S1



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 ½" x 22 ½" 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

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

PROVIDE:

2 – 12"x18" GABLE END VENT (140 in²) = (280 in²)

2 – 5-1/2" x 22-1/2" ROOF TOP VENT (83 in²) = (166 in²)

TOTAL PROVIDED: = (446 in²)

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CITY OF ATWATER

REVISIONS

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CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

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ROOF FRAMING PLAN

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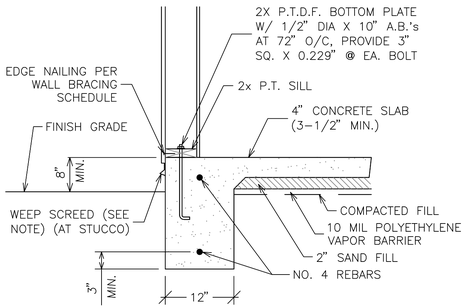
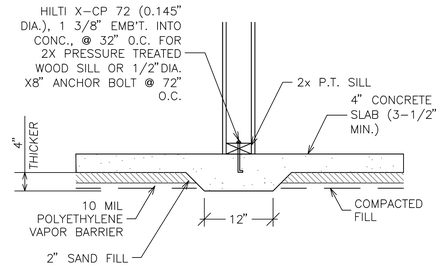
½" = 1'

SHEET
S2

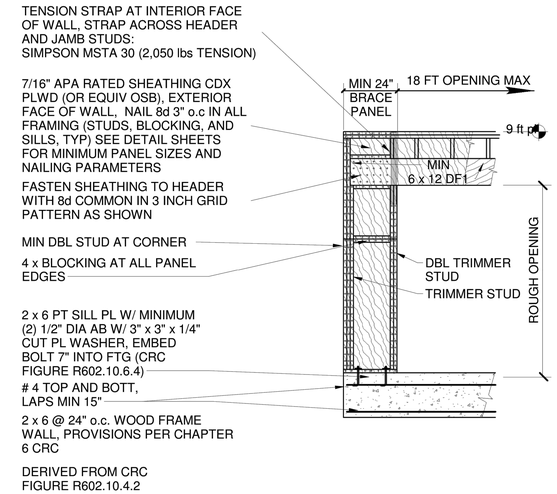


NOTE: STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4" AND 2" TO PAVED SURFACES WITH AN APPROVED WEEP SCREED

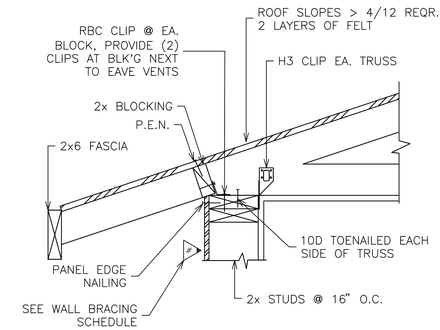
1 EXTERIOR FOOTING
N.T.S.



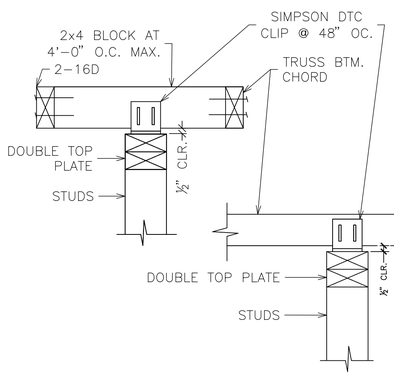
2 NON-BEARING INTERIOR FOOTING
N.T.S.



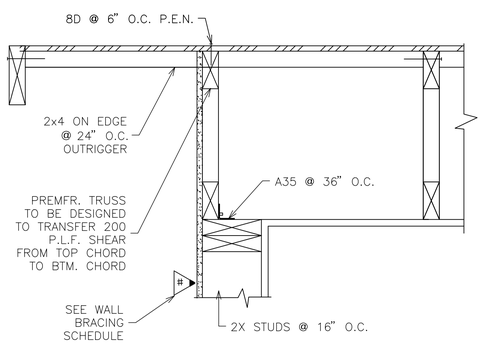
3 CS-PF DETAIL
N.T.S.



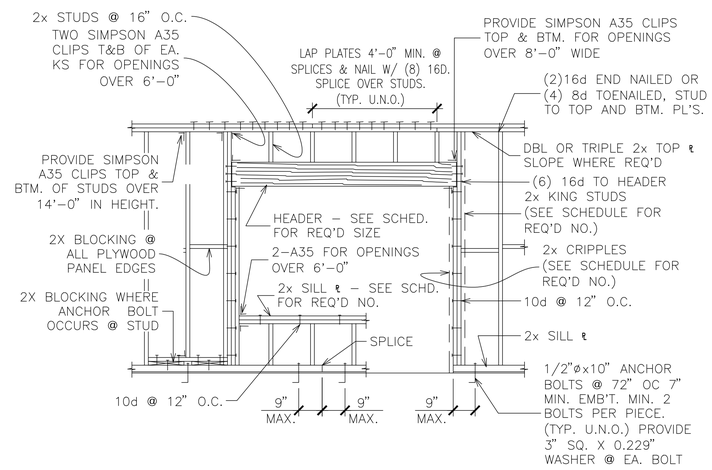
4 EAVE DETAIL
N.T.S.



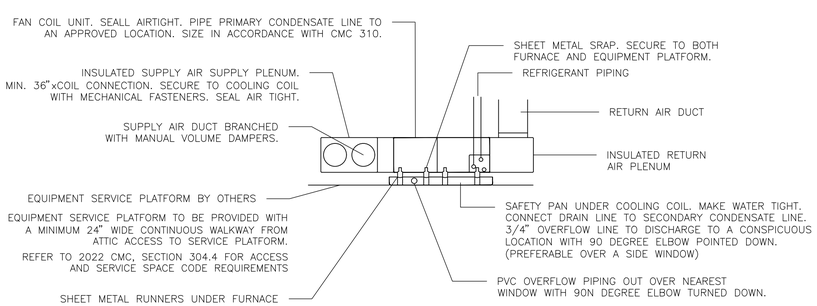
5 NON-BRG., NON-BRACED WALL CONNECTION
N.T.S.



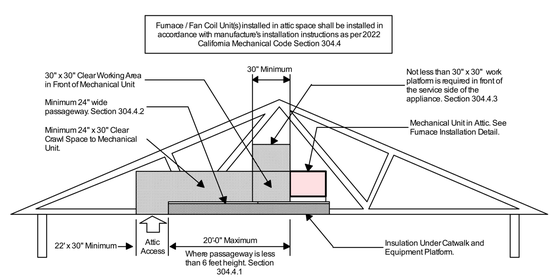
6 GABLE END DETAIL
N.T.S.



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



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



NOTES:
1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE.
[CA. ENERGY CODE 150.0(a)2]

2. FURNACE/FAN COIL UNIT(S) INSTALLED IN ATTIC SPACE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS AS PER (CMC 304.4)

8 ATTIC MOUNTED AIR HANDLER
N.T.S.

HEADER SCHEDULE

CLEAR SPAN OF OPENING	HEADER SIZE NOTE 1		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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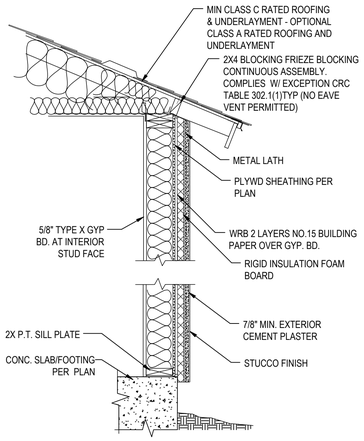
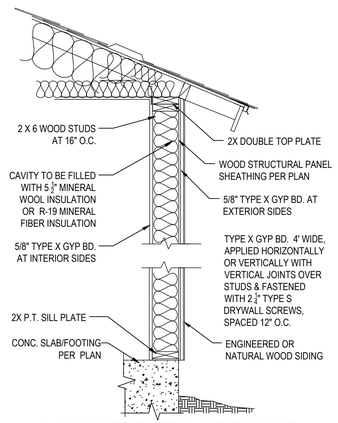
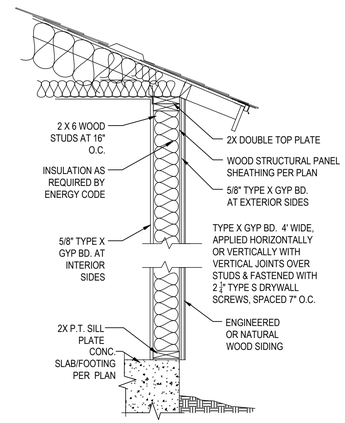


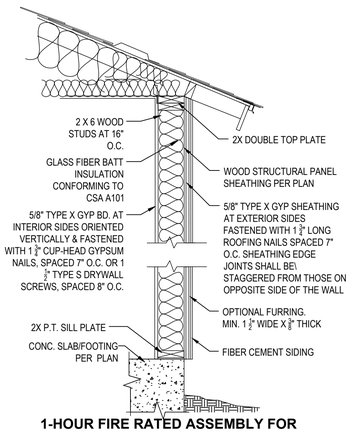
10 1-HOUR FIRE RATED ASSEMBLY FOR STUCCO FINISH
N.T.S.



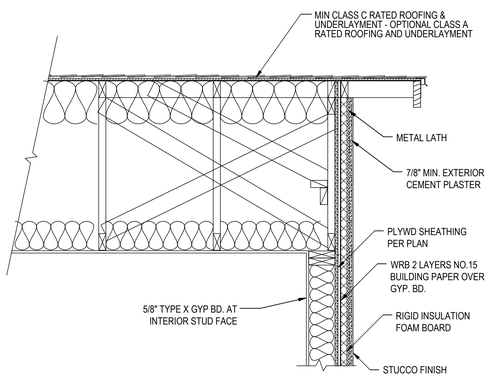
11 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



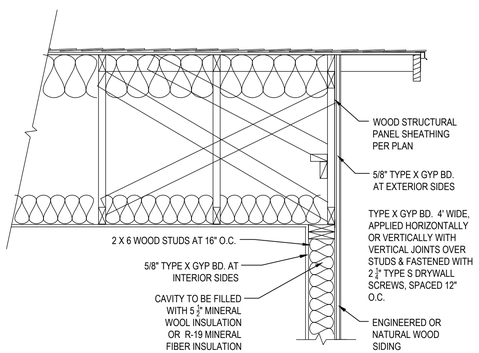
12 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



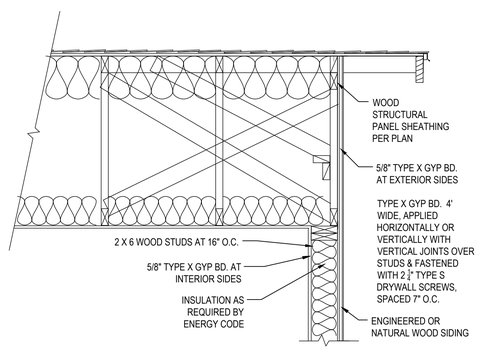
13 1-HOUR FIRE RATED ASSEMBLY FOR FIBER CEMENT SIDING
N.T.S.



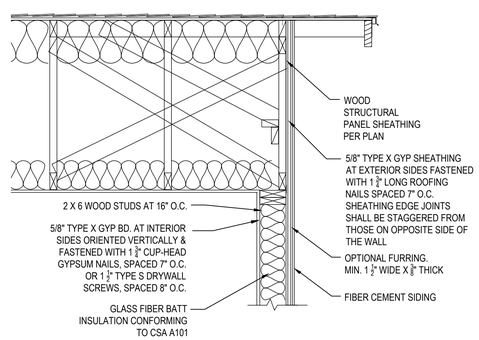
14 1-HOUR FIRE RATED GABLE END FOR STUCCO FINISH
N.T.S.



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.

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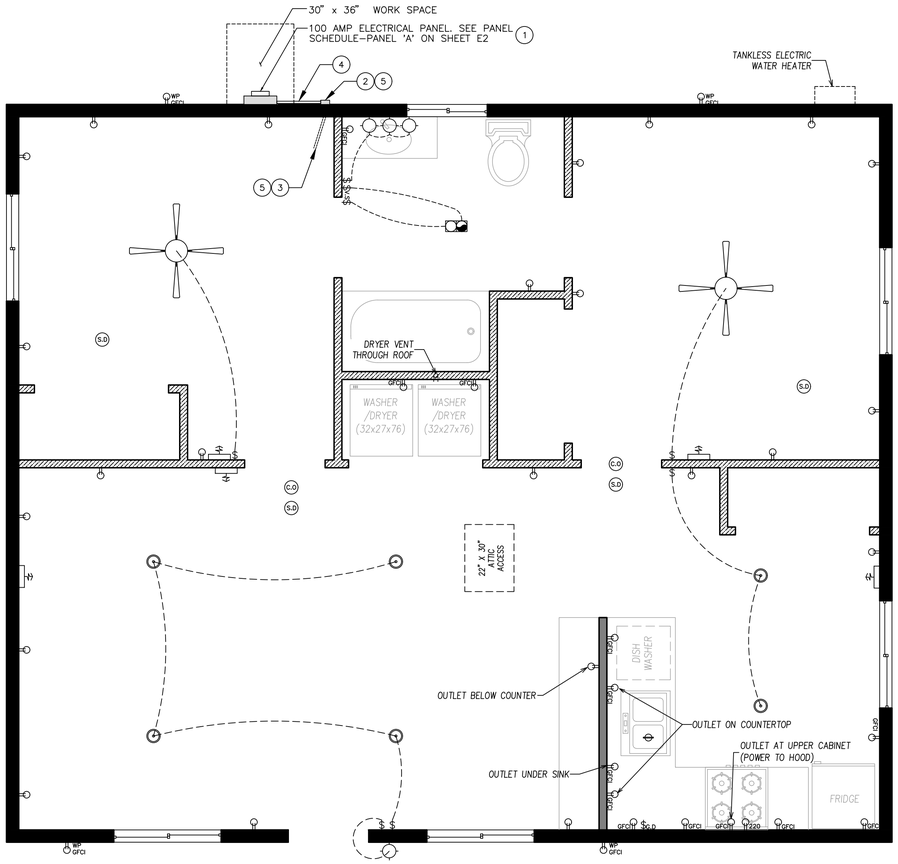


120/240V 1PH 3 WIRE 100 AMP

MLO

NEMA-1 FLUSH MOUNT 30 CK

10KAIC

PANEL SCHEDULE -PANEL 'A'

#498

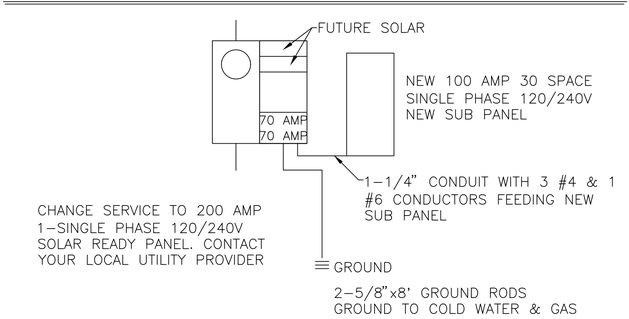
DESCRIPTION	CKT	OCPD	PHASE A	PHASE B	OCPD	CKT	DESCRIPTION
RECEPTACLES	1	20 AMP	1800	1300	15 AMP	2	LIGHTING
WASHER	3	20 AMP	1800	2700	30 AMP	4	DRYER
RANGE	5	40 AMP	3700	2700	30 AMP	6	DRYER
RANGE	7	40 AMP	3700	1350	20 AMP	8	KITCHEN APPLIANCE
KITCHEN APPLIANCE	9	20 AMP	1350	1800	20 AMP	10	DISH WASHER
RECEPTACLES	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	GFCI OUTLET		HIGH EFFICACY LIGHT FIXTURE
WP GFCI	WEATHERPROOF GFCI OUTLET		HIGH EFFICACY RECESSED LIGHT
$	WALL SWITCH		GARBAGE DISPOSAL
$G.D	GARBAGE DISPOSAL SWITCH		HVAC AIR DUCT LOCATION
$V.S	VACANCY SENSOR		FAN & LIGHT COMBO
S.D	SMOKE DETECTOR		
C.O	CARBON MONOXIDE ALARM		

SUB-PANEL & SWITCH GEAR FOR FUTURE BATTERY STORAGE

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 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
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"

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 EB EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.
3. LAUNDRY CIRCUIT LOAD
   A LOAD OF NOT LESS THAN 1500 VOLT-AMPERES SHALL IN 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 ¼ HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE INA 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, ADN AIR-CONDITIONING EQUIPMENT. [CEC 220.53]
5. ELECTRIC CLOTHES DRYER
   THE LOAD FOR HOUSEHOLD ELECTRIC CLOTHES DRYERS INA 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 3FEET 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 ½ 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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DATE: 4/15/2024

AGENCY: SJV REAP

ADU SQFT: 908

DRAWING SCALE: 3/8" = 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

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

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.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1. et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
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 *CAL*Green, 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

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

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.

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 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

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.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

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.

Exceptions:
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:
   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 related 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.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: 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*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels 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.

4.106.4.2.1Multifamily development 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.

1.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.

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.

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.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.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.

Exception: Areas of parking facilities served by parking lifts.

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.

1.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.

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.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.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.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

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.

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.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

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.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

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).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 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.

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, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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.

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.

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.

4.106.4.2.4 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.

4.106.4.2.5 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).

4.106.4.3 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.

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.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced 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.

4.303.1.1 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.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 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.

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 other 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.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 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 shutoff.

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).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
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

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values 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)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code.*

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

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

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. 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.

NOTES:

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/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the 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.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 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 of 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

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special 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.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
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.

SECTION 4.502 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not included base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

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.

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

CITY OF ATWATER

REVISIONS
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PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM
SHEET DESCRIPTION: CALGREEN FORM
DATE: 4/15/2024
AGENCY: SJV REAP
ADU SQFT: 908
DRAWING SCALE
SHEET: G1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
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 (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR 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 pressures 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 caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

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
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & 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 FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
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
SHELLACS	
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.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
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 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. 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.cdph.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.cdph.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.

hhttps://www.cdph.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

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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

CITY OF ATWATER

REVISIONS
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