



749 SQ. FT. MODEL (745 SQ. FT.) W/ ADAPTABLE FEATURES

# OPTION # 3

PROJECT

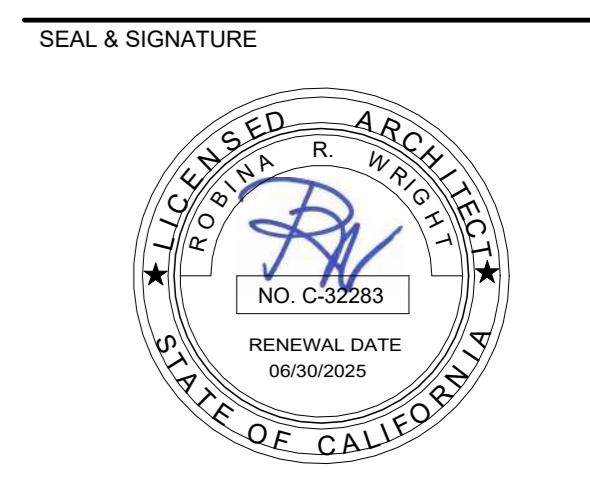
## ACCESSORY DWELLING UNIT

PWP23-003

### DEPARTMENT OF PUBLIC WORKS AND PLANNING



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UPDATE  
 JULY 12, 2023

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TITLE

## PROPOSED FLOOR PLAN & PROPOSED ROOF PLAN

ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_23
DRAWN BY	CHECKED BY
Author	Checker

# A-201

### FLOOR PLAN KEYNOTES

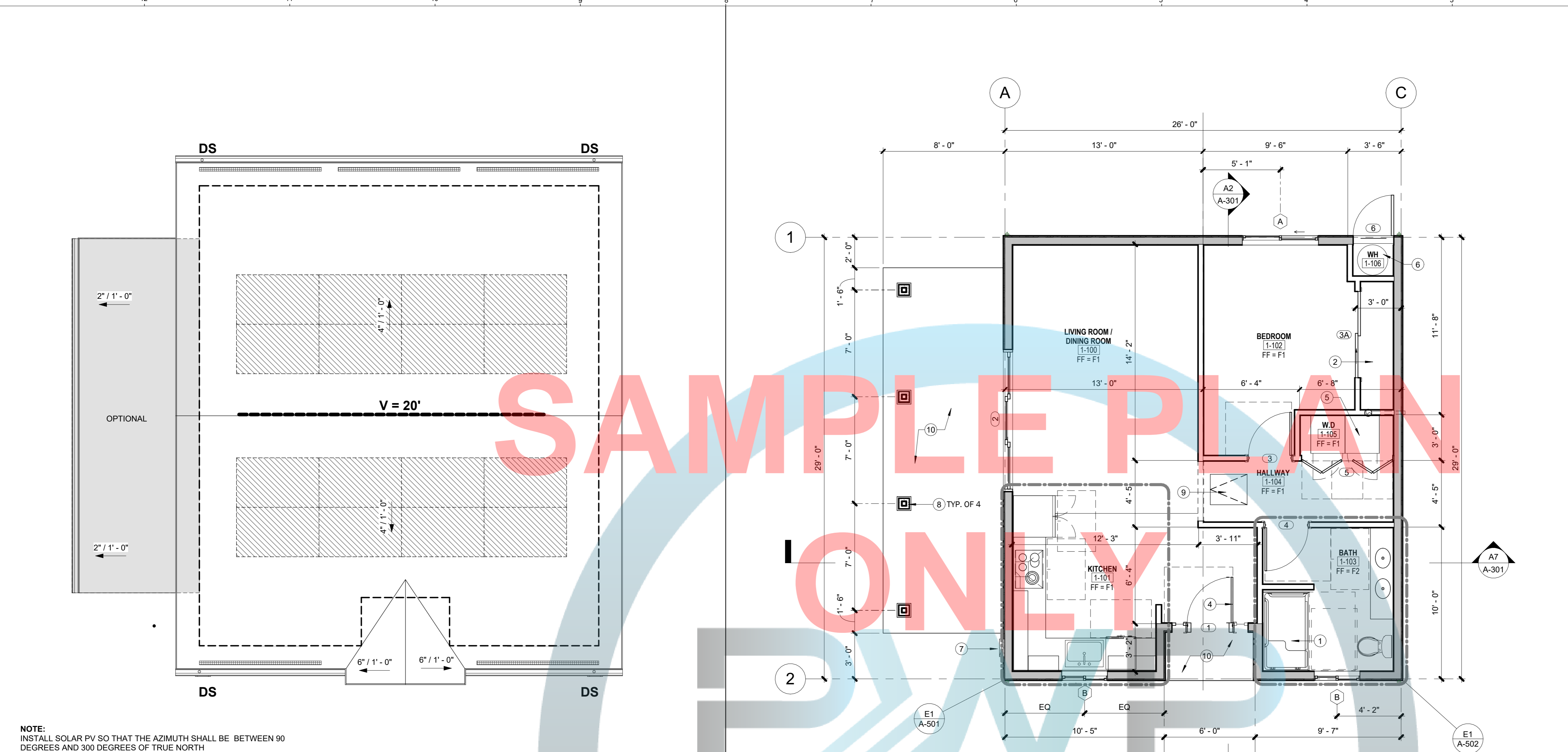
- ADAPTABLE ROLL-IN SHOWER. MAINTAIN A 2% MAXIMUM SLOPE IN ALL DIRECTIONS. TYPICAL ON ALL SHOWER AND BATHROOMS. REFER TO A6/A-502 FOR ADDITIONAL INFORMATION.
- BUILT-IN CLOSET/DRAWERS WITH CLOTHES ROD. PROVIDE 50% OF STORAGE AT 48" HIGH MAX. FROM FINISH FLOOR.
- ALIGN WITH EDGE OF WALL FOR A SMOOTH AND FLUSHED FINISHED.
- PROVIDE PEEP HOLE OR VISION PANEL AT 1 PEEPHOLE AT 43" MAX. (OPTIONS PEEPHOLE @ MAX. 60" O.C. AFF). PROVIDE STEEL PLATE AT THE DEAD BOLT STRIKER. SOLID SHIM 6" ABOVE & BELOW WITH 2/8 BY 2" SCREWS.
- WASHING MACHINES AND CLOTHES DRYERS. DRYER SHALL HAVE 4" VENT DUCT TO EXTERIOR WITH MAXIMUM RUN OF 14' INCLUDING 2-90° ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO.  
 NOTE: WASHING MACHINES AND CLOTHES DRYERS SHALL BE FRONT LOADING. THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT SHALL BE LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. 2022 CBC 1127A.10.4. REFER TO E5/A-804 FOR ADDITIONAL INFORMATION.
- 40 GAL. HEAT PUMP WATER HEATER. (MINIMUM OF 3.1 UEF PER TITLE 24). INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- NEW SERVICE PANEL. COORDINATE WITH POWER AND GAS COMPANY PROVIDER PRIOR TO COMMENCING WORK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- POST WITH OPTIONAL 2X POST WRAP. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- MIN. 24" X 36" ATTIC ACCESS PANEL.
- CONCRETE PATIO/LANDING. SLOPED AT 2% MAXIMUM AWAY FROM THE BUILDING. REFER TO A1/A-801 FOR ADDITIONAL INFORMATION.

### FLOOR PLAN GENERAL NOTES:

- VERIFY ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS AT JOB SITE BEFORE COMMENCING WORK. DIMENSIONS SHOWN ON THESE PLANS ARE FROM FACE OF FINISH, UNLESS OTHERWISE NOTED.
- WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS CERTIFIED ACCORDING TO SECTION 2-555 OF STANDARD FOR DOORS AND WINDOWS.
- ALL OPENINGS AROUND DUCTING, GAS VENTS, PIPES, CHIMNEYS AT THE CEILING SHALL BE FIRE BLOCKED PER CBC AND CRC.
- ALL WINDOWS AND DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE 2022 CALIFORNIA RESIDENTIAL AND ENERGY CODES. SHALL BE CERTIFIED AND LABELED.
- INTERIOR WALL COVERING TO BE 1/2" THK GYP. BRD., UNLESS OTHERWISE NOTED. (FLAME SPREAD CLASS 111)
- ALL WINDOW GLAZING ARE TO BE DUAL-GLAZED AND PROVIDE SOLAR SCREENS.
- GLASS DOORS AND WINDOWS IMMEDIATELY TO OR LESS THAN 18" FROM FLOOR OR IN DOOR SHALL BE TEMPERED.
- THE FOLLOWING SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT AIR INFILTRATION:
  - EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS SOLE PLATES AND FLOORS AND BETWEEN WALL PANELS.
  - OPENING FOR PLUMBING, ELECTRICITY, AND GAS LINES IN WALLS, CEILINGS AND FLOORS.
  - OPENINGS IN THE ATTIC FLOOR (SUCH AS WHERE CEILING PANELS MEET INTERIOR AND EXTERIOR WALLS AND MASONRY FIREPLACES.)
- PROVIDE 2x SOLID BLOCKING BEHIND ALL TOILET FIXTURES, CABINETS, WATER HEATER, CEILING LIGHT FIXTURES (FUTURE FAN LOCATION) AND WHEREVER DIRECTED BY THE OWNER, INSPECTOR OR ARCHITECT.
- DUCT CONSTRUCTED, INSTALLED AND INSULATED PER CURRENT CODE AND TITLE 24.
- MECHANICAL VENTILATION SYSTEMS MUST SUPPLY 5 CHANGES PER HOUR IN BATHROOMS AND LAUNDRY ROOMS; 2 AIR CHANGES PER HOUR IN OTHER HABITABLE ROOMS.
- PROVIDE 1-1/2" DUCT INSULATION (TYPICAL).
- VERIFY ALL APPLIANCE SPECIFICATIONS, SIZES AND OWNER'S REQUIREMENT FOR BUILT-IN ASSEMBLY PRIOR TO PRODUCTION OF CASEWORKS. ADJUST DIMENSIONS OF BUILT IN CASEWORK WITH APPLIANCE DIMENSION.
- CONSTRUCT PATIO SLABS WITH 4" THK. CONCRETE X 12" DP SHOVEL (1 #4 BAR) FOOTING AT PERIMETER. SLABS ARE TO BE BROOM FINISH. PROVIDE 6x6x10 /10 WWM IN MIDDLE OF SLABS. THE ENERGY CERTIFICATION OF COMPLIANCE MUST BE SUBMITTED AFTER INSTALLATION OF THE REQUIRED EQUIPMENT AND/OR MATERIAL AND PRIOR TO REQUEST OF FINAL INSPECTION.
- PROVIDE 15V OUTLET (W.P., G.F.I.) WITHIN 25 FEET OF ROOF MOUNTED EQUIPMENT.
- AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS FOR TITLE 24 PART 2, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2 SUB-CHAPTER 4, ARTICLE 3. THE CERTIFICATE SHALL 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 LABEL DENSITY FOR THE DESIRED "R" VALUE TO BE INSTALLED IN CEILING AND IN WALLS.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200. **CRC R302.9.1**
- WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. **CRC R302.9.2**
- PROVIDE FALL PROTECTION REINFORCEMENT AND ADDRESS FALL PROTECTION REQUIREMENTS. REFER TO A-100 AND A-902 FOR ADDITIONAL INFORMATION.
- ALL TUB AND SHOWER VALVES ARE TO BE SINGLE CONTROL PRESSURE BALANCING OR THERMOSTATIC ANTI-SCALD TYPE.
- WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK-ACTING SHUT-OFF VALVES (CPC 609.10):
  - AUTOMATIC WASHING MACHINE (HOT AND COLD WATER)
  - ICE MAKER
  - DISHWASHER
  - FRONT AND REAR SPRINKLER OUTLETS
- ALL HOSE BIBS SHALL BE EQUIPPED WITH NON-REMOVABLE BACKFLOW PREVENTERS.
- PROVIDE ONE INCH UNDERCUT FOR EXTERIOR DOORS OF LPG WATER HEATER OR FURNACE COMPARTMENTS

### DOOR LANDING NOTES

- LANDING SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR AND 36" MIN. IN THE DIRECTION OF TRAVEL. (CBC 1008.1.5)
- PER CBC 1008.1.6 BELOW:  
**"1008.1.6 Thresholds. Thresholds at doorways shall not exceed 0.75 inch in height for sliding doors serving dwelling units or 0.5 inch for other doors.  
 Raised thresholds and floor level changes greater than 0.25 inch at doorways shall be beveled with a slope not greater than One unit vertical in two units horizontal (50-percent slope).  
 Exception: The threshold height shall be limited to 7.75 inches where the occupancy is Group R-2 or R-3; the door is an exterior door that is not a component of the required means of egress; the door, other than an exterior storm or screen door does not swing over the landing or step; and the doorway is not on an accessible route as required by Chapter 11A or 11B and is not part of an adaptable or accessible dwelling unit."**



### FINISH LEGEND

FLOOR FINISHES (FF)	
F1	LUXURY VINYL TILES
F2	CERAMIC TILES OPTION: FLOOR FINISH WITH NON-ABSORBENT SURFACE FROM FINISH FLOOR TO MINIMUM OF 6" A.F.F.

FLOOR AREA (CONDITIONED SPACE)	745 SF
COVERED PORCH	18 SF
COVERED PATIO (OPTIONAL)	189 SF
TOTAL	952 SF

### WALL LEGEND

	2x6 EXTERIOR WALL ASSEMBLY. REFER TO D1/A-801 AND A-301 FOR ADDITIONAL INFORMATION.
	TYP. INTERIOR PARTITION WALL. 1/2" GYP. BOARD EACH SIDE OF 2X4 STUDS @ 16" O.C. TYPICAL INTERIOR WALL PARTITION. U.N.O. REFER TO D3/A-801 FOR ADDITIONAL INFORMATION. *FOR BATHROOM WALLS: Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backers in compliance with ASTM C 1288, C 1325, C 1178 or C 1278, respectively, and installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

### FLOOR PLAN LEGEND

	WINDOW TAG. SEE OPENING SCHEDULE ON A-601 FOR ADDITIONAL INFORMATION.
	DOOR TAG. SEE OPENING SCHEDULE ON A-601 FOR ADDITIONAL INFORMATION.

### ATTIC VENTILATION CALCULATION

**ROOF**  
 745 SF / 150 = 4.96 SQ. FT. = 714.24 SQ. IN.  
 714.24 SQ. IN. @ 50% UPPER AND LOWER NFVA = 357.12 SQ. IN.

**RIDGE VENT:**  
 USE OMNI RIDGE PRO VENT (PRO4-N)  
 MANUFACTURER'S DATA:  
 NFVA = 18 SQ. IN. / L.F.

357.12 SQ. IN. / L.F. / 18 SQ. IN. = 19.84 L.F. (REQUIRED)

PROVIDE = 20 L.F. = 360 NFVA

**SOFFIT VENT:**  
 LOMANCO MODEL 105 CONTINUOUS VINYL SOFFIT VENT  
 MANUFACTURER'S SIZE = 2.75" X 8"  
 N.F.V. = 72 SQ. IN. / 8' FT. 9 SQ. IN. / L.F.

REQUIRED: 357.12 IN² / L.F. / 9 IN² = 39.66 L.F.

PROVIDE: (5) 2.75" X 8" = 40 L.F. @ 9 SQ. IN. / L.F. = 360 NFVA

- NOTES:**
- AIR SPACE REQUIRED FOR VENTILATION IS ≥ 1" BETWEEN THE INSULATION AND THE ROOF SHEATING. PROVIDE VAPOR RETARDER WITH A TRANSMISSION RATE OF ≤ 1 PERM.
  - PLACE RETARDER ON WARM SIDE OF THE ATTIC INSULATION.
  - PROVIDE 1/4" MESH AT ALL VENTS, INCLUDING CONTINUOUS VENTS.

### ROOF PLAN LEGEND

- V = --- --- ROOF VENT. SEE ATTIC VENTILATION CALCULATION FOR ADDITIONAL INFORMATION
- INLET BALANCING VENT. SEE ATTIC VENTILATION CALCULATION FOR ADDITIONAL INFORMATION.
- DS**  
 2" x 3" POWDER COATED - 24GA. DOWNSPOUT w/ STRAP @ 60" O.C. MAX.  
 PROPOSED SOLAR ZONE AREA
- 264 SQ. FT. POTENTIAL SOLAR ZONE AREA. 264 SQ. FT. ROOF AREA @ 15% = 39.6  
 PROVIDE MINIMUM 250 SQ. FT. SOLAR ZONE AREA FOR FUTURE SOLAR INSTALLATION

### ROOF PLAN GENERAL NOTES

- Azimuth range. All sections of the solar zone located on steep-sloped roofs shall have an azimuth range between 90 degrees and 300 degrees of true north.
- Shading.
  - No obstructions, including but not limited to, vents, chimneys, architectural features and roof mounted equipment, shall be located in the solar zone.
  - Any obstruction, located on the roof or any other part of the building that projects above a solar zone shall be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
- Exception to Section 110.10(b)3: Any roof obstruction, located on the roof or any other part of the building, that is oriented north of all points on the solar zone.
- Structural design loads on construction documents. For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load shall be clearly indicated on the construction documents.
- Section 110.10(b)4 does not require the inclusion of any collateral loads for future solar energy systems.
- Interconnection pathways.
  - The construction documents shall indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service.
  - For single-family residences and central water-heating systems, the construction documents shall indicate a pathway for routing of plumbing from the solar zone to the water-heating system.
- Documentation: A copy of the construction documents or a comparable document indicating the information from Sections 110.10(b) through 110.10(c) shall be provided to the occupant.
  - The main electrical service panel shall have a minimum busbar rating of 200 amps.
  - The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be permanently marked as "For Future Solar Electric".
- Solar zone.
  - Minimum solar zone area. The solar zone shall have a minimum total area as described below. The solar zone shall comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area shall be comprised of areas that have no dimension less than five feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet.
    - Single-family residences. The solar zone shall be located on the roof or overhang of the building and have a total area no less than 250 square feet.

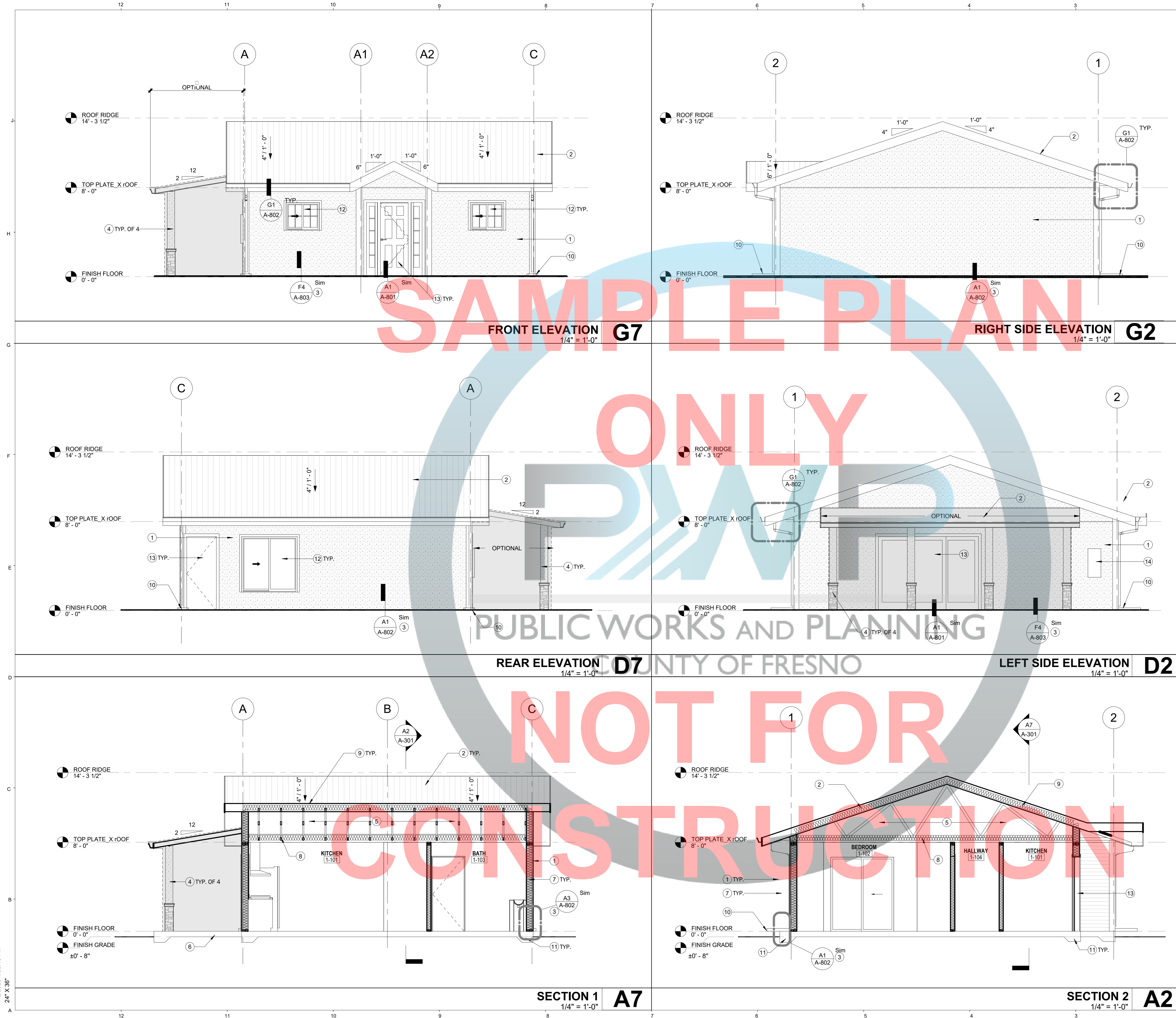
## PROPOSED ROOF PLAN A8

## PROPOSED FLOOR PLAN A2

SAMPLE ONLY

NOT FOR CONSTRUCTION

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- ELEVATION KEYNOTES**
- 7/8" STUCCO FINISH OVER 2 LAYERS OF GRADE "D" PAPER INSTALLED OVER PLYWOOD SHEATHING (AS REQUIRED PER STRUCTURAL DRAWING). INSTALL METAL LATH OVER PLYWOOD SHEATHING PER R703.7.1. PROVIDE PERIMETER WEEP SCREED. REFER TO D1/A-801 FOR ADDITIONAL INFORMATION.  
OPTIONAL FINISH: "JAMES HARDIE" BOARD AND BATTEN SIDING. REFER TO A-803 FOR ADDITIONAL INFORMATION.
  - 25 YEAR ASPHALT COMPOSITION ROOFING WITH MINIMUM CLASS "C" RATING OVER 30# FELT OVER PLYWOOD SHEATHING.
  - OPTION ROOF: GA 24 STANDING SEAMLESS METAL ROOF. PERIMETER WEEP SCREED FOR STUCCO APPLICATION. REFER TO A3/A-802, A1/A-802, A9/A-802 FOR ADDITIONAL INFORMATION.
  - TREATED WOOD POST WITH OPTIONAL 2X WRAPPED POST OVER STUCCO FINISH AND VENEER STONE. REFER TO STRUCTURAL DRAWINGS AND A6/A-802 FOR ADDITIONAL INFORMATION.
  - ENGINEERED ROOF TRUSS AND PLYWOOD SHEATHING. REFER TO A8/A-201 FOR ADDITIONAL INFORMATION.
  - CONCRETE PATIO/LANDING. SLOPED AT 2% MAXIMUM AWAY FROM THE BUILDING.
  - R-21 MINIMUM FIBERGLASS BATTS WALL INSULATION. TYPICAL ON ALL EXTERIOR WALL.
  - R-38 MINIMUM FIBERGLASS BATT INSULATION. TYPICAL ON ATTIC.
  - R-13 MINIMUM BATT INSULATION. TYPICAL AT FRAME CAVITY OF ROOF.
  - 11" X 24" CONCRETE BACK SPLASH. PROVIDE ONE PER DOWNSPOUT. POSITION TO DRAIN AWAY FROM THE BUILDING.
  - CONCRETE FOOTING / FOUNDATION. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - DUAL GLAZED WINDOW. REFER TO A2/A-201 FOR ADDITIONAL INFORMATION.
  - DOOR. SEE A2/A-201 FOR ADDITIONAL INFORMATION.
  - SERVICE PANEL. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

749 SQ. FT. MODEL (745 SQ.FT.) W/ ADAPTABLE FEATURES

# OPTION #3

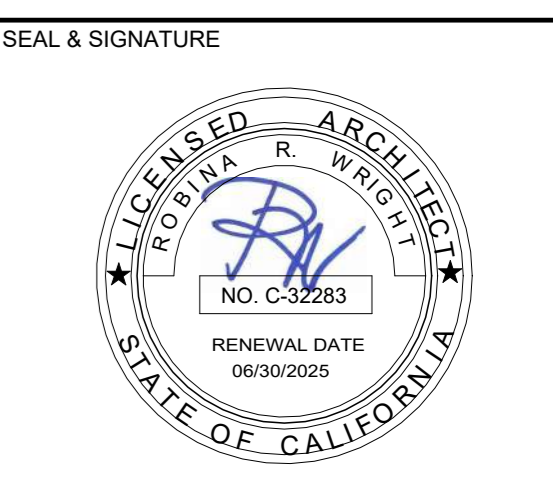
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TITLE  
**ELEVATIONS & SECTIONS**

SCALE 1/4" = 1'-0"

## A-301

ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_23
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Author	Checker

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24" X 36"