







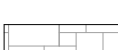

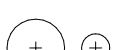
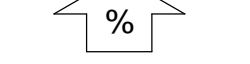







SITE PLAN LEGEND				SITE PLAN GENERAL NOTES	
	SCOPE OF WORK		PROPERTY LINE	STORM WATER POLLUTION CONTROL REQUIREMENTS: THE FOLLOWING REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING THAT MUST BE IMPLEMENTED ON ALL CONSTRUCTION SITES. A. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND. B. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. C. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. D. NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE. E. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. F. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. G. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. H. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.	
	(E) LANDSCAPE		ROOF LINE		
	(N) LANDSCAPE		CURB		
	CONCRETE COURTYARD		FENCE		
	OUTDOOR PAVERS		ROAD CENTER LINE		
	(E) TREE/SHRUB		SITE DRAINAGE LINE		
	(N) TREE/SHRUB		BUILDING SECTION		
	ENTRY TO RESIDENCE		SPOT ELEVATION		
	ELEVATION REFERENCE				

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PROJECT:

NEW ADU

REVISIONS:		
No.	Description	Date

PROJECT ADDRESS:

-

CLIENT NAME:

KNIGHT RESIDENCE

SITE PLAN

Project number	21-2103
Date	5/20/2022 12:46:04 PM
Drawn by	ES
Checked by	ES

A1

Scale 12" = 1'-0"

SQFT BREAKDOWN	
Name	Area


GARAGE	375 SF
(N) ADU	999 SF
	1374 SF

LOT COVERAGE

TOTAL LOT SF 13,084

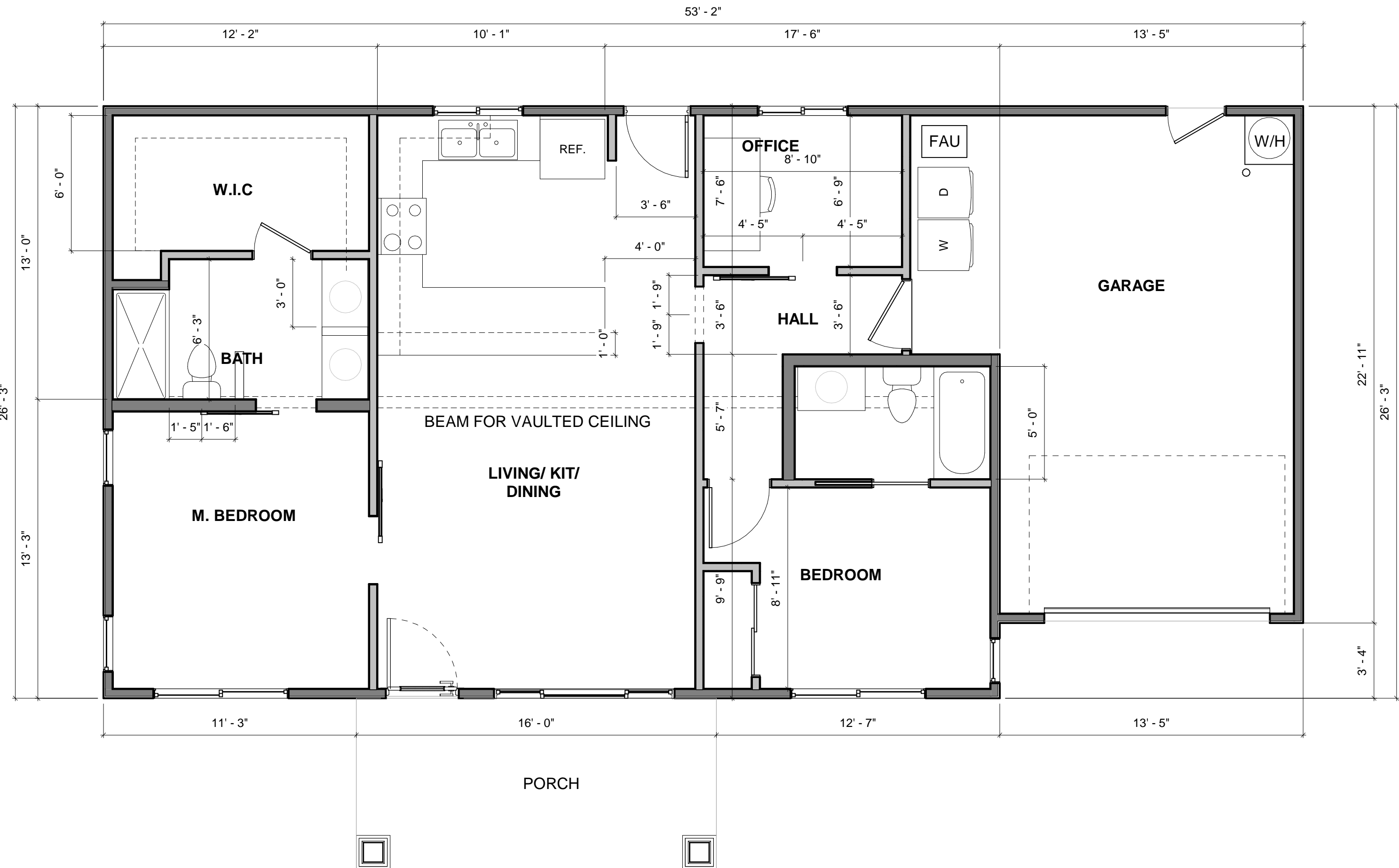
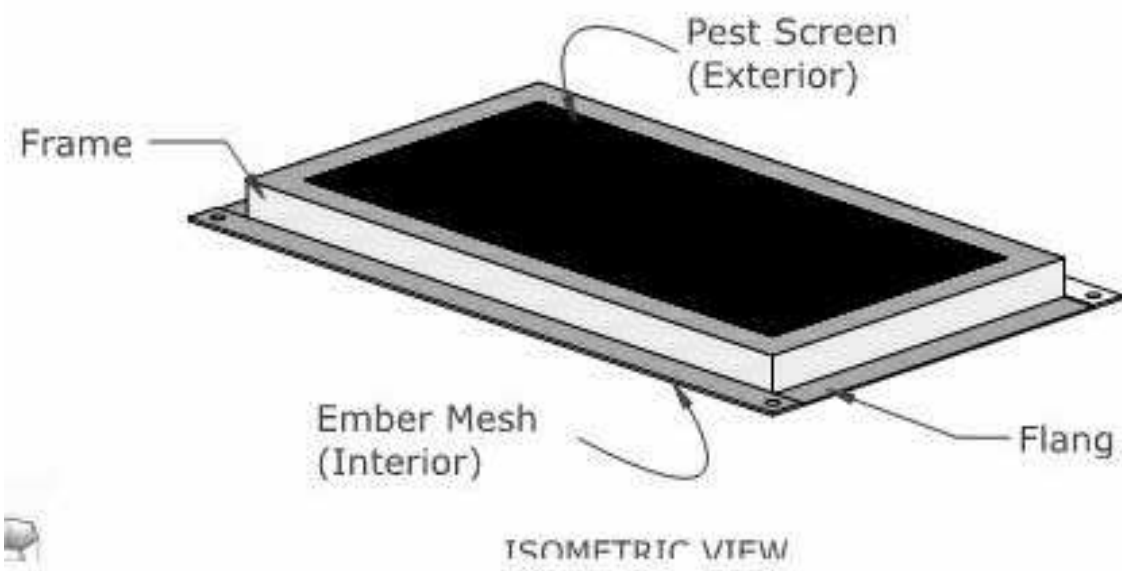
BUILDINGS	LOT
926 +2908SF /	13084SF = .2930 = 29%

UNDERFLOOR VENTILATION CALCULATIONS:

CRAWL SPACE TWO 494 S.F. / 150 ± 329 S.F. X 144 ± 474 SQ. INCHES OF FREE TOTAL VENTILATION AREA REQUIRED. 474 S.I. PROPOSED VENT# A x AMT. 8 VENT# x AMT.	 CRAWL SPACE VENT 8X14=62 S.I. OR BETTER
NOTE: GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR	

VULCAN FOUNDATION VENT: ESR-1300 FOUNDATIONS OFFIT VENT

MODEL DESCRIPTION VFS814S
MODEL NUMBER 13-1/2" X 7-1/2"



PROPOSED ADU FLOOR PLAN
1/4" = 1'-0"

FEATURES

YEAR-ROUND, WHOLE-HOME OR BUSINESS ENERGY EFFICIENT HEATING AND COOLING

WHAT IS A MINI-SPLIT?

Heat pumps are the most efficient way to heat and cool your home. They use a small amount of electricity to move heat from one place to another. This makes them much more efficient than furnaces or air conditioners. They also don't need ductwork, which saves space and money. Mini-splits are perfect for homes with no ductwork or for adding extra zones to an existing system. They're also great for businesses that want to save on energy costs.

HOW DOES A MINI-SPLIT WORK?

Mini-splits work by circulating refrigerant between an indoor unit and an outdoor unit. The indoor unit blows air into the room, while the outdoor unit exchanges heat with the outside air. This process allows the system to both heat and cool your space. They're easy to install and maintain, making them a popular choice for many homeowners.

FEATURES

INDIVIDUAL ZONING: PERSONALIZED WHOLE HOME COMFORT

Multiple Heat Pump Mini-Split systems are some of today's most advanced forms of heating and cooling. One outdoor unit can operate up to 16 indoor units, simultaneously providing just the right amount of comfort control to each zone. (Maximum system capacity subject to local utility energy efficiency.)

Mini-Split advantages include:

- Zoning room heating and cooling and environmental control
- Flexible indoor unit placement
- Quiet operation

WALL MOUNTED

The Heat Pump Mini-Split system is designed to be installed in a wall. This allows for a clean, unobtrusive look. The indoor unit is typically mounted in a living area, while the outdoor unit is placed outside. This setup is ideal for homes with no ductwork or for adding extra zones to an existing system.

SMALL SPACE MINI-SPLITS

9 AND 12,000 BTU/HR WALL MOUNT HEAT PUMPS

These mini-splits are perfect for small spaces like bedrooms, bathrooms, or offices. They provide efficient heating and cooling without taking up too much space. The 9,000 BTU/Hr model is suitable for rooms up to 300 sq. ft., while the 12,000 BTU/Hr model can handle rooms up to 400 sq. ft. Both models are easy to install and offer individual zone control.

SYSTEMS (CAPACITY, TONS, BTU/Hr)

UP TO 28 SEER

Capacity (BTU/Hr)	Capacity (Tons)	SEER
9,000	0.25	28
12,000	0.35	28
15,000	0.44	28
18,000	0.52	28
21,000	0.61	28
24,000	0.70	28
27,000	0.79	28

BUILT-IN FILTRATION

• High-Grade Carbon Deodorization Filter
• High-Grade Carbon Deodorization Filter
• High-Grade Carbon Deodorization Filter
• High-Grade Carbon Deodorization Filter
• High-Grade Carbon Deodorization Filter
• High-Grade Carbon Deodorization Filter
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OPTIONAL ACCESSORIES

• High-Grade Carbon Deodorization Filter
• High-Grade Carbon Deodorization Filter
• High-Grade Carbon Deodorization Filter
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NOTE: MECHANICAL UNIT FILTERS MUST BE MERV-13 OR BETTER. (150.0(M)4)

HVAC - DISTRIBUTION SYSTEMS				
01	02	03	04	05
Duct Ins. R-value				
Name	Type	Design Type	Supply	Return
Distribution System 1	Unconditioned attic	Non-Verified	R-8	R-8










Window Schedule (U-FACTOR 0.3 & SHGC 0.23) (ALL EXTERIOR GLAZING SHALL BE MULTI-PANE WITH MIN. OF ONE TEMPERED GLASS)					
Mark	Family and Type	Width	Height	Comments	Count
W16	DOUBLE HUNG: 24" x 48"	2' - 0"	4' - 0"		1
W13	DOUBLE HUNG: 2640	2' - 6"	4' - 0"		1
W14	DOUBLE HUNG: 2640	2' - 6"	4' - 0"		1
W8	SLIDING 2 PANELS: 4020	4' - 0"	2' - 0"		1
W7	SLIDING 2 PANELS: 4036	4' - 0"	3' - 6"		1
W23	SLIDING 2 PANELS: 4040	4' - 0"	4' - 0"		1
W10	SLIDING 2 PANELS: 6040	6' - 0"	4' - 0"		1
W11	SLIDING 2 PANELS: 6040	6' - 0"	4' - 0"		1
W22	SLIDING 3 PANELS: 8050	8' - 0"	5' - 0"		1

Door Schedule				
Mark	Family and Type	Width	Head Height	Comments
D03	Barn_Door_5547: 2868	2' - 8"	6' - 8"	
	Barn_Door_5547: 3068-Sliding	3' - 0"	6' - 8"	
D04	Door-Garage-CHD-301-A-Steel-Double: 10080	10' - 0"	7' - 0"	
D09	Door-In_Swing-Milgard-Tuscany_Series-French-1_Panel: 3068	2' - 11 1/2"	6' - 7 3/4"	
D10	Door-Interior-Double-Sliding-2_Panel-Wood: 4068	4' - 0"	6' - 8"	
D02	Door-Interior-Single-1_Panel-Wood: 2668	2' - 6"	6' - 8"	
D02	Door-Interior-Single-1_Panel-Wood: 2868	2' - 8"	6' - 8"	
D07	Door-Interior-Single-1_Panel-Wood: 3068	3' - 0"	6' - 8"	
D03	Door-Interior-Single-Pocket-2_Panel-Wood: 2668	2' - 6"	6' - 8"	
D05	Door-Opening: 3068	2' - 6"	6' - 8"	
D06	Door_EBE_Porte_QN1_with_glass_top_panel_13581: Door_EBE_Porte_QN1_with_glass_top_panel_13581	3' - 2 25/32"	7' - 0"	

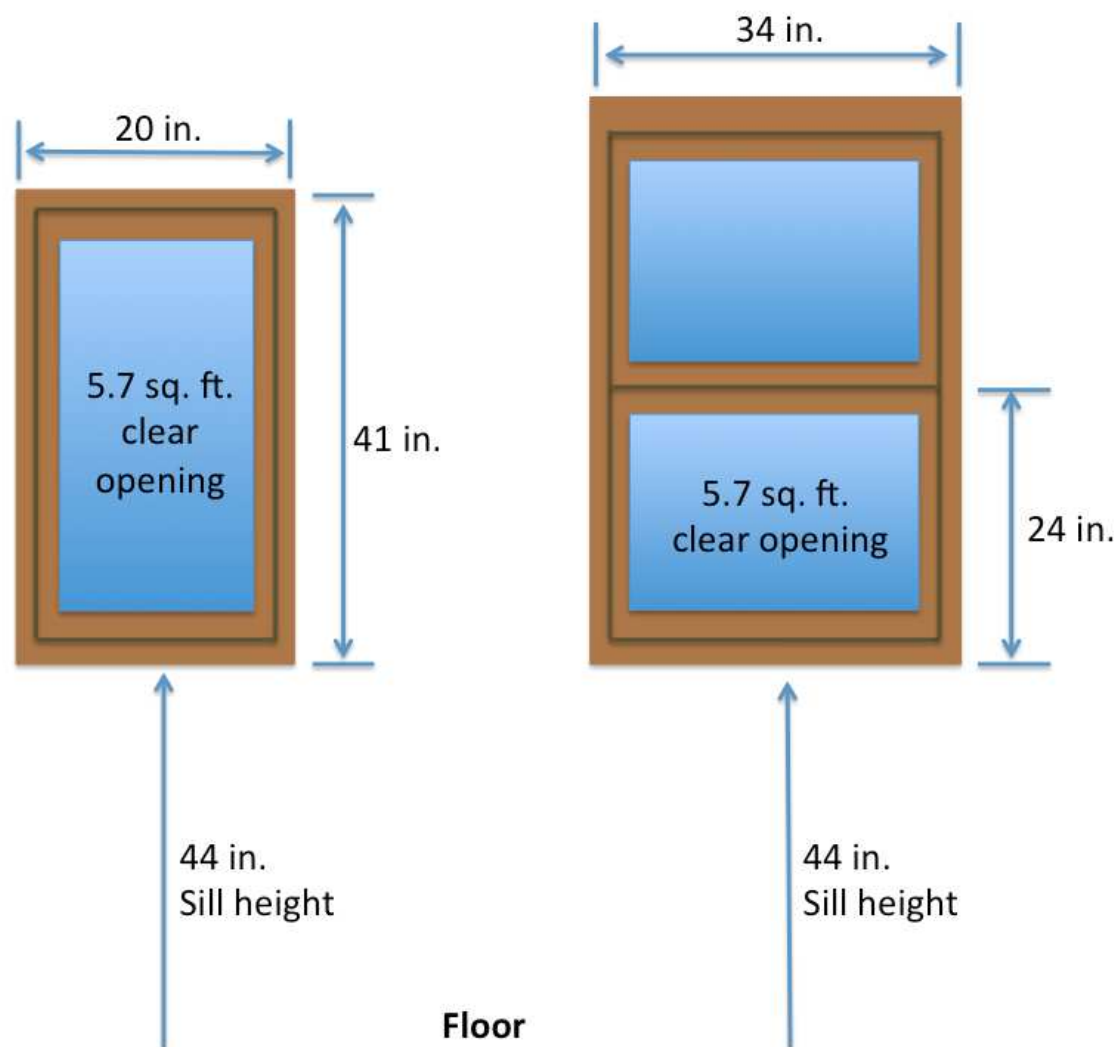
PROPOSED PLAN GENERAL NOTES

- GENERAL**
- ALL INTERIOR AND EXTERIOR DOOR HEIGHT SHALL BE 6' 8" UNLESS NOTED OTHERWISE ON PLANS
 - INSULATION TO BE ENCLOSED ON ALL SIDES.
 - THE LANDING AT IN-SWING DOORS OTHER THAN THE REQUIRED EGRESS SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD. (R311.3 CRC)
 - APPROVED WEATHER STRIPPED SHALL BE PROVIDED AROUND THE PERIMETER OF THE ATTIC ACCESS OPENING. (CEC 110.7)
- EXTERIORS (REFER TO EXTERIOR ELEVATIONS)**
- PORCH AND PATIO CEILINGS TO BE STUCCO OVER HIGH RIBBED METAL LATH
- INTERIORS**
- GARAGE WALLS AND VERTICAL SURFACES: PROVIDE MINIMUM (1) 1/2" GYPSUM BOARD
 - GARAGE CEILING: PROVIDE MINIMUM (1) LAYER 1/2" GYPSUM BOARD WITH ATTIC SPACE ABOVE - PROVIDE MINIMUM (1) LAYER 5/8" TYPE "X" GYPSUM BOARD WITH LIVABLE SPACE ABOVE
 - UNDER STAIR SPACES: PROVIDE MINIMUM 1/2" GYPSUM BOARD AT ALL WALL AND CEILING SURFACES OF ENCLOSED USABLE
 - ADD 2X12 BACKING AT SMURF TUB LOCATIONS DETERMINED BY BUILDER
- APPLIANCES**
- VERIFY ALL CLEAR OPENING REQUIREMENTS
 - REFRIGERATOR: PROVIDE RECESSED COLD WATER BIBB FOR ICE MAKER
 - CLOTHES WASHER AND CLOTHES DRYER
 - CLOTHES WASHER SHALL BE ON THE LEFT SIDE-PROVIDE HOT AND COLD WATER SUPPLY (RECESSED) AND WASTE CONNECTIONS - PROVIDE AN APPROVED "SMITTY" PAN WHEN WASHER IS LOCATED ON SECOND FLOOR
 - MAXIMUM 14" LONG W/ (6) 90 DEG. ELBOWS UNLESS APPROVED OTHERWISE. DRYER EXHAUST VENTS TO BE MIN. 5' FROM AC CONDENSER. 2" SHALL BE DEDUCTED FOR EACH 90 DEG. ELBOW IN EXCESS OF 2 (504.3.2.2 AND 504.3.2.2 CM)
 - RANGE/ COOKTOP: PROVIDE HOOD, LIGHT AND EXHAUST FAN ABOVE (OPT. MICROWAVE OVEN)- VENT TO OUTSIDE AIR. FIREPLACE: "HEAT N GLO" DIRECT VENT GAS APPLIANCE - ANSI Z21.888-2008 -UL 307B OR APPROVED EQUAL - INSTALL PER MANUFACTURER'S INSTRUCTION AND IN ACCORDANCE WITH ITS LISTING. PROVIDE - 3.5" RECESS ABOVE FIREPLACE FOR MEDIA NICHE
- PLUMBING**
- PLUMBING FIXTURES AND FITTINGS SHALL MEET THE REQUIREMENTS IN SECTION 4.303
 - FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 1.5 GALLONS PER MINUTE. (C.G.B.C. 4.303)
 - WATER HEATER: EXISTING
 - TUB/SHOWER: PRE-FORMED FIBERGLASS MIN. 72" HIGH - PROVIDE CURTAIN ROD OR TEMPERED GLASS ENCLOSURE - POSITION SHOWER HEAD AT +76" A.F.F. TUB & SHOWER FLOORS & WALLS ABOVE TUB WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO 60" HEIGHT ABOVE DRAIN
 - ALL PLUMBING FIXTURES SHALL BE CONNECTED TO AND APPROVED WATER SUPPLY. LAVATORIES, BATHTUBS, SHOWERS, AND OTHERS SHALL BE PROVIDED WITH HOT AND COLD WATER. (R306.4.)
 - MAXIMUM FLOW RATES STANDARDS:
 - WATER CLOSETS: 1.28GPF
 - SHOWERHEADS: 2.5 GPM AT 80 PSI
 - MULTIPLE SHOWER HEADS: 2.5 GPM AT 80 PSI FOR ALL COMBINED SHOWERHEADS
 - LAVATORY FAUCETS: 1.5 GPF
 - KITCHEN FAUCETS: 1.8 GPM AT 60 PSI
 - PROVIDE 2X6 STUD WALL FRAMING AT PLUMBING WALLS
- (N) PEX PIPE (MUST FOLLOW INDIVIDUAL MANUFACTURERS' INSTALLATION PROCEDURES AND THE PROCEDURES SET FORTH IN 2019 CPC SECTIONS 605.9.1 THRU 605.9.3)**
- MECHANICAL**
- VERIFY LOCATIONS AND SIZES WITH MECHANICAL PLANS
 - A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR SHALL BE PROVIDED IN THE LAUNDRY ROOM DOOR OR BY OTHER APPROVED MEANS PER C.M.C SECTION 504.3.1
 - FORCED AIR UNIT(S) IN ATTIC - MAINTAIN 30" VERTICAL CLEAR HEADROOM ALONG MIN. 24" WIDE PLYWOOD CATWALK TO ATTIC ACCESS - MAXIMUM LENGTH 20' - 0"
 - AIR CONDITIONING CONDENSER UNIT SECURELY FASTENED TO CONCRETE OR FIBERGLASS PAD
 - ALL NEW LOW-RISE RESIDENTIAL BUILDINGS MUST HAVE A WHOLE HOUSE VENTILATION SYSTEM THAT PROVIDES A CALCULATED MINIMUM AMOUNT OF OUTDOOR AIR BY USING EITHER A CONTINUOUSLY RUNNING BATHROOM FAN OR A SUPPLY RETURN AIR VENTILATION THRU A CENTRAL HVAC SYSTEM. THE MINIMUM VENTILATION VOLUME MUST BE A MINIMUM OF 1 C.F.M. FOR EACH 100 SQ.FT. OF RUNNING BATHROOM FAN OR A SUPPLY RETURN AIR VENTILATION THRU A CENTRAL HVAC SYSTEM. THE MINIMUM VENTILATION VOLUME MUST BE 1 C.F.M. FOR EACH 100 SQ.FT. OF FLOOR AREA PLUS 7.5 C.F.M. FOR EACH OCCUPANT. THE NUMBER OF OCCUPANTS IS DETERMINED BY MULTIPLYING THE NUMBER OF BEDROOMS AND THEN ADDING ONE. (ASHRAE 62.2) TOTAL CFM RATINGS = 78.38
 - NEED THE MERV13 FILTER AND R VALUE FOR DUCTING**

DEMO/EXISTING PLAN LEGEND

(E)	EXISTING CONSTRUCTION		EXISTING WALL
(N)	NEW CONSTRUCTION		DEMO. WALL
(DXX)	DOOR TAG		NEW INTERIOR WALL
(WXX)	WINDOW TAG		NEW EXTERIOR WALL
	WALL TAG		WALL SECTION
	SPOT ELEVATION		BUILDING SECTION
	ELEVATION REFERENCE		

Egress Code: Minimum Size Requirements



PREPARED BY:



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PROJECT:

REVISIONS:

No.	Description	Date

PROJECT ADDRESS:

CLIENT NAME:

KNIGHT RESIDENCE

ADU FLOOR PLAN

Project number 21-2103

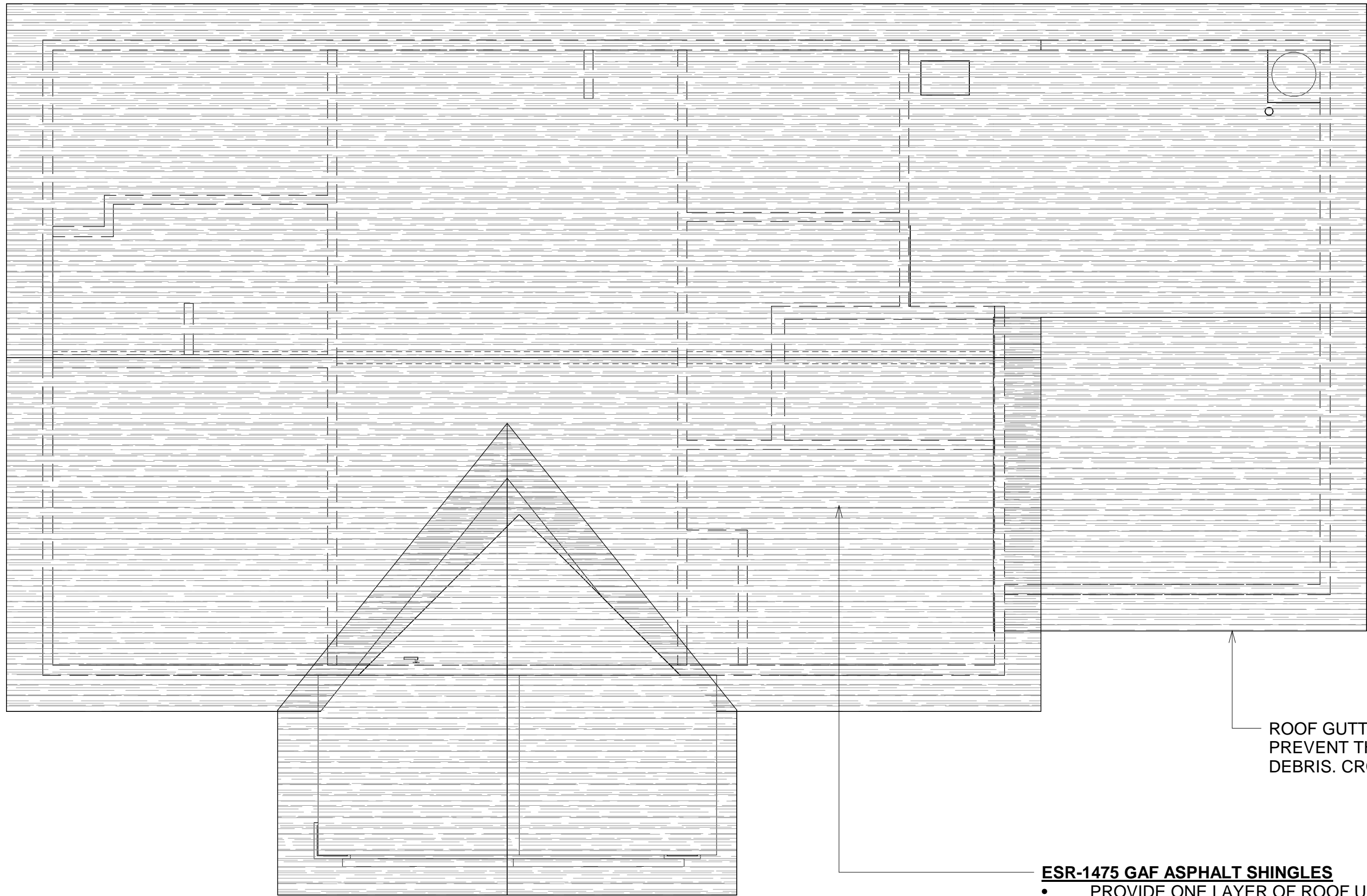
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Drawn by ES

Checked by ES

A2

Scale As indicated



ROOF GUTTERS SHALL BE SCREENED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS. CRC R337.5.4.

ESR-1475 GAF ASPHALT SHINGLES

- PROVIDE ONE LAYER OF ROOF UNDERLAYMENT OF MINIMUM 72- POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. CRC 337.5.2
- FASTENERS FOR PRESERVATIVE TREATED AND FIRE TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER EXCEPT ½" Ø OR GREATER STEEL BOLT AND
- FASTENERS OTHER THAN NAILS AND TIMBER RIVETS SHALL BE PERMITTED TO BE MECHANICALLY DEPOSITED ZINC COATED STEEL ASTM B695 CLASS 55 MINIMUM. [CRC R317.3.1]

1 ROOF PLAN ADU MAIN DETACHED ADU
1/4" = 1'-0"

ROOF PLAN GENERAL NOTES

1. ROOF MATERIAL- CLASS 'A' GAF ASPHALT SHINGLES ESR-1475 SEE A3.1 FOR " I.C.C. REPORT NO. OR APPROVED EQUAL OVER ONE LAYER 30# ROOFING FELT (PROVIDE TWO LAYERS OF 30# ROOFING FELT ON LOWER ROOFS). INSTALL PER MANUFACTURER'S INSTRUCTION - ROOF TILE NOT TO EXCEED 1- BLS. PER SQUARE FOOT
2. ROOF TILE NAILING SHALL BE PER THE MANUFACTURER'S SPECIFICATION WITH THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. 11 GA. CORROSION RESISTANT NAILS WITH MINIMUM 3/4" PENETRATION INTO SHEATHING PER C.R.C. SECTION 905.3.6 AND IN ACCORDANCE WITH C.R.C. TABLE 905.3.7
 - B. HEADS OF ALL TILE SHALL BE NAILED
 - C. THE NOSES OF ALL EAVE COURSE TILE SHALL BE FASTENED WITH APPROVED CLIPS.
 - D. ALL TILES SHALL BE NAILED AS REQUIRED BY MANUFACTURER'S INSTRUCTIONS.
 - E. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC.
3. PROVIDE MINIMUM 26 GA. CORROSION RESISTANT METAL FLASHING AT ALL VALLEYS AND ROOF TO WALL CONDITIONS. PROVIDE OVERTERS AT DOORS AS REQUIRED
5. PROVIDE A MINIMUM 22'X30' ACCESS OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH 30' MINIMUM HEAD CLEARANCE - PROVIDE A 12'X12' OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH LESS THAN 30' HEAD CLEARANCE FOR VENTILATION.
6. ALL ROOF, WALL AND EAVE VENTS SHALL BE SCREENED WITH CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/4" MAXIMUM MESH OPENINGS
7. NET FREE AIR VALUES FOR VENTS USED IN OUR VENTILATION CALCULATIONS ARE BASED ON " C & J METAL PRODUCTS INC. " AT WWW.CJMETALS.COM & BY "OHAGINS INC" AT WWW.OHAGINVENT.COM THESE VALUES ARE SUBJECTED TO CHANGE WITHOUT NOTIFICATION AND MUST BE VERIFIED BY INSTALLER AT TIME OF INSTALLATION - APPROVED EQUAL PRODUCTS MUST PROVIDE THE NET FREE AIR VENTILATION TOTALS REQUIRED BY THE CALCULATIONS PROVIDED ON THESE ARCHITECTURAL DRAWINGS.
8. RADIANT BARRIER WITH AN EMITTANCE OF 0.05 OR LESS REQUIRED AT UNDERSIDE OF ROOF SHEATHING & ATTIC SIDE OF GABLE END WALLS - REFER TO T-24 AND ENERGY CALCULATIONS.
9. PROVIDE KICK OUT FLASHING AT ALL FASCIA TO WALL TERMINATIONS

ROOF PLAN NOTES

1. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 90 PERCENT AND NO MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING PER CRC SECTION R806.2
2. RADIANT BARRIER REQUIRED PER TILE 24 ENERGY COMPLIANCE SHEET. INSTALL RADIANT BARRIER ROOF SHEATHING WITH REFLECTIVE SIDE TOWARDS OPEN ATTIC. INSTALL RADIANT BARRIER MEMBRANE ON GABLE END ROOF CONDITIONS OVER TRUSS WEBS TOWARDS OPEN ATTIC. REFER TO APPENDIX 'D' OF THE 2008 RESIDENTIAL ACM MANUAL SECTION R4.2.1.. RADIANT BARRIER INSTALLATION SHALL CONFORM TO ASTM C-1158 AND ASTM C-727.
3. INSTALLATION OF ROOFING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. EAGLE ROOFING PRODUCTS TO REVIEW THE INSTALLATION FOR COMPLIANCE WITH ICC ESR-1900 & 2015 FOR CLOSE MANUFACTURER TOLERANCES OF THE FIELD TILE INSTALLATION
5. ALL GAPS/SPACES BETWEEN ROOFING TILES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS. BE FIRESTOPPED WITH APPROVED MATERIALS, OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.
6. ALL VALLEYS MUST BE PROVIDED FLASHING NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH WIDE RUNNING THE FULL LENGTH OF THE VALLEY
7. VALLEY. COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH WIDE RUNNING THE FULL LENGTH OF THE VALLEY
8. VALLEY. NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH WIDE RUNNING THE FULL LENGTH OF THE RIDGE OR HIP APPLIED OVER THE COMBUSTIBLE
9. DECKING.
11. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. REQUIRED GUTTER SIZE, DOWNSPOUT SIZE, AND DOWNSPOUT SPACING/LOCATIONS TO BE CALCULATED AND VERIFIED BY INSTALLING SUBCONTRACTOR.

ROOF PLAN LEGEND

	ASPHALT SHINGLES		STANDING METAL SEAM
	SPANISH TILE ROOF		ROOF CRICKET
	BUILDING OUTLINE		

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FACIA U.N.O.	BARGE U.N.O.	OVER HANG DIM. U.N.O.
GAF ESR-1475		2X6	2X6	1' 6"

ATTIC VENTILATION

ROOF AREA HOUSE
1240 SF / 150 = 8.26SF X 144 = 1,190.4 SQ INCHES OF FREE TOTAL VENTILATION AREA REQUIRED.

1190 / 98 = 12.14 = 13 VENTS (A / OHAGINS)

NOTE: GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCTS SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRE VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL

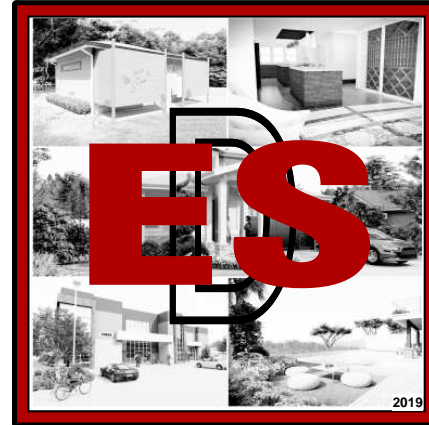
ATTIC, OVERHANGS AND OTHER CONCEALED SPACES FORMED OF COMBUSTIBLE MATERIALS SHALL BE PROVIDED WITH DRAFT STOPS OF APPROVED MATERIALS AND SHALL COMPLY WITH SECTION C.B.C 1506.3

A OHAGINS CONCEALED ROOF VENT 98 S.I.	B DORMER VENT 24"W=120 S.I.
C GABLE VENT 14X24=168 S.I.	D GABLE VENT 14X18=126 S.I.

WILDLIFE-URBAN INTERFACE ZONE NOTES:

1. ROOF MATERIAL TO BE CLASS-A. CRC R337.5.1
2. THE SCREENS COVERING THE VENTS SHALL HAVE A MAXIMUM MESH OF 1/8" AND SHALL BE OF CORROSION RESISTANT METAL. CRC R337.6.2
3. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF THE EAVES. CRC R337.6.3
4. PROVIDE ONE LAYER OF ROOF UNDERLAYMENT OF MINIMUM 72-POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. CRC 337.5.2
5. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN 0.019" NO 26-GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. CRC 337.5.3
6. NOTE ON PLANS: ROOF GUTTERS SHALL BE SCREENED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS. CRC R337.5.4.
7. FASTENERS FOR PRESERVATIVE TREATED AND FIRE TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER EXCEPT ½" Ø OR GREATER STEEL BOLT AND FASTENERS OTHER THAN NAILS AND TIMBER RIVETS SHALL BE PERMITTED TO BE MECHANICALLY DEPOSITED ZINC COATED STEEL ASTM B695 CLASS 55 MINIMUM. [CRC R317.3.1]

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PROJECT:

REVISIONS:

No.	Description	Date

PROJECT ADDRESS:

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CLIENT NAME:

KNIGHT RESIDENCE

ADU ROOF PLAN

Project number	21-2103
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A3.1

Scale As indicated



ELEVATION GENERAL NOTES

GENERAL

- ALL KEYNOTES, DETAILS AND DIMENSIONS ARE TYPICAL TO THEIR CONDITION U.N.O. ON ELEVATION.
- UNDER FLOOR ACCESS (R408.4). ACCESS SHALL BE PROVIDED TO ALL UNDER FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18"x24". OPENINGS THROUGH PERIMETER WALL SHALL BE NOT LESS THAN 16"x24". WHEN ANY PORTION OF THE TROUGH WALL ACCESS BELOW GRADE, AN AREAWAY NOT LESS THAN 16"x24" SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH THE WALL ACCESS OPENING SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE.
- UNDER FLOOR VENTILATION: THE UNDER FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOIST AND THE EARTH SHALL BE PROVIDED WITH VENTILATION OPENING THROUGH FOUNDATION OR EXTERIOR WALLS. ONE SUCH OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING. MINIMUM NET AREA OF VENTILATION OPENING SHALL NOT BE LESS THAN 1/150 OF THE UNDER FLOOR SPACE AREA. OPENINGS SHALL ALSO NOT BE LESS THAN 1 S.F. FOR EACH 150 SQFT OF EXTERIOR WALL. OPENINGS SHALL BE COVERED WITH OPENINGS NOT EXCEEDING 1/4" (R408.1 CRC)
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200. (R302.2.1)
- INSULATION FLAME SPREAD INDEX SHALL NOT EXCEED 25 WITH AND SMOKE-DEVELOPED INDEX NOT TO EXCEED 450. (R302.10.1)
- MULTI PANE ASSEMBLIES HAVING INDIVIDUAL PANES NOT EXCEEDING 1 SQFT IN EXPOSED AREA SHALL HAVE AT LEAST ONE PANE IN THE ASSEMBLY IDENTIFIED IN ACCORDANCE WITH SECTION (R308.1) ALL OTHER PANES IN THE ASSEMBLY SHALL BE LABELLED 'CPSC 16 CFR' OR 'ANSI Z97.1' AS APPROPRIATE.

EXTERIOR FINISH

- SIDING- 8" LAP SIDING OVER 2 LAYERS OF APPROVED BUILDING PAPER UNDER WHEN OVER WOO SHEATING (C.R.C 703.4)
- STUCCO-PLASTER (3-COAT STUCCO) - 2 LAYERS OF GRADE "D" APPROVED BUILDING PAPER UNDER STUCCO WHEN OVER WOOD SHEATING (C.R.C. 703.8.3) - PROVIDE HIGH RIB METAL LATH AT SOFFIT AND CEILINGS U.N.O.

ELEVATION LEGEND

	STUCCO FINISH		STONE VENEER
	SIDING FINISH		BRICKS
	CONCRETE FINISH		EXISTING FINISH
	SPANISH ROOF TILE		ASPHALT SHINGLES ROOF
	DOOR TAG		STANDING METAL SEAM
	WINDOW TAG		BUILDING SECTION
	WALL TAG		SPOT ELEVATION
			ELEVATION REFERENCE

KEYNOTES

1	PAINTED ROOF FASCIA PAINTED PT-01
2	STUCCO FINISH ON 2x4 STUDS SPACED @ 16" O.C
3	EXTERIOR LIGHTING FIXTURE
4	RADIANT ROOF BARRIER PER T24
5	PROVIDE A MINIMUM ONE-HOUR FIRE-RESISTANCE RATING ON THE UNDERSIDE OF THE ROOF PROJECTION
6	DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE.
7	STANDARD LOW-E WINDOWS
8	GALANIZED METAL WEEP SCREED
9	GABLE TREATMENT, SHAKE / SHINGLE BY HARDIE.
10	STONE TREATMENT @ 30" ABOVE GRADE
11	ASPHALT SHINGLE ROOFING, ESR-1475

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PROJECT:

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ELEVATIONS

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BUILDING SECTION GENERAL NOTES

GENERAL

1. ALL KEYNOTES, DETAILS AND DIMENSIONS ARE TYPICAL TO THEIR CONDITION U.N.O
2. RADIANT BARRIER WITH AN EMITTANCE OF 0.05 OR LESS REQUIRED AT UNDERSIDE OF ROOF
3. REFER TO ROOF PLAN FOR ROOF PITCH AND ROOFING MATERIAL
4. INSULATION TO BE CLOSED ON ALL SIDES.

BUILDING SECTION LEGEND

	GROUND SECTION		DIMENSION LUMBER
	CONCRETE SECTION		CONCRETE MASONRY UNIT
	GRAVEL BASE		RIGID INSULATION
	SAND BASE		FIBER BATT INSULATION

SECTION KEYNOTES

1	CLASS "A" ROOF TILE	7	PRE-ENGINEERED TRUSSES @ 24" O.C.
2	2X4 STUD WALL	8	SLAB ON GRADE PER STRUCTURAL
3	INSULATION AT CEILING & FLOOR (SEE T24)	9	RAISED FOUNDATION WITH CRAWL SPACE
4	INSULATION AT WALLS (SEE T24)		
6	ASPHALT SHINGLE		

PREPARED BY:



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DESIGNS

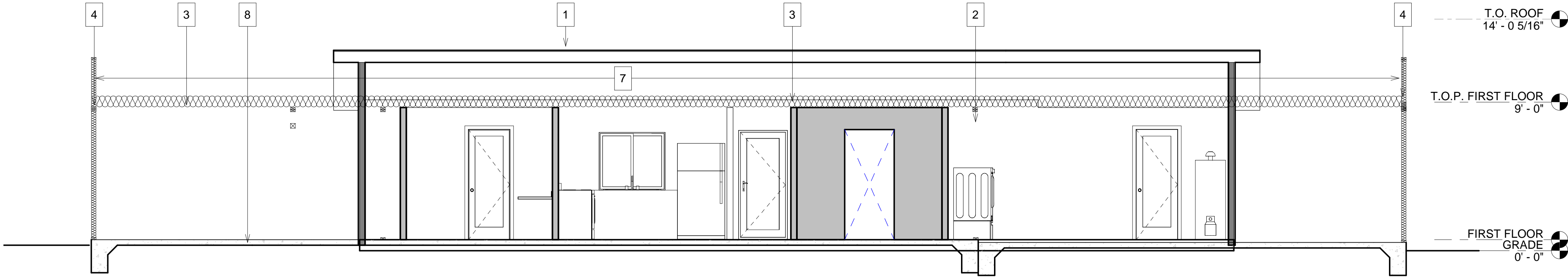
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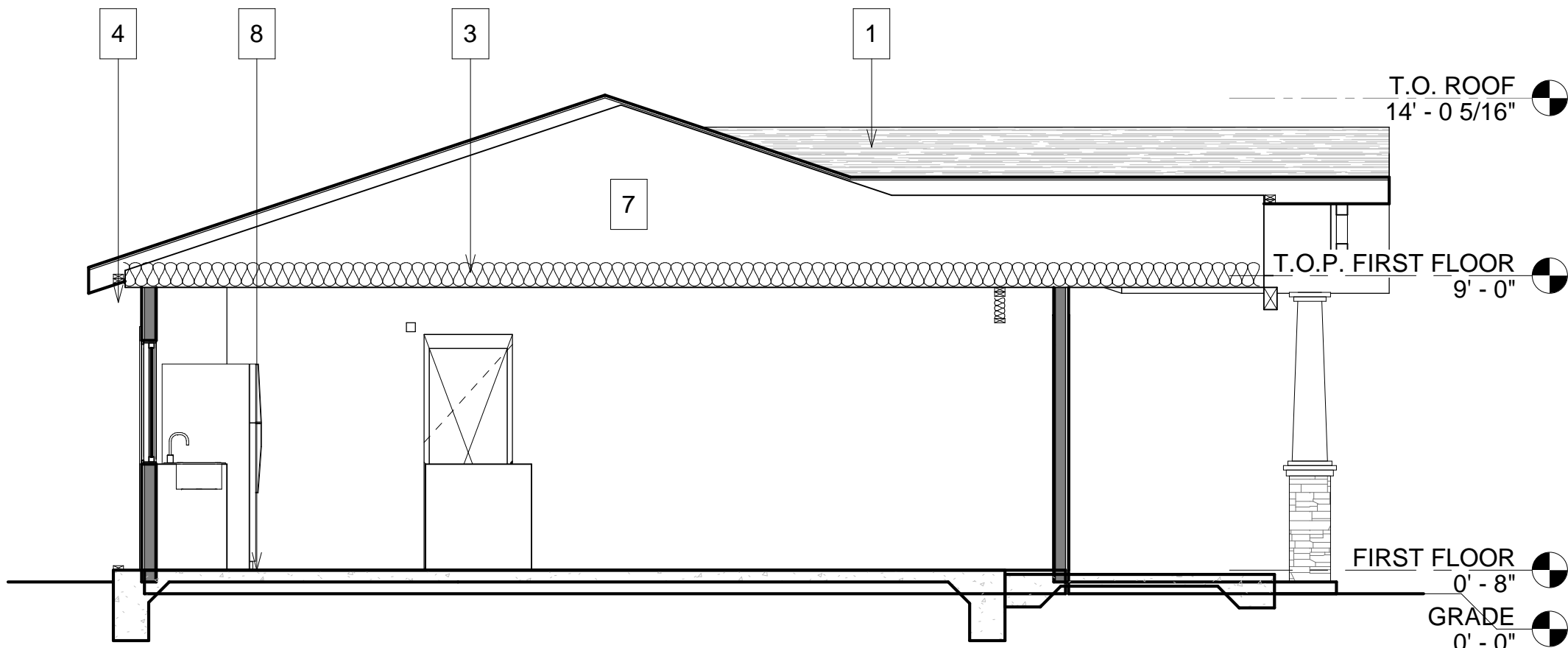
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PROJECT:

NEW ADU



3 SECTION 3
1/4" = 1'-0"



4 SECTION 4
1/4" = 1'-0"

INSULATION FOR ADDITION

Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value
R15/13 Exterior Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15
IECC-2006 ExtWall 2x4 16oc R13	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13
T24-2013 FlrOvrCrawl 2x6 16oc R19	Floors Over Crawlspc	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19
R38 Ceiling	Ceilings (below attic)	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-38

INSULATION FOR ADU

Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value
R15/13 Exterior Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	R-13 / None
Asphalt Shingle Roof	Attic Roofs	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-13	None / None
R38 Ceiling	Ceilings (below attic)	Wood Framed Ceiling	2x8 Bottom Chord of Truss @ 24 in. O. C.	R-38	R-13 / None

REVISIONS:

No.	Description	Date
1	Revision 2	Date 2

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SECTIONS

Project number 21-2103

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Scale 1/4" = 1'-0"