



PROPOSED FLOOR PLAN
 SC: 1/4"=1'-0"

LEGEND

	EXISTING WALL TO REMAIN		EXISTING GARAGE FOOTPRINT
	PROPOSED WALLS		ELEVATION CALLOUT
	PROPOSED FIRE WALLS		INTERIOR ELEVATION CALLOUT
	SEE FLOOR PLAN NOTES ON SHEET A2.0		
	DOOR TAG SEE SCHEDULE FOR ADDITIONAL NOTES		
	WINDOW TAG SEE SCHEDULE FOR ADDITIONAL NOTES		
			FOR SMOKE DETECTORS SEE ELECTRICAL PLAN

ARCH NOTES

- 1 ROOM DIMENSION: THE MIN LENGTH AND WIDTH OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 7' CLEAR. THE MIN. AREA OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 70 SQ. FT. PER CRC. R304.1 AND R304.2
- 2 LIGHT AND VENTILATION: IN HABITABLE ROOMS, PROVIDE NATURAL LIGHT AND VENTILATION WITH OPERABLE WINDOWS. WINDOWS SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF EACH ROOM. ONE HALF THE WINDOW AREA SHALL BE OPERABLE TO THE EXTERIOR FOR VENTILATION. BATHROOMS SHALL BE PROVIDED WITH TOTAL GLAZING AREA OF 3 SQ. FT. MIN. WITH 1/2 OPERABLE OR PROVIDE ARTIFICIAL LIGHT AND EXHAUST FANS WITH 50CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS) DIRECTLY EXHAUSTED TO OUTSIDE AIR BUT NOT ONTO WALKWAY. SEE CRCR303.1 AND R303.3
- 3 EMERGENCY ESCAPE WINDOWS: EACH NEW BEDROOM OR SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE WINDOW THAT IS AT LEAST 20" IN WIDTH (NET), 24" IN HEIGHT (NET) WHEN OPEN AND WITH AN OPERABLE AREA OF 5.7 SQ. FT. MIN. (5 SQ. FT. FOR GRADE FLOOR OPENINGS). ESCAPE WINDOWS SHALL BE INSTALLED WITH CLEAR OPENING HEIGHT OF 44" MAX. ABOVE THE FINISH FLOOR.
- 4 HEATING: ALL HABITABLE ROOMS MUST HAVE A HEATING SYSTEM CAPABLE OF MAINTAINING A TEMP. OF 68° F. AT A LOCATION OF 3' ABOVE THE FLOOR AND 2' FROM THE EXTERIOR WALLS. INDICATE ON THE PLANS THE HEATING SYSTEM USED.
- 5 ATTIC ACCESS: PROVIDE ACCESS TO THE ATTIC SPACE WITH THE ACCESS OPENING AT 22"x30" IN SIZE. ACCESS DOOR TO HAVE 30" OF CLEAR HEAD SPACE IN THE ATTIC. CRC. R303.9
- 6 SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS: SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM. ALSO LOCATED IN THE HALL BETWEEN THE KITCHEN. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE OF ALL SLEEPING AREAS. NEW CONSTRUCTION REQUIRES DETECTORS TO BE OPERATED BY 120V RECEPTACLE WITH A BATTERY BACKUP SEE CRC.314 R315.
- 7 EXTERIOR DOORS: EACH NEW EXTERIOR DOOR REQUIRES A LANDING THAT EXTENDS OUT FROM THE HOUSE 36" AND A PORCH LIGHT SWITCHED FROM INSIDE OR WITH A MOTION SENSOR.
- 8 ELECTRICAL OUTLETS: OUTLETS WILL BE LOCATED IN ALL HABITABLE ROOMS UNLESS OTHERWISE NOTED, SEE ELECTRICAL PLAN SHEET E1.1
- 9 METAL CONNECTORS: REFER TO SIMPSON STRONG-TIE CONNECTORS U.O.N. USE ADDITIONAL CONNECTORS AT POSTS, JOISTS, AND RAFTERS. SEE FRAMING PLAN FOR DETAILS.
- 10 INTERIOR FINISH: GYPSUM BOARD ON CEILINGS WITH JOISTS OR TRUSSES SPACED 24" O.C. SHALL BE MIN. 5/8" THICK. GYPSUM BOARD ON WALLS SHALL BE MIN. 1/2" THICK. U.O.N.
- 11 EXTERIOR WALLS: USE 2x6 STUD FRAMING FOR EXTERIOR WALLS W/ R-21 BATT-TYPE INSULATION.
- 12 THRESHOLDS AT DOOR WAYS SHALL NOT EXCEED 0.75 INCH IN HEIGHT FOR SLIDING DOORS OR 0.5 INCH FOR OTHER DOORS [CBC 1010.1.7.] EXCEPTION: THRESHOLDS AT DOOR WAY SHALL BE PERMITTED TO BE UP TO 3/4" IN HEIGHT.
- 13 WEATHER-PROOFING: OPERATING SASH SHOULD BE WEATHERPROOFED AGAINST WINDBLOWN RAIN AND AIR INFILTRATION. THE JOINTS BETWEEN THE WINDOW FRAME AND THE SURROUNDING WALL SHOULD BE SEALED AND HAVE A WINDBREAK BUILT INTO THE DETAIL
- 14 FLASHING: REQUIRED AT ALL DOORS AND WINDOWS TO PREVENT MOISTURE FROM ENTERING THE WALL. APPROVED CORROSION RESISTANT METAL + SELF ADHERED MEMBRANE FLASHING MUST COMPLY WITH (AAMA) AND AAMA714.
- 15 BATHROOM EXHAUST FANS: EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5. R303.3.1
- 16 SHOWER WALLS: TO BE CONSTRUCTED OF NONABSORBENT SURFACE MATERIAL AND WATERPROOF FINISH AND NOT LESS THAN 6' MIN IN HEIGHT. SEE CRC R702.4.2 AND TABLE R702.4.2
- 17 SHOWER DOORS: UNLESS OTHERWISE NOTED OR DESIGNED USE SHOWER NOTES BELOW
 - SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS, OR ANY SUBSTITUTED APPROVED PLASTIC. [CRC 308.4] -SHOWER COMPARTMENTS SHALL HAVE A MINIMUM INTERIOR AREA [R 308.4], [R308.4.5].
 - ALL SHOWER COMPARTMENTS SHALL HAVE A MIN. AREA OF 1,024 SQ. INCHES AND BE CAPABLE OF ENCOMPASSING A 30" CIRCLE
- 18 DRYER MOISTURE EXHAUST DUCT: DUCTS DESIGNED TO TERMINATE OUTSIDE THE BUILDINGS. DUCT TERMINATIONS SHALL BE 3FT MIN. IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS INCLUDING WINDOWS. EQUIPPED WITH A BACK-DRAFT DAMPER. WITH NO SCREENS. DUCT PASSAGEWAY SHALL BE 4" MIN. NOMINAL DIAMETER. PROVIDE SHIELD PLATES WHERE NAILS AND SCREWS ARE PRESENT SEE [504.5 CMC] [504.3 CMC]
- 19 SINGLE SHOWERHEAD [BSC-CG, DSA-SS & DSA-SS/CC] SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS (6.81 L) PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS IN COMPLIANCE WITH CHAPTER 5, DIVISION 5.3. OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN). SEE 408.2.1
- 20 RESIDENTIAL LAVATORY FAUCETS: THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS (4.54 L) PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS (3.03 L) PER MINUTE AT 20 PSI. [CRC 407.2.2]
- 21 WATER CLOSETS: THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS (4.8 L) PER FLUSH WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2/CSA B45.1. [CPC 411.2]
- 22 KITCHEN FAUCETS: KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS (6.81 L) PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS (8.3 L) PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS (6.81 L) PER MINUTE AT 60 PSI IN COMPLIANCE WITH CHAPTER 5, DIVISION 5.3 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL-GREEN). [CPC 420.2.1]

REVISIONS	DATE	BY	DESCRIPTION

DESIGNER ON RECORD

FLOOR PLAN DESIGN CO.
 Phone (831) 524-5927
 21 WEST ALIASI, ST. Salinas, California

PROPOSED FLOOR PLAN
 NEW DETACHED ADU
1067 EAST MARKET STREET
 CLIENT: LUIS CHAVEZ
 SALINAS, CA 93901

DATE	12/30/2022
SCALE	AS SHOWN
DRAWN	RC
JOB	10222
SHEET	A2.1

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