

KEYNOTES

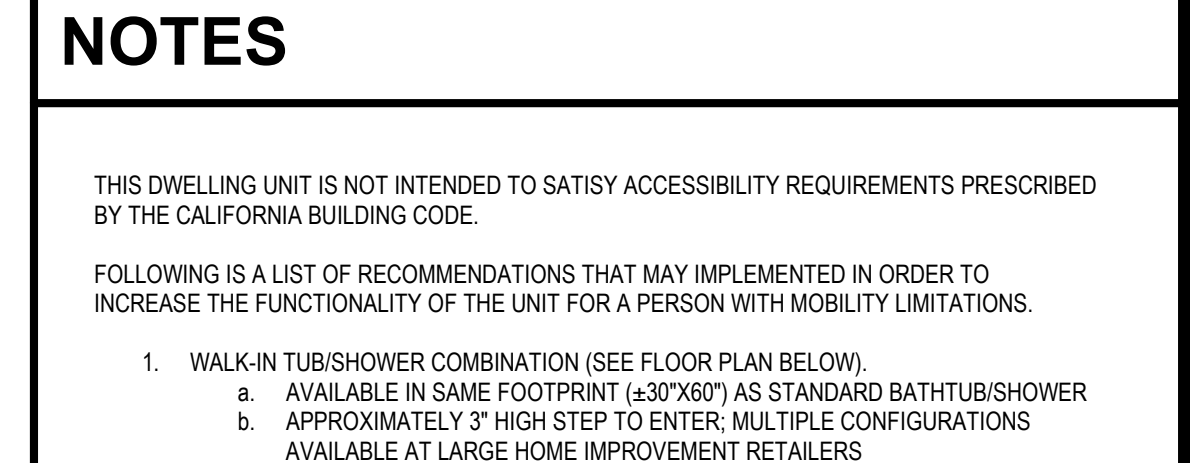
02.48	CONCRETE FLATWORK / LANDINGS - 36" MIN. DEPTH
06.43	CASEWORK - WOOD OR PLASTIC LAMINATE
06.44	BATHROOM VANITY W/ COUNTERTOP, SPLASH AND LAVATORY
06.47	KITCHEN BASE CABINET - WOOD OR PLASTIC LAMINATE - COUNTERTOP W/ SPLASH
06.48	CLOSET SHELF AND POLE
06.49A	CASEWORK - 90" HIGH KITCHEN PANTRY/STORAGE CABINET
06.53	12" DEEP FIXED SHELF AT +66" AFF
06.54	CASEWORK - 84" HIGH x 12" DEEP STORAGE CABINET
10.45	BATHTUB/SHOWER COMBINATION W/ NON-PERMEABLE WALL FINISH AT (3) SIDES TO +72" (MIN.) ABOVE DRAIN INLET
11.02B	APPLIANCES - MICROWAVE - OVER RANGE WITH EXHAUST FAN (100 CFM MIN.)
11.03C	APPLIANCES - 30" WIDE RANGE / OVEN
11.04B	APPLIANCES - REFRIGERATOR - STANDARD SIZE
11.04C	APPLIANCES - FREEZER - STANDARD SIZE
11.16	APPLIANCES - CLOTHES DRYER
11.17	APPLIANCES - CLOTHES WASHER
22.01	PLUMBING FIXTURE - WATER CLOSET
22.05	PLUMBING FIXTURE - KITCHEN SINK - GARBAGE DISPOSER OPTIONAL
22.11	PLUMBING FIXTURE - WATER HEATER
23.04A	HVAC EQUIPMENT - CONDENSER UNIT - SEE MECHANICAL DRAWINGS
23.16	HVAC EQUIPMENT - ENERGY RECOVERY VENTILATOR (22"x22" - WEIGHT = 32lbs) ABOVE CEILING - SEE MECHANICAL DRAWINGS
23.17	HVAC EQUIPMENT - ATTIC MOUNT HORIZONTAL FORCED AIR UNIT - SEE MECHANICAL DRAWINGS

NOTES

THIS DWELLING UNIT IS NOT INTENDED TO SATISFY ACCESSIBILITY REQUIREMENTS PRESCRIBED BY THE CALIFORNIA BUILDING CODE.

FOLLOWING IS A LIST OF RECOMMENDATIONS THAT MAY BE IMPLEMENTED IN ORDER TO INCREASE THE FUNCTIONALITY OF THE UNIT FOR A PERSON WITH MOBILITY LIMITATIONS.

- WALK-IN TUB/SHOWER COMBINATION (SEE FLOOR PLAN BELOW)
 - AVAILABLE IN SAME FOOTPRINT (6'30"x6'07") AS STANDARD BATHTUB/SHOWER
 - APPROXIMATELY 3" HIGH STEP TO ENTER, MULTIPLE CONFIGURATIONS AVAILABLE AT LARGE HOME IMPROVEMENT RETAILERS
- LEVER LOCKSET HARDWARE AT ALL DOORS
- REVERSE STANDARD SWING DIRECTION AT BATHROOM DOORS TO PREVENT ENTRAPMENT IN THE EVENT OF A FALL OR PROVIDE A POCKET DOOR IF SPACE PERMITS.
- "COMFORT HEIGHT" WATER CLOSET (±2" HIGHER THAN STANDARD WATER CLOSET).
- CONVENIENCE GRAB BARS (SEE FLOOR PLAN BELOW), PROVIDE SOLID BLOCKING IN WALL TO SUPPORT.



3 ADAPTABILITY RECOMMMS.

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

EXTERIOR WALLS	
[Symbol]	2x4 WOOD STUDS W/ R-15 BATT INSULATION; EXTERIOR FINISH OVER R-4 RIGID INSULATION; OVER PLYWOOD SHEATHING AT EXTERIOR / GYPSUM BOARD AT INTERIOR
[Symbol]	ALTERNATE: 2x6 WOOD STUDS W/ R-21 BATT INSULATION; EXTERIOR FINISH OVER PLYWOOD SHEATHING AT EXTERIOR / GYPSUM BOARD AT INTERIOR
[Symbol]	2x4 WOOD STUDS; PLASTER OR SIDING (SEE EXTERIOR ELEVATIONS) OVER PLYWOOD SHEATHING AT EXTERIOR SIDE ONLY
INTERIOR WALLS	
[Symbol]	2x4 WOOD STUDS; GYPSUM BOARD AT EACH SIDE
[Symbol]	2x6 WOOD STUDS; GYPSUM BOARD AT EACH SIDE

NOTES:
 1) HERS VERIFIED QUALITY INSPECTION IS REQUIRED. OWNER TO PROVIDE REPORT TO INSPECTOR AT INSULATION INSPECTION.
 2) ALL INTERIOR AND EXTERIOR WOOD STUDS ARE TO BE SPACED AT 16" O.C. MAX. - SEE STRUCTURAL DRAWINGS.
 3) SEE STRUCTURAL DRAWINGS FOR ALL EXTERIOR AND INTERIOR SHEAR WALL LOCATIONS.
 4) SEE STRUCTURAL DRAWINGS FOR EXTERIOR WALLS W/ PLYWD. SHEATHING AT INTERIOR FACE.

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**896 SF TWO BEDROOM
 ACCESSORY DWELLING UNITS -
 STANISLAUS COUNTY CALIFORNIA**

FLOOR PLANS - 896 SF TWO BEDROOM

No.	Description	Date

Project Number: 2020
 Date: JUNE 2022
 Drawn by: RRM
 Checked by: JMJ/JG

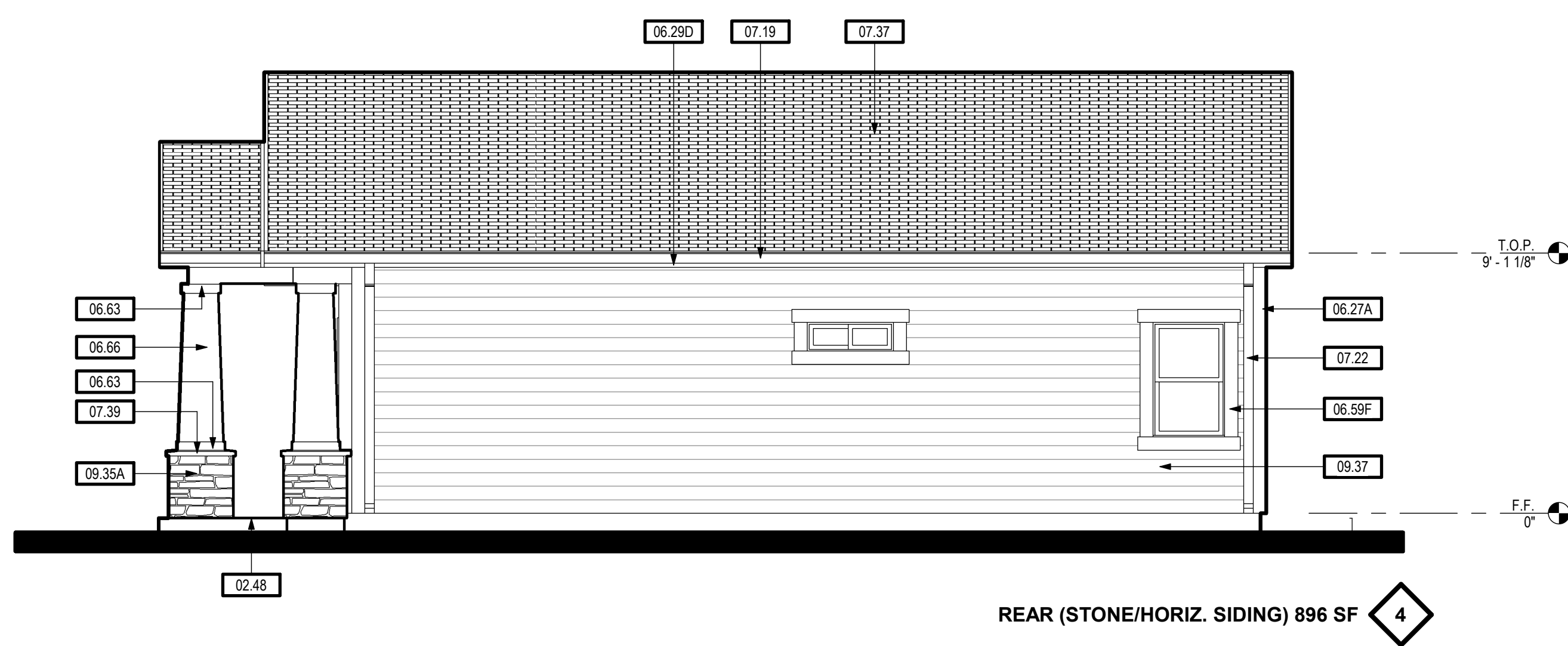
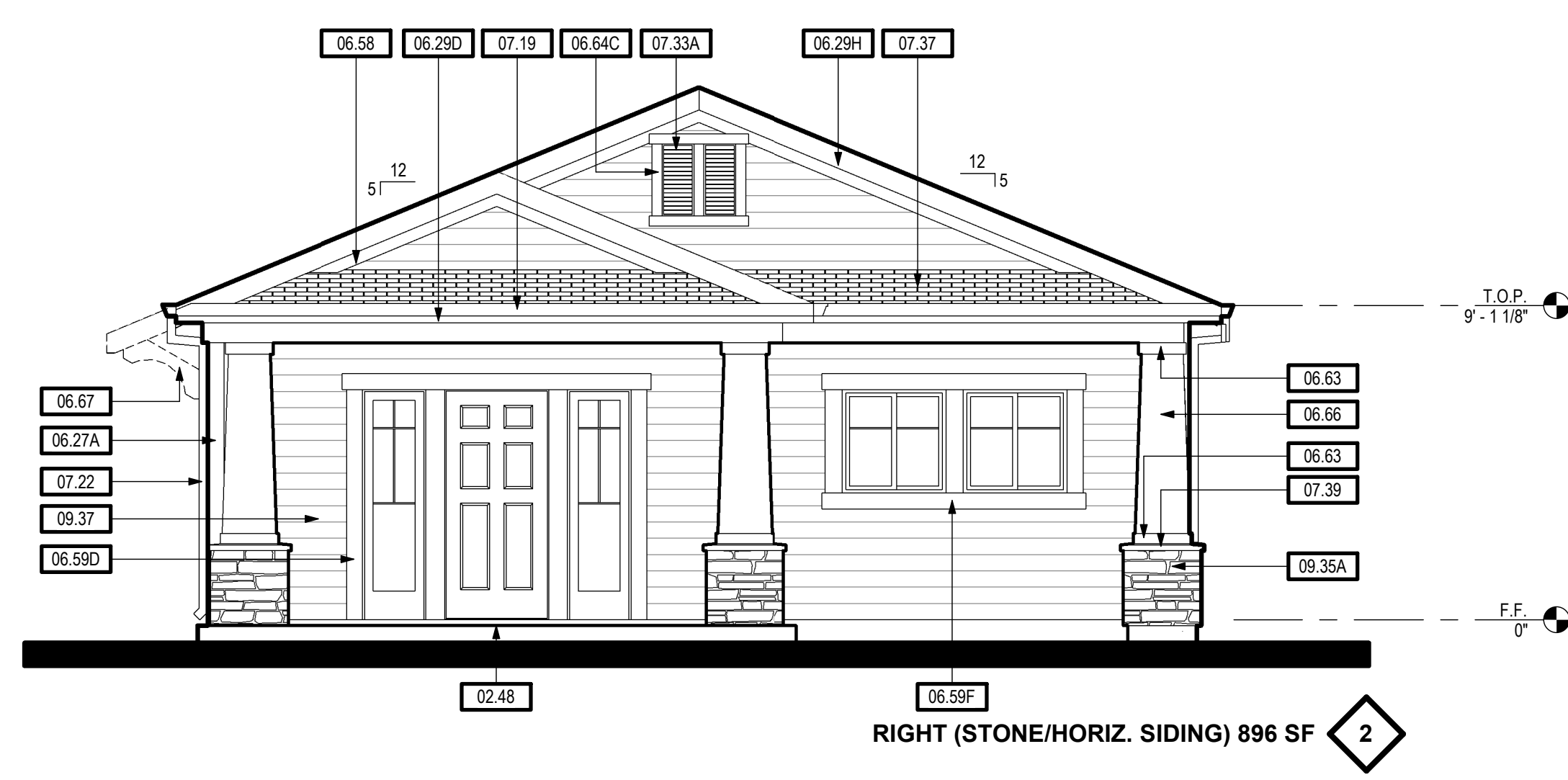
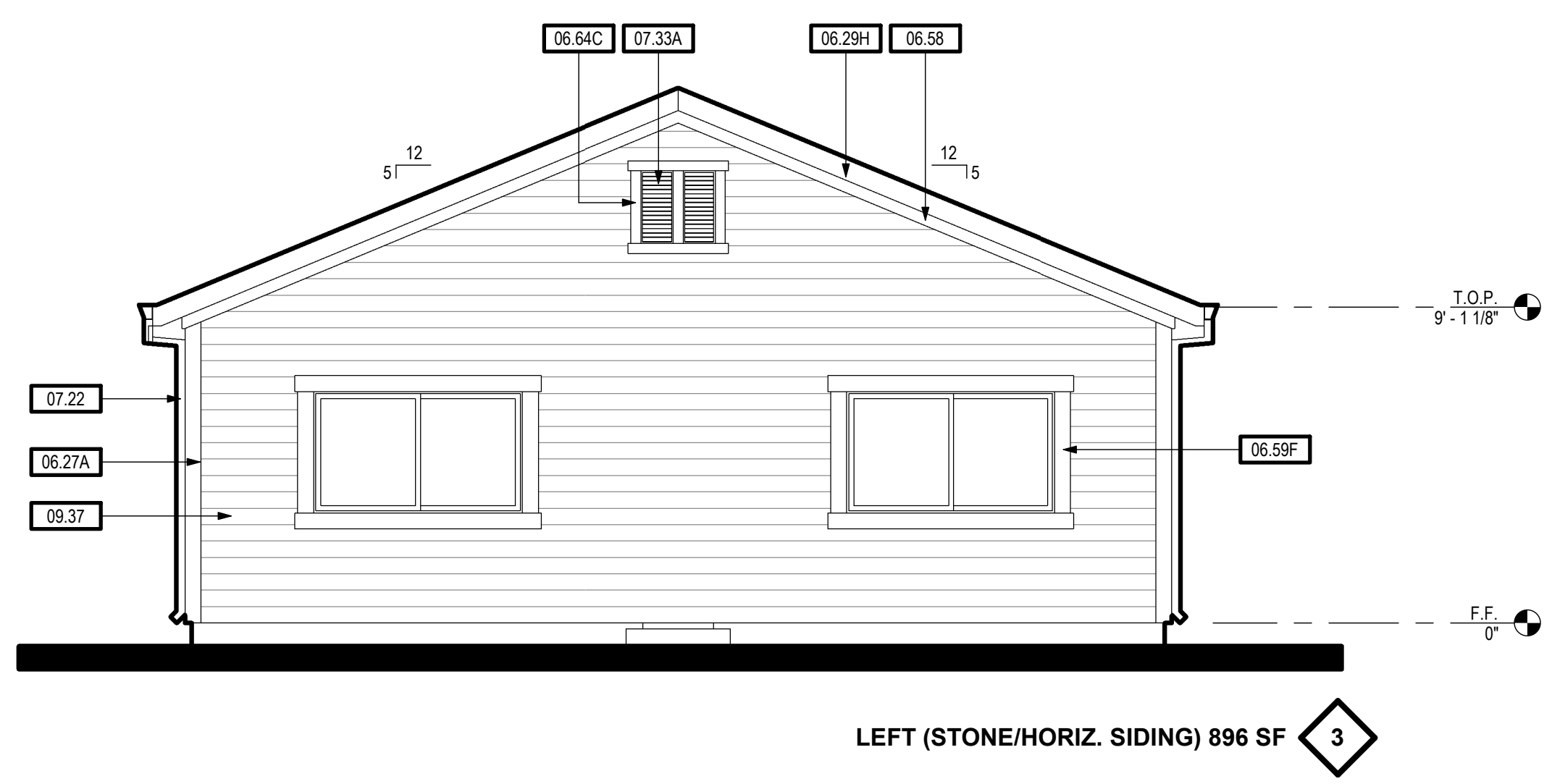
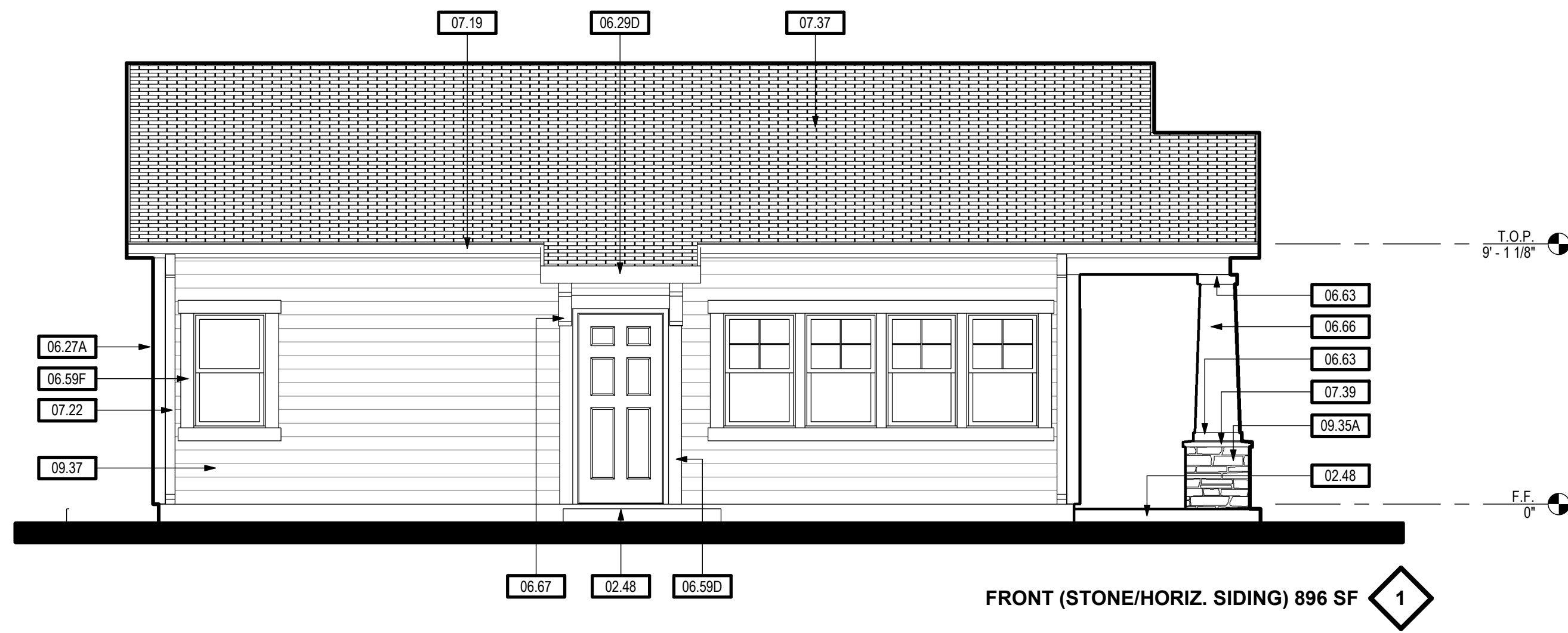
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KEYNOTES	
02.48	CONCRETE FLATWORK / LANDING - 36" MIN. DEPTH
06.27A	1X6 WOOD OR FIBER CEMENT (HARDIETRM) CORNER TRIM
06.29D	2X8 FASCIA BOARD
06.29H	2X8 RAKE FASCIA
06.58	2X4 FRIEZE TRIM
06.59D	1X6 WOOD OR FIBER CEMENT (HARDIETRM) DOOR AND WINDOW HEAD AND JAMB TRIM
06.59F	1X6 WOOD OR FIBER CEMENT (HARDIETRM) WINDOW HEAD, SILL AND JAMB TRIM
06.63	2X4 TRIM BAND
06.64C	1X4 WOOD OR FIBER CEMENT (HARDIETRM) GABLE VENT HEAD, SILL, AND JAMB TRIM
06.66	CCX PLYWOOD ENTRY COLUMN FINISH - PRIME AND PAINT
06.67	COVERED ENTRY CORBEL - SEE DETAIL 4/AD.2
07.19	GUTTER - GALV. OR PREFINISHED
07.22	DOWNSPOUT - GALV. OR PREFINISHED
07.33A	12"x24" G.I. SCREENED/OVERED GABLE END VENT
07.37	ROOFING MATERIAL - STANDING SEAM METAL, ASPHALT COMPOSITION OR SPANISH STYLE METAL ROOFING MATERIAL OVER (2) LAYERS OF #15 ROOFING FELT OVER PLYWOOD SHEATHING W/ RADIANT BARRIER APPLIED TO UNDERSIDE OF SHEATHING
07.39	SHEET METAL OR SHAPED WOOD WAINSCOT CAP
09.35A	THIN STONE VENEER WAINSCOT
09.37	HORIZONTAL WALL FINISH - WOOD OR HARDIPANEL



EXTERIOR ELEVATIONS (STONE/HORIZ. SIDING) 896 SF

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

NOTES

TPH
architects

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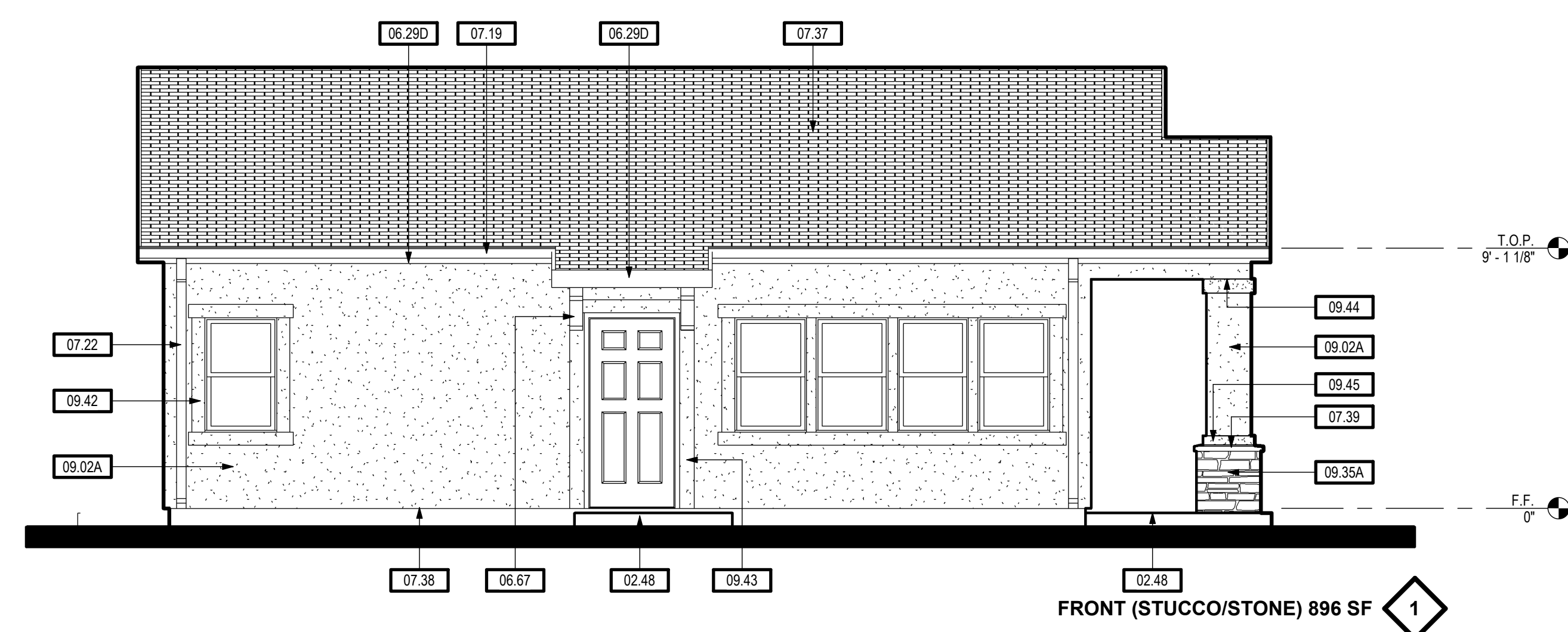
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Checked by	JM/JG

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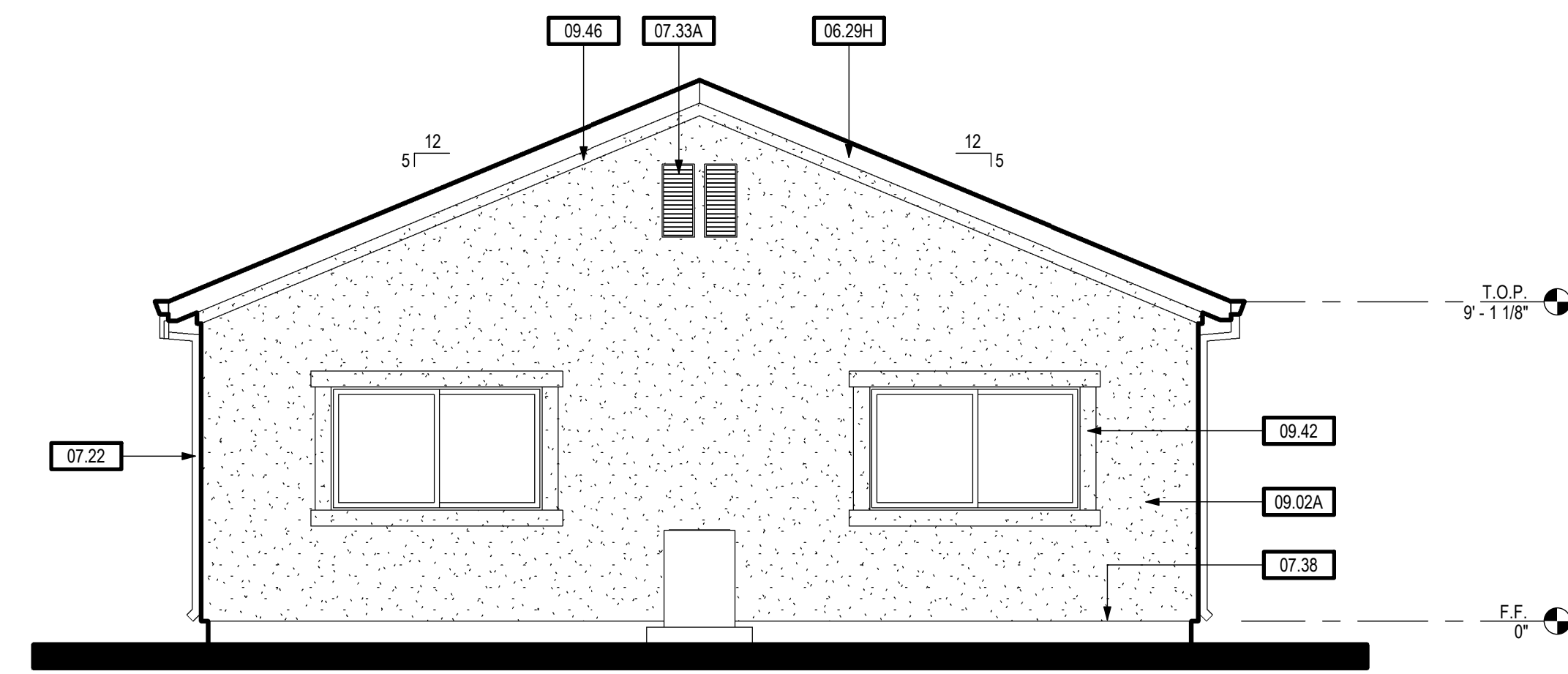
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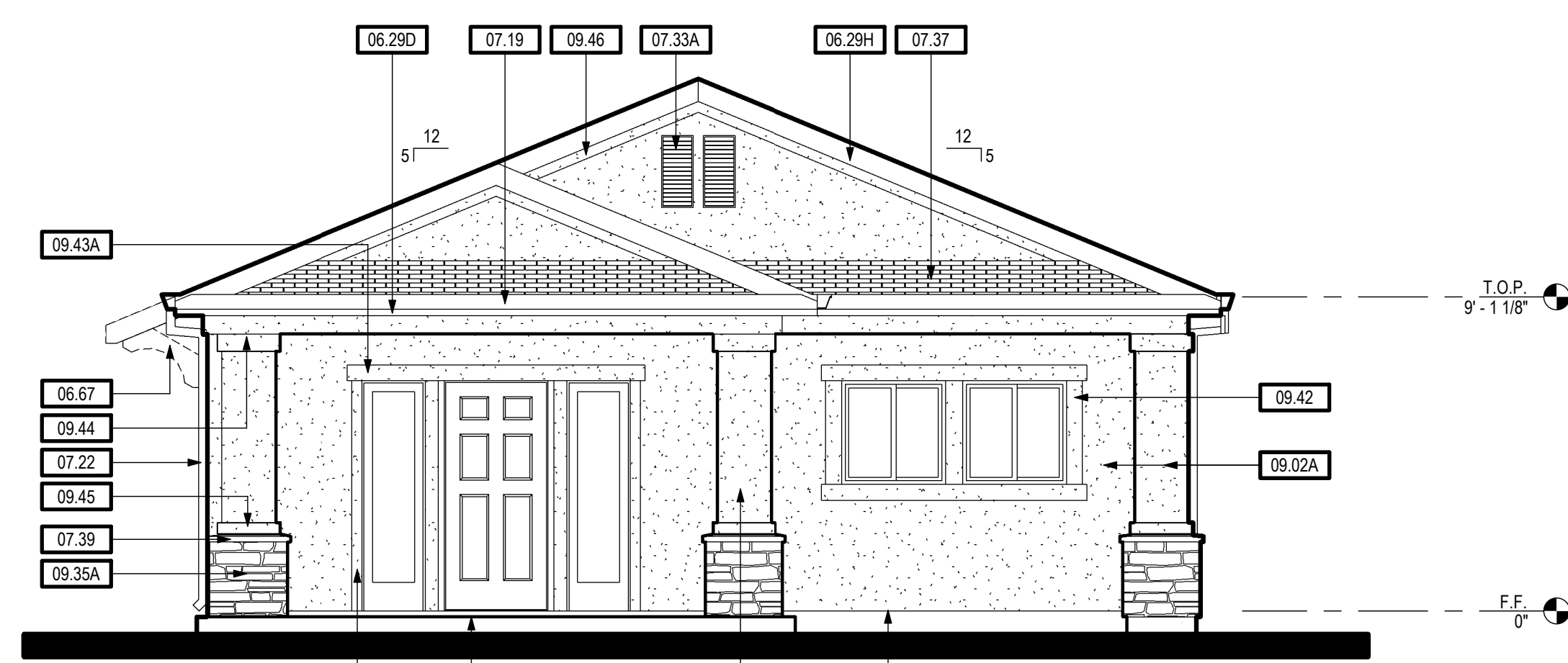
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07.38	G.I. STUCCO WEEP SCREED - PLACE MIN. 4" ABOVE GRADE AND MIN. 2" ABOVE CONCRETE FLATWORK/WALKWAYS
07.39	SHEET METAL OR SHAPED WOOD WAINSCOT CAP
09.02A	EXTERIOR WALL FINISH - 7/8" 3-COAT CEMENT PLASTER WALL FINISH OVER (2) LAYERS OF GRADE 'D' BUILDING PAPER
09.35A	THIN STONE VENEER WAINSCOT
09.42	6" STUCCO OVER WOOD OR FOAM WINDOW HEAD, JAMB, AND SILL TRIM
09.43	6" STUCCO OVER WOOD OR FOAM DOOR HEAD AND JAMB TRIM
09.43A	6" STUCCO OVER WOOD OR FOAM DOOR HEAD TRIM
09.43B	4" STUCCO OVER WOOD OR FOAM DOOR JAMB TRIM
09.44	6" STUCCO OVER WOOD OR FOAM TRIM BAND
09.45	4" STUCCO OVER WOOD OR FOAM TRIM BAND
09.46	4" STUCCO OVER WOOD OR FOAM FRIEZE TRIM



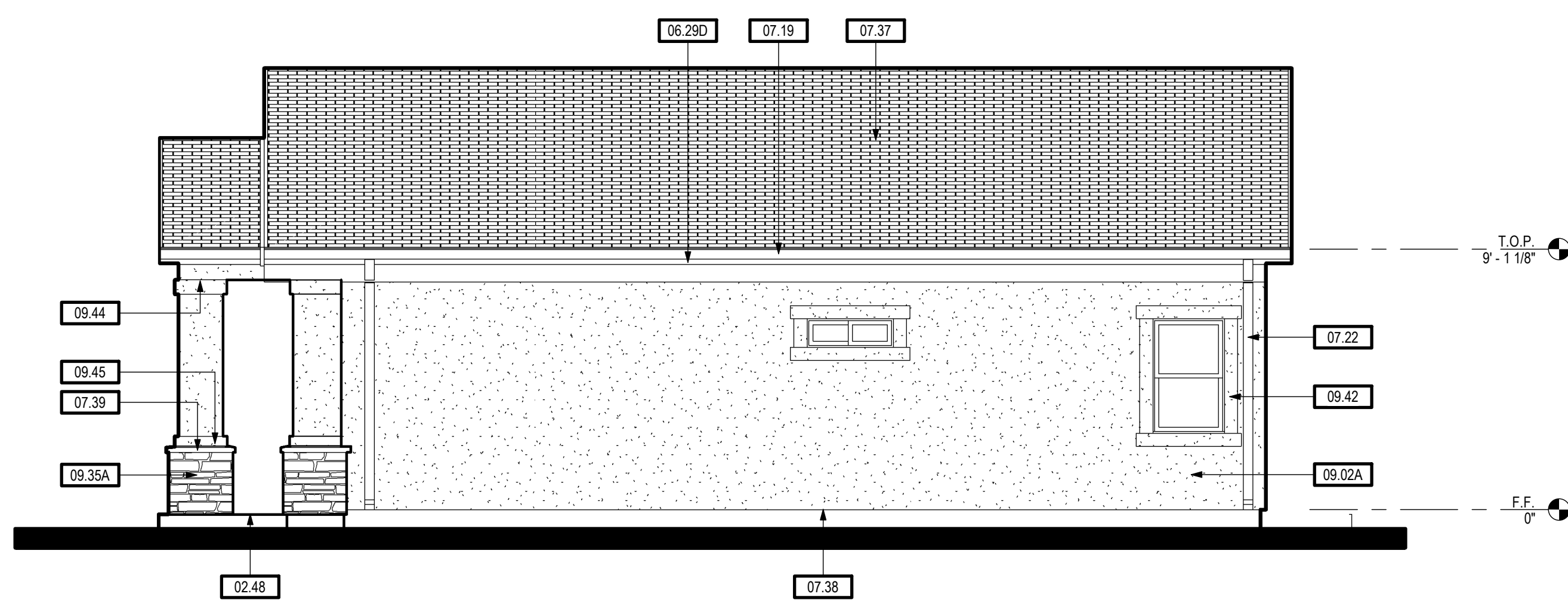
FRONT (STUCCO/STONE) 896 SF 1



LEFT (STUCCO/STONE) 896 SF 3



RIGHT (STUCCO/STONE) 896 SF 2



REAR (STUCCO/STONE) 896 SF 4

NOTE:
 STUCCO OPTION MAY **NOT** BE USED IF ADU IS SITED ON UPPER HALF OF HILL, RIDGE, OR ESCARPMENT.
 ELEVATION x TOPOGRAPHY FACTORS Ke x Kst IS LIMITED TO 1.75 FOR STUCCO OPTION.

EXTERIOR ELEVATIONS (STUCCO/STONE) 896 SF
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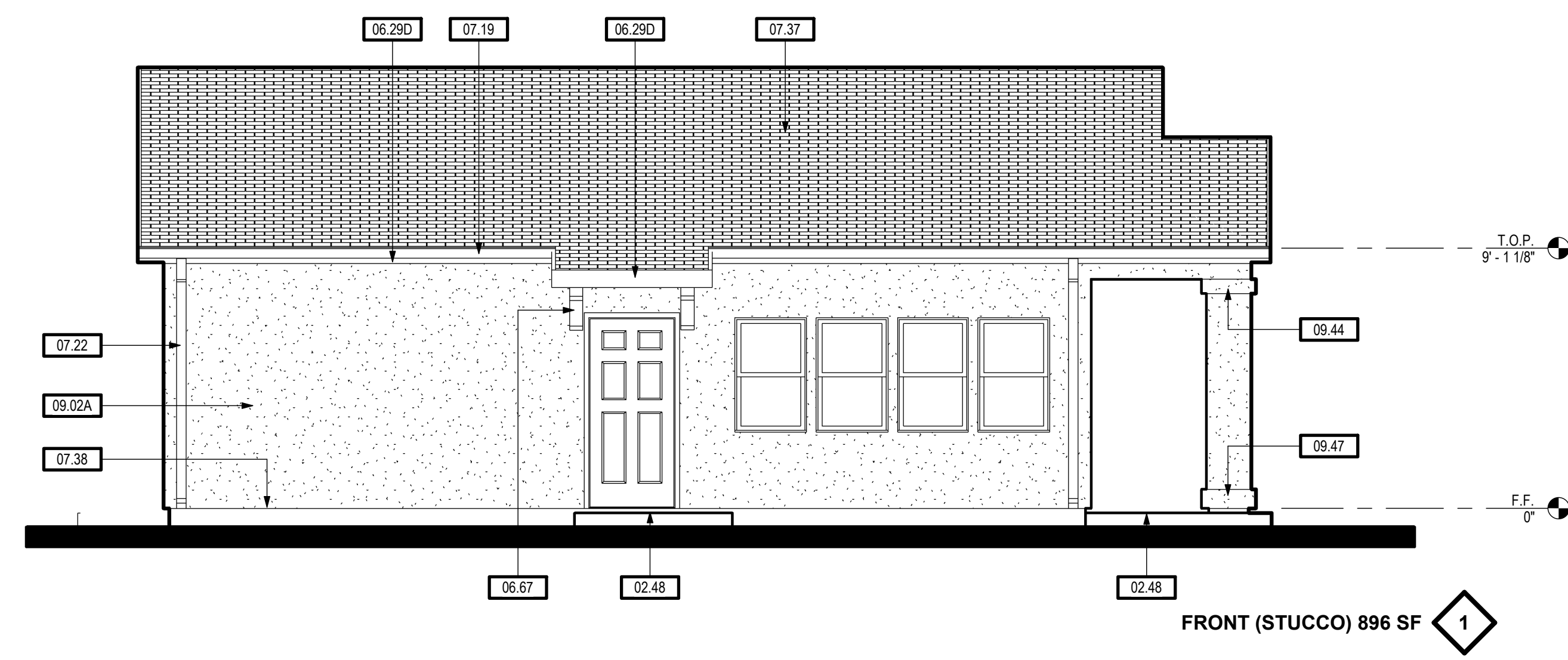
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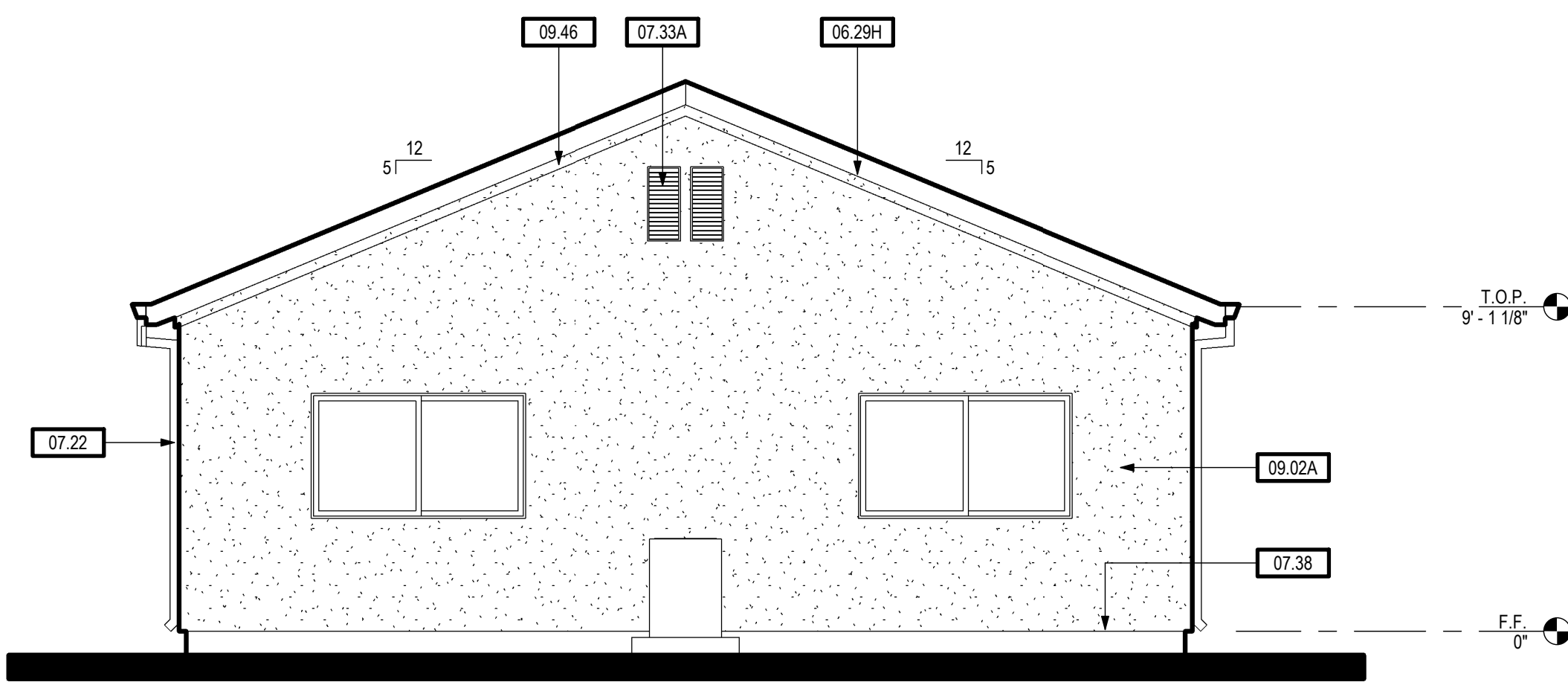
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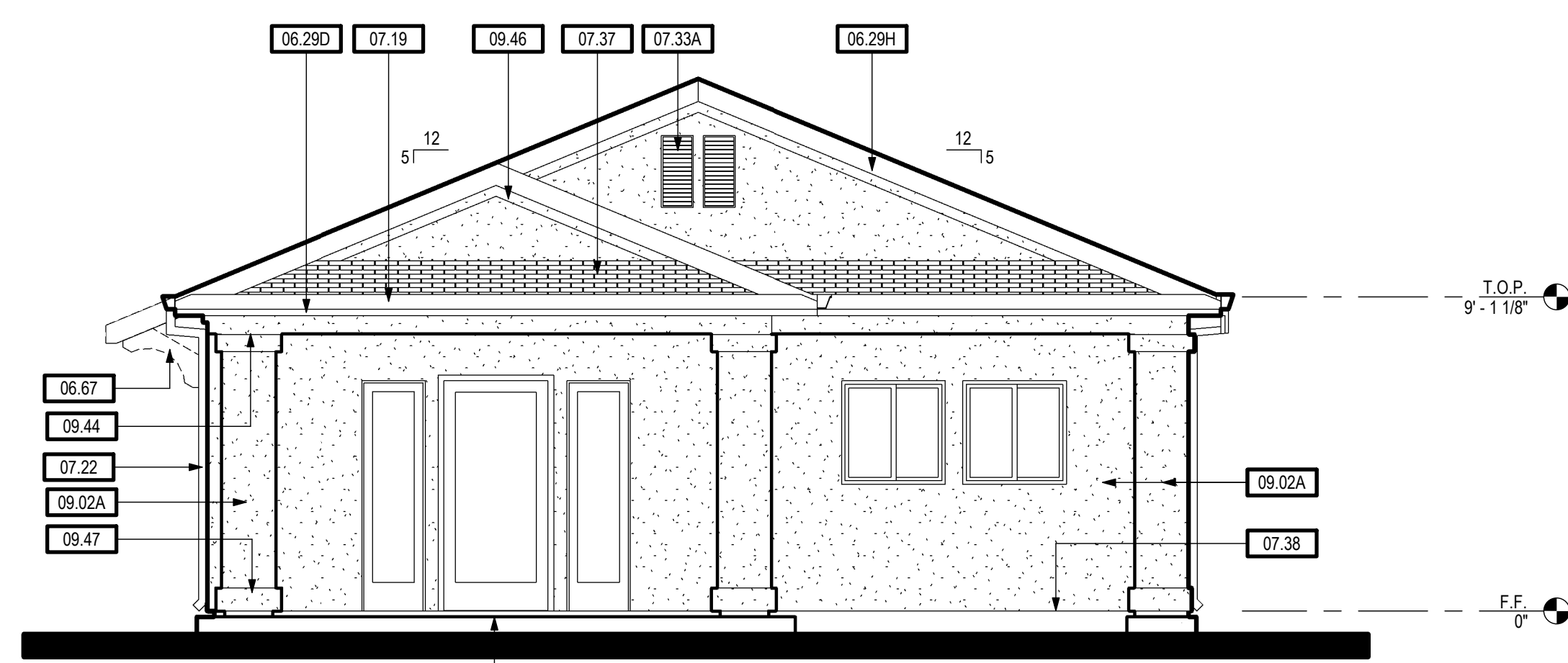
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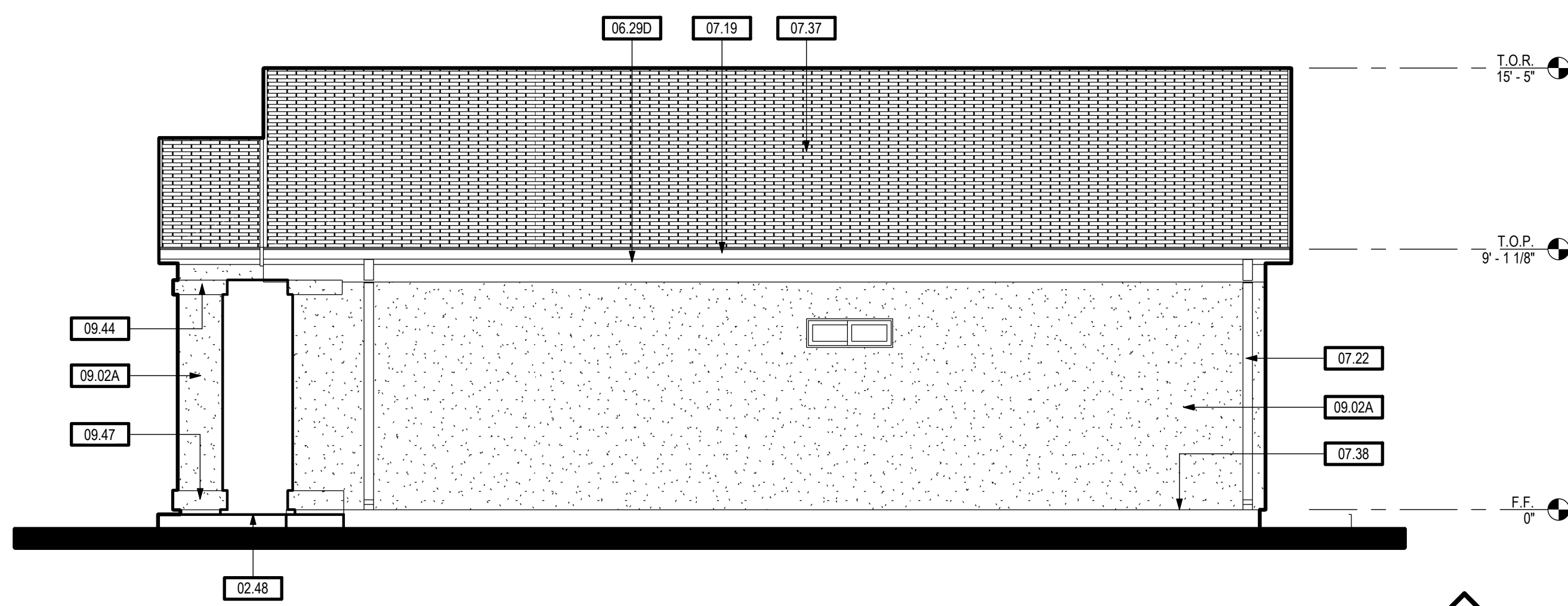
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