PROJECT DIRECTORY

Owner:

Architect: Shawn Godkin, AIA
510 W. Los Olivos Street
Santa Barbara, CA 93105
t: (805) 256-2920
e: shawn@godkin-db.com

Structural Engineer: Hume Engineers
P.O. Box 15238
San Luis Obispo, CA 93406
e: mail@thengineers.com

Energy Compliance Engineer: Monterey Energy Group
26465 Carmel Rancho Blvd #8
Carmel-by-the-Sea, CA 93923
t: (831) 372-8328

Geotech Engineer:

GOVERNING CODES

2022 California Residential Code

2022 California Plumbing Code

2022 California Electrical Code

2022 California Mechanical Code

2022 California Fire Code

2022 California Energy Code

ADDITIONAL AGENCIES:
This project shall comply with the following additional agencies:

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO ALL CURRENT BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING CODES AND ALL OTHER STATE, COUNTY AND CITY ORDINANCES AND REGULATIONS.
2. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
3. CONTRACTOR SHALL NOTIFY THE OWNER ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK.
4. REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR OTHER GENERAL REQUIREMENTS AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS.
5. ALL CONSTRUCTION TO PROVIDE A WATERPROOF, WEATHER TIGHT BUILDING. CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT.

EXISTING SQUARE FOOTAGES

NET: GROSS:

PROPOSED SQUARE FOOTAGES

NET: GROSS:

SOILS REPORT INFORMATION (IF APPLICABLE)

FLOOD ZONE INFORMATION (IF APPLICABLE)

FIRE SPRINKLERS (IF APPLICABLE)

NOTE REGARDING SEISMIC ZONE

SUBJECT PROPERTY LOCATED WITHIN SEISMIC HAZARD ZONE E.

PROJECT INFORMATION

LEGAL DESCRIPTION
Site Address:
Assesor Parcel Number:
Average Slope of Property:
Type of Construction:
High Fire (Yes/No):
Coastal Zone (Yes/No):
Existing Fire Sprinklers (Yes/No):
Coastal Land Use Plan Designation:
Occupancy:
Zoning District:
Land Use:
Number of Stories:
Proposed Number of Stories:

AREAS
Lot Size:
Existing Lot Coverage:
Proposed Lot Coverage:
Open Yard:

PARKING INFORMATION
Primary Residence Existing:
Primary Residence Proposed:
Accessory Dwelling Unit Proposed:

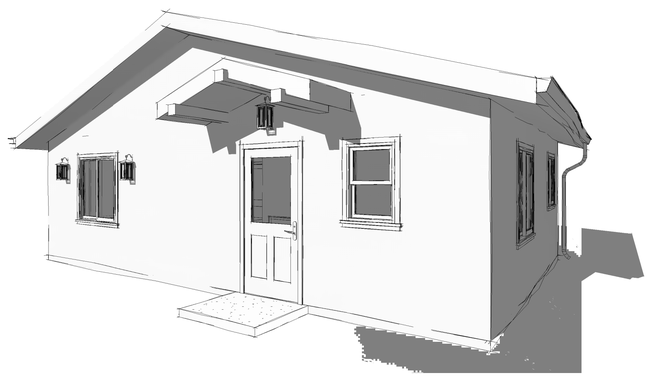
SCOPE OF WORK

SHEET INDEX

ARCHITECTURAL
A 1.1 COVER SHEET
A 1.2 SITE PLAN
A 1.3 SITE PHOTOS
A 2.1 PROPOSED FLOOR & ROOF PLAN
A 3.1 SECTIONS & ELEVATIONS
A 4.1 COLORS & MATERIALS BOARD
A 5.1 ARCHITECTURAL DETAILS
A 5.2 HIGH FIRE DETAILS

VICINITY PLAN

3D RENDERING



CITY STAMPS

Architect/General Contractor:
GODKIN DESIGN/BUILD, INC.
Shawn Godkin
510 W. Los Olivos Street
Santa Barbara, CA 93105
cell: (805) 256-2920
email: shawn@godkin-db.com

Architect Stamp/Signature

ACCESSORY DWELLING UNIT

Site Address

NOTE: THESE DRAWINGS ARE BASED ON THE MOST ACCURATE INFORMATION AVAILABLE AT THE PRESENT TIME. DESIGNER DOES NOT WARRANT OR GUARANTEE THE ACCURACY AND/OR COMPLETENESS OF THE WORK PRESENTED HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMMISSIONS, OR DISCREPANCIES ARE FOUND ON THESE DRAWINGS, THE DESIGNER IS TO BE PROMPTLY NOTIFIED SO THAT HE MAY MAKE ATTEMPTS TO RESOLVE THESE ISSUES.

REVISION	DATE

Client Name

Address

Contact Info

COVER SHEET

Project number	
Date	
Drawn by	SPG
Checked by	SPG

A 1.1

Scale

6/28/2024 3:56:11 PM

Architect/General Contractor:
GODKIN
DESIGN/BUILD, INC.
Shawn Godkin
510 W. Los Olivos Street
Santa Barbara, CA 93105
cell: (805) 256-2929
email: shawn@godkin-db.com

Architect Stamp/Signature

ACCESSORY DWELLING UNIT

Site Address

NOTE: THESE DRAWINGS ARE BASED ON THE MOST ACCURATE INFORMATION AVAILABLE AT THE PRESENT TIME. DESIGNER DOES NOT WARRANT OR GUARANTEE THE ACCURACY AND/OR COMPLETENESS OF THE WORK PRESENTED HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMMISSIONS, OR DISCREPANCIES ARE FOUND ON THESE DRAWINGS, THE DESIGNER IS TO BE PROMPTLY NOTIFIED SO THAT HE MAY MAKE ATTEMPTS TO RESOLVE THESE ISSUES.

REVISION	DATE

Client Name

Address

Contact Info

SITE PLAN

Project number	
Date	
Drawn by	SPG
Checked by	SPG

A 1.2

Scale

6/28/2024 3:56:11 PM

Architect/General Contractor:
GODKIN
DESIGN/BUILD, INC.
Shawn Godkin
510 W. Los Olivos Street
Santa Barbara, CA 93105
cell: (805) 256-2929
email: shawn@godkin-db.com

Architect Stamp/Signature

ACCESSORY DWELLING UNIT

Site Address

NOTE: THESE DRAWINGS ARE BASED ON THE MOST ACCURATE INFORMATION AVAILABLE AT THE PRESENT TIME. DESIGNER DOES NOT WARRANT OR GUARANTEE THE ACCURACY AND/OR COMPLETENESS OF THE WORK PRESENTED HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMMISSIONS, OR DISCREPANCIES ARE FOUND ON THESE DRAWINGS, THE DESIGNER IS TO BE PROMPTLY NOTIFIED SO THAT HE MAY MAKE ATTEMPTS TO RESOLVE THESE ISSUES.

REVISION	DATE

Client Name

Address

Contact Info

SITE PHOTOS

Project number	
Date	
Drawn by	SPG
Checked by	SPG

A 1.3

Scale

6/28/2024 3:56:11 PM

ATTIC VENTILATION METHOD

ATTIC AREAS	ATTIC SF	APPLIED RULES OR EXCEPTIONS	SQUARE INCHES NFVA REQUIRED	VENTS REQUIRED	SQUARE INCHES NFVA PROVIDED
ATTIC AREA 1	600	1/150	576	4 HIGH; 4 LOW	576

Notes:

1. NFVA = Net Free Ventilation Area
2. O'Hagin Tapered Low-Profile Attic Vents to be used.
3. O'Hagin Tapered Low-Profile Attic Vents supply 72.0 square inches of NFVA per vent.

WINDOW SCHEDULE

No.	W x HT	CT	OPERATION	GLAZING	COMMENTS
1	4' - 0" x 4' - 0"	3	SLIDING	DUAL, CLEAR	NEW
2	3' - 0" x 3' - 0"	1	SLIDING	DUAL, CLEAR	NEW
3	4' - 0" x 2' - 0"	1	SLIDING		NEW, SAFETY GLAZING
4	2' - 0" x 3' - 0"	1	SINGLE HUNG	DUAL, CLEAR	NEW

Notes:

1. Location of emergency escape openings indicated on plans via the "EGRESS" label adjacent to the window where required. Minimum net clear opening area shall be 5.7 square feet (or 5.0 square feet for grade floor openings). Opening height shall be 24 inches minimum clear and opening width shall be 20 inches minimum clear. Maximum opening sill height shall be 44 inches to actual window opening. CRC R310.1
2. The NFRC thermal performance labels shall remain on the windows and/or doors until final inspection.
3. Windows shall contain tempered glass per above schedule or per High Fire requirements as applicable.
4. All new glazing will have a maximum U-factor of 0.32 and SHGC of 0.25.

DOOR SCHEDULE

No.	W x HT	THK	CT	OPERATION	GLAZING
1	3' - 0" x 6' - 8"	1 3/4"	1	EXTERIOR SINGLE FLUSH DOOR, SOLID CORE	DUAL; CLEAR; TEMPERED
2	2' - 8" x 6' - 8"	1 3/8"	1	INTERIOR SINGLE FLUSH DOOR; HOLLOW CORE	
3	4' - 0" x 6' - 8"	1 3/8"	1	INTERIOR DOUBLE BI-FOLD DOOR; HOLLOW CORE	
4	6' - 0" x 6' - 8"	1 3/8"	1	INTERIOR DOUBLE SLIDING DOOR; SOLID CORE	
5	2' - 6" x 6' - 8"	1 3/4"	1	EXTERIOR LOUVERED DOOR, SOLID CORE	

Notes:

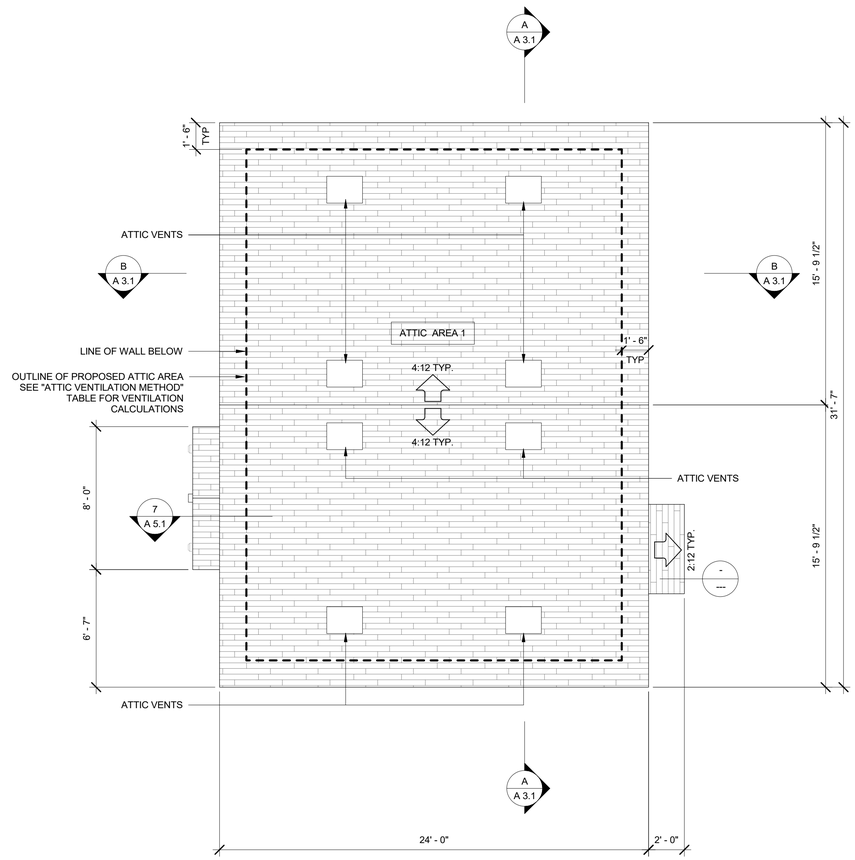
1. Glass in doors shall contain tempered glass per above schedule or per High Fire requirements as applicable.
2. All new glazing will have a maximum U-factor of 0.32 and SHGC of 0.25.

DRAWING LEGEND

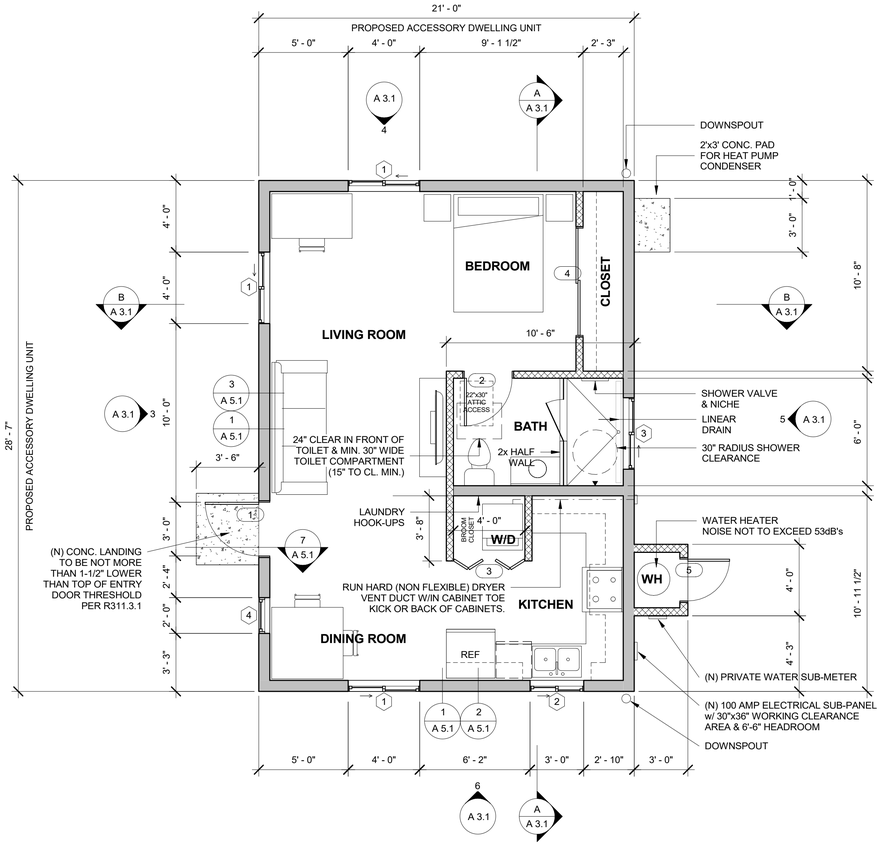
- 2x6 WALL
- 2x4 WALL
- WALL OR ELEMENT TO BE DEMOLISHED
- WALL OR ELEMENT ABOVE

GENERAL, PLUMBING & MECHANICAL NOTES

- EXISTING PLUMBING FIXTURES WILL BE RETROFITTED TO CURRENT CPC REQUIREMENTS:
  - WATER CLOSETS: 1.28 GPF
  - SHOWER HEADS: 1.8 GPM
  - KITCHEN FAUCETS 1.8 GPM
  - LAVATORY SINK FAUCETS: 1.2 GPM
- FOR MULTIPLE SHOWER HEADS SERVING ONE SHOWER, THE COMBINED FLOW RATE OF ALL SHOWER HEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM AT 80 PSI.
- KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE BUT NOT TO EXCEED 2.2 GPM & MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GPM.
- WATER CLOSET FLUSH: WATER CLOSETS, EITHER FLUSH TANK, FLUSHOMETER TANK, OR FLUSHOMETER VALVE OPERATED, SHALL HAVE AN AVERAGE CONSUMPTION OF NOT MORE THAN 1.28 GALLONS OF WATER PER FLUSH. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM AT 60 PSI. KITCHEN FAUCETS: MAX 1.8 GPM AT 60 PSI, SHOWERHEADS: MAX 1.8 GPM AT 80 PSI & MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE A COMBINED FLOW RATE OF ALL SHOWERHEADS OF 1.8 GPM AT 80 PSI. 2019 CALIFORNIA GREEN BUILDING CODE SECTION 4.303.
- THE EXISTING FAU LOCATED w/IN THE PRIMARY RESIDENCE ATTIC HAS ACCESS FLOORING w/ A MINIMUM 24" WIDE SOLID SURFACE TO A LEVEL SERVICE SPACE NOT LESS THAN 30" DEEP AND 30" WIDE AT THE EQUIPMENT SERVICE SIDE. A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET ARE EXISTING AND INSTALLED NEAR THE FAU.
- WATER HEATER COMBINATION PRESSURE & TEMPERATURE RELIEF VALVES SHALL EXTEND TO OUTSIDE OF BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FEET NOR LESS THAN SIX INCHES ABOVE THE GROUND & POINTING DOWNWARD. CPC 505.6 & 608.5.
- SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2.
- PROVIDE MINIMUM 3 FT CLEARANCES FROM NEW BATHROOM & KITCHEN RANGE HOOD EXHAUST TERMINATION TO ANY BUILDING OPENING & PROPERTY LINE.
- EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. SEC. 504.1.1 CMC.
- DRYER VENT: PROVIDE MIN. 4" DRYER DUCT TO OUTSIDE AIR. SHALL NOT EXCEED A COMBINED HORIZONTAL & VERTICAL LENGTH OF 14 FEET, INCLUDING UP TO TWO 90 DEGREE ANGLES. REDUCE ALLOWED LENGTH BY TWO FEET FOR EVERY 90 DEGREE ELBOW BEYOND THE ALLOWED TWO.
- SCREEN/LOUVERS SHALL NOT BE INSTALLED AT DRYER VENT TERMINATIONS PER SEC. 504.4 CMC.
- FLEXIBLE CLOTHES DRYER TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION (REF. SECTION 504.4.2.2 CMC).
- PROVIDE MINIMUM 100 CFM KITCHEN RANGE HOOD EXHAUST TO OUTSIDE OF THE BUILDING PER SECTION 150.0(0) BEES & ASHRAE 62.2.
- INSTALLATION OF GAS LINE FOR NEW ACCESSORY DWELLING UNIT BUILDING IS PROHIBITED PER SANTA BARBARA MUNICIPAL CODE CHAPTER 22.110.
- MINIMUM 1/4" PER FOOT SLOPE FOR WASTE PIPES PER SECTION 708 CPC.
- BUILDING DRAIN & VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 & 903.0 OF THE CALIFORNIA PLUMBING CODE.
- ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
- EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN 6" ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.
- ALL DRAINAGE WASTE & VENT PIPES SHALL COMPLY WITH TABLE 703.2 CPC.
- SHOWERS & TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER SECTION 408.3 CPC.
- WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION PER SECTION 507.2 CPC.
- A WATER HEATER PRESSURE & TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH SECTION 608.5 CPC.



2 PROPOSED ROOF PLAN
1/4" = 1'-0"



1 PROPOSED ACCESSORY DWELLING UNIT FLOOR PLAN
1/4" = 1'-0"

Architect/General Contractor:
GODKIN DESIGN/BUILD, INC.
Shawn Godkin
510 W. Los Olivos Street
Santa Barbara, CA 93105
cell: (805) 256-2929
email: shawn@godkin-db.com

Architect Stamp/Signature

ACCESSORY DWELLING UNIT

Site Address

NOTE: THESE DRAWINGS ARE BASED ON THE MOST ACCURATE INFORMATION AVAILABLE AT THE PRESENT TIME. DESIGNER DOES NOT WARRANT OR GUARANTEE THE ACCURACY AND/OR COMPLETENESS OF THE WORK PRESENTED HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMMISSIONS, OR DISCREPANCIES ARE FOUND ON THESE DRAWINGS, THE DESIGNER IS TO BE PROMPTLY NOTIFIED SO THAT HE MAY MAKE ATTEMPTS TO RESOLVE THESE ISSUES.

REVISION	DATE

Client Name

Address

Contact Info

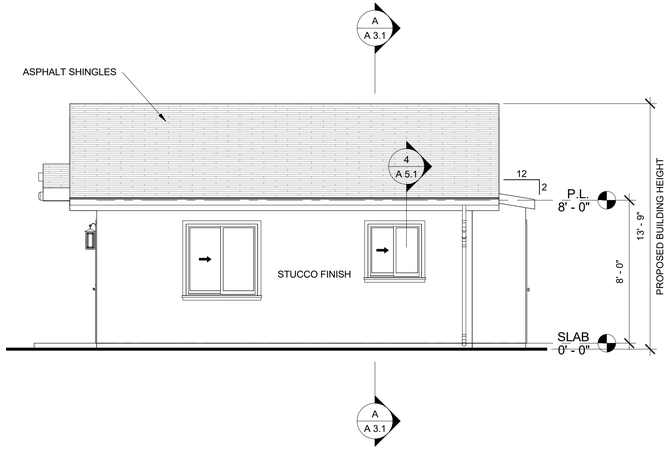
PROPOSED FLOOR & ROOF PLAN

Project number	
Date	
Drawn by	SPG
Checked by	SPG

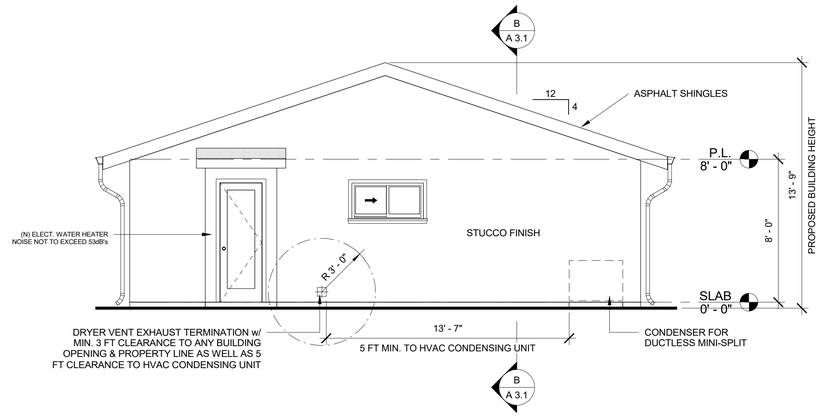
A 2.1

Scale 1/4" = 1'-0"

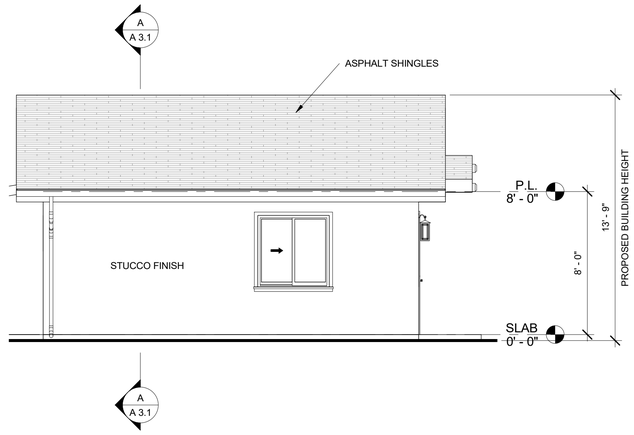
6/28/2024 3:56:11 PM



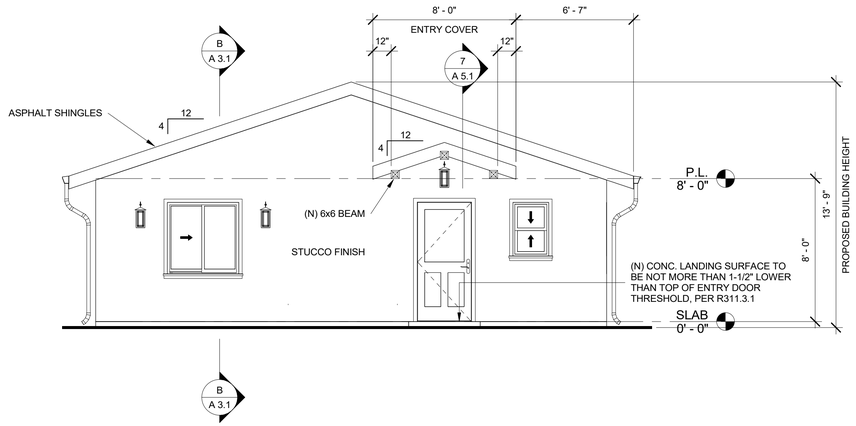
6 KITCHEN SIDE ELEVATION
1/4" = 1'-0"



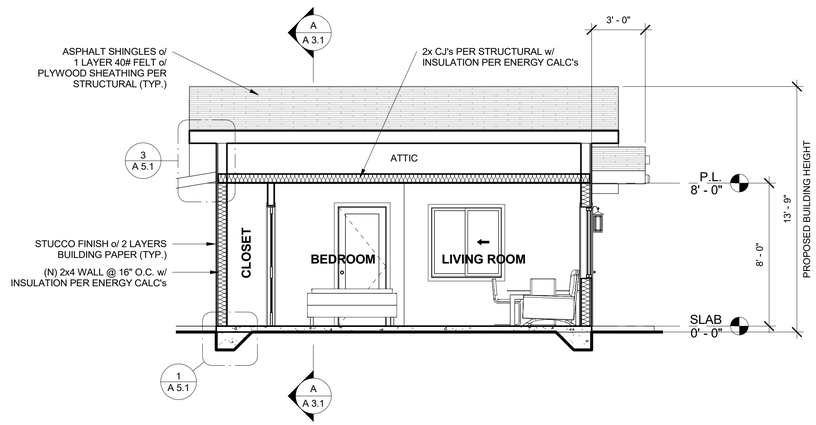
5 BACK ELEVATION
1/4" = 1'-0"



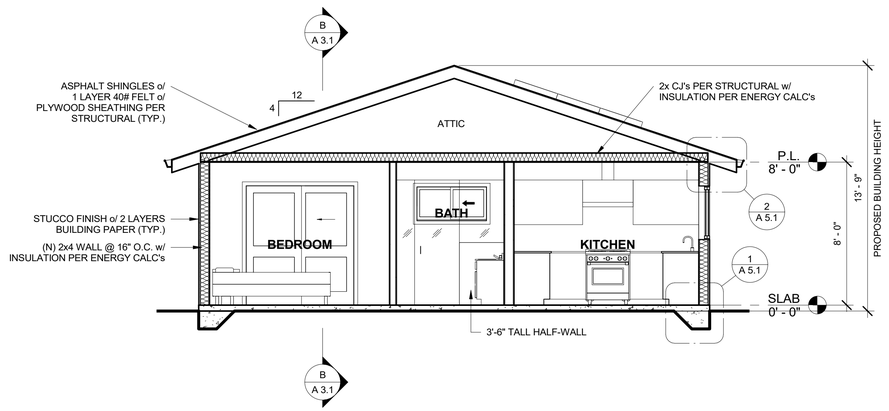
4 BEDROOM SIDE ELEVATION
1/4" = 1'-0"



3 FRONT ELEVATION
1/4" = 1'-0"



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



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

Architect/General Contractor:
GODKIN
DESIGN/BUILD, INC.
Shawn Godkin
510 W. Los Olivos Street
Santa Barbara, CA 93105
cell: (805) 256-2929
email: shawn@godkin-db.com

Architect Stamp/Signature

ACCESSORY DWELLING UNIT

Site Address

NOTE: THESE DRAWINGS ARE BASED ON THE MOST ACCURATE INFORMATION AVAILABLE AT THE PRESENT TIME. DESIGNER DOES NOT WARRANT OR GUARANTEE THE ACCURACY AND/OR COMPLETENESS OF THE WORK PRESENTED HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMMISSIONS, OR DISCREPANCIES ARE FOUND ON THESE DRAWINGS, THE DESIGNER IS TO BE PROMPTLY NOTIFIED SO THAT HE MAY MAKE ATTEMPTS TO RESOLVE THESE ISSUES.

REVISION	DATE

Client Name

Address

Contact Info

SECTIONS & ELEVATIONS

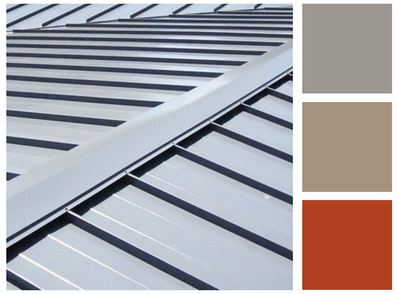
Project number	
Date	
Drawn by	SPG
Checked by	SPG

A 3.1

Scale 1/4" = 1'-0"

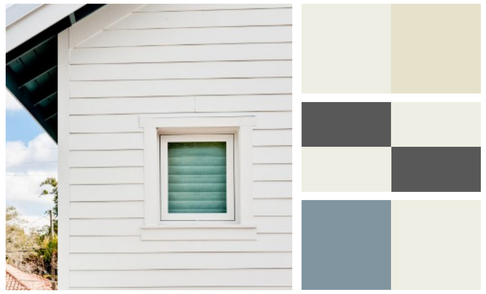
6/28/2024 3:56:12 PM

COLORS & MATERIALS



A.1 METAL ROOF

Material: Standing Seam Metal Roof
Color: Charcoal (pictured), Gray, Beige or Terra Cotta



B.1 HORIZONTAL SIDING & TRIM

Material: James Hardie Cementitious Siding
Color: White Dove (OC-17) Walls w/ Lancaster Whitewash (HC-174) Trim
OR Peppercorn (SW-7674) Walls w/ White Dove (OC-17) Trim
OR White Dove (OC-17) Walls w/ Peppercorn (SW-7674) Trim
OR Poolhouse (SW 7603) Walls w/ White Dove (OC-17) Trim

C.1 EXTERIOR SCONCE (HOODED)

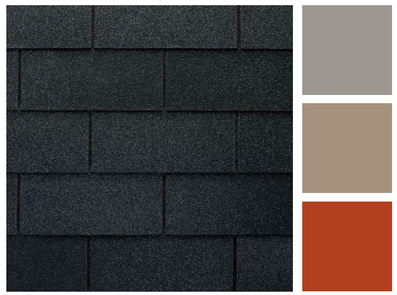
Material: Steel & Glass
Color: Black

D.1 WINDOWS

Material: Vinyl, Wood Clad or Fibrex
Color: Black

E FRONT DOOR

Material: Fiberglass, Doug Fir or Cedar
Color: Walnut (stained & sealed), White Dove (OC-17) or Peppercorn (SW-7674)



A.2 ASPHALT SHINGLE ROOF

Material: Asphalt Shingle Roof
Color: Charcoal (pictured), Gray, Beige or Terra Cotta

B.2 BATT N' BOARD

Material: James Hardie Cementitious Siding
Color: White Dove (OC-17) Walls w/ Lancaster Whitewash (HC-174) Trim
OR Peppercorn (SW-7674) Walls w/ White Dove (OC-17) Trim
OR White Dove (OC-17) Walls w/ Peppercorn (SW-7674) Trim
OR Poolhouse (SW 7603) Walls w/ White Dove (OC-17) Trim

C.2 EXTERIOR SCONCE (HOODED)

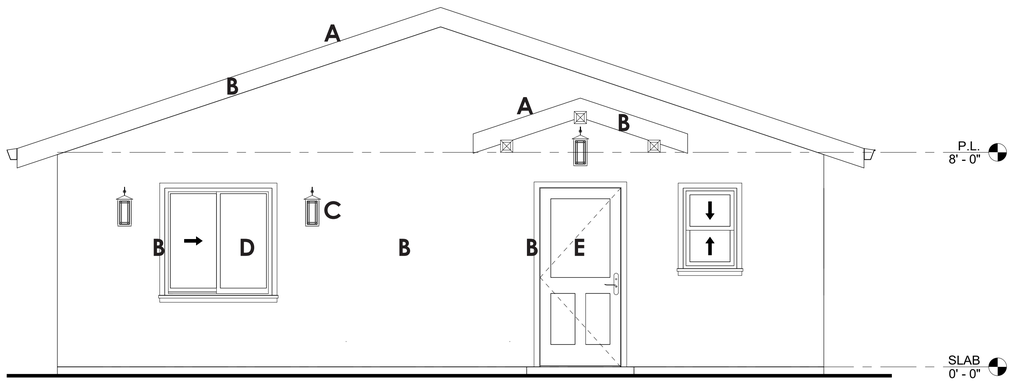
Material: Steel & Glass
Color: Brushed Nickel or Stainless

D.2 WINDOWS

Material: Vinyl, Wood Clad or Fibrex
Color: White

B.3 STUCCO

Material: Stucco Plaster Finish, 7/8" Thick
Color: White Dove (OC-17) Walls w/ Lancaster Whitewash (HC-174) Trim
OR Peppercorn (SW-7674) Walls w/ White Dove (OC-17) Trim
OR White Dove (OC-17) Walls w/ Peppercorn (SW-7674) Trim
OR Poolhouse (SW 7603) Walls w/ White Dove (OC-17) Trim



Architect/General Contractor:
GODKIN
DESIGN/BUILD, INC.
Shawn Godkin
510 W. Los Olivos Street
Santa Barbara, CA 93105
cell: (805) 256-2929
email: shawn@godkin-db.com

Architect Stamp/Signature

ACCESSORY DWELLING UNIT

Site Address

NOTE: THESE DRAWINGS ARE BASED ON THE MOST ACCURATE INFORMATION AVAILABLE AT THE PRESENT TIME. DESIGNER DOES NOT WARRANT OR GUARANTEE THE ACCURACY AND/OR COMPLETENESS OF THE WORK PRESENTED HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMMISSIONS, OR DISCREPANCIES ARE FOUND ON THESE DRAWINGS, THE DESIGNER IS TO BE PROMPTLY NOTIFIED SO THAT HE MAY MAKE ATTEMPTS TO RESOLVE THESE ISSUES.

REVISION	DATE

Client Name

Address

Contact Info

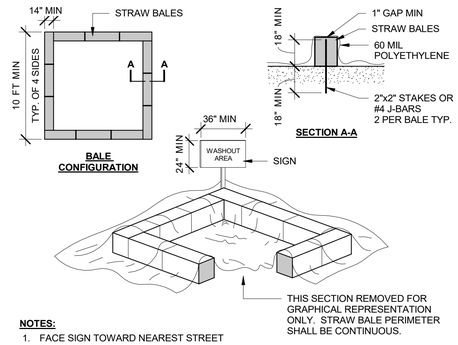
COLORS & MATERIALS BOARD

Project number	
Date	
Drawn by	SPG
Checked by	SPG

A 4.1

Scale 3/8" = 1'-0"

7/10/2024 1:30:24 PM



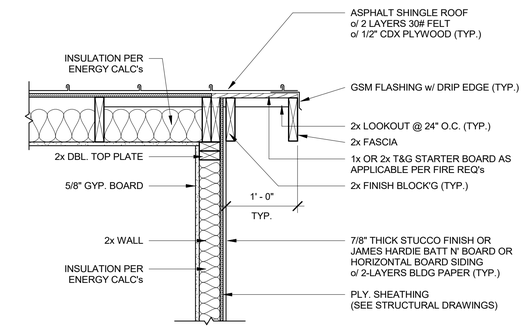
NOTES:

1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT.
2. WASHOUT SHALL BE LOCATED BEHIND THE CURB & 50 FT MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

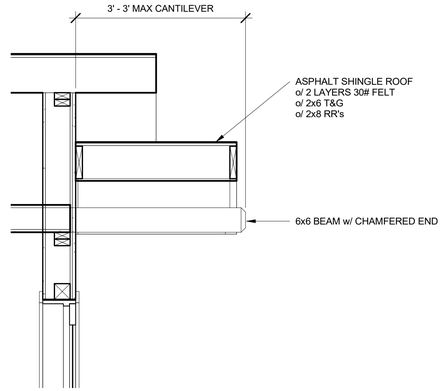
8 WASHOUT AREA
1 1/2" = 1'-0"

NOTE:

* EXTERIOR WALL COLOR SHOULD BE WHITE OR MATCH OR BE COMPATIBLE WITH THE EXISTING PRIMARY RESIDENCE WALL COLOR
* EXTERIOR TRIM COLOR SHOULD BE WHITE OR MATCH OR BE COMPATIBLE WITH THE EXISTING PRIMARY RESIDENCE TRIM COLOR



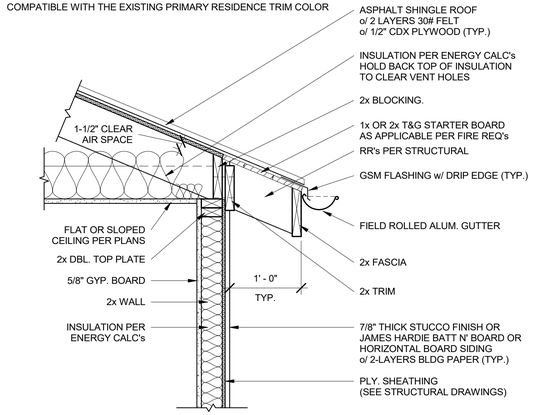
3 RAKE DETAIL
1" = 1'-0"



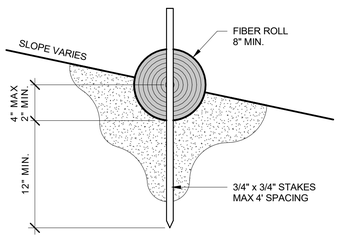
7 ENTRY PORCH DETAIL
3/4" = 1'-0"

NOTE:

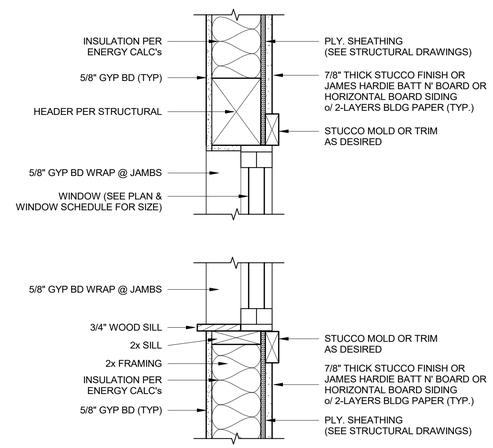
* EXTERIOR WALL COLOR SHOULD BE WHITE OR MATCH OR BE COMPATIBLE WITH THE EXISTING PRIMARY RESIDENCE WALL COLOR
* EXTERIOR TRIM COLOR SHOULD BE WHITE OR MATCH OR BE COMPATIBLE WITH THE EXISTING PRIMARY RESIDENCE TRIM COLOR



2 OVERHANG AT ATTIC DETAIL
1" = 1'-0"



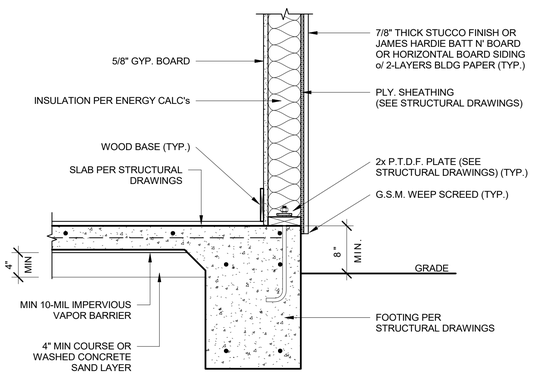
9 FIBER ROLL
1 1/2" = 1'-0"



4 WINDOW DETAIL, TYP
1 1/2" = 1'-0"

NOTE:

* EXTERIOR WALL COLOR SHOULD BE WHITE OR MATCH OR BE COMPATIBLE WITH THE EXISTING PRIMARY RESIDENCE WALL COLOR
* EXTERIOR TRIM COLOR SHOULD BE WHITE OR MATCH OR BE COMPATIBLE WITH THE EXISTING PRIMARY RESIDENCE TRIM COLOR



1 EXTERIOR WALL DETAIL, TYP.
1" = 1'-0"

Architect/General Contractor:
GODKIN
DESIGN/BUILD, INC.
Shawn Godkin
510 W. Los Olivos Street
Santa Barbara, CA 93105
cell: (805) 256-2929
email: shawn@godkin-db.com

Architect Stamp/Signature

ACCESSORY DWELLING UNIT

Site Address

NOTE: THESE DRAWINGS ARE BASED ON THE MOST ACCURATE INFORMATION AVAILABLE AT THE PRESENT TIME. DESIGNER DOES NOT WARRANT OR GUARANTEE THE ACCURACY AND/OR COMPLETENESS OF THE WORK PRESENTED HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMMISSIONS, OR DISCREPANCIES ARE FOUND ON THESE DRAWINGS, THE DESIGNER IS TO BE PROMPTLY NOTIFIED SO THAT HE MAY MAKE ATTEMPTS TO RESOLVE THESE ISSUES.

REVISION	DATE

Client Name

Address

Contact Info

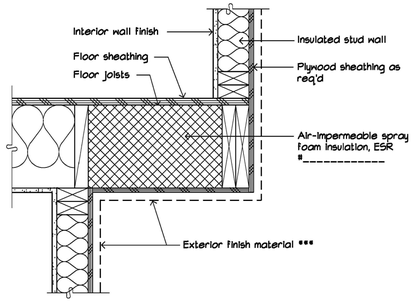
ARCHITECTURAL DETAILS

Project number	
Date	
Drawn by	SPG
Checked by	SPG

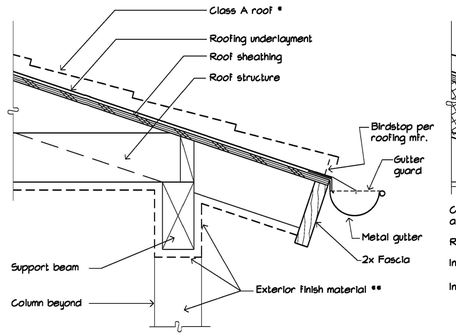
A 5.1

Scale	As indicated

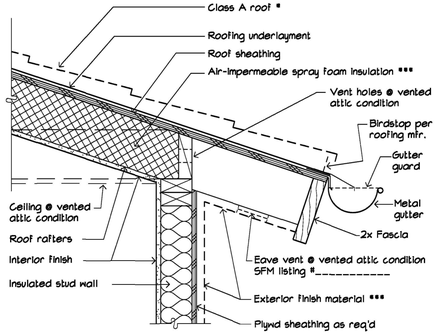
7/10/2024 2:29:53 PM



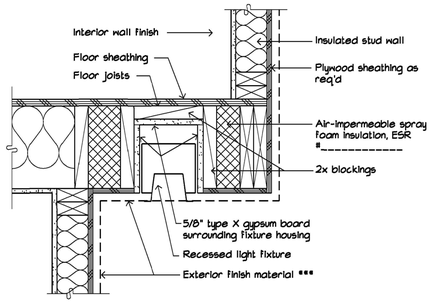
9 Floor Projection Detail
SCALE : NONE



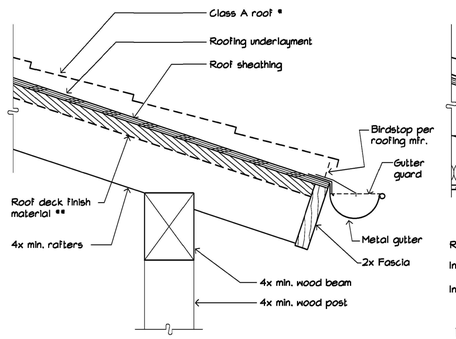
5 Eave @ Porch - Boxed-In Soffit
SCALE : NONE



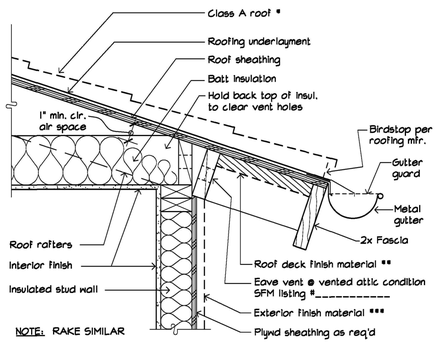
1 Eave Detail
SCALE : NONE



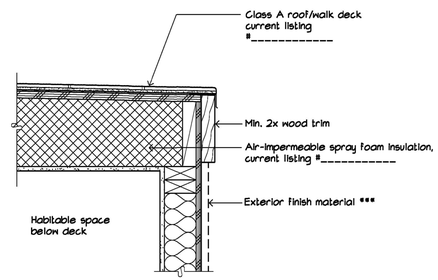
10 Floor Projection With Light
SCALE : NONE



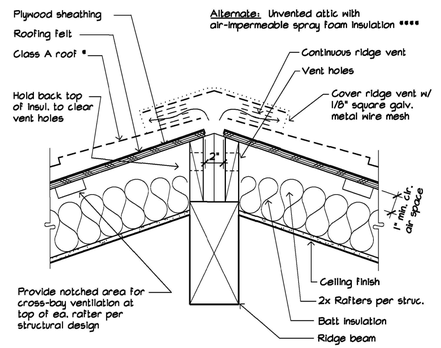
6 Eave @ Porch - Open Beam
SCALE : NONE



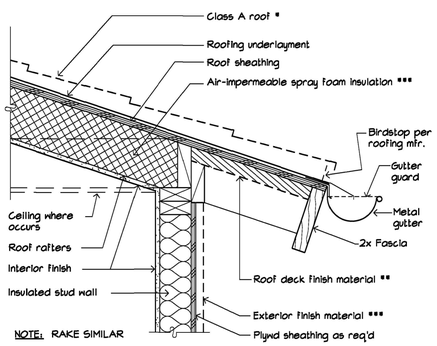
2 Eave Detail - Vented Attic
SCALE : NONE



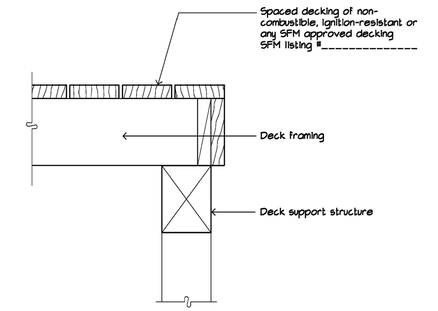
11 Deck Detail
SCALE : NONE



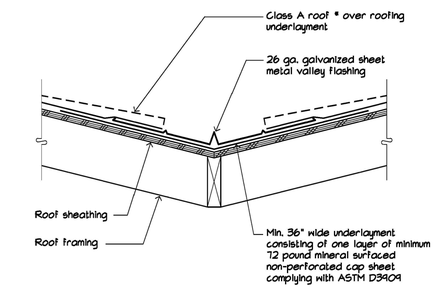
7 Vented Ridge Detail
SCALE : NONE



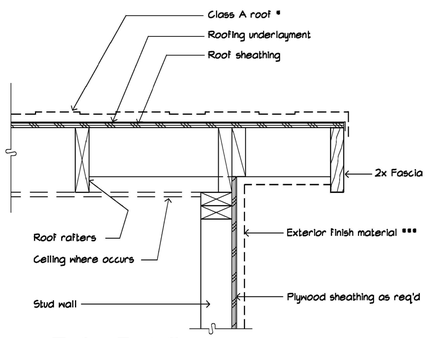
3 Eave Detail - Unvented Attic
SCALE : NONE



12 Deck Detail
SCALE : NONE



8 Valley Detail
SCALE : NONE



4 Rake Detail
SCALE : NONE

Wildland-Urban Interface Area Construction

1. Roof covering for structures located within a State or Local Agency Very-High Fire Hazard Severity Zone pursuant CRC Section R337 is to be a fire-retardant Class A roof covering. Roof covering for structures in the Montecito Fire Protection District is to be fire-retardant Class A roof covering. Provide listing report number of approved Class A roofing on plans. [CRC R902; Montecito Fire Protection District Ordinance]

2. Where the roofing profile has an airspace under the roof covering, installed over a combustible deck, a 72 pound cap sheet complying with ASTM D3909 Standard Specifications for "Asphalt Rolled Roofing (Glass Felt) Surfaced with Mineral Granules," shall be installed over the roof deck. Bird stops shall be used at the eaves when the profile fits, to prevent debris at eave. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers. (Exception: Cap sheet is not required when no less than 1 inch of mineral wool board or other noncombustible material is located between the roofing material and wood framing or deck.)

   Alternatively, a Class A fire rated roof underlayment, tested in accordance with ASTM E108, shall be permitted to be used. If the sheathing consists of exterior fire-ratardant-treated wood, the underlayment shall not be required to comply with a Class A classification. Bird stops shall be used at the eaves when the profile fits, to prevent debris at eave. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers.

3. When provided, valley flashings subject to CRC Section R337 are not to be less than 26 galvanized sheet gauge corrosion resistant metal installed over a minimum 36" wide underlayment consisting of one layer of minimum 72 pound mineral surfaced non-perforated cap sheet complying with ASTM D3909 installed over the combustible decking. [CRC R337.5.3]

4. Roof gutters subject to CRC Section R337 to be provided with means to prevent the accumulation of leaves and debris in the gutter. [CRC R337.5.4]

5. Except for minimum 2x solid wood rafters, minimum 2x solid blocking between rafters, fascia and architectural trim, the exposed roof deck on the underside of eaves shall consist of non-combustible material, ignition-resistant material as defined in CRC Section R337.2, one layer of 5/8 inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck, or minimum 2x T&G decking without any concealed space above. Alternatively, the underside of the eave shall be constructed as the exterior portion of an approved 1-hour fire resistive wall assembly on the exterior side. These provisions do not apply to a gable end overhangs except at the lower end of the rafter tails (the portion in line with the eave). [CRC R337.7.4]

6. Except for gable end overhangs beyond the exterior wall (other than at the lower end of the rafter tails), fascia and architectural trim, the exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside or sloping rafter tails with an exterior covering applied to the underside of the rafter tails shall be non-combustible material, shall be ignition-resistant material as defined in CRC Section R337.2, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering on the underside of the eave or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. [CRC R337.7.5]

7. Except for architectural trim, the exposed underside of exterior porch ceilings shall be non-combustible material, shall be ignition-resistant material as defined in CRC Section R337.2, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering on the underside of the ceiling or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. [CRC R337.7.6]

8. Except for architectural trim, the exposed underside of cantilevered floor projections where a floor assembly extends over an exterior wall shall be non-combustible material, shall be ignition-resistant material as defined in CRC Section R337.2, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering on the underside of the floor projection or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. [CRC R337.7.7]

9. The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of CRC R337.7.3 or the exposed underfloor shall be non-combustible material, shall be ignition-resistant material as defined in CRC Section R337.2, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering on the underside of the elevated floor or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. (Exception: Structural columns and beams, constructed with lumber with the smallest nominal dimension of 4" do not require protection.) [CRC R337.7.8]

10. Exterior walls are to be approved noncombustible material, ignition-resistant material as defined in CRC Section R337.2, shall be minimum 4x T&G or splined planks, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering, or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. Approved exterior wall materials shall extend from the top of the foundation to the 2x minimum blocking between rafters at the eaves or to the bottom of the enclosure in the case of boxed or enclosed eaves. [CRC R337.7.3]

11. Ventilation openings for gable end vents, ridge ends, underfloor crawl spaces and all other ventilation vents that mount in a vertical wall shall be fully covered with Wildland Flame and Ember resistant (WUI) vents approved and listed by the California State Fire Marshal, or WUI vents listed to ASTM E2886. [CRC R337.6]

12. Exterior glazing (exterior windows, exterior glazed doors, glazed openings within exterior doors, glazed openings within exterior garage doors, exterior structural glass veneer, skylights, vents) subject to CRC Section R337 are to be multi-pane glazing with a minimum of one tempered pane, or glass block units, or have a fire resistance rating of not less than 20 minutes when tested in accordance with ASTM 257, or conform to the performance requirements of SFM 12-7A-2. [CRC 337.8]

13. Operable skylights shall be protected by a noncombustible mesh screen with maximum opening not to exceed 1/8 inch. [CRC R337.8.2.2]

14. Exterior doors shall comply with one of the following: 1. Exterior surface or cladding shall be of non-combustible or ignition resistant material or, 2 Shall be constructed of solid core wood that comply with the following: stile and rails shall not be less than 1-3/8 inches thick, raised panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8 inch thick, 3. Shall have a fire -resistance rating of not less than 20 minutes when tested according to NFPA 252, 4. Shall be tested to the performance requirements of SFM Standard 12-7A-1. [CRC R337.8.3]

15. Perimeter gap at exterior garage doors shall not exceed 1/8" to prevent intrusion of embers. Gaps between the doors and door openings shall be provided with weather stripping products meeting ASTM D638 and exhibit a V-2 or better flammability rating when tested to UL 94 standard, shall be designed with door overlaps onto jambs and headers, or shall have door jambs and headers covered with metal flashing. [CRC R337.8.4]

16. Pursuant CRC R337.9, decking surfaces, stair treads, risers, and landings of decks, porches and balconies where any portion of such surface is within 10 feet of the structure shall be constructed of 1) ignition-resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and Standard 12-7A-5, 2) exterior fire retardant treated wood, 3) non-combustible material, or 4) any material that complies with the performance requirements of SFM Standard 12-7A-4A when adjacent exterior wall covering is also either non-combustible or ignition-resistant material (wall material may be of any material that otherwise complies with CRC R337 when the decking surface material complies with the performance requirements of ASTM E-84 with a Class B flame spread rating). [CRC R337.9]

17. Patio covers, carports, gazebos and similar structures which are attached or where any portion of such structure is within 50 feet of a dwelling (R-3 occupancy) shall be constructed of non-combustible materials, ignition-resistant materials, or shall comply with the exterior covering requirements of CRC Section R337.7. [CRC R337.10.2]

18. Trellises, arbors, and similar structures which are attached or where any portion of such structure is within 50 feet of a dwelling (R-3 occupancy) shall be constructed of non-combustible materials, ignition-resistant materials, or heavy timber construction as defined in CRC. [CRC R337.10.2]

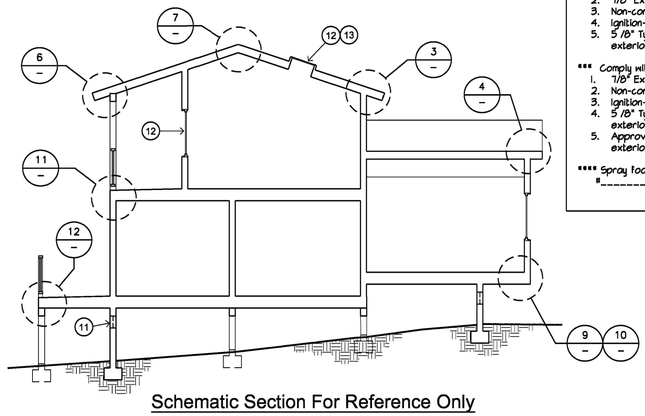
19. For buildings located in any Fire Hazard Severity Zone or Wildland-Urban Interface area, attic ventilation is to be provided per CRC Section R806 and must comply with the requirements of CRC Section R337.6. Net free ventilated area is to be a minimum of 1/150 of the area of space ventilated. Area may be 1/300 when at least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the apace to be ventilated at least 3 feet below the ridge with the balance of the required ventilation provided by eave, cornice or other roof vents located in the bottom third of the attic space.

    Ridge vents, when covered by noncombustible wire mesh per CRC R337.6.2, may be of combustible construction. All other types of attic vents must be of non-combustible construction and must be corrosion resistant. The opening size in any ventilation device or material (such as wire mesh) is to have a minimum opening size of 1/16 inch and maximum opening size not to exceed 1/8 inch.

    Vents shall not be installed on the underside of eaves and cornices, exceptions:

    1) Wildland Flame and Ember Resistant (WUI) vents approved and listed by the California State Fire Marshal, or WUI vents listed to ASTM E2886 by complying with all the following requirements:
    1.1 There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
    1.2 There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
    1.3 The maximum temperature of the unexposed side of the vent shall not exceed 662 degrees F.
    2)The enforcing authority may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.
    3)Vents shall be permitted to be installed on the underside of eaves and cornices in accordance with all of the following conditions:
    3.1. The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the CBC (NFPA 13).
    3.2 The exterior wall covering and exposed underside of the eave are of noncombustible material, or ignition resistant materials as determined in accordance with SFM Standard 12-7A-5 Ignition Resistant Material and the vent is located more than 12 feet from the ground or walking surface of a deck, porch, patio or similar surface. [C337.6.3]

20. Unvented attic assemblies can be approved provided the unvented attic space is completely contained within the building thermal envelope and no interior vapor retarder is installed on the ceiling side of the unvented attic assembly. Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely of an air-impermeable product or shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing for proper condensation control with the balance of the insulation being air-impermeable below it. (Note: Air-permeable insulation alone may be applied directly below the structural sheathing when rigid insulation with an R-value of R-5 minimum is installed directly above the structural roof sheathing for condensation control) [CRC R806.5]



Schematic Section For Reference Only

FOOTNOTES:

* Class A roof approved listing #_____

** Comply with one of the following:
1. Min. 2x T&G decking
2. 7/8" Exterior plaster
3. Non-combustible, SFM listing # _____
4. Ignition-resistant, SFM listing #_____
5. 5 /8" Type 'X' gypsum sheathing underneath any exterior covering

*** Comply with one of the following:
1. 7/8" Exterior plaster
2. Non-combustible, SFM listing # _____
3. Ignition-resistant, SFM listing #_____
4. 5 /8" Type 'X' gypsum sheathing underneath any exterior covering
5. Approved 1-hour fire-resistive wall assembly on the exterior side.

**** Spray foam insulation approved listing #_____

Architect/General Contractor:
GODKIN DESIGN/BUILD, INC.
Shawn Godkin
510 W. Los Olivos Street
Santa Barbara, CA 93105
cell: (805) 256-2929
email: shawn@godkin-db.com

Architect Stamp/Signature

Site Address

ACCESSORY DWELLING UNIT

NOTE: THESE DRAWINGS ARE BASED ON THE MOST ACCURATE INFORMATION AVAILABLE AT THE PRESENT TIME. DESIGNER DOES NOT WARRANT OR GUARANTEE THE ACCURACY AND/OR COMPLETENESS OF THE WORK PRESENTED HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMMISSIONS, OR DISCREPANCIES ARE FOUND ON THESE DRAWINGS, THE DESIGNER IS TO BE PROMPTLY NOTIFIED SO THAT HE MAY MAKE ATTEMPTS TO RESOLVE THESE ISSUES.

REVISION	DATE

Client Name

Address

Contact Info

HIGH FIRE DETAILS

Project number	
Date	
Drawn by	SPG
Checked by	SPG

A 5.2

Scale

6/28/2024 3:56:14 PM