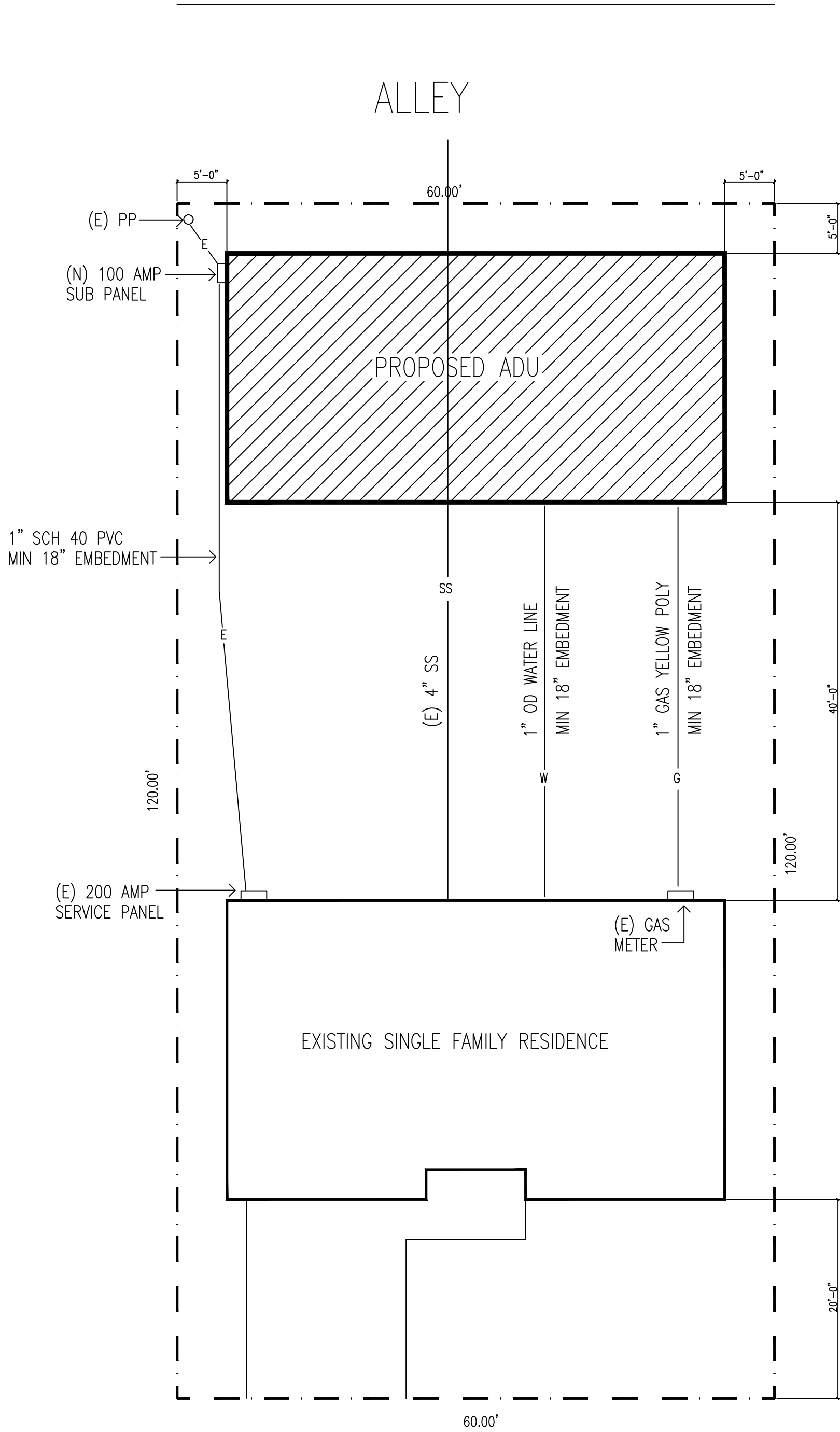
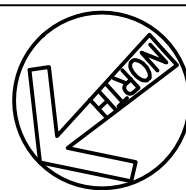


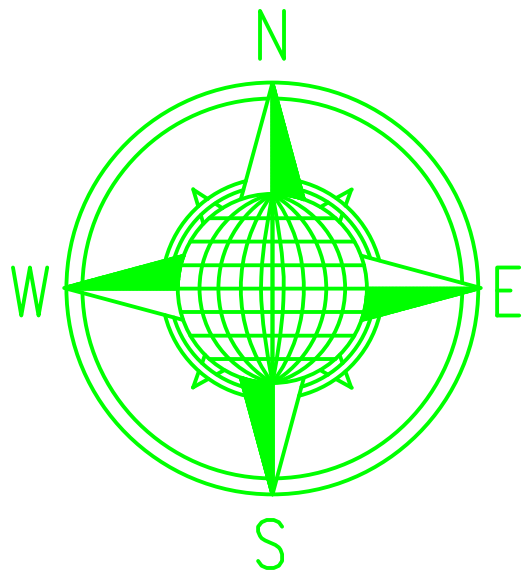


SITE PLAN
SCALE: 1" = 10'-0"



SHEET INDEX	
SHT. NO.	DISCRPTION
1.	SHEET INDEX, SITE PLAN, GENERAL NOTES, PROJECT STATISTICS AND SCOPE OF WORK.
2.	FLOOR PLAN, ELECTRICAL AND EXTERIOR ELEVATIONS
3.	FOUNDATION, CEILING AND ROOF FRAMING PLANS AND CROSS SECTIONS.
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS
SN-1	STANDARD NOTES
CG1	CAL GREEN RESIDENTIAL MANDATORY MEASURES
CG2	CAL GREEN RESIDENTIAL MANDATORY MEASURES
ENO	TITLE 24 ENERGY REPORT
GENERAL NOTES:	
1.	ALL HOSE BIBBS TO BE EQUIPPED WITH ANTI-SIPHON VALVES.
2.	ALL PLUMBING WALLS TO BE 2x6.
3.	ALL TRADES TO PROVIDE BACKING AS REQUIRED.
4.	INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
5.	TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3'-0" FROM PROPERTY LINES OF OPENINGS INTO BUILDING.
6.	MINIMUM 4" BUILDING DRAIN FROM DWELLING TO STREET.
7.	ALL SHOWER AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. THE VALVE TEMPERATURE SHALL HAVE A MAXIMUM SETTING OF 120 DEG. (40 DEG. C).
8.	ALL EGRESS WINDOWS TO HAVE A MINIMUM 20" CLEAR WIDTH AND A MINIMUM 24" CLEAR HEIGHT WITH A MINIMUM 5.7 SQUARE FEET OF OPENING AND A MAXIMUM FINISH SILL HEIGHT OF 44".
9.	ALL PLUMBING VENTS THROUGH ROOF SHALL BE COMBINED TO A MINIMUM NUMBER OF ROOF PENETRATIONS.
10.	PROVIDE FIRESTOPS AT PENETRATIONS AND CONCEALED SPACES.
11.	ALL PLUMBING PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE METALLIC AND EXTEND A MINIMUM 12" FROM WALL (INCLUDING TRAP WHERE APPLICABLE) AND SHALL BE SEALED SO THAT GASES CANNOT PASS THROUGH.
12.	PROVIDE A SMOOTH METAL DUCT FOR THE DRYER EXHAUST, EXTENDING OUTSIDE WITH A BACKDRAFT DAMPER.
13.	PROVIDE A PRESSURE RELIEF VALVE WITH A DRAIN TO OUTSIDE AT THE WATER HEATER.
14.	ALL EXTERIOR WALLS AND TALL WALLS OVER 10'-0" SHALL BE 2x6 DF STUDS AT 16" O/C.
15.	THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.
16.	ROBERT BATES WILL NOT BE OBSERVING CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
PROJECT STATISTICS:	
EXISTING HOUSE:	1084 SQ. FT.
ADU LIVING:	658 SQ. FT.
ADU GARAGE:	592 SQ. FT.
CODES: 2019 CBC, CEC, CMC, CPC, CALIFORNIA ENERGY CODE THE CALIFORNIA RESIDENTIAL BUILDING CODE THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS) AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY THE GOVERNING AGENCIES.	
OCCUPANCY: R-3 = SINGLE FAMILY RESIDENCE, U = GARAGE	
TYPE OF CONSTRUCTION: VB	
FIRE SPRINKLED: YES	
SCOPE OF WORK:	
THE CONSTRUCTION OF A SINGLE STORY ADU WITH ATTACHED GARAGE, AS SHOWN.	

ENERGY REQUIRMENTS	
INSULATION:	ATTIC: R-38 PLUS RADIANT BARRIER EXTERIOR WALL: R-21+FOAM STUCCO FLOOR: CONCRET SLAB
WATER HEATER:	(1) TANKLESS GAS FIRED UEF: 0.96
(1) DUCTLESS MINI-SPLIT	HSPF: 10.0
HEATING:	SEER = 18.6 EER: 12.5
COOLING:	≥ 1.5 CFM/SQFT
WHOLE HOUSE FAN:	
GLAZING WINDOWS:	U FACTOR: = 0.30 SHGC: 0.22
SOLAR PV SYSTEM	kWdc OUTPUT: 1.8
HERS VERIFICATION REQUIREMENTS: QUALITY INSULATION INSTALLATION (QII)** INDOOR AIR QUALITY: (IAQ) TYPE: EXHAUST WATTS/CFM: 0.35	
KITCHEN RANGE HOOD	
VERIFIED SEER/EER VERIFIED REFRIGERANT CHARGE VERIFIED HSPF VERIFIED HEAT PUMP RATED HEATING CAPACITY AIR FLOW IN HABITABLE ROOMS WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 SQFT DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE **CONTRACTOR IS RESPONSIBLE TO REVIEW TITLE 24 REQUIREMENTS FOR QII INCLUDING INSULATED HEADERS, SEALED CONSTRUCTION, ETC.	
WRAP HOUSE WITH TYVEK OR EQUAL.	



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SCALE: SCALE:
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DRAWN BY: RB

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SHEET:

1

FRONT ELEVATION

REAR ELEVATION

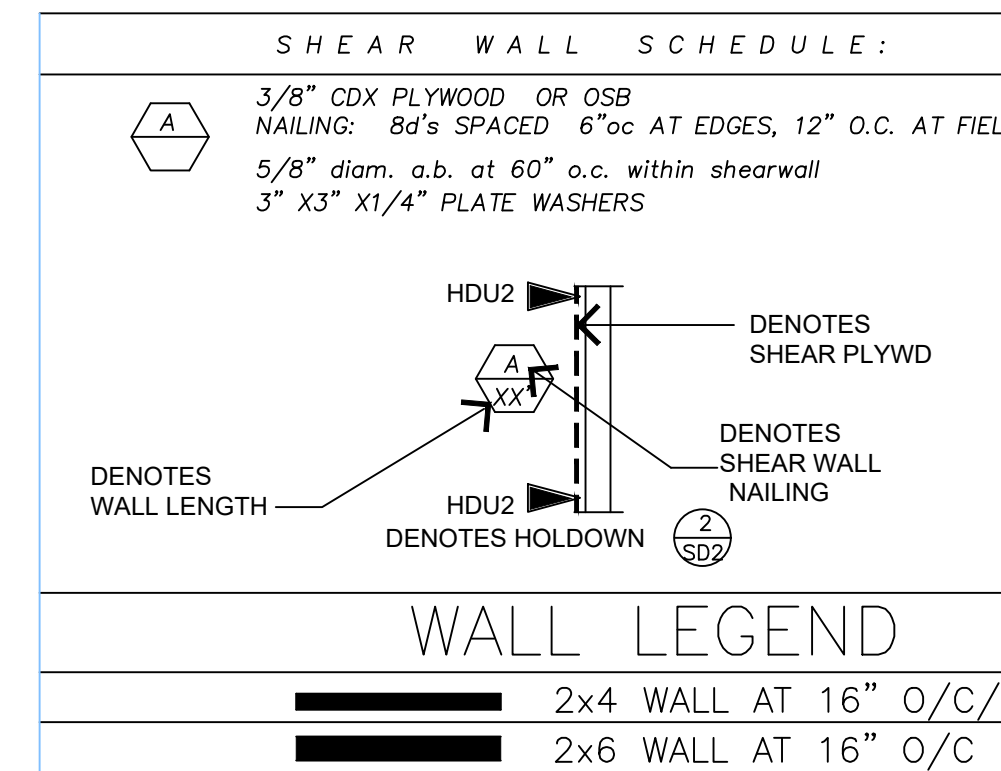
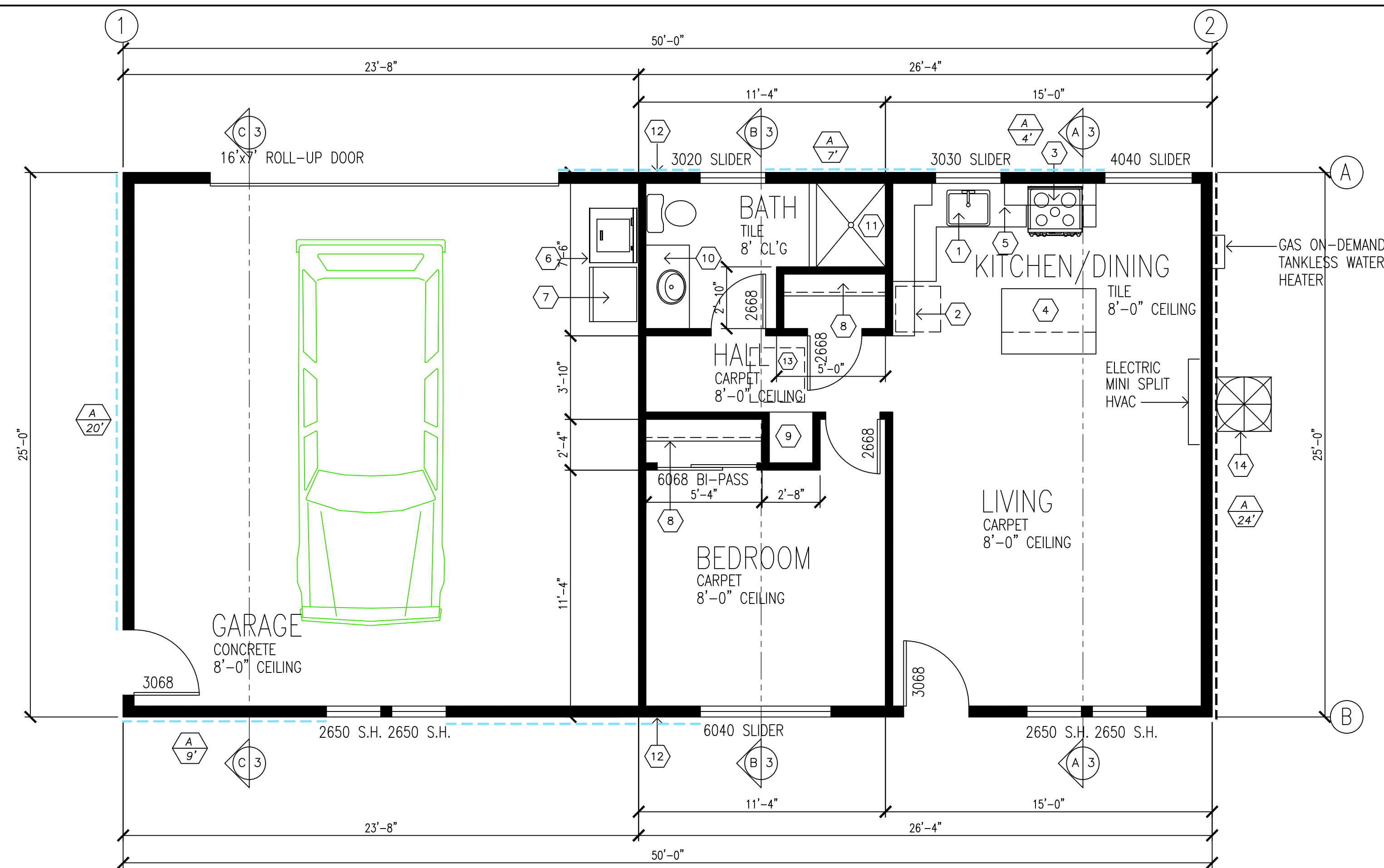
RIGHT SIDE

LEFT SIDE

- | ELEVATION NOTES: | |
|------------------|---|
| ① | COMPOSITION SHINGLE ROOF INSTALLED PER MANUFACTURERS SPECIFICATIONS. |
| ② | FASCIA GUTTER AND DOWNSPOUTS. |
| ③ | 1-COAT STUCCO FINISH OVER FOAM BOARD INSULATION. |
| ④ | STUCCO WEAP SORED. MINIMUM 6" ABOVE GRADE ② ABOVE CONCRETE. |
| ⑤ | 2x4 FOAM TRIM |
| ⑥ | 2x8 BARGE RAFTERS |
| ⑦ | 12"x18" ATTIC VENT |
| ⑧ | COVER ALL EXTERIOR WALLS WITH 3/8" CDX STRUCT PLYWOOD OR OSB. NAIL WITH 8ds at 6" O/C ALL PANEL EDGES, 12" O/C ALL FIELD CONTACTS UNLESS OTHERWISE NOTED. PLYWOOD SHALL RUN CONTINUOUS FROM TOP PLATE TO SOLE PLATE WITH ALL EDGES BLOCKED. |

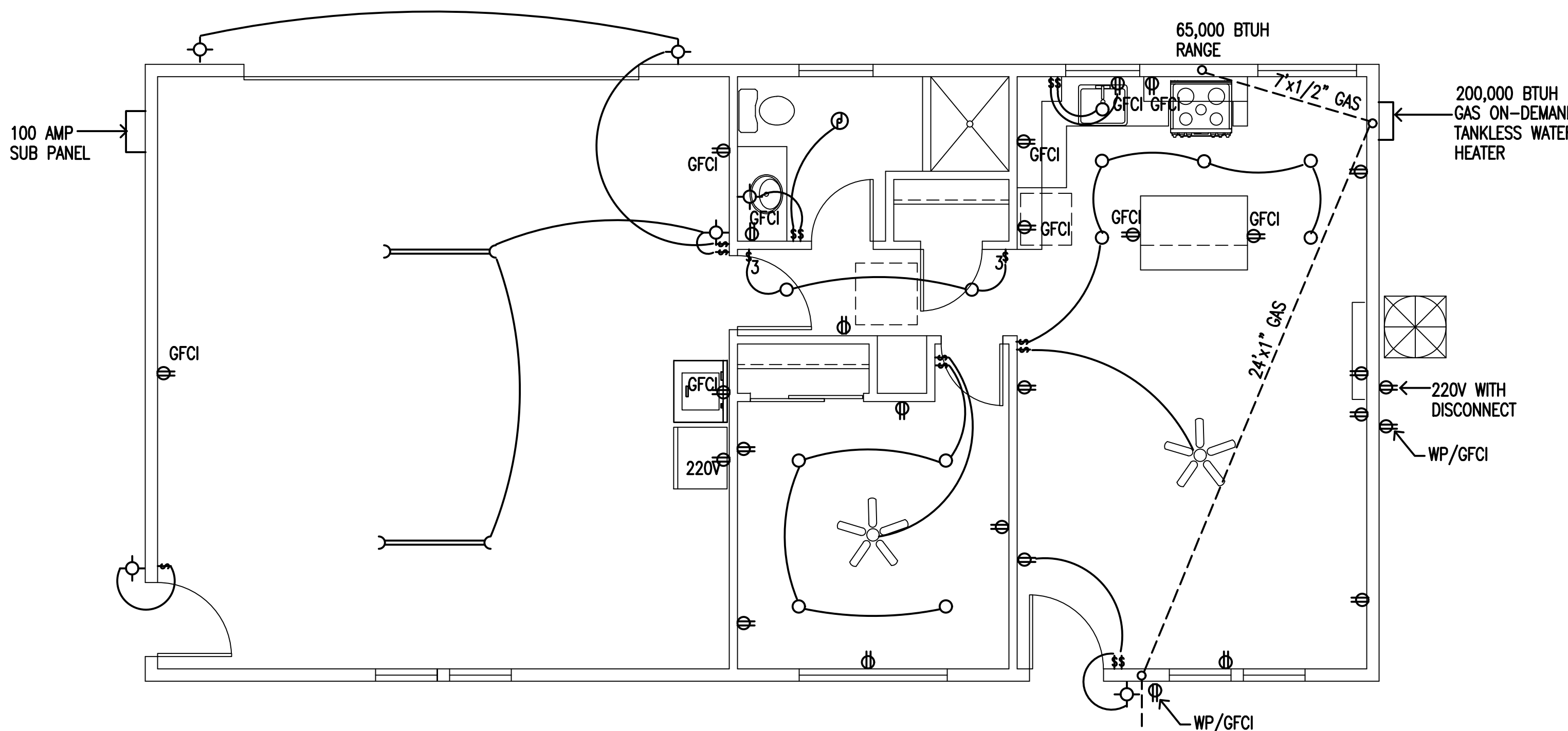
EXTERIOR ELEVATIONS

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



FLOOR PLAN

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



ELECTRICAL PLAN

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

FLOOR NOTES

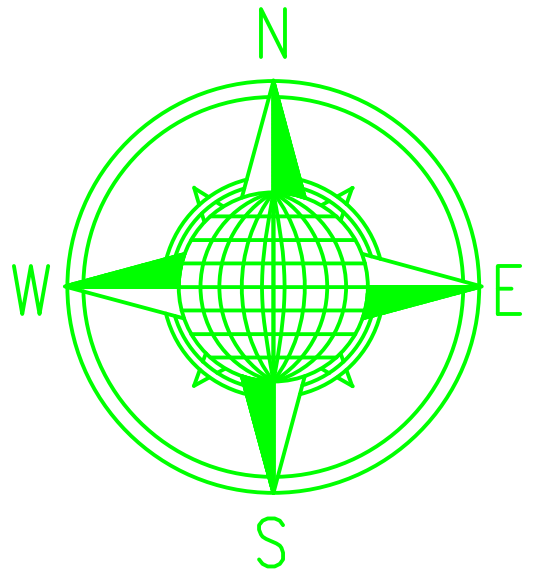
- | | |
|---|---|
| ⑦ | SINK AND GARBAGE DISPOSAL |
| ⑧ | REFRIGERATOR SPACE WITH RECESSED WATER TAP. |
| ⑨ | SUP-IN OVER & RANGE WITH MICRO WAVE AND HOOD/FAN ASSEMBLY VENTED THROUGH TO OUTSIDE AIR. |
| ⑩ | ISLAND WITH+36" SNACK BAR WITH TILE TOP. |
| ⑪ | 24" DEEP x 36" HIGH LOWER CABINET WITH TILE TOP AND SPLASH. UPPER CABINET TO BE 18" ABOVE LOWER, 12" DEEP AND 36" HIGH. |
| ⑫ | WASHER SPACE |
| ⑬ | DRYER SPACE, WITH VENT TO OUTSIDE AIR. MAX. 14' RUN WITH (2) 90 DEGREE ELBOWS. |
| ⑭ | SHELF AND POLE ASSEMBLY. |
| ⑮ | SLIP-IN LINEN. |
| ⑯ | VANITY: 36" HIGH x 24" DEEP WITH TILE TOP AND SPLASH. |
| ⑰ | TILE SHOWER PAN WITH TILE WAINSCOT TO 8'-0" A.F.F. SHOWER HEAD AS SHOWN. |
| ⑱ | HOSE BIBB AND LAWN IRRIGATION SYSTEM TO BE PROVIDED WITH A ANTI-SIPHON BACK FLOW PREVENTER DEVICE. |
| ⑲ | 22"x30" ATTIC ACCESS WITH MIN. 30" HEADROOM. |
| ⑳ | SPLIT SYSTEM HVAC. |

ELECTRICAL LEGEND

- = HIGH EFFICIENCY FLUORESCENT FIXTURE
- Ⓐ = EXHAUST FAN
- Ⓒ = SMOKE DETECTORS SHALL BE POWERED BY THE BUILDING WIRING WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERY IS LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECT SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.
- Ⓓ = CARBON MONOXIDE ALARMS SHALL BE POWERED BY THE BUILDING WIRING WITH A BATTERY BACKUP. THE ALARM SHALL EMIT A SIGNAL WHEN THE BATTERY IS LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECT SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH SLEEPING ROOMS AND FUEL BURNING APPLIANCES AND IN DWELLINGS WITH ATTACHED GARAGES.
- Ⓔ = PADROLE FAN WITH LIGHT FIXTURE MIN. 7'-0" TO BLADES
- Ⓕ = SURFACE MOUNT LIGHT FIXTURE
- Ⓖ = RECESSED HIGH EFFICIENCY FIXTURE
- Ⓗ = 110V DUPLEX OUTLET
- Ⓘ = 220V OUTLET
- Ⓢ = TELEPHONE OUTLET
- Ⓣ = 1-WAY SWITCH
- Ⓤ = 3-WAY SWITCH
- Ⓦ = RHETAST (DANGER)
- Ⓧ = 220V OUTLET
- Ⓨ = WEATHER PROOF
- Ⓩ = GROUND FAULT CIRCUIT INTERRUPT

ELECTRICAL NOTES

- | | |
|-----|---|
| | PROVIDE ELECTRIC IN ATTIC FOR HVAC UNIT AS REQUIRED WITH 110V OUTLET, LIGHT AND SWITCH AT OR NEAR UNIT. |
| 2. | ELECTRICAL BOXES AT PADDOLE FANS TO BE APPROVED FOR PADDOLE FANS. |
| 3. | DRYER, OVEN AND RANGE UNITS TO HAVE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR PRONG OUTLET. |
| | PROVIDE (2) SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN WHICH ARE LIMITED TO |
| 4. | SUPPLYING WALL AND COUNTER SPACE OUTLETS NO SINK REFRIGERATOR, DISPOSAL OR DISHWASHER. |
| 5. | PROVIDE A DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS WHICH DO NOT HAVE LIGHTING, EXHAUST FANS OR OTHER OUTLETS ON IT. |
| | MINIMUM #4 BARE COPPER CONDUCTOR AS A "GROUNDING ELECTRODE CONDUCTOR" (20' OF #4 BARE COPPER) IN BOTTOM OF CONCRETE FOOTING WITH AT LEAST 2" OF CONCRETE COVER. |
| | ALL 120V SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY, DINING AND LIVING ROOMS, PARLORS, LIBRARIES, BEDS, BEDROOMS, SUNROOM RECREATION ROOMS, CLOSETS, HALLS, PORCHES, ROOFS OR TERRACES SHALL BE PROTECTED BY A LISTED 3-POLE MULTI CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROTECTION OF THE BRANCH CIRCUIT AS PER 2019 CEC ARTICLE 210.12(B). |
| | PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING CIRCUIT BY PROVIDING A 3/4" RACEWAY OR A 3-WIRE WITH GROUND OR NIB CABLE RACEWAY A MINIMUM OF 40 AMP SERVICE SERVICE PANEL TO A 2-GANG BOX LOCATED IN THE GARAGE IN A LOCATION ACCEPTABLE TO THE BUILDING INSPECTOR. |
| 8. | TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS, IN ALL AREAS SPECIFIED IN THE 2019 CEC ARTICLE 210.52, ALL 125V 15 AMP 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AS PER THE 2019 CEC ARTICLE 406.11. |
| | BATHROOM EXHAUST FANS SHALL HAVE A MIN. 50 CFM RATE, KITCHEN RANGE HOOD FAN SHALL HAVE A 100 CFM RATE, THE LAUNDRY ROOM EXHAUST FAN SHALL PROVIDE BOTH EXHAUST AND WHOLE HOUSE VENTILATION AND HAVE A MIN. OF 00 CFM (00 CFM LAUNDRY AND 00 WHOLE HOUSE) THE SWITCH SHALL HAVE A TIMER THAT ASSURES THAT IT WILL OPERATE A MIN. (1) HOUR IN TWELVE. THE SWITCH/TIMER SHALL BE LABELED THAT IT IS PROVIDING WHOLE HOUSE VENTILATION. WHOLE HOUSE VENTILATION CALCULATION: $SOFT/100+7.5(\text{NO. OF BEDROOMS} +1) = \text{MIN CFM}$ |
| 11. | ALL EXPOSED LIGHT FIXTURES SHALL HAVE THERMAL PROTECTION AND BE SO IDENTIFIED. NEC 410-65. |
| 12. | ALL OUTLETS WITHIN 6'-0" OF SINKS AND ALL KITCHEN COUNTER TOP OUTLETS TO BE GFCI. |



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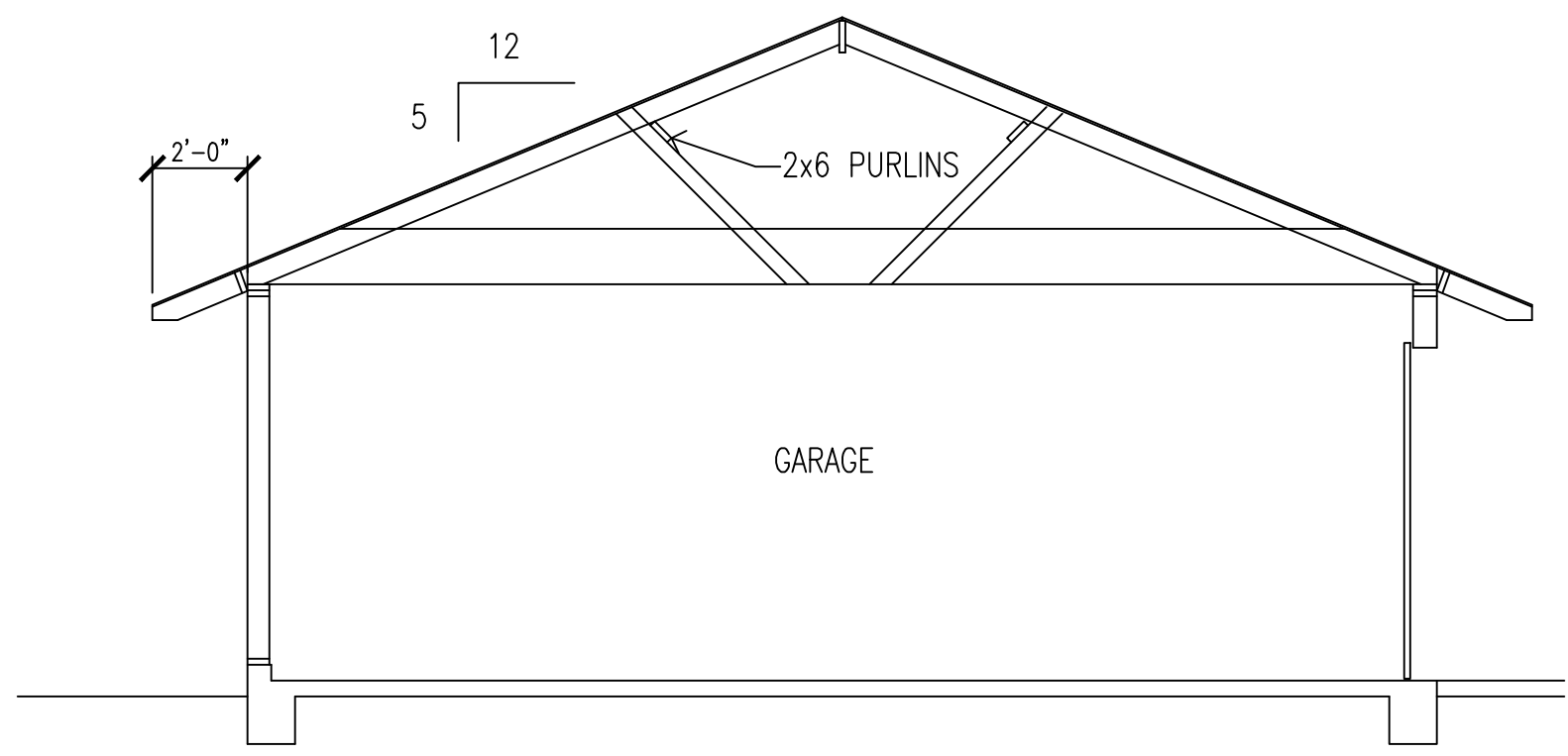
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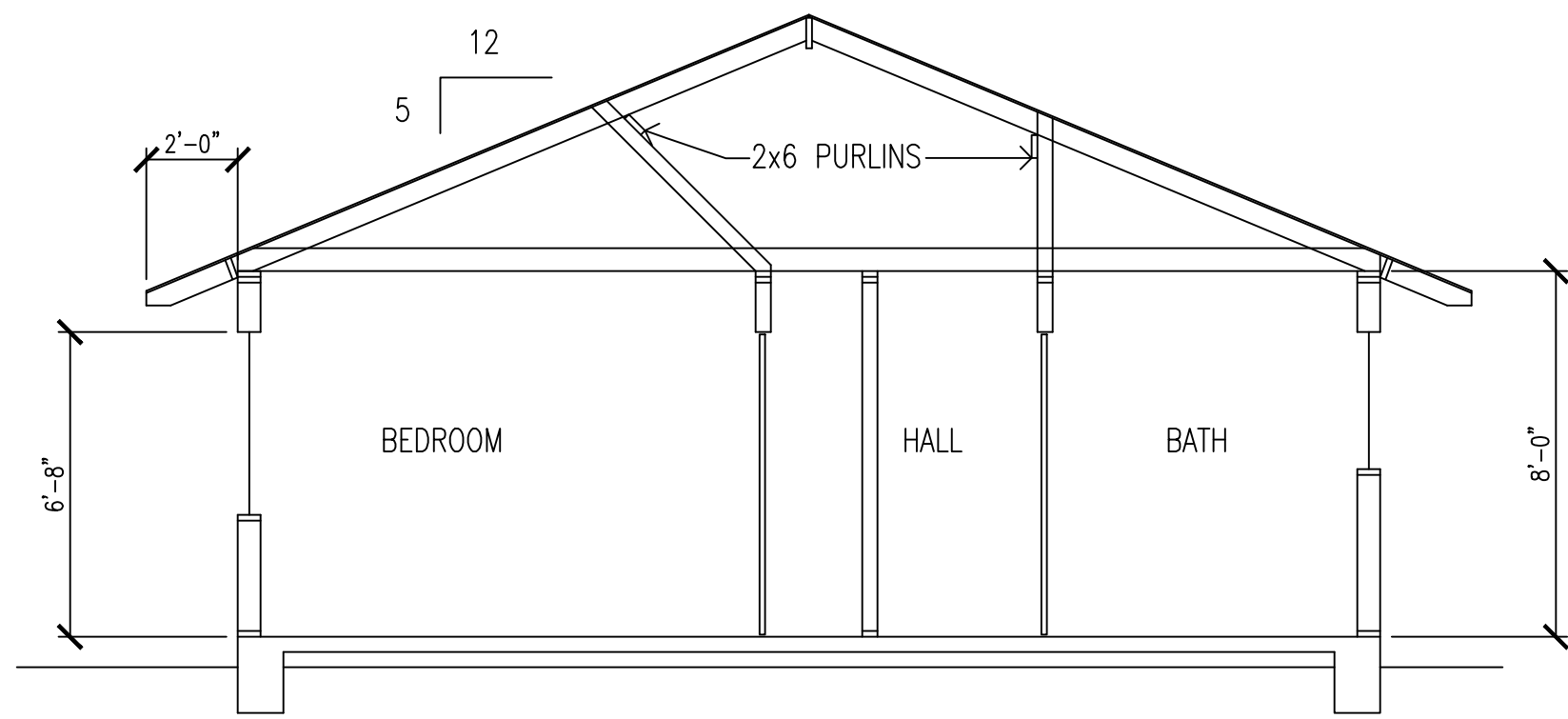
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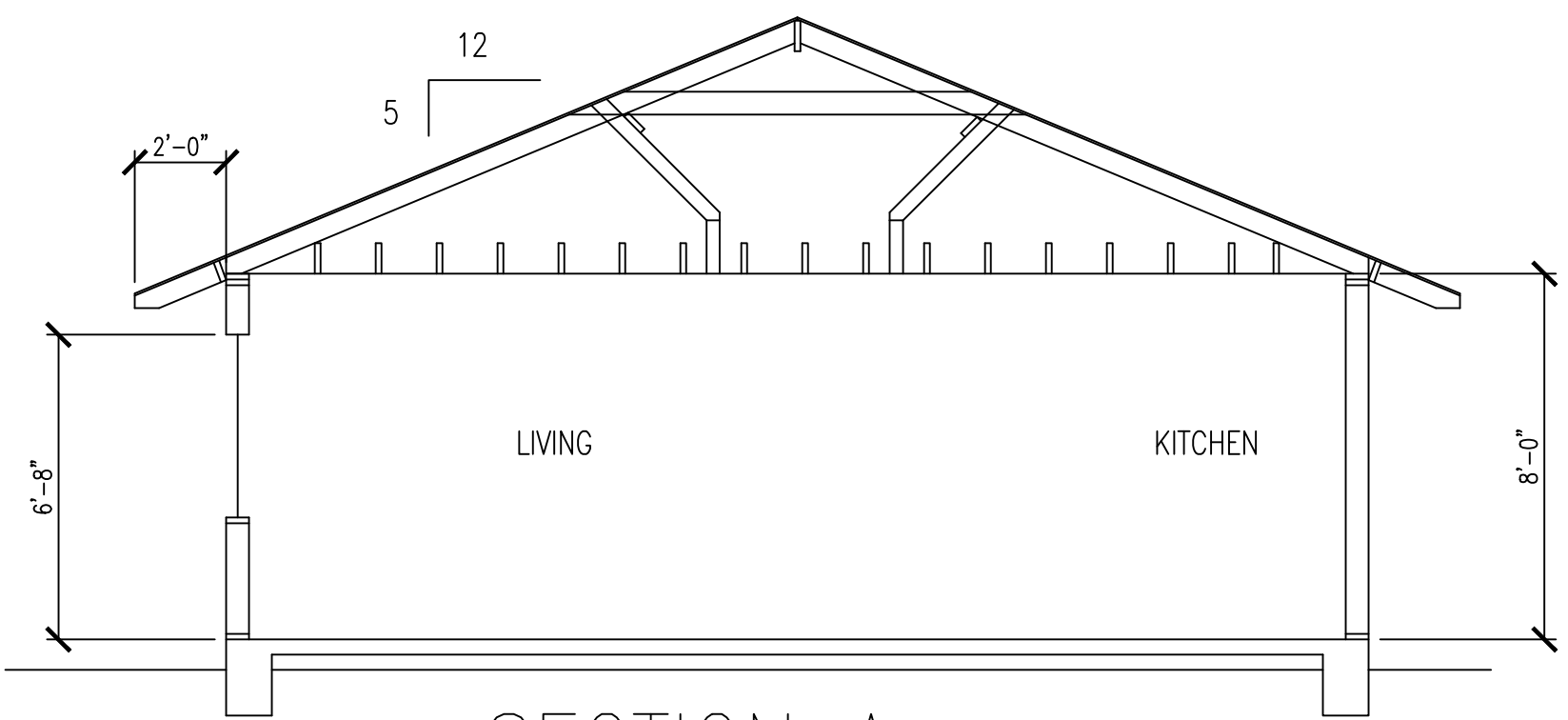
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SECTION C



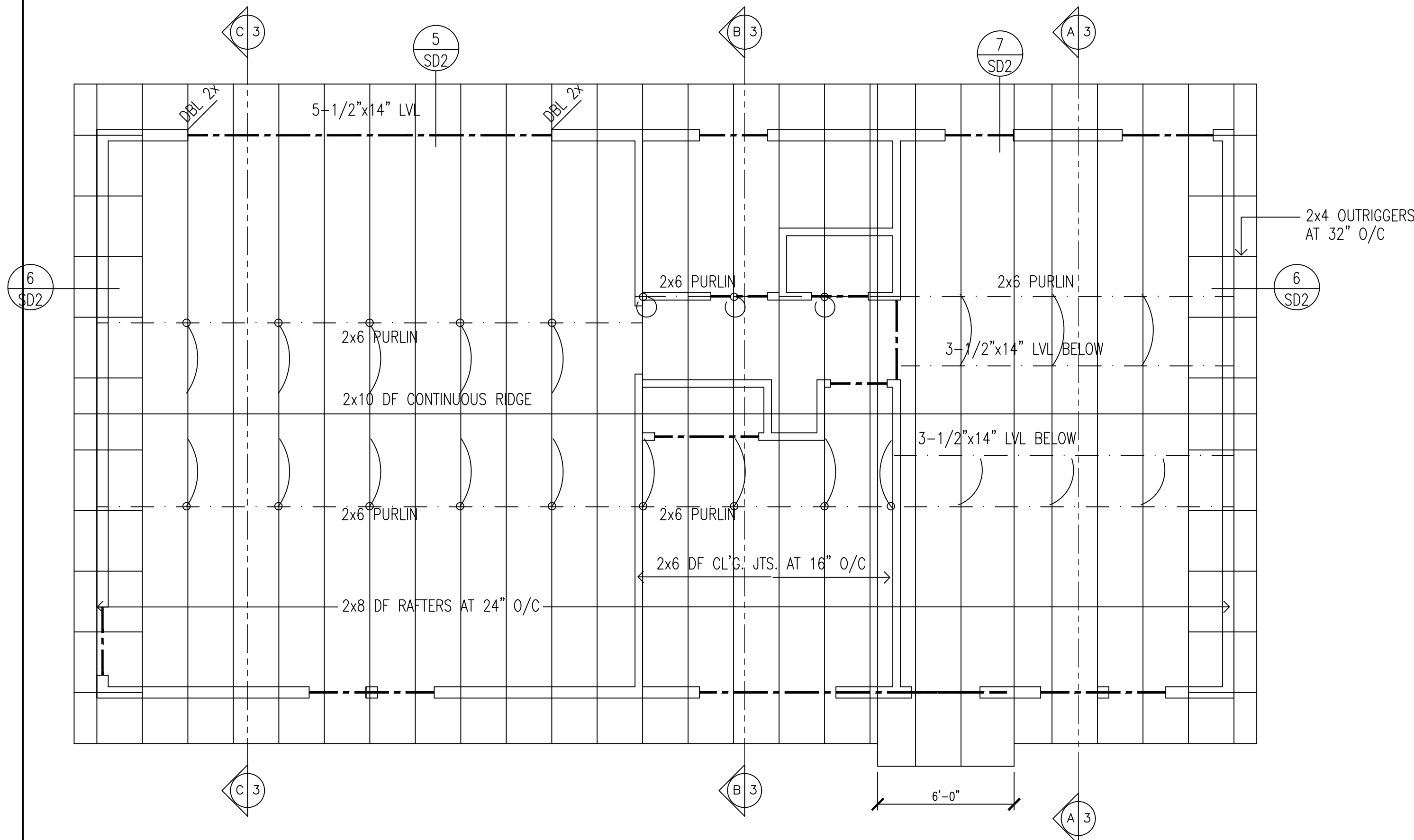
SECTION B



SECTION A

CROSS SECTIONS

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



ROOF FRAMING PLAN

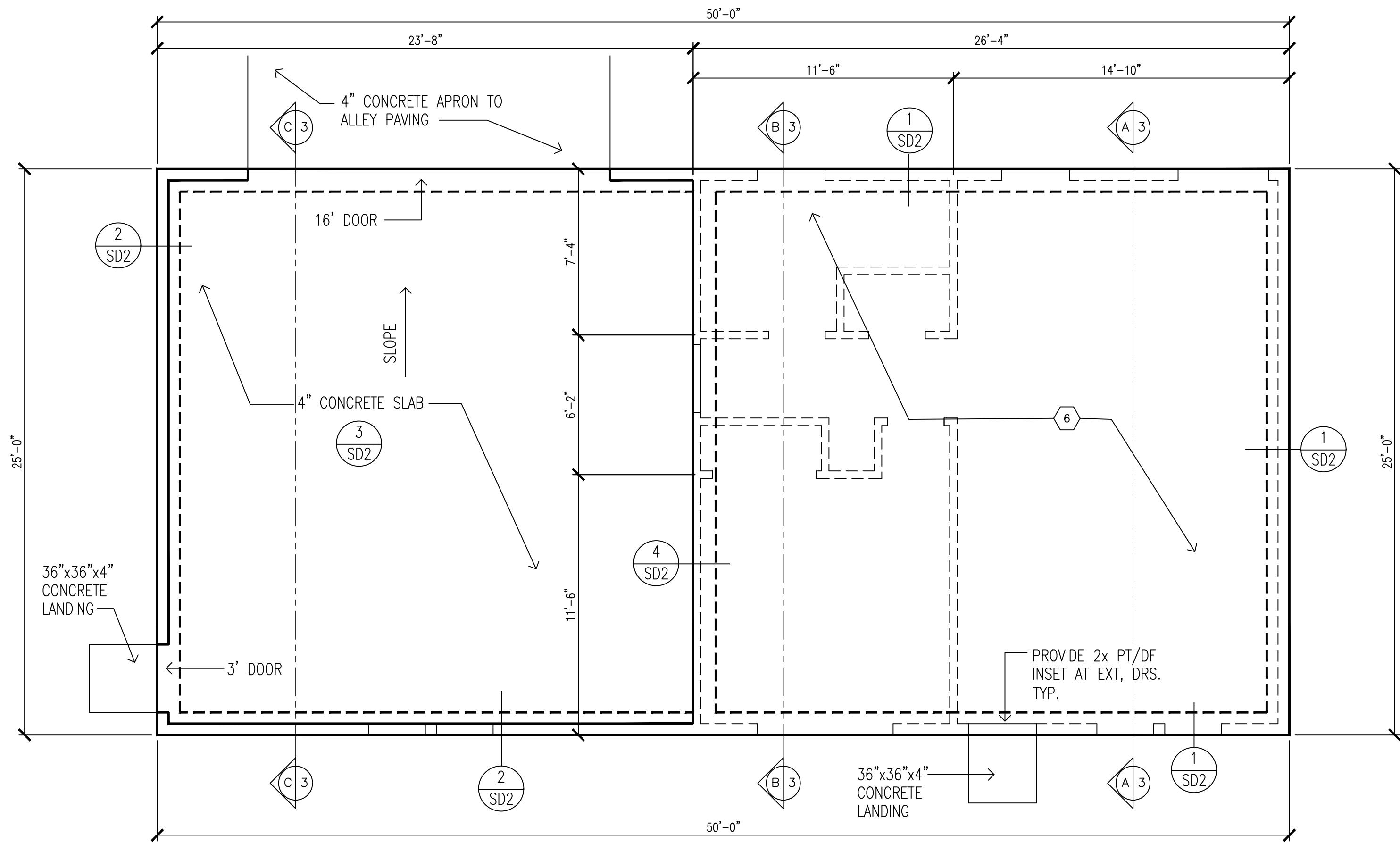
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES

- SEE ENGINEERS DRAWINGS FOR SHEAR WALL, HOLDOWN, ANCHOR BOLT & SILL PLATE, AND FOOTING SCHEDULES.
- DESIGN SOIL PRESSURE = 1500 PSF
- MIN. CONCRETE STRENGTH AT 28 DAYS TO BE 2500 PSI
- REINF. STEEL TO CONFORM TO ASTM A615-40
- DEPTH/THICKNESS OF FOOTING INDICATES MIN. DEPTH OF BOTTOM OF FOOTING BELOW NATURAL GRADE.
- 4" CONCRETE SLAB WITH 6"x6"/#10x#10 W.W.M. OVER 2" SAND OVER 10 MIL W.P. MEMBRANE WITH JOINTS LAPPED NOT LESS THAN 6" OVER 4" CRUSHED ROCK BASE.

HEADER SCHEDULE

LENGTH	SIZE	SUPPORT
2'-0"	6x6	SINGLE TRIMMER
3'-0"	6x8	SINGLE TRIMMER
4'-0"	6x10	SINGLE TRIMMER
5'-0"	6x12	DOUBLE TRIMMER
6'-0"	6x12	DOUBLE TRIMMER
7'-0" AND LONGER		SEE PLAN DOUBLE TRIMMER



FOUNDATION PLAN

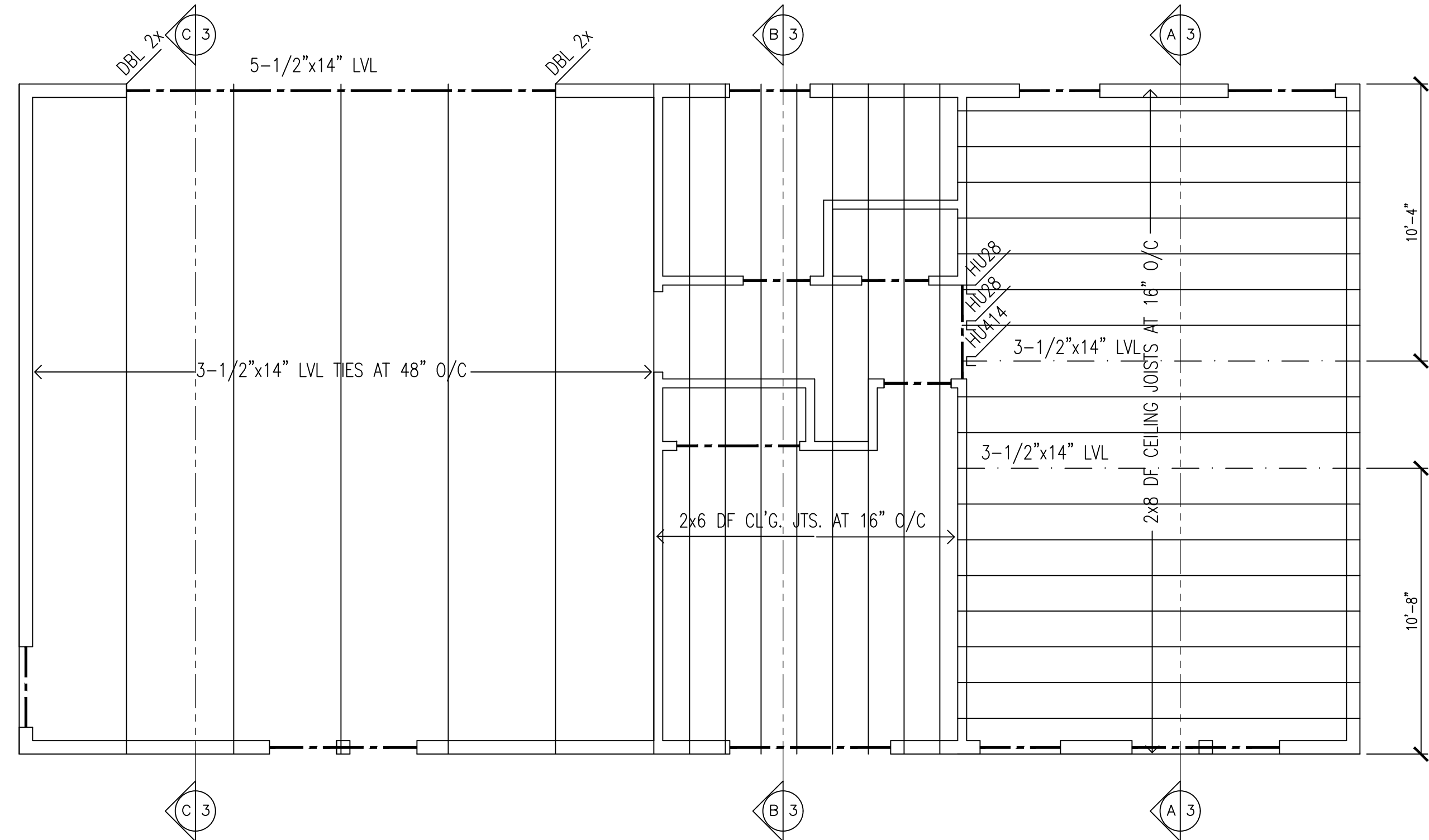
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ROOF FRAMING NOTES:

- CLASS A COMPOSITION SHINGLE ROOFING INSTALLED PER MANUFACTURES SPEC'S.
- 5 : 12 PITCH
- 24" OVERHANG AT ALL EAVES, 12" AT ALL GABLE ENDS, UNLESS OTHERWISE NOTED.
- COVER ALL ROOF FRAMING WITH 1/2" CDX PLYWD. OR OSB ROOF SHEATHING, NAIL WITH 8d's AT 6" O/C ALL PANEL EDGES, 8d's AT 12" O/C ALL FIELD CONTACTS. PLACE PANELS AT RIGHT ANGLES TO SUPPORTS.
- SEE SN1 FOR SPECIFICATIONS AND SCHEDULES.
- USE SIMPSON H1 CLIPS AT ALL BEARING WALL TO RAFTER CONNECTIONS.

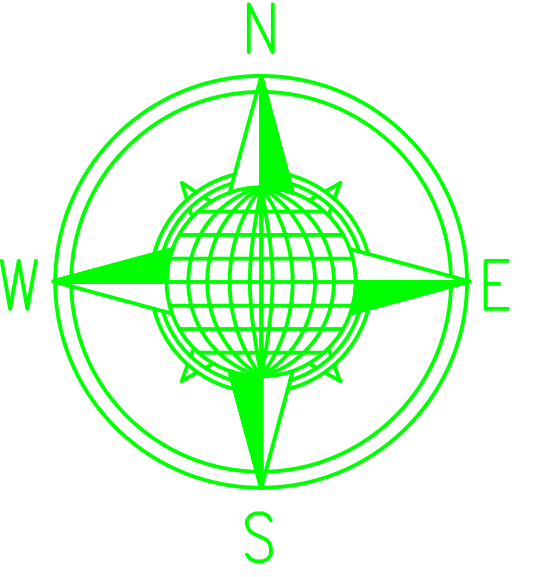
ATTIC VENTILATION

ATTIC AREA=1250 SF/300=4.2 SF VENT AREA.
2-1" NEAR RIDGE, 2-1" NEAR EAVES.
6-3"x22" APPROVED EAVE VTS. AT .35 SF=2.1 SF
2-12"x18" APPROVED GABLE VTS. AT 1.5 SF=3 SF
4-APPROVED DORMER VTS. AT .85 SF = 3.4 SF
TOTAL 8.5 SF



CEILING FRAMING PLAN

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



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