

PROPOSED SPANISH STYLE OPTION 1 W/ FIREPLACE
SCALE: 1/4" = 1'-0"



PROPOSED SPANISH STYLE OPTION 2 W/O FIREPLACE
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

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

DESIGN & PLANNING

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Contractor

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CLIENT

CLIENT NAME HERE

PROJECT

PROJECT NAME HERE

PROJECT ADDRESS HERE

SHEET TITLE

PROPOSED SPANISH
FLOOR PLANS

REVISIONS

PROJECT NAME PROJECT NAME HERE

DATE DRAWN

DATE 10/21/2024

SHEET NO.



OPTION 1 SPAN VIEW OF ADU

SCALE:



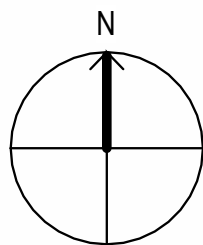
OPTION 1 SPAN VIEW OF ENTRY

SCALE:



OPTION 1 SPAN VIEW OF REAR

SCALE:



CLIENT

CLIENT NAME HERE

PROJECT

PROJECT NAME HERE

PROJECT ADDRESS HERE

SHEET TITLE

3D VIEW OF ADU

REVISIONS

PROJECT NAME PROJECT NAME HERE

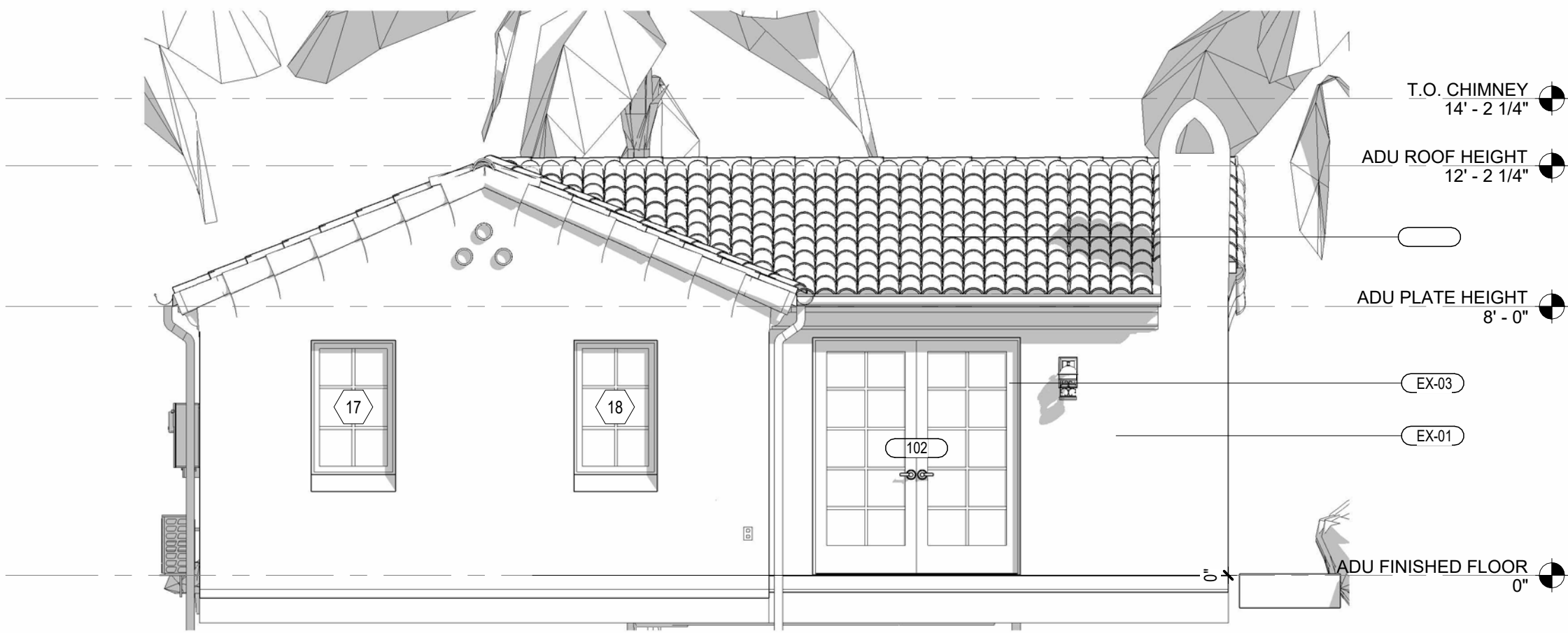
DATE DRAWN

DATE 10/21/2024

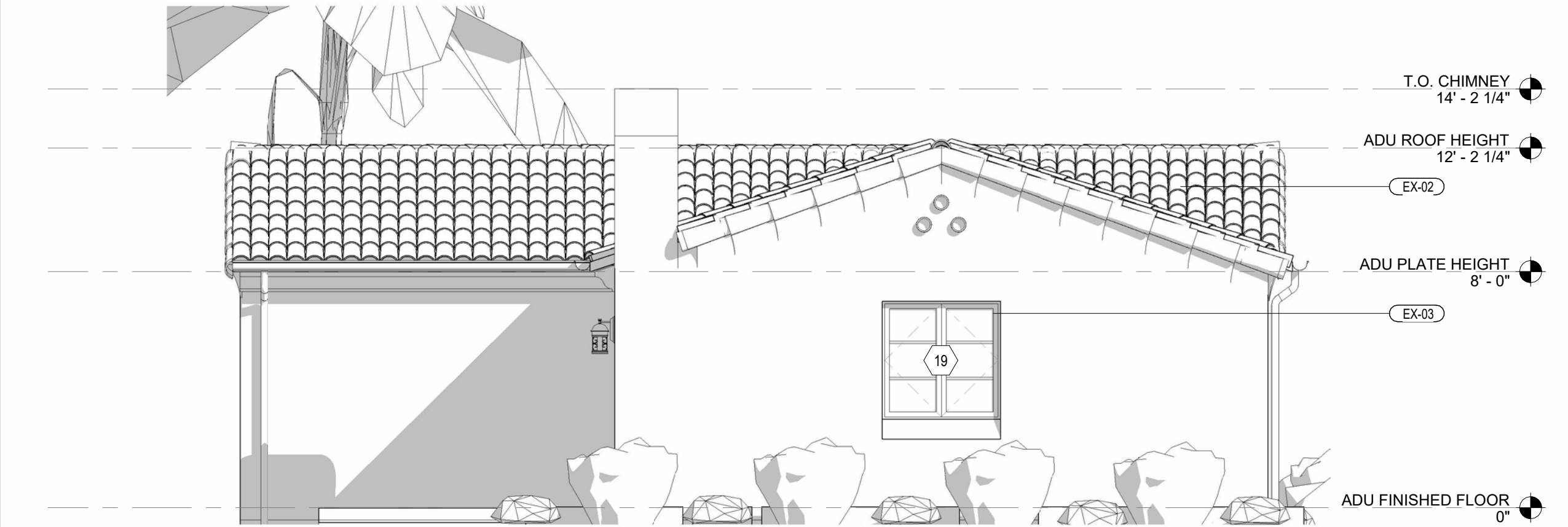
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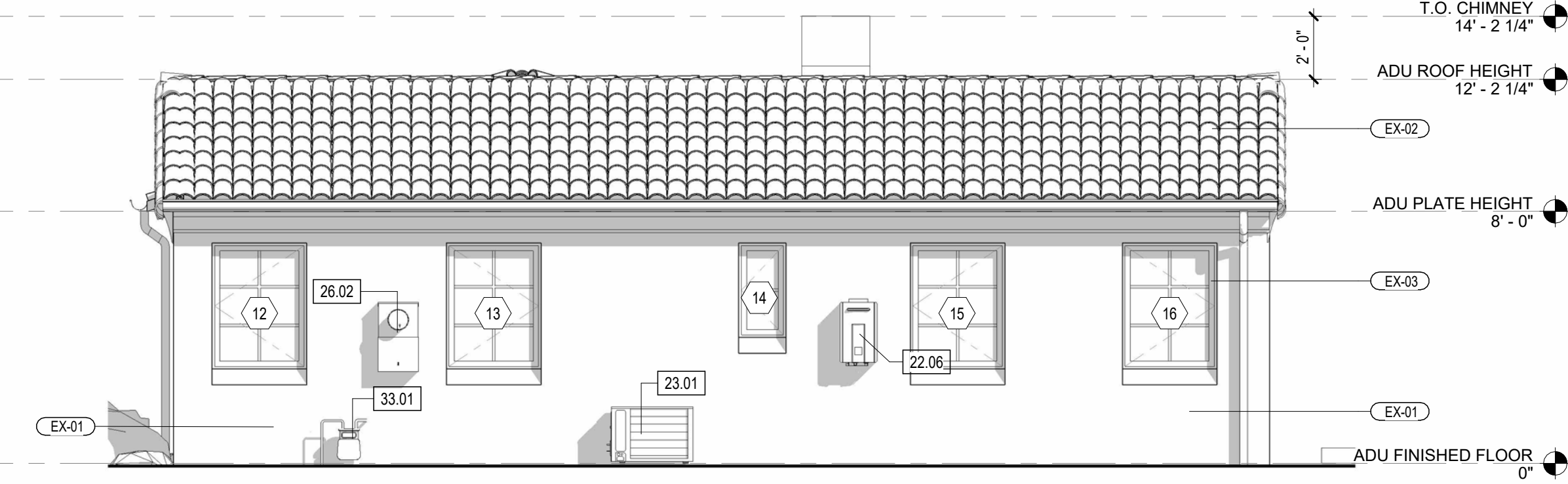
PROPOSED SOUTH ELEVATION 2
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION 1
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION 4
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION 3
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH & MATERIAL INDEX	
TAG	DESCRIPTION
EX-01	HIGH GRADE / STUCCO / TAN
EX-02	SPANISH SHINGLE / / TERRACOTTA
EX-03	WINDOWS DOORS / ALUM. CLAD / BRONZE
EX-04	PATIO SPACE / CONCRETE / SMOOTH / CONC.
EX-05	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-06	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-07	DESCRIPTION / MATERIAL / TEXTURE / COLOR

KEYNOTES	
XXX	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 SCENCE LIGHT, SEE LIGHTING AND ELECTRICAL PLANS, DARK SKY COMPLIANT MODEL APPROVED BY PLANNING DEPARTMENT
33.01	(N) GAS SUPPLY LINE

DESIGN & PLANNING
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SHEET TITLE

PROPOSED
EXTERIOR WITH
CHIMNEY
ELEVATIONS

REVISIONS

PROJECT NAME PROJECT NAME HERE

DATE DRAWN
DATE 10/21/2024
SHEET NO.