



BAKERSFIELD

THE SOUND OF *Something Better*

CONDITIONALLY
APPROVED

PROJECT #: **PP-SPR-26-0011**

DATE: **3/25/2026**



BAKERSFIELD
THE SOUND OF *Something Better*

SENT VIA ELECTRONIC MAIL

Ofuentes@fuenteseng.com

Applicant

Fuentes Engineering
Oscar Fuentes
2575 Talisman Drive
Bakersfield, CA 93304

Property Owner

Jose Abramovitz
PO Box 13057
Bakersfield, CA 93389

RE: Notice of Decision - Site Plan Review (Project No. PP-SPR-26-0011)

Dear Oscar Fuentes:

The plans for the construction of a 504 square foot detached garage conversion Accessory Dwelling Unit (ADU) in the R-3 (Medium Density Multi-Unit Dwelling) zone district located at 1307 Tulare Street have been reviewed by the Site Plan Review Committee. The proposal meets the minimum required codes, policies, and standards for development as adopted by the Bakersfield City Council.

Please note that the address for the ADU will be **1307 Tulare Street, Unit B**. Your next step is to apply for the necessary building permits to construct your project.

REVISIONS TO THE APPROVED PLAN

Any time after site plan approval but before the approval expires, you may submit revisions to the plan as a new site plan application subject to a new review and required fees. The Planning Director can only approve minor changes to the original plan without a new application if they are necessary to meet conditions, mitigation, or result from physical obstacles or other comparable constraints (see Section 17.08.080.C.3 of the Bakersfield Municipal Code).

EXPIRATION OF PLANS

The site plan expires exactly two years from the decision date (can be found in the top right corner) unless building permits have been issued. The project must be completed within 5 years from the decision date.



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The Planning Director may extend the expiration date up to one (1) year if you resubmit new plans to check against the code requirements in effect at that time and include a written request for the extension. We must receive this request before the expiration of the project approval. We will not require a fee for this extension request; however, changes to the plans originally approved for purposes other than code requirements shall be subject to a new site plan review, including payment of all required fees (see Section 17.08.080.D of the Bakersfield Municipal Code).

INDEMNIFICATION CONDITION

In consideration by the City of Bakersfield for land use entitlements, including but not limited to environmental approvals related to or arising from this project, the applicant, and/or property owner and/or subdivider ("Applicant" herein) agrees to indemnify, defend, and hold harmless the City of Bakersfield, its officers, agents, employees, departments, commissioners, and boards ("City" herein) against and all liability, claims, actions, causes of actions or demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, in any way arising from, the terms and provisions of this application, including without limitation and CEQA approval or any related development approvals or conditions whether imposed by the City or not, except for City's sole active negligence or willful misconduct.

This indemnification condition does not prevent the Applicant from challenging and decision by the City related to this project and obligations of this condition apply regardless of whether any other permits or entitlements are issued.

The City will promptly notify Applicant of any such claim, action, or proceeding, failing under this condition within thirty (30) days of actually receiving such claim. The City, in its sole discretion, shall be allowed to choose the attorney or outside law firm to defend the City at the sole cost and expense of the Applicant and the City is not obligated to use any law firm or attorney chosen by another entity or party.

ENVIRONMENTAL DETERMINATION

This site plan review has been found to be exempt from the California Environmental Quality Act (CEQA) provisions according to Section 15303. This project is exempt because it is a Class 3 project consisting of a new construction or conversion of a small structure meeting the conditions described in Section 15303. A Notice of Exemption has been prepared and is available for review at the Planning Division.



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APPEAL

Any person may appeal this decision. An appeal is limited to whether or not an adopted development standard, zoning regulation, mitigation, or policy applied or not applied to the project, was consistent with the authority granted by city ordinances or the California Environmental Quality Act (CEQA). The appeal must be in writing, stating the precise basis or issue as noted, must include the appropriate filing fee, and must be filed within **10 days** of the decision date to the City of Bakersfield Planning Commission (c/o Bakersfield Planning Director, 1715 Chester Avenue, Bakersfield, CA 93301). The Planning Commission will hold a public hearing on the appeal, and their decision will be final unless their decision is appealed to the City Council.

Site plan approval is based on the statements made in the application and the plans you submitted. Any errors or omissions on these plans could alter the compliance list and/or void this decision. Correspondence will continue to be sent to the applicant on record. Should the applicant change, it is the property owner's responsibility to update the contact information with the Planning Division. If you have other questions regarding general information about the site plan review process, please contact the Planning Division at (661) 326-3733.

The official decision date for Site Plan Review No. PP-SPR-26-0011 is stated in the top right corner of this document.

Sincerely,

Tony Jaquez

Tony Jaquez
Principal Planner

MB\S:\04_Current Planning\01_SPR\01_Projects\2026\PP-SPR-26-0011_1307 Tulare St_ADU\05_ProjectDox\SPR 26-0011_1307 Tulare St_NOD.docx



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CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. In consideration by the City of Bakersfield for land use entitlements, including but not limited to related environmental approvals related to or arising from this project, the applicant, and/or property owner and/or subdivider ("Applicant" herein) agrees to indemnify, defend, and hold harmless the City of Bakersfield, its officers, agents, employees, departments, commissioners and boards ("City" herein) against any and all liability, claims, actions, causes of action or demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, in any way arising from, the terms and provisions of this application, including without limitation any CEQA approval or any related development approvals or conditions whether imposed by the City, or not, except for CITY's sole active negligence or willful misconduct.

This indemnification condition does not prevent the Applicant from challenging any decision by the City related to this project and the obligations of this condition apply regardless of whether any other permits or entitlements are issued.

The City will promptly notify Applicant of any such claim, action, or proceeding, falling under this condition within thirty (30) days of actually receiving such claim. The City, in its sole discretion, shall be allowed to choose the attorney or outside law firm to defend the City at the sole cost and expense of the Applicant and the City is not obligated to use any law firm or attorney chosen by another entity or party.

2. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the applicant's signature on the Acknowledgement and Acceptance portion of the Conditions of Approval.
3. This site plan expires 2 years from the decision date, unless building permits have been issued, or where the use has commenced on projects not requiring a building permit. The project must be completed within 5 years from the decision date. If the property is rezoned, site plan approval will expire upon the effective date for the rezoning unless the use is permitted in the new zone.

The Planning Director may extend the expiration date up to one (1) year if you resubmit new plans for check against the code requirements in effect at that time and include a written request for the extension. We must receive this request **before** the expiration of the project approval. We will not require a fee for this extension request; however, changes to the plans originally approved for purposes other than code requirements shall be subject to a new site plan review, including payment of all required fees (See Section 17.08.080.D of the Zoning Ordinance).



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4. It shall be the responsibility of the property owner, operator, and/or management to ensure that any required permits, inspections, and approvals from any regulatory agency be obtained from the applicable agency prior to issuance of a building permit and/or the issuance of a certificate of occupancy.

A. DEVELOPMENT SERVICES – PLANNING (1715 Chester Avenue)
(Staff Contact – Michael Bell; 661-326-3431 or MBell@bakersfieldcity.us)

1. City records show the project is contained in more than one parcel. Because building setbacks cannot be met based on the design layout, a parcel line bisects a building, and/or parking for residential use is not on the same site as the project, a parcel merger or lot line adjustment application removing or relocating property lines shall be submitted to the Planning Division. Recordation of the land division action shall occur before final building or site occupancy can be granted. If City records are in error, provide documents showing compliance (contact: Planning Division; 661-326-3733).

ACKNOWLEDGEMENT BY PROJECT APPLICANT:

I agree to the project's conditions of approval and acknowledge that failure to comply with any and all conditions shall constitute grounds for potential revocation of the permit approval.

Jose Abbramovitz

Signature

3/4/2026

Date

JOSE ABRAMOVITZ

Print Name

CONDITIONALLY APPROVED

PROJECT #: PP-SPR-26-0011

DATE: 3/25/2026



FUENTES ENGINEERING

OFUENTES@FUENTESENG.COM
661-303-8440

ACCESSORY DWELLING UNIT

OWNER:
JOSE AMBROVITZ
(909) 239-8337

1307 TULARE ST
BAKERSFIELD, CA,
93305

REV.	DATE	ISSUED FOR
△	1/11/26	REVIEW
△		
△		

TITLE PAGE

SHEET:
T-1
Project No. 26-002
SCALE: 3/32" = 1'-0"

ACCESSORY DWELLING UNIT
1307 TULARE ST
BAKERSFIELD, CA 93305

AREA BREAKDOWN
ACCESSORY DWELLING UNIT: 504 SQ FT

ALLOWABLE AREA: UL
OCCUPANCY: R-3
TYPE OF CONSTRUCTION: V-B
ROOF LIVE LOAD: 20 PSF
FLOOR LIVE LOAD: 40 PSF
DEAD LOAD: 20 PSF
FLOOR DEAD LOAD: N/A
GROUND SNOW LOAD: 0 PSF (N/A)
ULTIMATE WIND SPEED: 95 MPH
WIND EXPOSURE CATEGORY: D
IMPORTANCE FACTOR: 1.0
SEISMIC DESIGN CATEGORY: D
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS: S_{0.2}=0.92
MAPPED SPECTRAL RESPONSE ACCELERATIONS: S_{0.1}=1.08, S₁=0.34
LATERAL FORCE RESISTING SYSTEM: BEARING WALL (LIGHT FRAME W/ SHEAR WALL)
SEISMIC RESPONSE COEFFICIENT: S_{0.2}/(R/I) = 0.184
RESPONSE MODIFICATION FACTOR: 6.5
ANALYSIS PROCEDURE: FLEXIBLE DIAPHRAGM
REDUNDANCY FACTOR: 1.0
RISK CATEGORY: II
ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF UNLESS SOILS REPORT IS PROVIDED.

CONSULTANTS:

ENGINEER: OSCAR FUENTES
PHONE: 661-303-8440
EMAIL: OFUENTES@FUENTESENG.COM

ENERGY: CANTELM ENGINEERING
PHONE: 661-324-5252
EMAIL: JENNY@CANTELM.NET

SPECIAL INSPECTIONS:

N/A

DEFERRED ITEMS:

TRUSS CALCULATIONS.

PLEASE NOTE THAT DEFERRED SUBMITTALS SHALL BE REVIEWED BY EDR PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL.

TRUSS REQUIREMENTS:

DESIGN AND MANUFACTURING OF ROOF TRUSS SYSTEM IS BY HAYWARD BUILDING SYSTEM.(NO EXCEPTIONS)

PLEASE CONTACT LOCAL OFFICE REPRESENTATIVE:

SCOTT TAYLOR
STAYLOR@HAYWARDLUMBER.COM

4600 ASHE RD. SUITE 315
BAKERSFIELD, CA 93313
OFFICE: 661-832-1962
FAX: 832-3436
CELL: 661-808-1670

PROJECT ANALYSIS

PROJECT DESCRIPTION: GARAGE CONVERSION TO ACCESSORY DWELLING UNIT
ADDRESS: 1307 TULARE ST
BAKERSFIELD, CA 93305
APN: 014-040-19
LEGAL DESCRIPTION: CITY BRNRD BLOCK 78 LOT P
LOT SIZE: 5,025 SQ. FT.
ZONING: R3
CONSTRUCTION TYPE: VB
FIRE SPRINKLERS: NO
NUMBER OF STORIES: 1

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH THE ADOPTED ORDINANCE AND POLICIES OF GOVERNING AGENCY, AND THE LATEST ADOPTED EDITIONS OF THE FOLLOWING CODES:

- 2025 CALIFORNIA RESIDENTIAL CODE
- 2025 CALIFORNIA GREEN CODE
- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA ENERGY CODE
- 2025 CALIFORNIA FIRE CODE

GENERAL NOTES

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION, AT SITE, ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. PLANS ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND COORDINATION OF ALL TRADES. ANY DISCREPANCIES SHALL BE REPORTED TO E.O.R FOR CORRECTION AND/OR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS PERTAINING TO THE HEALTH AND SAFETY OF PERSONNEL, THE MEANS AND METHODS OF CONSTRUCTION, FOR THE PROTECTION AND HANDLING OF CONSTRUCTION MATERIALS, AND JOBSITE SAFETY.

FIELD VERIFY ALL DIMENSIONS SHOWN ON PLANS BEFORE THE START OF CONSTRUCTION. NOTIFY FUENTES ENGINEERING WITH ANY DISCREPANCIES FOUND. NO WORK SHOULD BE PERFORMED BEFORE THE BUILDING DEPARTMENT ISSUES A BUILDING PERMIT. ALL WORK COMPLETED PRIOR TO OBTAINING THE BUILDING PERMIT IS AT THE CONTRACTORS RISK.

CONSTRUCT AND APPLY ALL FINISHES, FURRING AND SOFFITS IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS OF THE CALIFORNIA RESIDENTIAL CODE WOOD FRAMING SECTION. ENSURE THAT FURRING MEMBERS SUPPORTING HEAVY ELEMENTS (STUCCO, ETC.) ARE NOT FASTENED TO STRUCTURAL MEMBERS IN A WAY THAT LOADS NAILS IN WITHDRAWAL. SHOULD THE SAFE CONSTRUCTION OF ANY ARCHITECTURAL ELEMENT BE UNCLEAR, CONTACT THIS OFFICE FOR ADDITIONAL DESIGN.

THE ENGINEER WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL RECOMMENDATIONS OF THE SOILS REPORT FOR CONSTRUCTION, GRADING, AND FOUNDATION INSPECTION. THE CONTRACTOR SHALL HAVE THE SOILS ENGINEER REVIEW AND APPROVE IN WRITING THAT THE FOUNDATION AND SITE DEIGN ARE IN CONFORMANCE WITH THE SOILS REPORT PRIOR TO COMMENCEMENT OF WORK.

CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR USING ALL APPROVED METHODS OF CONSTRUCTION.

THESE PLANS ARE AND WILL REMAIN THE PROPERTY OF FUENTES ENGINEERING, INC. ALL COPY RIGHTS ARE RESERVED. THESE DOCUMENT ARE BY NO MEANS TO BE REPRODUCE, CHANGED OR COPIED IN ANY WRITTEN, GRAPHIC OR ELECTRONIC FORM, OR USE OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN PERMISSION AND "WET" SIGNATURE OF OSCAR FUENTES, P.E.

ALL DESIGN NOT SHOWN ON THESE PLANS IS BY OTHERS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS AND SHALL NOTIFY E.O.R IMMEDIATELY OF ANY DISCREPANCIES.

ADDRESS NUMBERS SHALL BE POSTED AND VISIBLE FROM THE STREET PRIOR TO CONSTRUCTION.

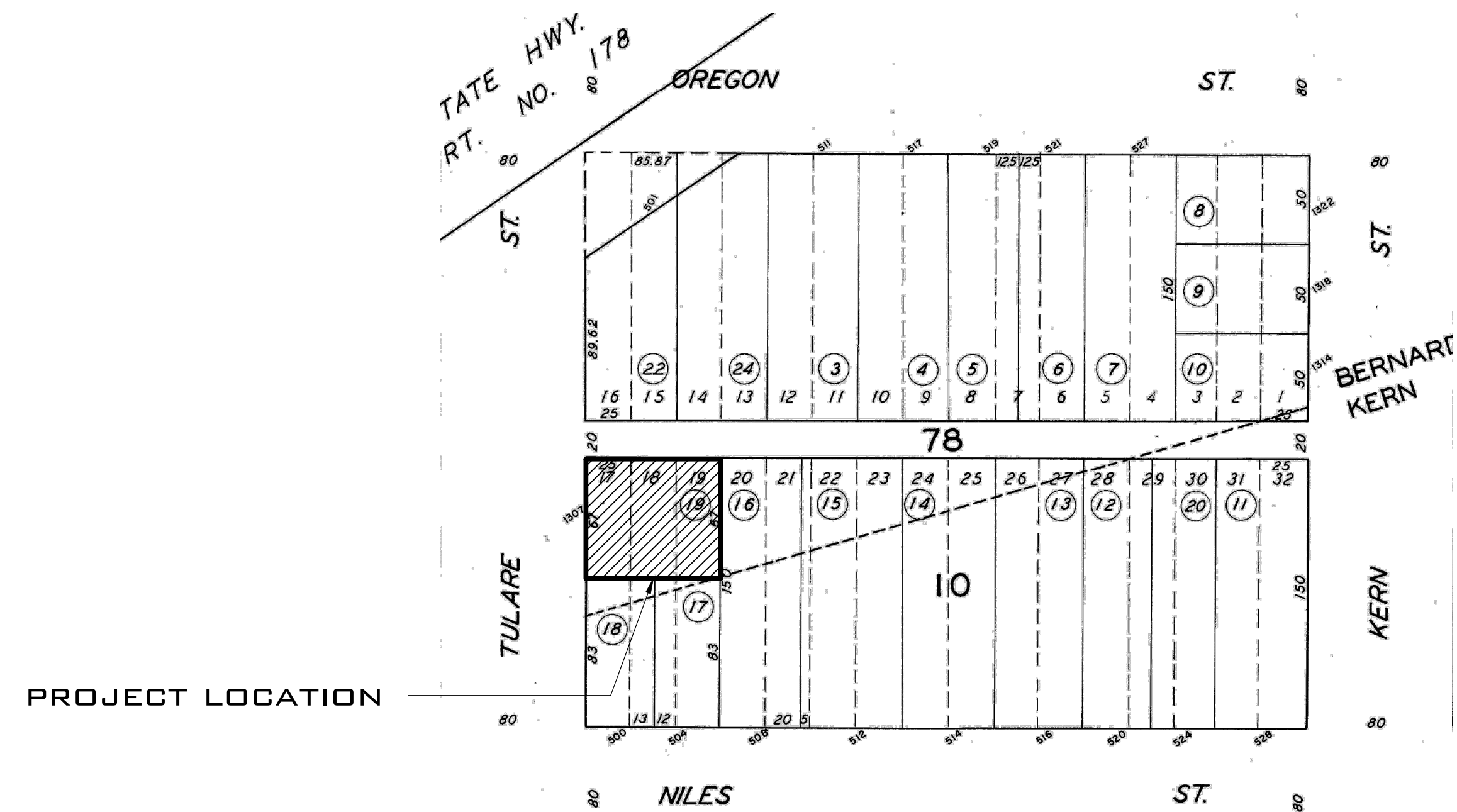
TITLE 24 REQUIREMENTS:

(FIELD VERIFIED BY HERS RATERS AS NOTED ON ENERGY REPORT)

- QUALITY INSULATION INSTALLATION (QI)
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- MINIMUM AIRFLOW
- VERIFIED EER/EER2
- VERIFIED REFRIGERANT CHARGE
- FAN EFFICIENCY WATTS/CFM
- AIRFLOW IN HABITABLE ROOMS
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONE GREATER THAN 150 SQ. FT.
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITION SPACE.
- DUCT LEAKAGE TESTING
- INSULATION BELOW ROOF DECK
- WINDOW OVERHANGS AND/OR FINIS

SHEET INDEX

T-1 TITLE SHEET
T-2 SITE PLAN
A-1 FLOOR PLAN
A-2 ELEVATION PLAN



VICINITY MAP

THE ACCESSORY DWELLING UNIT WILL BE ARCHITECTURALLY COMPATIBLE WITH MAIN UNIT PER BMC CHAPTER 17.65

A PARCEL MERGER OR LOT LINE ADJUSTMENT APPLICATION REMOVING OR RELOCATING PROPERTY LINES SHALL BE SUBMITTED TO THE PLANNING DIVISION BEFORE BUILDING PERMITS CAN BE ISSUED. RECORDATION OF THE MAP SHALL OCCUR BEFORE FINAL BUILDING OR SITE OCCUPANCY CAN BE GRANTED.



FUENTES ENGINEERING

OFUENTES@FUENTESENG.COM
661-303-8440

ACCESSORY DWELLING UNIT

OWNER:
JOSE AMBROVITZ
(909) 239-8337

1307 TULARE ST
BAKERSFIELD CA,
93305

REV.	DATE	ISSUED FOR
△	1/11/26	REVIEW
△		
△		

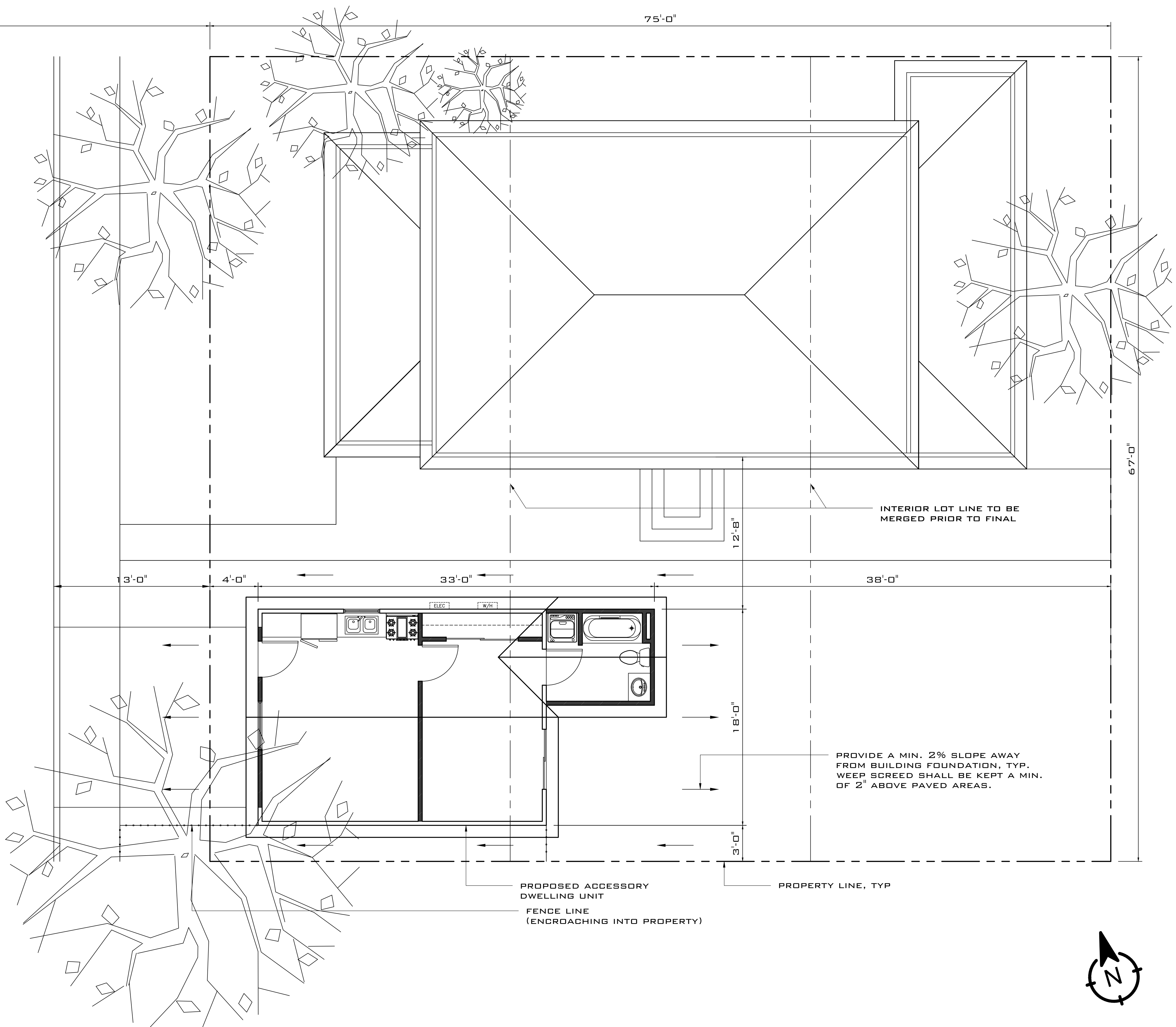
SITE PLAN

SHEET:
T-2
Project No. 26-002
SCALE: 1/8" = 1'-0"

CENTER OF TULARE ST

40'-0"

75'-0"

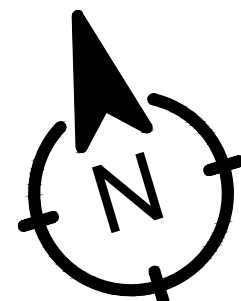


INTERIOR LOT LINE TO BE MERGED PRIOR TO FINAL

PROVIDE A MIN. 2% SLOPE AWAY FROM BUILDING FOUNDATION, TYP. WEEP SCREED SHALL BE KEPT A MIN. OF 2" ABOVE PAVED AREAS.

PROPOSED ACCESSORY DWELLING UNIT
FENCE LINE (ENCROACHING INTO PROPERTY)

PROPERTY LINE, TYP





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BAKERSFIELD CA,
93305

REV.	DATE	ISSUED FOR
1	1/11/26	REVIEW
2		
3		

FLOOR PLAN

SHEET:
A-1
Project No. 26-002
SCALE: 3/4" = 1'-0"

GENERAL FRAMING NOTES

- 2x @ 16" O.C. EXTERIOR WALLS.
- ALL DIMENSIONS ARE TO FACE OF STUD.
- ALL MEMBERS TO BE D.F #2 OR BETTER, U.N.O.
- PROVIDE 4x POST UNDER ALL GIRDER TRUSSES, U.N.O.
- ALL SHEAR PANELS ARE TO BE PLACED FROM SILL PLATE TO BOTTOM OF ROOF SHEATHING.
- SILL PLATES AND ANY MEMBER THAT ARE IN CONTACT WITH CONCRETE AND/OR MASONRY SHALL BE PRESSURE TREATED.
- PROVIDE MIN. 5/8" A.B. x 10" LENGTH @ 72" MAX., w/ 3X3x.0223 STL. WASHER, U.N.O.
- DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING.
 - NOTCHING OF 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.
- DRILLING OF ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.
- STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60%, SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED.
- EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHEN THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- DRILLING AND NOTCHING OF TOP PLATE - WHEN PIPING OR DUCTWORK IS PLACED 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" THICK AND BE FASTENED ACROSS AND THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS AND (B) 10d HAVING A MINIMUM LENGTH OF 1 1/2" AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND A MINIMUM OF 6" PAST THE OPENING.
- STUCCO EXTERIOR FINISH SHALL BE ICC APPROVED OR 3 COAT FINISH.
- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EX-FILTRATION.
- PER CRC R340.1, FINISH MATERIALS, INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS, AEROSOL PAINTS AND COATINGS, CARPET SYSTEMS, CARPET CUSHIONS, CARPET ADHESIVE, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET THE VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMIT IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARD CODE, CHAPTER 4, DIVISION 4.5.
- PER CRC R602.3.4.1, ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOM/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARD CODE, CHAPTER 4, DIVISION 4.4.
- PER CRC SECTION R302.11, PROVIDE HORIZONTAL FIRE STOPS AT 10'-0" MAXIMUM INTERVALS, AND VERTICAL AT CEILING AND FLOOR LEVELS.
- ALL EXTERIOR EGRESS DOORS SHALL BE PROVIDED WITH A LANDING. (MINIMUM DIMENSIONS SHALL BE 36" IN THE DIRECTION OF TRAVEL AND AT LEAST AS WIDE AS THE DOOR IT SERVES).
- PER CRC R311.3.2, THE LANDING ON EACH SIDE OF THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2' LOWER THAN THE TOP OF THE THRESHOLD, EXCEPT THE EXTERIOR LANDING SHALL NOT BE MORE THAN 7 3/4" BELOW THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.
- PER R313.2 ONE AND TWO FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE AND TWO FAMILY DWELLINGS.
- EXCEPTION: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OF ALTERATIONS TO EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.
- 1/2" GYP. BOARD, WALL AND CEILING COVER U.N.O.
- WEEP SCREED TO BE 2" MIN. ABOVE PAVED AREAS & 4" MIN. ABOVE DIRT.
- ATTIC ACCESS MUST BE A MINIMUM OF 22"x30" WITH 30" CLEAR HEADROOM.
- ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPERABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
- FOR BEDROOMS THE FOLLOWING CONDITIONS ARE APPLICABLE:
 - MIN. 24" NET CLEAR OPENING HEIGHT.
 - MIN. 20" NET CLEAR OPENING WIDTH.
 - MINIMUM 5.7 SQ. FT. OF NET CLEAR OPENING AREA.
 - BOTTOM OF CLEAR OPENING NOT TO EXCEED 44" A.F.F.
- ALL GLAZING SHALL BE DUAL GLAZED U.N.O.
- ALL INTERIOR DOORS SHALL BE 1 3/8" HOLLOW CORE U.N.O.
- ALL EXTERIOR DOORS SHALL BE 1 3/4" SOLID CORE U.N.O.
- PER CRC SECTION R302.5.1, SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE RATED BETWEEN GARAGE AND RESIDENCE. DOOR SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE. IF THE GARAGE AND DWELLING CONTAIN AN AUTOMATIC FIRE SPRINKLER SYSTEM, THE DOOR NEED ONLY BE SELF-CLOSING OR AUTOMATIC-CLOSING AND SELF-LATCHING.
- RADIANT BARRIERS SHALL HAVE AN EMITTANCE OF 0.05 OR LESS.
- THE ATTIC ACCESS SHALL BE GASKET TO PREVENT AIR LEAKAGE.
- PER CRC SECTION R609.4.1, GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER IDENTIFYING THE MANUFACTURER MODEL/SERIES NUMBER, POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE STANDARD.
- PER CRC SECTION R327.1, NEWLY CONSTRUCTED DWELLINGS ARE REQUIRED TO HAVE AGING-IN-PLACE AND FALL PREVENTION READY. PLEASE ADD REINFORCEMENT FOR FUTURE GRAB BAR IN AT LEAST ONE BATHROOM ON THE ENTRY LEVEL. REINFORCEMENT SHALL NOT BE LESS THAN 2x8 NOMINAL LUMBER LOCATED BETWEEN 32 INCHES AND 39 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
- PER CRC SECTION R327.1.4, DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING.
- PER CRC SECTION R702.4.2 AND CRC TABLE R702.4.2, SPECIFY GLASS MAT GYPSUM BACKING PANEL (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NONASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288 OR ISO 8336, CATEGORY C), OR NONASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS (ASTM C1325) AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS.
- PER CRC TABLE R302.1(1), PROVIDE A MINIMUM OF 5 FEET BETWEEN THE EXTERIOR WALL OF THE RESIDENCE AND THE PROPERTY LINE, OR THE EXTERIOR WALL MUST BE ONE-HOUR FIRE RESISTANCE RATED CONSTRUCTION WITH EXPOSURE FROM BOTH SIDES. PLEASE VERIFY THE DISTANCE TO THE PROPERTY LINE. OPENINGS ARE PROHIBITED IF LESS THAN 3 FEET FROM PROPERTY LINE. OPENINGS ARE LIMITED WHEN LOCATED BETWEEN 3 FEET AND 5 FEET FROM THE PROPERTY LINE.
- PER CRC TABLE R302.1(2), WHEN THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, PROVIDE A MINIMUM SEPARATION OF 3 FEET BETWEEN THE EXTERIOR WALL OF THE RESIDENCE AND THE PROPERTY LINE, OR THE EXTERIOR WALL MUST BE ONE-HOUR FIRE RESISTANCE RATED CONSTRUCTION. OBTAIN PLANNING DEPARTMENT APPROVAL IF LESS THAN 5 FEET FROM PROPERTY LINE. PLEASE VERIFY THE DISTANCE TO THE PROPERTY LINE. OPENINGS ARE PROHIBITED IF LESS THAN 3 FEET FROM PROPERTY LINE.

WALL SCHEDULE

- (E) 2X4 @ 16" O.C.
- (N) 2X4 @ 16" O.C.

DOOR SCHEDULE

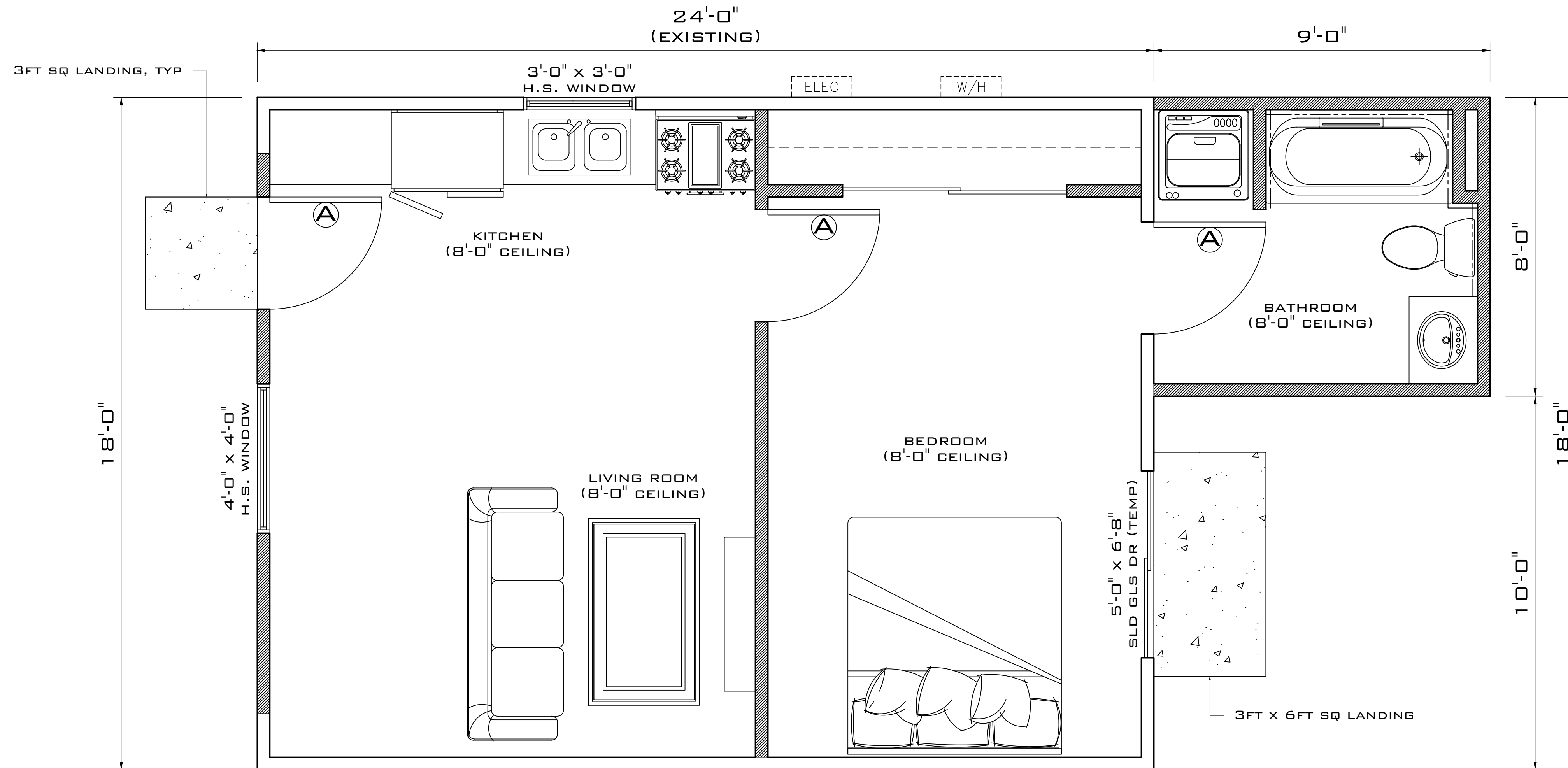
- (A) - 36 X 80
- (B) - 32 X 80
- (C) - 30 X 80
- (D) - 28 X 80

HEADER SCHEDULE

SPAN	MIN. SIZE
0FT - 6FT	4X6
6FT - 8FT	4X8
8FT - 10FT	4X10
10FT - 12FT	4X12

MIN. # OF "KING" STUDS @ EACH END

0FT - 4FT	1
4FT - 8FT	2
8FT - 14FT	3
14FT-18FT	4





FUENTES ENGINEERING

OFUENTES@FUENTESENG.COM
661-303-8440

ACCESSORY DWELLING UNIT

OWNER:
JOSE AMBROVITZ
(909) 239-8337

1307 TULARE ST
BAKERSFIELD CA,
93305

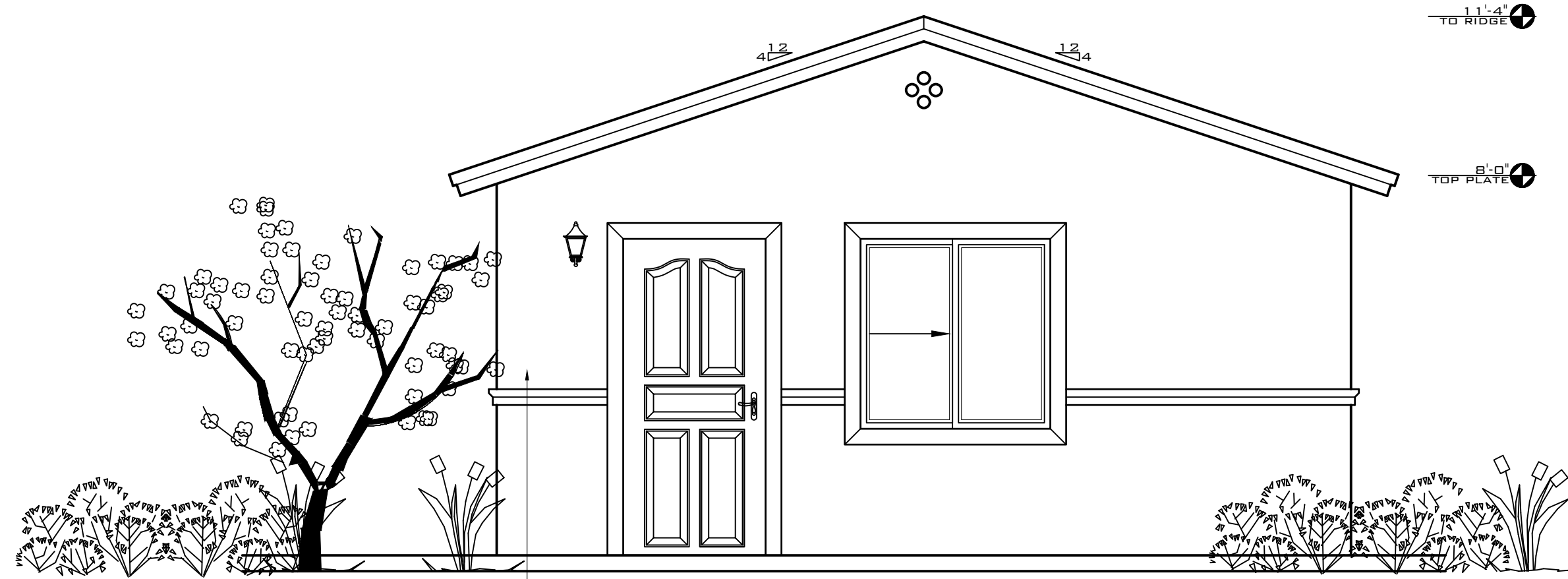
REV.	DATE	ISSUED FOR
△	1/11/26	REVIEW
△		
△		

ELEVATION PLAN

SHEET:
A-2

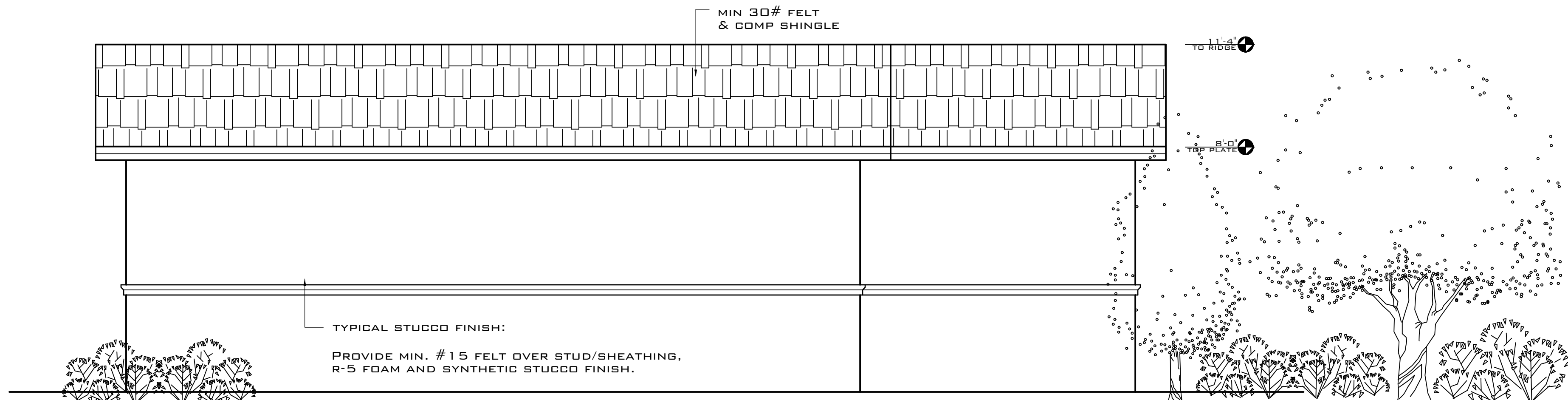
Project No. 26-002
SCALE: 3/8" = 1'-0"

PLEASE SEE SHEET D-1
FOR ARCHITECTURAL DETAILS



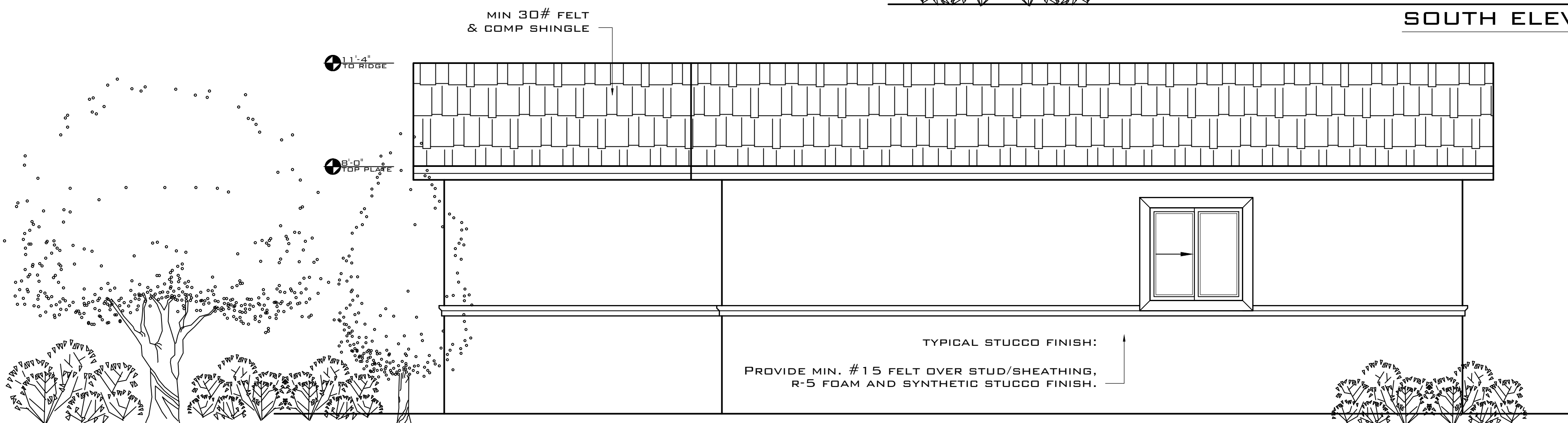
EAST ELEVATION

TYPICAL STUCCO FINISH:
PROVIDE MIN. # 15 FELT OVER STUD/SHEATHING,
R-5 FOAM AND SYNTHETIC STUCCO FINISH.



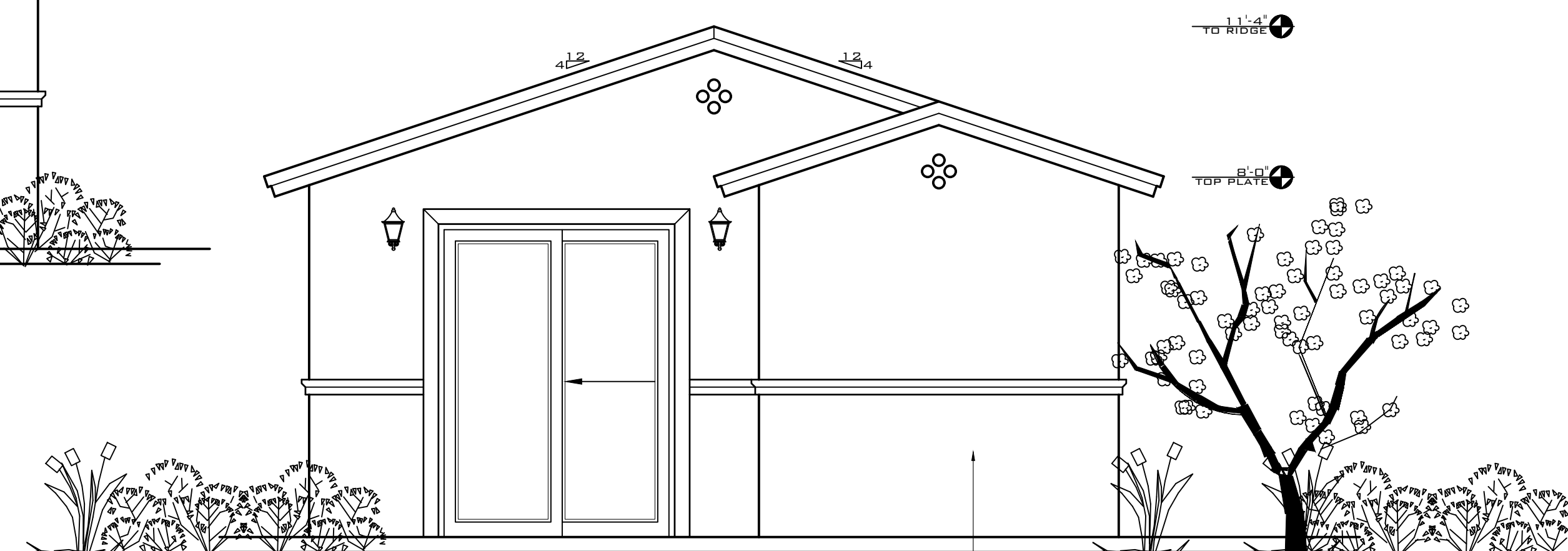
SOUTH ELEVATION

TYPICAL STUCCO FINISH:
PROVIDE MIN. # 15 FELT OVER STUD/SHEATHING,
R-5 FOAM AND SYNTHETIC STUCCO FINISH.



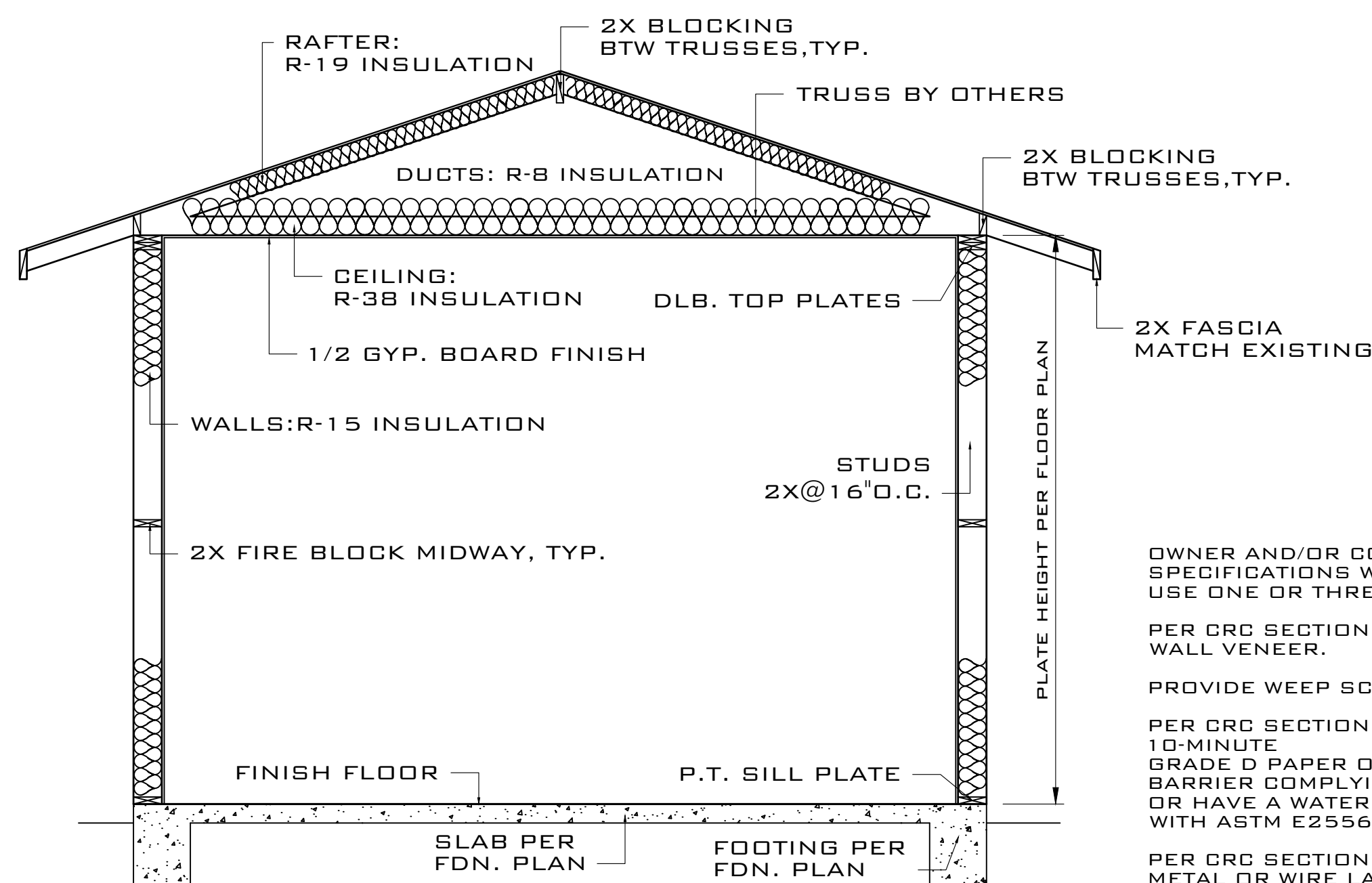
NORTH ELEVATION

TYPICAL STUCCO FINISH:
PROVIDE MIN. # 15 FELT OVER STUD/SHEATHING,
R-5 FOAM AND SYNTHETIC STUCCO FINISH.



WEST ELEVATION

TYPICAL STUCCO FINISH:
PROVIDE MIN. # 15 FELT OVER STUD/SHEATHING,
R-5 FOAM AND SYNTHETIC STUCCO FINISH.



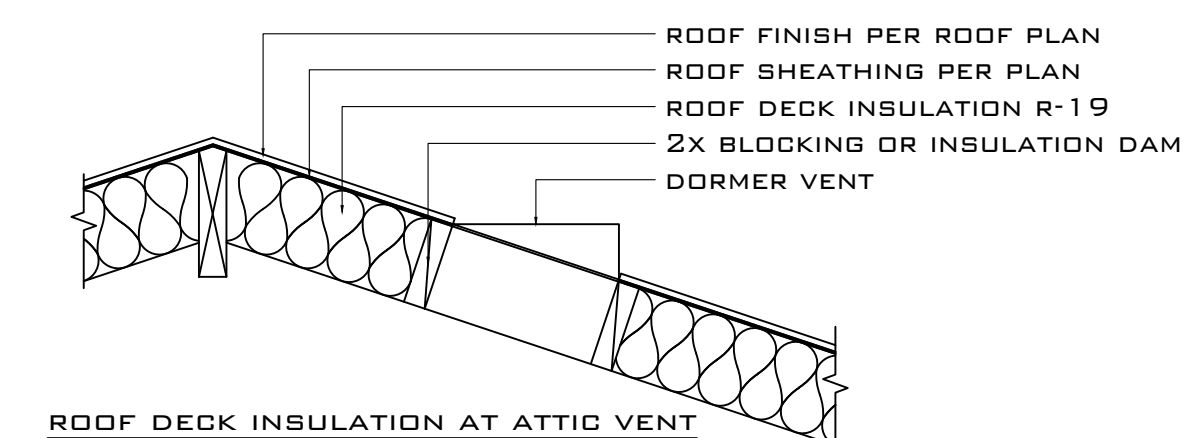
OWNER AND/OR CONTRACTOR TO PROVIDE CBC APPROVED EXTERIOR WALL COVERING. INSTALL PER MANUFACTURER SPECIFICATIONS WITH ESR REPORT. VERIFY WITH TITLE 24 DOCUMENTATION. USE ONE OR THREE COAT STUCCO.

PER CRC SECTION R703.2, PROVIDE MINIMUM 15 LB. FELT ATTACHED TO STUDS OR SHEATHING BEHIND THE EXTERIOR WALL VENEER.

PROVIDE WEEP SCREED AT A MINIMUM 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS.

PER CRC SECTION R703.7.3.1, IN DRY (B) CLIMATE ZONES, WATER-RESISTIVE BARRIERS SHALL BE 2 LAYERS OF 10-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN TWO LAYERS OF WATER RESISTANT BARRIER COMPLYING WITH ASTM E2556, TYPE I OR WATER RESISTANCE BARRIER SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF A WATER RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE II.

PER CRC SECTION R703.7.2, STUCCO SHALL BE APPLIED WITH THREE COAT APPLICATIONS WHERE APPLIED OVER METAL OR WIRE LATH, UNLESS PROVEN BY MANUFACTURER OR ICC REPORT.



ROOF DECK INSULATION AT ATTIC VENT