

REVISIONS	DATE



DANVILLE ACCESSORY DWELLING UNITS - STUDIO

DANVILLE CA 94526

WILLIAM WOOD ARCHITECTS
 301 HARTZ AVENUE, SUITE 203
 DANVILLE, CALIFORNIA 94526
 (925) 820-8233

DATE	BY	DESCRIPTION

DRAWN	JJ
CHECKED	WW
DATE	7-28-20
SCALE	AS SHOWN
JOB NO.	20.921R
SHEET	A1

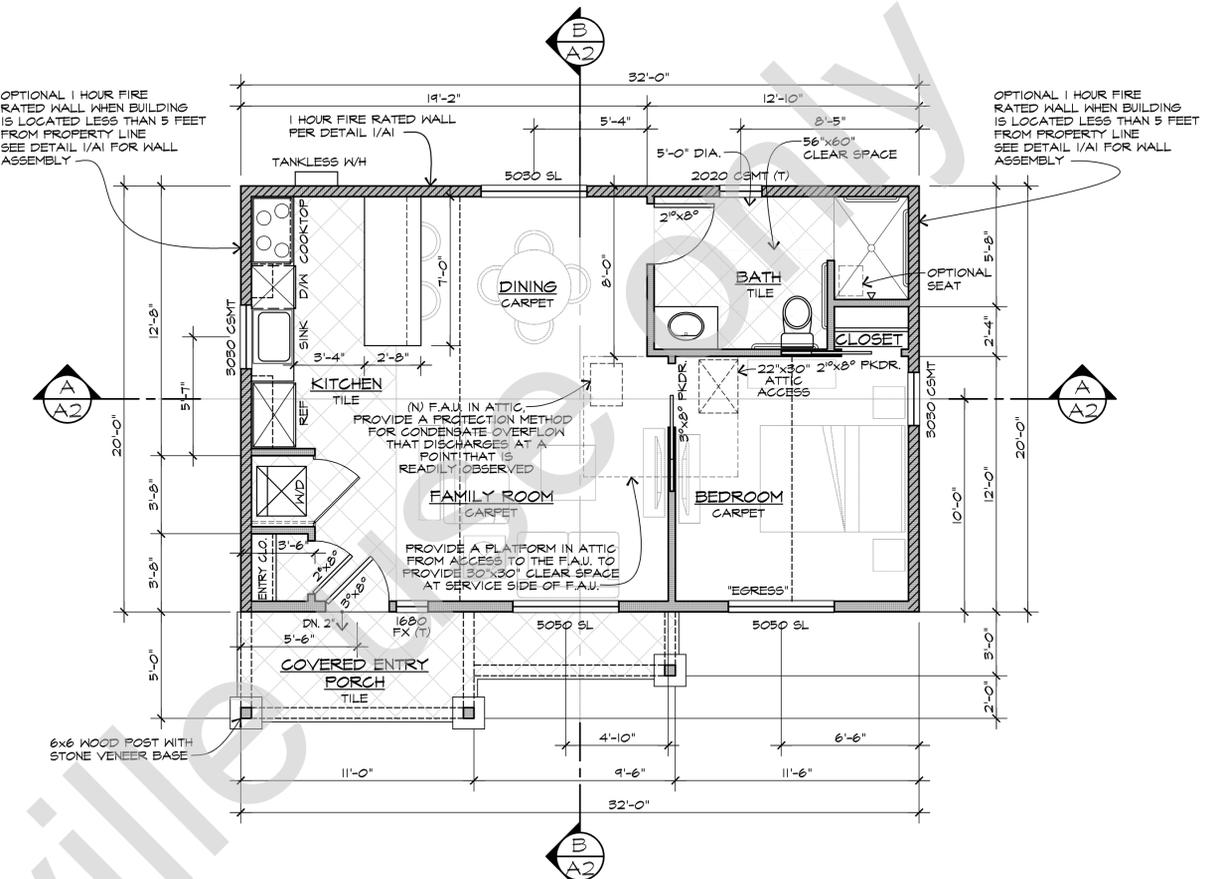
NOTES:

- 1) ALL NEW EXTERIOR WALLS TO BE 2x6 FRAMED STUD WALLS.
- 2) WINDOWS MARKED W/ (T) SHALL BE TEMPERED SAFETY GLASS.
- 3) ALL WINDOW HEAD HTS. SHALL BE 8'-0" TYP. U.N.O.
- 4) ALL WINDOWS MARKED "EGRESS" SHALL MEET MIN. EMERGENCY EGRESS WINDOW STANDARDS OF MIN. NET CLEAR OPENING OF 5.7 SQ. FT. 4MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 34" CONTRACTOR SHALL VERIFY W/ WINDOW MANUFACTURE.
- 5) THERE MUST BE AT LEAST 15" INCHES BETWEEN THE CENTER OF PLUMBING FIXTURES SUCH AS WATER CLOSETS OR SINKS AND THE NEAREST WALL OR OBJECT.
- 6) CONTRACTOR SHALL VERIFY LOCATION & NUMBER OF A/C UNITS W/ OWNER PROVIDE 4" CONG. SLAB W/ #10 W/J.M. ALL NECESSARY PLUMBING & ELECTRICAL.
- 7) MINIMUM OF 36-INCH DEEP LANDING IS REQUIRED IN DIRECTION OF TRAVEL. MAXIMUM RISE OF STEP IS 7.75-INCH.

*** EGRESS WINDOW DETAIL**
 EGRESS WINDOWS SHALL COMPLY W/ ALL 4 CONDITIONS ILLUSTRATED BELOW.

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ.FT. (0.53 M²). (EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE AND RESCUE GRADE-FLOOR OPENINGS SHALL BE 5 SQUARE FEET (0.46M²). THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENINGS DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. CRC SECTION R310.1, R310.1.1, R310.1.2, R310.1.3, AND R310.1.4.

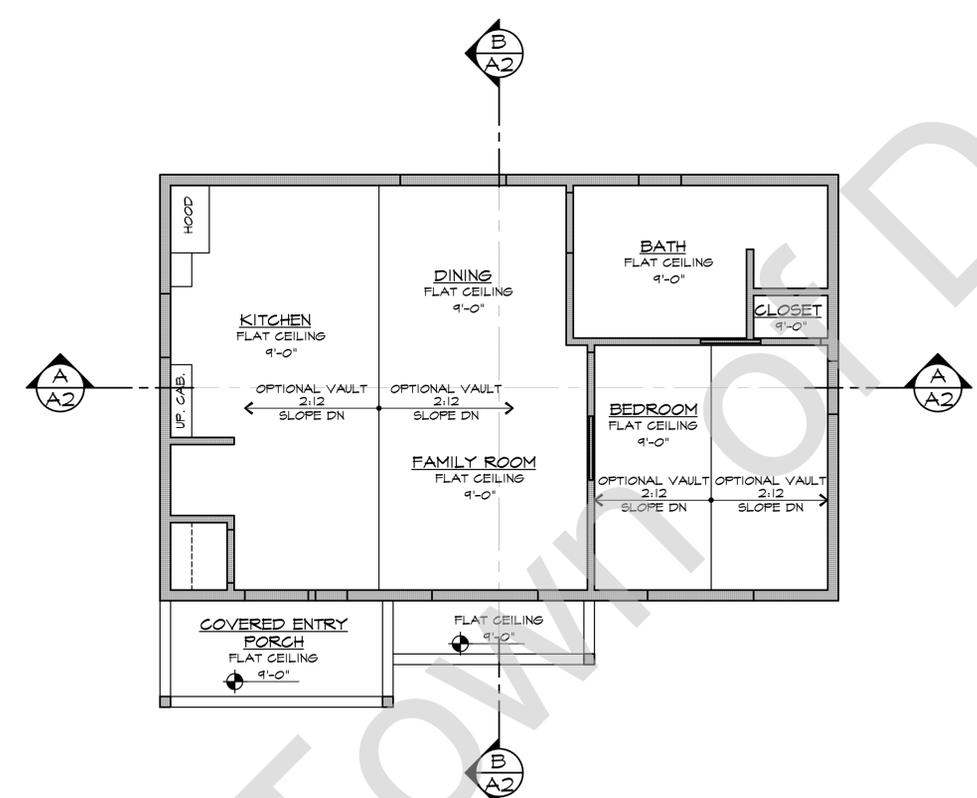
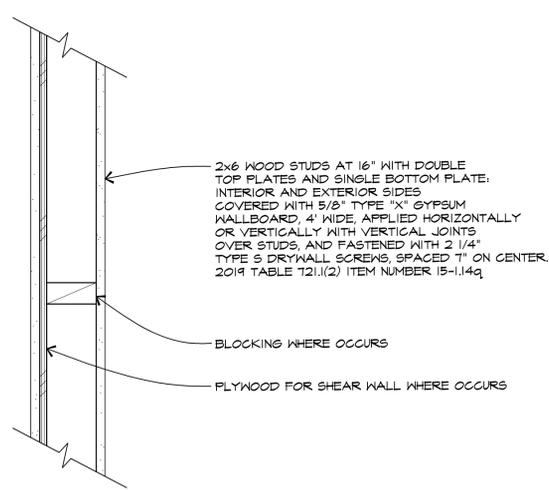
CONTRACTOR NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL EGRESS REQUIREMENTS.



FLOOR PLAN (CRAFTSMAN STYLE)

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

1 HOUR FIRE RATED WALL DETAIL

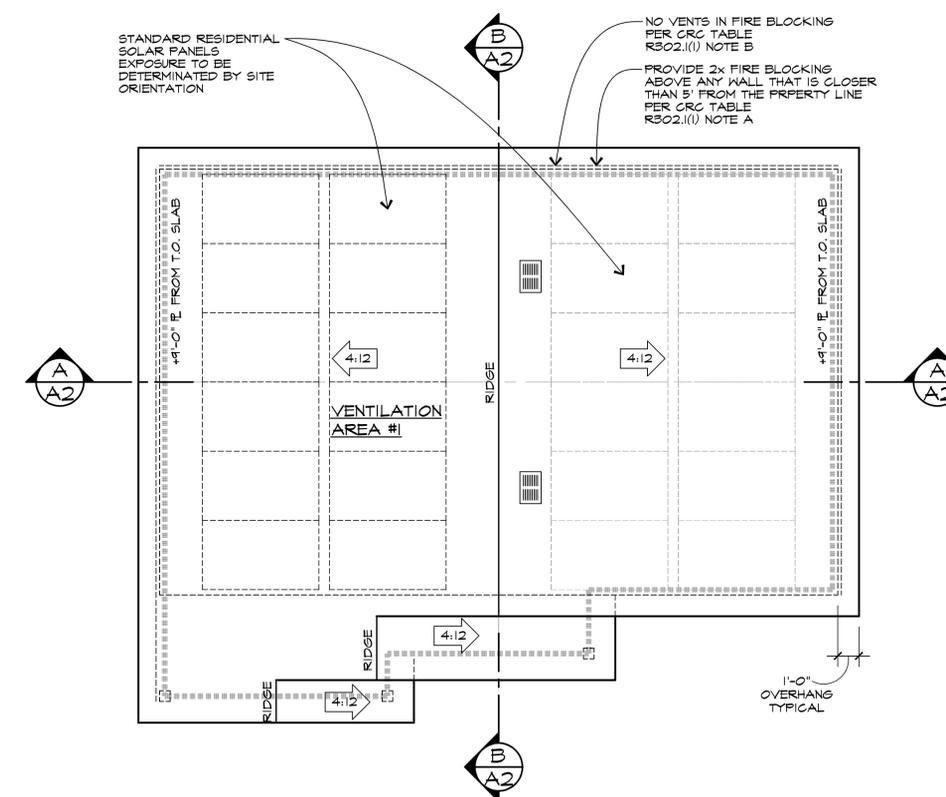


REFLECTED CEILING PLAN

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

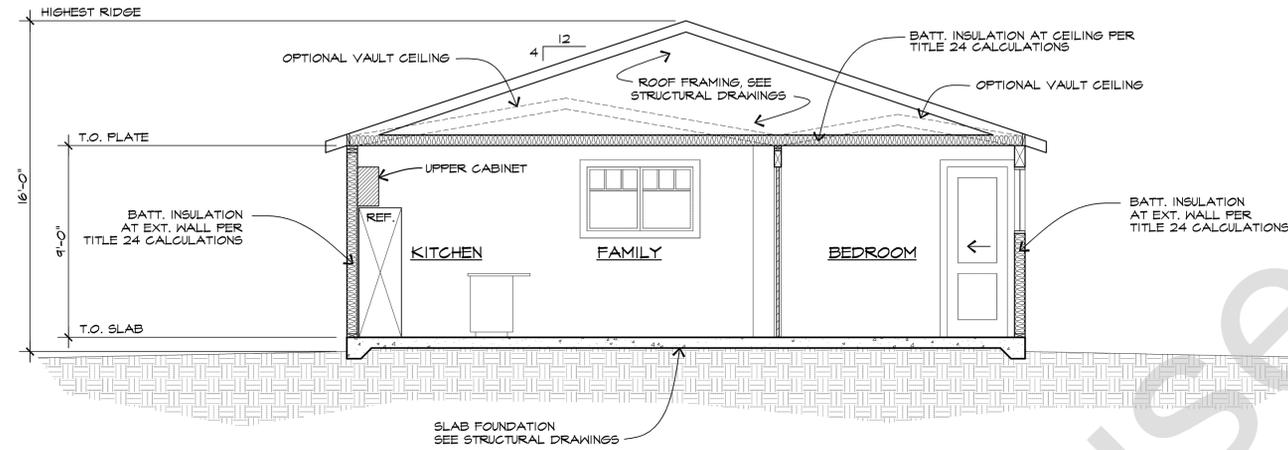
VENTILATION CALCULATIONS

AREA 1	
* ATTIC AREA:	724 SQ. FT.
* REQUIRED AREA:	347.5 SQ. IN. (CONVERTED TO INCHES @ 1/300)
* UPPER AREA:	173.75 SQ. IN. (50% REQUIRED IN UPPER 1/3)
* PROVIDE 173.75 SQ. IN. IN UPPER 1/3 OFF ROOF WITH O'HAGIN'S "FLAT" VENT (93.75 SQ. IN. FREE AREA) * 2 VENTS REQUIRED	
* LOWER AREA:	173.75 SQ. IN. (50% REQUIRED IN LOWER 1/3)
* TO BE PROVIDED BY 25 VENTED FRIEZE BLOCKS MIN. (7 SQ. IN. FREE VENTING PER BLOCK VIA 3-2" DIA. HOLES)	



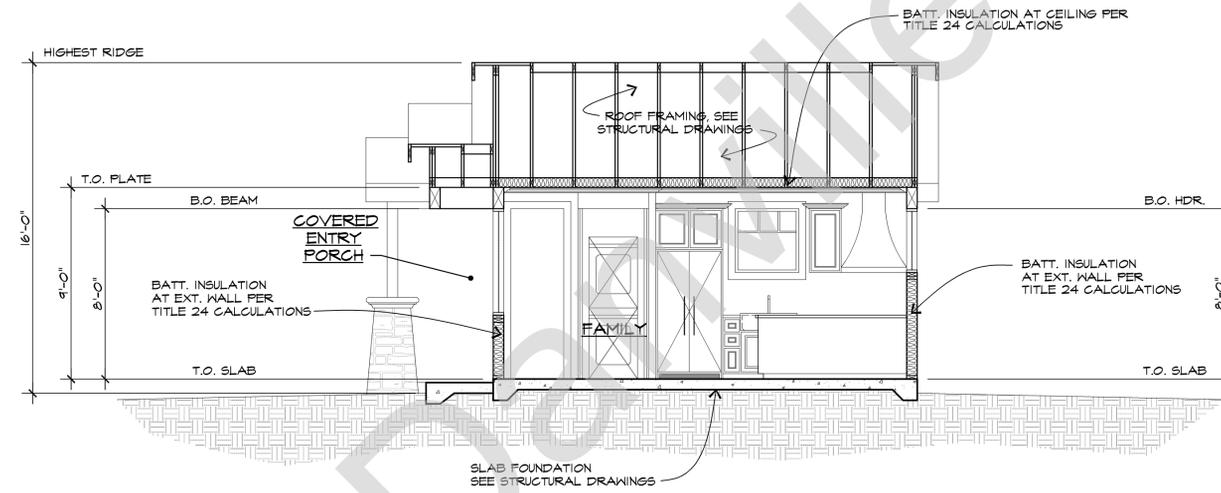
ROOF PLAN

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



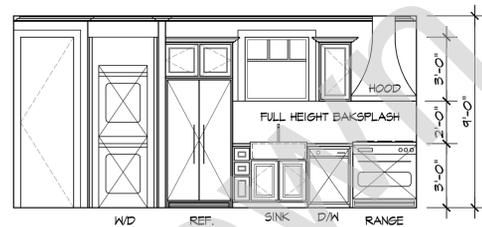
BUILDING SECTION - A/A2

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



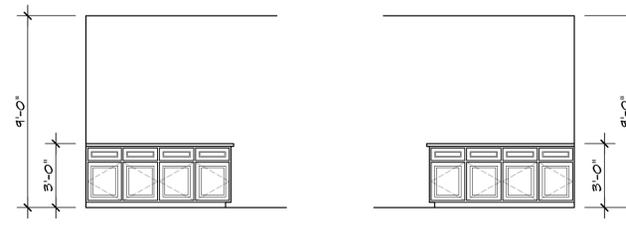
BUILDING SECTION - B/A2

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



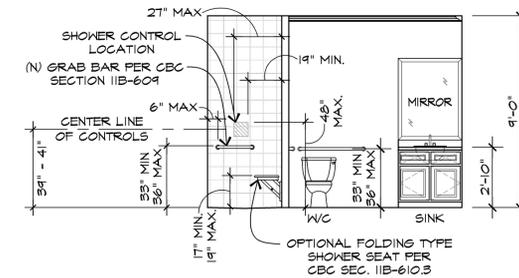
KITCHEN

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



KITCHEN ISLAND

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



BATHROOM

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

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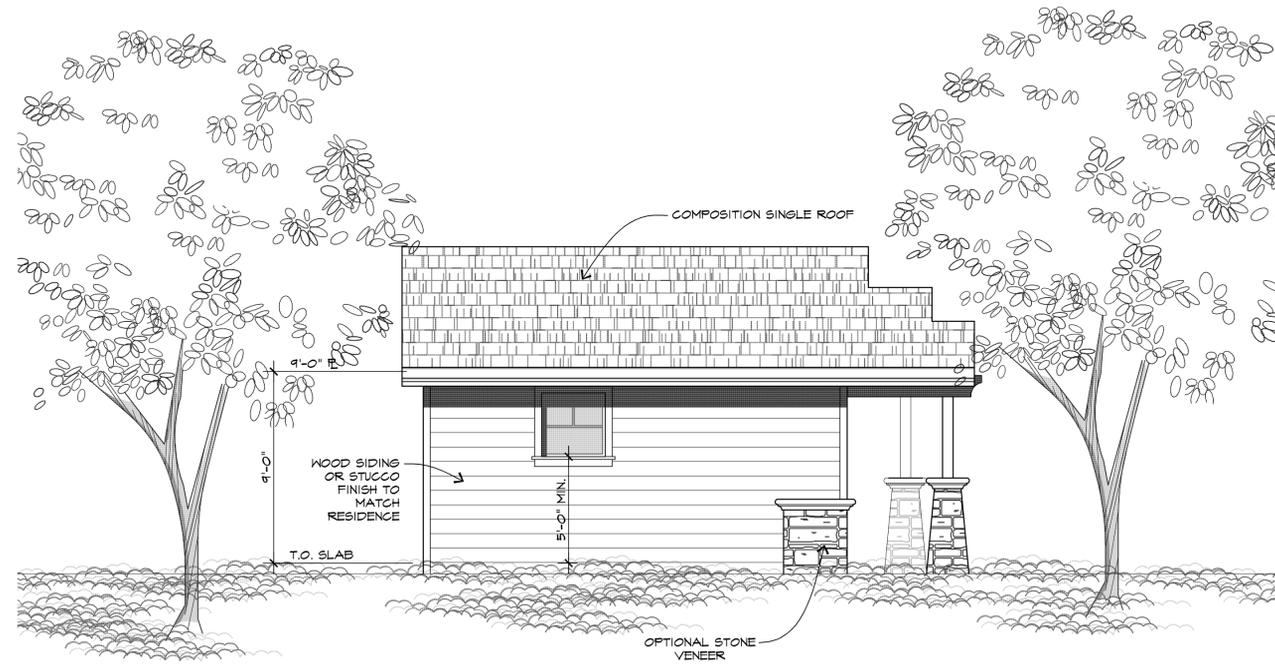
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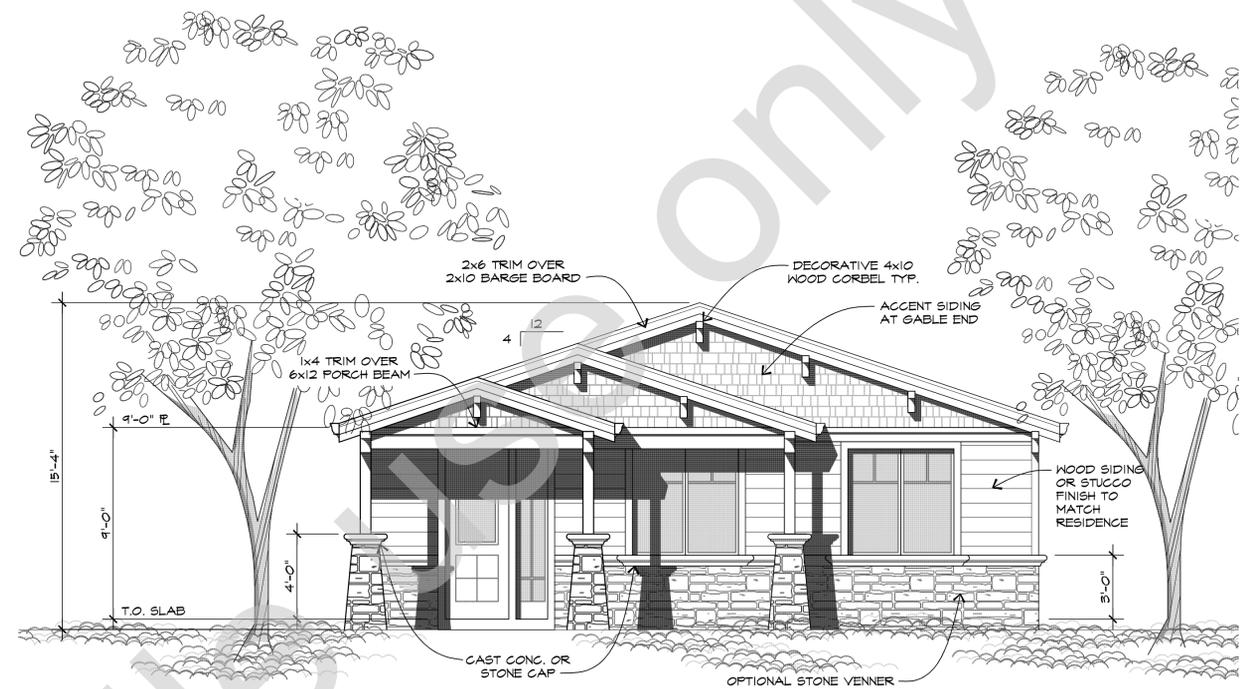
A2
OF SHEETS

Jul 28, 2020 - 6:45pm AS Building sections-interior Elev STUDIO.dwg



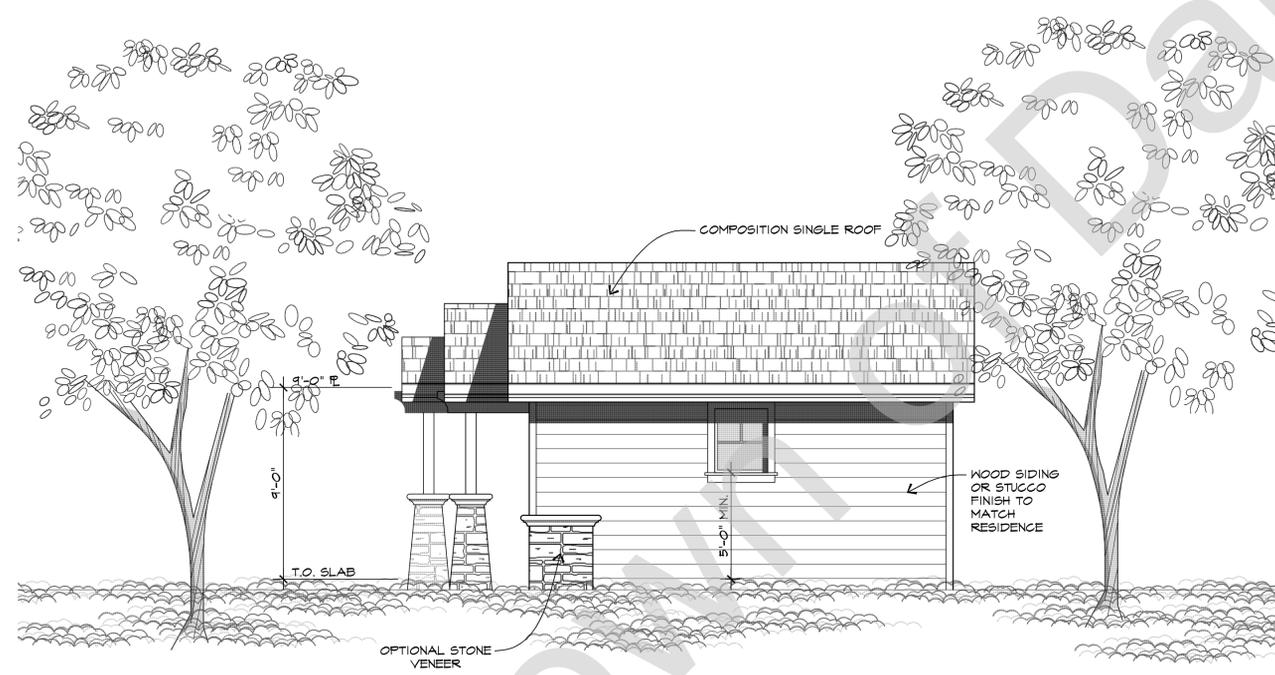
LEFT ELEVATION (CRAFTSMAN STYLE)

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



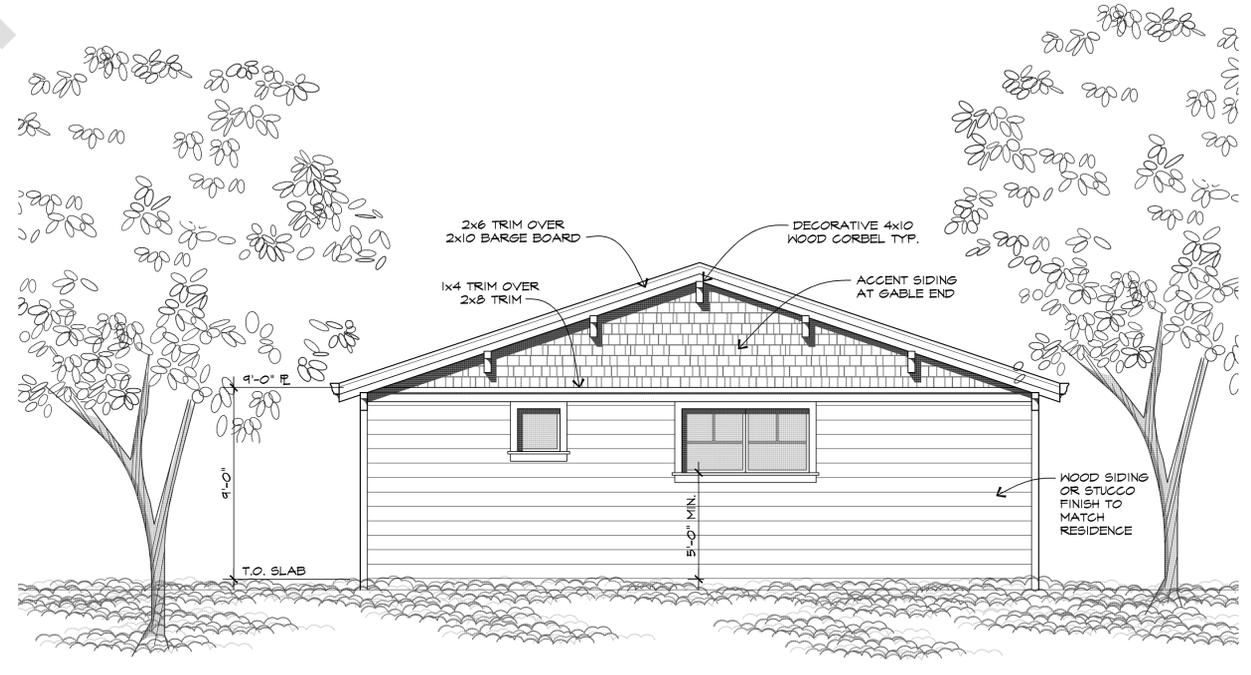
FRONT ELEVATION (CRAFTSMAN STYLE)

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



RIGHT ELEVATION (CRAFTSMAN STYLE)

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



REAR ELEVATION (CRAFTSMAN STYLE)

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

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A3
OF SHEETS

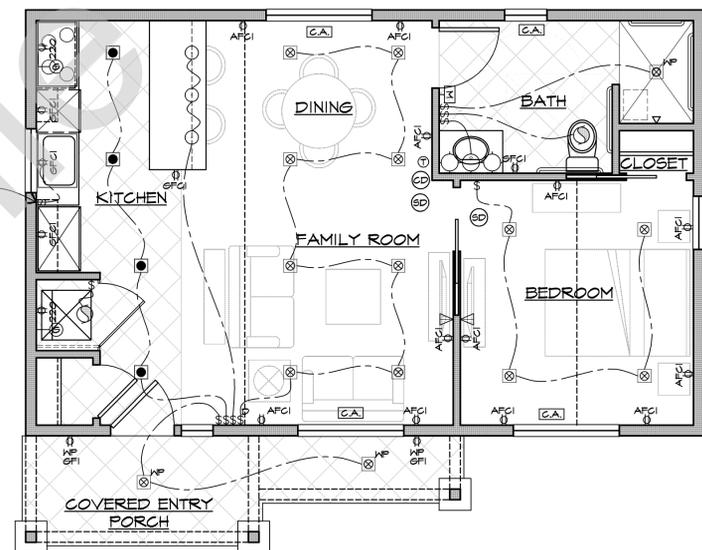
Jul 28, 2020 - 11:04pm A2-A7 First Floor Plan.dwg

ELECTRICAL/MECHANICAL KEY

- ⊕ SWITCHED RECEPTACLE OUTLET @ 12" U.N.O.
- ⊕^{AFCI} DUPLEX RECEPTACLE OUTLET @ 12" U.N.O. W/ ARC-FAULT CIRCUIT INTERRUPTER
- ⊕^{GFCI} DUPLEX RECEPTACLE OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- ⊕^{WP} WEATHER PROOF DUPLEX RECEPTACLE OUTLET (GFCI PROTECTED PER NEC 210-8(a)3)
- ⊕²²⁰ DUPLEX RECEPTACLE OUTLET - 220 VOLT
- ⊕ SINGLE POLE SWITCH @ 48" U.N.O.
- ⊕₃ THREE-WAY SWITCH
- ⊕₂ SWITCH W/ DIMMER
- ⊕₁ SWITCH W/ MOTION LIGHT
- ⊕_M MOTION SENSOR
- ⊕ CEILING MOUNTED LIGHT FIXTURE
- ⊕_W WALL MOUNTED LIGHT FIXTURE
- ⊕_W WALL MOUNTED LIGHT FIXTURE - SHALL BE SUITABLE FOR DAMP LOCATIONS
- ⊕ HANGING LIGHT
- ⊕_R RECESSED LED CEILING LIGHT FIXTURE
- ⊕_R RECESSED LED LOW VOLTAGE CEILING LIGHT
- ⊕_R RECESSED LIGHT FIXTURE - SHALL BE LABELED SUITABLE FOR DAMP LOCATIONS
- ⊕ EXHAUST FAN
- ⊕_{SD} SMOKE DETECTOR - (110V W/ BATTERY BACK-UP) HARD WIRED & INTERCONNECTED
- ⊕_{CD} CARBON MONOXIDE DETECTOR - (110V W/ BATTERY BACK-UP) HARD WIRED & INTERCONNECTED
- ⊕ TELEVISION OUTLET
- ⊕ HOSE BIBB (1/2" CW) W/ NON-REMOVABLE ANTI-SIPHON DEVICE (FOR OUTSIDE BIBB)
- ⊕ GAS OUTLET
- ⊕ THERMOSTAT
- ⊕_{CA} CEILING SUPPLY AIR REGISTER
- ⊕_{FA} FLOOR AIR SUPPLY REGISTER
- ⊕_{RA} COLD AIR RETURN @ CEILING

ELECTRICAL NOTES

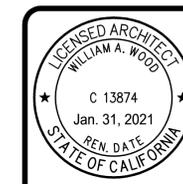
- 1) THERMOSTAT LOCATION TO BE DETERMINED BY HVAC DESIGNER.
- 2) CEILING AIR REGISTERS TO BE DETERMINED BY HVAC DESIGNER.
- 3) KITCHEN & BATHROOM LIGHTING SHALL MEET EFFICIENCY REQUIREMENT OF 2019 TITLE 24.
- 4) CONTRACTOR TO PROVIDE A COLD WATER CONNECTION @ THE REFRIGERATOR.
- 5) CONTRACTOR TO PROVIDE THE OPTION OF GAS OR 220V @ THE COOK TOP (VERIFY W/ OWNER).
- 6) WATER CLOSETS TO BE MAX 1.28 GALLONS PER FLUSH PER CAL GREEN SECTION 4.303.11.
- 7) INSTALLATION INSTRUCTIONS FOR ALL EQUIP. SHALL BE PROVIDED TO THE FIELD INSPECTOR @ THE TIME OF INSPECTION.
- 8) PROVIDE TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES-ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR.
- 9) PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET.
- 10) PROVIDE AN ARC-FAULT CIRCUIT INTERRUPTER TO PROTECT ALL RECEPTACLES IN THE BEDROOMS.
- 11) PROVIDE RECEPTACLE OUTLETS IN FOLLOWING LOCATIONS:
 - A. AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12" LOCATED SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEPTACLE.
 - B. AN EXTERIOR RECEPTACLES AT THE FRONT AND REAR OF THE HOME. THEY MUST BE WITHIN 6 FEET, 6 INCHES OF GRADE AND WATERPROOF.
 - C. ONE RECEPTACLE FOR THE LAUNDRY, (IE W/ WASHER).
 - D. IN ANY HALLWAY 10 FT OR MORE IN LENGTH.
- 12) KITCHEN COUNTERTOP RECEPTACLES SHALL BE LOCATED ABOVE THE COUNTERTOP NOT MORE THAN 18", AND MAY NOT BE INSTALLED FACE-UP IN THE COUNTER.
- 13) ALL LIGHT FIXTURE IN TUB OR SHOWER ENCLOSURES SHALL BE LABEL "SUITABLE FOR DAMP LOCATIONS" AND IF CEILING HEIGHT IS ≥ 8 FT. BE PROTECTED BY GFCI.
- 14) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED. CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOM(S); ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH SECTION R315. ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHALL, FOR SMOKE ALARMS.
- 15) EXHAUST FANS TO BE 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. IN WATER CLOSETS; 50 CFM CONTINUOUS.
- 16) ALL RECEPTACLES IN THE BATHROOMS, UTILITY ROOMS, KITCHEN COUNTERS, KITCHEN ISLAND, GARAGE (INCLUDING CEILING MOUNTED) AND ALL EXTERIOR LOCATIONS ARE TO BE GFCI PROTECTED CEC 210.8(g).
- 17) CONDUIT IN CONCRETE SLAB IS TO BE RATED FOR WET LOCATIONS. CEC 450.
- 18) PROVIDE DEDICATED CIRCUITS FOR BATHROOM CIRCUITS SERVING ONLY THE RECEPTACLES PER CEC 201.11(g)(3).
- 19) PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL NEW CIRCUITS PER CEC SECTION 406.12.
- 20) OUTDOOR LIGHTS TO BE "HIGH EFFICACY" OR "LOW EFFICACY" AND ON PHOTO/MOTION SENSOR PER CA ENERGY SECTION 150.0(R)(4).
- 21) HOSE BIBS SHALL HAVE NON-REMOVABLE BACKFLOW PREVENTER OR BIB-TYPE VACUUM BREAKER.



ELECTRICAL/ MECHANICAL PLAN

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

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Jul 29, 2020 - 6:52pm A15 Floor Plan Electrical Plans.dwg