

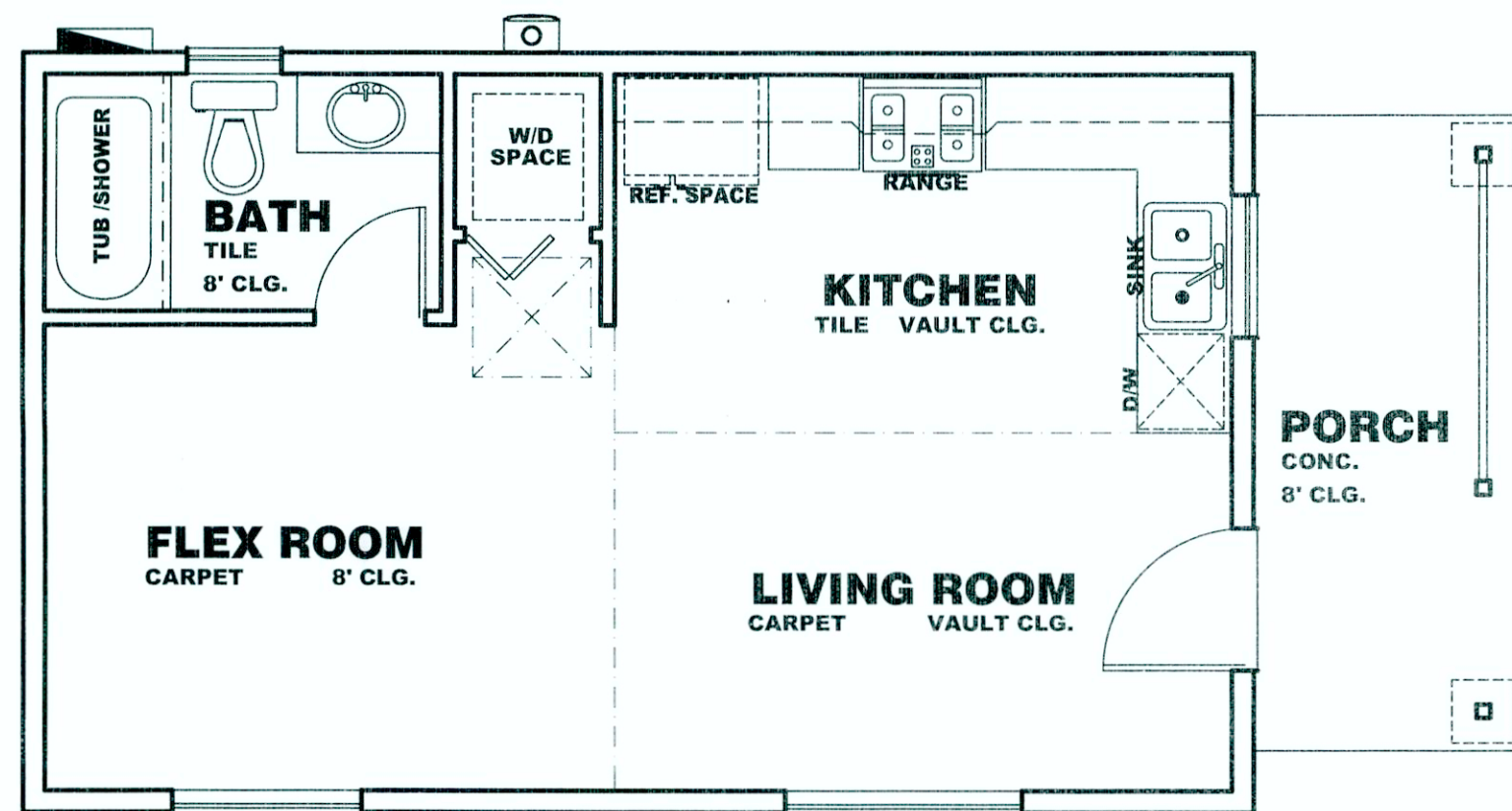
REVERSE FLOOR PLAN
SCALE: 1/4" = 1'-0"
1 BEDRM PLAN
378 S.F.

WATER HEATING MANDATORY MEASURES

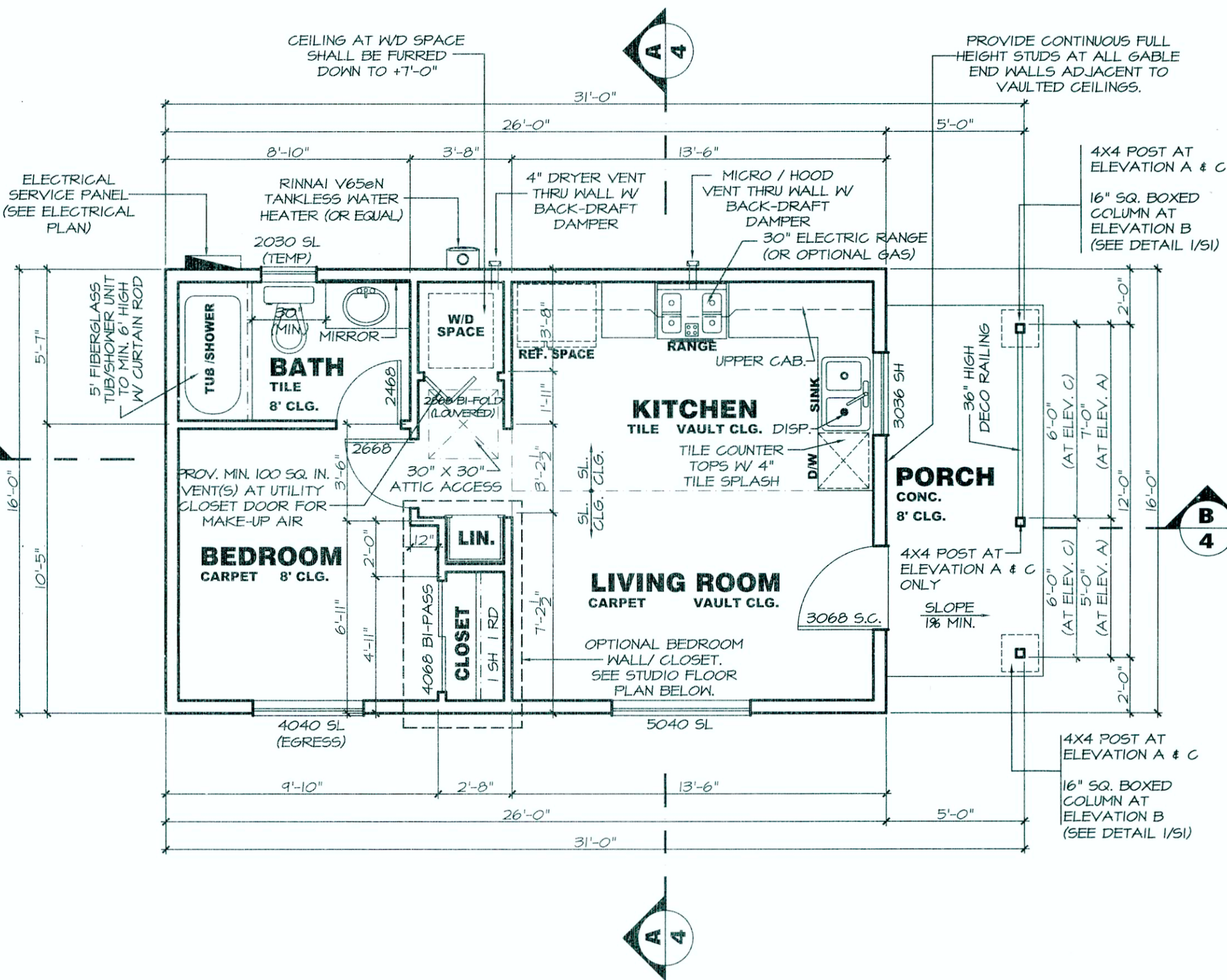
WATER HEATING SYSTEMS USING GAS TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING COMPONENTS:

- A 120 VOLT ELECTRICAL RECEPTACLE WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS
- A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.
- A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINAGE WITHOUT PUMP ASSISTANCE.
- A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.

MINIMUM 1" THICK PIPE INSULATION SHALL BE INSTALLED ON HOT WATER PIPES FROM THE WATER HEATER TO THE KITCHEN FIXTURES.



SEE 1 BEDROOM FLOOR PLAN FOR TYPICAL NOTES AND DIMENSIONS.
STUDIO FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"
1 BEDRM PLAN
378 S.F.



PLAN 2

FLOOR PLAN NOTES

CONSTRUCTION SHALL COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL (CR), MECHANICAL (CM), PLUMBING (CP), AND ELECTRICAL (CEC) CODES, AND THE 2016 CALIFORNIA ENERGY CODE AS AMENDED BY LOCAL ORDINANCES.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AT JOBSITE PRIOR TO THE START OF ANY WORK.

IF ERRORS ARE FOUND WITHIN THESE DRAWINGS, THE DESIGNER SHALL BE CONSULTED FOR CORRECTIONS PRIOR TO CONTINUANCE OF WORK AFFECTED.

ALL FRAMING LUMBER SHALL BE D.F. #2 OR BETTER UNLESS NOTED OTHERWISE. PROVIDE FIRE BLOCKING AT FLOORS, CEILING COVES AND SOFFITS AND AT 10'-0" INTERVALS.

PROVIDE FIRE-STOP AT ALL FURRED DOWN AREAS INCLUDING ARCHED AREAS AT MAX. 10'-0" O.C. HORIZONTAL AND VERTICAL, AND AT ALL FLOOR AND CEILING LEVELS.

PROVIDE FIRE-STOP AT ALL COLUMNS AT MAX. 10'-0" HIGH.

FINGER JOINTED STUDS MUST BE GRADE STAMPED BY AN APPROVED IGBO INSPECTION AGENCY, AND CLEARLY SPECIFIED ON PLANS. (NO FINGER JOINTED STUDS SHALL BE USED IN ANY SHEAR WALL.)

WINDOW SILL HEIGHT SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE NET CLEAR OPENING TO THE FINISHED FLOOR IN ALL SLEEPING ROOMS.

FLOOR AND LANDINGS ON EACH SIDE OF DOORWAYS SHALL CONFORM TO THE REQUIREMENTS OF CRC R311.3.

- THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED AND SHALL EXTEND A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.
- LANDINGS SHALL BE NO MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD.
- LANDINGS MAY BE NO MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SPRING OVER THE LANDING OR FLOOR.
- THE MINIMUM NET HEIGHT OF REQUIRED EGRESS DOORS SHALL BE NOT LESS THAN 78" MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE DOOR STOP.

THE ATTIC ACCESS SHALL BE WEATHER-STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL.

FASTENERS AND CONNECTORS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED GALVANIZED STEEL PER CRC R311.3.1

GYPSUM WALL BOARD NAILING SHALL BE IN ACCORDANCE WITH CRC TABLE RT0235 PRIOR TO COVERING NAILS.

AFTER INSTALLING HVAC EQUIPMENT AND WATER HEATING SYSTEMS, THE INSTALLER SHALL SUBMIT TO THE BUILDING DEPARTMENT AND THE OWNER, REGISTERED COPIES OF THE CF-6R SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION.

WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE FIXTURE. THE WATER CLOSET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION.

CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS. WATER RESISTIVE GYP. BOARD IS NOT PERMITTED AT THESE LOCATIONS.

REGISTERED COPIES OF THE CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.

AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND (IN APPLICATIONS OF LOOSE FILL INSULATION) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED R-VALUE.

JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED WITH GASKETS, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR FILTRATION.

EVERY MANUFACTURED AND SITE-BUILT PENETRATION PRODUCT OR PENETRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24, PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE TEMPORARY LABEL OR HAVE AN ASSOCIATED LABEL CERTIFICATE THAT LISTS THE U-FACTOR, THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF THAT PRODUCT AND THE METHOD USED TO DERIVE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 100(A). THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR.

- SHEET ROCK NAILING INSPECTION IS REQUIRED PER R101.1.4.2. NAILING SHALL BE IN ACCORDANCE WITH TABLE RT0235 (SEE SHEET 4)
- VERTICAL CLEARANCE ABOVE THE COOKING SURFACE TO COMBUSTIBLES SHALL BE 30" UNPROTECTED, OR 24" PROTECTED, AND HORIZONTAL CLEARANCES SHALL BE PER THE PERMANENT MARKINGS LISTED ON THE UNIT.
- BLOWN OR POURED TYPE INSULATION MATERIAL SHALL ONLY BE USED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 25/12 PITCH.

GREEN BUILDING STANDARDS

THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR TANK-TYPE TOILETS.

SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWER HEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR SHOWER HEADS. (VOLUME IS LIMITED TO 2.0 GALLONS PER SHOWER AREA REGARDLESS OF THE NUMBER OF SHOWER HEADS)

THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

AREA SCHEDULE

RESIDENCE:	378 S.F.
PORCH:	60 S.F.
TOTAL COVERED AREA:	476 S.F.

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DATE: 07.21.17

C W B DESIGNS

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PHONE: 559.294.6534

STANDARD PLAN #2 FOR:

CITY OF CLOVIS

1033 FIFTH STREET
CLOVIS, CA 93612
PHONE: 559.324-2300

FLOOR PLAN

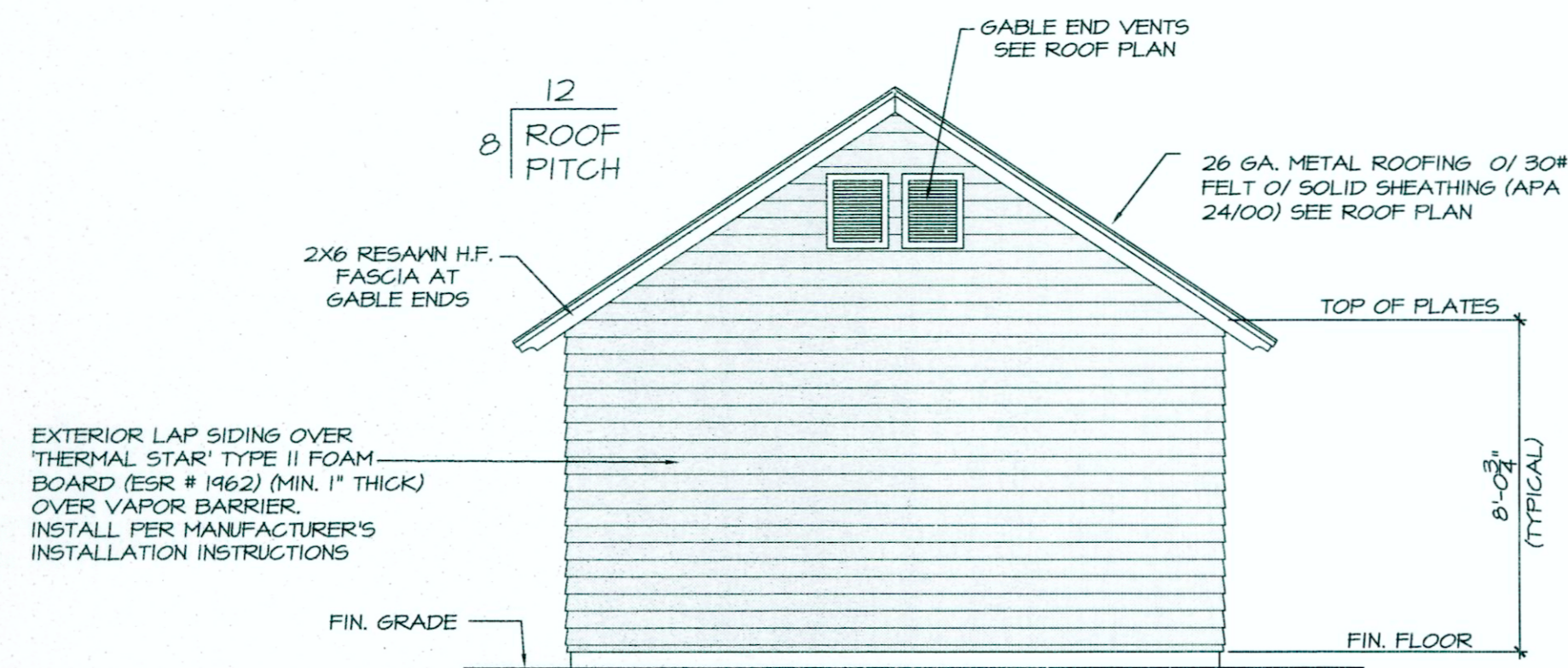
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2 OF 19

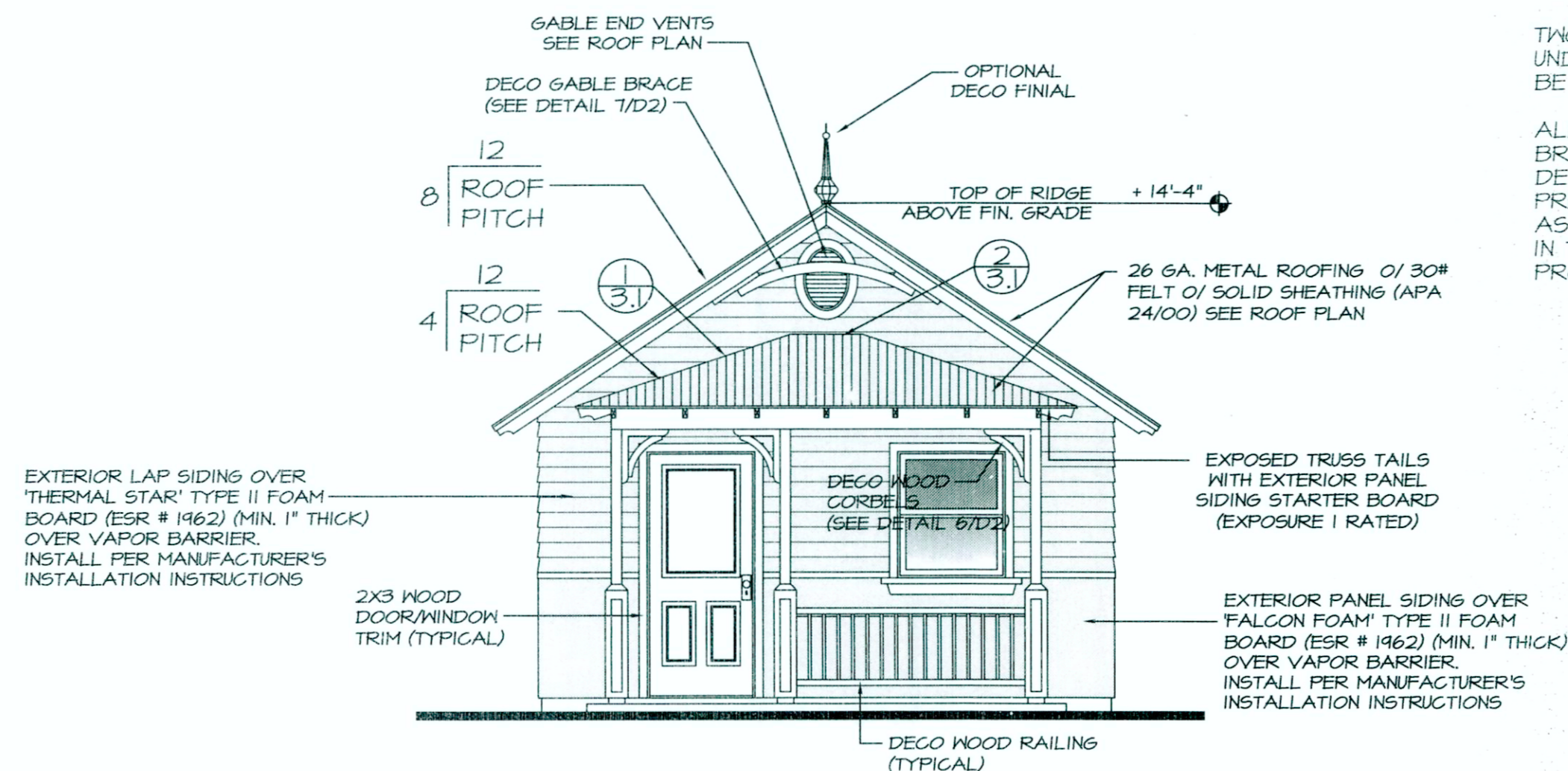
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REV. DATE
PRE 03.24.17
SUB 05.12.17
B/C 06.23.17

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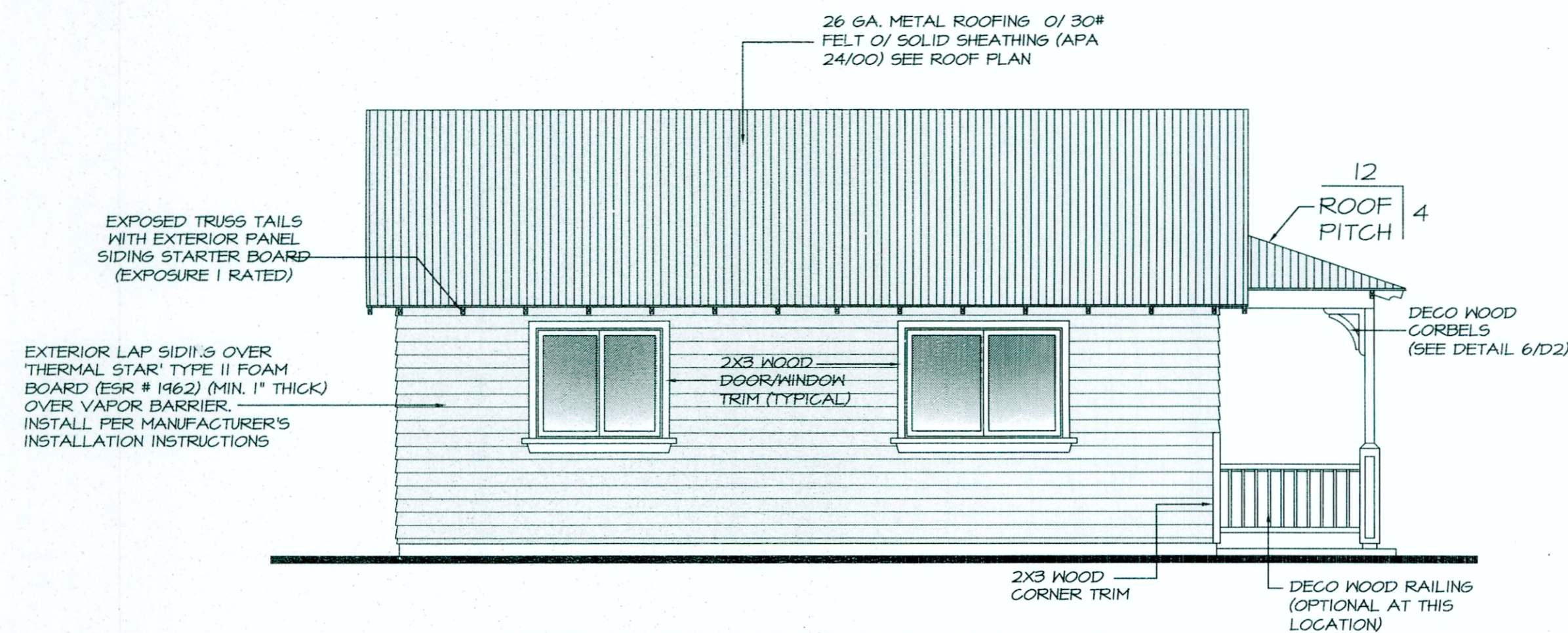
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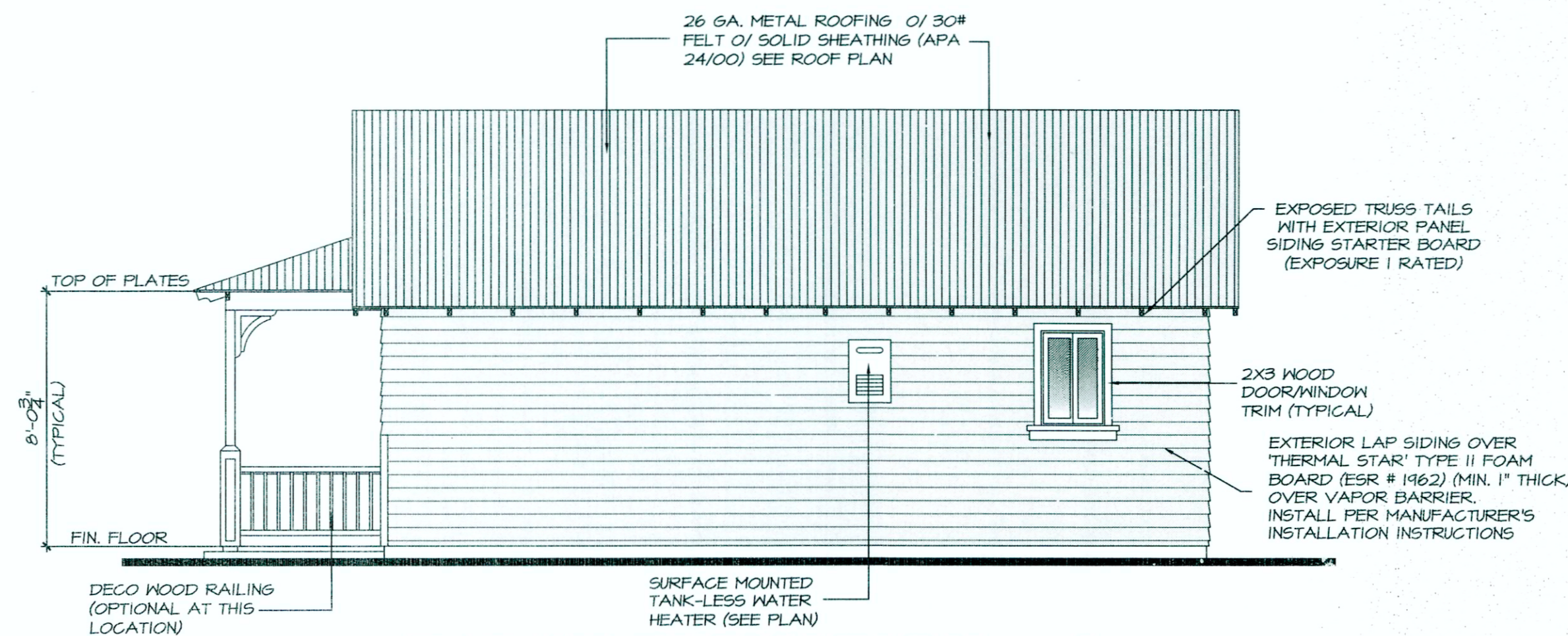
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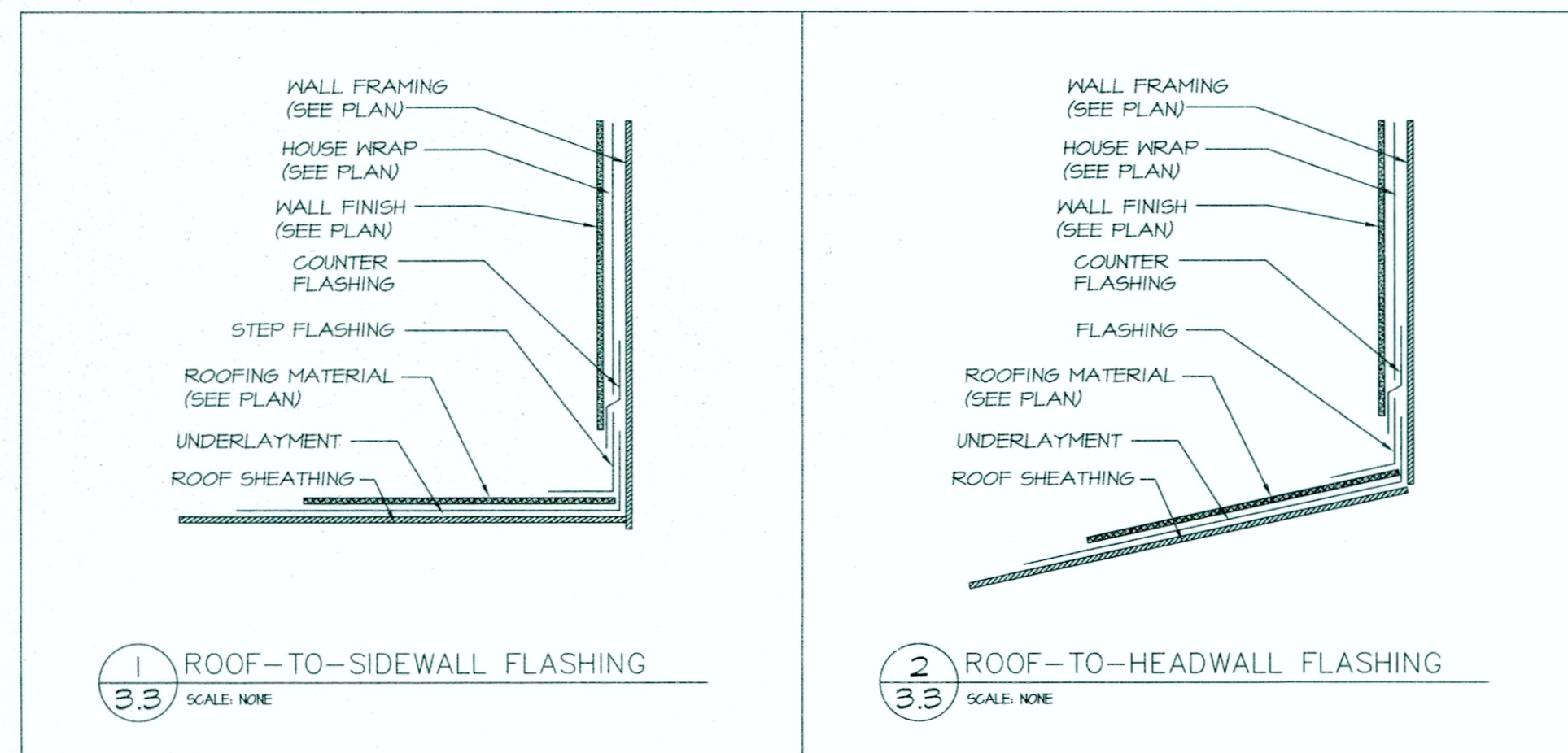
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LEFT ELEVATION - A
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - A
SCALE: 1/4" = 1'-0"



ELEVATION NOTES

ALL SIDING SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER **CRC R703.2**.

TWO LAYERS TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING **CRC R703.6.3**

ALL DECORATIVE CORBELS, BRACES AND BRACKETS MAY BE CONSTRUCTED IN FIELD PER DETAILS PROVIDED, OR OWNER MAY PURCHASE PRE-ASSEMBLED PIECES, PROVIDED THEY MATCH AS CLOSELY AS POSSIBLE TO THE PIECES SHOWN IN THE DRAWINGS AND ARE APPLIED AS PER THE PRODUCTS INSTALLATION INSTRUCTIONS.

REV	DATE	BY	CHKD	APPD
1	05.12.17	ENG		
2	05.12.17	SUB		
3	06.23.17	BC		

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STANDARD PLAN #2 FOR:

CITY OF CLOVIS

1033 FIFTH STREET

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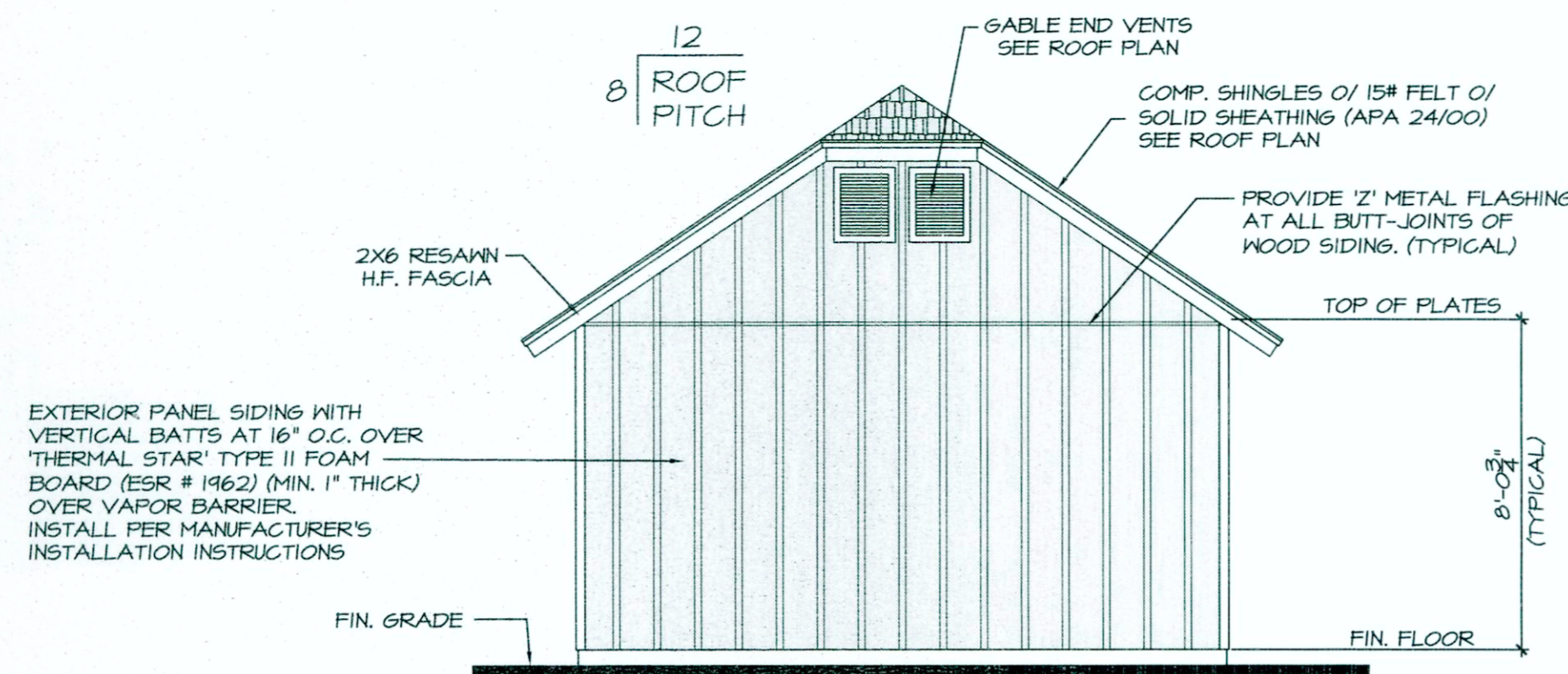
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SHEET

3.1

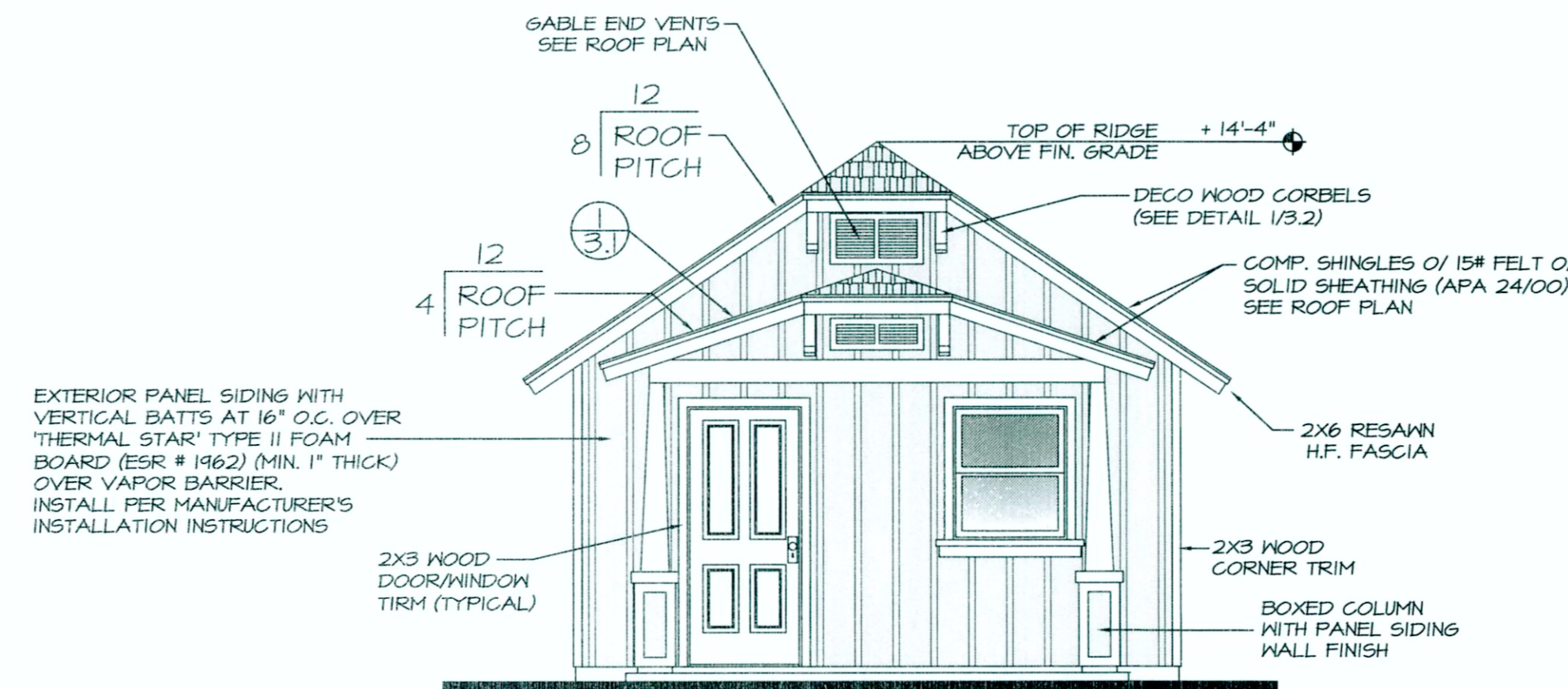
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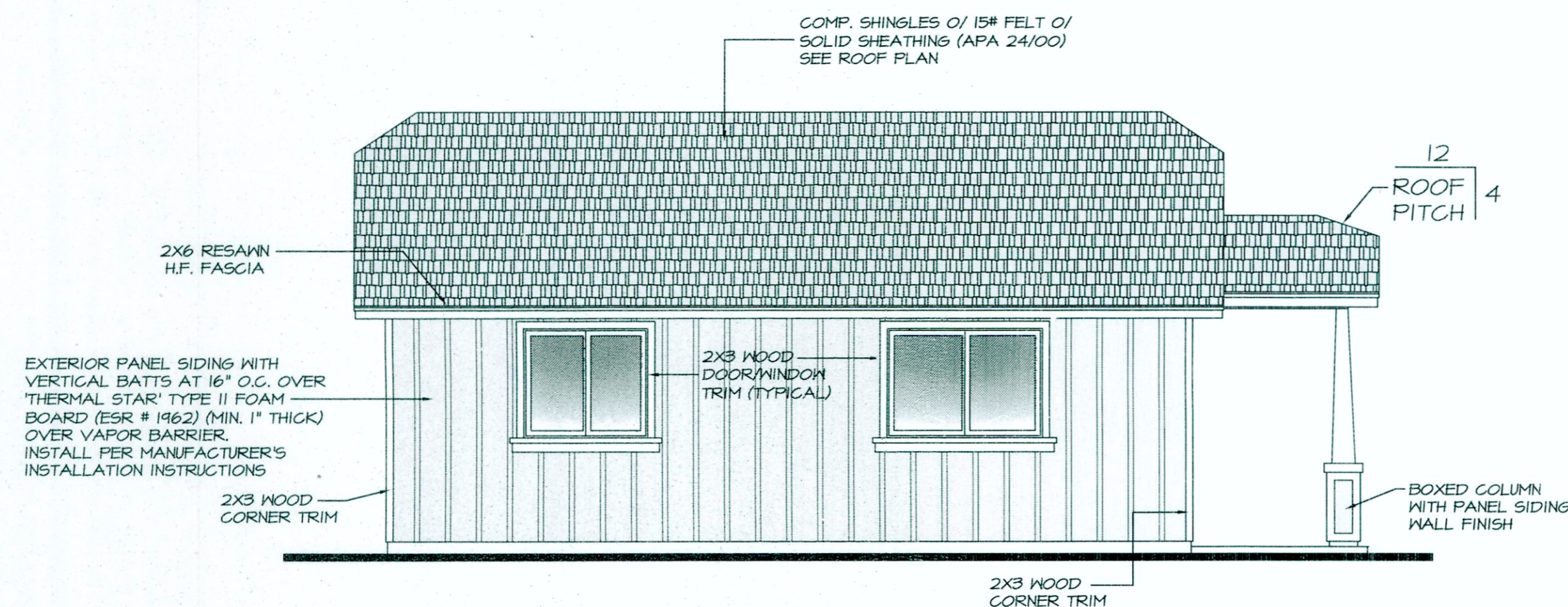
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FRONT ELEVATION - B

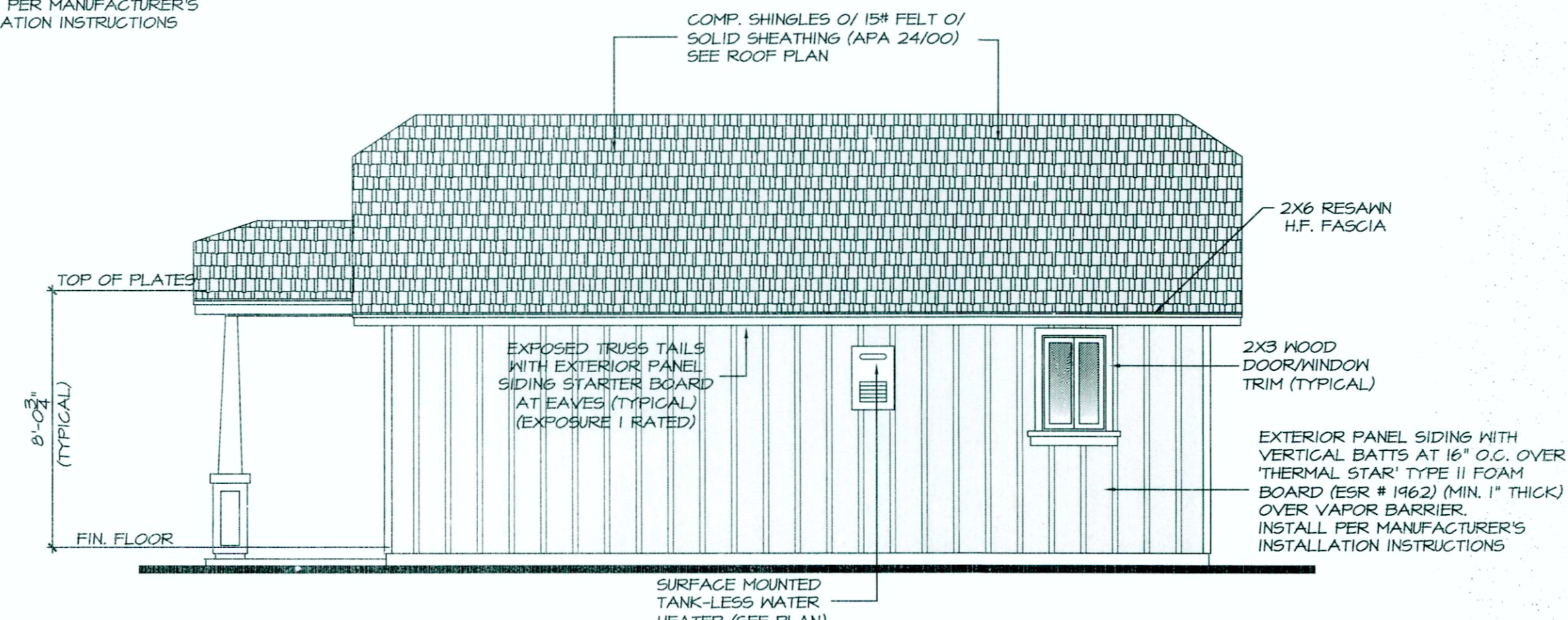
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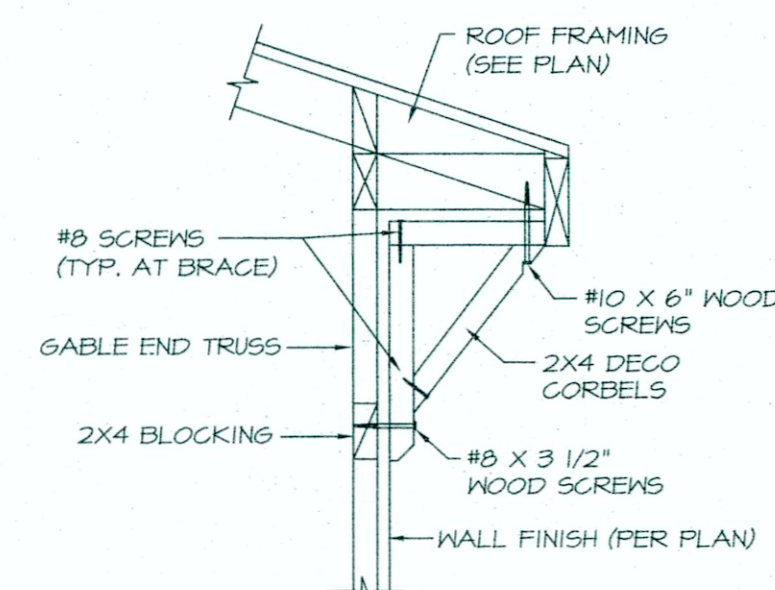
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EXTERIOR PANEL SIDING WITH
VERTICAL BATTS AT 16" O.C. OVER
'THERMAL STAR' TYPE II FOAM
BOARD (ESR # 1962) (MIN. 1" THICK)
OVER VAPOR BARRIER.
INSTALL PER MANUFACTURER'S
INSTALLATION INSTRUCTIONS



RIGHT ELEVATION - B

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



3.2
SCALE: 1" = 1'-0"

APPLY CONSTRUCTION ADHESIVE
AT ALL CONNECTIONS

ELEVATION NOTES

ALL SIDING SHALL BE APPLIED OVER A WEATHER
RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER)
PER CRC R103.2.

TWO LAYERS TYPE 'D' BUILDING PAPER
UNDERLAYMENT IS REQUIRED WHERE LATH IS TO
BE APPLIED OVER WOOD SHEATHING CRC R103.6.3

ALL DECORATIVE CORBELS, BRACES AND
BRACKETS MAY BE CONSTRUCTED IN FIELD PER
DETAILS PROVIDED, OR OWNER MAY PURCHASE
PRE-ASSEMBLED PIECES, PROVIDED THEY MATCH
AS CLOSELY AS POSSIBLE TO THE PIECES SHOWN
IN THE DRAWINGS AND ARE APPLIED AS PER THE
PRODUCTS INSTALLATION INSTRUCTIONS.

REVISIONS	DATE	BY	CHKD
REV 03	03.21.17	7	
ENG 04	04.21.17		
SUB 05	05.12.17		
BC 06	06.23.17		

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ELEVATION - B

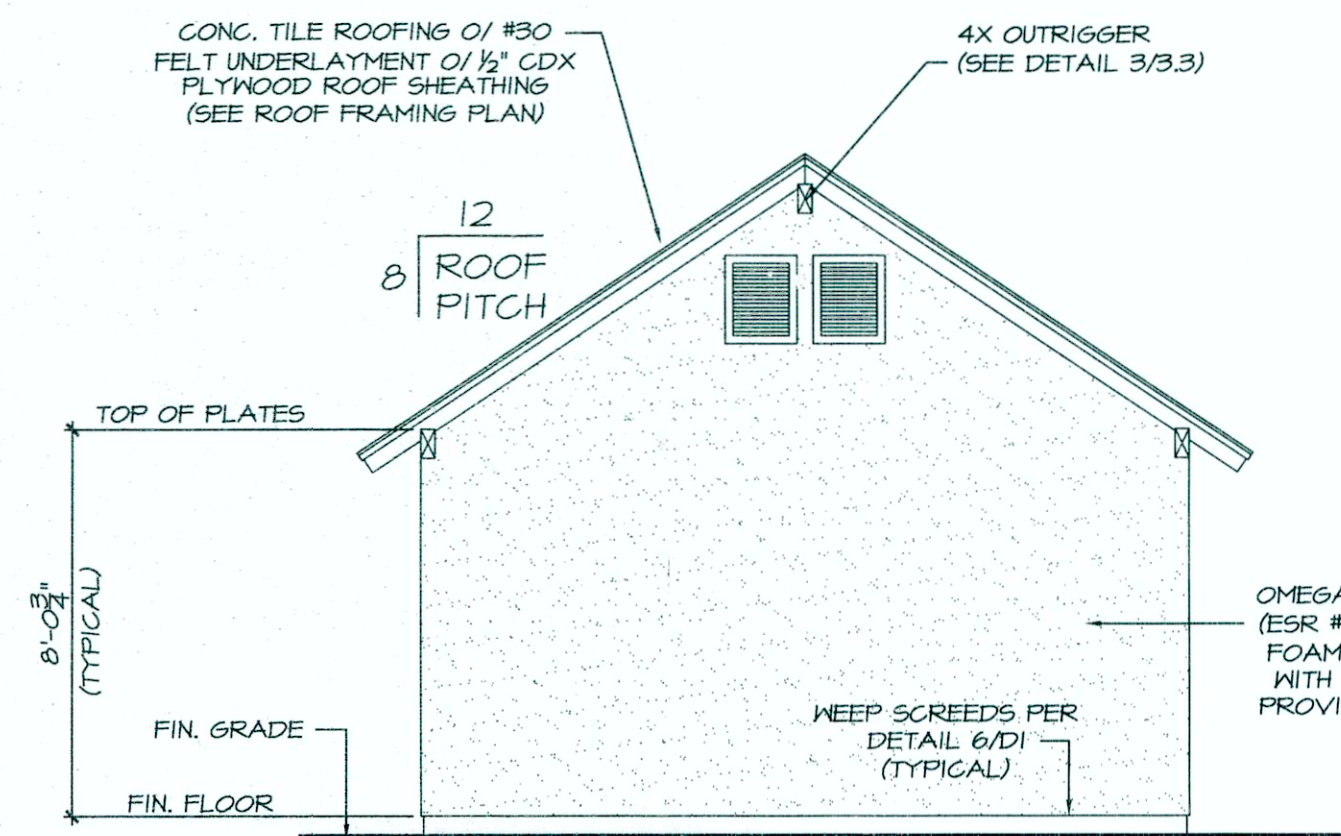
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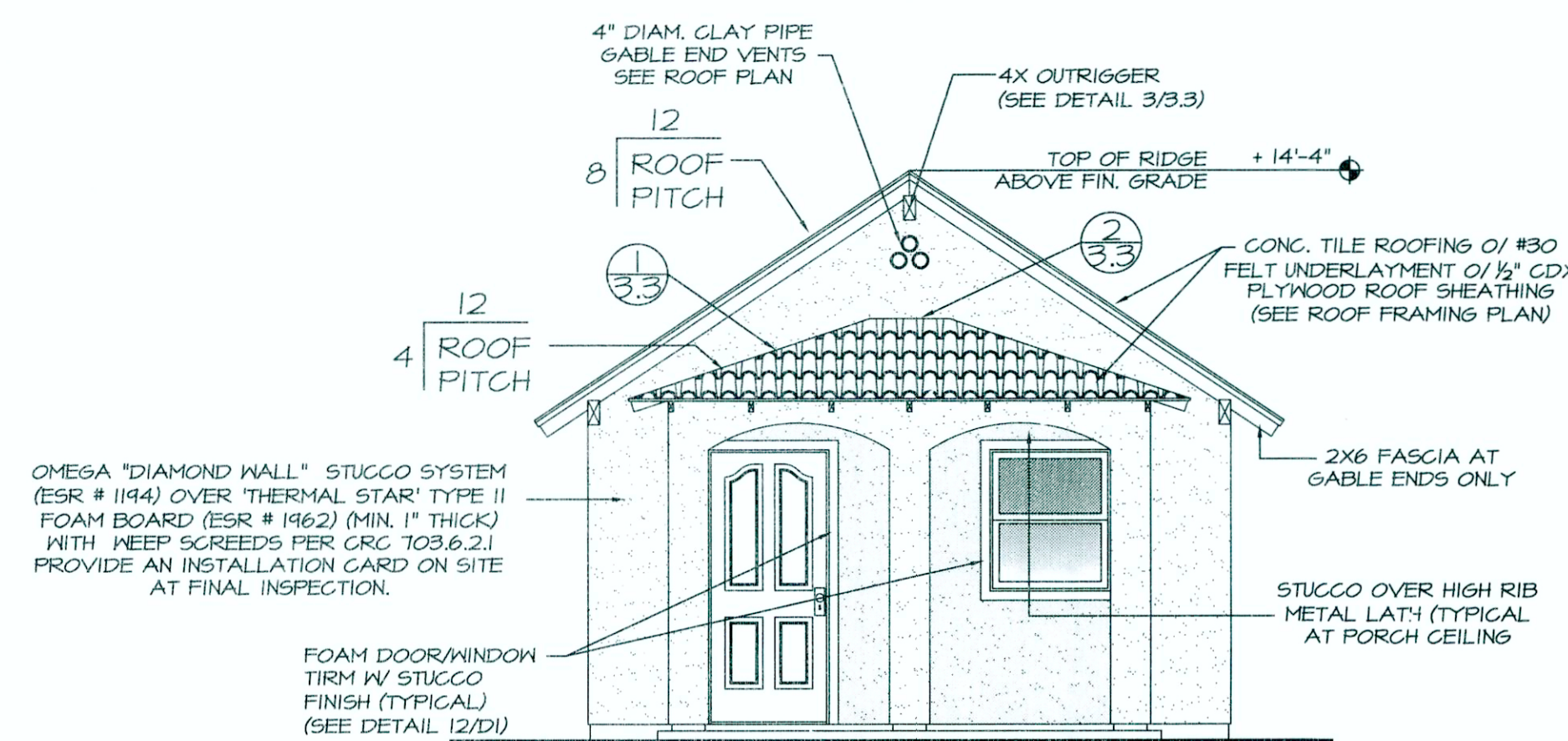
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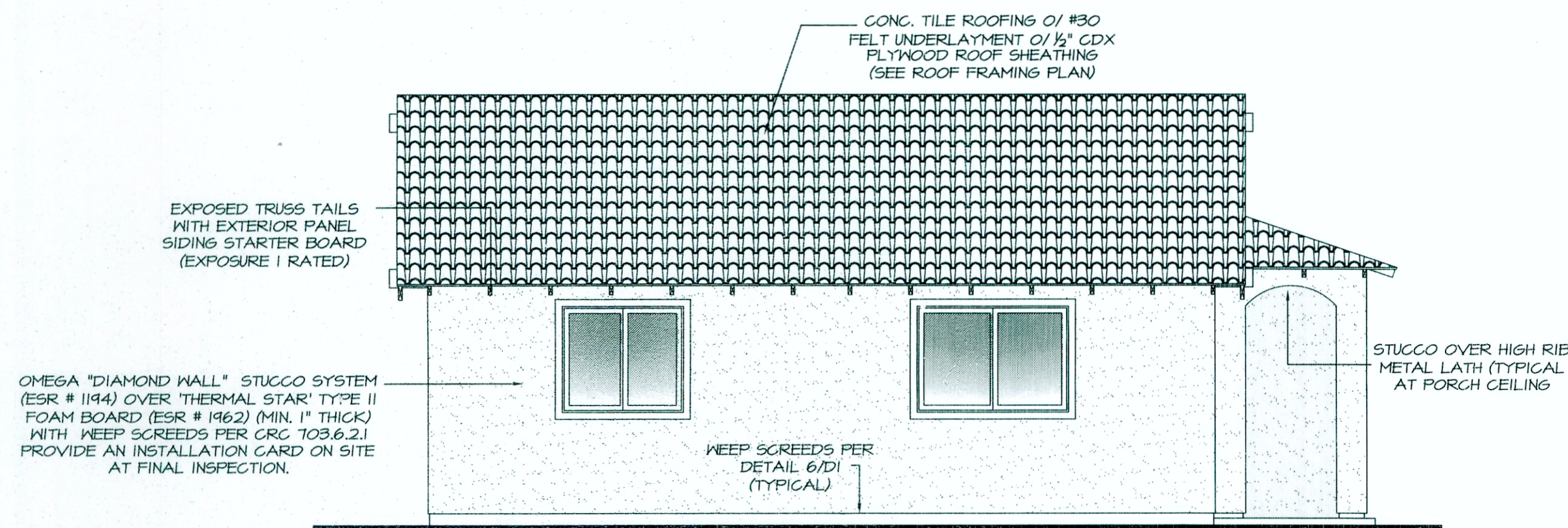
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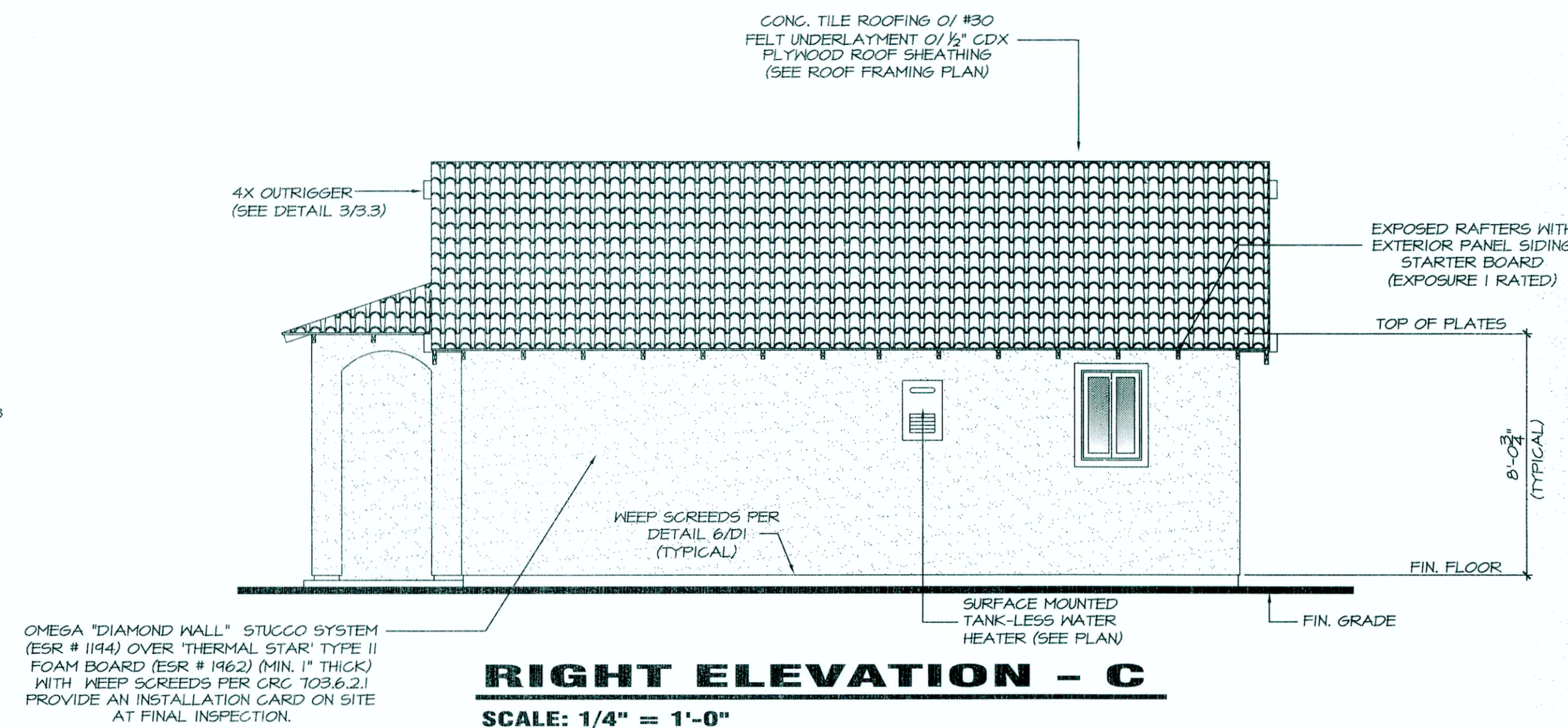
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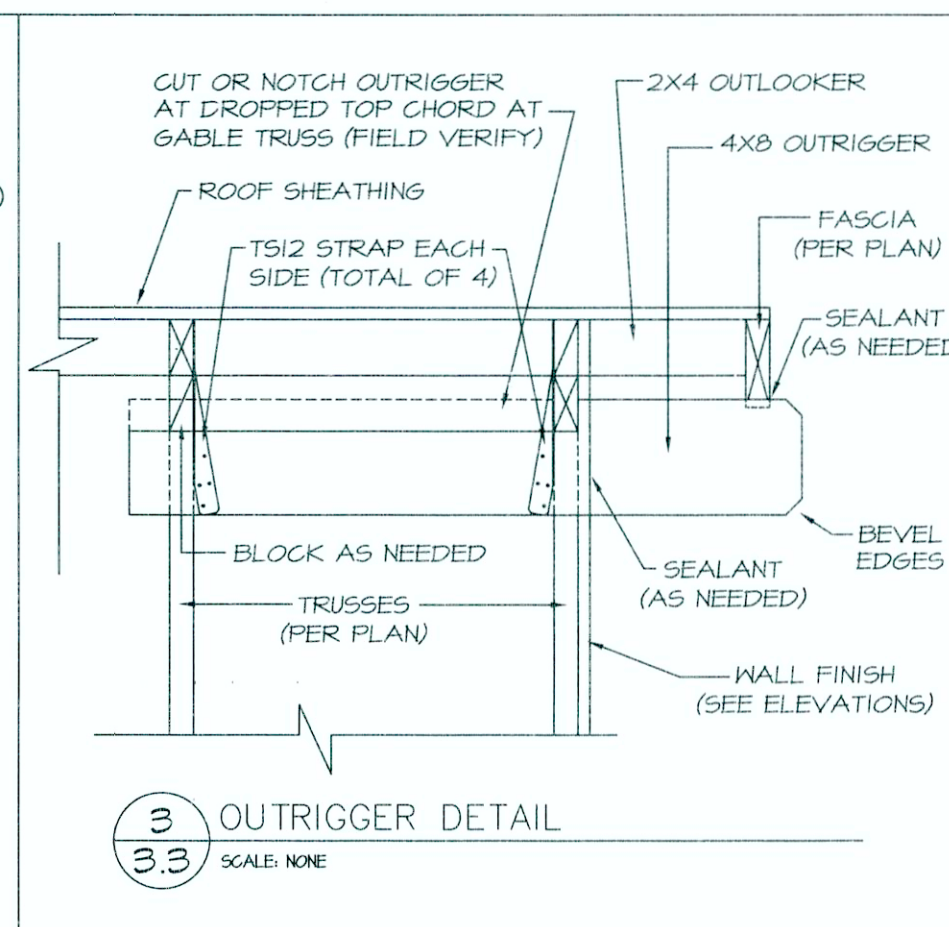
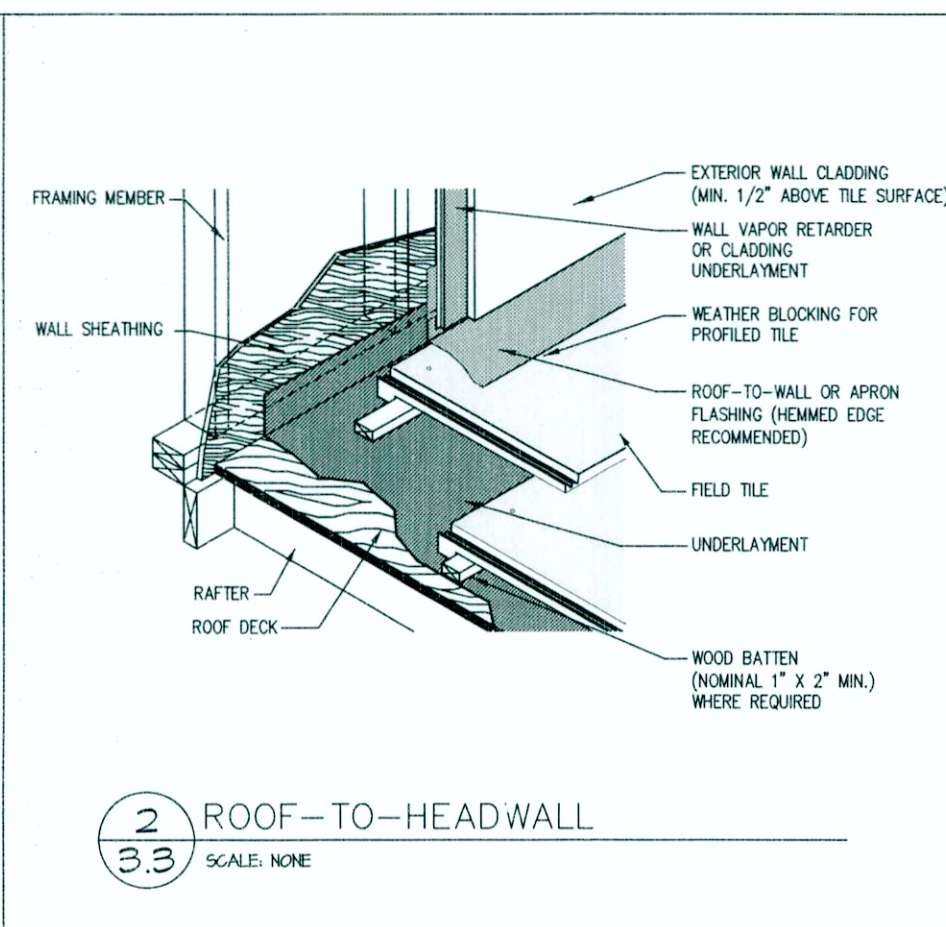
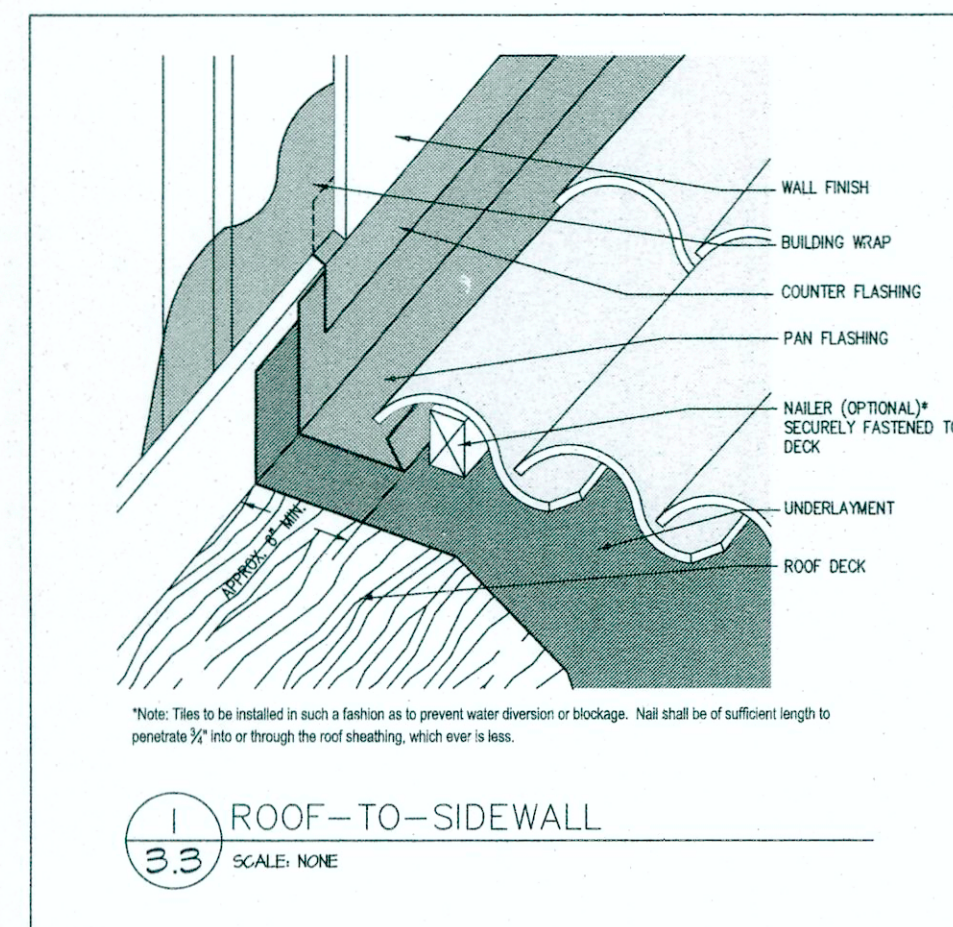
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SCALE: 1/4" = 1'-0"



LEFT ELEVATION - C
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - C
SCALE: 1/4" = 1'-0"



ELEVATION NOTES

ALL LATH AND PLASTER SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE PROVIDED WITH WEEP SCREEDS PER CRC 103.6.2.1

ALL STUCCO LATH SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER CRC R703.2.

TWO LAYERS TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING CRC R703.6.3

PER ICC REPORT ESR 1194, A SPECIAL INSPECTION IS REQUIRED FOR STUCCO;
1. LATH INSTALLATION, PRIOR TO COATING APPLICATION
2. FIELD BATCHING AND MIXING OF COMPONENTS.

ALL TILE ROOFING MUST HAVE AN ICC REPORT NUMBER. A COPY OF THE REPORT SHALL BE ON SITE DURING ROOFING INSPECTION.

ALL DECORATIVE CORBELS, BRACES AND BRACKETS MAY BE CONSTRUCTED IN FIELD PER DETAILS PROVIDED, OR OWNER MAY PURCHASE PRE-ASSEMBLED PIECES, PROVIDED THEY MATCH AS CLOSELY AS POSSIBLE TO THE PIECES SHOWN IN THE DRAWINGS AND ARE APPLIED AS PER THE PRODUCTS INSTALLATION INSTRUCTIONS.

REVISIONS	REV	DATE
	1	03.24.17
	2	05.12.17
	3	05.12.17
	4	05.12.17

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ELEVATION - C

SHEET

3.3

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