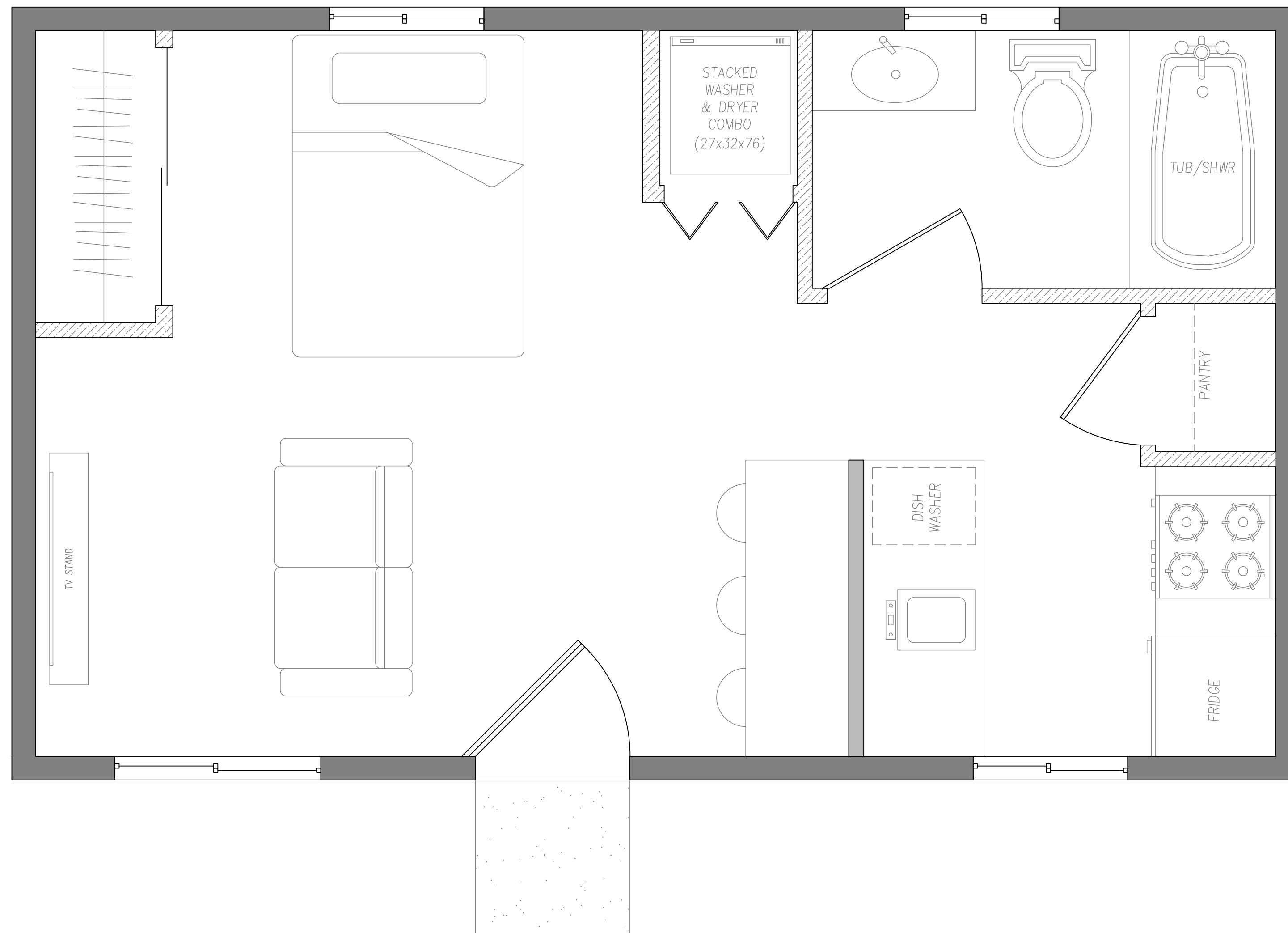


CITY OF LEMOORE PRE-REVIEWED ACCESSORY DWELLING UNIT PROGRAM



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

SHEET INDEX	
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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.

APPROVED

Lemoore Building Inspection Department

All construction shall be in accordance with these plans and specifications

And shall not be changed, modified, or altered without approval of the

Building Official

The issuance of granting of plans and specifications SHALL NOT be

construed to be a permit for, or approval of, and violation, any of the provisions

of any City of Lemoore Ordinance, County Ordinance, or State

Law, nor shall it prevent the Building Official from thereafter requiring the

correction of errors in said plans or from prevention of building

operations being carried on thereunder when in violation of any ordinance of the

City of Lemoore

By:

DISCLAIMER: THE USER AGREES TO RELEASE THE CITY OF LEMOORE 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 USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.



REVISIONS	

PROJECT TITLE	CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	COVER
AGENCY	SJV REAP
DATE	5/30/2024

ADU SQFT	375
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DRAWING SCALE	----
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SHEET	C0
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- DAMP-PROOFING. DAMP-PROOFING MATERIALS FOR FOUNDATION WALLS ENCLOSING USABLE SPACE BELOW GRADE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO FINISHED GRADE. (CRC R406.1)
- WEEP SCREED. A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A 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

- 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].
- 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:
 - PROVIDE A MINIMUM 5% SLOPE FROM FOUNDATION TO DRAIN/SWALE.
 - DRAIN/SWALE SHOULD BE LOCATED AS FAR AS IS PRACTICAL FROM THE FOUNDATION TO MAXIMIZE FALL AND
 - DRAIN/SWALE IS TO SLOPE A MINIMUM OF 2%.
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
- 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].
- ALTERNATE SETBACKS AND CLEARANCES ARE PERMITTED, SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL [CRC R403.1.7.4].

K. STREET ADDRESSING

- SEPARATE STREET ADDRESSING IS REQUIRED FOR THE ADU. INSTALL STREET ADDRESS NUMERALS, AT LEAST FOUR INCHES HIGH WITH MINIMUM 1/2-INCH STROKE, MOUNTED ON A CONTRASTING BACKGROUND ON FRONT OF THE BUILDING [CRC R319.1].

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

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

- 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.
- Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
- Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
- Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- 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.
- Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
- 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.
- 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.
- RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

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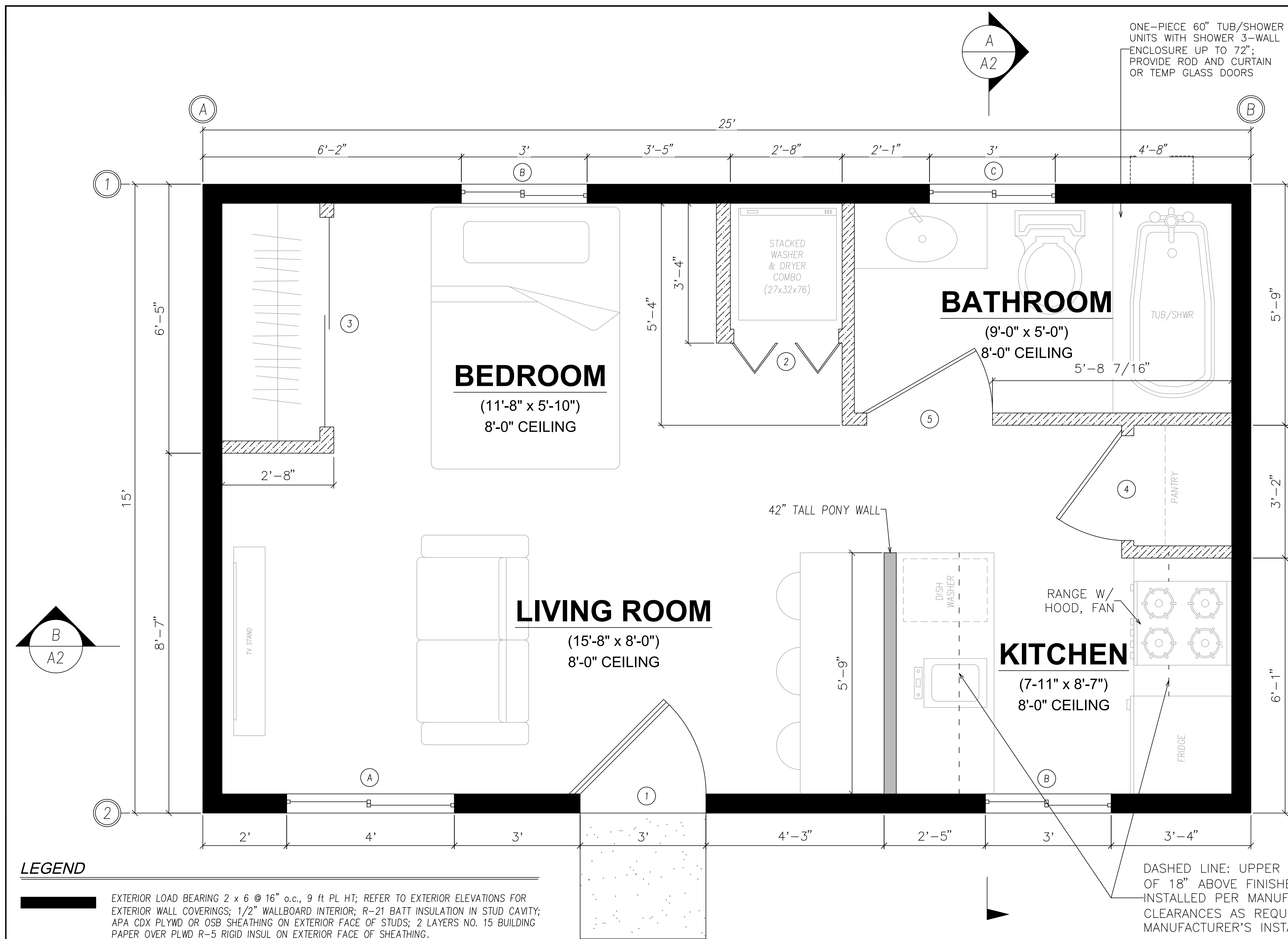
REVISIONS	

PROJECT TITLE CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM	SHEET DESCRIPTION COVER	DATE 5/30/2024
		AGENCY SJV REAP

ADU SQFT 375

DRAWING SCALE ----

SHEET C2



AGING-IN-PLACE

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

REINFORCEMENT FOR GRAB BARS [CRC 327.1.1]

- 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.
- 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.
- 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.
- WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
- SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
- BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.

EXCEPTIONS:

- WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
- REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
- SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
- BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
- REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROLS [CRC 327.1.2]

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.

EXCEPTIONS:

- DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
- RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES (381 MM).

INTERIOR DOORS [CRC R327.1.3]

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.

DOORBELL BUTTONS [CRC R327.1.4]

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.

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

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

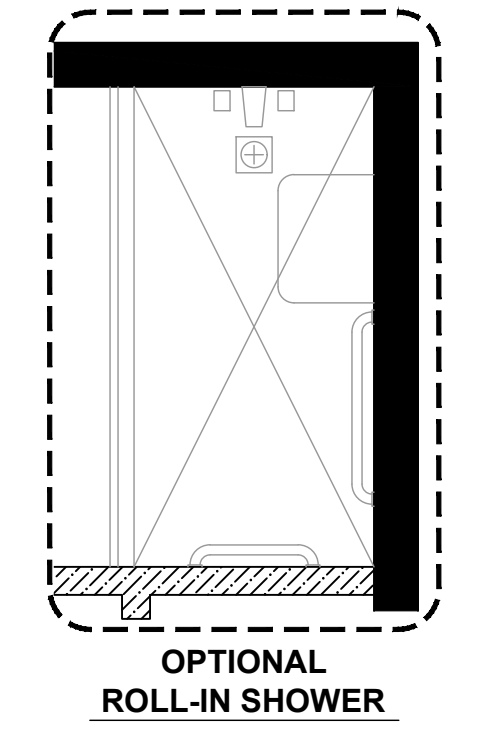
MINIMUM LI = 0.32 SHGC = 0.28

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

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.



OPTIONAL ROLL-IN SHOWER PLAN NOTES

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

THRESHOLDS [CBC 1127A.5.3.2]
SHALL BE 1/2" MAX. IN HEIGHT AND SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE).

FLOOR [CBC 1127A.5.3.4]
SHOWER COMPARTMENT FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANCE. THE MAXIMUM SLOPE SHALL BE 1/4" PER FOOT IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE 1/2" MAX. AND LOCATED FLUSH WITH THE FLOOR SURFACE.

CONTROLS [CBC 1127A.5.3.5]
CONTROLS, FAUCETS AND SHOWER SPRAY UNITS IN SHOWER COMPARTMENTS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. ALL CONTROLS AND FAUCETS SHALL BE OF A SINGLE-LEVER DESIGN.

STANDARD ROLL-IN SHOWER COMPARTMENTS: [CBC 1127A.5.3.5.1]
OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS: SHALL BE

INSTALLED ON THE BACK WALL OF SHOWER COMPARTMENT ADJACENT TO THE SEAT WALL, 19 INCHES MIN. AND 27 INCHES MAX. FROM THE SEAT WALL. SHALL BE LOCATED ABOVE GRAB BAR, BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR WITH THEIR CENTERLINE AT 39 INCHES MIN. AND 41 INCHES MAX. ABOVE SHOWER FLOOR.

HAND-HELD SHOWER SPRAYER UNIT [CBC 1127A.5.3.6]
A FLEXIBLE HAND-HELD SHOWER SPRAY UNIT WITH A HOSE AT LEAST 59 INCHES LONG THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS.

SHOWER COMPARTMENT SEAT
1. MUST BE FOLDING TYPE, INSTALLED ON THE SIDE WALL ADJACENT TO THE CONTROLS. SEAT SHALL NOT EXTEND FROM THE BACK WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY. SEAT SHALL BE LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS. THE TOP OF THE SEAT SHALL BE 17 INCHES MIN. AND 19 INCHES MAX. ABOVE BATHROOM FINISHED FLOOR. WHEN FOLDED THE SEAT SHALL NOT EXTEND MORE THAN 6 INCHES FROM THE MOUNTING WALL. [CBC 1127A.5.3.7]

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 [CBC 1127A.4.4]

SHOWER GRAB BARS
1. GRAB BARS SHALL BE INSTALLED ON THE BACK WALL AND ON THE SIDE WALL OPPOSITE THE SEAT. SHALL BE ABOVE THE SEAT ARE NOT PERMITTED. SHALL BE INSTALLED 6 INCHES MAX. FROM ADJACENT WALLS. [CBC 1127A.5.3.8.1]
2. SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MIN. AND 36 INCHES MAX. ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE. [CBC 1127A.4.2]
3. GRAB BARS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4" MIN. AND 2" MAX. [CBC 1127A.4.3.1]
4. GRAB BARS WITH NON-CIRCULAR CROSS SECTION SHALL HAVE A DIMENSION OF 2" MAX. THE PERIMETER DIMENSION OF GRAB BARS WITH NON-CIRCULAR CROSS SECTION SHALL BE 4 INCHES MIN. AND 4.8" MAX. [CBC 1127A.4.3.2]
5. 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 [CBC 1127A.4.4]

A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. [CBC 1127A.4.5]

WHEN GRAB BARS MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1-1/2 INCHES MIN.

EXCEPTIONS:
7.1. THE SPACE BETWEEN THE GRAB BARS AND SHOWER CONTROLS, SHOWER FITTINGS AND OTHER GRAB BARS ABOVE SHALL BE PERMITTED TO BE 11/2 INCHES MIN.
7.2. FOR L-SHAPED OR U-SHAPED GRAB BARS THE SPACE BETWEEN THE WALLS AND THE GRAB BAR SHALL BE 11/2 INCHES MIN. FOR A DISTANCE OF 6 INCHES ON EITHER SIDE OF THE INSIDE CORNER BETWEEN TWO ADJACENT WALL SURFACES. [CBC 1127A.4.6]

SOAP DISH [CBC 1127A.5.3.9]
WHEN A SOAP DISH IS PROVIDED, IT SHALL BE LOCATED ON THE CONTROL WALL AT A MAXIMUM HEIGHT OF 40 INCHES ABOVE THE SHOWER FLOOR, AND WITHIN THE REACH LIMITS FROM THE SEAT.

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REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

PROJECT TITLE	CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	FLOOR PLAN
AGENCY	SJV REAP
DATE	5/30/2024

ADU SQFT

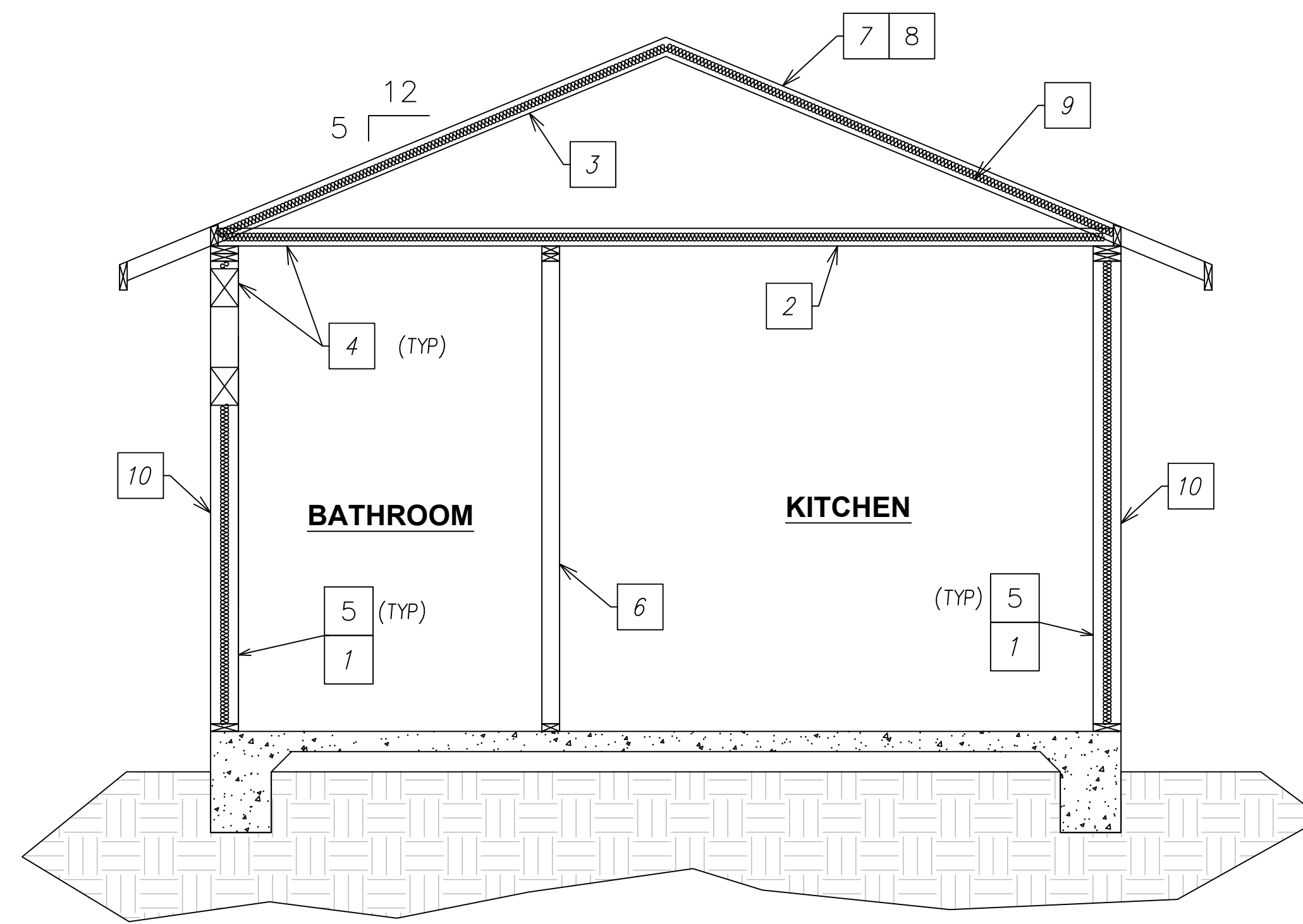
375

DRAWING SCALE

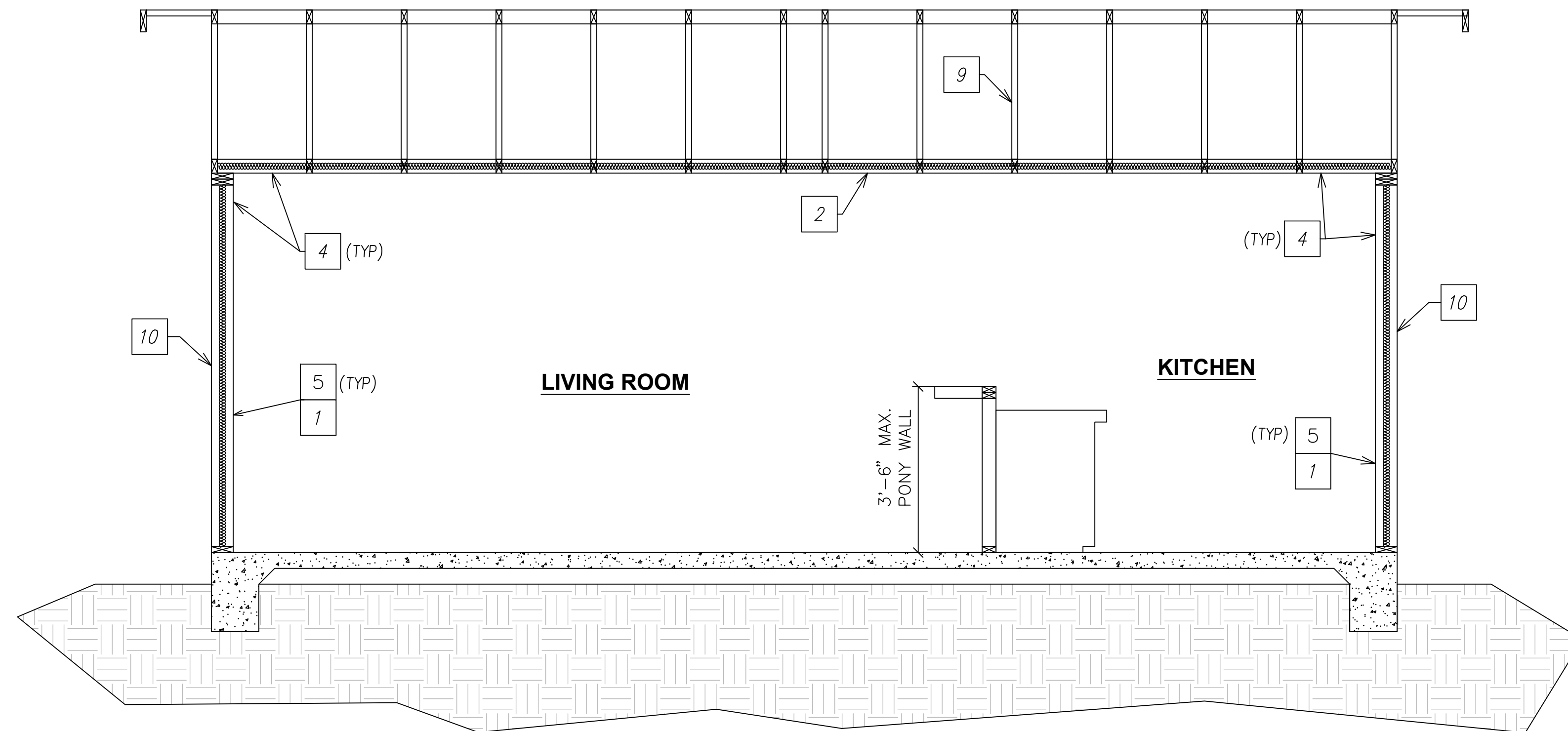
3/4" = 1'

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: 1/2" GYPSUM BOARD (UNLESS WALL IS FIRE RESISTANT ASSEMBLY)
- 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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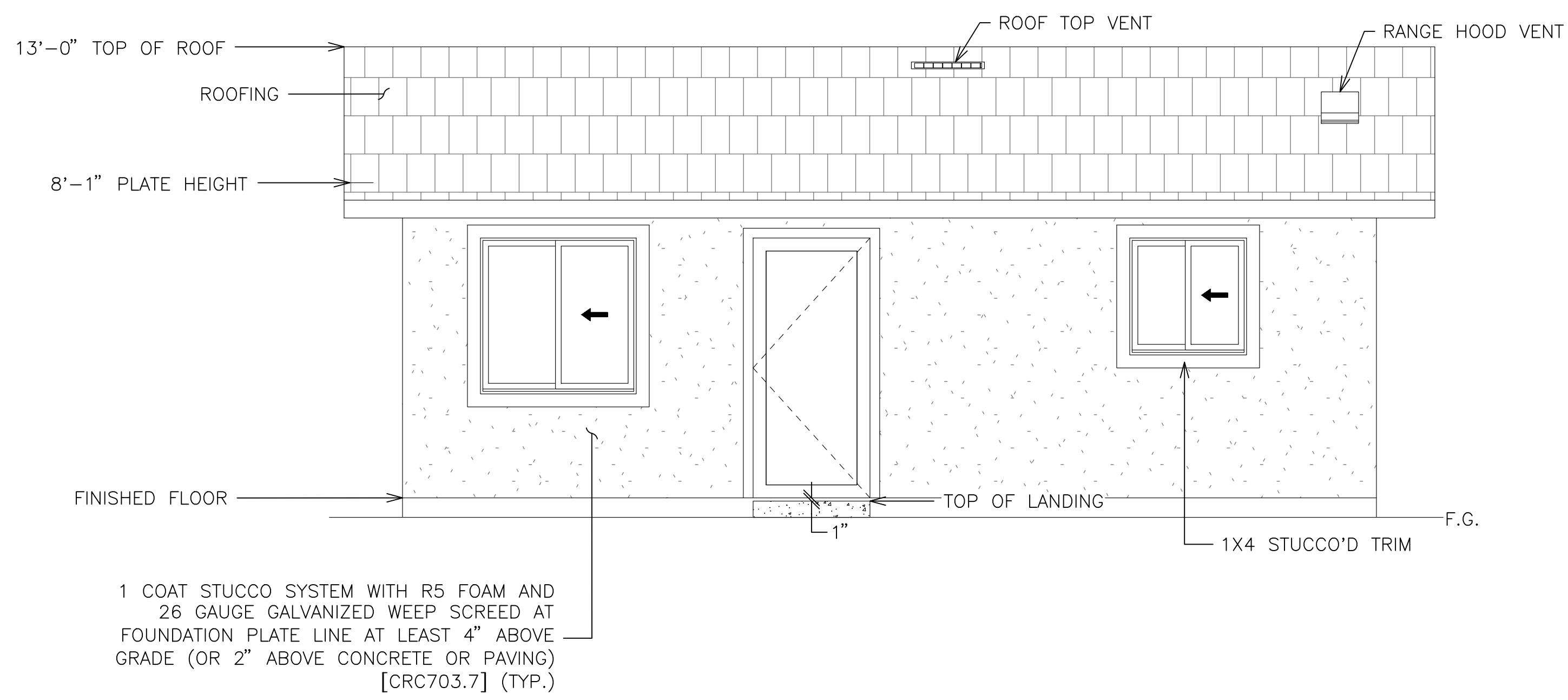
REVISIONS	

PROJECT TITLE	CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	SECTIONS
AGENCY	SJV REAP
DATE	5/30/2024

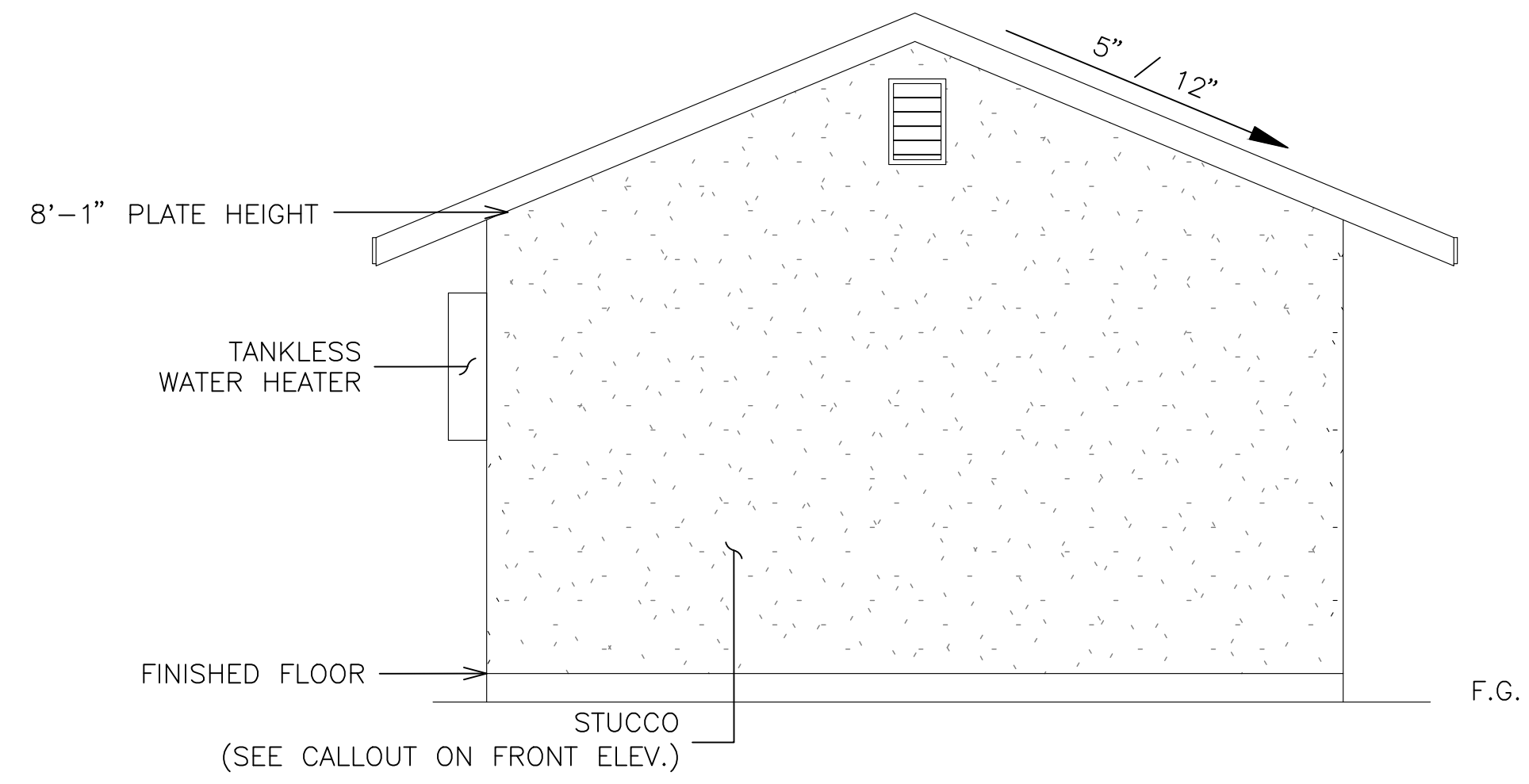
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DRAWING SCALE
1/2" = 1'

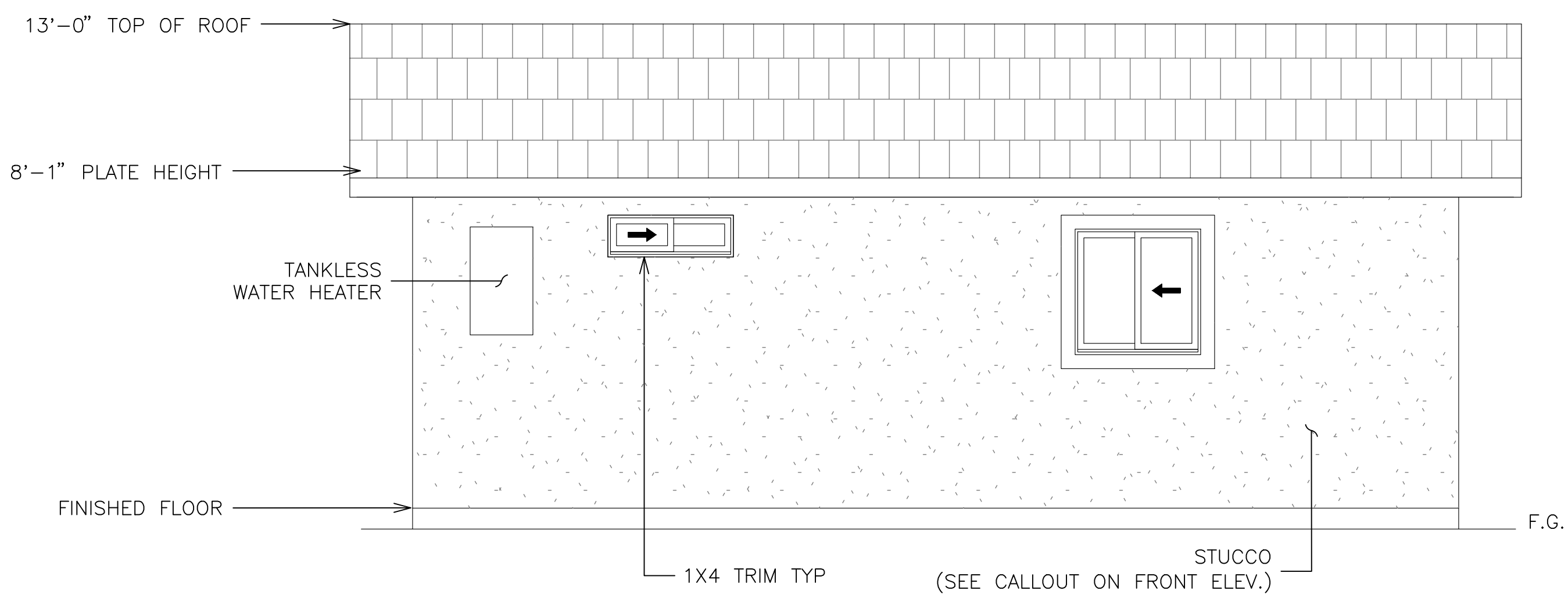
SHEET
A2



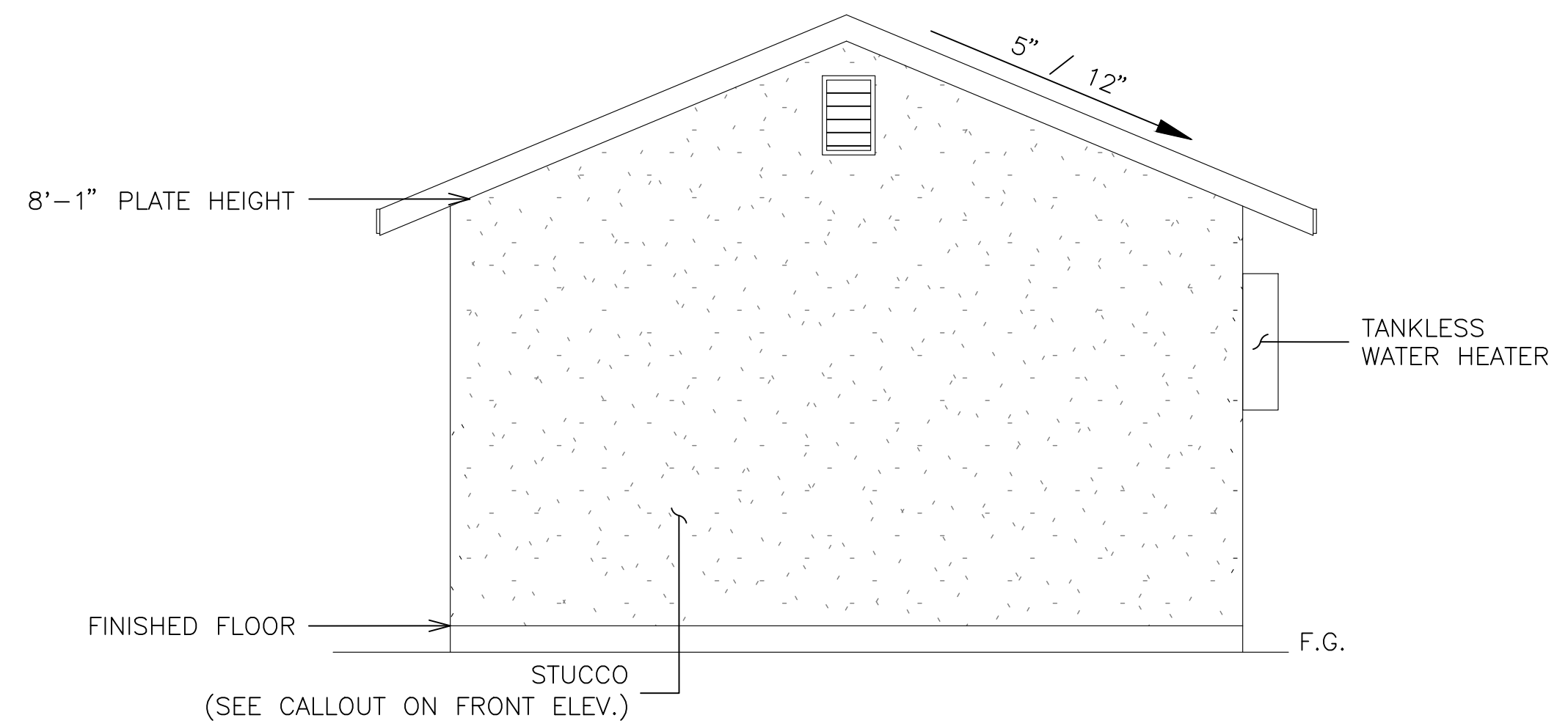
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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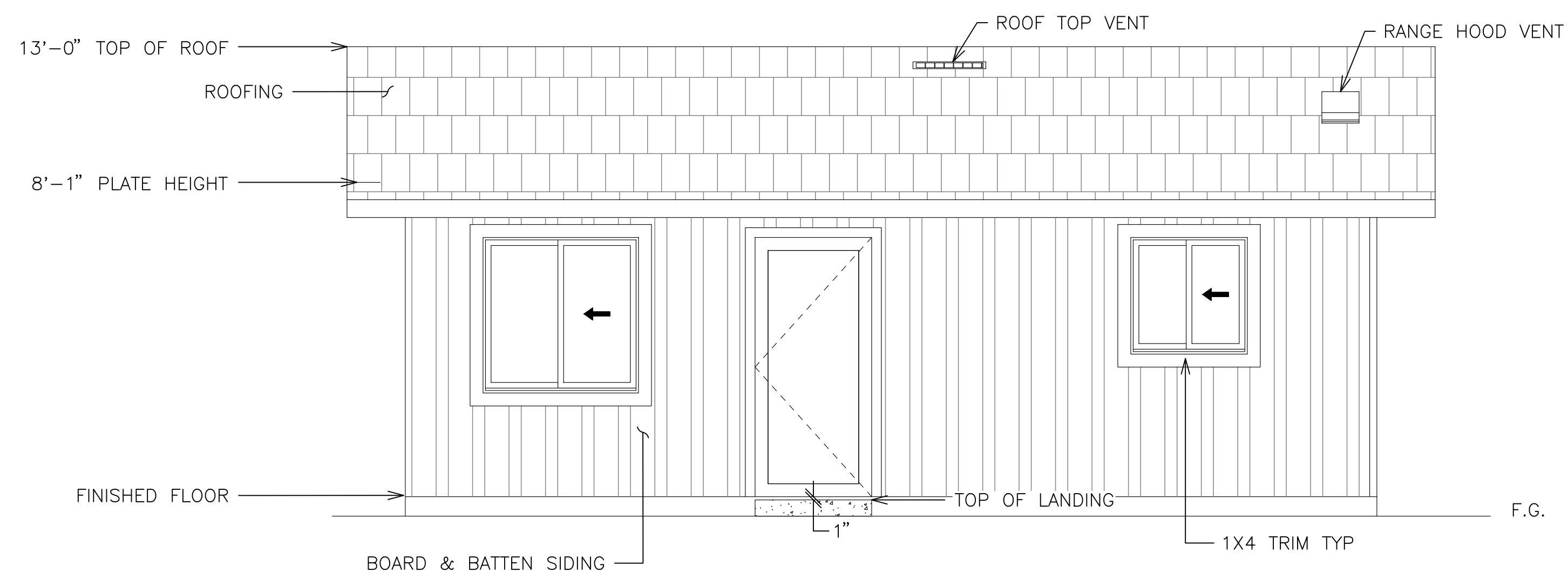
REVISIONS	

PROJECT TITLE	CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	ELEVATION A
AGENCY	SJV REAP
DATE	5/30/2024

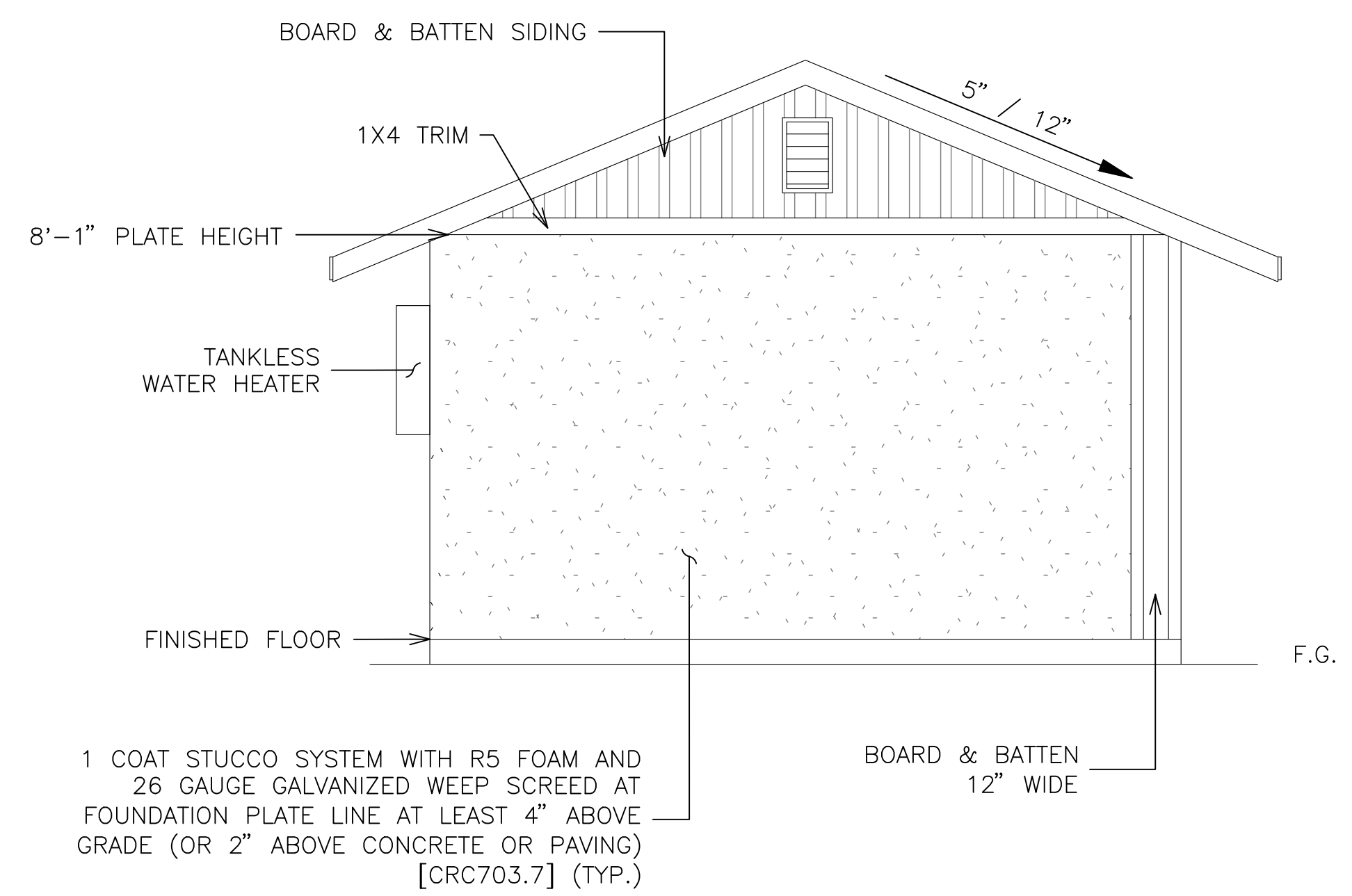
ADU SQFT
375

DRAWING SCALE
3/8" = 1'

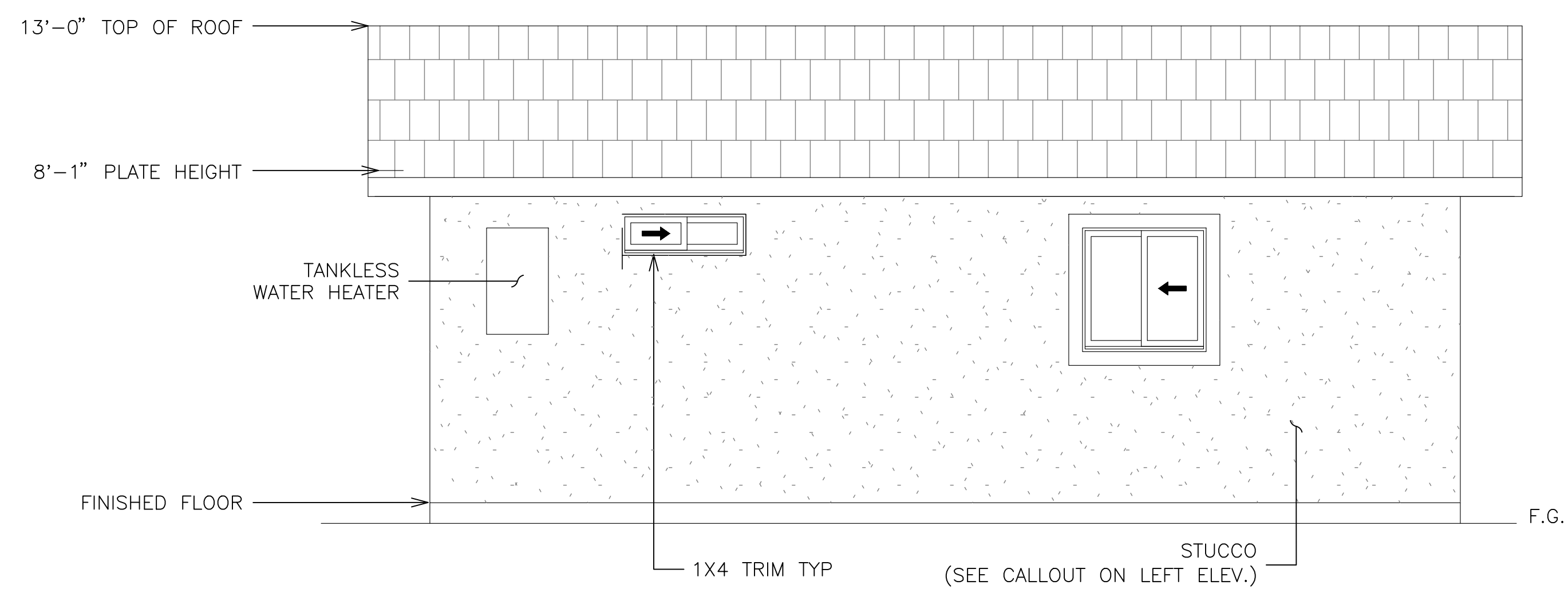
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A3



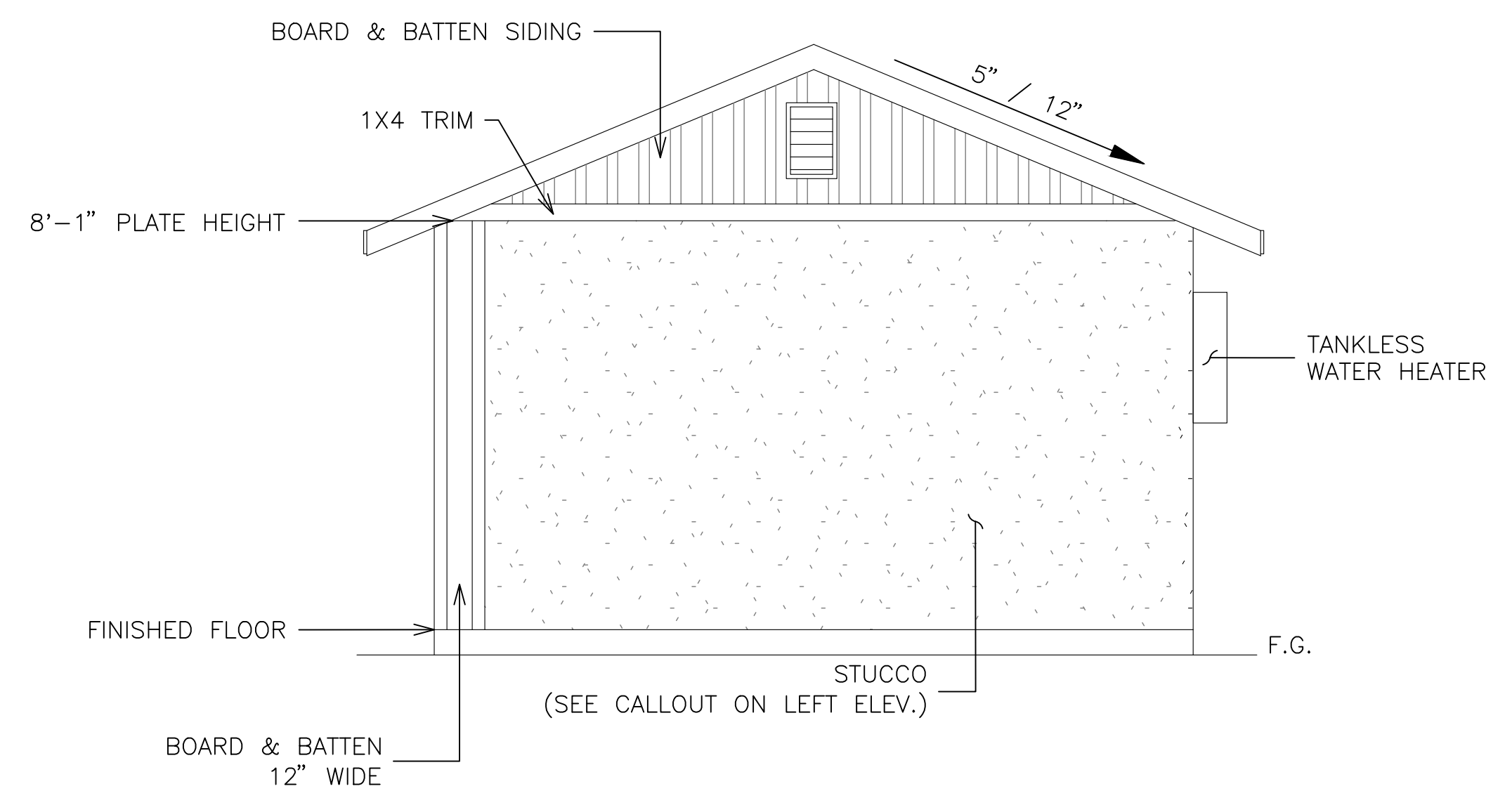
FRONT ELEVATION



LEFT ELEVATION

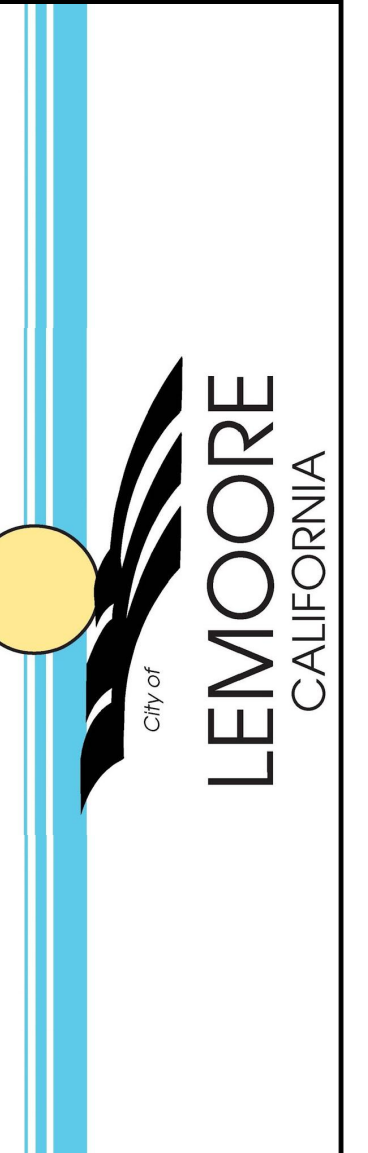


REAR ELEVATION



RIGHT ELEVATION

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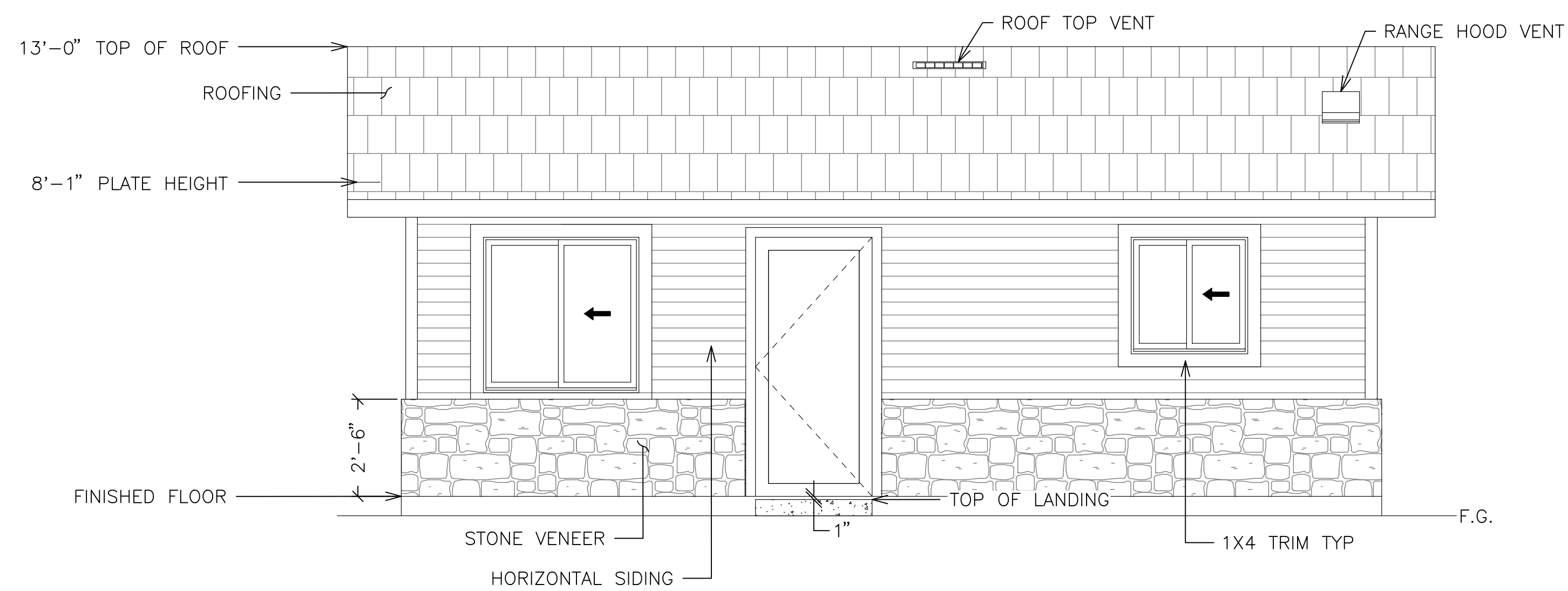
REVISIONS	

PROJECT TITLE	CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	ELEVATION B
AGENCY	SJV REAP
DATE	5/30/2024

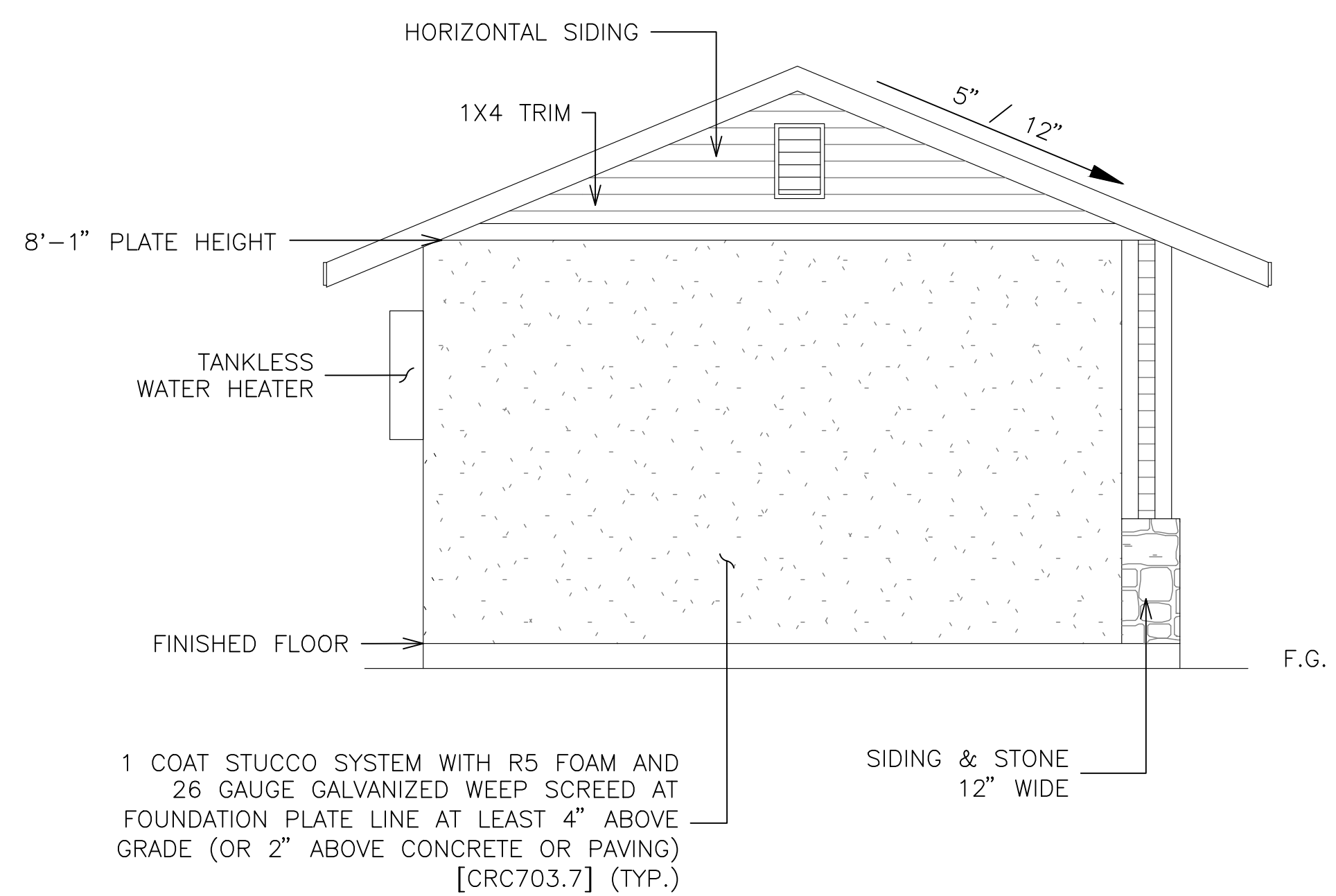
ADU SQFT
375

DRAWING SCALE
3/8" = 1'

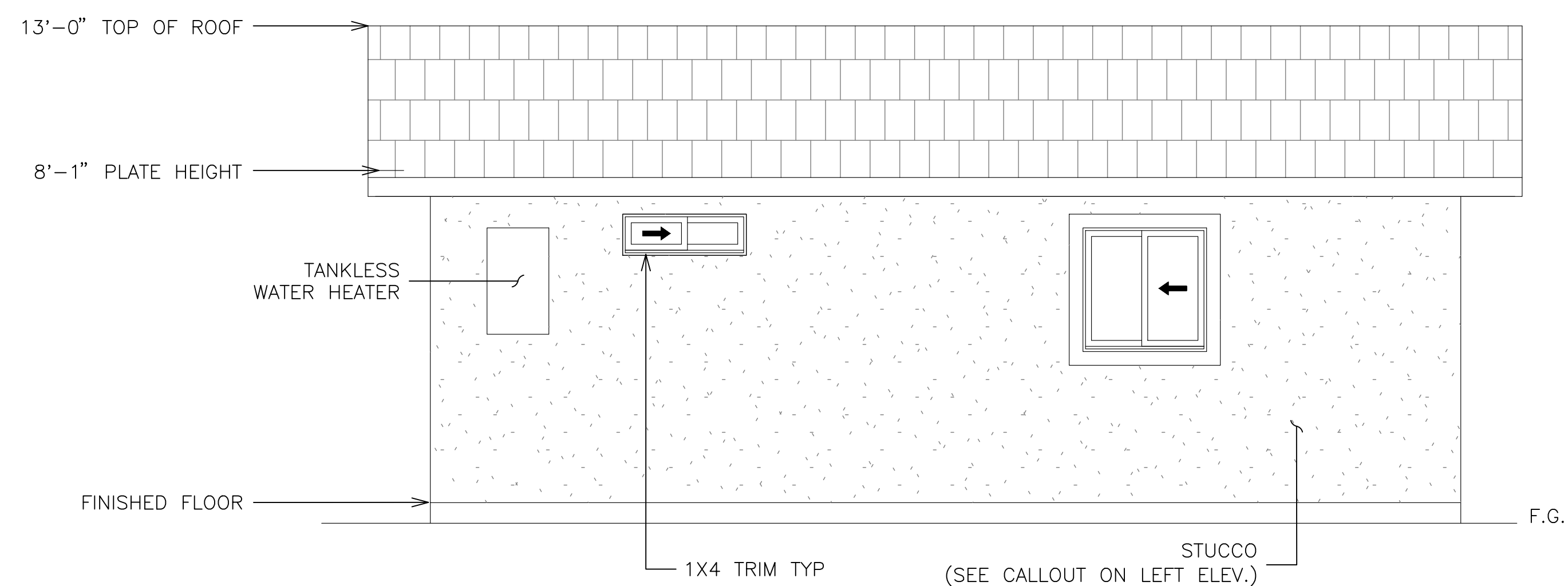
SHEET
A4



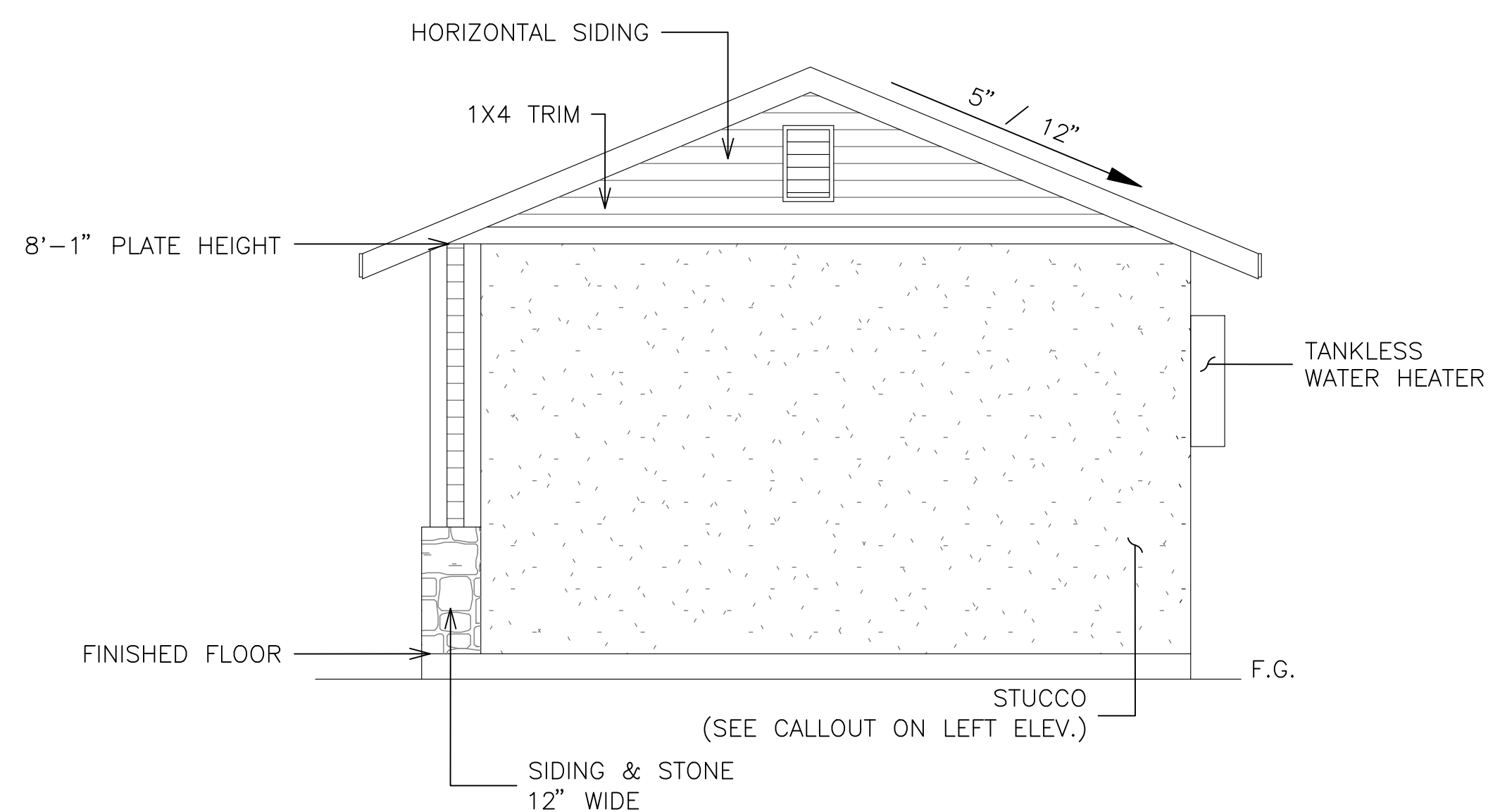
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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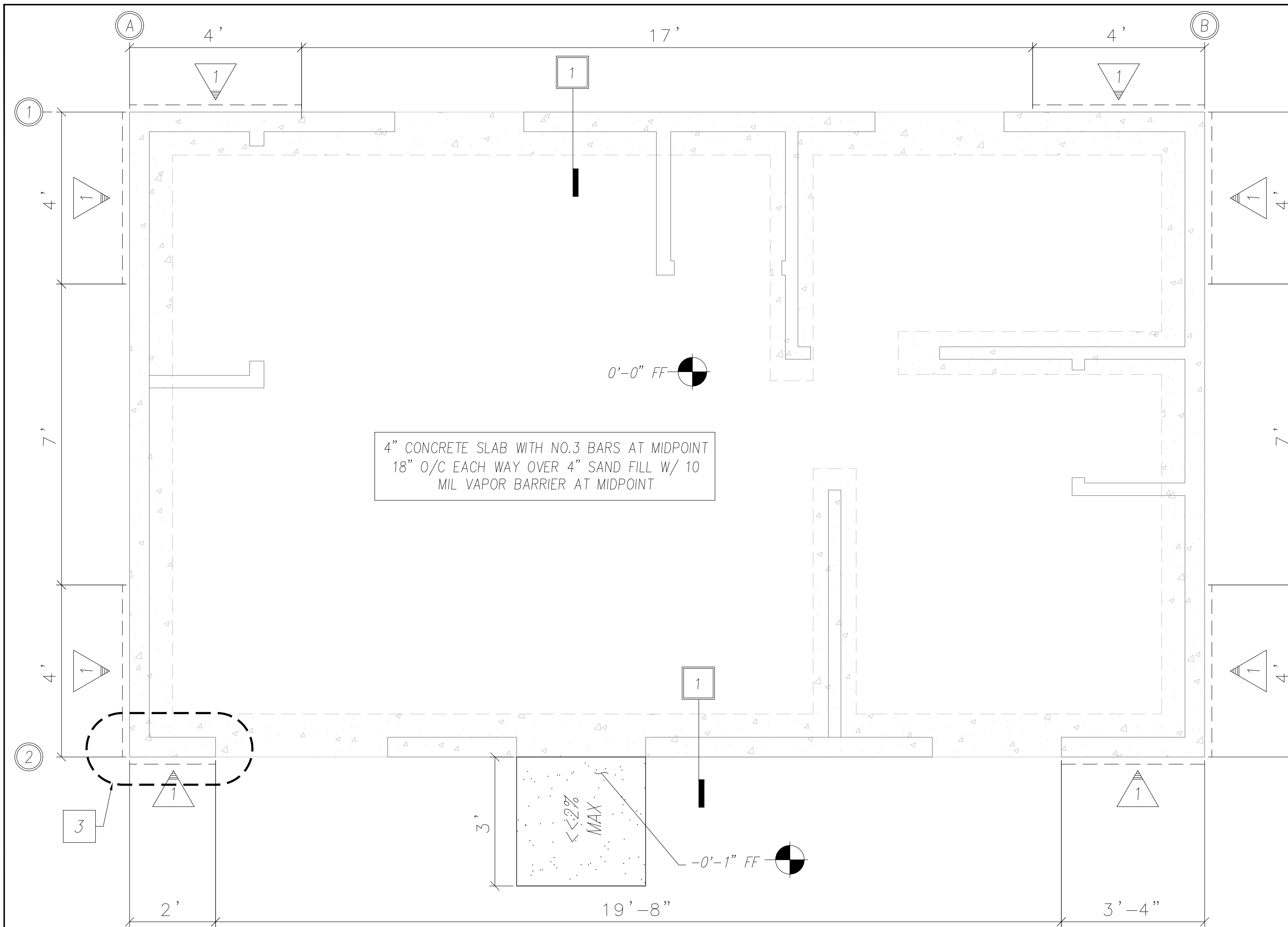
REVISIONS

PROJECT TITLE	CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	ELEVATION C
AGENCY	SJV REAP
DATE	5/30/2024

ADU SQFT
375

DRAWING SCALE
3/8" = 1'

SHEET
A5



4" CONCRETE SLAB WITH NO.3 BARS AT MIDPOINT
18" O/C EACH WAY OVER 4" SAND FILL W/ 10 MIL VAPOR BARRIER AT MIDPOINT

3' 19'-8" 3' 3'-4"

KEYNOTES/LEGEND

- ① BRACED WALL LINE
- ② FOUNDATION PLAN DETAIL FOUND ON SHEET S3
- ③ 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.

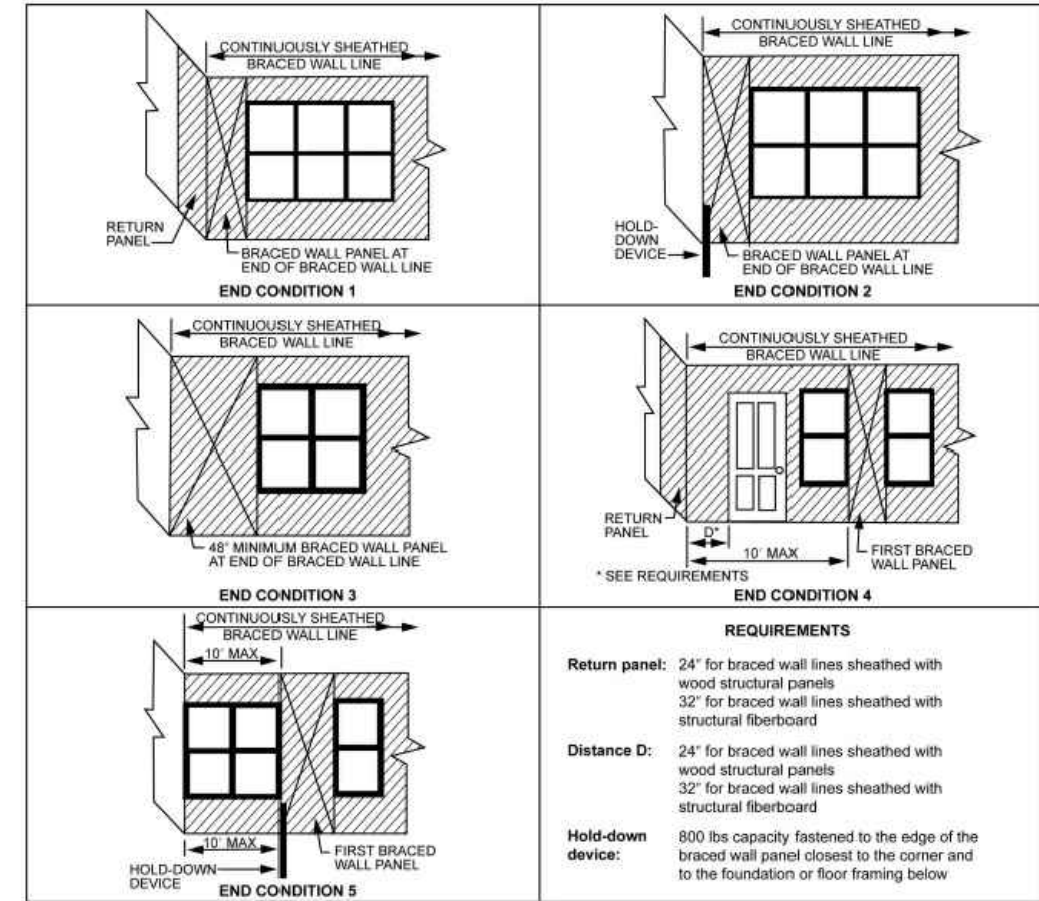
1. EXPANDED METAL OR WOVEN WIRE LATH STAPLED TO ALL STUDS, TOP AND BTM.
2. STRUCTURAL PANEL SHEATHING TO BE USED ON ALL EXTERIOR SURFACES INCLUDING AREAS ABOVE AND BELOW OPENINGS.

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)			
				Edges (inches o.c.)	Field (inches o.c.)	B	C	D	
6d Common (2.0" x 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
			24	6	12	140	115	110	

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

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



WALL BRACING NOTES

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

TABLE R602.10.1.3 BRACED WALL LINE SPACING

APPLICATION	CONDITION	BUILDING TYPE	BRACED WALL LINE SPACING CRITERIA		
			Maximum Spacing	Exception to Maximum Spacing	
Wind bracing	Ultimate design wind speed 100 mph to < 140 mph	Detached, townhouse	60 feet	None	
		SDC A - C	Detached	Use wind bracing	
Seismic bracing	SDC C	Townhouse	35 feet	Up to 50 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).	
		SDC D _o , 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 _o , D ₁ , D ₂	Detached, townhouse	25 feet	Up to 35 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).

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

5. BRACED WALL LINES WITH A LENGTH OF 16 FEET (4877 MM) OR LESS SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS OF ANY LENGTH OR ONE BRACED WALL PANEL EQUAL TO 48 INCHES (1219 MM) OR MORE. BRACED WALL LINES GREATER THAN 16 FEET (4877 MM) SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS. (CRC602.10.2.3)
6. TABLE R602.10.3(1) AND THE APPLICABLE ADJUSTMENT FACTORS IN TABLE R602.10.2(2) (CRC602.10.3)

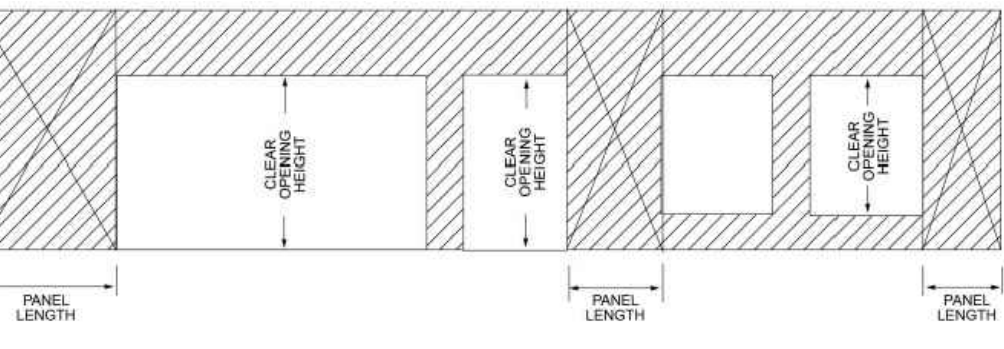
TABLE R602.10.3(3) BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

Seismic Design Category	Story Location	Braced Wall Line Length (feet) ¹	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ¹				
			Method LJB ²	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ³	Method WSP	Methods CS-WSP, CS-G, CS-PF
D _o		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

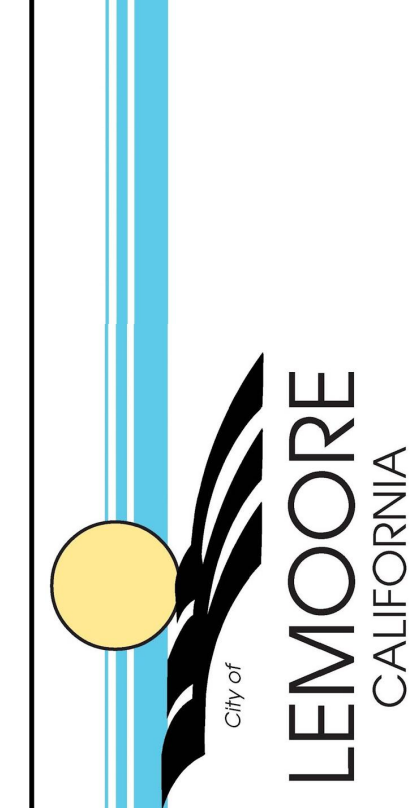
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
 NP = Not Permitted.

- 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_w values associated with the seismic design categories shall be permitted when a site-specific S_w 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 LJB 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_o, D₁, and D₂.
- 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



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REVISIONS

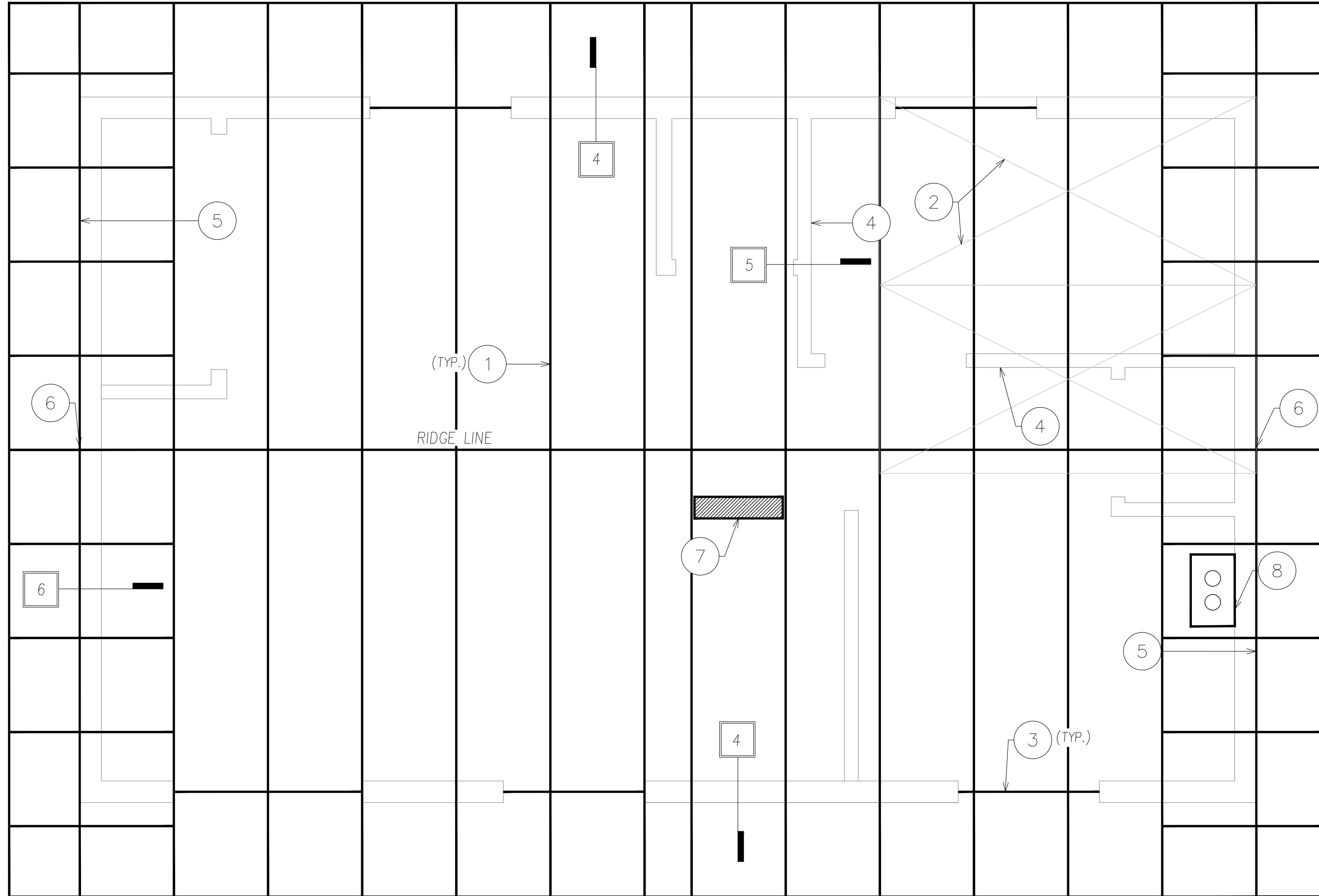
NO.	DESCRIPTION	DATE

PROJECT TITLE	CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	FOUNDATION PLAN
AGENCY	SJV REAP
DATE	5/30/2024

ADU SQFT
375

DRAWING SCALE
3/4" = 1'

SHEET
S1



KEYNOTES

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

NOTES

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

ATTIC VENTILATION REQUIREMENTS

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

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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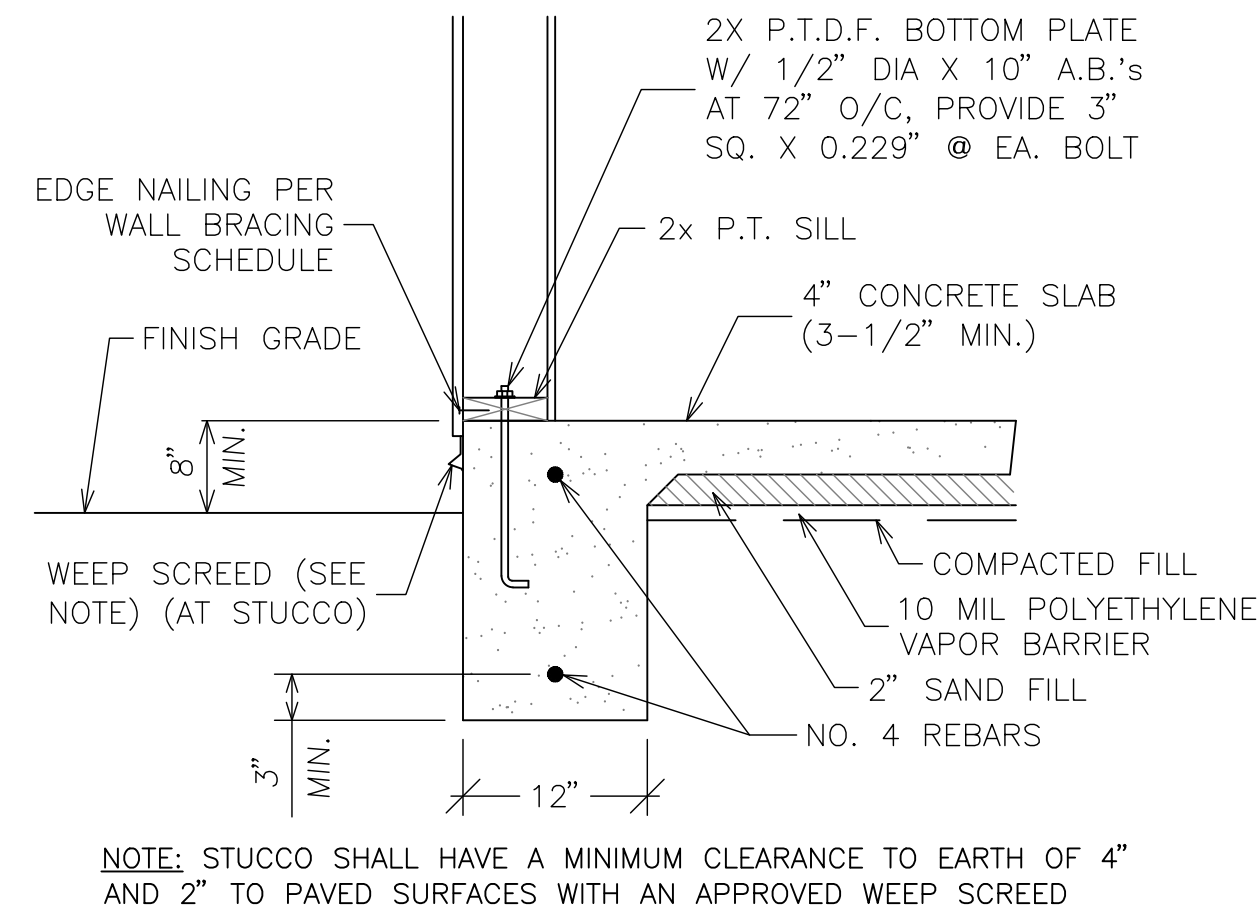
REVISIONS	

PROJECT TITLE	CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	ROOF FRAMING PLAN
AGENCY	SJV REAP
DATE	5/30/2024

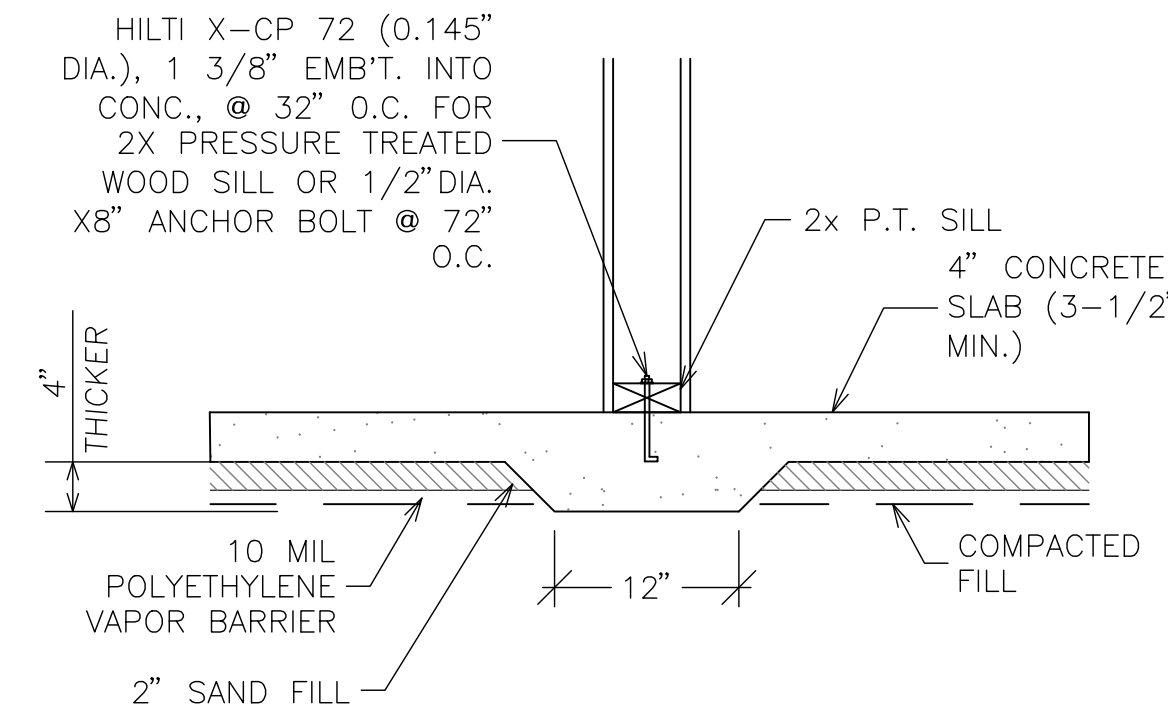
ADU SQFT
375

DRAWING SCALE
3/4" = 1'

SHEET
S2



1 EXTERIOR FOOTING
N.T.S.



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

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

7/16\"/>

FASTEN SHEATHING TO HEADER WITH 8d COMMON IN 3 INCH GRID PATTERN AS SHOWN

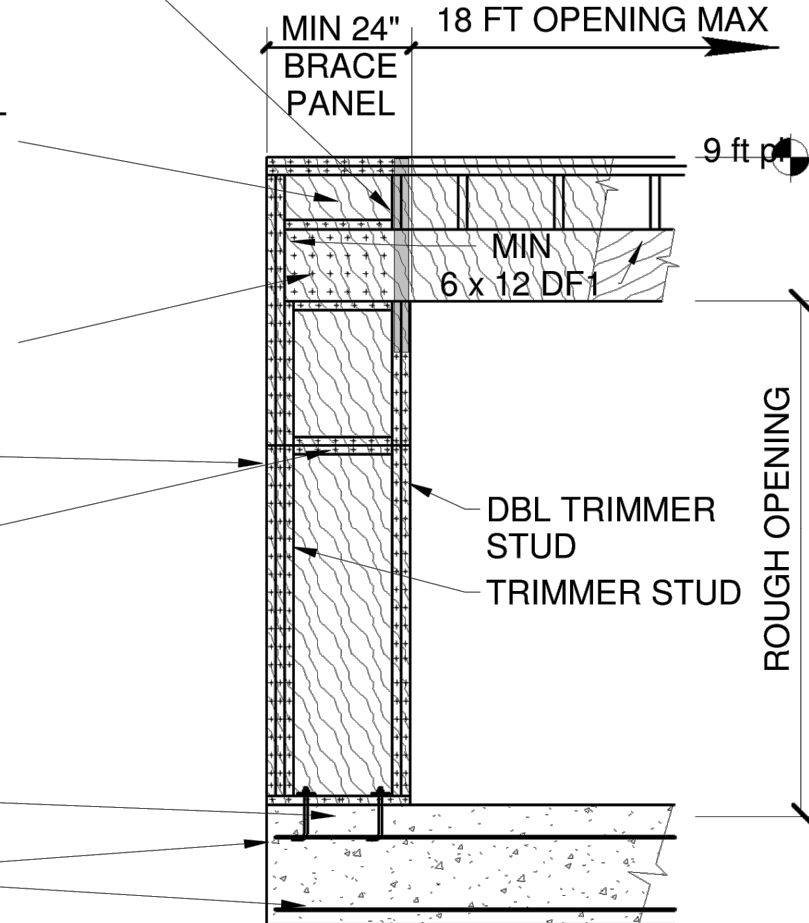
MIN DBL STUD AT CORNER
4 x BLOCKING AT ALL PANEL EDGES

2 x 6 PT SILL PL W/ MINIMUM (2) 1/2\"/>

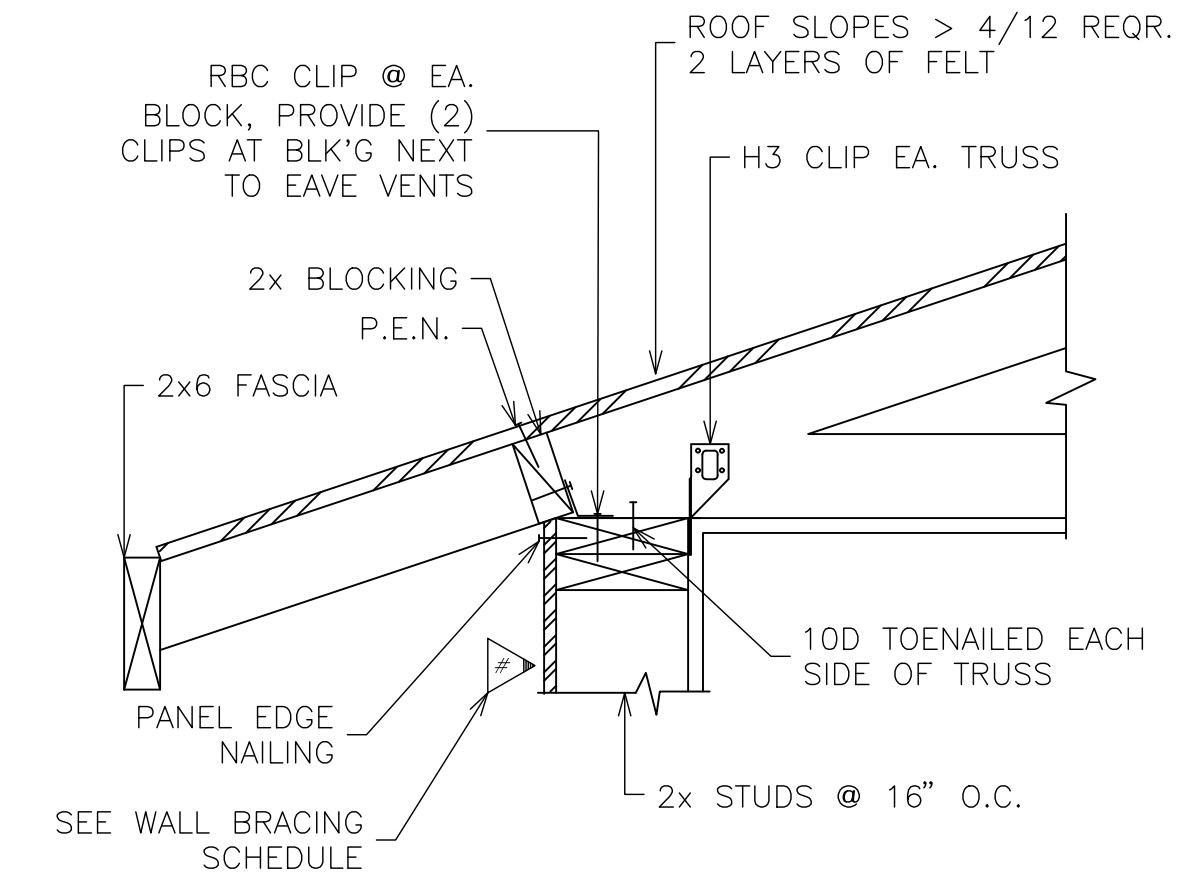
4 TOP AND BOT, LAPS MIN 15\"/>

2 x 6 @ 24\"/>

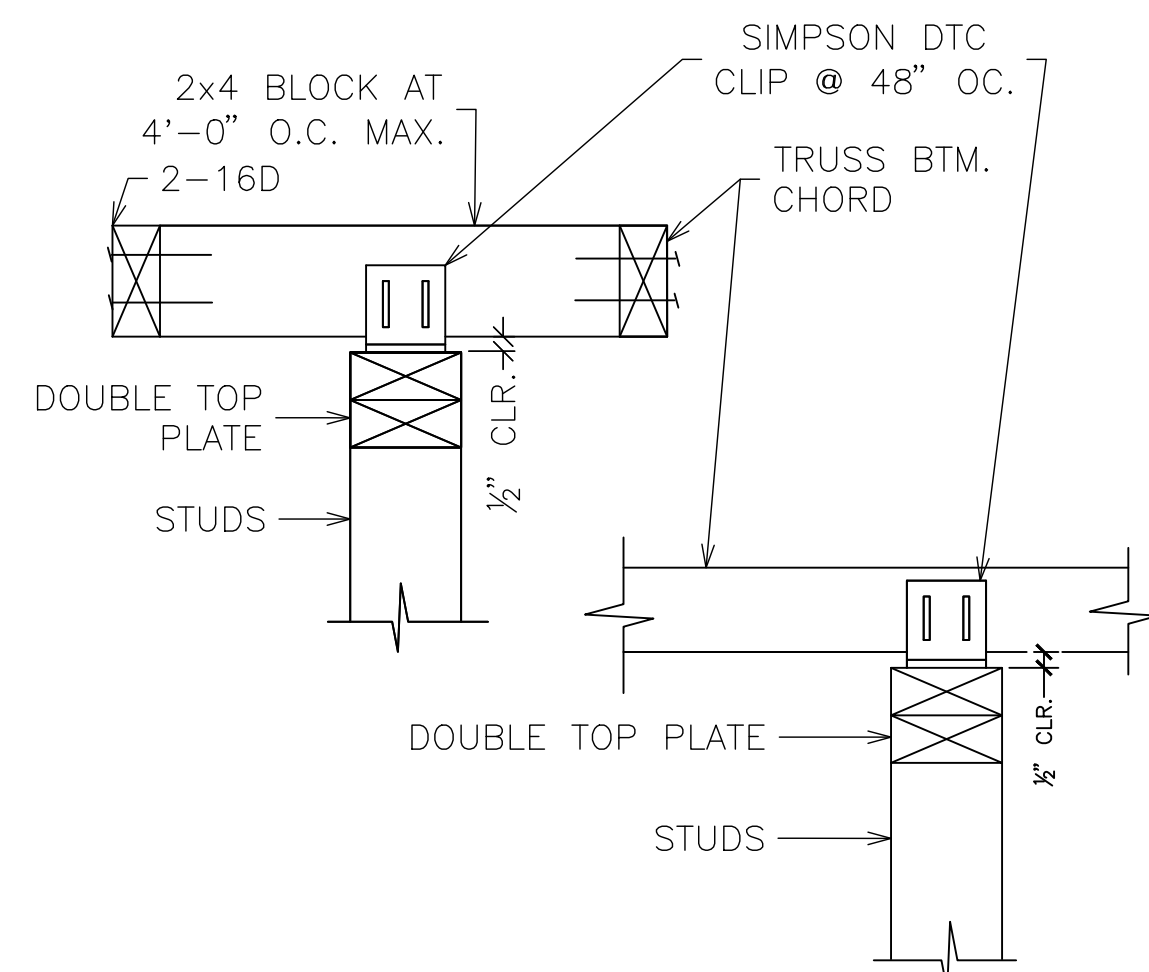
DERIVED FROM CRC
FIGURE R602.10.4.2



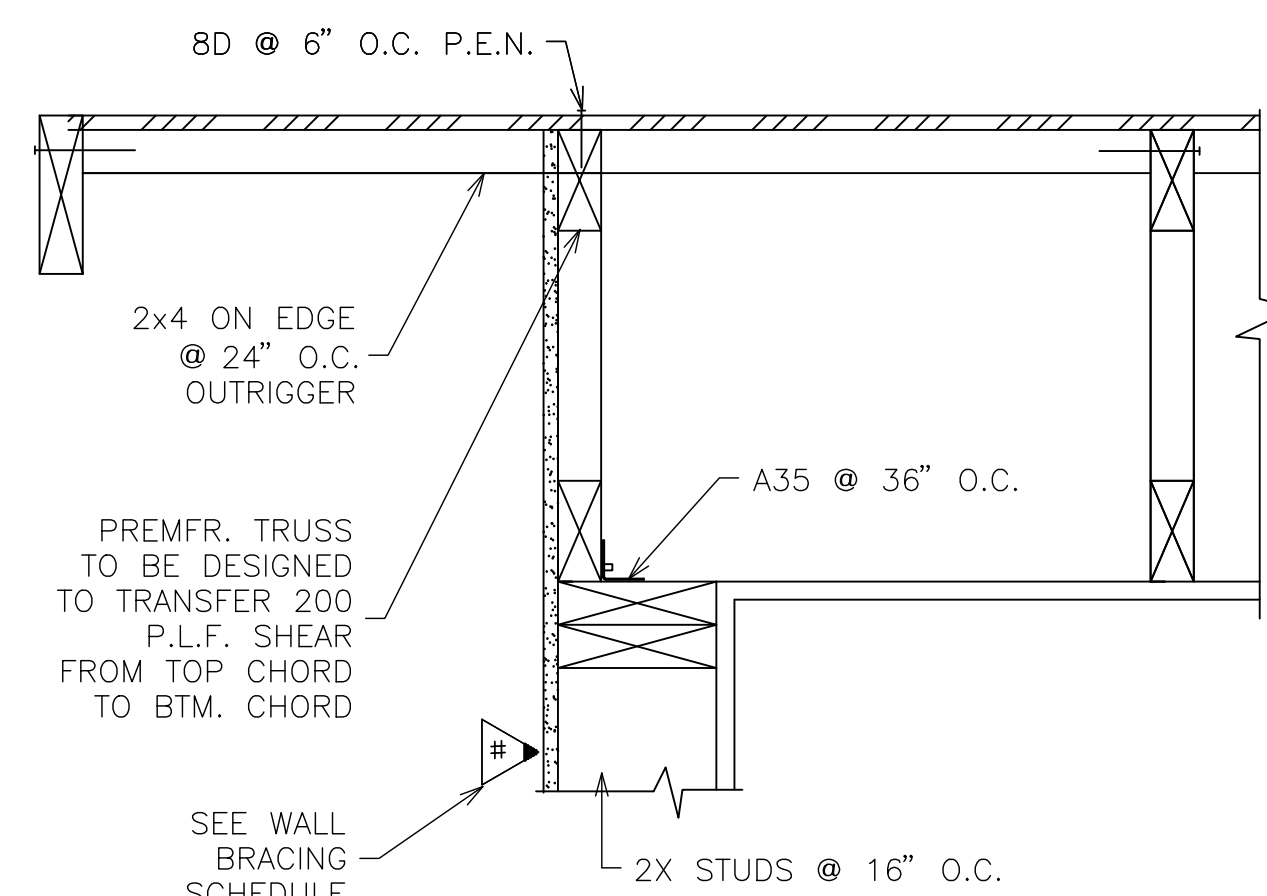
3 CS-PF DETAIL
N.T.S.



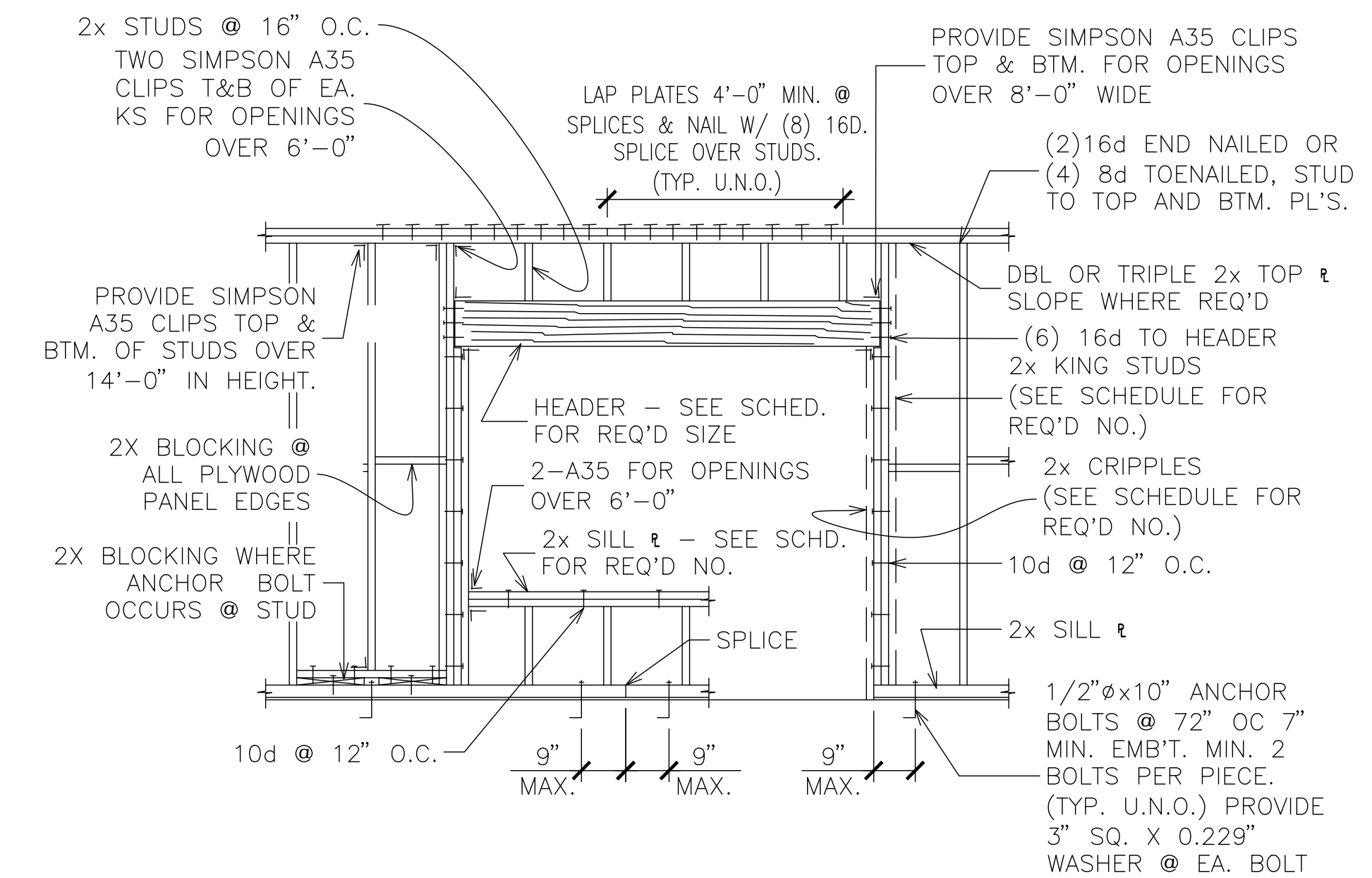
4 EAVE DETAIL
N.T.S.



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.

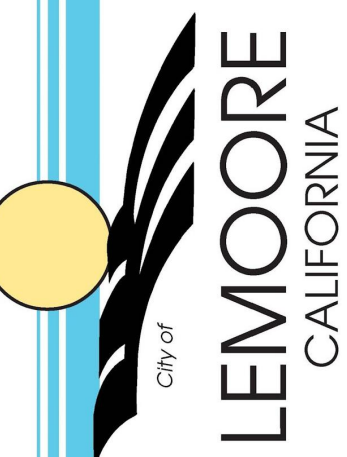
CLEAR SPAN OF OPENING	HEADER SIZE NOTE 1		NUMBER OF CRIPPLES		NUMBER OF KING STUDS		NUMBER OF SILL PLATES	
	BEARING WALL	NON-BRG WALL	BRG WALL	NON-BRG WALL	EXTERIOR	INTERIOR	EXTERIOR	INTERIOR
UP TO 6'-0"	4 x 8	4 x 6	1	1	1	1	1	1

NOTES:

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

7 HEADER DETAIL
N.T.S.

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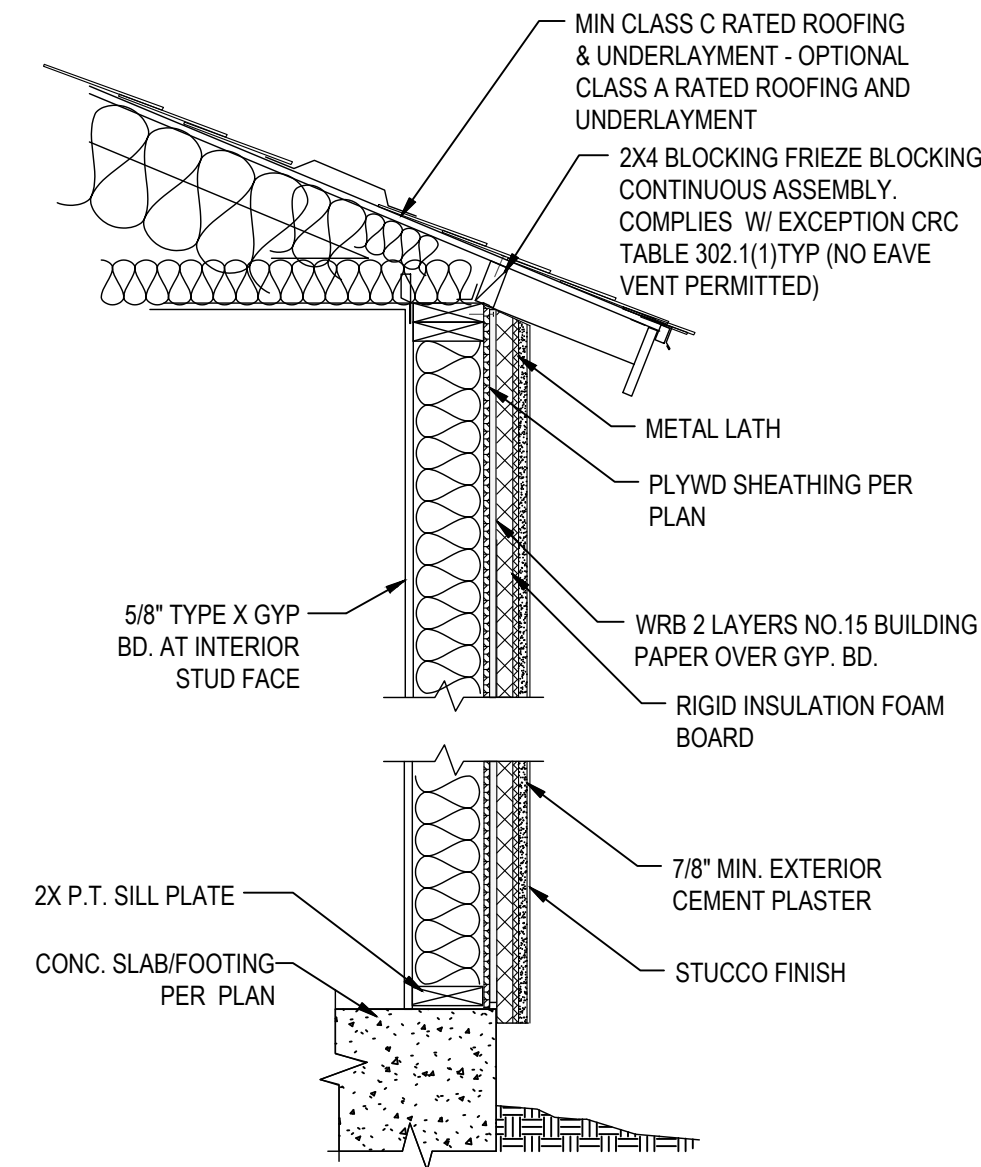
REVISIONS

PROJECT TITLE	CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	DETAILS
AGENCY	SJV REAP
DATE	5/30/2024

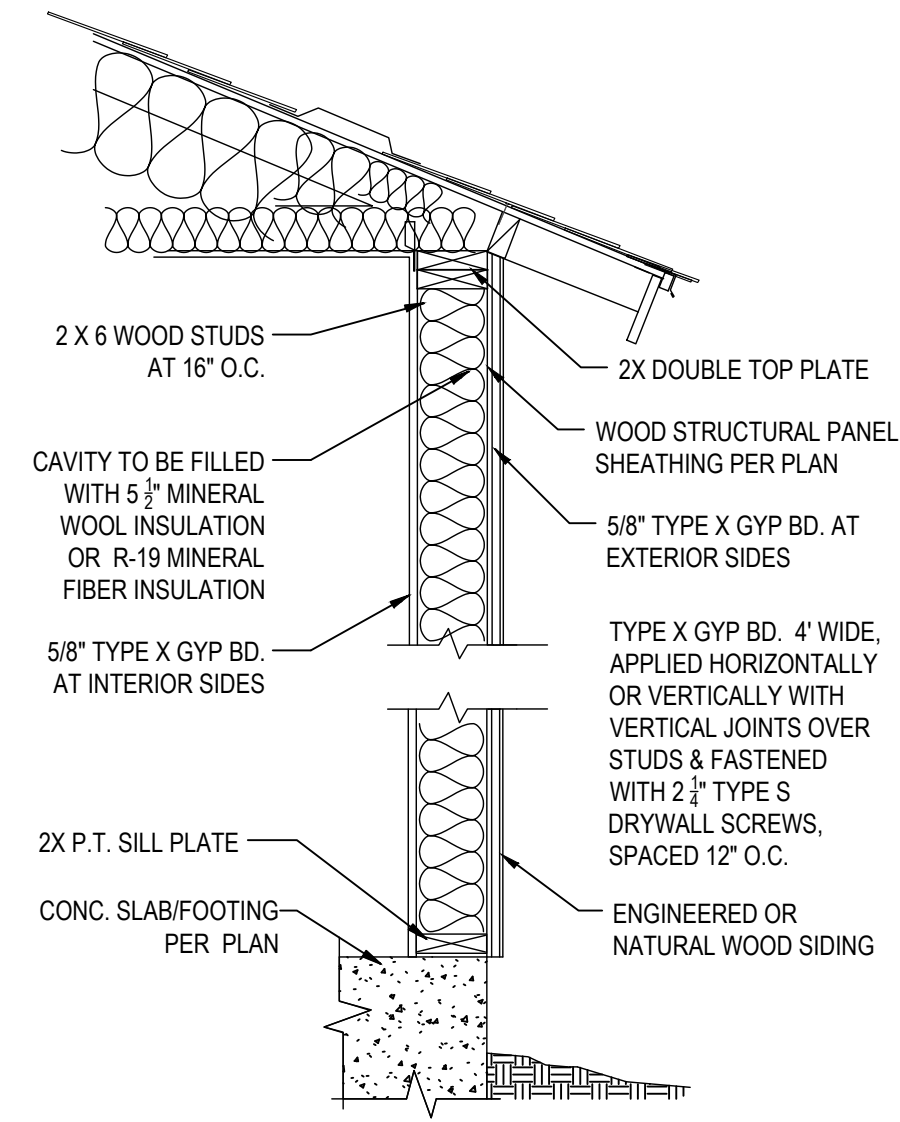
ADU SQFT
375

DRAWING SCALE

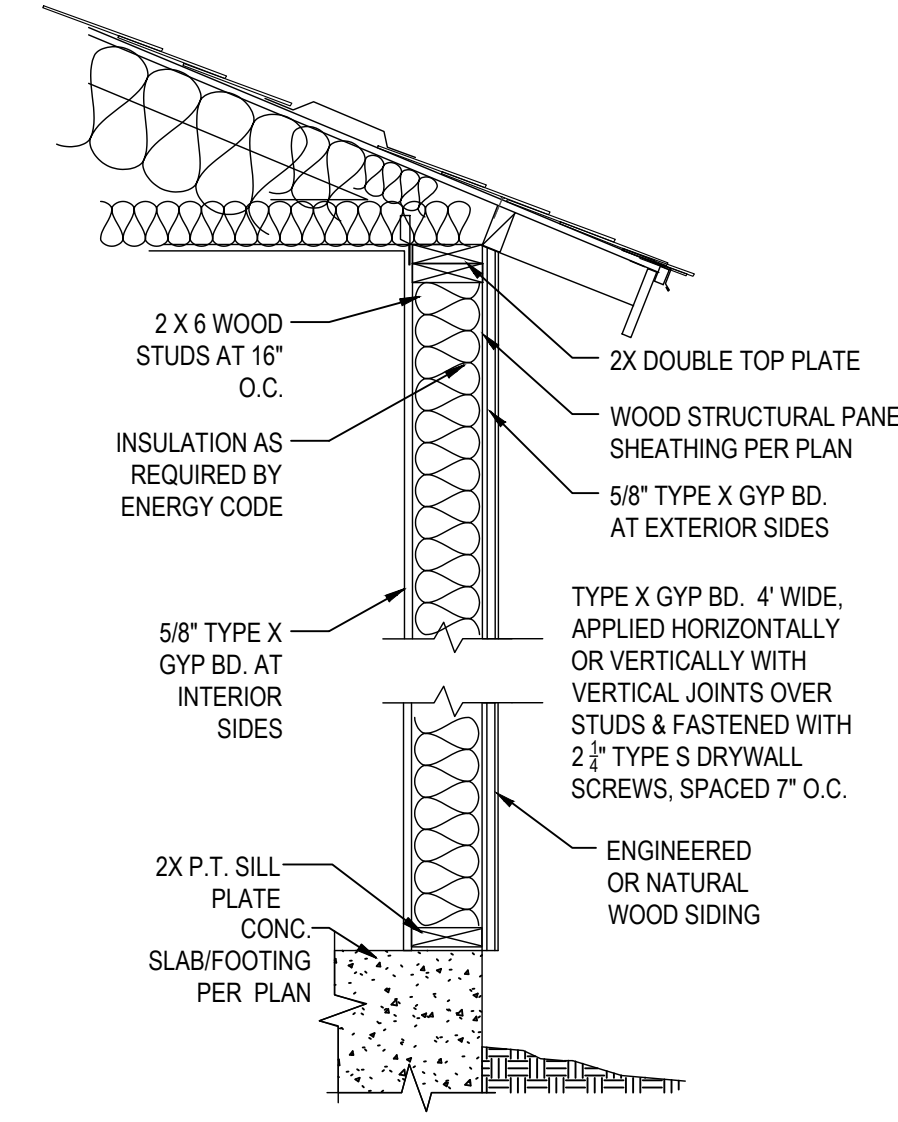
SHEET
S3



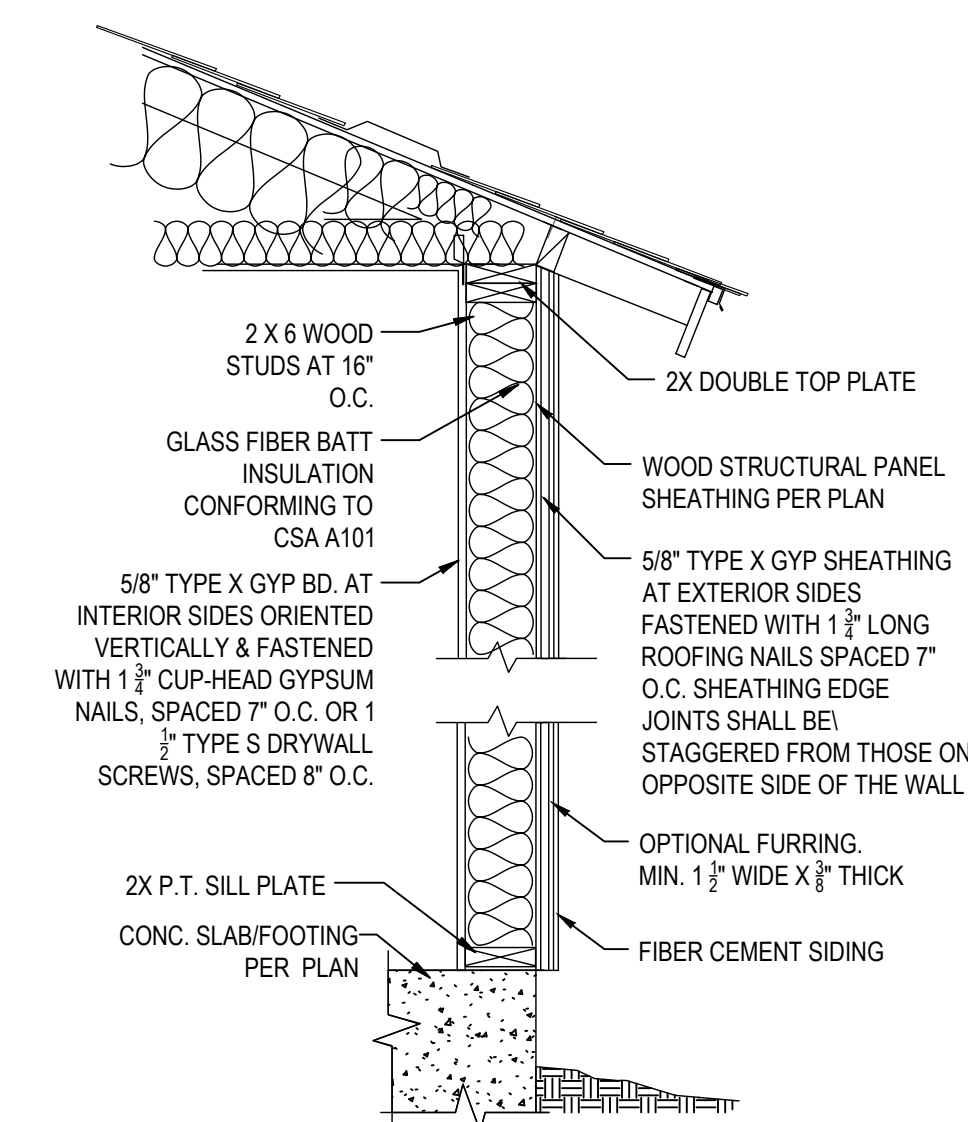
8 1-HOUR FIRE RATED ASSEMBLY FOR STUCCO FINISH
N.T.S.



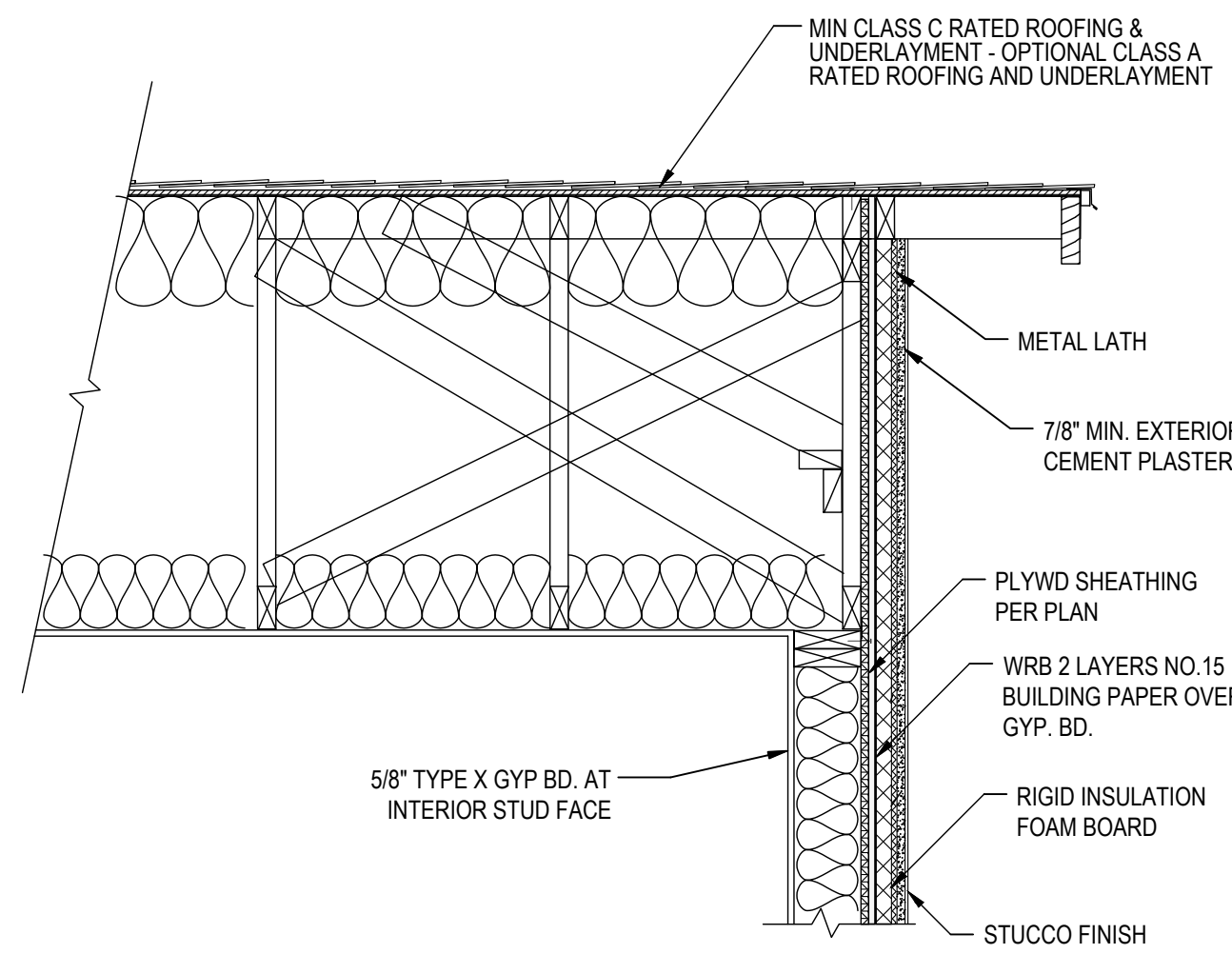
9 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



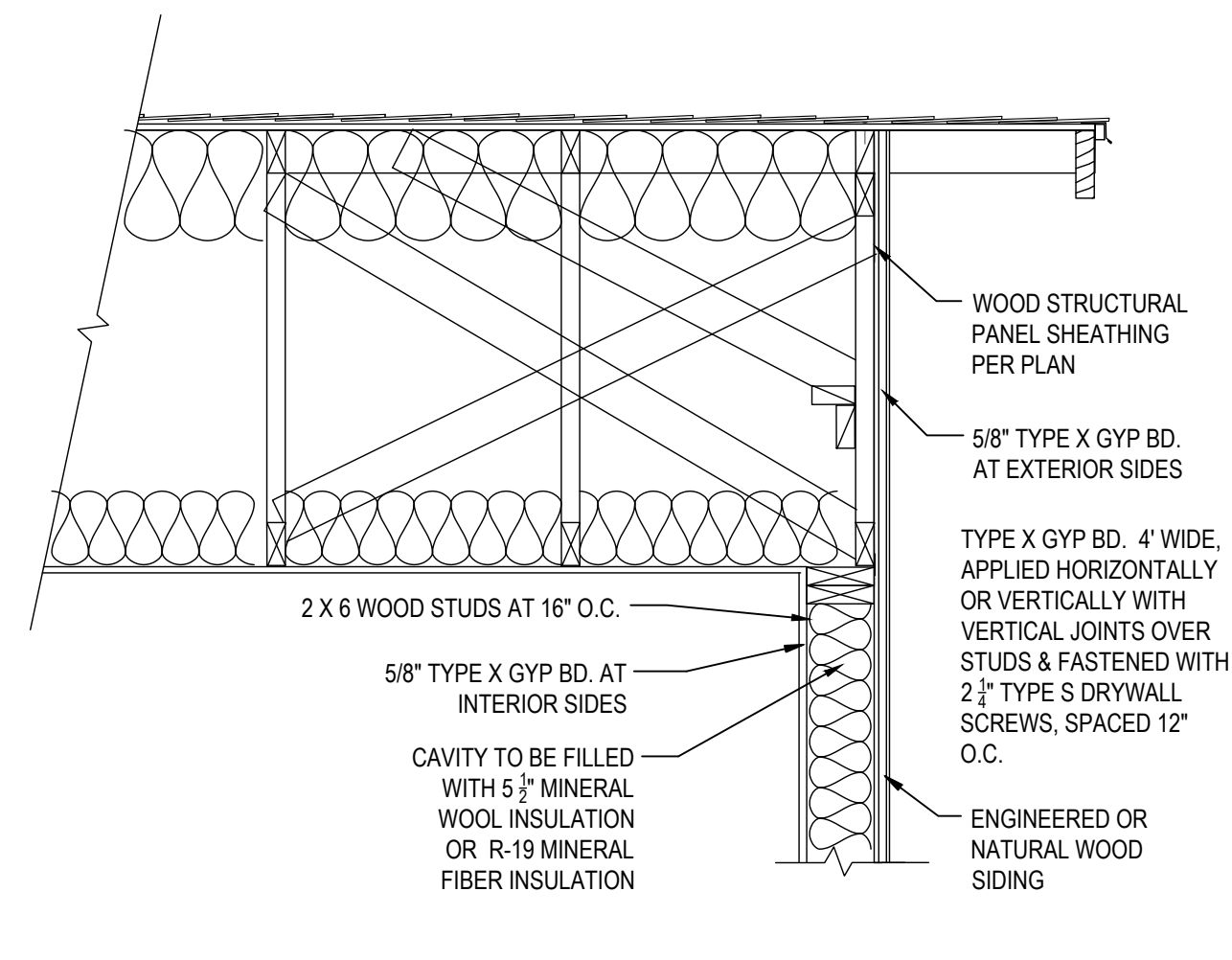
10 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



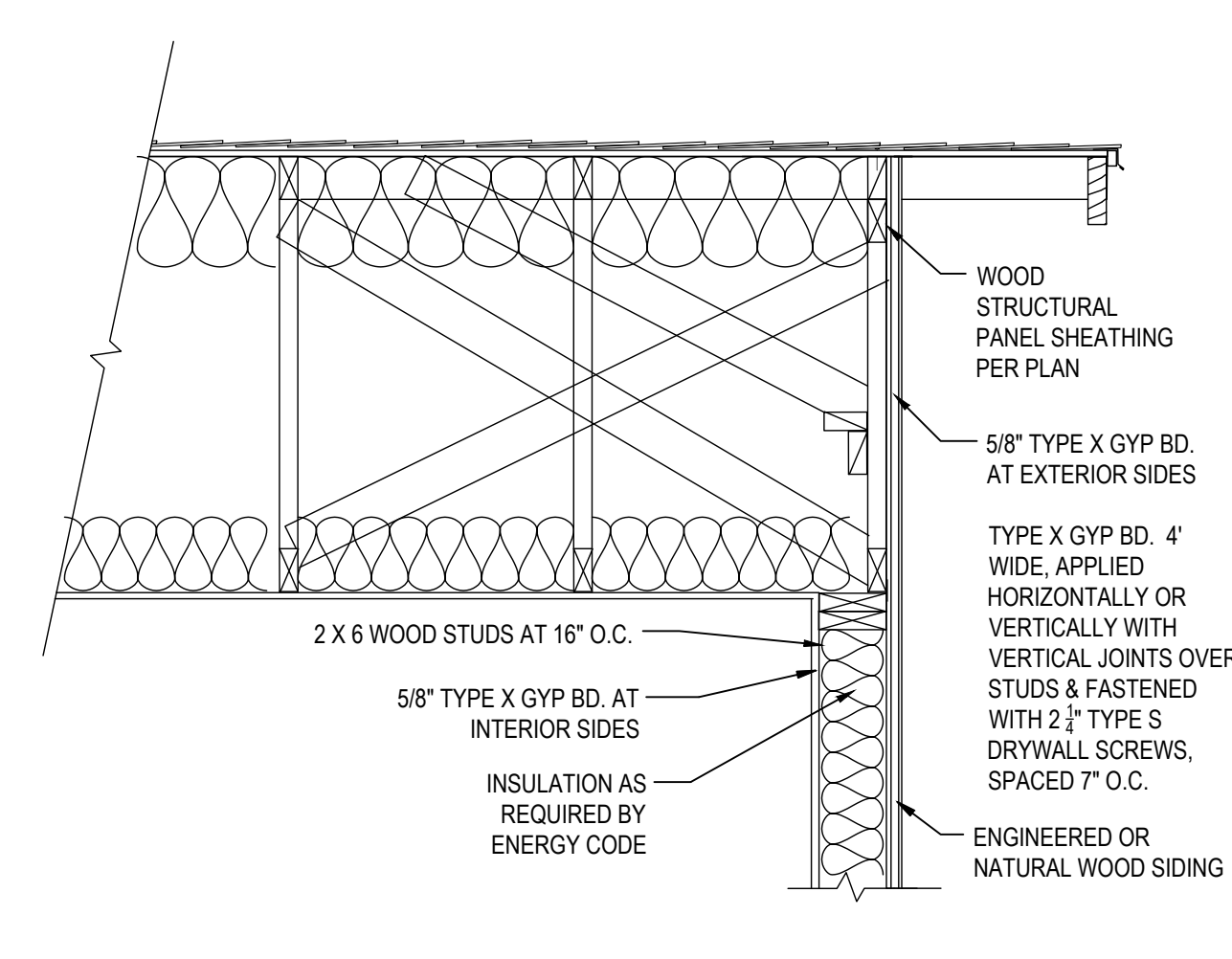
11 1-HOUR FIRE RATED ASSEMBLY FOR FIBER CEMENT SIDING
N.T.S.



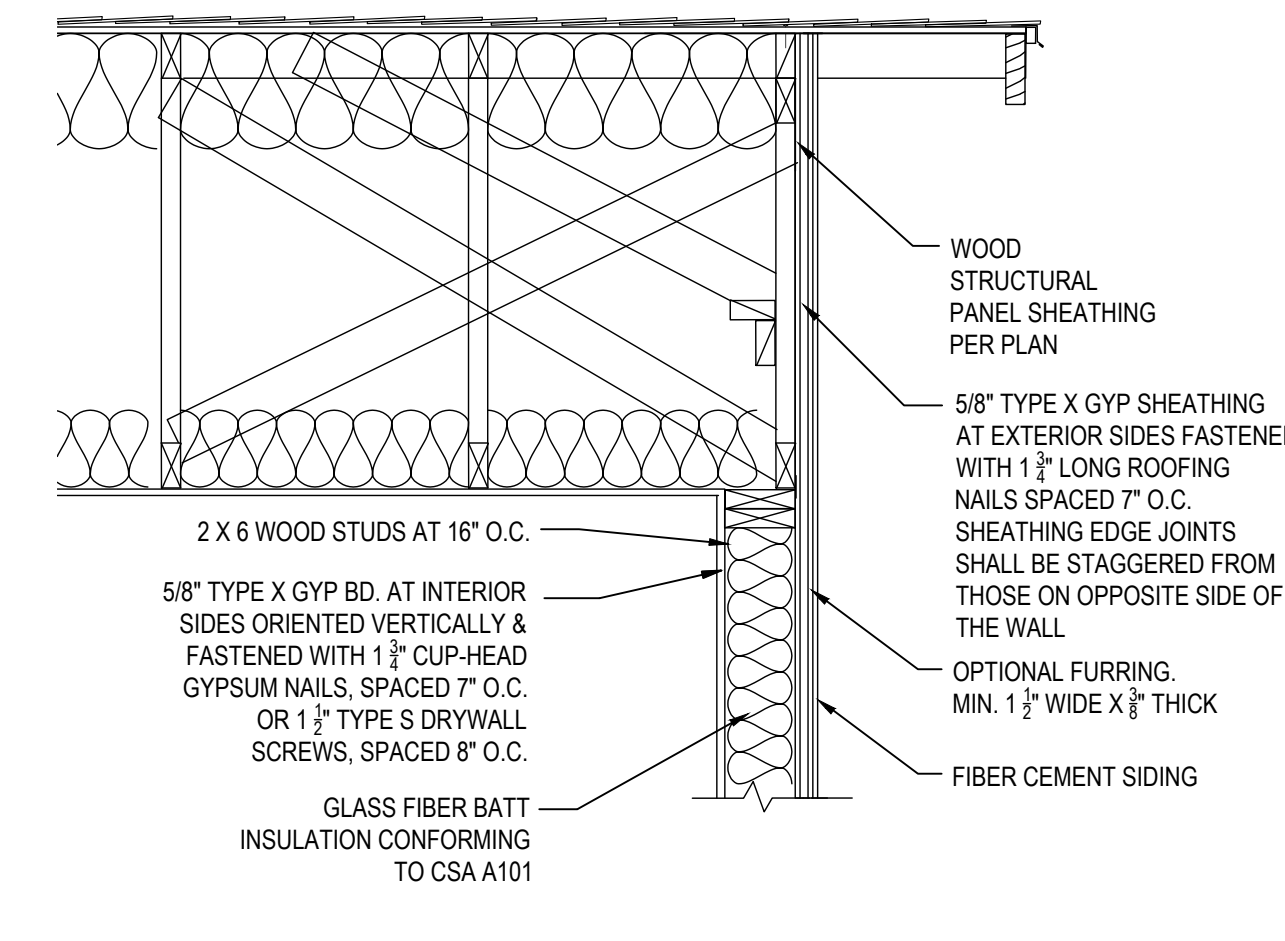
12 1-HOUR FIRE RATED GABLE END FOR STUCCO FINISH
N.T.S.



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



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



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

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REVISIONS	

PROJECT TITLE	CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	DETAILS
AGENCY	SUV REAP
DATE	5/30/2024

ADU SQFT
375

DRAWING SCALE

SHEET
S4

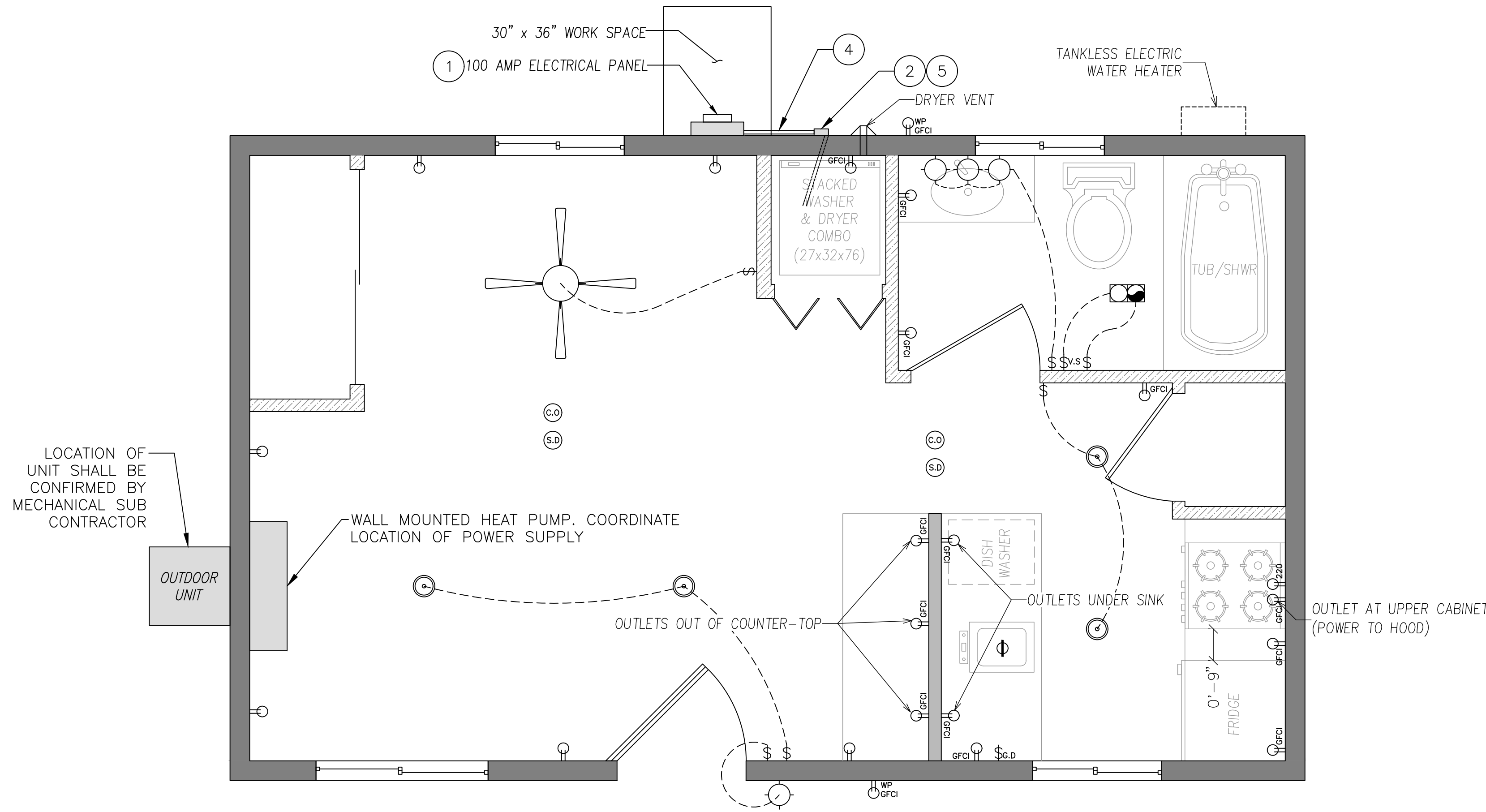
120/240V 1PH 3 WIRE 100 AMP

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			

AFCI PROTECTION REQUIRED IN KITCHENS AND LAUNDRY ROOMS IN ADDITION TO GFCI PROTECTION.

	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		FAN & LIGHT COMBO
	VACANCY SENSOR		
	SMOKE DETECTOR		
	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.

- 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"
- APPROVED MINIMUM 4-INCH SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICAL OF MAIN ELECTRICAL SERVICE PANEL
- 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
- MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL
- ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"

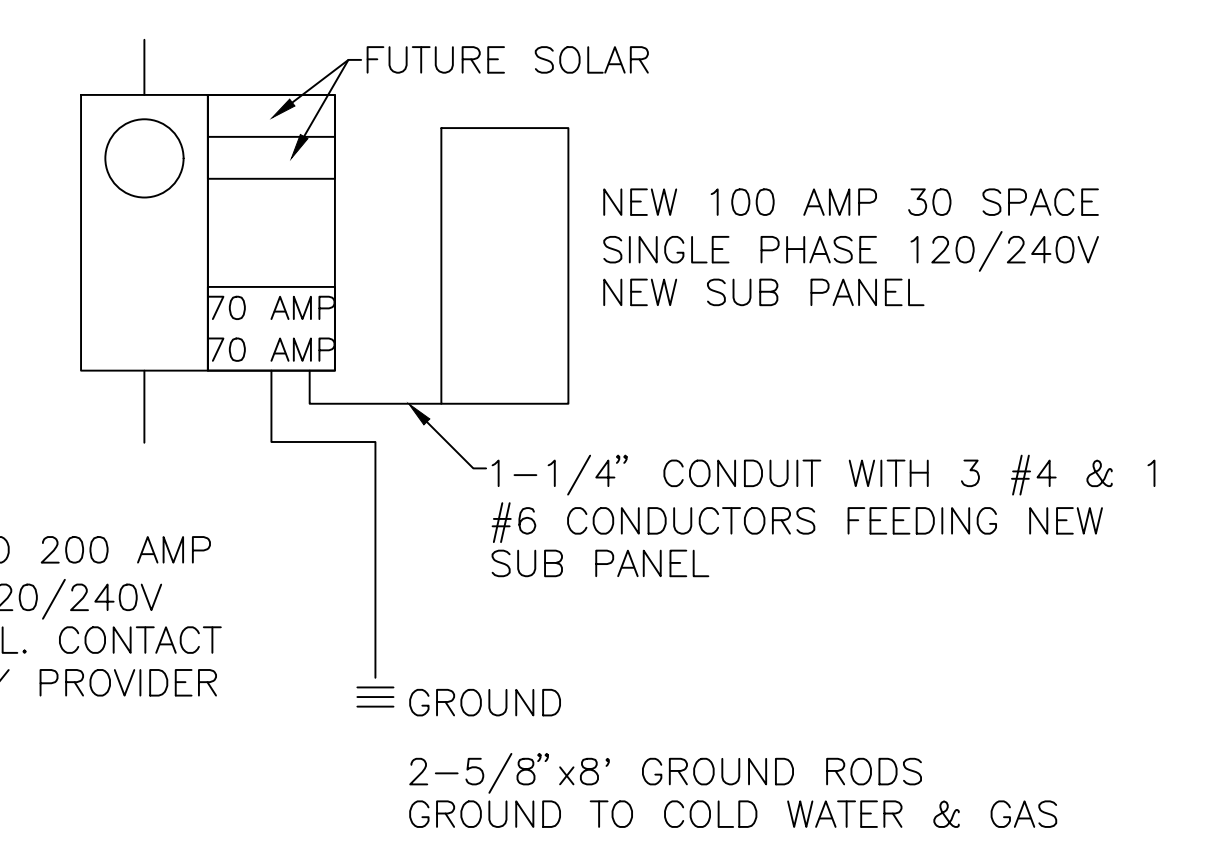
CLOTHES DRYER VENT NOTES

- 4" Ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
- 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 SUBJECT TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42.
- 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 2010.11(C)(2). THIS LOAD SHALL BE SUBJECT TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42. [CEC 220.43(B)]
- APPLIANCE LOAD-DWELLING UNITS
IT SHALL BE PERMISSIBLE TO APPLY A DEMAND FACTOR OF 75 PERCENT TO THE NAMEPLATE RATING LOAD OF FOUR OR MORE APPLIANCES RATED 1/4 HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE IN A ONE-FAMILY, TWO-FAMILY, OR MULTIFAMILY DWELLING. THIS DEMAND FACTOR SHALL NOT APPLY TO: HOUSEHOLD ELECTRIC COOKING EQUIPMENT THAT IS FASTENED IN PLACE, CLOTHES DRYERS, SPACE HEATING EQUIPMENT, AND AIR-CONDITIONING EQUIPMENT. [CEC 220.53]
- ELECTRIC CLOTHES DRYER
THE LOAD FOR HOUSEHOLD ELECTRIC CLOTHES DRYERS IN A DWELLING UNIT SHALL BE EITHER 5,000 WATTS OR THE NAMEPLATE RATING, WHICHEVER IS LARGER, FOR EACH DRYER SERVED. THE USE OF THE DEMAND FACTORS IN TABLE 220.54 SHALL BE PERMITTED. WHERE TWO OR MORE SINGLE-PHASE DRYERS ARE SUPPLIED BY A 3-PHASE, 4-WIRE FEEDER OR SERVICE, THE TOTAL LOAD SHALL BE CALCULATED ON THE BASIS OF TWICE THE MAX. NUMBER CONNECTED BETWEEN ANY TWO PHASES. KILOVOLT-AMPERES SHALL BE CONSIDERED EQUIVALENT TO KILOWATTS FOR LOADS CALCULATED IN THIS SECTION.

OUTLET NOTES

- 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)]
- 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)
- 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)
- 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)]
- BATHROOMS
AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN THE COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP. [CEC 210.52(D)]
- OUTDOOR OUTLETS
ALL EXTERIOR RECEPTACLES SHALL BE WP/GFCI PROTECTED.
FOR A ONE-FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 6 1/2 FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. [210.52(E)(1)]
- 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)]
- 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)
- 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)

SUB-PANEL & SWITCH GEAR FOR FUTURE BATTERY STORAGE



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

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

N.T.S.

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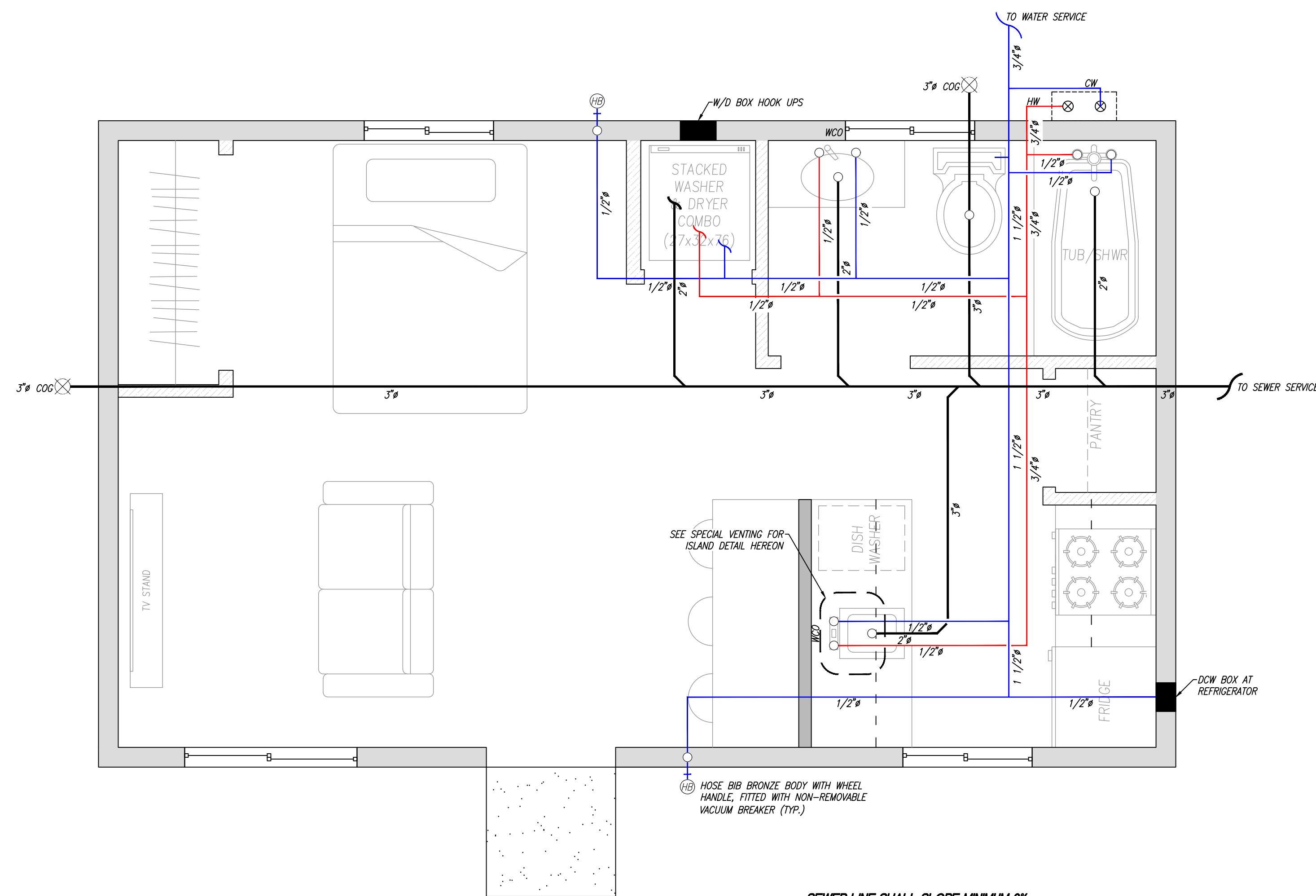
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PROJECT TITLE	CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	ELECTRICAL PLAN
AGENCY	SJV REAP
DATE	5/30/2024

ADU SQFT
375

DRAWING SCALE
1/2" = 1'

SHEET
E1



SEWER LINE SHALL SLOPE MINIMUM 2%
UTILITY FEEDS, MPOE's, AND METER/SERVICE
LOCATIONS ARE NOT LOCATED IN PLANS

TABLE 610.4
FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

METER AND STREET SERVICE (inches)	BUILDING SUPPLY AND BRANCHES (inches)	MAXIMUM ALLOWABLE LENGTH (feet)													
		40	60	80	100	150	200	250	300	400	500	600	700	800	900
PRESSURE RANGE — 30 to 45 psi ¹															
3/4	1/2 ²	6	5	4	3	2	1	1	1	0	0	0	0	0	0
3/4	3/4	16	16	14	12	9	6	5	5	4	4	3	2	2	1
3/4	1	29	25	23	21	17	15	13	12	10	8	6	6	6	6
1	1	36	31	27	25	20	17	15	13	12	10	8	6	6	6
3/4	1 1/4	36	33	31	28	24	23	21	19	17	16	13	12	12	11
1	1 1/4	54	47	42	38	32	28	25	23	19	17	14	12	12	11
1 1/2	1 1/4	78	68	57	48	38	32	28	25	21	18	15	12	12	11
1	1 1/2	85	84	79	65	56	48	43	38	32	28	26	22	21	20
1 1/2	1 1/2	150	124	105	91	70	57	49	45	36	31	26	23	21	20
2	1 1/2	151	129	129	110	80	64	53	46	38	32	27	23	21	20
1	2	85	85	85	85	85	85	82	80	66	61	57	52	49	46
1 1/2	2	220	205	190	176	155	138	127	120	104	85	70	61	57	54
2	2	370	327	292	265	217	185	164	147	124	96	70	61	57	54
2	2 1/2	445	418	390	370	330	300	280	265	240	220	198	175	158	143

For SI units: 1 inch = 25 mm, 1 foot = 304.8 mm, 1 pound-force per square inch = 6.8947 kPa

Notes:

¹ Available static pressure after head loss.

² Building supply, not less than 3/4 of an inch (20 mm) nominal size.

FIXTURE UNIT TABLE

FIXTURES	QTY	COLD WATER		HOT WATER (COLD WATER VALUE x0.75)	
		WSFU (EACH)	WSFU (EACH)	WSFU (EACH)	WSFU (EACH)
WATER CLOSET	1	2.5	2.5	0	0
LAVATORY	1	1	1	0.75	0.75
SINK	1	1.5	1.5	1.5	1.5
BATHTUB	1	4	4	3	3
DISHWASHER	1	1.5	1.5	1.5	1.5
CLOTHES WASHER	1	4	4	3	3
HOSE BIB	2	2.5	5	---	---
SUBTOTALS				9.75	
TOTAL				29.25	

NOTES

ASSUMPTION: 3/4" MUNICIPAL WATER SERVICE

CONNECTION TO BE DETERMINED ON SITE

610.3 Quantity of Water

The quantity of water required to be supplied to every plumbing fixture shall be represented by fixture units, as shown in Table 610.3. Equivalent fixture values shown in Table 610.3 include both hot and cold water demand.

TABLE 610.3
WATER SUPPLY FIXTURE UNITS (WSFU) AND MINIMUM FIXTURE BRANCH PIPE SIZES⁵

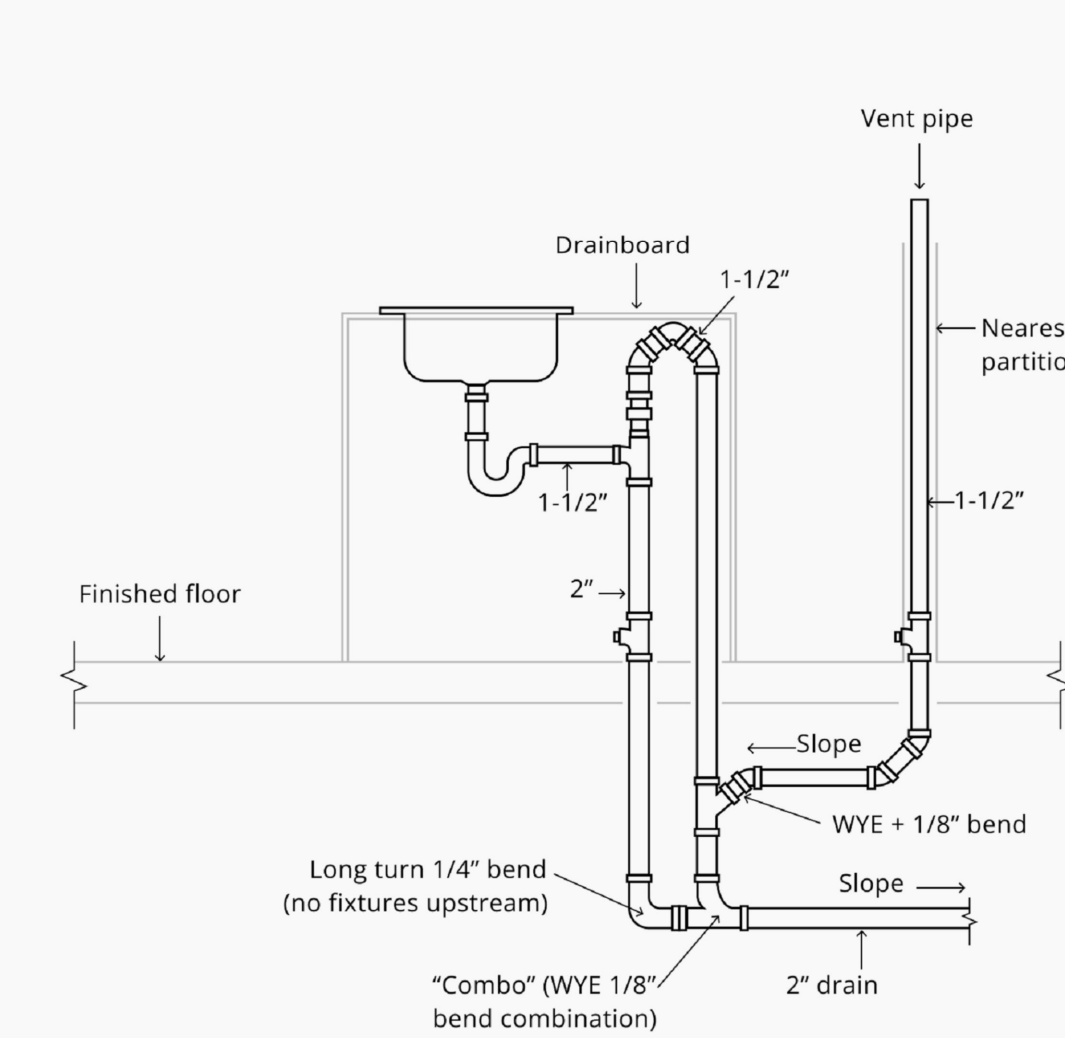
APPLIANCES, APPURTENANCES OR FIXTURES ²	MINIMUM FIXTURE BRANCH PIPE SIZE ^{1,4} (inches)	PRIVATE	PUBLIC	ASSEMBLY ⁶
Bathtub or Combination Bath/Shower (fill)	1/2	4.0	4.0	—
3/4 inch Bathtub Fill Valve	3/4	10.0	10.0	—
Bidet	1/2	1.0	—	—
Clothes Washer	1/2	4.0	4.0	—
Dental Unit, cuspidor	1/2	—	1.0	—
Dishwasher, domestic	1/2	1.5	1.5	—
Drinking Fountain or Water Cooler	1/2	0.5	0.5	0.75
Hose Bibb	1/2	2.5	2.5	—
Hose Bibb, each additional ⁸	1/2	1.0	1.0	—
Lavatory	1/2	1.0	1.0	1.0
Lawn Sprinkler, each head ⁵	—	1.0	1.0	—
Mobilehome or Manufactured Home, each (minimum) ⁷	—	6.0	—	—
Sinks	—	—	—	—
Bar	1/2	1.0	2.0	—
Clinical Faucet	1/2	—	3.0	—
Clinical Flushometer Valve with or without faucet	1	—	8.0	—
Kitchen, domestic with or without dishwasher	1/2	1.5	1.5	—
Laundry	1/2	1.5	1.5	—
Service or Mop Basin	1/2	1.5	3.0	—
Washup, each set of faucets	1/2	—	2.0	—
Shower, per head	1/2	2.0	2.0	—
Urinal, 1.0 GPF Flushometer Valve	3/4	—	See Footnote ⁷	—
Urinal, greater than 1.0 GPF Flushometer Valve	3/4	—	See Footnote ⁷	—
Urinal, flush tank	1/2	2.0	2.0	3.0
Urinal with Drain Cleansing Action	1/2	1.0	1.0	1.0
Wash Fountain, circular spray	3/4	—	4.0	—
Water Closet, 1.6 GPF Gravity Tank	1/2	2.5	2.5	3.5
Water Closet, 1.6 GPF Flushometer Tank	1/2	2.5	2.5	3.5
Water Closet, 1.6 GPF Flushometer Valve	1	—	See Footnote ⁷	—
Water Closet, greater than 1.6 GPF Gravity Tank	1/2	3.0	5.5	7.0
Water Closet, greater than 1.6 GPF Flushometer Valve	1	—	See Footnote ⁷	—

For SI units: 1 inch = 25 mm

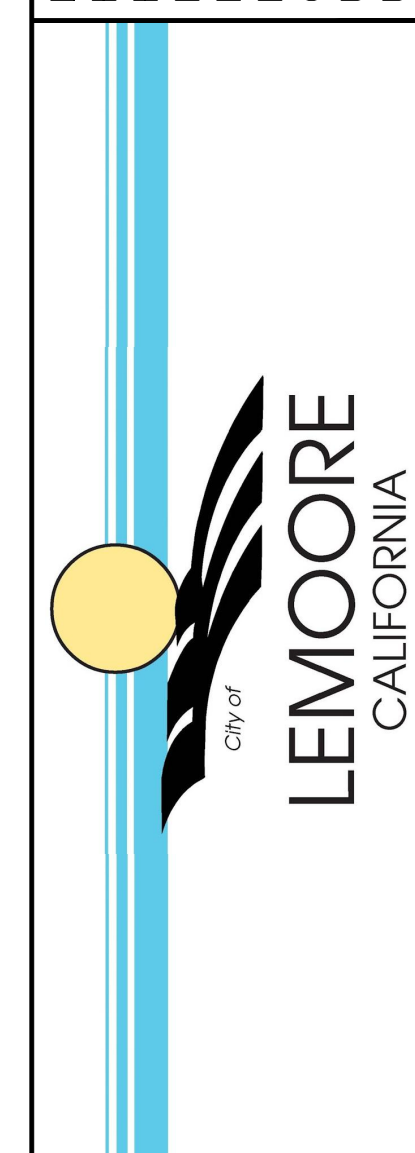
Notes:

- Size of the cold branch pipe, or both the hot and cold branch pipes.
- Appliances, appurtenances, or fixtures not referenced in this table shall be permitted to be sized by reference to fixtures having a similar flow rate and frequency of use.
- The listed fixture unit values represent their load on the cold water building supply. The separate cold water and hot water fixture unit value for fixtures having both hot and cold water connections shall be permitted to be each taken as three-quarter of the listed total value of the fixture.
- The listed minimum supply branch pipe sizes for individual fixtures are the nominal (D) pipe size.
- For fixtures or supply connections likely to impose continuous flow demands, determine the required flow in gallons per minute (gpm) (L/s), and add it separately to the demand in gpm (L/s) for the distribution system or portions thereof.
- Assembly (Public Use (See Table 422.1)).
- Where sizing flushometer systems, see Section 610.10.
- Reduced fixture unit loading for additional hose bibbs is to be used where sizing total building demand and for pipe sizing where more than one hose bibb is supplied by a segment of water distribution pipe. The fixture branch to each hose bibb shall be sized on the basis of 2.5 fixture units.
- For water supply fixture unit values related to lots within mobilehome parks in all parts of the State of California, see California Code of Regulations, Title 25, Division 1, Chapter 2, Article 5, Section 1278. For water supply fixture unit values related to lots within special occupancy parks in all parts of the State of California, see California Code of Regulations, Title 25, Division 1, Chapter 2, Article 5, Section 2278.

SPECIAL VENTING FOR ISLAND FIXTURES
UPC 909.1



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REVISIONS

PROJECT TITLE	CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	PLUMBING PLAN
AGENCY	SJV REAP
DATE	5/30/2024

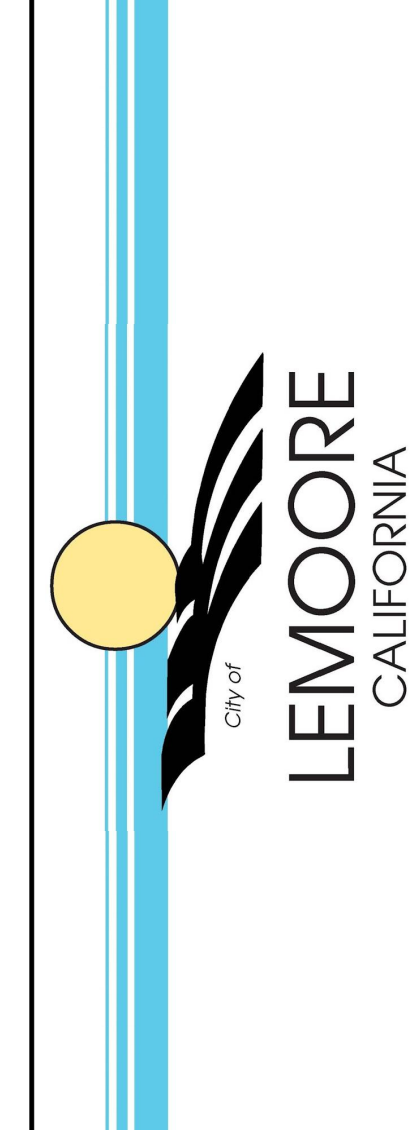
ADU SQFT
375

DRAWING SCALE
1/2" = 1'

SHEET
P1

Y	N/A	RESPON PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 (MVELCO), whichever is more stringent.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NOTES: 1. The Model Water Efficient Landscape Ordinance (MVELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWVELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.3.1 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.2 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.3.2 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.2 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 CALGreen, LiveWork units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. LiveWork units shall comply with Chapter 4 and Appendix A4, as applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.3.3 Showerheads. 4.106.4.3.3.1 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 Tank-type Toilets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.2 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.3.3.2 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.2 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.3.3.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.2 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.3.3.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.2 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.3.3.5 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 COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.2 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.3.3.6 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.2 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.3.3.7 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 COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.2 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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".	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.3.3.7 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 COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.2 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.

DISCLAIMER: THE USER AGREES TO RELEASE THE CITY OF LEMOORE 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.



PROJECT TITLE	CITY OF LEMOORE - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	CALGREEN FORM
AGENCY	SJV REAP
DATE	5/30/2024

ADU SQFT
375
DRAWING SCALE

SHEET
G1

Table with 2 columns: Y, N/A, RESPON PARTY. Contains checkboxes for various sections.

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... 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... 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... 4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type... 4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION... 4.504.2 FINISH MATERIAL POLLUTANT CONTROL... 4.504.2.1 Adhesives, Sealants and Caulks... 4.504.2.2 Paints and Coatings... 4.504.2.3 Aerosol Paints and Coatings... 4.504.2.4 Verification... TABLE 4.504.1 - ADHESIVE VOC LIMIT... 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 with 2 columns: Y, N/A, RESPON PARTY. Contains checkboxes for various sections.

TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS)

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 with 2 columns: Y, N/A, RESPON PARTY. Contains checkboxes for various sections.

TABLE 4.504.5 - FORMALDEHYDE LIMITS: MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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/CCDCPP/DEOD/CEHLB/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/CCDCPP/DEOD/CEHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDCPP/DEOD/CEHLB/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.

Table with 2 columns: Y, N/A, RESPON PARTY. Contains checkboxes for various sections.

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).

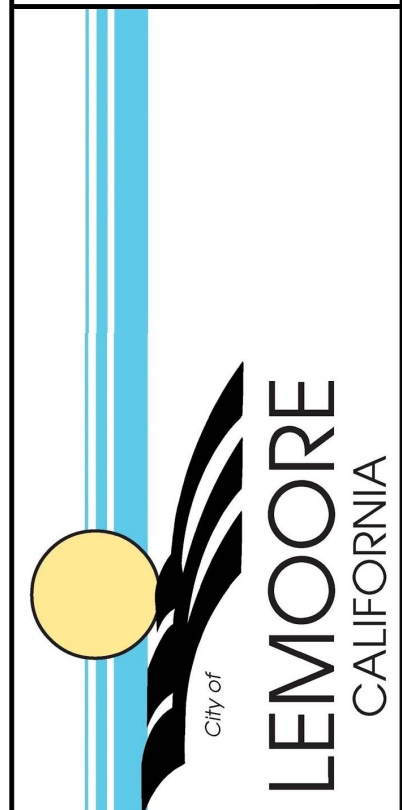
[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction 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: THE USER AGREES TO RELEASE THE CITY OF LEMOORE 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.



REVISIONS

Table with columns: NO., DESCRIPTION, DATE. Contains 5 empty rows.

Table with columns: PROJECT TITLE, SHEET DESCRIPTION, AGENCY, DATE. CITY OF LEMOORE - PRE-REVIEWED ADD PROGRAM CALGREEN FORM DATE 5/30/2024

ADU SQFT 375

DRAWING SCALE ---

SHEET G2