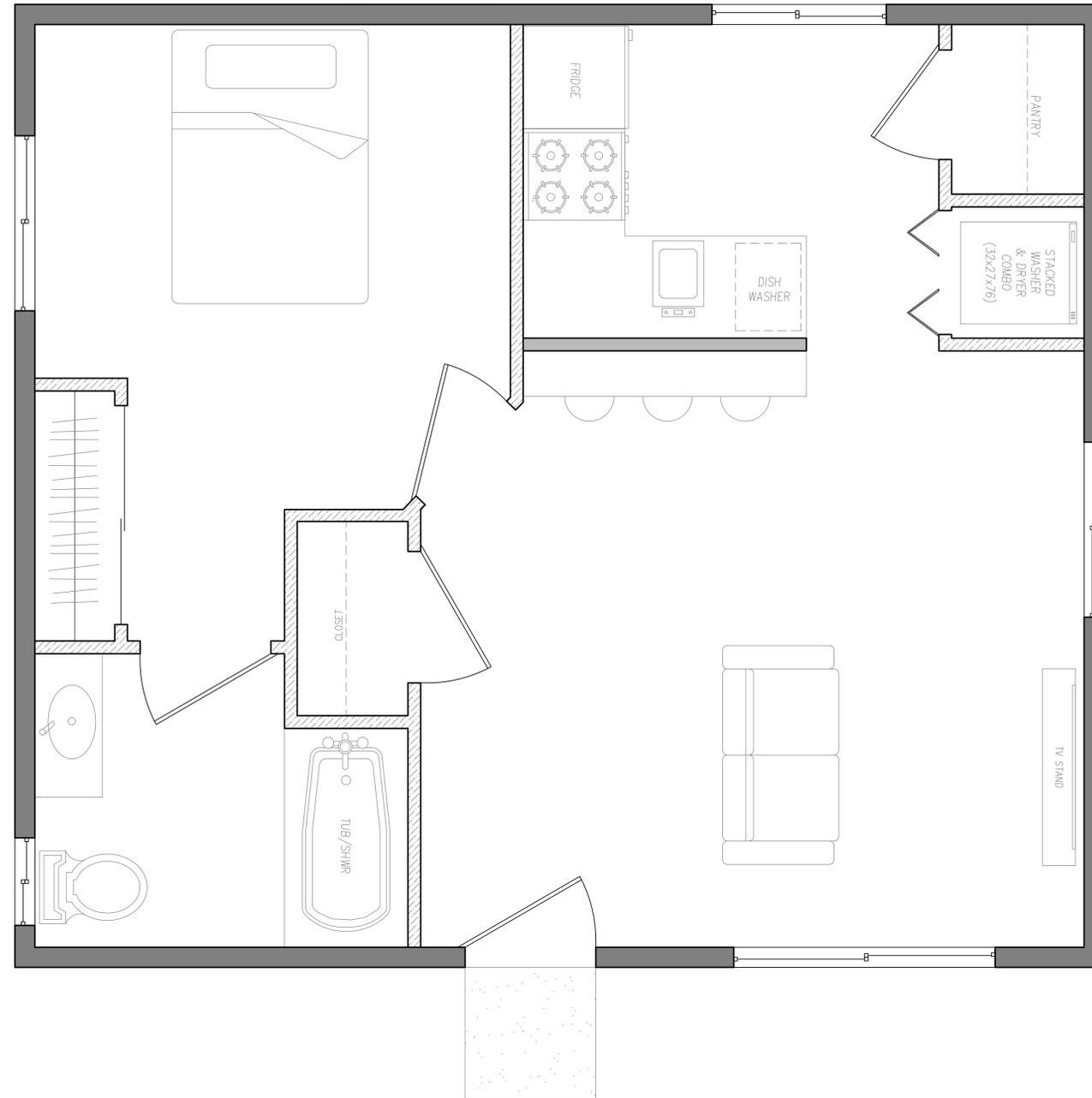


# MADERA COUNTY PRE-REVIEWED ACCESSORY DWELLING UNIT PROGRAM



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

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## ADU INFO

OCCUPANCY TYPE	R-3
CONSTRUCTION TYPE	VB
CLIMATE ZONE	13

## ADDITIONAL REQUIREMENTS DUE AT TIME OF SUBMITTAL

- TRUSS DRAWINGS AND ANALYSIS
- FIRE SPRINKLER PLAN (IF REQUIRED)
- SOLAR PHOTOVOLTAIC (PV) PLAN
- STREET ADDRESSING

## BUILDING CODE:

- 2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC) PART 2, TITLE 24 PART 2.5 (2021 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS).
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)
- 2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)
- 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2020 UNIFORM PLUMBING CODE AND AMENDMENTS)
- 2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.
- 2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.
- 2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.
- 2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL
- CONTRACTOR SHALL REFER TO THE ABOVE CITED CODES AND LOCAL REGULATIONS WHERE SPECIFIC DETAILS ARE REQUIRED BUT NOT DEPICTED IN THE APPROVED PLANS.

DISCLAIMER: THE USER AGREES TO RELEASE THE COUNTY OF MADERA 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


PROJECT TITLE	MADERA COUNTY - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	COVER
DATE	7/23/2024
AGENCY	SJV REAP

ADU SQFT	550
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DRAWING SCALE	-
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SHEET	C0
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**A. GENERAL**

- APPLICABLE CODES. ALL PROJECTS SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE (CBC) AND/OR CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA FIRE CODE (CFC), AND THE 2022 CALIFORNIA BUILDING ENERGY STANDARDS (CBEES).
- NOTES AND DETAILS OR THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES. THE DETAILS ON THE DRAWINGS SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, DETAILS OF A CHARACTER SIMILAR TO THOSE SHOWN SHALL BE USED, SUBJECT TO REVIEW.
- THIS PLAN DOES NOT ADDRESS FLOOD ZONES, WILDLAND URBAN INTERFACE (WUI), DISTANCE TO PROPERTY LINE, DISTANCE TO BUILDINGS ONSITE, SNOW LOADS, ETC., SO THE APPLICANT HAS A CHOICE TO EITHER PROVIDE INFORMATION FOR SOME OR ALL THESE ITEMS NOW, FACE ADDITIONAL PLAN REVIEW AS THESE ISSUES ARISE UPON SUBMITTAL FOR PERMITS, OR BE LIMITED AS TO WHERE THESE UNITS MAY BE LOCATED.

**B. ELECTRICAL, PLUMBING, AND MECHANICAL**

- EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE RESPECTIVE CITY'S MUNICIPAL CODE.
- 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)
- LUMINAIRE REQUIREMENTS. INSTALLED LUMINAIRES SHALL MEET THE EFFICACY AND FIXTURE REQUIREMENTS OF CBEES 150.0(k).
- DETECTORS. ALL DETECTORS MUST BE HARD WIRED TO THE BUILDING'S ELECTRICAL SYSTEM, INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE INTERCONNECTED, WITH BATTERY BACKUP [CRC R314.1]
  - SMOKE DETECTORS. SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. (CRC R314.3)
  - CARBON MONOXIDE DETECTORS. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. (CRC R315.3)
- WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4-INCH-BY-24-GAUGE STRAPS REQUIRED AROUND WATER HEATERS, WITH 1/4-INCH-BY-3-INCH LAG BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE AT POINTS WITHIN UPPER THIRD AND LOWER THIRD OF WATER HEATER VERTICAL DIMENSION. LOWER CONNECTION SHALL OCCUR MINIMUM 4 INCHES ABOVE CONTROLS. (CPC 507.2)
- GAS APPLIANCES IN GARAGES. WATER HEATERS AND HEATING/COOLING EQUIPMENT CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE PLACED ON MINIMUM 18-INCH-HIGH PLATFORM UNLESS LISTING REPORT NUMBER PROVIDED SHOWING IGNITION-RESISTANT APPLIANCE. (CPC 507.13 AND CMC 305.1)
- IMPACT PROTECTION OF APPLIANCES. WATER HEATERS AND HEATING/COOLING EQUIPMENT SUBJECT TO VEHICULAR IMPACT SHALL BE PROTECTED BY BOLLARDS OR AN EQUIVALENT MEASURE. (CPC 507.13.1 AND CMC 305.11)
- WATER CLOSET CLEARANCE. MINIMUM 30-INCH-WIDE BY 24-INCH-DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)
- SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30-INCH-DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22-INCH UNOBSTRUCTED WIDTH. (CPC 408.5 AND CPC 408.6)
- FIREPLACE APPLIANCES. FIREPLACES WITH GAS APPLIANCES ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LPG APPLIANCES ARE TO HAVE NO "PIT" OR "SUMP" CONFIGURATIONS. (CMC 303.7.1)
- CHIMNEY CLEARANCE. MINIMUM 2-FOOT CHIMNEY CLEARANCE REQUIRED ABOVE BUILDING WITHIN 10-FOOT HORIZONTALLY OF CHIMNEY. THE CHIMNEY SHALL EXTEND MINIMUM 3 FEET ABOVE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF. (CRC R1003.9)

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

- TRANSFER AIR. VENTILATION AIR SHALL BE PROVIDED DIRECTLY FROM THE OUTDOORS AND NOT AS TRANSFER AIR FROM ADJACENT DWELLING UNITS OR OTHER SPACES, SUCH AS GARAGES, UNCONDITIONED CRAWLSPACES, OR UNCONDITIONED ATTICS. (CBEES 150.0(o))
- INSTRUCTIONS AND LABELING. VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM. (CBEES 150.0(o))
- COMBUSTION AND SOLID-FUEL BURNING APPLIANCES. COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING. (CBEES 150.0(o))
- GARAGES. THE WALL AND OPENINGS BETWEEN OCCUPIABLE SPACES AND THE GARAGE SHALL BE SEALED. HVAC SYSTEMS THAT INCLUDE AIR HANDLERS OR RETURN DUCTS LOCATED IN GARAGES SHALL HAVE TOTAL AIR LEAKAGE OF NO MORE THAN 6% OF TOTAL FAN FLOW WHEN MEASURED AT 0.1 IN. W.C. USING CALIFORNIA TITLE 24 OR EQUIVALENTS. (CBEES 150.0(o))
- MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPIABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. (CBEES 150.0(o))
- AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. (CBEES 150.0(o))
- AIR MOVING EQUIPMENT. AIR MOVING EQUIPMENT USED TO MEET EITHER THE WHOLE-BUILDING VENTILATION REQUIREMENT OR THE LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND. (CBEES 150.0(o))
  - ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
  - INTERMITTENTLY OPERATED WHOLE-BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
  - INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
  - REMOTELY LOCATED AIR-MOVING EQUIPMENT (MOUNTED OUTSIDE OF HABITABLE SPACES) NEED NOT MEET SOUND REQUIREMENTS IF AT LEAST 4 FEET OF DUCTWORK BETWEEN FAN AND INTAKE GRILL.
- A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
- AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
  - BATHROOMS: INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL NOT BE LESS THAN 50 CFM. CONTINUOUS OPERATION SHALL NOT BE LESS THAN 20 CFM. (CMC 405.3.1)
  - KITCHENS: INTERMITTENT CONTROLLED OPERATIONS, THE EXHAUST RATE SHALL NOT BE LESS THAN 100 CFM FOR RANGE HOODS OR 300 CFM FOR MECHANICAL EXHAUST FANS INCLUDING DOWNDRAFT APPLIANCES. CONTINUOUS OPERATED VENTILATION, THE EXHAUST RATE SHALL NOT BE LESS THAN 5CFM OR 4% OF THE OCCUPIED FLOOR AREA. (CMC 405.4.1)

**D. FOUNDATION**

- PROJECTS DETERMINED TO BE IN SEISMIC DESIGN CATEGORY (SDC) "D" REQUIRE A GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION [CBC 1803.2 & 1803.5.12] UNLESS WAIVED BY THE BUILDING OFFICIAL. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING THE SITE PLAN AND THE FOUNDATION PLAN PREPARED BY OTHERS FOR CONFORMANCE WITH THE RECOMMENDATIONS OF HIS SOILS REPORT AND SHALL SIGNIFY HIS REVIEW BY CERTIFYING THE FIRST SHEET OF SAID PLANS [CRC R301.1.3.1].
  - SAMPLE CERTIFICATION.
 

THESE PLANS CONFORM TO THE GEOTECHNICAL REPORT # \_\_\_\_\_ DATED \_\_\_\_\_ AS PREPARED UNDER MY SUPERVISION. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.
- FOUNDATION REINFORCEMENT. CONTINUOUS FOOTINGS AND STEM WALLS SHALL BE PROVIDED WITH A MINIMUM TWO LONGITUDINAL NO. 4 BARS, ONE AT THE TOP AND ONE AT THE BOTTOM OF THE FOOTING. (CRC R403.1.3.3)
- INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. (CRC 403.1.3.4)
- HORIZONTAL REINFORCEMENT SHALL BE THE LONGEST LENGTHS PRACTICAL. WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE 40 BAR DIAMETERS, THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES [SEE FIGURER608.5.4(1)]
- ANCHOR BOLTS AND SILLS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION OR FOUNDATION WALL PER THE FOLLOWING (CRC R403.1.6 AND CRC R602.11.1):
  - MINIMUM 1/2-INCH-DIAMETER STEEL BOLTS, ASTM F1554, GR36

- BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY
- BOLTS SPACED MAXIMUM 6 FEET ON CENTER
- MINIMUM TWO BOLTS PER PLATE/SILL PIECE WITH ONE BOLT LOCATED MAXIMUM 12 INCHES AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SILL PLATE/PIECE
- MINIMUM 3-INCH BY 3-INCH BY 0.229-INCH STEEL PLATE WASHER BETWEEN SILL AND NUT ON EACH BOLT HOLD-DOWNS. ALL HOLD-DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- PROTECTION OF WOOD AGAINST DECAY. NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R317.1):
  - ALL WOOD IN CONTACT WITH GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO WEATHER
  - WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD
  - WOOD FRAMING, SHEATHING, AND SIDING ON THE EXTERIOR OF THE BUILDING AND HAVING CLEARANCE LESS THAN 6 INCHES FROM THE EXPOSED GROUND OR LESS THAN 2 INCHES VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACE EXPOSED TO WEATHER
  - SILLS AND SLEEPERS ON CONCRETE OR MASONRY SLAB IN DIRECT CONTACT WITH GROUND UNLESS SEPARATED FROM SUCH SLAB BY IMPERVIOUS MOISTURE BARRIER

**E. WOOD FRAMING**

- FASTENER REQUIREMENTS. THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). (CRC R602.3)
- SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2-INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. (CRC R602.3.4)
- BEARING STUDS, WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. (CRC R602.3.3) EXCEPTION: THE TOP PLATES ARE TWO 2-INCH BY 6-INCH OR TWO 3-INCH BY 4-INCH MEMBERS.
- DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. (CRC R602.6) EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHERE THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. (CRC R602.3.2)
- TOP PLATE SPLICES. TOP PLATE LAP SPLICES SHALL BE FACE-NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. (CRC R602.10.8.1)
- DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054-INCH THICK AND 1-1/2-INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8 10D NAILS HAVING A MINIMUM LENGTH OF 1-1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. (CRC R602.6.1)
- SHEAR WALL AND DIAPHRAGM NAILING. ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FLOOR DIAPHRAGMS SHALL BE NAILED TO SUPPORTING CONSTRUCTION PER CRC TABLE R602.3(1). (CRC R604.3)
- SHEAR WALL JOINTS. ALL VERTICAL JOINTS IN SHEAR WALL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN SHEAR WALLS SHALL OCCUR OVER, AND BE FASTENED TO, MINIMUM 1-1/2-INCH-THICK BLOCKING. (CRC R602.10.10)
- FRAMING OVER OPENINGS. HEADERS, DOUBLE JOISTS, OR TRUSSES OF ADEQUATE SIZE TO TRANSFER LOADS TO VERTICAL MEMBERS SHALL BE PROVIDED OVER WINDOW AND DOOR OPENINGS IN LOAD-BEARING WALLS AND PARTITIONS. (CBC 2304.3.2).
- ROOF TRUSSES TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
- ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
- ROOF DIAPHRAGM AT RIDGES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
- BLOCKING OF ROOF TRUSSES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
- TRUSS CLEARANCE. MINIMUM 1/2-INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
- FIREBLOCKING. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.11 AND CRC R1003.19):
  - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
    - VERTICALLY AT THE CEILING AND FLOOR LEVELS
    - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
    - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
    - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
    - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
    - AT CHIMNEYS AND FIREPLACES PER ITEM E.49
    - CORNICES OF A TWO-FAMILY DWELLING AT THE LINE OF DWELLING-UNIT SEPARATION
- FIREBLOCKING MATERIALS. EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E.48 AND E.49, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11.1):
  - TWO-INCH NOMINAL LUMBER
  - TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
  - ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANEL
  - ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD
  - 1/2-INCH GYPSUM BOARD
  - 1/4-INCH CEMENT-BASED MILLBOARD
  - BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS-SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
- FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL. SUCH OPENINGS SHALL BE FIREBLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.11)
- FIREBLOCKING OF CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. (CRC R1003.19)
- DRAFTSTOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):
  - CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
  - FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS
- DRAFTSTOPPING MATERIALS. DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. (CRC R302.12.1)

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

**F. BASIS OF DESIGN**

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

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

**G. GENERAL MATERIAL SPECIFICATIONS**

- LUMBER. ALL JOISTS, RAFTERS, BEAMS, AND POSTS SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER. STUDS NOT MORE THAN 8 FEET LONG SHALL BE STUD-GRADE DOUGLAS FIR-LARCH OR BETTER WHEN SUPPORTING NOT MORE THAN ONE FLOOR, ROOF, AND CEILING. STUDS LONGER THAN 8 FEET SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER.
- STRUCTURAL PLYWOOD SHALL CONFORM TO COMMERCIAL STANDARD DOC PS 1-09 AND HAVE A PANEL GRADE OF C-D. WOOD BASED STRUCTURAL -USE PANELS (I.E. ORIENTED STRAND BOARD) SHALL CONFORM TO THE APA PRP-108 PERFORMANCE STANDARD OF THE VOLUNTARY PRODUCT STANDARD DOC PS 2-10. "PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS". PUBLISHED BY THE DEPARTMENT OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD AND STRUCTURAL-USE PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1. SHEATHING EXPOSED TO WEATHER SHALL BE GRADE C-C EXTERIOR WITH A RANGE INDEX AS TO MATCH BODY OF DIAGRAM SPECIFIED.
- CONCRETE. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE (CBC), EXCEPT ITEMS NOT SPECIFICALLY COVERED THEREIN SHALL ALSO CONFORM TO ACI 318-14. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS (CRC R402.2)
- REINFORCING STEEL. REINFORCING STEEL USED IN CONSTRUCTION OF REINFORCED CONCRETE STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A 615., GRADE 40 (CRC R403.1.3.5.1)
- FASTENERS FOR PRESERVATIVE-TREATED WOOD. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD - INCLUDING NUTS AND WASHERS -- SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.1)
 

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

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

EXCEPTION: PLAIN CARBON STEEL FASTENERS ACCEPTABLE IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT
- FASTENERS FOR FIRE-RETARDANT-TREATED WOOD. FASTENERS FOR FIRE-RETARDANT-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.3)

**H. STREET ADDRESSING**

- INSTALL STREET ADDRESS NUMERALS, AT LEAST FOUR INCHES HIGH WITH MINIMUM 1/4-INCH STROKE, MOUNTED ON A CONTRASTING BACKGROUND ON FRONT OF THE BUILDING [CRC R319.1 AND MCMC 11.04.246].
- ADDRESS NUMBER ASSIGNMENT: ONLY ADDRESS NUMBERS ASSIGNED AND APPROVED BY THE BUILDING AND COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT MAY BE DISPLAYED ON PROPERTY AND/OR BUILDINGS.
- ADDRESS NUMBER STYLE: ALL NUMBERS OR LETTERS USED AS PART OF THE REQUIRED ADDRESS SIGN SHALL BE DISPLAYED IN A HORIZONTAL FORMAT. THE NUMBERS SHALL BE DISPLAYED BY USING NUMERICAL CHARACTERS AND NOT LETTERS TO SPELL THE NUMBER(S) [CBC 501.2, MCMC 11.04.245 & 246].
- LOCATION: ADDRESS NUMBERS SHALL BE LOCATED ON THE HIGH POINT CORNER OF THE BUILDING FACING THE STREET SIDE OF THE BUILDING, UNLESS OTHERWISE APPROVED BY THE BUILDING OR COUNTY BUILDING OFFICIAL AND FIRE MARSHAL [MCMC 11.04.246].
- ILLUMINATION: ADDRESS NUMBERS SHALL BE ILLUMINATED, INTERNALLY OR EXTERNALLY, DURING ALL HOURS OF DARKNESS [MCMC 11.04.246].
- BUILDINGS LOCATED ON THE PROPERTY SO THAT THE REQUIRED ADDRESS DISPLAYED ON THE BUILDING IS NOT VISIBLE FROM THE PUBLIC STREET FRONTING THE PROPERTY, ADDITIONAL ADDRESS NUMBER SIGNS WILL BE REQUIRED AT THE PUBLIC STREET ENTRANCE TO THE PROPERTY, DRIVEWAY OR PRIVATE ROAD AND AT ANY INTERSECTING POINTS ALONG THE DRIVEWAY OR PRIVATE ROAD LEADING TO THE BUILDING. THESE ADDITIONAL SIGNS FOR SINGLE FAMILY DWELLINGS ARE NOT REQUIRED TO BE ILLUMINATED BUT ARE REQUIRED TO BE REFLECTORIZED AND SHALL BE 4-INCH HEIGHT AND A 0.5-INCH STROKE MINIMUM.

**I. LIGHTING**

RESIDENTIAL LIGHTING. CA ENERGY CODE 150.0(k)

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

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

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

EXCEPTION 3 TO SECTION 150.0(k)1A: CABINET LIGHTING, LIGHTING INTERNAL TO DRAWERS, CABINETRY AND LINEN CLOSETS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER.
  - SCREW-BASED LUMINAIRES. SCREW-BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB.
  - RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
    - SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
    - HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
    - BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
    - MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.

EXCEPTION TO SECTIONS 150.0(k)10I AND III: RECESSED LUMINAIRES MARKED FOR USE IN FIRE-RATED INSTALLATIONS EXTRUDED INTO CEILING SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.
- LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES, LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JAB ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.
- BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.
- INDOOR LIGHTING CONTROLS.
  - LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
 

EXCEPTION TO SECTION 150.0(k)2A: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
  - NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(k).
  - LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.
  - AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(k)2 IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(k)2A.

DISCLAIMER: THESE STANDARD PLANS, THE USER AGREES TO BY USING THESE STANDARD PLANS, FROM ANY AND ALL RELEASE THE COUNTY OF MADERA, 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**


PROJECT TITLE MADERA COUNTY - PRE-REVIEWED ADU PROGRAM	COVER	DATE
		7/23/2024
SHEET DESCRIPTION	AGENCY	SUB REAP
ADU SOFT		550

550

DRAWING SCALE  
-

SHEET  
C1

**J. ROOFING AND WEATHERPROOFING**

- ROOF COVERING. ALL ROOF COVERING SHALL BE INSTALLED PER APPLICABLE REQUIREMENTS OF CBC 1507. ROOF COVERINGS SHALL BE AT LEAST CLASS A RATED IN ACCORDANCE WITH ASTM E 108 OR UL 790, WHICH SHALL INCLUDE COVERINGS OF SLATE, CLAY OR CONCRETE ROOF TILE, EXPOSED CONCRETE ROOF DECK, FERROUS OR COPPER SHINGLES OR SHEETS.
- ROOF FLASHING. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET). (CRC R903.2.1)
- CRICKETS AND SADDLES. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERING SHALL BE SHEET METAL OR THE SAME MATERIAL AS THE ROOF COVERING. (CRC R903.2.2)
- CRICKETS AND SADDLES. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERING SHALL BE SHEET METAL OR THE SAME MATERIAL AS THE ROOF COVERING. (CRC R903.2.2)
- WATER-RESISTIVE BARRIER. A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT SHALL BE ATTACHED TO STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER MINIMUM 2 INCHES, WHERE JOINTS OCCUR; FELT SHALL BE LAPPED MINIMUM 6 INCHES. THE FELT SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MAINTAIN A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. (CRC R703.2)
- WALL FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.8):
  - EXTERIOR DOOR AND WINDOW OPENINGS, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
  - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS
  - UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
  - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
  - WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION
  - AT WALL AND ROOF INTERSECTIONS
  - AT BUILT-IN GUTTERS
- DAMP-PROOFING. DAMPPROOFING MATERIALS FOR FOUNDATION WALLS ENCLOSING USABLE SPACE BELOW GRADE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO FINISHED GRADE. (CRC R406.1)
- WEEP SCREED. A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A 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)
- GREEN BUILDING STANDARDS CODE (CALGREEN) REQUIREMENTS APPLICABILITY. CALGREEN RESIDENTIAL MANDATORY MEASURES SHALL APPLY TO EVERY NEWLY CONSTRUCTED BUILDING OR STRUCTURE AND WITHIN ANY ADDITION OR ALTERATION INCREASING A BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. (CALGREEN 101.3, CALGREEN 301.1.1)
 

EXCEPTION: ALL RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES PER CALGREEN 301.1.1 AND CALGREEN 4.303.1.
- WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING PER CALGREEN 4.303.1:
  - WATER CLOSETS: MAXIMUM 1.28 GALLONS PER FLUSH
  - URINALS: MAXIMUM 0.5 GALLONS PER FLUSH
  - SINGLE SHOWERHEADS: MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI
  - MULTIPLE SHOWERHEADS SERVING ONE SHOWER: MAXIMUM COMBINED FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI
  - LAVATORY FAUCETS: MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI, MINIMUM FLOW RATE OF 0.8 GALLONS PER MINUTE AT 20 PSI
  - KITCHEN FAUCETS: MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI

EXCEPTION: TEMPORARY INCREASE ALLOWED TO MAXIMUM 2.2 GALLONS PER MINUTE AT 60 PSI IF FAUCET DEFAULTS BACK TO MAXIMUM 1.8 GALLONS PER MINUTE AT 60 PSI
- IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING SHALL COMPLY WITH THE FOLLOWING (CALGREEN 4.304.1):
  - CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
  - WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
- JOINTS AND OPENINGS. OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE UTILITY AND OTHER PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE. (CALGREEN 4.406.1)
 

EXCEPTION: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENING WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING. REDUCE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS. (CALGREEN 4.408.1)
 

EXCEPTION: EXCAVATED SOIL AND LAND-CLEARING DEBRIS.

EXCEPTION: ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE THE CITY OF OAKLEY, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
- CONSTRUCTION WASTE MANAGEMENT PLAN. A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE PREPARED AND AVAILABLE ON SITE DURING CONSTRUCTION. DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THE PLAN SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR THE ENFORCING AGENCY. (CALGREEN 4.408.2) THE PLAN:
  - IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE
  - SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM)
  - IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE TAKEN.
  - IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
  - SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
- OPERATION AND MAINTENANCE MANUAL. PRIOR TO FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING (CALGREEN 4.410.1):
  - DIRECTIONS TO OWNER OR OCCUPANT THAT MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
  - OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
    - EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEM, PHOTOVOLTAIC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
    - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
    - SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
    - LANDSCAPE IRRIGATION SYSTEMS.
    - WATER REUSE SYSTEMS.
  - INFORMATION FROM LOCAL UTILITY, WATER, AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
  - PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
  - EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
  - INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
  - INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
  - INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
  - INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
  - A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR CODE.
- COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM. (CALGREEN 4.504.1)

- ADHESIVES, SEALANTS, CAULKS, PAINTS, AND COATINGS POLLUTANT CONTROL. ADHESIVES (INCLUDING CARPET ADHESIVES), SEALANTS, CAULKS, PAINTS, AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CALGREEN 4.504.2. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. (CALGREEN 4.504.2.1)
- CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING (CALGREEN 4.504.3):
  - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM (ALL CARPET CUSHION MUST MEET THE REQUIREMENTS OF THIS PROGRAM).
  - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350).
  - NSF/ANSI 140 AT THE GOLD LEVEL.
  - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD.
- RESILIENT FLOORING SYSTEMS. AT LEAST 80 PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OF OR MORE OF THE FOLLOWING (CALGREEN 4.504.4):
  - VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE
  - PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM
  - CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
  - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)
- COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.) BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN CALGREEN TABLE 4.504.5. THE FOLLOWING LIMITS ARE IN PARTS PER MILLION (CALGREEN 4.504.5):
 

A. HARDWOOD PLYWOOD VENEER CORE	0.05
B. HARDWOOD PLYWOOD COMPOSITE CORE	0.05
C. PARTICLE BOARD	0.09
D. MEDIUM-DENSITY FIBERBOARD (MDF)	0.11
E. THIN MDF (5/16 INCH OR LESS)	0.13
- 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 (CALGREEN 4.505.3):
  - MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.
  - MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
  - AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE 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.
- BATHROOMS WITH A BATHTUB AND/OR SHOWER SHALL BE MECHANICALLY VENTILATED PER THE FOLLOWING (CALGREEN 4.506.1):
  - FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE BUILDING
  - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, FANS SHALL HAVE HUMIDITY CONTROLS CAPABLE OF ADJUSTMENT -- MANUALLY OR AUTOMATICALLY -- BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%.
- HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS (CALGREEN 4.507.2):
  - THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J, ASHRAE HANDBOOKS, OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
  - DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D 2009, ASHRAE HANDBOOKS, OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
  - SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS

**2022 CRC TABLE R602.3(3) - REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES**

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING	
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)
6d Common (2.0" x 0.113")	1.5	24/0	3/8	16	6	12
8d Common (2.5" x 0.131")	1.75	24/16	7/16	16	6	12
				24	6	12

**THESE ARE MINIMUM REQUIREMENTS AND SHALL NOT SUPERSEDE MORE RESTRICTIVE SPECIFICATIONS ON THE PLANS OR AS REQUIRED BY APPLICABLE CODE.**

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>	SPACING OF FASTENERS
<b>Roof</b>			
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 <sup>d</sup>
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")	---
<b>Wall</b>			
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"	---
<b>Floor</b>			
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
<b>Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing</b>			
32	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof) <sup>f</sup>	6 12 <sup>g</sup>
33	1/2" - 1"	8d common nail (2 1/2" x 0.131")	6 12 <sup>g</sup>
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
<b>Other wall sheathing<sup>h</sup></b>			
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 1/2" galvanized roofing nail, 1/16" crown or 1" crown staple 16 ga., 1 1/2" long	3 6
37	1/2" gypsum sheathing <sup>i</sup>	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7 7
38	5/8" gypsum sheathing <sup>i</sup>	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7 7
<b>Wood structural panels, combination subfloor underlayment to framing</b>			
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 8 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.

DISCLAIMER: THESE STANDARD PLANS, THE USER AGREES TO BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE COUNTY OF MADERA 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**

NO.	DESCRIPTION

PROJECT TITLE MADERA COUNTY - PRE-REWEVED ADU PROGRAM	SHEET DESCRIPTION COVER	AGENCY SJV REAP	DATE 7/23/2024

**ADU SQFT**

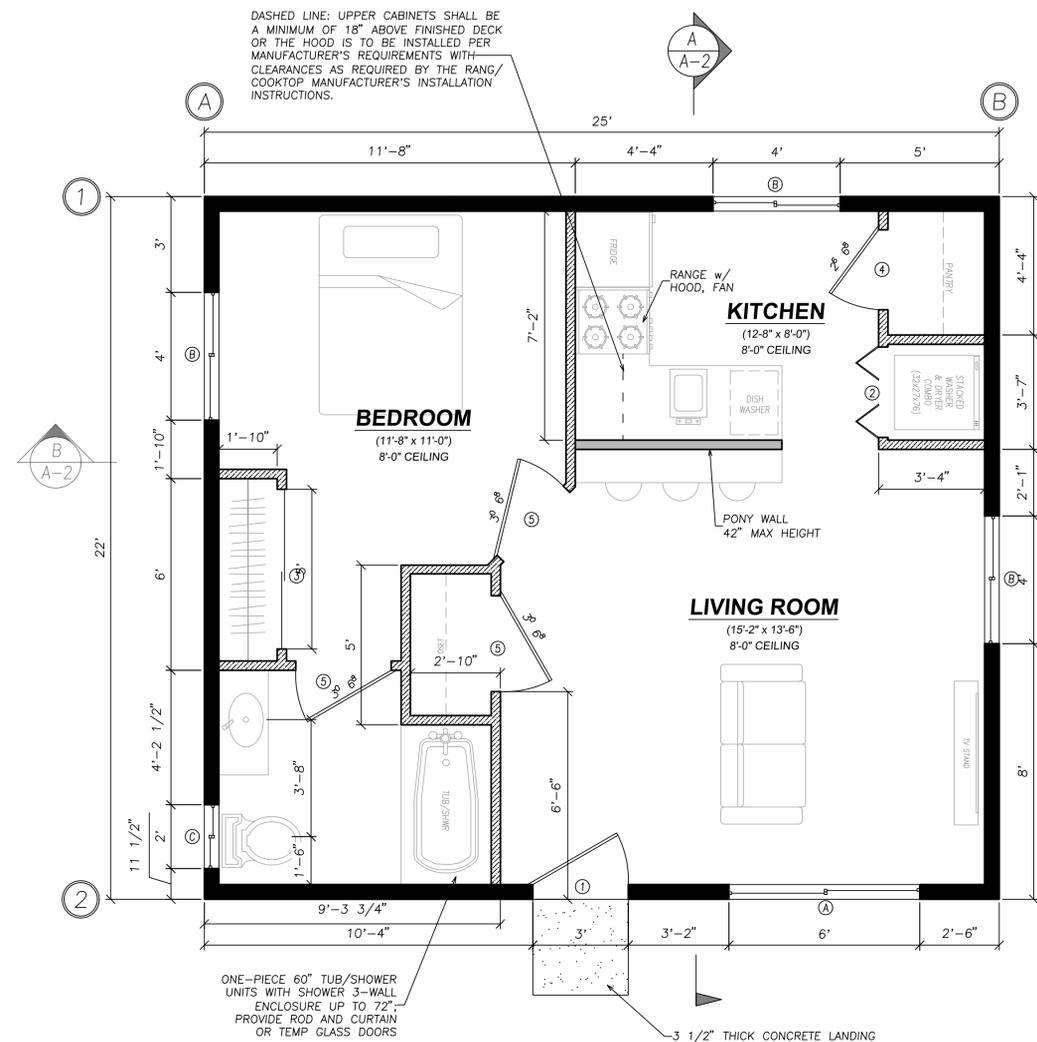
**550**

**DRAWING SCALE**

-

**SHEET**

**C2**



**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 PLYMD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; 2 LAYERS NO. 15 BUILDING PAPER OVER PLWD R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING.
- INTERIOR NON-LOAD-BEARING WALL 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR

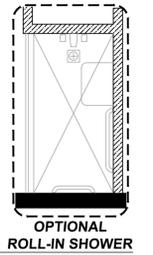
EXCERPT FROM R602.3.3 - BEARING STUDS  
 WHERE JOISTS, TRUSSES OR RAFTERS ARE SPACED MORE THAN 16 INCHES (406 MM) ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES (610 MM) ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES (127 MM) OF THE STUDS BENEATH.

EXCERPT FROM CRC R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

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

MINIMUM U = 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	



**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.

**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 1/4" 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**

- 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**

- 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]
  - 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]
  - GRAB BARS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4" MIN. AND 2" MAX. [CBC 1127A.4.3.1]
  - 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]
  - 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:
- 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.
  - 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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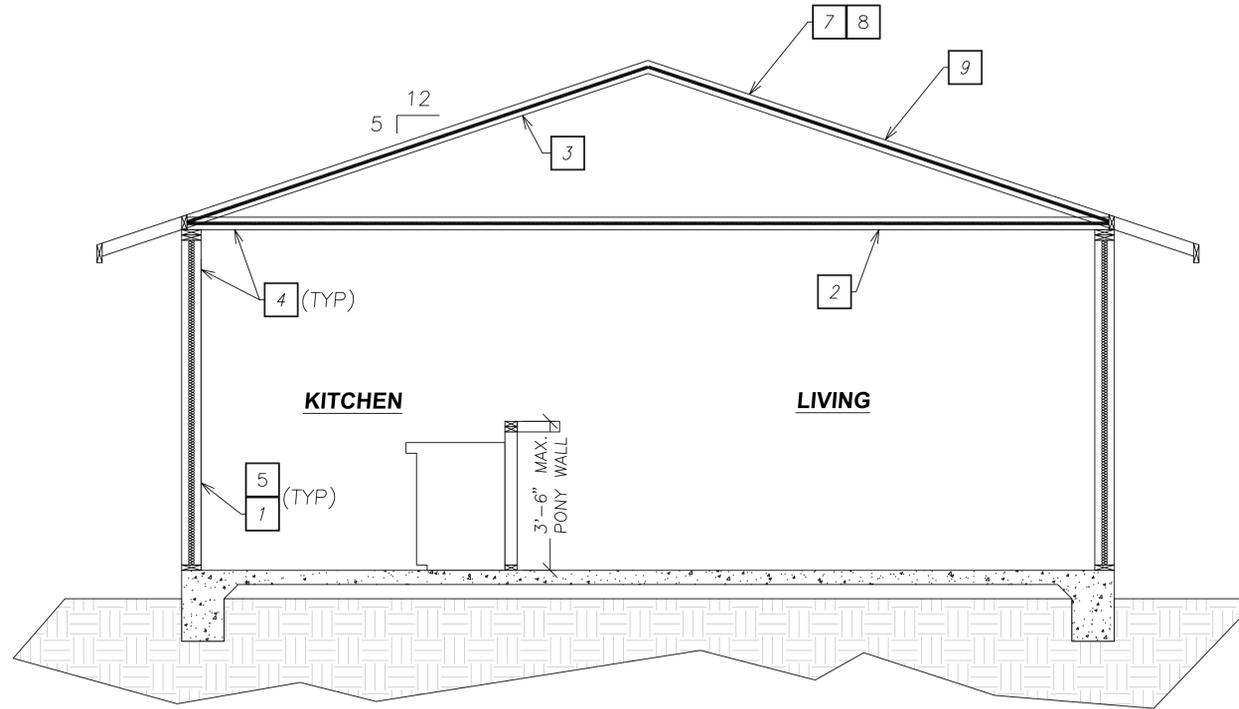
REVISIONS

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SHEET DESCRIPTION	FLOOR PLAN
DATE	7/23/2024
AGENCY	SJW REAP

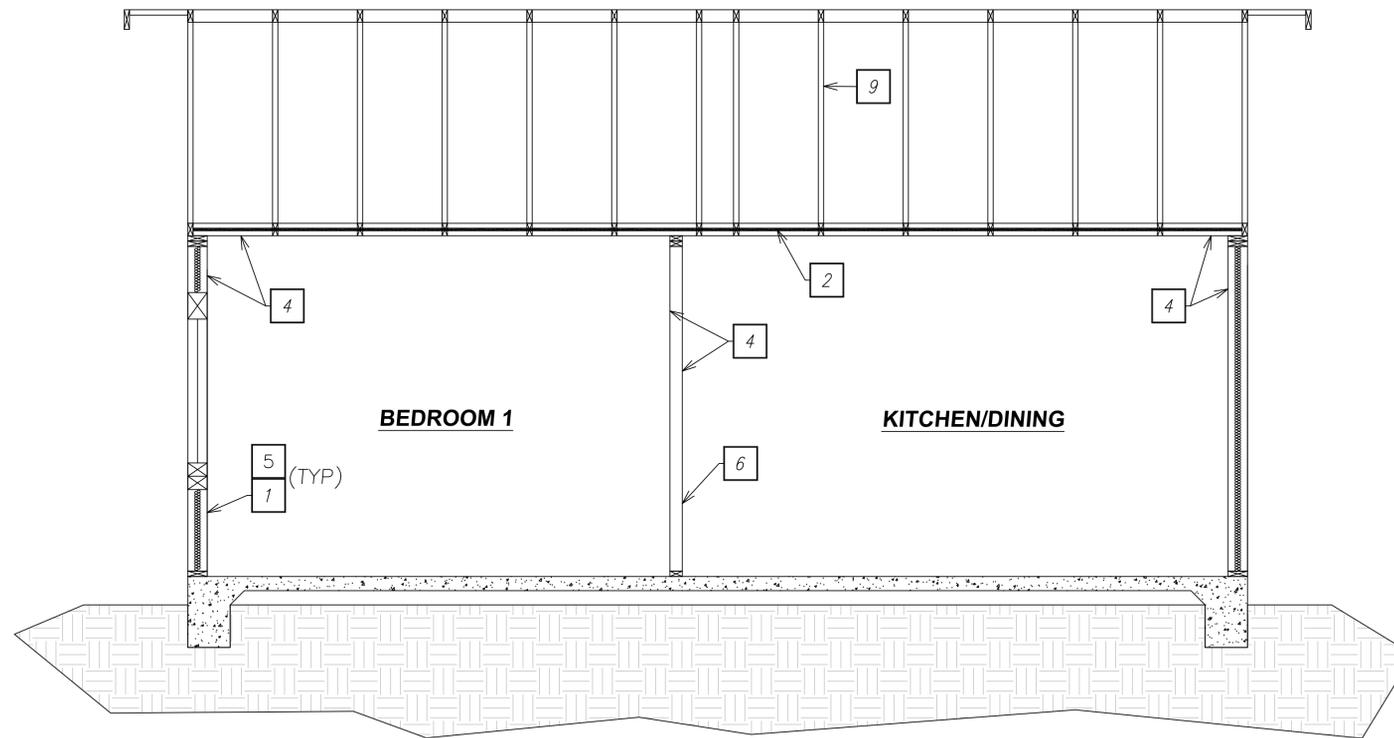
ADU SOFT  
**550**

DRAWING SCALE  
**3/8" = 1'**

SHEET  
**A1**



SECTION A - A



SECTION B - B

**SECTION KEYNOTES**

- 1 WALL INSULATION: R21
- 2 CEILING INSULATION: R38
- 3 ROOF INSULATION: R13
- 4 INTERIOR FINISH: ½" 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: SEE ELEVATIONS
- 9 MANUFACTURED TRUSSES

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REVISIONS

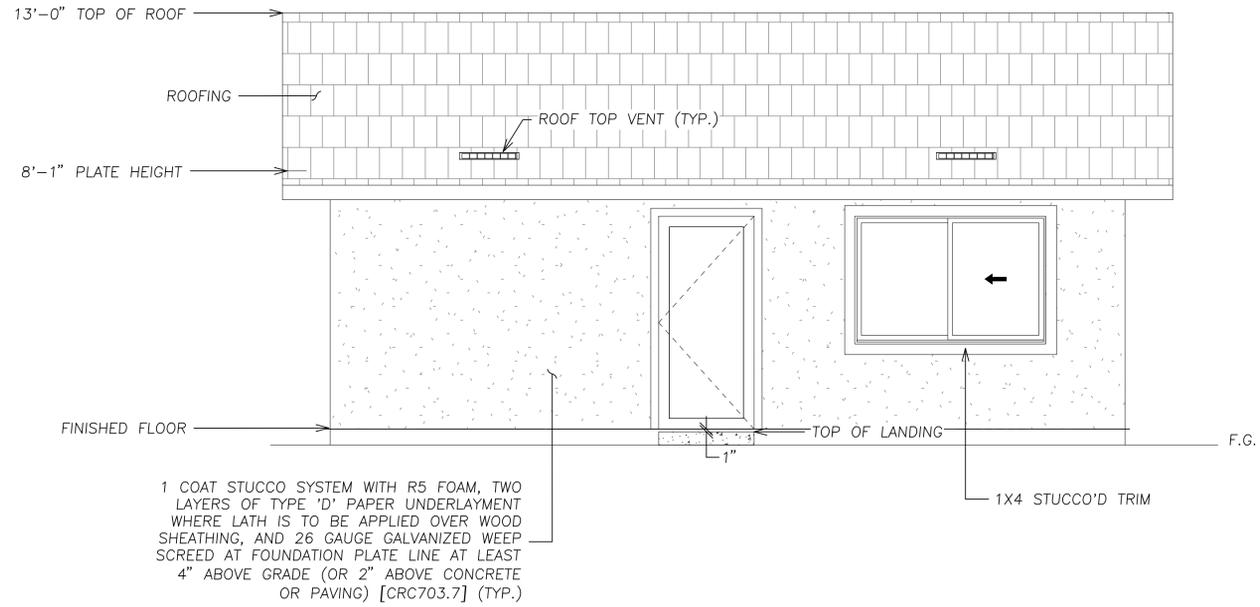
NO.	DESCRIPTION	DATE

PROJECT TITLE	MADERA COUNTY - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	SECTIONS
AGENCY	SJW REAP
DATE	7/23/2024

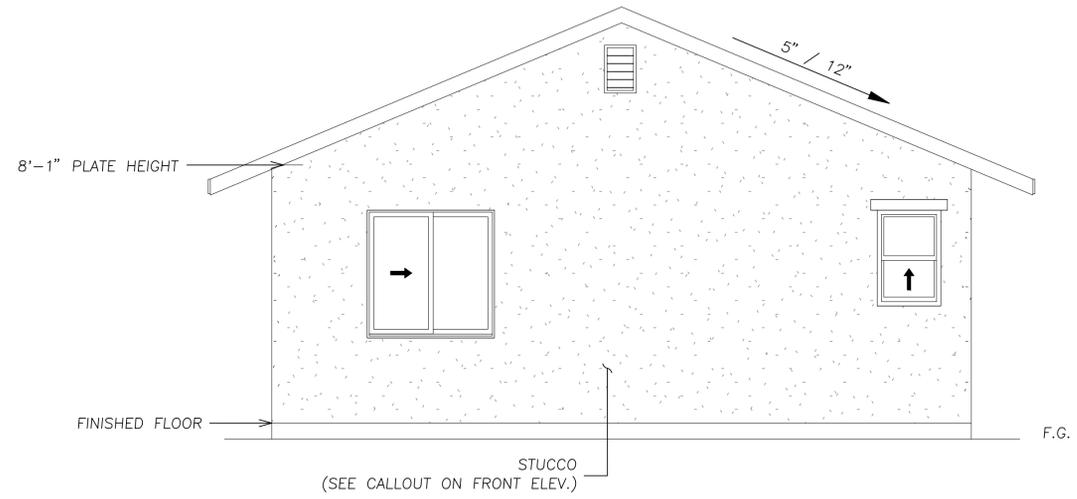
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DRAWING SCALE  
**1/2" = 1'**

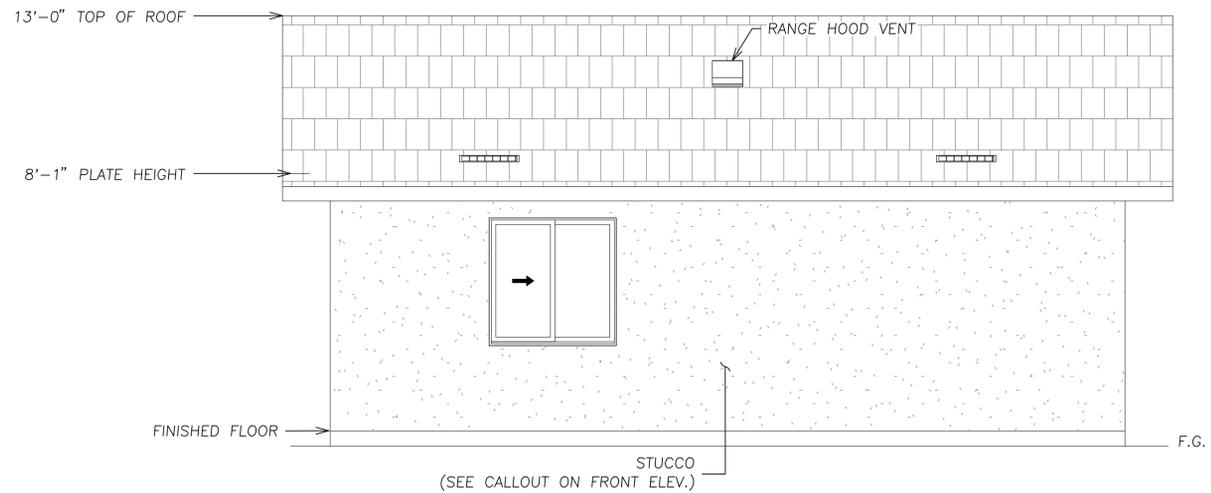
SHEET  
**A2**



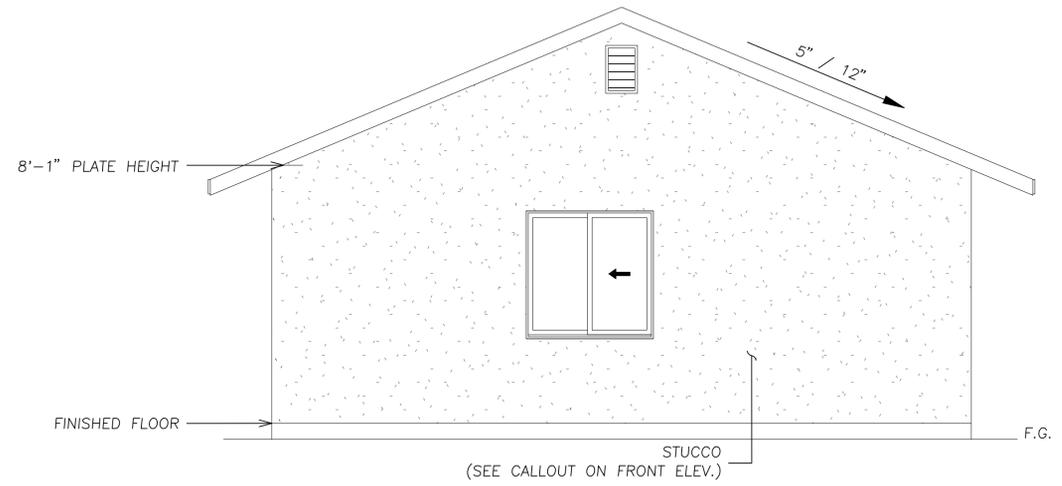
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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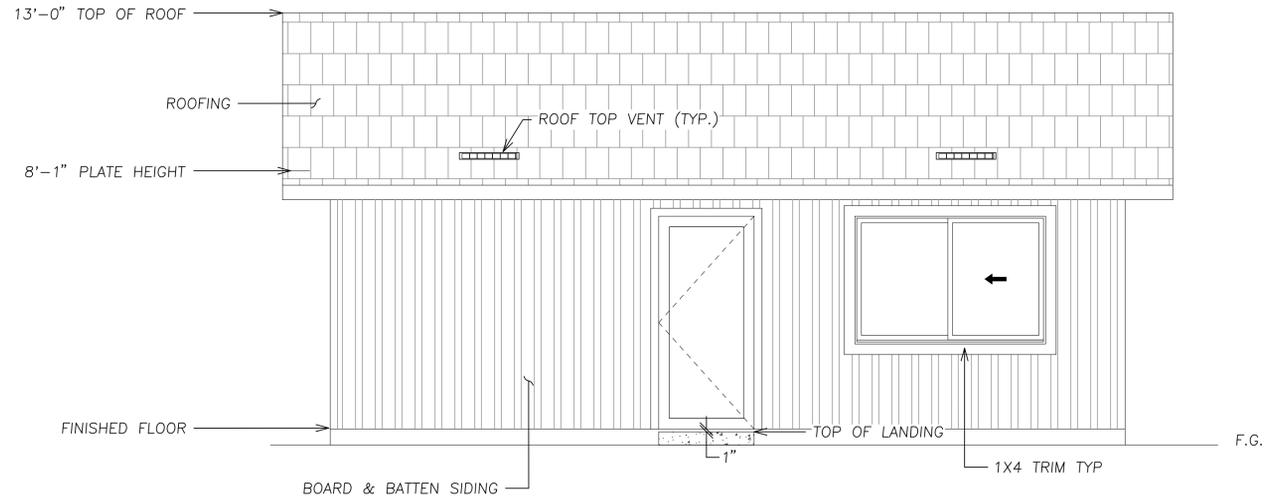
REVISIONS


PROJECT TITLE	MADERA COUNTY - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	ELEVATION A
AGENCY	SJW REAP
DATE	7/23/2024

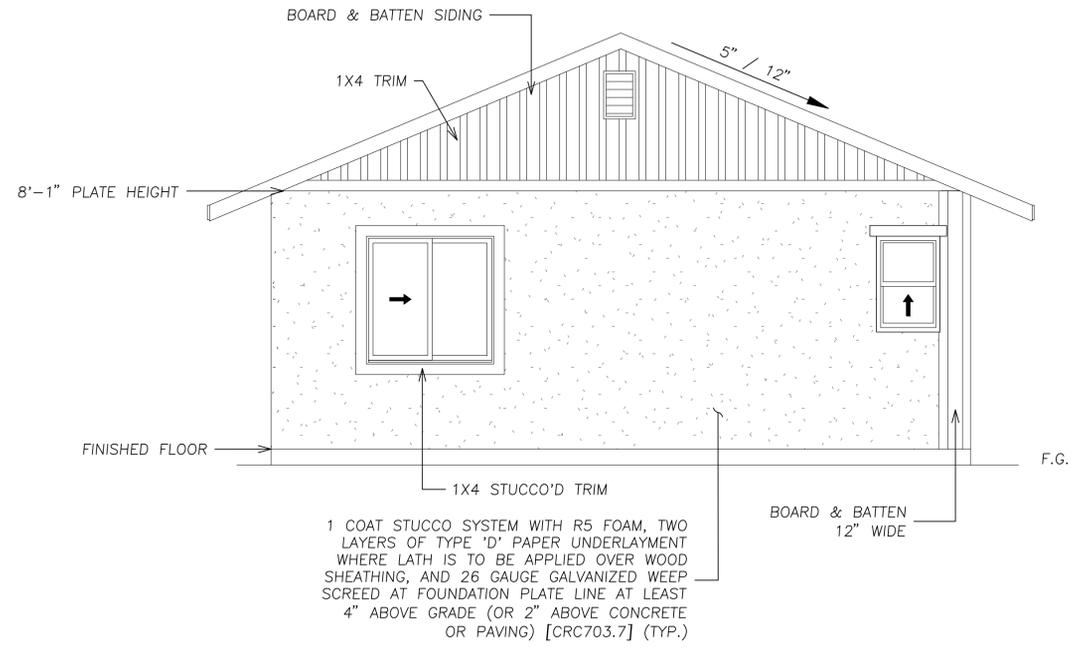
ADU SQFT  
**550**

DRAWING SCALE  
**3/8" = 1'**

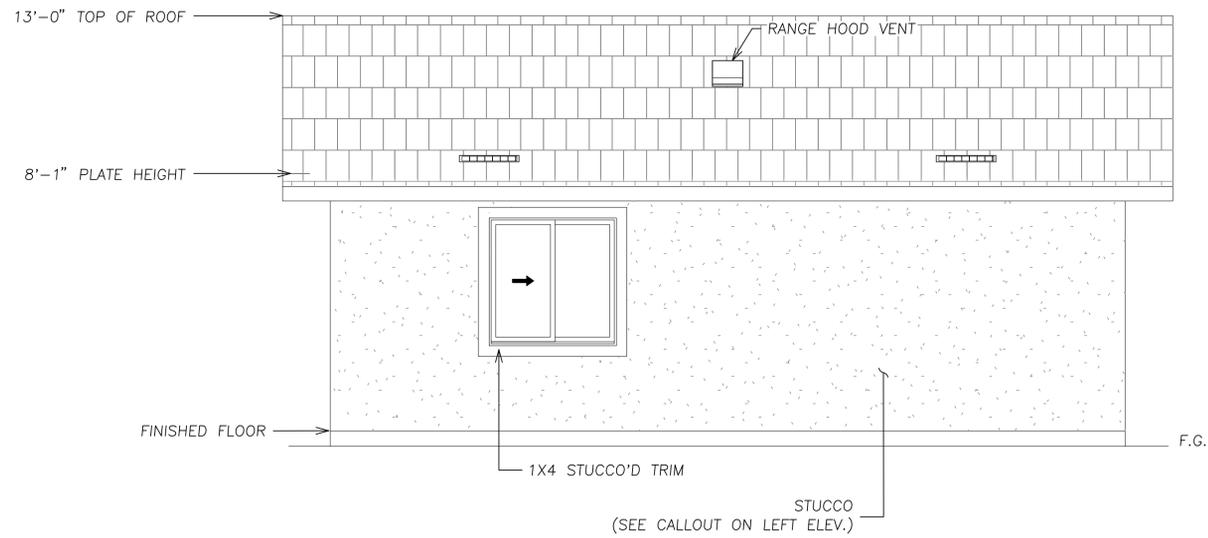
SHEET  
**A3**



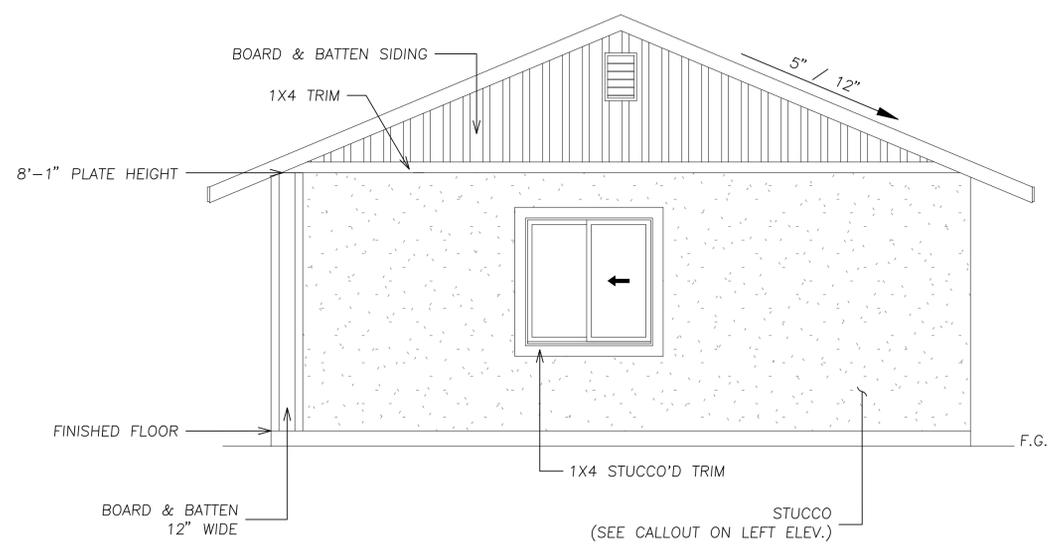
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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REVISIONS


PROJECT TITLE  
MADERA COUNTY - PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION  
ELEVATION B

AGENCY  
SJV REAP

DATE  
7/23/2024

ADU SQFT

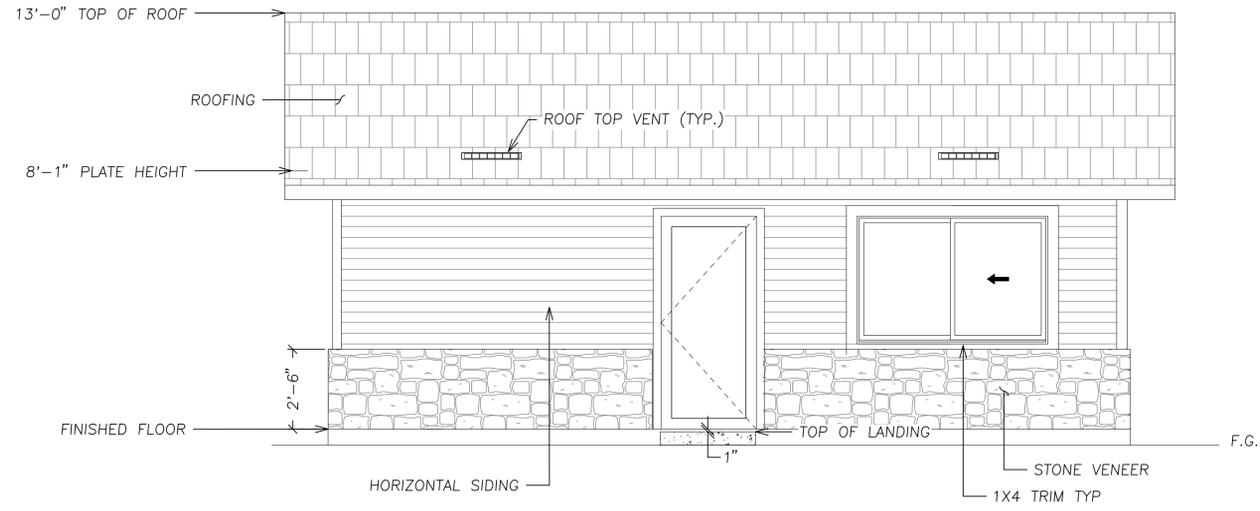
550

DRAWING SCALE

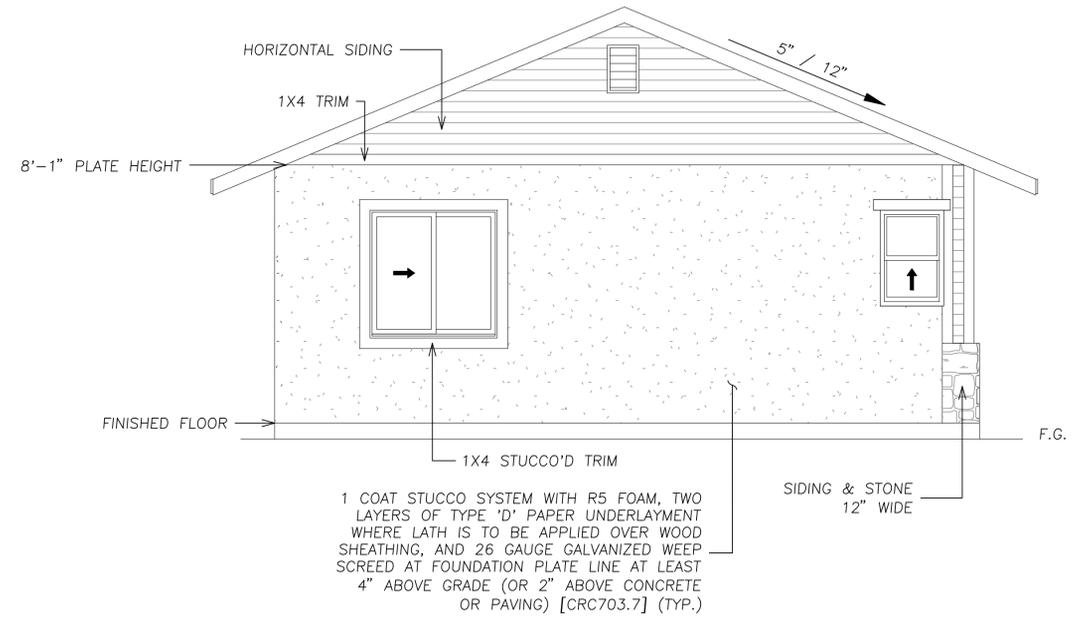
3/8" = 1'

SHEET

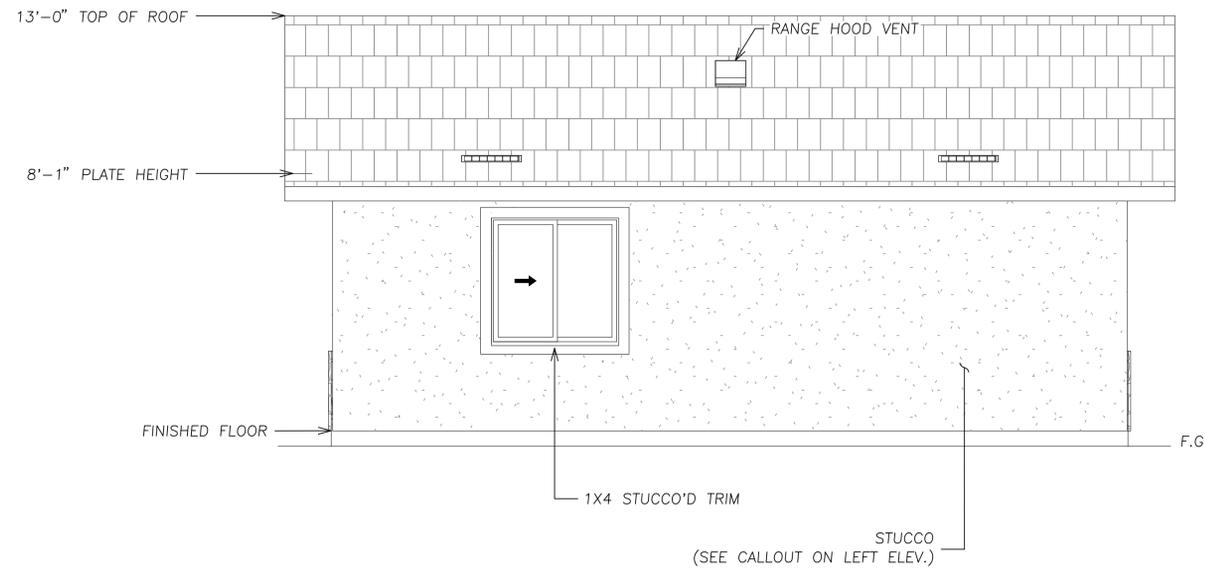
A4



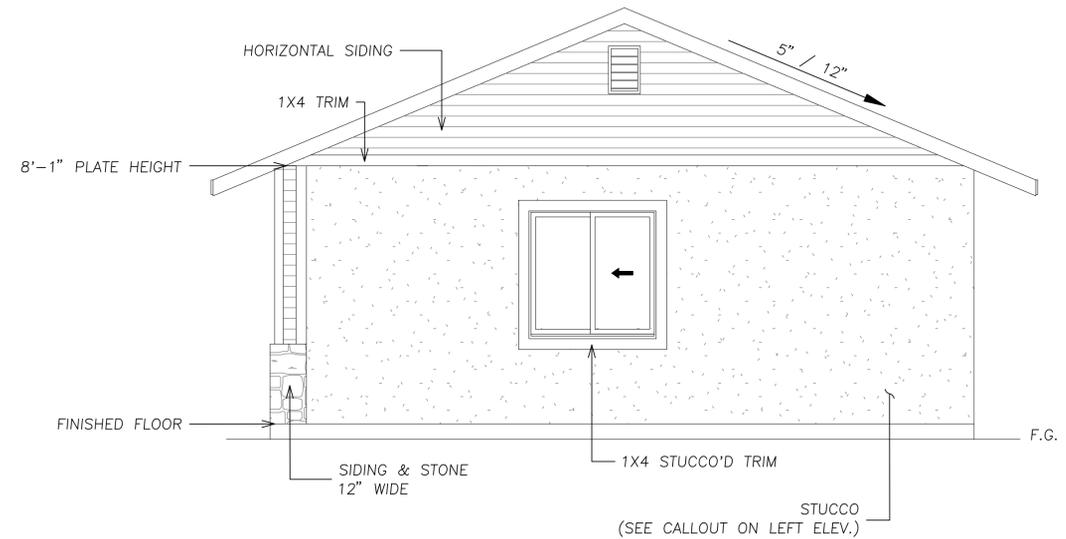
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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REVISIONS

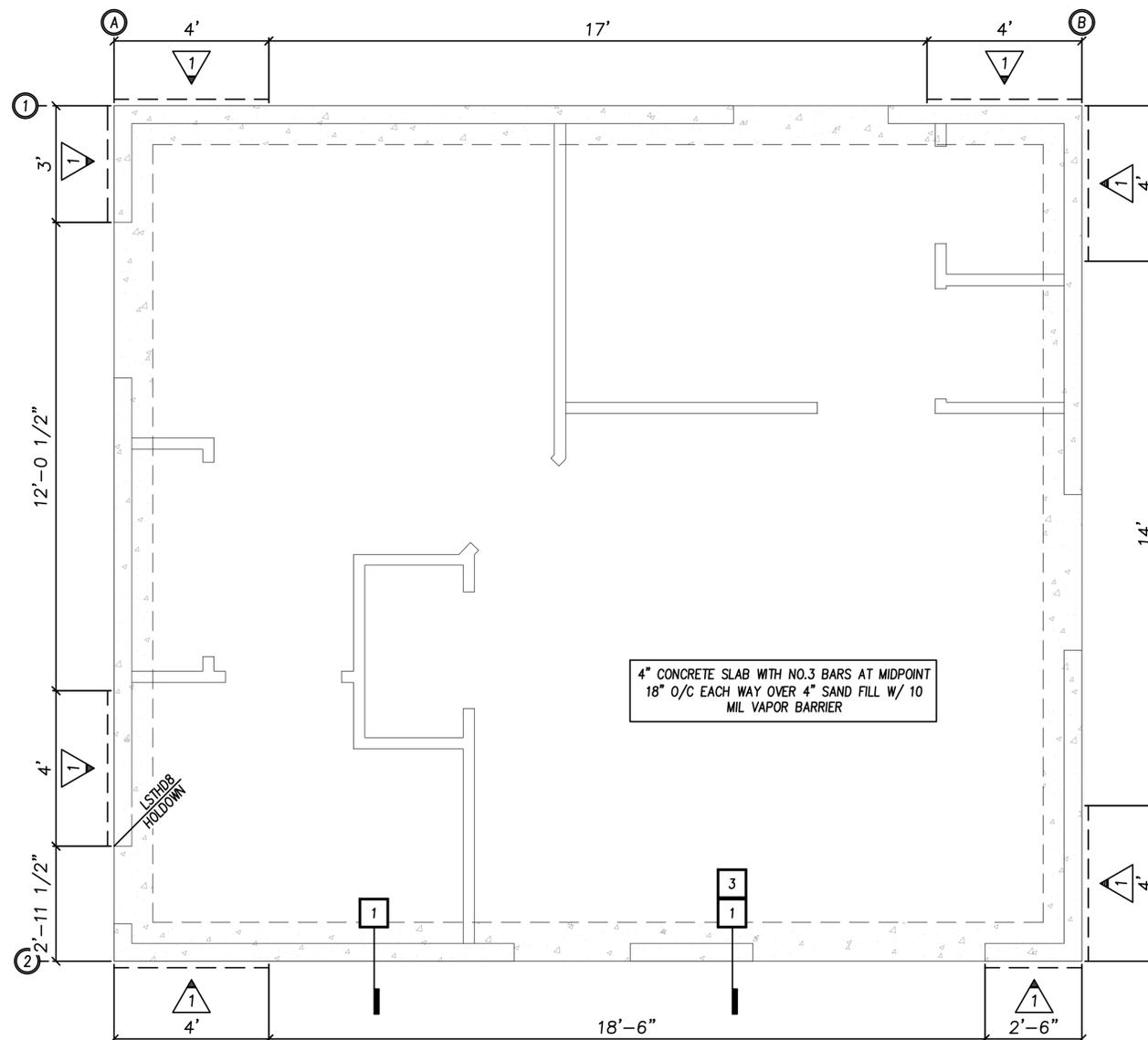
NO.	DATE	DESCRIPTION

PROJECT TITLE	MADERA COUNTY - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	ELEVATION C
AGENCY	SWJ REAP
DATE	7/23/2024

ADU SQFT  
550

DRAWING SCALE  
3/8" = 1'

SHEET  
A5



**FOUNDATION PLAN NOTES**

1. ALL ANCHORS BOLTS SHALL BE 1/2" DIAMETER AND HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) AND NOT SPACED MORE THAN 6 FEET APART
2. 3"x3"x0.229" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT
3. FOR STANDARD CUT WASHERS PLACED BETWEEN PLATE WASHER AND NUT, HOLE IN PLATE WASHER MAY BE DIAGONALLY SLOTTED WITH MAXIMUM 1/8" LARGER WIDTH THAN BOLT DIAMETER AND MAXIMUM 1-3/4" SLOT LENGTH
4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED MAXIMUM 12" AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SECTION.
5. BOLTS LOCATED IN THE MIDDLE THIRD OF THE SILL PLATE WIDTH
6. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER
7. VAPOR RETARDER.
  - 7.1. A VAPOR RETARDER INSPECTION WILL BE REQUIRED PRIOR TO PLACEMENT OF THE SAND TO CONFIRM PROPER INSTALLATION (VAPOR RETARDER IS TO BE ASTM E1745 CLASS A COMPLIANT AND MANUFACTURER'S INSTALLATION REQUIREMENTS MUST BE AVAILABLE FOR INSPECTION PURPOSES).
  - 7.2. A MINIMUM 10-MIL VAPOR RETARDER CONFORMING TO ASTM E1745 CLASS A REQUIREMENTS WITH JOINTS LAPPED NOT LESS THAN 6" IS REQUIRED.
  - 7.3. PROVIDE 4" NOMINAL THICK CONCRETE SLAB WITH #3 REBAR AT 24" O.C. EACH WAY, PLACED MID-HEIGHT OF SLAB OVER 2" SAND BLOTTER INSTALLED OVER 10 MIL VAPOR RETARDER CONFORMING TO ASTM E1745 OVER AN ADDITIONAL 2" SAND OVER COMPACTED FILL COMPLYING WITH SITE SOILS REPORT.

**DRAINAGE NOTES**

- A. 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].
- B. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS A MINIMUM OF 6 INCHES FOR A DISTANCE OF 10 FEET. 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:
  1. PROVIDE A MINIMUM 5% SLOPE FROM FOUNDATION TO DRAIN/SWALE,
  2. DRAIN/SWALE SHOULD BE LOCATED AS FAR AS IS PRACTICAL FROM THE FOUNDATION TO MAXIMIZE FALL AND
  3. DRAIN/SWALE IS TO SLOPE A MINIMUM OF 2%.
- C. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.

**KEYNOTES/LEGEND**

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

WALL BRACING SCHEDULE		
TYPE	MATERIAL	NAILING/STAPLING
	3/8" PLYWD	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.

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REVISIONS

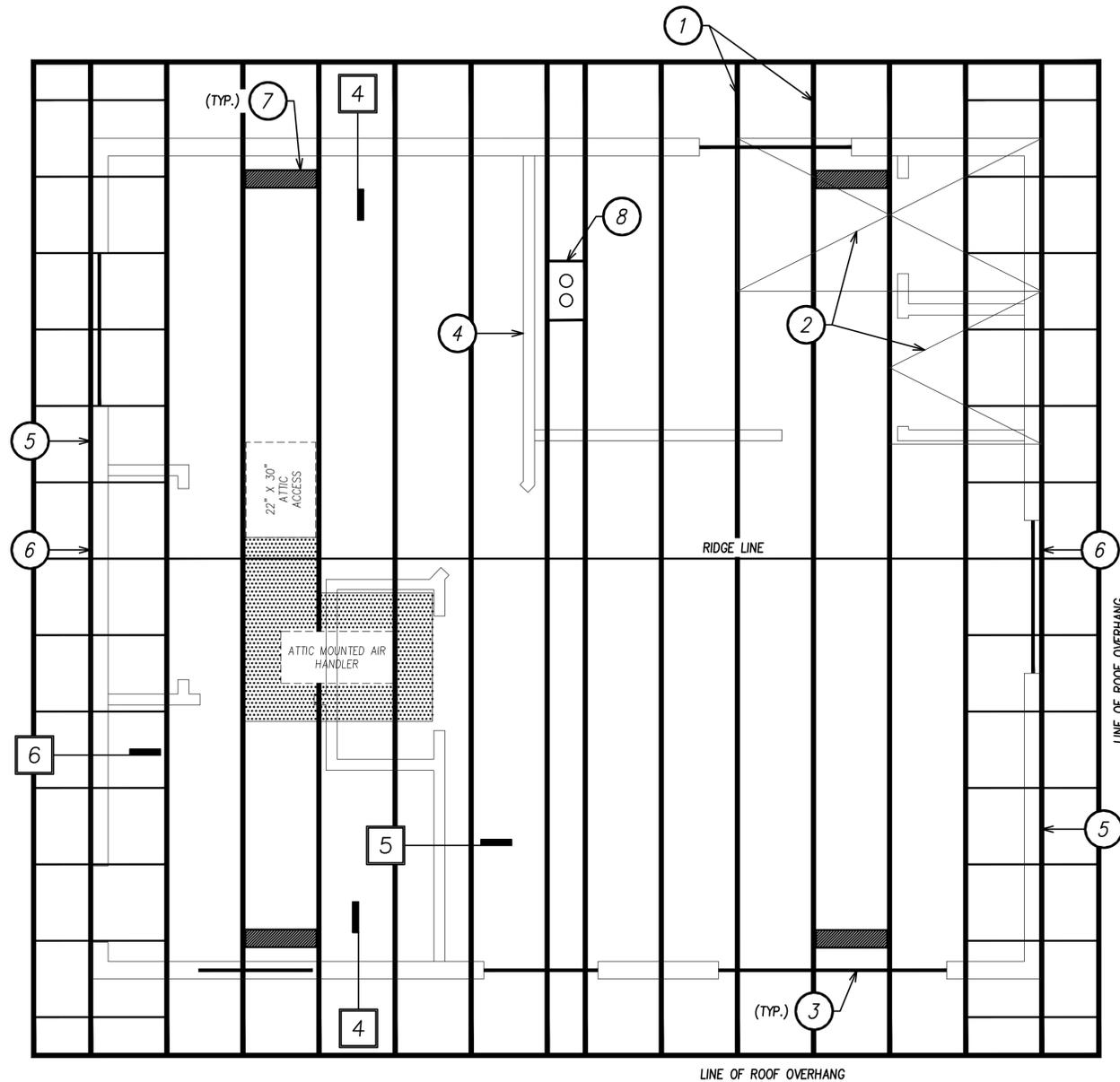
NO.	DATE	DESCRIPTION

PROJECT TITLE	MADERA COUNTY - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	FOUNDATION PLAN
AGENCY	SVW REAP
DATE	7/23/2024

ADU SQFT  
**550**

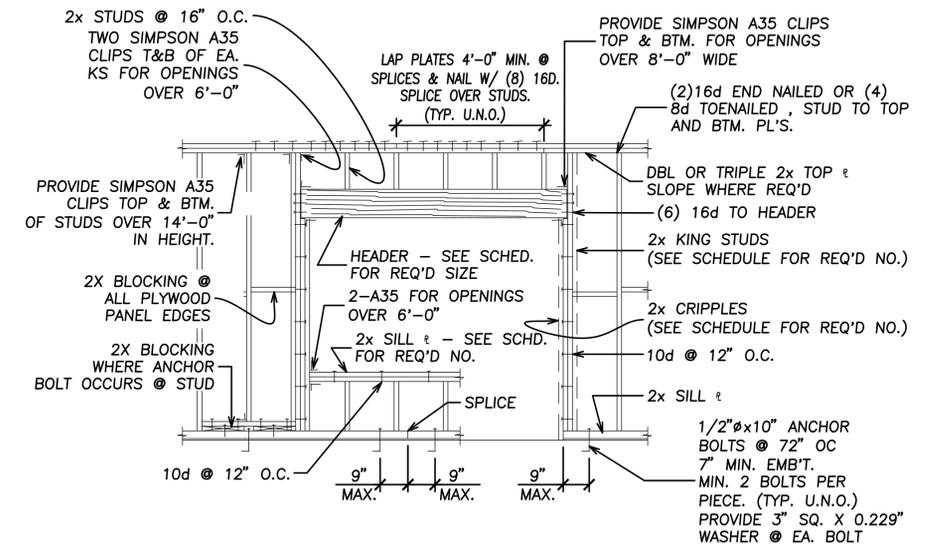
DRAWING SCALE  
**1/2" = 1'**

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 DET. 6
- ⑤ SEE DET. 3 FOR END WALL TRUSS SHEAR TRANSFER DESIGN REQUIREMENT
- ⑥ SEE A2 FOR GABLE END VENT LOCATION
- ⑦ LOCATION OF 5 1/2" x 22 1/2" EAVE VENT
- ⑧ LOCATION OF RANGE HOOD VENT
- # FRAMING PLAN DETAIL FOUND ON SHEET S3



**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:**

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

**NOTES**

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

**ATTIC VENTILATION REQUIREMENTS**

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

**PROVIDE:**

$$2 - 12"x18" \text{ GABLE END VENT (140 in}^2) = (280 \text{ in}^2)$$

$$4 - 5 \frac{1}{2}" \times 22 \frac{1}{2}" \text{ EAVE VENT (83 in}^2) = (283 \text{ in}^2)$$

$$\text{TOTAL PROVIDED:} = (612 \text{ in}^2)$$

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REVISIONS

PROJECT TITLE	MADERA COUNTY - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	ROOF FRAMING PLAN
AGENCY	SJW REAP
DATE	7/23/2024

ADU SOFT

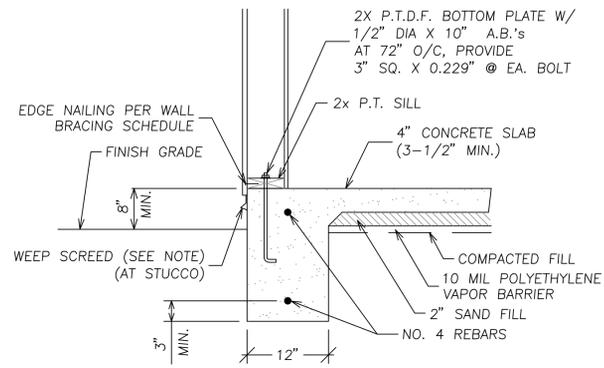
**550**

DRAWING SCALE

**1/2" = 1'**

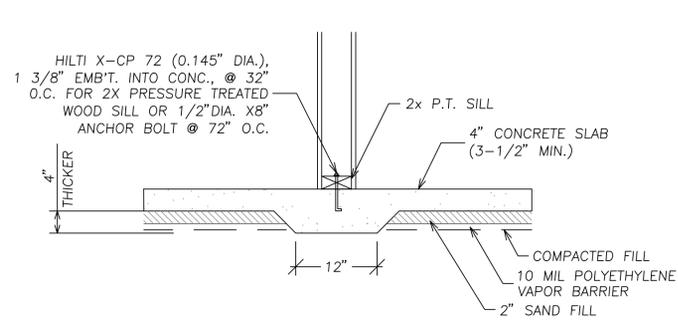
SHEET

**S2**

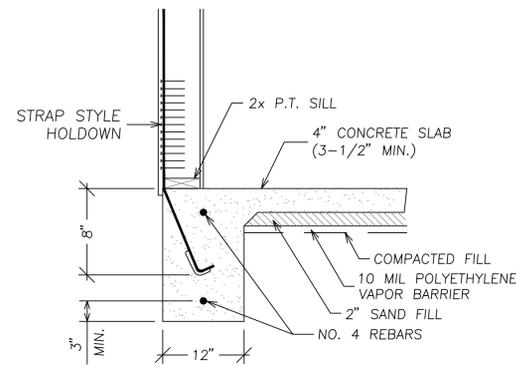


NOTE: STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4" AND 2" TO PAVED SURFACES WITH AN APPROVED WEEP SCREED

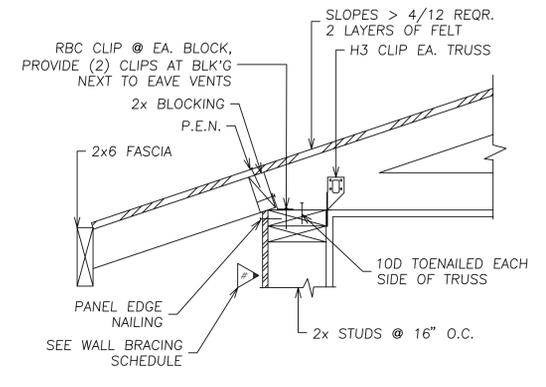
**1 EXTERIOR FOOTING**  
N.T.S.



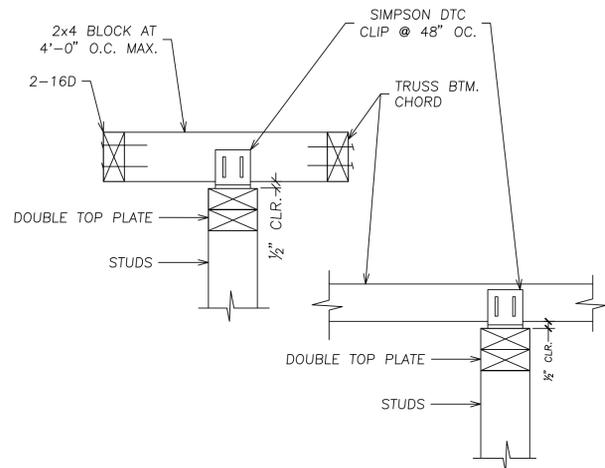
**2 NON-BEARING INTERIOR FOOTING**  
N.T.S.



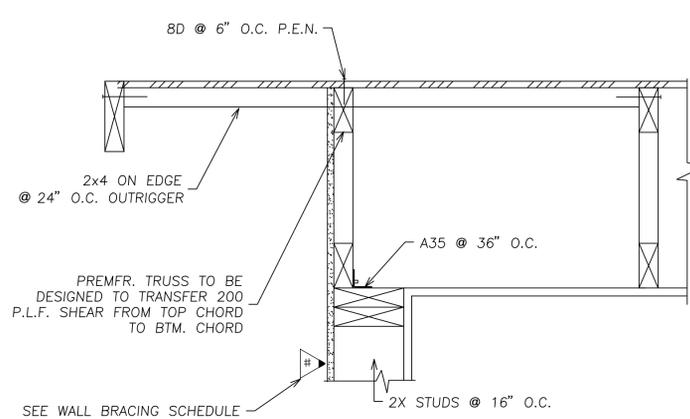
**3 LSTHD8 HOLDOWN DETAIL**  
N.T.S.



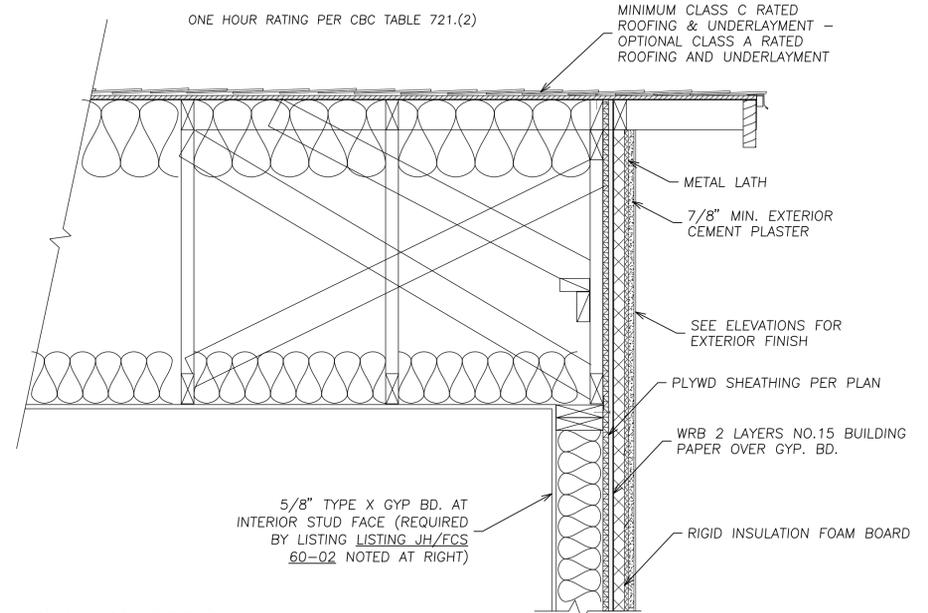
**4 EAVE DETAIL**  
N.T.S.



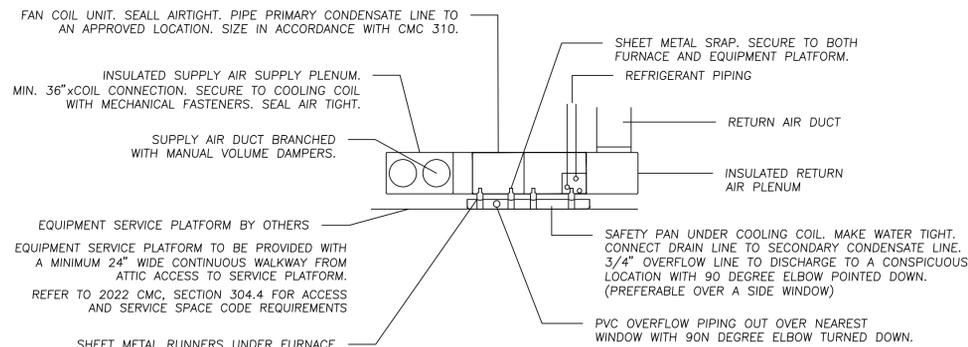
**5 NON-BRG., NON-BRACED WALL CONNECTION**  
N.T.S.



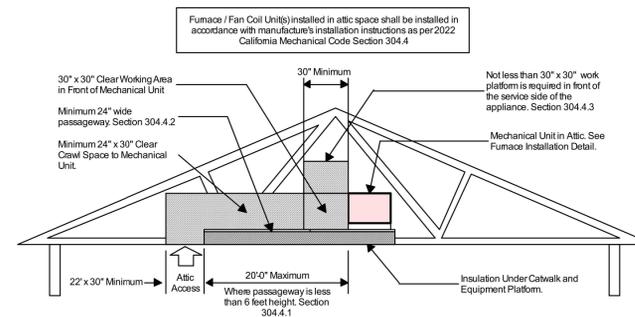
**6 GABLE END DETAIL**  
N.T.S.



**7 FIRE RATED GABLE END**  
N.T.S.



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



NOTES:  
1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE. [CA. ENERGY CODE 150.0(g)2]  
2. FURNACE/FAN COIL UNIT(S) INSTALLED IN ATTIC SPACE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS AS PER (CMC 304.4)

**9 ATTIC MOUNTED AIR HANDLER**  
N.T.S.

**APPLIANCE IN ATTICS REQUIREMENTS**

1. OPENING SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS (CRC 807.1)
2. AN ATTIC SPACE IN WHICH AN APPLIANCE IS INSTALLED SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES (CMC 304.4)
3. ATTIC AREAS TO HAVE VERTICAL HEIGHT OF 30 INCHES OR GRATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. THE VERTICAL HEIGHT SHALL BE MEASURE FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. (CRC 807.1)
4. LENGTH OF PASSAGEWAY. WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FEET, THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY. (CMC 304.4.1)
5. WIDTH OF PASSAGEWAY. THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24 INCHES WIDE FROM THE ENTRANCE OPENING TO THE APPLIANCE. (CMC 304.4.2)
6. WORK PLATFORM. A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE.  
EXCEPTION: A WORKING PLATFORM NEED NOT BE PROVIDED WHERE THE FURNACE IS CAPABLE OF BEING SERVICED FROM THE REQUIRED ACCESS OPENING. THE FURNACE SERVICE SIDE SHALL NOT EXCEED 12 INCHES FROM THE ACCESS OPENING. (CMC304.4.3)
7. LIGHTING AND CONVENIENCE OUTLET. A PERMANENT 120 V RECEPTACLE OUTLET AND A LUMINAIRE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LUMINAIRE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. (CMC 304.4.4)

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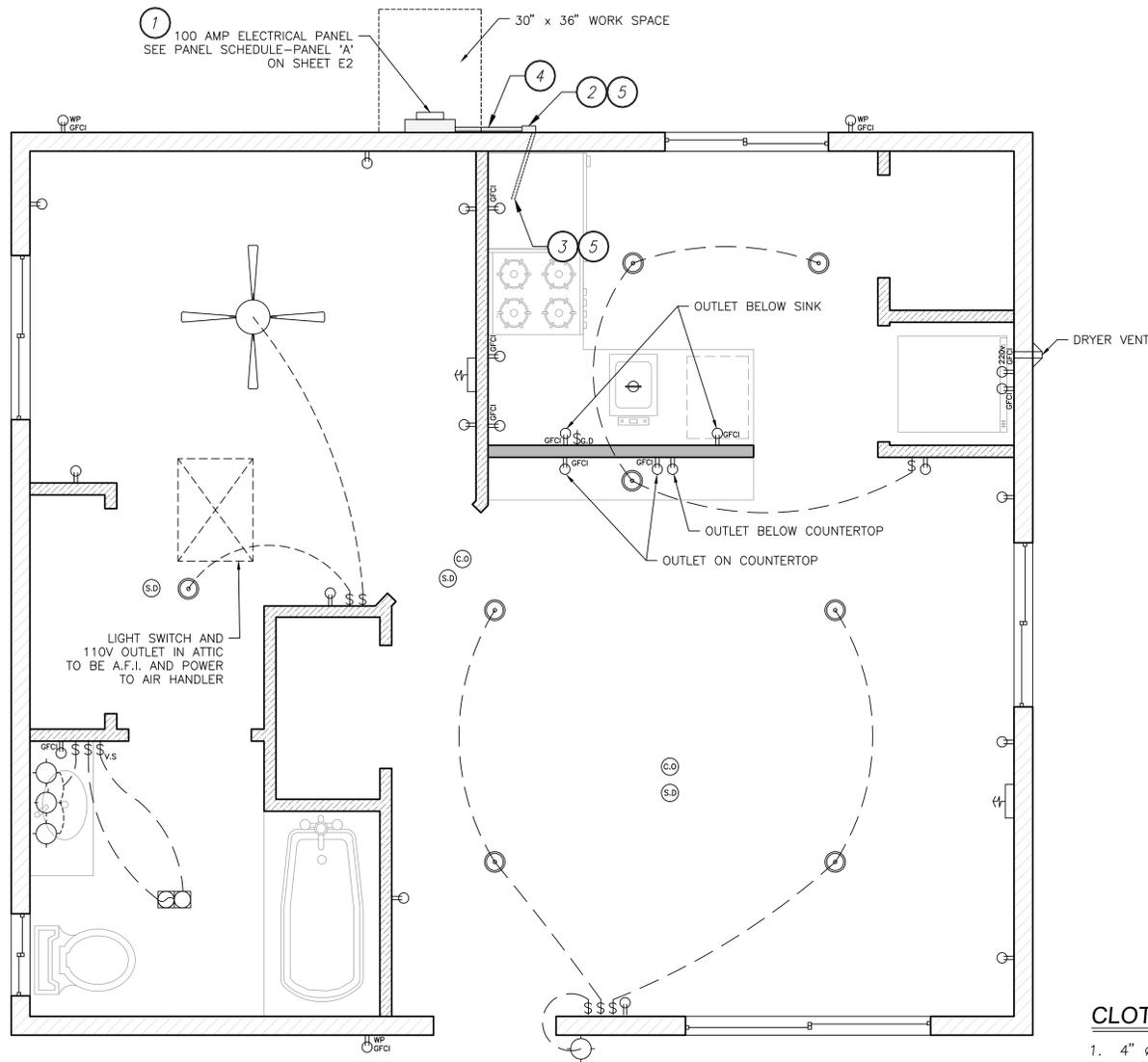
REVISIONS

PROJECT TITLE	MADERA COUNTY - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	DETAILS
AGENCY	SJW REAP
DATE	7/23/2024

ADU SQFT  
**550**

DRAWING SCALE  
-

SHEET  
**S3**



120/240V 1PH 3 WIRE 100 AMP  
MLO  
NEMA-1 FLUSH MOUNT 30 CK  
10KAIC

**PANEL SCHEDULE -PANEL 'A'**

#498

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

**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.
  - THE INDIVIDUAL BRANCH CIRCUIT PERMITTED BY 210.52(B)(1). EXCEPTION NO. 2, SHALL BE PERMITTED TO BE EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.
- LAUNDRY CIRCUIT LOAD A LOAD OF NOT LESS THAN 1500 VOLT-AMPERES SHALL IN INCLUDED FOR EACH 2-WIRE LAUNDRY BRANCH CIRCUIT INSTALLED AS COVERED BY 210.11(C)(2). THIS LOAD SHALL BE 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 1/2 HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE IN A ONE-FAMILY, TWO-FAMILY, OR MULTIFAMILY DWELLING. THIS DEMAND FACTOR SHALL NOT APPLY TO: HOUSEHOLD ELECTRIC COOKING EQUIPMENT THAT IS FASTENED IN PLACE, CLOTHES DRYERS, SPACE HEATING EQUIPMENT, AND AIR-CONDITIONING EQUIPMENT. [CEC 220.53]
- 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:
  - ON OR ABOVE COUNTERTOP OR WORK SURFACES: ON OR ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE, THE COUNTERTOP OR WORK SURFACE.
  - 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.
  - 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)

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

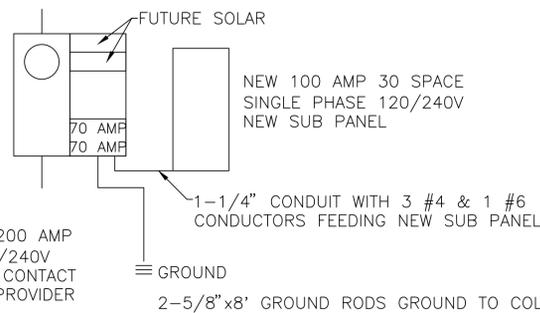
**SOLAR READY KEYNOTES**

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"

**SUB-PANEL & SWITCH GEAR FOR FUTURE BATTERY STORAGE**

**N.T.S.**



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

DISCLAIMER: THE USER AGREES TO BY USING THESE STANDARD PLANS, FROM ANY AND ALL RELEASE THE COUNTY OF MADERA, 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.



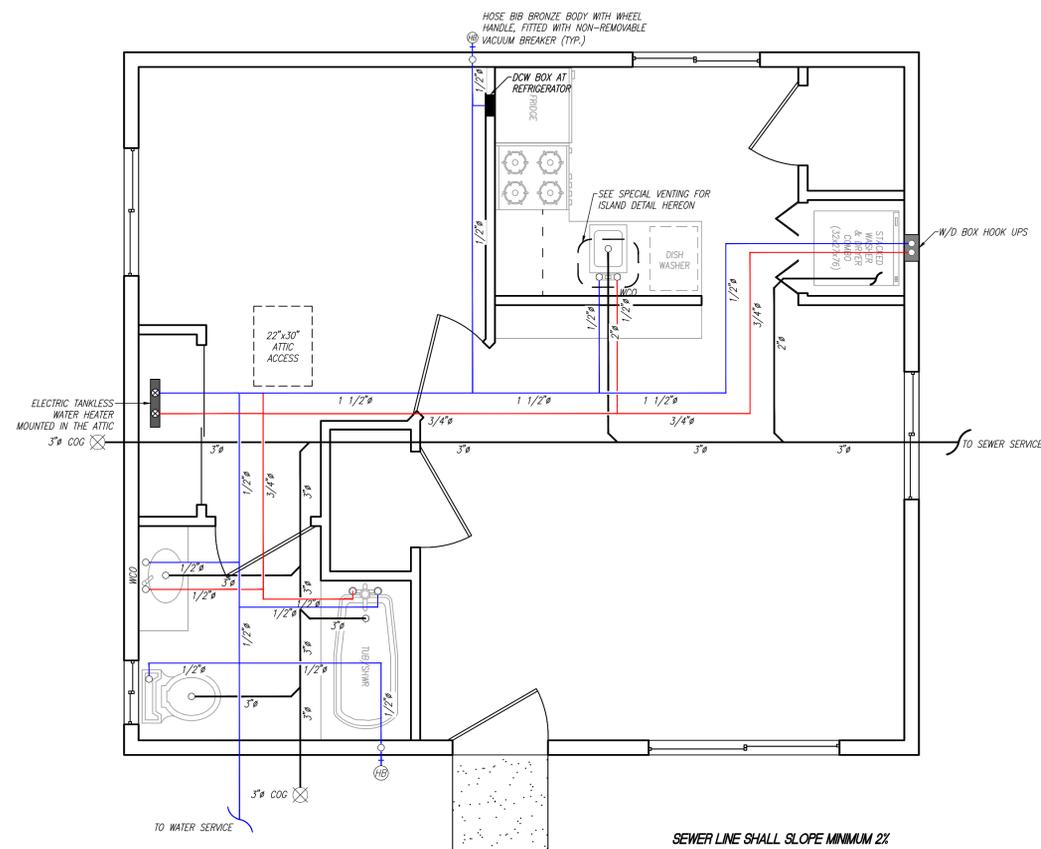
**REVISIONS**

PROJECT TITLE	MADERA COUNTY - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	ELECTRICAL PLAN
DATE	7/23/2024
AGENCY	SJV REAP

ADU SOFT  
**550**

DRAWING SCALE  
**1" = 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 <sup>1</sup>															
3/4	1/2	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	11	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:

- <sup>1</sup> Available static pressure after head loss.
- <sup>2</sup> 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 x 0.75)	
		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 SIZES<sup>1</sup>

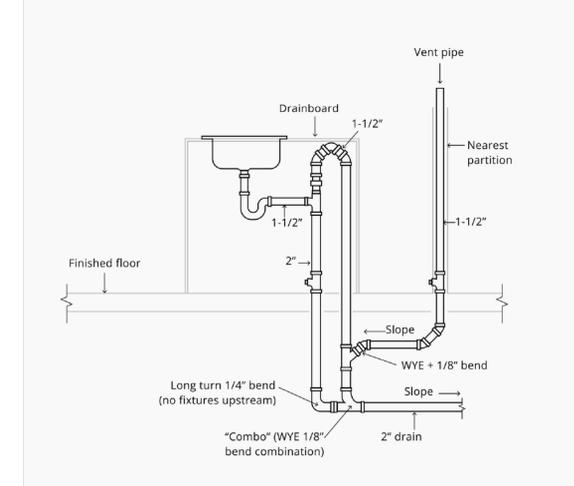
APPLIANCES, APPURTENANCES OR FIXTURES <sup>2</sup>	MINIMUM FIXTURE BRANCH PIPE SIZE <sup>1,4</sup> (inches)	PRIVATE	PUBLIC	ASSEMBLY <sup>6</sup>
Bathtub or Combination Bath/Shower (fill)	1/2	4.0	4.0	—
3/4 inch Bathtub Fill Valve	3/4	10.0	10.0	—
Bidet	1/2	1.0	—	—
Clothes Washer	1/2	4.0	4.0	—
Dental Unit, 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 <sup>8</sup>	1/2	1.0	1.0	—
Lavatory	1/2	1.0	1.0	1.0
Lawn Sprinkler, each head <sup>5</sup>	—	1.0	1.0	—
Mobilehome or Manufactured Home, each (minimum) <sup>9</sup>	—	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 <sup>7</sup>	—
Urinal, greater than 1.0 GPF Flushometer Valve	3/4	—	See Footnote <sup>7</sup>	—
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 <sup>7</sup>	—
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 <sup>7</sup>	—

For SI units: 1 inch = 25 mm

Notes:

- <sup>1</sup> Size of the cold branch pipe, or both the hot and cold branch pipes.
- <sup>2</sup> 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.
- <sup>3</sup> 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.
- <sup>4</sup> The listed minimum supply branch pipe sizes for individual fixtures are the nominal (I.D.) pipe size.
- <sup>5</sup> 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.
- <sup>6</sup> Assembly [Public Use] (See Table 422.1).
- <sup>7</sup> Where sizing flushometer systems, see Section 610.10.
- <sup>8</sup> 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.
- <sup>9</sup> 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

NO.	DESCRIPTION	DATE

PROJECT TITLE	MADERA COUNTY — PRE-REMED ADU PROGRAM
SHEET DESCRIPTION	PLUMBING PLAN
AGENCY	DATE
	7/23/2024
ADU SQFT	

550

DRAWING SCALE  
3/8" = 1'

SHEET  
P1

**DISCLAIMER**  
 The WUI information in this content is found on various public agency publications and media and is contained here as a convenience to aid consumers to discover information and policies of such. Intent of content is to compile and re-state agency information or amplify it; no content agencies base information found on agency publications and media, or add or make a claim to content beyond. Where consumers are utilizing the information, it must first be confirmed with those agencies to ensure accurate and current information in compliance to the date of the presentation of information. Content is limited to use in Wildland Urban Interface areas and structures in compliance with Wildland Urban Interface areas defined by agencies unless otherwise approved in specific applications to agencies beyond this content, and does not attempt to address other disciplines in the built environment (planning, zoning, code compliance, utilities, funding, climate, and other companion bodies of information).

# WILDLAND URBAN INTERFACE

THE WUI IS THE ZONE OF TRANSITION BETWEEN UNOCCUPIED LAND AND HUMAN DEVELOPMENT. IT IS THE LINE, AREA OR ZONE WHERE STRUCTURES AND OTHER HUMAN DEVELOPMENT MEET OR INTERMINGLE WITH UNDEVELOPED WILDLAND OR VEGETATIVE FUELS.

## ZONES SURROUNDING STRUCTURES:

### ZONE 0 HOME HARDENING

- HOME HARDENING IS NECESSARY TO INCREASE THE CHANCES OF SURVIVING A WILDFIRE.
- ELIMINATING FLAMMABLE MATERIALS AND VEGETATION IS ESSENTIAL TO PREVENT FLYING EMBERS FROM IGNITING STRUCTURES.
- PLUG OR REPAIR ALL GAPS, HOLES, OR ROT IN EXTERIOR SIDING.
- DRIVEWAYS: ENSURE ACCESS TO YOUR HOME COMPLIES WITH LOCAL FIRE CODES.
- VENTS THAT ARE BOTH EMBER AND FLAME RESISTANT.
- INSTALLATION OF A CLASS A RATED ROOF.
- GUTTERS FROM WITH PROPER SCREENS AND ROOF FLASHING.
- 6 INCH VERTICAL NON COMBUSTIBLE MATERIALS AT BASE OF WALLS AND DECKS
- SEAL ALL OPENINGS INTO THE HOME
- WEATHER STRIPPING ON DOORS INCLUDING THE GARAGE DOOR
- DOUBLE PANE, TEMPERED GLASS WINDOWS
- DECKS SHOULD BE CONSTRUCTED OF MATERIALS APPROVED BY THE CALIFORNIA STATE FIRE MARSHAL
- NO COMBUSTIBLE MATERIAL IS ALLOWED UNDER DECKS
- DECKS SHOULD BE ENCLOSED WITH SCREENS OR NON COMBUSTIBLE MATERIALS TO KEEP EMBERS OUT
- NO COMBUSTIBLE GATE OR FENCE SHOULD BE ATTACHED TO THE HOME

### ZONE 0: 0-5 FT

- USE LANDSCAPING LIKE GRAVEL, PAVERS, OR CONCRETE. NO COMBUSTIBLE BARK OR MULCH.
- REMOVE ALL DEAD AND DYING PLANTS, WEEDS, AND DEBRIS (LEAVES, NEEDLES, ETC.) FROM YOUR ROOF, GUTTER, DECK, PORCH, STAIRWAYS, AND UNDER ANY AREAS OF YOUR HOME.
- REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET.
- LIMIT COMBUSTIBLE ITEMS (LIKE OUTDOOR FURNITURE AND PLANTERS) ON TOP OF DECKS.
- RELOCATE FIREWOOD AND LUMBER TO ZONE 2.
- REPLACE COMBUSTIBLE FENCING, GATES, AND ARBORS ATTACHED TO THE HOME WITH NONCOMBUSTIBLE ALTERNATIVES.
- CONSIDER RELOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE.
- CONSIDER RELOCATING BOATS, RVs, VEHICLES, AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.

### ZONE 1: 5-30 FT

- REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS.
- REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES.
- TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
- RELOCATE EXPOSED WOOD PILES OUTSIDE OF ZONE 1.
- CREATE A SEPARATION BETWEEN TREES, SHRUBS, AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.

### ZONE 2: 30-100 FT

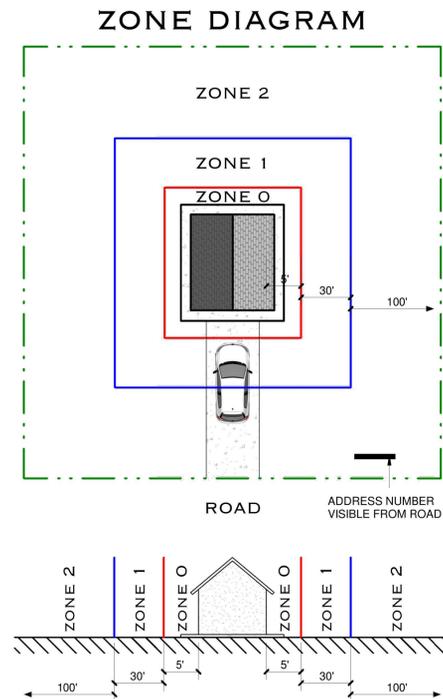
- CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF FOUR INCHES.
- CREATE HORIZONTAL SPACE BETWEEN SHRUBS AND TREES.
- CREATE VERTICAL SPACE BETWEEN GRASS, SHRUBS AND TREES.
- REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF THREE INCHES
- KEEP 10 FEET OF CLEARANCE AROUND EXPOSED WOOD PILES, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.
- CLEAR AREAS AROUND OUTBUILDINGS AND PROPANE TANKS. KEEP 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.

### OTHER REQUIREMENTS

- LOGS OR STUMPS EMBEDDED IN THE SOIL MUST BE REMOVED OR ISOLATED FROM OTHER VEGETATION
- OUTBUILDINGS AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.
- ADDRESS NUMBERS SHALL BE DISPLAYED IN CONTRASTING COLORS (4" MIN. SIZE) AND READABLE FROM THE STREET OR ACCESS ROAD.
- CHIMNEY OR STOVEPIPE OPENINGS AND WITH A METAL SCREEN HAVING OPENINGS BETWEEN 3 / 8 INCH AND 1 / 2 INCH.
- DEAD OR DYING TREES ON PROPERTY. VISIT [READYFORWILDFIRE.ORG/DEAD-TREE-REMOVAL](http://READYFORWILDFIRE.ORG/DEAD-TREE-REMOVAL) TO LEARN ABOUT PERMIT REQUIREMENTS.
- WATER SUPPLY: HAVE MULTIPLE GARDEN HOSES THAT ARE LONG ENOUGH TO REACH ALL AREAS OF YOUR HOME

100 FEET OF DEFENSIBLE SPACE (FROM PROPERTY) IS REQUIRED BY LAW. REGULATION CAN BE FOUND IN 14 CCR 1299.03, PRC 4291, BOF GENERAL GUIDELINES, CFC 505.1, CBC 2113.9.2, CALIFORNIA BUILDING CODE CHAPTER 7A REQUIRES CERTAIN CONSTRUCTION MATERIAL AND METHODS FOR HOMES IN WILDLAND AREAS. CONTACT YOUR LOCAL FIRE DEPARTMENT FOR ADDITIONAL REQUIREMENTS TO ENSURE YOUR HOME IS COMPLIANT WITH THE LAW. FOR MORE INFORMATION ON LAWS AND CODES GO TO: [READYFORWILDFIRE.ORG/THELAW](http://READYFORWILDFIRE.ORG/THELAW)

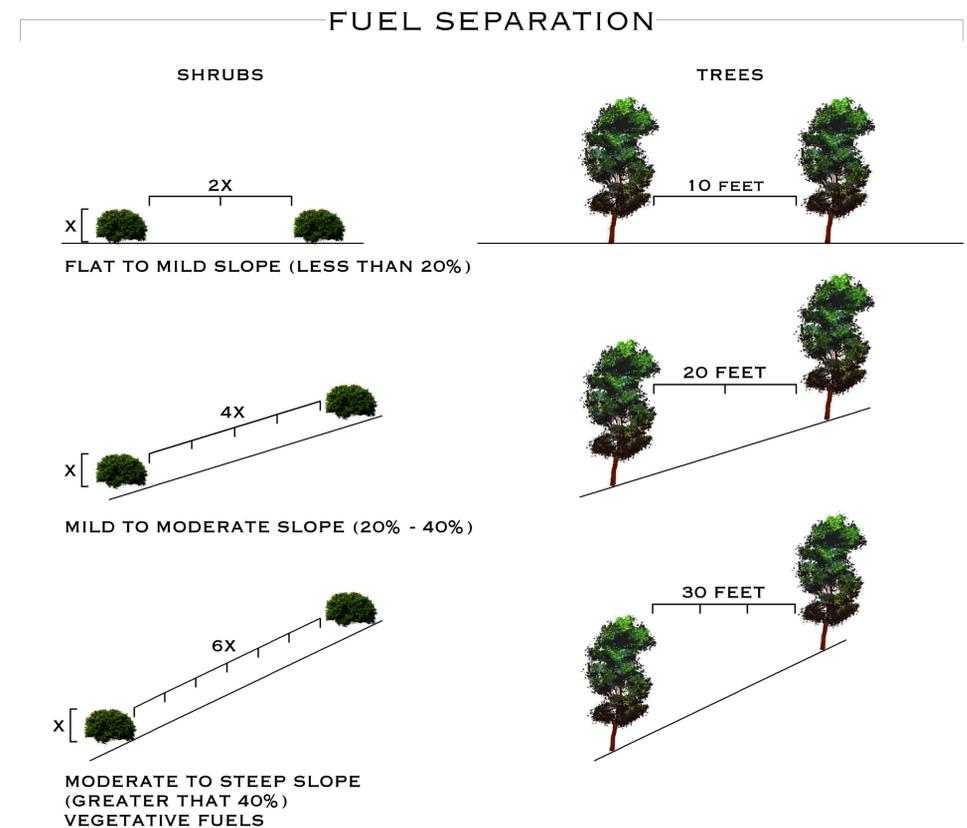
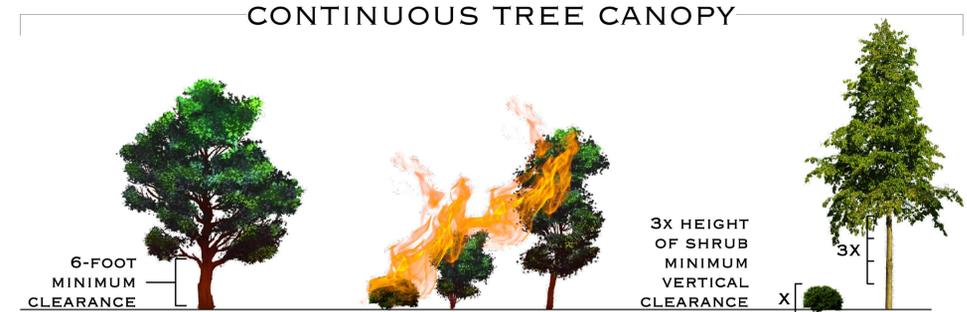
PRC 4119. THE AGENCY, OR ITS DULY AUTHORIZED AGENT, SHALL ENFORCE THE STATE FOREST AND FIRE LAWS. THE AGENCY MAY INSPECT ALL PROPERTIES, EXCEPT THE INTERIOR OF DWELLINGS, SUBJECT TO THE STATE FOREST AND FIRE LAWS, FOR THE PURPOSE OF ASCERTAINING COMPLIANCE WITH SUCH LAWS.



### VERTICAL SPACING

- ELIMINATE OPPORTUNITIES FOR A VERTICAL "FIRE LADDER" BY
- REMOVING BRANCHES BENEATH LARGE TREES FOR A 6-FOOT MINIMUM CLEARANCE.
  - CREATE PROPER VERTICAL SPACING BETWEEN SHRUBS AND THE LOWEST BRANCHES OF TREES BY USING THE FORMULA SHOWN.

## VEGETATIVE SEPARATION:



### HORIZONTAL SPACING

THE SPACING BETWEEN GRASS, SHRUBS, AND TREES IS CRUCIAL TO REDUCE THE SPREAD OF WILDFIRE. THE SPACING NEEDED IS DETERMINED BY THE TYPE AND SIZE OF THE SHRUBS AND TREES, AS WELL AS SLOPE OF LAND. FOR EXAMPLE, A PROPERTY ON A STEEP SLOPE WITH LARGER PLANT LIFE WILL REQUIRE GREATER SPACING BETWEEN TREES AND SHRUBS THAN A LEVEL PROPERTY THAT HAS SPARSE VEGETATION.

DISCLAIMER: BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE COUNTY OF MADERA, 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	MADERA COUNTY - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	WILDLAND URBAN INTERFACE
AGENCY	DATE
	7/23/2024
ADU SQFT	
	550
DRAWING SCALE	
	-
SHEET	
	L1





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

Y N/A RESPON PARTY
RESPON PARTY
NOT APPLICABLE RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Main table with columns for response status (Y, N/A, RESPON PARTY) and content for various sections including:
- TABLE 4.504.2 - SEALANT VOC LIMIT
- TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS
- TABLE 4.504.4 - ADHESIVE VOC LIMIT
- TABLE 4.504.5 - FORMALDEHYDE LIMITS
- CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
- DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
- 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
- 4.505 INTERIOR MOISTURE CONTROL
- 4.505.1 General
- 4.505.2 CONCRETE SLAB FOUNDATIONS
- 4.505.2.1 Capillary break
- 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS
- 4.506 INDOOR AIR QUALITY AND EXHAUST
- 4.506.1 Bathroom exhaust fans
- 4.507 ENVIRONMENTAL COMFORT
- 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN

DISCLAIMER: THESE STANDARD PLANS, THE USER AGREES TO BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE COUNTY OF MADERA, 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.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING
702.2 SPECIAL INSPECTION [HCD]



REVISIONS

Table with columns: PROJECT TITLE (MADERA COUNTY - PRE-REVIEWED ADU PROGRAM), SHEET DESCRIPTION (CALGREEN FORM), AGENCY (SJV REAP), DATE (7/23/2024)

ADU SOFT 550

DRAWING SCALE -

SHEET G2

