ADDRESS - ACCESSORY DWELLING UNIT

PROFESSIONALS

DESIGNER

ADAM STICKELS
CONTRACTOR
1263 MEAD VENTURA
805-616-0664

OWNER

N/A

STRUCTURAL ENGINEER

TBD

ARBORIST

N/A

CIVIL ENGINEER

N/A

SOILS ENGINEER

N/A

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS.
2023 CALIFORNIA BUILDING ADMINISTRATIVE CODE, PART 1
2023 CALIFORNIA BUILDING CODE, PART 2
2023 CALIFORNIA RESIDENTIAL CODE, PART 2.5
2023 CALIFORNIA ELECTRICAL CODE, PART 3
2023 CALIFORNIA MECHANICAL CODE, PART 4
2023 CALIFORNIA PLUMBING CODE, PART 5
2023 CALIFORNIA ENERGY CODE, PART 6
2023 CALIFORNIA FIRE CODE, PART 9
2023 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11
2023 CALIFORNIA REFERENCED STANDARDS CODE, PART 12
2023 CALIFORNIA CODE, TITLE 24 CD-ROM
2023 CALIFORNIA TITLE 24 COMPLETE COLLECTION
NATIONAL ELECTRIC CODE
FEDERAL - OSHA
SANTA BARBARA COUNTY (SBCO) BUILDING ORDINANCE #5092
SBCO GRADING ORDINANCE #4766.

PERVIOUS/ IMPERVIOUS AREAS

EXISTING:

IMPERVIOUS ROOF AREA:	0 SF (0%)
IMPERVIOUS PAVING AREA:	0 SF (0%)
PERMEABLE PAVING:	0 SF (0%)
LANDSCAPE/ PERVIOUS:	0 SF (0%)

PROPOSED:

IMPERVIOUS ROOF AREA:	0 SF (0%)
IMPERVIOUS PAVING AREA:	0 SF (0%)
PERMEABLE PAVING:	0 SF (0%)
LANDSCAPE/ PERVIOUS:	0 SF (0%)

SHEET INDEX

PROJECT INFO

PROJECT ADDRESS:	**ADDRESS**
A.P.N. :	000-000-000
CONSTRUCTION TYPE:	N/A
LOT ACREAGE:	0 ACRES 0 SQ FT
ZONING:	ZONE: ZONE
HIGH FIRE HAZARD AREA:	N/A
OCCUPANCY:	RESIDENTIAL
STORIES:	1
FIRE SPRINKLERS:	NO
SLOPE:	0%

PROJECT DESCRIPTION

NEW PROPOSED ADU BUILDING NET 800 SQFT. TWO BEDROOM WITH FIREPLACE AND REAR FACING PATIO SPACE.

CONSTRUCTION WASTE MANAGEMENT:

COUNTY APPROVED WASTE MANAGEMENT COMPANY IS TO BE MARBORG INDUSTRIES, 136 N QUARANTINA ST, SANTA BARBARA, CA, 93103. PHONE 805.963.1852

CONSTRUCTION WASTE REDUCTION TO COMPLY WITH DISPOSAL AND RECYCLING PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.408.1

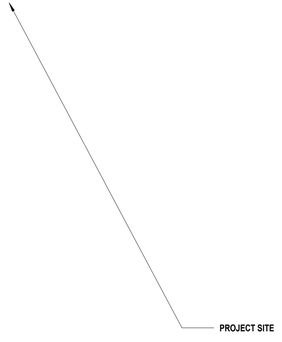
AREA BREAKDOWN - PLANNING

EXISTING:	NET	GROSS
EXISTING RESIDENCE:	0 SQFT	0 SQFT
TOTAL EXISTING:	0 SQFT	0 SQFT
PROPOSED DETACHED ADU:	800 SQFT	876 SQFT
TOTAL PROPOSED:	800 SQFT	876 SQFT
TOTAL DEVELOPMENT:	**0 SQFT**	**0 SQFT**

FLOOR AREA. AS USED IN THIS SECTION 35-142 (ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS), "FLOOR AREA" MEANS THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS, OR OTHER FEATURES.
THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USEABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS

VICINITY MAP

NOT TO SCALE



SPECIAL INSPECTIONS

TBD, SEE STRUCTURAL

FIRE DEPARTMENT NOTES:

1. NO FIRE SPRINKLERS

ARCHITECTURE & PLANNING

Adam
Stickels
Contractor

1263 Mead Ave.
Ventura Ca. 93004
Cell: 805-616-0664
Email: Adamstickels@gmail.com

CLIENT

CLIENT NAME HERE

PROJECT

PROJECT NAME HERE

PROJECT ADDRESS HERE

SHEET TITLE

COVER SHEET

REVISIONS

PROJECT NAME PROJECT NAME HERE

DATE DRAWN

DATE 01/01/2023

SHEET NO.

T-1.0A

PLACEHOLDER FOR SITE PLAN

SITE PLAN LEGEND

- PROPERTY LINE
- —X——X— 5' HIGH WOODEN FENCE (1X6' HORIZ.) FENCE 42" GATE
- —G——G— GAS LINE
- —E——E— ELECTRIC
- —S——S— SEWER
- —W——W— WATER
- CLEANOUT
- HOSE BIBB
- DRAINAGE FLOW DIRECTION

GENERAL NOTES - SITE PLAN

1. SEE CIVIL DRAWINGS FOR LOCATIONS OF BMPS
2. FINISH GRADE AROUND STRUCTURE SHALL SLOPE AWAY FROM FOUNDATION MINIMUN OF 6" FOR A MINIMUM DISTANCE OF 10' FEET

STORMWATER CONTROL NOTES

1. CONTRACTOR SHALL SCHEDULE STORM DRAIN WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.
2. GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
3. POLYVINYL CHLORIDE (PVC) PIPE FOR 4" THROUGH 15" SIZE SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3034 (SDR 35). PVC PIPE SHALL HAVE AN INTEGRALLY MOLDED BELL OR SOCKET END FOR GASKETED JOINT ASSEMBLY. JOINTS AND GASKETS SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3212 AND F-477, RESPECTIVELY. PVC PIPE INSTALLATION SHALL COMPLY WITH UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-5, LATEST REVISION. PVC PIPE CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER CONCRETE STRUCTURES SHALL BE CONSTRUCTED WITH WATERSTOP AT MIDPOINT OF STRUCTURE WALL PENETRATION. WATERSTOP SHALL BE PVC CONCRETE MANHOLE ADAPTER (4" THROUGH 12" PIPE) OR LARGE DIAMETER WATERSTOP AS MANUFACTURED BY FERNCO, OR EQUIVALENT APPROVED BY THE ENGINEER.
4. HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS FOR 4" THROUGH 48" SIZE SHALL BE N-12PROLINK WT (WATERTIGHT) SERIES AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). UNLESS NOTED OTHERWISE. LATERAL CONNECTIONS TO MAINLINES SHALL BE MADE USING MANUFACTURER'S WATERTIGHT REDUCING FITTINGS. PIPE AND FITTING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. CONNECTIONS TO CONCRETE STRUCTURES SHALL BE CONSTRUCTED WATERTIGHT USING MANUFACTURER'S RECOMMENDED MATERIALS AND METHODS.
5. GRATED CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL
6. QUALITY REVIEW AND REPORTING MEASUREMENTS.
   A. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER INSTALLATION AND ASSEMBLY OF STORM DRAINAGE PIPING, BUT BEFORE COVERING.
   B. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER FORMING AND PLACING REINFORCING STEEL FOR CAST-IN-PLACE DRAINAGE STRUCTURES, BUT BEFORE SCHEDULING THE CONCRETE POUR.
   C. WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE STORM DRAIN SYSTEM AND BEFORE CONSTRUCTION OF PAVEMENT, WALKWAYS AND OTHER PERMANENT SURFACE IMPROVEMENTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION RECORD DRAWING OF THE SYSTEM TO INCLUDE TOP OF GRATE OR COVER AND INLET AND OUTLET INVERT ELEVATIONS OF ALL STORM DRAIN STRUCTURES. ELEVATION MEASUREMENTS SHALL BE ACCURATE TO 0.01 FEET.
   D. UPON COMPLETION OF CONSTRUCTION OF THE STORM DRAIN SYSTEM AND WITH 48 HOURS NOTICE TO ENGINEER OF WORK, CONTRACTOR SHALL THOROUGHLY CLEAN AND WASH DOWN ALL INLETS AND STORM DRAIN PIPING USING FIRE HYDRANT FLOWS.

ARCHITECTURE & PLANNING

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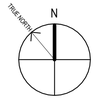
PLACEHOLDER FOR EXISTING RESIDENCE PLAN



INSULATION SCHEDULE

PROVIDE THERMAL INSULATION AS SHOWN ON THE DRAWINGS, WITH THE FOLLOWING MINIMUMS:

EXISTING 2X4 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-13 BATT INSULATION

NEW 2X6 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-19 BATT INSULATION

ROOF INSULATION:
R-30 CLOSED CELL ICYNENE INSULATION AT UNDERSIDE OF ROOF SHEATHING

INSULATE ALL PIPE & MECHANICAL CHASES FOR SOUND.

PROVIDE ROCK WOOL INSULATION OR EQUIVALENT BETWEEN ALL WINDOW AND EXTERIOR DOOR FRAME AND ROUGH FRAMING.

WALL LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW EXTERIOR WALL: WOOD BOARD AND BATT SIDING, WEATHER RESISTIVE AIR BARRIER, PLYWOOD SHEATHING, 2X6 FRAMING, INT. 5/8" GYPSUM WALL BOARD
- NEW INTERIOR WALL: 2X4 WOOD FRAMING W 5/8" GYPSUM WALL BOARD BOTH SIDES, PROVIDE MOISTURE RESISTANT DRYWALL AS NOTED ON PLANS

KEYNOTES

X.XX KEYNOTE DESIGNATION

KEY VALUE	KEYNOTE TEXT

ARCHITECTURE & PLANNING

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SHEET TITLE

EXISTING RESIDENCE FLOOR PLAN

REVISIONS

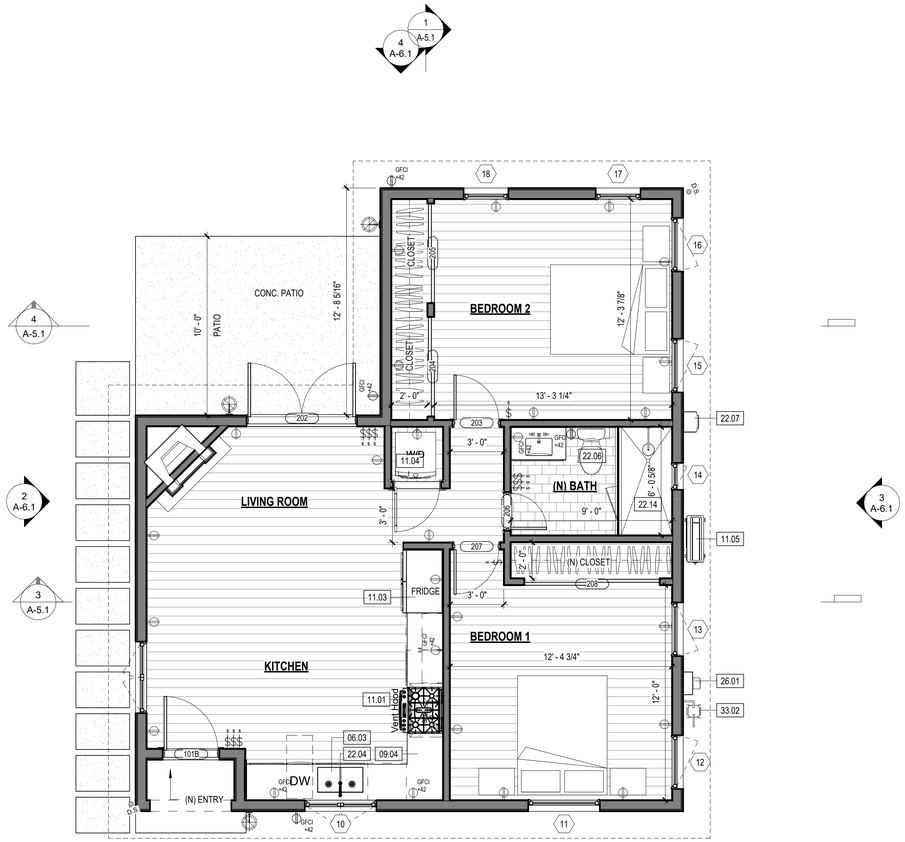
PROJECT NAME PROJECT NAME HERE

DATE DRAWN

DATE 01/01/2013

SHEET NO.

A-2.10



N

TRUE NORTH

1
A-6.1

PROPOSED LEVEL 1 FLOOR PLAN

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

INSULATION SCHEDULE

PROVIDE THERMAL INSULATION AS SHOWN ON THE DRAWINGS, WITH THE FOLLOWING MINIMUMS:

EXISTING 2X4 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-13 BATT INSULATION

NEW 2X6 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-19 BATT INSULATION

ROOF INSULATION:
R-30 CLOSED CELL ICYNENE INSULATION AT UNDERSIDE OF ROOF SHEATHING

INSULATE ALL PIPE & MECHANICAL CHASES FOR SOUND.

PROVIDE ROCK WOOL INSULATION OR EQUIVALENT BETWEEN ALL WINDOW AND EXTERIOR DOOR FRAME AND ROUGH FRAMING.

WALL LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW EXTERIOR WALL: WOOD BOARD AND BATT SIDING, WEATHER RESISTIVE AIR BARRIER, PLYWOOD SHEATHING, 2X6 FRAMING, INT. 5/8" GYPSUM WALL BOARD
- NEW INTERIOR WALL: 2X4 WOOD FRAMING W 5/8" GYPSUM WALL BOARD BOTH SIDES, PROVIDE MOISTURE RESISTANT DRYWALL AS NOTED ON PLANS

KEYNOTES

X.XX KEYNOTE DESIGNATION

KEY VALUE	KEYNOTE TEXT
06.03	24" DEEP CABINETRY BELOW
09.04	36" HIGH COUNTERTOP - SEE INTERIOR ELEVATIONS
11.01	RANGE/ OVEN W/ HOOD ABOVE
11.03	REFRIGERATOR - PROVIDE ELECTRIC OUTLET AT 42" AND COLD WATER HOOK-UP; GE REFRIGERATOR: 21.2 CUFT STAINLESS W TOP FREEZER GIEZ1GSHSS
11.04	WASHER AND DRYER STACKED
11.05	NEW CONDENSER WITH ANCHORED SEISMIC STRAPPING ON 4" MINIMUM CONCRETE PAD 3" ABOVE GRADE. PROVIDE 1 GFI/WP OUTLET WITHIN 25 FEET OF UNIT AND A DISCONNECT SWITCH BY THE UNIT PER CEC 210.63.
22.04	KITCHEN FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM
22.06	TOILETS SHALL BE 1.28 GPF MAX
22.07	NEW TANKLESS WATER HEATER- INSTALLED IN ACCORDANCE W/ THE CPC, INCLUDING SECTION 507.2 SEISMIC PROVISIONS, SEE T24 DOCUMENTS & EQUIPENT SCHEDULE FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
22.14	NEW SHOWER CERAMIC TILE TO CIELING ON SIDES OVER CONCRETE FLOAT. FLOOR FLOOR TILE OVER FLOAT SLOPE TO 3" DRAIN WITH 6X6 TILED CURB ON BOTH SIDES.
26.01	NEW 200 AMP ELECTRICAL METER
33.02	(N) GAS METER LOCATION, SEE PLUMBING

ARCHITECTURE & PLANNING

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PROPOSED FLOOR PLANS

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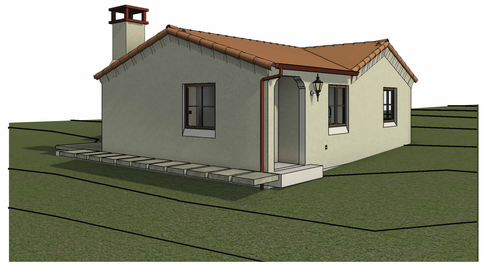
SHEET NO.

A-2.11

3D VIEW OF ADU

SCALE:

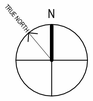


3D VIEW OF ENTRY

SCALE:

3D VIEW OF REAR

SCALE:



ARCHITECTURE & PLANNING

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CLIENT

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3D VIEW OF ADU

REVISIONS

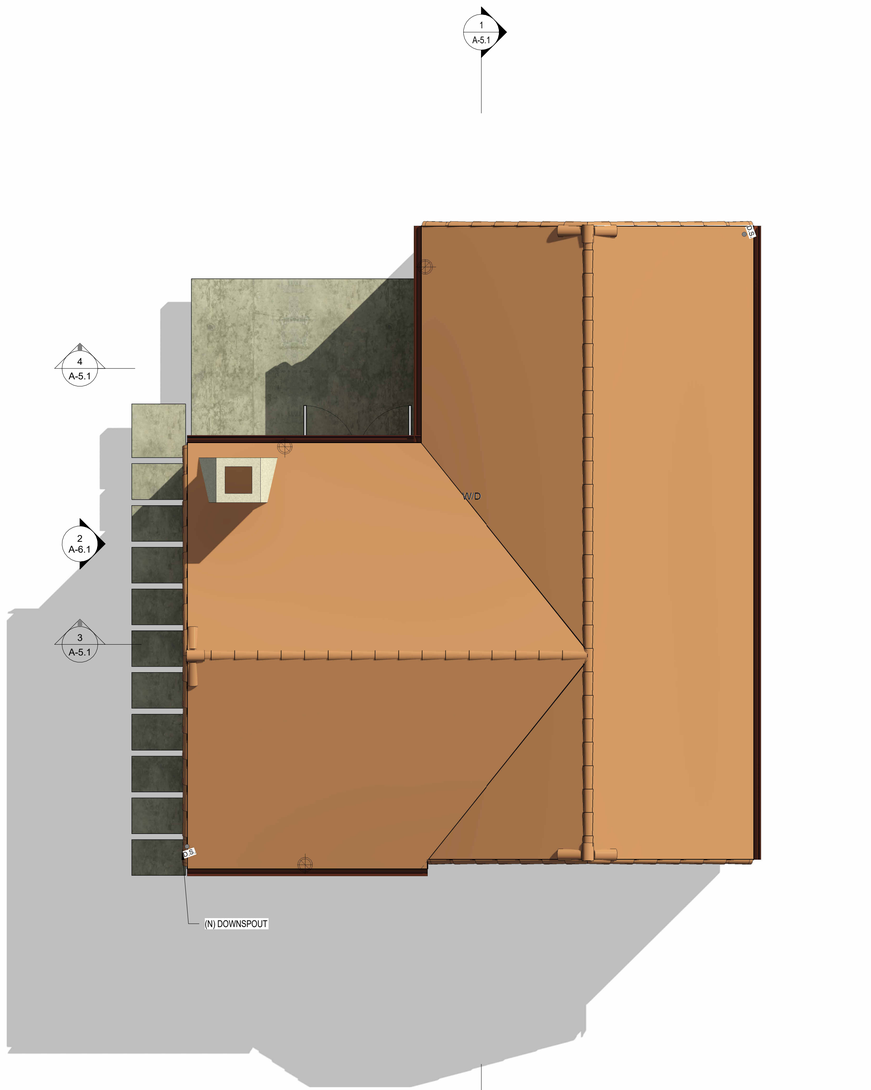
PROJECT NAME PROJECT NAME HERE

DATE DRAWN

DATE 01/01/2013

SHEET NO.

A-2.13



LEVEL 1 ROOF PLAN

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

GENERAL NOTES - ROOF PLAN

1. CLASS 'A' RATED ROOF OVER ROOFING UNDERLAYMENT. PROVIDE TORCH DOWN MEMBRANE ROOF FOR SLOPES LESS THAN 2:12
2. ALL ROOF EDGES TO HAVE G.I. DRIP EDGE, PAINTED TO MATCH ADJOINING SURFACES
3. ALL EXPOSED CRICKETS & SADDLES TO BE 26 GA. G.I., PAINT TO MATCH ADJOINING SURAFACES
4. VALLEY FLASHING TO BE 36" WIDE 26 GA. G.I. FLASHING RUN 18" ONTO EACH ROOF PLANE, OVER 36" MIN. WIDE UNDERLAYMENT CONSISTING OF 1-LAYER OF 72# MINERAL SURFACE NON-PERFORMATED CAP SHEEP COMPLYING W/ ASTM D3909 RUNNING THE ENTIRE LENGTH OF THE VALLEY, INSTALLED OVER THE COMBUSTIBLE DECKING PER CRC R327.5.3, AND PAINTED TO MATCH ADJOINING SURFACES
5. OVERHANG SIZE AS NOTED ON PLAN
6. ROOF PITCH AS INDICATED ON PLAN
7. GUTTER GUARDS ARE TO BE PROVIDED AT ALL ROOF GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS PER CRC SECTION R327
8. COORDINATE LOCATION OF ALL VENT RISERS WITH ARCHITECT
9. COORDINATE ALL REQUIRED ROOF PENETRATIONS AND LOCATIONS WITH ARCHITECT
10. ALL ROOFING INSTALLATIONS SHALL BE CONSTRUCTED PER MANUFACTURER'S RECOMMENDATIONS TO RECEIVE MANUFACTURER'S INSTALLATION WARRANTY
11. ROOF DRAINS AND OVERFLOW DRAINS, WHERE CONCEALED WITHIN THE CONSTRUCTION OF THE BUILDING, SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE **[2019 CBC SECTION 506.4]**
12. ALL ATTICS ARE UNVENTILATED. SPRAY FOAM INSULATION IS APPLIED AT THE UNDERSIDE OF ROOF SHEATHING

STORMWATER CONTROL NOTES

1. CONTRACTOR SHALL SCHEDULE STORM DRAIN WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.
2. GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
3. POLYVINYL CHLORIDE (PVC) PIPE FOR 4" THROUGH 15" SIZE SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3034 (SDR 35). PVC PIPE SHALL HAVE AN INTEGRALLY MOLDED BELL OR SOCKET END FOR GASKETED JOINT ASSEMBLY. JOINTS AND GASKETS SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3212 AND F-477, RESPECTIVELY. PVC PIPE INSTALLATION SHALL COMPLY WITH UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-5, LATEST REVISION. PVC PIPE CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER CONCRETE STRUCTURES SHALL BE CONSTRUCTED WITH WATERSTOP AT MIDPOINT OF STRUCTURE WALL PENETRATION. WATERSTOP SHALL BE PVC CONCRETE MANHOLE ADAPTER (4" THROUGH 12" PIPE) OR LARGE DIAMETER WATERSTOP AS MANUFACTURED BY FERNCO, OR EQUIVALENT APPROVED BY THE ENGINEER.
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5. GRATED CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL
6. QUALITY REVIEW AND REPORTING MEASUREMENTS.
   A. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER INSTALLATION AND ASSEMBLY OF STORM DRAINAGE PIPING, BUT BEFORE COVERING.
   B. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER FORMING AND PLACING REINFORCING STEEL FOR CAST-IN-PLACE DRAINAGE STRUCTURES, BUT BEFORE SCHEDULING THE CONCRETE POUR.
   C. WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE STORM DRAIN SYSTEM AND BEFORE CONSTRUCTION OF PAVEMENT, WALKWAYS AND OTHER PERMANENT SURFACE IMPROVEMENTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION RECORD DRAWING OF THE SYSTEM TO INCLUDE TOP OF GRATE OR COVER AND INLET AND OUTLET INVERT ELEVATIONS OF ALL STORM DRAIN STRUCTURES. ELEVATION MEASUREMENTS SHALL BE ACCURATE TO 0.01 FEET.
   D. UPON COMPLETION OF CONSTRUCTION OF THE STORM DRAIN SYSTEM AND WITH 48 HOURS NOTICE TO ENGINEER OF WORK, CONTRACTOR SHALL THOROUGHLY CLEAN AND WASH DOWN ALL INLETS AND STORM DRAIN PIPING USING FIRE HYDRANT FLOWS.

KEYNOTES

X.XX	KEYNOTE DESIGNATION

KEY VALUE	KEYNOTE TEXT

THOMAS OCHSNER
Architect

ARCHITECTURE & PLANNING

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Santa Barbara, CA 93101
Tel 805.770.7576
Cel 805.705.6558
tom@toarchitect.com
www.toarchitect.com

CLIENT

CLIENT NAME HERE

PROJECT

PROJECT NAME HERE

PROJECT ADDRESS HERE

SHEET TITLE

ROOF PLAN

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER II
C 22199
RENEWAL 01.21
STATE OF CALIFORNIA

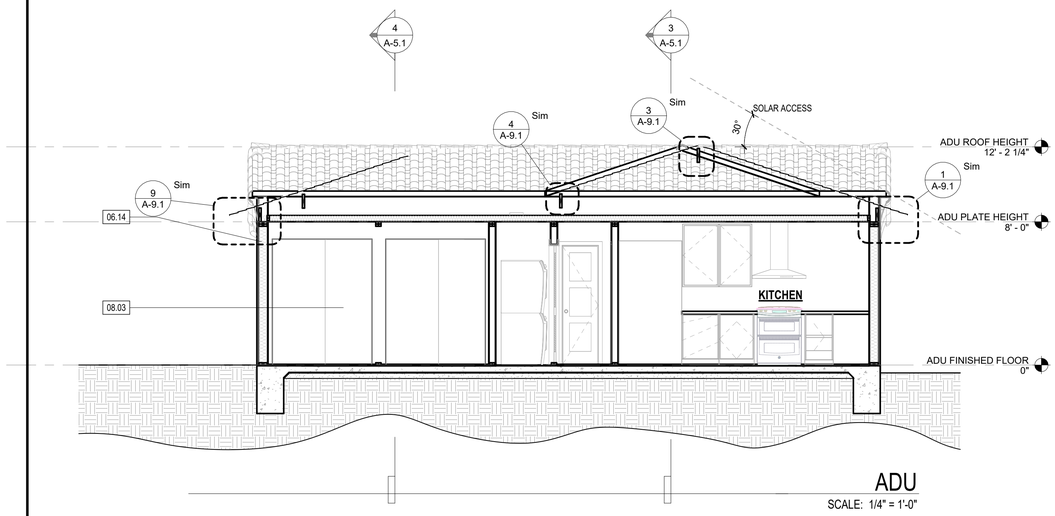
PROJECT NAME: PROJECT NAME HERE

DATE DRAWN

DATE: 01/01/2013

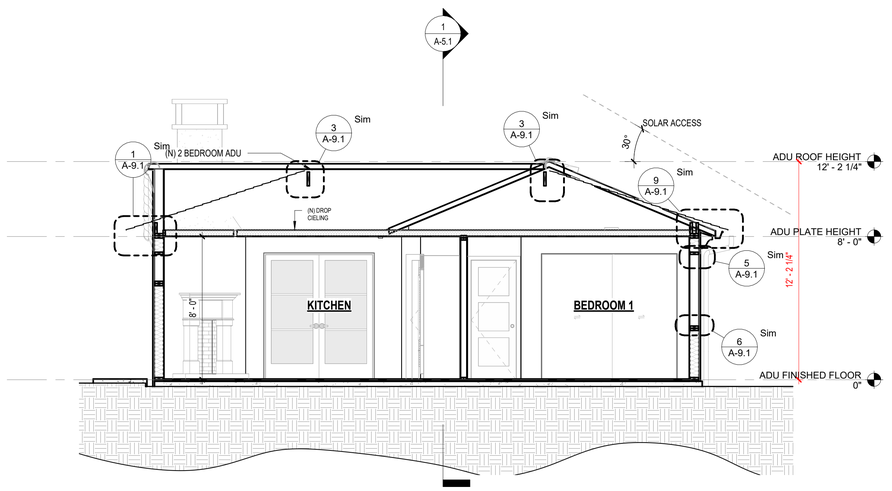
SHEET NO.

A-4.1



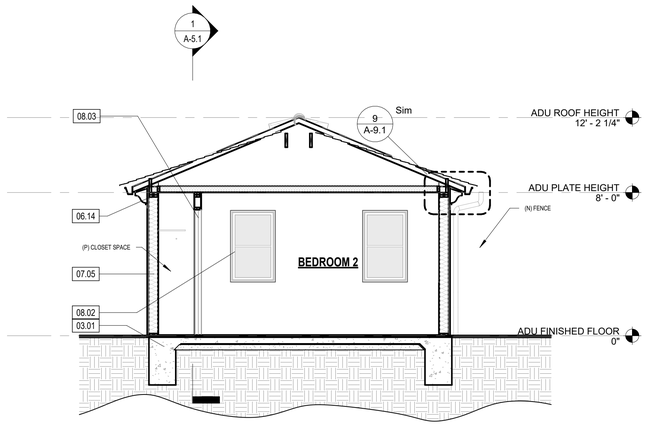
ADU

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



ADU CUT

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



ADU - BEDROOM 2

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

EXTERIOR FINISH & MATERIAL INDEX

TAG	DESCRIPTION
EX-01	HIGH GRADE / STUCCO / TAN
EX-02	SPANISH SHINGLE / / TERRACOTTA
EX-03	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-04	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-05	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-06	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-07	DESCRIPTION / MATERIAL / TEXTURE / COLOR

KEYNOTES

X.XX KEYNOTE DESIGNATION

KEY VALUE	KEYNOTE TEXT
03.01	CONCRETE DECK PER STRUCT., SLOPE TO EXTERIOR
06.14	2X CEILING FRAMING, SEE STRUCTURAL
07.05	R-38 ICYNENE CLOSED CELL SPRAY FOAM INSULATION PER TITLE-24 AND INSULATION SCHEDULE
08.02	ALUMINUM WINDOW PER SCHEDULE, ALL WINDOWS TO BE NFRC LABELED
08.03	WOOD INTERIOR DOOR PER SCHEDULE

INSULATION SCHEDULE

PROVIDE THERMAL INSULATION AS SHOWN ON THE DRAWINGS, WITH THE FOLLOWING MINIMUMS:

EXISTING 2X4 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-13 BATT INSULATION

NEW 2X6 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-19 BATT INSULATION

ROOF INSULATION:
R-30 CLOSED CELL ICYNENE INSULATION AT UNDERSIDE OF ROOF SHEATHING

INSULATE ALL PIPE & MECHANICAL CHASES FOR SOUND.

PROVIDE ROCK WOOL INSULATION OR EQUIVALENT BETWEEN ALL WINDOW AND EXTERIOR DOOR FRAME AND ROUGH FRAMING.

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SHEET TITLE

BUILDING SECTIONS

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PROJECT NAME PROJECT NAME HERE

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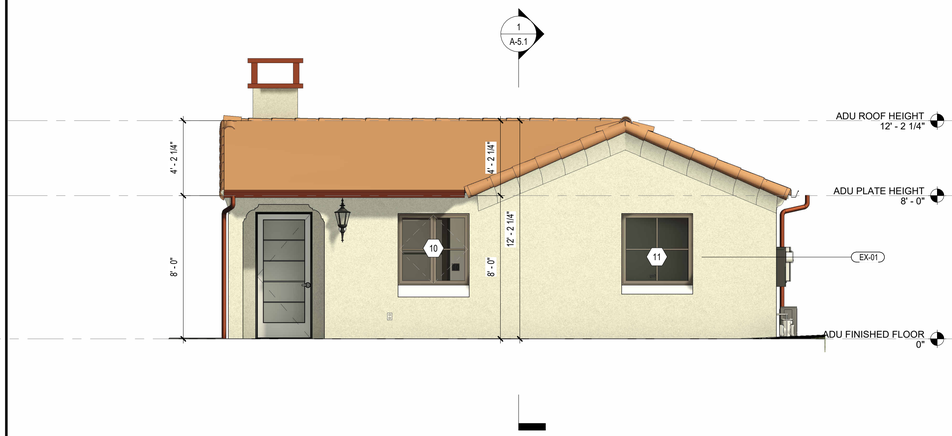
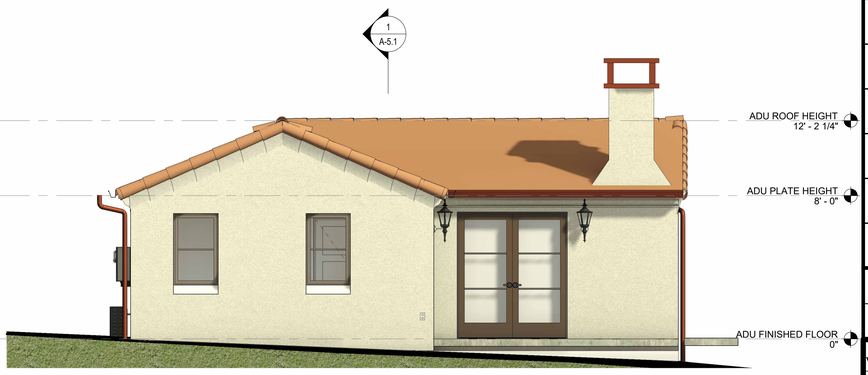
A-5.1



PROPOSED SOUTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

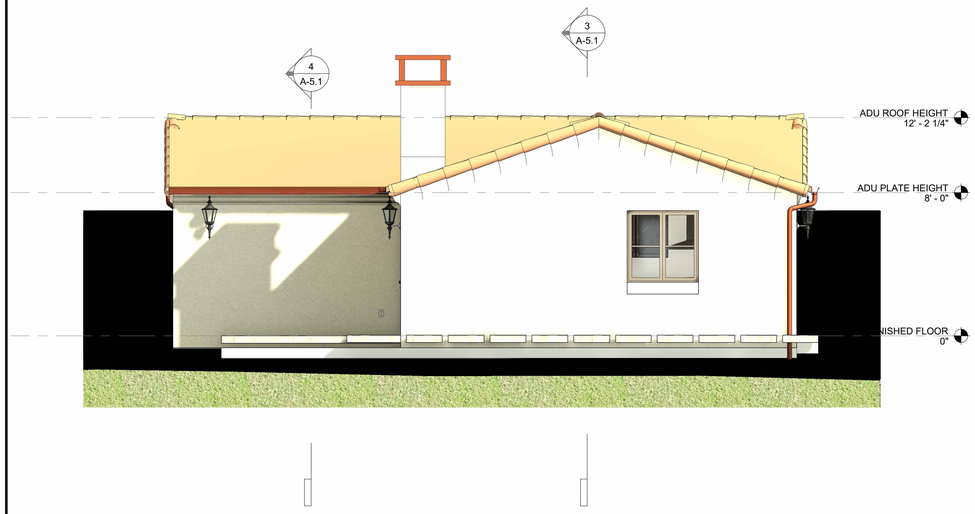
EXTERIOR FINISH & MATERIAL INDEX

TAG	DESCRIPTION
EX-01	HIGH GRADE / STUCCO / TAN
EX-02	SPANISH SHINGLE / / TERRACOTTA
EX-03	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-04	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-05	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-06	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-07	DESCRIPTION / MATERIAL / TEXTURE / COLOR

KEYNOTES

X.XX KEYNOTE DESIGNATION

KEY VALUE	KEYNOTE TEXT
22.06	TOILETS SHALL BE 1.28 GPF MAX
23.01	NEW CONDENSER ON CONCRETE PAD
26.02	EXTERIOR WALL MOUNTED SCONCE LIGHT, SEE LIGHTING AND ELECTRICAL PLANS, DARK SKY COMPLIANT MODEL APPROVED BY PLANNING DEPARTMENT
33.01	(N) GAS SUPPLY LINE



PROPOSED WEST ELEVATION

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

PROPOSED EAST ELEVATION

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

ARCHITECTURE & PLANNING

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CLIENT

CLIENT NAME HERE

PROJECT

PROJECT NAME HERE

PROJECT ADDRESS HERE

SHEET TITLE

PROPOSED EXTERIOR ELEVATIONS

REVISIONS

PROJECT NAME PROJECT NAME HERE

DATE DRAWN

DATE 01/01/2013

SHEET NO.

A-6.1