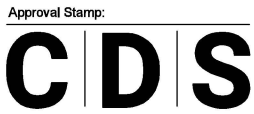


SITE PLAN NOTES:

- OBTAIN THE REQUIRED OFF-SITE PERMITS FOR ANY WORK IN THE PUBLIC RIGHT OF WAY.
- SITE AND BUILDING STORM DRAINAGE SHALL BE CONDUCTED TO THE STREET STORM DRAINAGE SYSTEM IN AN APPROVED MANNER BY THE CITY ENGINEER.
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET VALLEY FRONTING THE PROPERTY.
- DIMENSIONS SHOWN ON THE SITE PLAN ARE MEASURED FROM THE EXTERIOR FACE OF THE STUDOR OF EXTERIOR WALLS, EXTERIOR WALL ASSEMBLY FINISH NOT TO EXCEED 2" MAX. SEE DETAILS FOR THE ACTUAL EXTERIOR WALL ASSEMBLY FINISH THICKNESS.
- PER CBC SECTION 1207.12, WHERE INTERIOR NOISE LEVEL REQUIREMENTS ARE MET BY REQUIREMENTS THAT WINDOW BE UNPERFORABLE OR CLOSED, AN ALTERNATIVE METHOD OF SUPPLYING FRESH AIR (E.G., MECHANICAL VENTILATION) MUST BE PROVIDED. THIS APPLIES TO THE UNITS THAT HAVE SOUNDATTENED WINDOWS. SEE THE SITE PLAN, ENVIRONMENTAL NOISE REPORT, AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
- FIRE SEPARATION DISTANCE IS MEASURED FROM THE BUILDING FACE OF STUDOR SUPPORT POST TO THE FIRE SEPARATION LINE. THE FIRE SEPARATION LINE IS EITHER (1) THE CLOSEST INTERIOR LOT LINE (2) THE CENTERLINE OF THE STREET, ALLEY OR PUBLIC WAY, PER CBC SECTION 702. SEE NOTE #19 REGARDING WALL FINISH THICKNESS IN RELATION TO MEASUREMENTS.
- AIR CONDITIONING CONDENSATE, CONDENSATE FROM AIR CONDITIONING UNITS SHALL BE DIRECTED TO APPROPRIATELY SIZED LANDSCAPED AREAS OR THE GROUND. ALL ANTIFALGAL OR DESCALING AGENTS MUST BE PROPERLY DISPOSED OF. ANY AIR CONDITIONING CONDENSATE THAT DISCHARGES TO LAND WITHOUT FLOWING TO A STORM DRAIN MAY BE SUBJECT TO THE REQUIREMENTS OF THE STATE WATER RESOURCES CONTROL BOARD'S STATEWIDE GENERAL WASTE DISCHARGE REQUIREMENTS (WGRS) FOR DISCHARGES TO LAND WITH LOW THREAT TO WATER QUALITY.
- CONTRACTOR TO VERIFY BUILDING SETBACK AND ADJUST WALL TO MEET MINIMUM SETBACK.
- PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LICENSED LAND SURVEYOR OR RECORDS SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS COMPLY WITH THE APPROVED PLANS, WHICH NOTE SHALL REPRESENT A CONDITION THAT MUST BE SATISFIED TO REMAIN IN COMPLIANCE WITH THIS DESIGN REVIEW APPROVAL.
- SLOPE THE GROUND AWAY FROM THE FOUNDATION AT A 5% GRADE FOR 10 FEET. IF THIS IS NOT FEASIBLE, INSTALL A SWALE. USE A 2% SLOPE IF IMPERVIOUS SURFACES ARE USED. (CBC 1401.3) AVOID CONCENTRATED FLOW ACROSS THE RIGHT-OF-WAY AND DRAINAGE ONTO NEIGHBORING PROPERTIES. DIRECT ALL DRAINAGE TO LANDSCAPING.
- DIRECT ROOF RUNOFF SHALL BE:
 - DIRECT ROOF RUNOFF ONTO VEGETATED AREAS.
 - DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS.
 - DIRECT RUNOFF FROM DRIVEWAYS AND/OR UNCOVERED PARKING LOTS ONTO VEGETATED AREAS.
 - CONSTRUCT SIDEWALKS, WALKWAYS, AND/OR PATIOS WITH PERMEABLE SURFACES.
- CONNECT ALL DOWNSPOUTS TO 3" SOLID DRAIN LINE ALONG THE PERIMETER OF THE HOUSE DRAIN TO THE CURB OR PROVIDE CONCRETE SPLASH BLOCK AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM THE STRUCTURE.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AT THE JOB SITE.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF FACILITIES FOR POLE, CABLE TV INSTALLATION AS REQUIRED. VALVE BOXES & MANHOLES, AND STRUCTURES TO BE SET TO GRADE IN CONCRETE AFTER FINISH.
- CONSTRUCTION SITE SHALL BE ENCLOSED BY A 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
- NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
- A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS THAT COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN THE CONTAINER.
- ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE FILED WITHIN THE PROPERTY LINES OR THE PROJECT IN A NEAT AND SAFE MANNER.
- SEE OWNER FOR UP-GRADE HANDSAPE FINISH FOR DRIVEWAY, WALKWAY & PATIO.
- ALL METAL ANCHORS, FASTENERS, CONNECTORS, ETC. THAT WILL BE IN CONTACT WITH PRESSURE-TREATED LUMBER MUST BE HOT-DIPPED GALVANIZED OR OTHER APPROVED CORROSION-RESISTANT MATERIAL.
- REFER TO SHEET A0.7 FOR MORE GENERAL NOTES RELATED TO THE SITE PLAN.



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No.	Date	Description
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Drawn By: DC Check By: DC
Scale: 1/8" = 1'-0"
Sheet Title: PROPOSED SITE PLAN

Sheet No: **A0.7**

PAPER SIZE: 24"x36"



740 WOODHAMS RD.



746 WOODHAMS RD.



2900 SALEM DR.



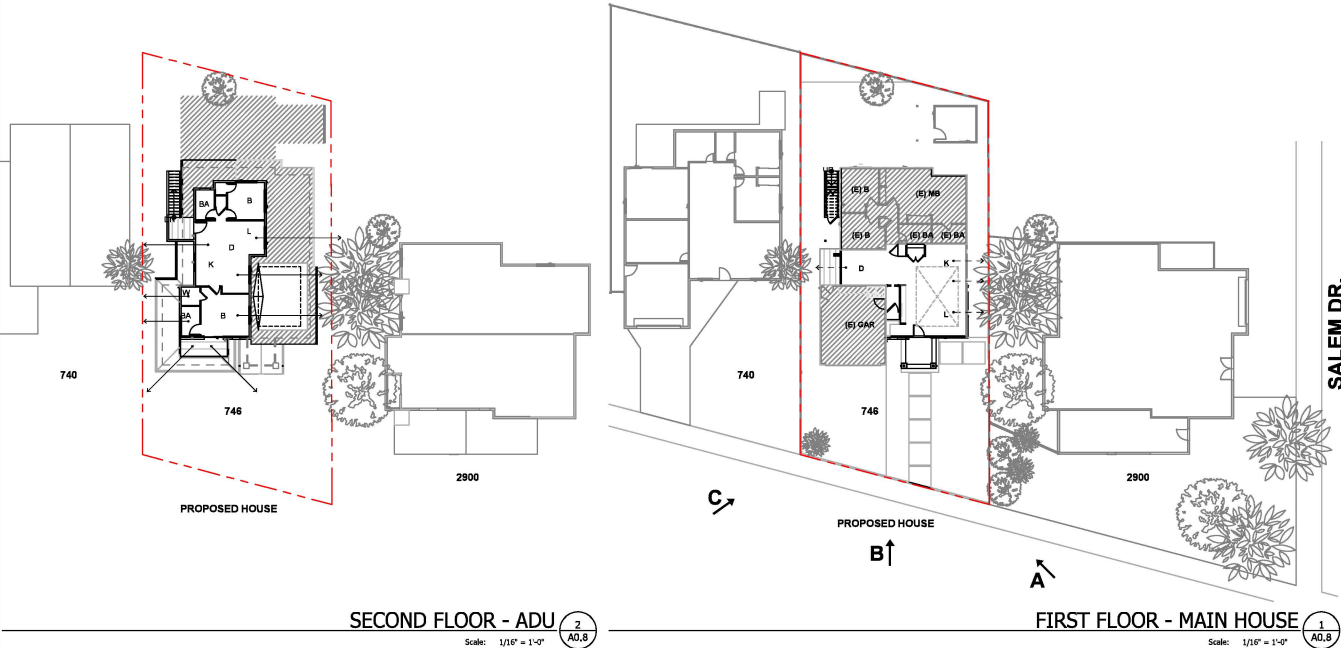
VIEW TOWARD DRIVEWAY



BACKYARD VIEW TOWARD HOUSE



BACKYARD VIEW TOWARD HOUSE



SECOND FLOOR - ADU 2
A0.8

Scale: 1/16" = 1'-0"

FIRST FLOOR - MAIN HOUSE 1
A0.8

Scale: 1/16" = 1'-0"



VIEW FROM WOODHAMS RD (C)



VIEW FROM WOODHAMS RD (B)



VIEW FROM WOODHAMS RD (A)

LEGEND

- SOLID ARROW INDICATES UNRESTRICTED VIEWS
- - - DASHED ARROW INDICATES LIMITED OR OBSTRUCTED VIEWS

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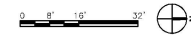
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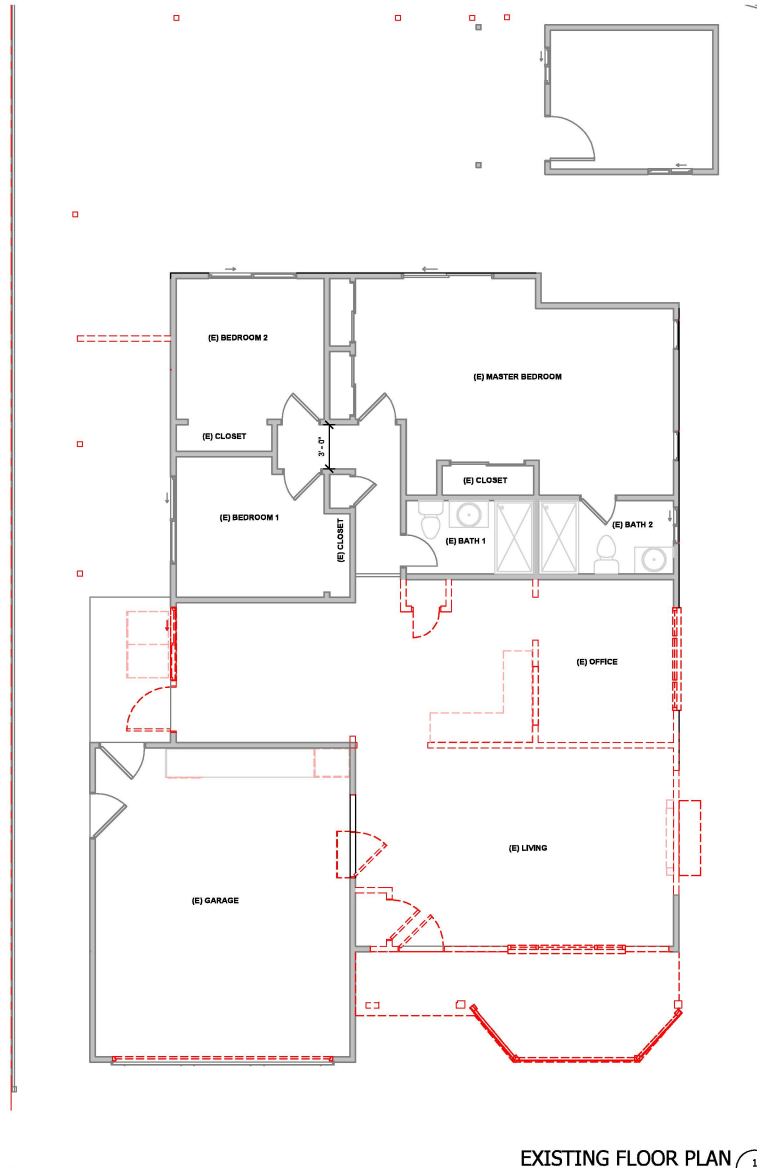
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Sheet Title: NEIGHBORHOOD CONTEXT

Sheet No: **A0.8**



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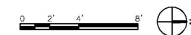
EXISTING FLOOR PLAN 1
A1.0

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

GENERAL NOTES:

1. **PRE-DEMOLITION REQUIREMENTS:**
 - VERIFY AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL GOVERNING BODIES BEFORE COMMENCING ANY DEMOLITION WORK.
 - CONDUCT A THOROUGH SITE INSPECTION TO IDENTIFY ANY HAZARDOUS MATERIALS (E.G., ASBESTOS, LEAD PAINT) AND ARRANGE FOR THEIR SAFE REMOVAL BY CERTIFIED PROFESSIONALS.
2. **SITE PREPARATION:**
 - ERECT TEMPORARY FENCING AND SAFETY BARRIERS AROUND THE DEMOLITION SITE TO PROTECT THE PUBLIC AND RESTRICT ACCESS.
 - POST APPROPRIATE WARNING SIGNS AND NOTICES AROUND THE PERIMETER OF THE SITE.
 - DISCONNECT AND CAP ALL UTILITY SERVICES (ELECTRICITY, GAS, WATER, SEWAGE) IN COORDINATION WITH LOCAL UTILITY PROVIDERS.
3. **STRUCTURE DEMOLITION:**
 - BEGIN DEMOLITION FROM THE ROOF AND PROCEED DOWNWARDS.
 - SYSTEMATICALLY DEMANTLING THE STRUCTURE TO ENSURE SAFETY AND PREVENT COLLAPSE.
 - USE APPROPRIATE MACHINERY AND TOOLS TO CAREFULLY DISMANTLE STRUCTURAL ELEMENTS.
 - MAINTAIN CONTROL OF DUST AND DEBRIS BY USING WATER SPRAYS OR OTHER DUST SUPPRESSION METHODS.
4. **WASTE MANAGEMENT:**
 - SEGREGATE DEMOLITION DEBRIS FOR RECYCLING AND DISPOSAL AS PER LOCAL REGULATIONS.
 - REMOVE AND PROPERLY DISPOSE OF ALL NON-RECYCLABLE MATERIALS IN COMPLIANCE WITH LOCAL WASTE MANAGEMENT GUIDELINES.
 - MAINTAIN RECORDS OF WASTE DISPOSAL, INCLUDING QUANTITIES AND DESTINATIONS OF RECYCLED AND NON-RECYCLED MATERIALS.
5. **ENVIRONMENTAL CONSIDERATIONS:**
 - TAKE MEASURES TO MINIMIZE NOISE, VIBRATION, AND DUST POLLUTION, ENSURING COMPLIANCE WITH LOCAL ENVIRONMENTAL REGULATIONS.
 - PROTECT EXISTING TREES, VEGETATION, AND ANY OTHER SITE FEATURES DESIGNATED TO REMAIN.
 - AVOID RUNOFF AND SOIL EROSION BY IMPLEMENTING APPROPRIATE SITE DRAINAGE AND SEDIMENT CONTROL MEASURES.
6. **SAFETY PROCEDURES:**
 - ENSURE ALL WORKERS ARE EQUIPPED WITH AND USE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) INCLUDING HELMETS, GLOVES, MASKS, AND SAFETY BOOTS.
 - CONDUCT REGULAR SAFETY BRIEFINGS AND TRAINING SESSIONS FOR ALL PERSONNEL INVOLVED IN THE DEMOLITION.
 - ESTABLISH EMERGENCY PROCEDURES AND HAVE FIRST AID EQUIPMENT READILY AVAILABLE ON SITE.
7. **POST-DEMOLITION:**
 - CLEAN THE SITE OF ALL DEMOLITION DEBRIS AND PERFORM A FINAL SITE CLEANUP.
 - BACKFILL AND GRADE THE SITE AS SPECIFIED IN THE PROJECT PLAN.
 - RESTORE ANY DISRUPTED PUBLIC PATHWAYS OR NEIGHBORING PROPERTIES TO THEIR ORIGINAL CONDITION OR BETTER.
8. **DOCUMENTATION AND REPORTING:**
 - MAINTAIN DETAILED RECORDS OF ALL DEMOLITION ACTIVITIES, INCLUDING DAILY LOGS, PHOTOGRAPHS, AND INCIDENT REPORTS.
 - SUBMIT A FINAL REPORT TO THE RELEVANT AUTHORITIES, INCLUDING PROOF OF PROPER DISPOSAL OF HAZARDOUS MATERIALS AND COMPLIANCE WITH ALL LOCAL REGULATIONS.
9. **THE DEMOLITION PLAN SHOWS THE BUILDING'S EXISTING CONDITION, SEE THE PROPOSED PLAN FOR THE BUILDING'S FINAL CONDITION.**

LEGEND
 WALL TO BE REMOVED
 EXISTING WALL



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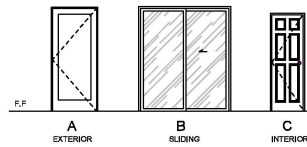
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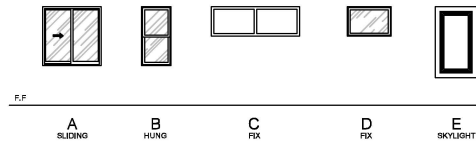
Sheet Title: **EXISTING FLOOR PLAN**

Sheet No: **A1.0**

1. VERIFY COORDINATE ALL WINDOW SIZES WITH CHOSEN MANUFACTURER.
 2. DIMENSIONS GIVEN ARE FOR ACTUAL, DOOR LEAF DIMENSIONS. COORDINATE ROUGH OPENINGS.
 3. DOOR JAMBS SHALL BE 4" OFF ADJACENT WALL ON HINGE SIDE, U.N.O. 3" IS PERMITTED WITHIN RESIDENTIAL UNITS.
 4. CLOSET DOORS ARE CENTERED ON CLOSET WIDTH, U.N.O.
 5. PROVIDE FLOOR STOPS ONLY WHERE IT WILL NOT PRESENT A TRIPPING HAZARD, USE APPROPRIATE DOOR STOP BASED ON FLOOR TYPE AND UNDERCUT.
 6. COORDINATE ENTRY DOOR HARDWARE WITH SECURITY CONTRACTOR.
 7. PROVIDE SAFETY OR TEMPERED GLAZING IN ALL GLASS PANELS IN A KEY, SLIDING, SWINGING, OPERABLE, OR BIFOLD DOORS.
 8. SEE ELEVATIONS FOR OPENING DIRECTION.
 9. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 10. WIDTH AND HEIGHT OF REQUIRED DOORWAYS SHALL COMPLY WITH CRC R310.2.
 11. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.7.
 12. SEE FLOOR PLANS FOR DOOR LOCATIONS.
 13. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED IN ACCORDANCE WITH UL325.



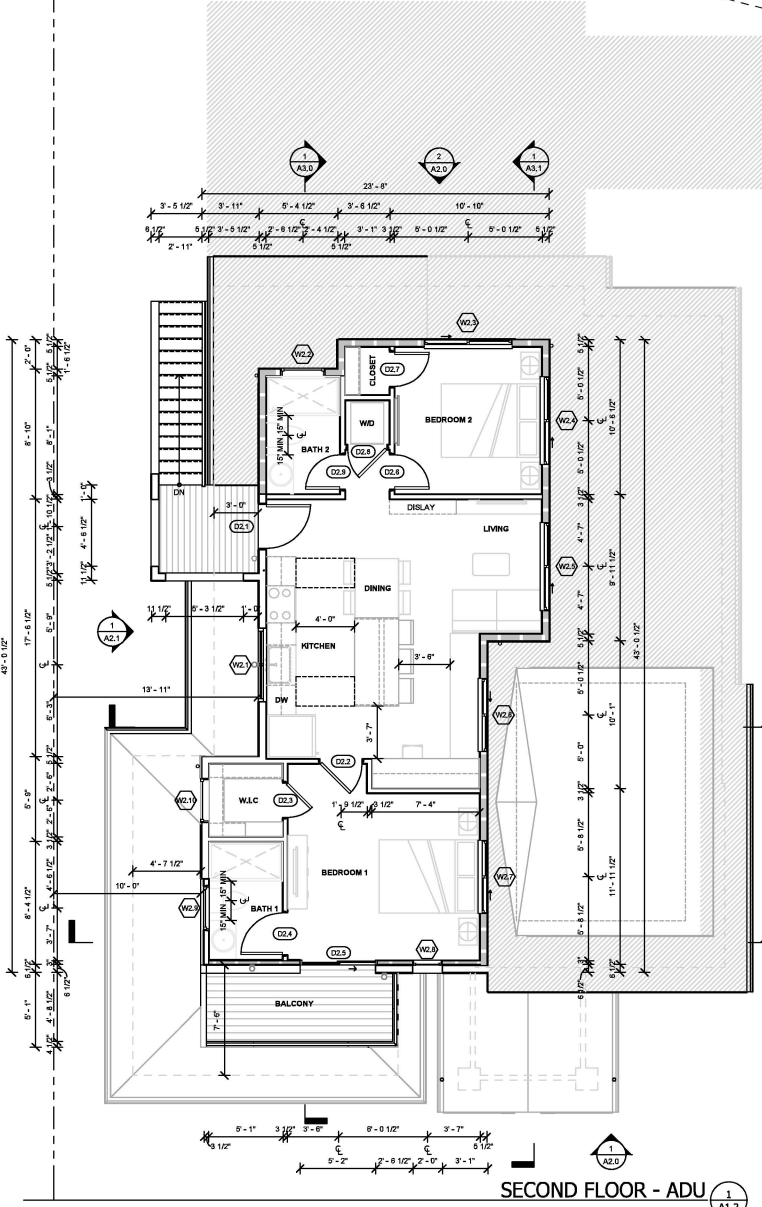
- DOOR NOTES:**
1. VERIFY COORDINATE ALL DOOR SIZES WITH CHOSEN MANUFACTURER.
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 12. SEE FLOOR PLANS FOR DOOR LOCATIONS.
 13. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED IN ACCORDANCE WITH UL325.



- WINDOW NOTES:**
1. VERIFY COORDINATE ALL WINDOW SIZES WITH SELECTED MANUFACTURER.
 2. ROUGH OPENING SIZES AS PER MANUFACTURER SPECIFICATIONS. VERIFY COORDINATE ALL ROUGH OPENINGS WITH WINDOW MANUFACTURER.
 3. OWNER TO VERIFY SIZE/TYPE/STYLE/COLOR OF ALL WINDOWS.
 4. *WINDOWS WITH TEMPERED GLASS.
 5. REFER TO T31 ANALYSIS FOR WINDOWS PERFORMANCE REQUIREMENTS.
 6. FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS SHALL COMPLY WITH CRC R302.1(1).
 7. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT ALL EGRESS WINDOWS HAVE A MINIMUM NET CLEAR OPENING OF 7.00 FT. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 6.80 FT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24" MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" AND THE BOTTOM OF THE CLEAR OPENING NO GREATER THAN 44" ABOVE THE FLOOR (CRC R310.1). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
 8. THE LOWEST PART OF THE CLEAR OPENING OF OPERABLE WINDOWS SHALL BE A MINIMUM OF 24" ABOVE FINISH FLOOR. WHEN OPERABLE SECTIONS OF THESE WINDOWS ARE LOCATED LESS THAN 24" ABOVE FINISHED FLOOR, THE OPENINGS SHALL BE PROTECTED BY A GUARD THAT WILL NOT ALLOW THE PASSAGE OF A 4" DIA. SPHERE.
 9. ALL OPERABLE WINDOWS SHALL HAVE SCREENS, U.N.O.

DOOR SCHEDULE - ADU							
NUMBER	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	TEMPERED GLASS	NOTES
D2.1	A	3'-0"	7'-0"	WOOD/VINYL	PAINT		ENTRY
D2.2	C	2'-0"	6'-8"	WOOD/VINYL	PAINT		BEDROOM 1
D2.3	C	2'-4"	6'-8"	WOOD/VINYL	PAINT		W.I.C. BEDROOM 1
D2.4	C	2'-0"	6'-8"	WOOD/VINYL	PAINT		BATH 1 BEDROOM 1
D2.5	B	3'-0"	7'-0"	WOOD/VINYL	PAINT		BEDROOM 1
D2.6	C	2'-4"	6'-8"	WOOD/VINYL	PAINT		BEDROOM 2
D2.7	C	2'-4"	6'-8"	WOOD/VINYL	PAINT		CLOSET BEDROOM 2
D2.8	C	2'-0"	6'-8"	WOOD/VINYL	PAINT		WASHING DRYER
D2.9	C	2'-4"	6'-8"	WOOD/VINYL	PAINT		BATH 2

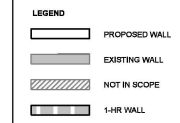
WINDOW SCHEDULE - ADU								
NUMBER	TYPE	SIZE (R/O)	HEAD	SILL	MATERIAL	FINISH	TEMPERED / FROSTED GLASS	NOTES
W2.1	A	8'-0"	2'-0"	5'-0"	WOOD/VINYL	PAINT		KITCHEN
W2.2	D	3'-0"	2'-0"	5'-0"	WOOD/VINYL	PAINT		BATH 2
W2.3	A	8'-0"	2'-0"	7'-0"	WOOD/VINYL	PAINT		BEDROOM 2
W2.4	C	6'-0"	2'-0"	7'-0"	WOOD/VINYL	PAINT		BEDROOM 2
W2.5	C	6'-0"	2'-0"	7'-0"	WOOD/VINYL	PAINT		LIVING
W2.6	A	8'-0"	2'-0"	5'-0"	WOOD/VINYL	PAINT		KITCHEN
W2.7	C	8'-0"	2'-0"	6'-0"	WOOD/VINYL	PAINT		BEDROOM 1
W2.8	B	2'-0"	4'-0"	7'-0"	WOOD/VINYL	PAINT		BEDROOM 1
W2.9	D	3'-0"	2'-0"	7'-0"	WOOD/VINYL	PAINT		BATH 1
W2.10	D	3'-0"	2'-0"	7'-0"	WOOD/VINYL	PAINT		W.I.C. BEDROOM 1
W2.11	E	4'-0"	4'-0"	4'-0"	WOOD/VINYL	PAINT		KITCHEN
W2.12	E	2'-0"	4'-0"	4'-0"	WOOD/VINYL	PAINT		KITCHEN



SECOND FLOOR - ADU

GENERAL NOTES:

1. PROVIDE SMOKE ALARMS - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH BEDROOM AND IMMEDIATE COMMON AREA, OUTSIDE OF BEDROOMS AND LOCATED AT NOT LESS THAN 3 FT FROM A DOOR TO A BEDROOM WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT IS PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION.
2. ALL RECEPTACLES IN BEDROOMS TO BE ACH PROTECTED.
3. ALL RECEPTACLES IN BATHROOMS AND KITCHENS TO BE GFCI PROTECTED.
4. EXHAUST FAN TO MEET T-24 REQUIREMENT. (SELECTED MODEL - HAMPTON BAY 85 CFM CEILING MOUNT INSTALLATION BATHROOM EXHAUST FAN OR EQUIVALENT).
5. ALL ELECTRICAL TO BE RIGID THROUGH RIGID PVC CONDUIT.
6. ETHERNET, FIBER OPTIC, AND USB CHARGING PROVIDED THROUGHOUT.
7. AUDIOVISUAL TO BE DETERMINED.
8. GROUND FAULT, ARC FAULT, AND VOLTAGE SURGE PROTECTION TO BE PROVIDED BY THE MAIN ELECTRICAL PANEL.
9. WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH PER CPC 411.2.
10. KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 407.2.1.
11. LAVATORY FAUCET TO BE 1.2 GALLONS PER MINUTE, MAXIMUM, PER CPC 407.2.2.
12. SHOWER HEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 408.2.
13. LANDING SHALL NOT BE MORE THAN 7'-3/4" BELOW THE TOP OF THE THRESHOLD.
14. EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2: 3 FEET FROM A PROPERTY LINE, 10 FEET FROM A FORCED AIR INLET, AND 3 FEET FROM OPENINGS INTO THE BUILDING. EXHAUST DUCT SHALL NOT DISCHARGE onto a PUBLIC WAY, CMC 502.2 UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE CITY. DOMESTIC DRYER MORTUARY EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO, CMC 504.2.1.
15. CLOTHES DRYER EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND EQUIPPED WITH A BACKDRAFT DAMPER, CMC 604.4.
16. ALL PLUMBING AND ELECTRICAL INSTALLATIONS MUST BE VERIFIED WITH CPC, CEC, AND APPLICABLE CODES PRIOR TO STARTING. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THIS DURING CONSTRUCTION.
17. BATHS AND SHOWER FLOORS AND WALLS ABOVE BATHS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 8 FEET ABOVE THE FLOOR.
18. CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. CPC 408.9.
19. CONTROL VALVES SHALL PROVIDE SCALD AND THERMAL SHOCK PROTECTION AND SHALL HAVE A MAXIMUM MIXING TEMPERATURE OF 120 DEGREES PER CPC 408.3.
20. SHOWER COMPARTMENTS AND WALLS ABOVE BATHS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 8 FEET ABOVE THE FLOOR PER CPC 507.2.
21. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, CRC 1102.3.7.
22. AT THE EGRESS DOOR, THE LANDING SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD WHERE THE DOOR SWINGS OVER THE LANDING, CRC R311.3.1.
23. PROVIDE LIGHT FIXTURE TO ILLUMINATE THE WALKING SURFACE OF THE STAIRS PER CRC R311.7.2.
24. ELECTRIC DRYER, PROVIDE 240V, 30 AMP CIRCUIT PER CEC 220.64.
25. RANGE HOOD SHALL BE 50% CEE OR 160 CFM.
26. SHOWER STALL TO BE 1024 SQUARE INCHES MINIMUM AND CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE. CPC 408.5.
27. SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES WITH THE PRESSURE-BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE, CPC 408.3.
28. WATER CLOSETS TO HAVE A SIDE CLEARANCE OF 16 INCHES ON EACH SIDE MEASURED FROM THE CENTRAL LINE OF THE WATER CLOSET TO THE WALLS OR OTHER OBSTRUCTIONS, CPC 402.4.
29. NEW OPENINGS SHALL COMPLY WITH THE AGING-IN-PLACE DESIGN AND FALL PREVENTION REQUIREMENTS OF CPC R327.
30. THE WATER CLOSET REINFORCEMENT TO BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. A. WHERE THE WATER CLOSET IS NOT LOCATED ADJACENT TO THE SIDE WALL, GRAB BAR REINFORCEMENT FOR A GROUND-MOUNTED INSTALLATION IS ACCEPTABLE. THE SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. B. BATH TUB AND COMBINATION BATH/TUBSHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATH TUB AND THE BACK WALL. ADDITIONALLY, C. BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 8" ABOVE THE BATH TUB RIM.
31. THE BATHROOM REINFORCEMENT TO BE SOLID LUMBER AND NOT LESS THAN 2X6.
32. THE BATHROOM REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39 3/4" ABOVE THE FINISHED FLOOR.
33. AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.5 MM), MEASURED BETWEEN THE FACE OF THE DOOR AND THE DOOR STOP AND WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION, PER R327.1.3.
34. FOR ALL STAIRS: A. STAIR TREAD DEPTH (10" MINIMUM PLUS TREAD NOSING) AND RISER HEIGHT (7.0" MAXIMUM) PER CRC R311.7.5(1), B. 36" MINIMUM LANDING AT THE TOP AND BOTTOM OF THE STAIRS PER CRC R311.7.6.
35. ADDITION, ALTERATION, OR REPAIRS TO ANY STRUCTURE SHALL CONFORM TO THE REQUIREMENTS FOR THE NEW STRUCTURE.
- 2022 CRC SECTION R102.1.7.



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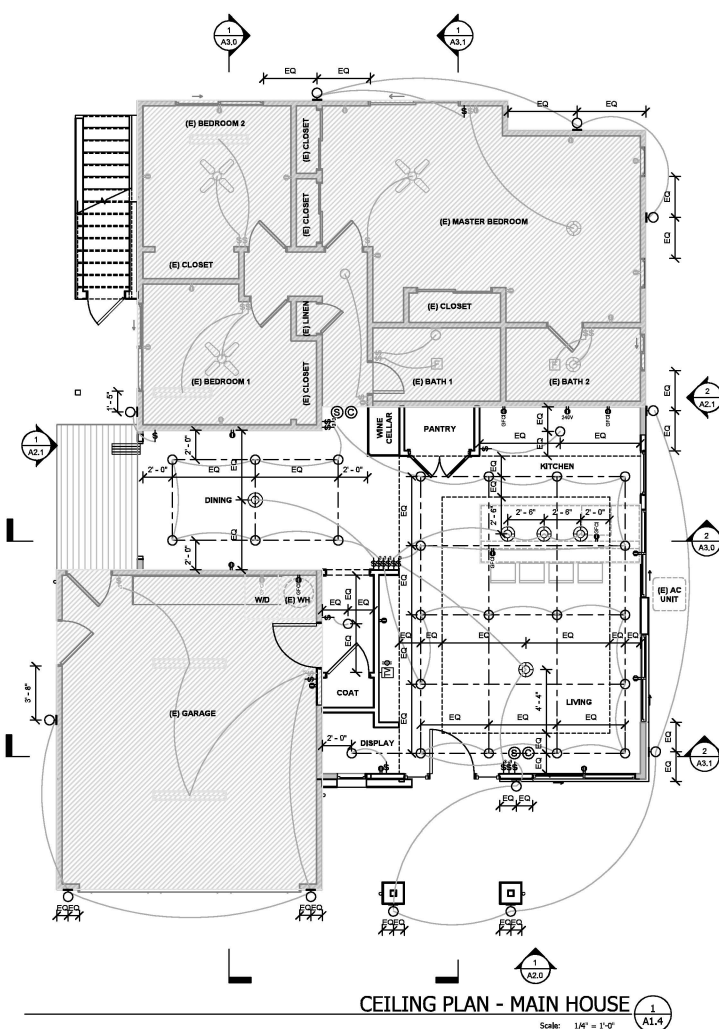
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 Scale: 1/4" = 1'-0"
 Sheet Title: PROPOSED FLOOR PLAN

Sheet No: **A1.2**



CEILING PLAN - MAIN HOUSE
 Scale: 1/4" = 1'-0"
 1 A1.4

CEILING GENERAL NOTES:

1. PROVIDE SMOKE ALARMS - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS AND LOCATED AT NOT LESS THAN 3 FT FROM A DOOR TO A BATHROOM WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION.
2. ALL RECEPTACLE IN BEDROOMS TO BE ACFI PROTECTED.
3. ALL RECEPTABLES IN BATHROOMS AND KITCHENS TO BE GFCI PROTECTED.
4. ENERGY STAR BATHROOM FAN HVAC CERTIFIED WITH HUMIDISTAT CONTROL.
5. ALL UNDERGROUND ELECTRIC TO BE ROUTED THROUGH RIGID PVC CONDUIT.
6. ETHERNET, FIBER OPTIC, AND USB CHARGING PROVIDED THROUGHOUT.
7. AUDIOVISUAL TO BE DETERMINED.
8. GROUND FAULT, ARC FAULT, AND VOLTAGE SURGE PROTECTION TO BE PROVIDED BY MAIN ELECTRIC PANEL.
9. A MINIMUM OF TWO 20-AMP DEDICATED CIRCUITS SHALL BE PROVIDED FOR SMALL APPLIANCES. GEC 215.52(C)(3).
10. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 18 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR, PER CBC R327.1.2.
11. DOOR BELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY, WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 MEASURED FROM THE EXTERIOR FLOOR OR LANDING. A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL, PER CBC R327.1.2.
12. EXTERIOR LIGHTING SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF PHOTOCELL/MOTION SENSOR OR TIME CONTROL SYSTEM.
13. ALL LIGHTING IN HABITABLE SPACES SHALL HAVE DIMMER CONTROLS. DIMMER CONTROLS ARE NOT REQUIRED WHERE VACANCY SENSORS ARE USED.
14. ALL ACCESSIBLE OUTLETS SHALL BE TAMPER-RESISTANT PER SECTION E402.14.

LEGEND:

- ⊕ DUPLEX RECEPTACLE ABOVE COUNTER TOPS
- ⊕ DUPLEX RECEPTACLE
- RECESSED CEILING DOWNLIGHT LED
- WALL SCONCE / WALL MOUNTED LED FIXTURE
- ⊕ CEILING PENDANT LIGHT LED
- WL FIXTURE IN WET LOCATIONS
- WP FIXTURE TO BE WEATHER PROOF
- F 95 CFM INTERMITTENT VENTILATION EXHAUSTED DIRECTLY TO THE OUTSIDE
- S SMOKE DETECTOR
- C CARBON MONOXIDE DETECTOR
- GFCI DUPLEX RECEPTACLE, GROUND-FAULT CIRCUIT INTERRUPTER
- FAN WITH LIGHT FIXTURE
- ⊕ UNDER COUNTER STRIP LED LIGHT
- ⊕ SWITCH WITH OCCUPANCY SENSOR
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- AC INDOOR UNIT
- AC OUTDOOR UNIT



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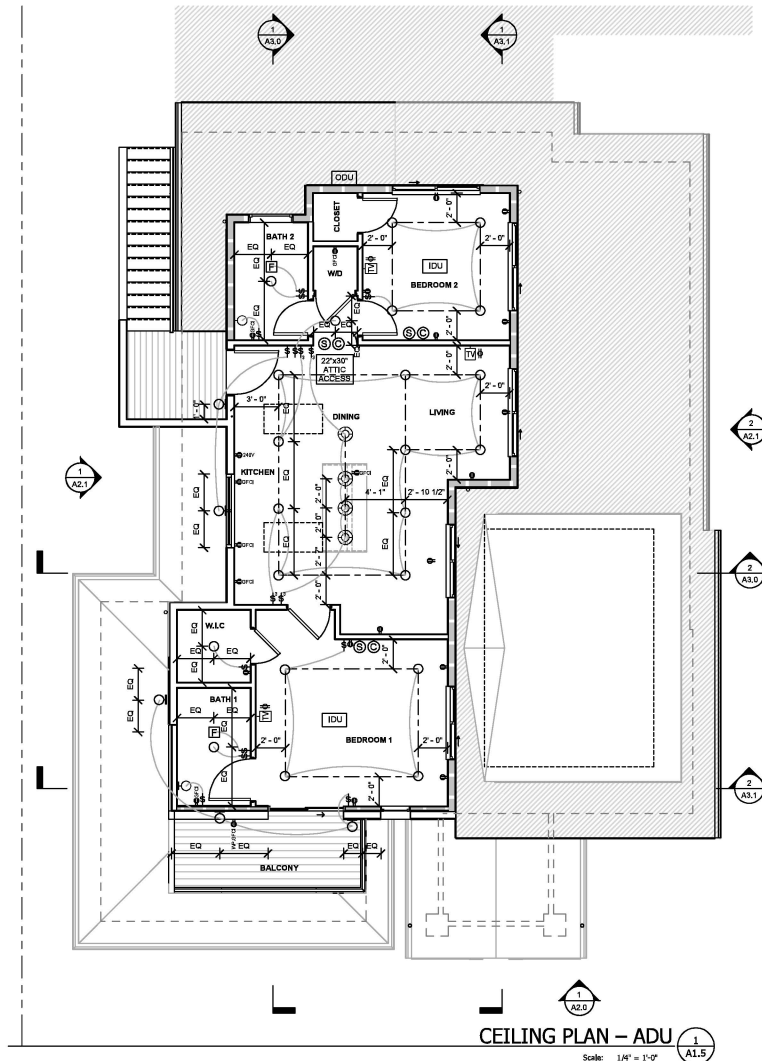
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Drawn By: DC Check By: DC
 Scale: 1/4" = 1'-0"
 Sheet Title: **PROPOSED CEILING PLAN**

Sheet No: **A1.4**

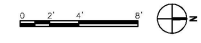


CEILING PLAN - ADU 1
 Scale: 1/4" = 1'-0" A1.5

- CEILING GENERAL NOTES:**
1. PROVIDE SMOKE ALARMS - HARD WIRE, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS AND LOCATED AT NOT LESS THAN 3 FT FROM A DOOR TO A BATHROOM WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION.
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LEGEND:

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- FIXTURE IN WET LOCATIONS
- FIXTURE TO BE WEATHER PROOF
- 86 CFM INTERMITTENT VENTILATION EXHAUSTED DIRECTLY TO THE OUTSIDE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- DUPLEX RECEPTACLE GROUND-FAULT CIRCUIT INTERRUPTER
- FAN WITH LIGHT FIXTURE
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- SWITCH WITH OCCUPANCY SENSOR
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- 3 WAY SWITCH
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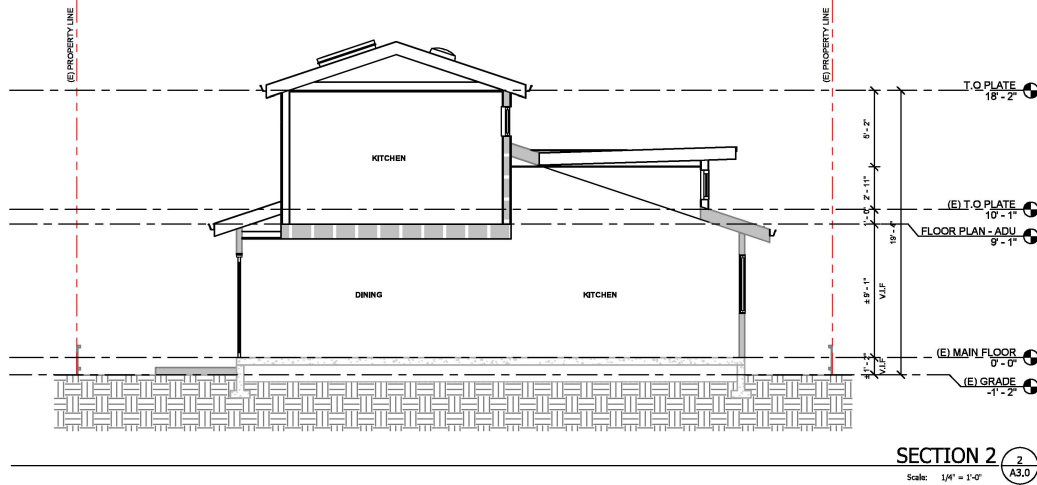
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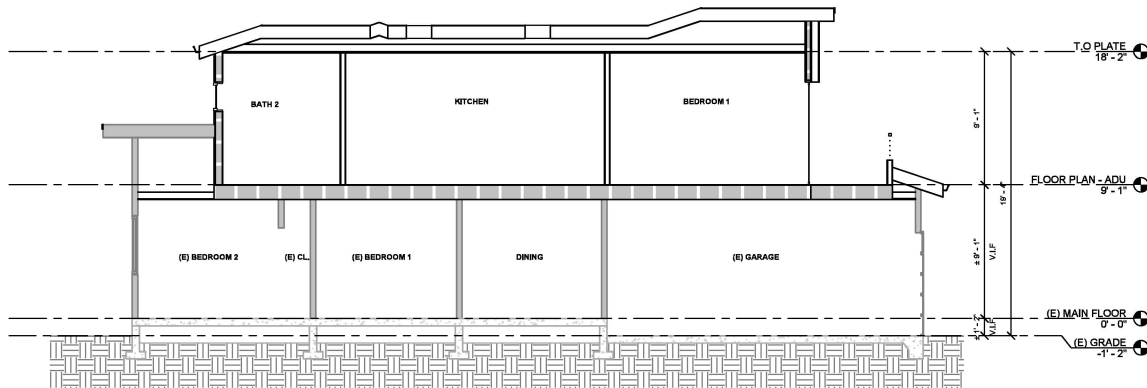
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 Sheet Title: **PROPOSED CEILING PLAN**

Sheet No: A1.5



SECTION 2 2
A3.0
Scale: 1/4" = 1'-0"



SECTION 1 1
A3.0
Scale: 1/4" = 1'-0"



- GENERAL NOTES:**
- SECTION DRAWINGS PROVIDED FOR ARCHITECTURAL INTENT. BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO FLOOR PLAN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
 - FOR EXTERIOR FINISHES, SEE ELEVATION. FOR ROOFING MATERIALS SEE ROOF PLAN.
 - FINISH GRADE VARIES - REFER TO CIVIL DRAWINGS FOR FINAL GRADES AND DRAINAGE.
 - REFER TO STRUCTURAL DRAWINGS FOR LOCATION AND SIZES OF ALL BEAMS, HEADERS, JOISTS, RAFTERS, SHEAR WALLS, TRUSSES, AND CONCRETE SLABS.
 - REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATION OF ALL EQUIPMENT, DUCTS, PIPING, CONDUIT, ETC. PROVIDE PROPER CLEARANCES AND BLOCKING FOR EACH AS REQUIRED.
 - FOR INSULATION REQUIREMENTS SEE ENERGY SHEETS, AND CEN: 150.0 (W), 90, G3, & G9.
 - TAPER INSULATION AT VENTED FREEZE BLOCKS TO ALLOW AIR PASSAGE.
 - PROVIDE BACKING FOR ALL MASONRY, VENEER, STONE & CONCRETE MOLDINGS, WALL AND CEILING MOUNTED CABINETS, FIXTURES, & CABINETS, ETC. AS REQUIRED, COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
 - SEE ROOF PLAN FOR OVERHANG DIMENSIONS, VENT AND ACCESS LOCATIONS AND ROOF DRAINAGE.
 - FIRE BLOCKING SHALL BE INSTALLED VERTICALLY AT CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10', CRC R302.11.

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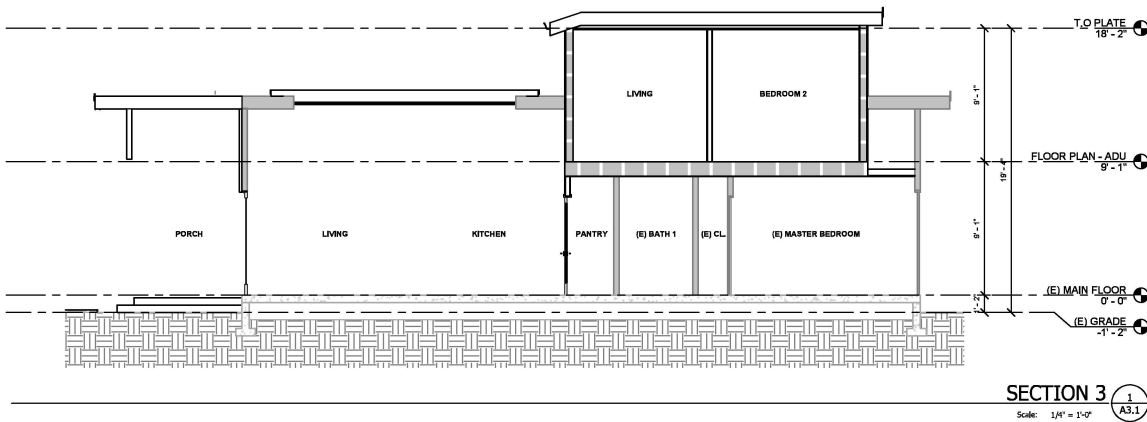
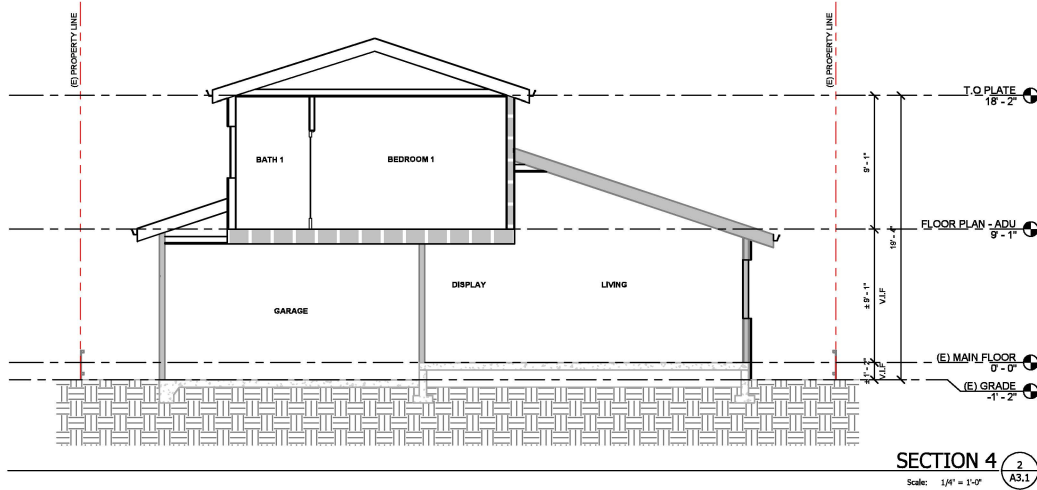
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Sheet Title: **BUILDING SECTIONS**

Sheet No: **A3.0**



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6. FOR INSULATION REQUIREMENTS SEE ENERGY SHEETS, AND CENIC 150.0 (N), 90, 103, & 107.
7. TAPER INSULATION AT VENTED FREEZE BLOCKS TO ALLOW AIR PASSAGE.
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Sheet Title: **BUILDING SECTIONS**

Sheet No: **A3.1**