

C:\Local\2020 Stan County ADU - 900\_CENTRAL\_rob.rvt

	15		14		13
	ABV AFF ACC ACOUS ADJ A/C ALT ALUM AB ANOD ARCH AC APL AUTO BM BET BLK BLKG BD BOT BOB BLDG CIP CB CLKG CLG CJ CEM CL CO CLR COL COMB CONC CMU CONST CONT CTSK DP DEPT DTL DIAG DIA DIM DISP DR DBL DF DN DS DWG DF EA EW E EWC ELEC ELEV EMER ENCL EQ EXH EXP EXPOSED/EXPANSION EXT FOC FOF FOM FOS FIN FF FA FE FEC FH FLASH FLR FT FTG FDN GA GI GL GALV GLB GB GND GYP GYPBD HDW HDR HVAC HT H HC HM HSS HORIZ HB HR IN ID INSUL INT LAB LAM LAV LT	ABOVE ABOVE FINISH FLOOR ACCESSIBLE ACOUSTICAL ADJUSTABLE AIR CONDITIONING ALTERNATE ALUMINUM ANCHOR BOLT ANODIZED ARCHITECT(URAL) ASPHALT CONCRETE ASSUMED PROPERTY LINE AUTOMATIC BEAM BETWEEN BLOCK BLOCKING BOARD BOTTOM BOTTOM OF BEAM BUILDING CAST IN PLACE CATCH BASIN CAULKING CEILING CEILING JOIST / CONTROL JOINT CEMENT CHAIN LINK CLEAN OUT CLEAR(ENCE) COLUMN COMBINATION CONCRETE CONCRETE MASONRY UNIT CONSTRUCTION CONTINUOUS COUNTER SINK DEEP DEPT (DEPTH) DETAIL DIAGONAL DIAMETER DIMENSION DISPENSER DOOR DOUBLE DOUGLAS FIR DOWN DOWN SPOUT DRAWING DRINKING FOUNTAIN EACH EACH WAY EAST ELECT. WATER COOLER ELECTRIC(AL) ELEVATION EMERGENCY ENCLOSURE EQUAL EXHAUST EXISTING EXPANSION JOINT EXPOSED/EXPANSION EXTERIOR FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUD/STRUCTURE FINISH FINISH FLOOR FIRE ALARM FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE HYDRANT FLASHING FLOOR FOOT / FEET FOOTING FOUNDATION GAGE / GAUGE GALVANIZED IRON GLASS / GLAZING GLAZANIZED GLUE LAMINATED BEAM GRAB BAR GROUND GYPSUM GYPSUM BOARD HARDWARE HEADER HEATING/VENTILATING/AIR CONDITION HEIGHT HIGH HOLLOW CORE HOLLOW METAL HOLLOW STRUCTURAL SECTION HORIZONTAL HOSE BIB HOUR INCH INSIDE DIAMETER INSULATION INTERIOR LABORATORY LAMINATE(D) LAVATORY LIGHT	LTWT L LV MB MH  MAS MAX MECH  MIN MISC MTD (N) NRC NOM N NIC NTS NOI# OC OPNG OD O/ OFOI  OFCI PR PTD d PERF  PLYWD PT POC PVC PSI PSF PREFAB P.T. PTD PROJ P.L. RAD REF REFL REFR REINF REQ RA REV ROW R RD RM RO RB SECT SHTG SHT SM SIM SD SC STC S SPEC SQ SF SS STD STL STOR STRUCT S4S SUSP SAT SYM TB TEL TV THK THRES T&G TOB TOC TOP TOS TOW T TYP UNO UR VERT VCT WSTC WC WH WP WR WT WWF W WDW W/ W/O WD WWM WI	LIGHT WEIGHT LONGLENGTH LOUVER VENT MACHINE BOLT MAN HOLE MANUFACTURER MASONRY MAXIMUM MECHANICAL METAL MINIMUM MISCELLANEOUS MOUNTED NEW NOISE REDUCTION COEFF. NOMINAL NORTH NOT IN CONTRACT NOT TO SCALE NUMBER ON CENTER OPENING OUTSIDE DIAMETER OVER OWNER FURNISHED OWNER INSTALLED OWNER FURNISHED CONTRACTOR INSTALLED PAIR PAPER TOWEL DISPENSER PENNY PERFORATED PLASTER PLYWOOD POINT POINT OF CONNECTION POLY/VINYL CHLORIDE POUNDS PER SQ. INCH POUNDS PER SQ. FT. PREFABRICATED PRESSURE TREATED PRESSURE TREATED DOUG. FIR PROJECT PROPERTY LINE RADIUS REFERENCE REFLECTED REFRIDGERATOR REINFORCE(ING) REQUIRED RETURN AIR REVISION(S)/REVISED RIGHT OF WAY RISER/RADIUS ROOF DRAIN ROOM ROUGH OPENING RUBBER BASE SECTION SHEATHING SHEET SHEET METAL SIMILAR SOAP DISPENSER SOLID CORE SOUND TRANSMISSION COEFF. SOUTH SPECIFICATION SQUARE SQUARE FOOT STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURE SURFACE FOUR SIDES SUSPENDED SUSPENDED ACOUSTICAL TILE SYMBOL/SYMMETRICAL TACKBOARD TELEPHONE TELEVISION THICK THRESHOLD TONGUE & GROOVE TOP OF BEAM TOP OF CURB/CONCRETE TOP OF PLATE/PARAPET/PAVEMENT TOP OF SHEATHING STEEL/SLAB TOP OF WALK/WALL TREAD TYPICAL UNLESS NOTED OTHERWISE URINAL VERTICAL VINYL COMPOSITION TILE WAINSCOT WATER CLOSET WATER HEATER WATER PROOFING WATER RESISTANCE WEIGHT WELDED WIRE FABRIC WEST/WIDTH/WIDE WINDOW WITH WITHOUT WOOD WOVEN WIRE MESH WROUGHT IRON	

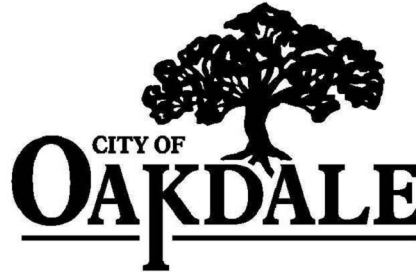
ABBREVIATIONS

APPLICABLE CODES

SHEET INDEX

896 SF TWO BEDROOM  
ACCESSORY DWELLING UNIT

FOR USE ONLY IN STANISLAUS COUNTY AND  
WITHIN THE JURISDICTIONS NOTED BELOW:



CS	COVER SHEET
CG1.0	CALGREEN RESIDENTIAL MANDATORY MEASURES
SHEETS - ARCHITECTURAL	
AD.2	DETAILS - 896 SF TWO BEDROOM
A1.1	FLOOR PLANS - 896 SF TWO BEDROOM
A1.2	EXTERIOR ELEVATIONS - 896 SF TWO BEDROOM
A1.3	EXTERIOR ELEVATIONS - 896 SF TWO BEDROOM
A1.4	EXTERIOR ELEVATIONS - 896 SF TWO BEDROOM
A1.5	ROOF PLAN - 896 SF TWO BEDROOM
A1.6	SCHEDULES / INTERIOR ELEVATIONS - 896 SF TWO BEDROOM
A1.7	BUILDING AND WALL SECTIONS - 896 SF TWO BEDROOM
AD.1	DETAILS - 896 SF TWO BEDROOM
SHEETS - STRUCTURAL	
S0.1	STRUCTURAL NOTES, ABBREVIATIONS, AND PROJECT RESTRICTIONS - 896 SF TWO BEDROOMS
S0.2	TYPICAL CONCRETE & REINFORCEMENT DETAILS - 896 SF TWO BEDROOMS
S0.3	STRUCTURAL DETAILS - SHEARWALLS, DIAPHRAGMS & OTHER TYP. FRAMING - 896 SF TWO BEDROOMS
S0.4	FASTENER SCHEDULE - 896 SF TWO BEDROOMS
S1.1	FOUNDATION PLANS - 896 SF TWO BEDROOMS
S2.1	CEILING FRAMING PLAN - 896 SF TWO BEDROOMS
S2.2	ROOF FRAMING PLANS - 896 SF TWO BEDROOMS
S3.1	FRAMING ELEVATIONS - 896 SF TWO BEDROOMS
SD.1	STRUCTURAL DETAILS - SLAB OPTION - 896 SF TWO BEDROOMS
SD.1A	STRUCTURAL DETAILS - RAISED WOOD OPTION - 896 SF TWO BEDROOMS
SD.2	2x12 ROOF FRAMING DETAILS - 896 SF TWO BEDROOMS
SD.2A	STRUCTURAL DETAILS - TRUSS ROOF - 896 SF TWO BEDROOMS
SHEETS - MECHANICAL	
M0.0	MECHANICAL - LEGEND, NOTES & SCHEDULES - 896 SF - TWO BED - GAS WATER AND SPACE HEATING
M2.1	MECHANICAL - FLOOR PLAN - 896 SF - TWO BED - GAS WATER AND SPACE HEATING
M5.1	MECHANICAL - DETAILS - 896 SF - TWO BED - GAS WATER AND SPACE HEATING
EN.1	TITLE 24 - CERTIFICATE OF COMPLIANCE - 896 SF - TWO BED - GAS WATER AND SPACE HEATING
M0.0E	MECHANICAL - LEGEND, NOTES & SCHEDULES - 896 SF - TWO BED - ELECTRIC WATER AND SPACE HEATING
M2.1E	MECHANICAL - FLOOR PLAN - 896 SF - TWO BED - ELECTRIC WATER AND SPACE HEATING
M5.1E	MECHANICAL - DETAILS - 896 SF - TWO BED - ELECTRIC WATER AND SPACE HEATING
EN.1E	TITLE 24 - CERTIFICATE OF COMPLIANCE - 896 SF - TWO BED - ELECTRIC WATER AND SPACE HEATING
SHEETS - PLUMBING	
P0.0	PLUMBING - LEGEND, NOTES & SCHEDULES - 896 SF - TWO BED - GAS WATER AND SPACE HEATING
P2.1	PLUMBING - FLOOR PLAN - 896 SF - TWO BED - GAS WATER AND SPACE HEATING
P5.1	PLUMBING - DETAILS - 896 SF - TWO BED - GAS WATER AND SPACE HEATING
P0.0E	PLUMBING - LEGEND, NOTES & SCHEDULES - 896 SF - TWO BED - ELECTRIC WATER AND SPACE HEATING
P2.1E	PLUMBING - FLOOR PLAN - 896 SF - TWO BED - ELECTRIC WATER AND SPACE HEATING
P5.1E	PLUMBING - DETAILS - 896 SF - TWO BED - ELECTRIC WATER AND SPACE HEATING
SHEETS - ELECTRICAL	
E0.1	GENERAL NOTES, LEGEND & ABBREVIATIONS
E1.1	896 SF TWO BEDROOM ELECTRICAL FLOOR PLANS

PROJECT OWNER RESPONSIBILITIES / INFORMATION

OCCUPANCY TYPE:	R3
TYPE OF CONSTRUCTION:	VB
ALLOWABLE AREA:	UNLIMITED
FIRE SPRINKLERS:	SEE DEFERRED APPROVAL
896 SF ADU	
FIRST LEVEL AREA:	896.00 SF
TOTAL CONDITIONED AREA:	896.00 SF
COVERED PORCH AREA:	105.00 SF
COVERED PATIO AREA:	0.00 SF
TOTAL BUILDING FOOTPRINT AREA:	1001.00 SF
BUILDING HEIGHT:	
	±15'-6"
FIRE SPRINKLERS REQUIRED:	<input type="checkbox"/> YES <input type="checkbox"/> NO
FIRE SPRINKLERS IN EXISTING RESIDENCE:	<input type="checkbox"/> YES <input type="checkbox"/> NO
VERY HIGH FIRE HAZARD SEVERITY ZONE:	<input type="checkbox"/> YES <input type="checkbox"/> NO

BY ACCEPTING THE PREAPPROVED PLANS ("PLANS"), OWNER AND HIS/HER/ITS TENANTS, OCCUPANTS, AND INVITEES SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS STANISLAUS COUNTY, THE LOCAL AGENCY ISSUING THE PERMIT, THE DESIGN PROFESSIONALS WHO PREPARED THE PLANS, AND THEIR RESPECTIVE OFFICIALS, OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS, FROM ANY AND ALL CLAIMS, COSTS, LOSS, DAMAGE OR INJURY ARISING OUT OF OR RELATING TO THE ACCEPTANCE OR USE OF THE PLANS.



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896 SF TWO BEDROOM  
ACCESSORY DWELLING UNITS -  
STANISLAUS COUNTY CALIFORNIA

COVER SHEET

No.	Description	Date

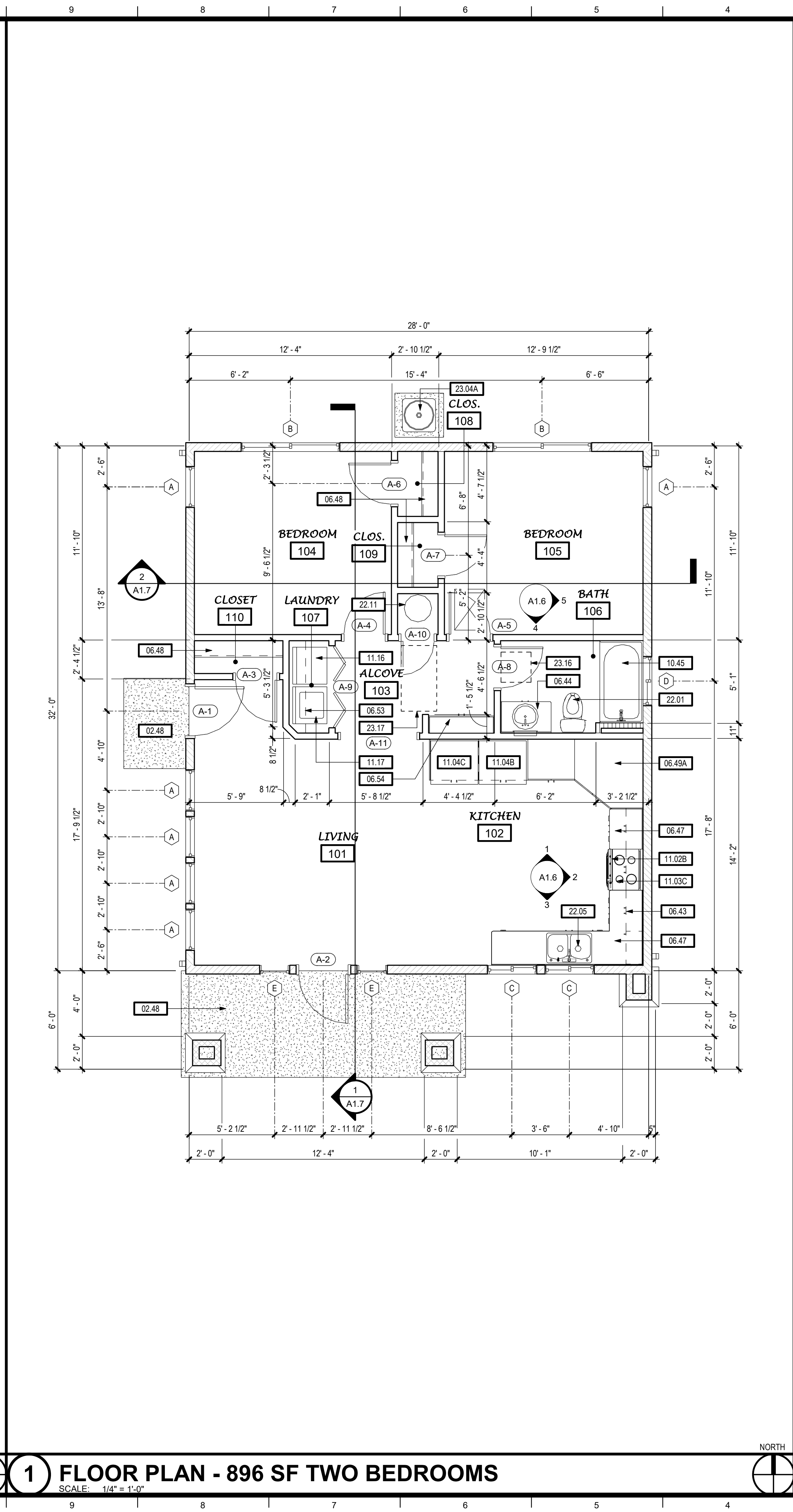
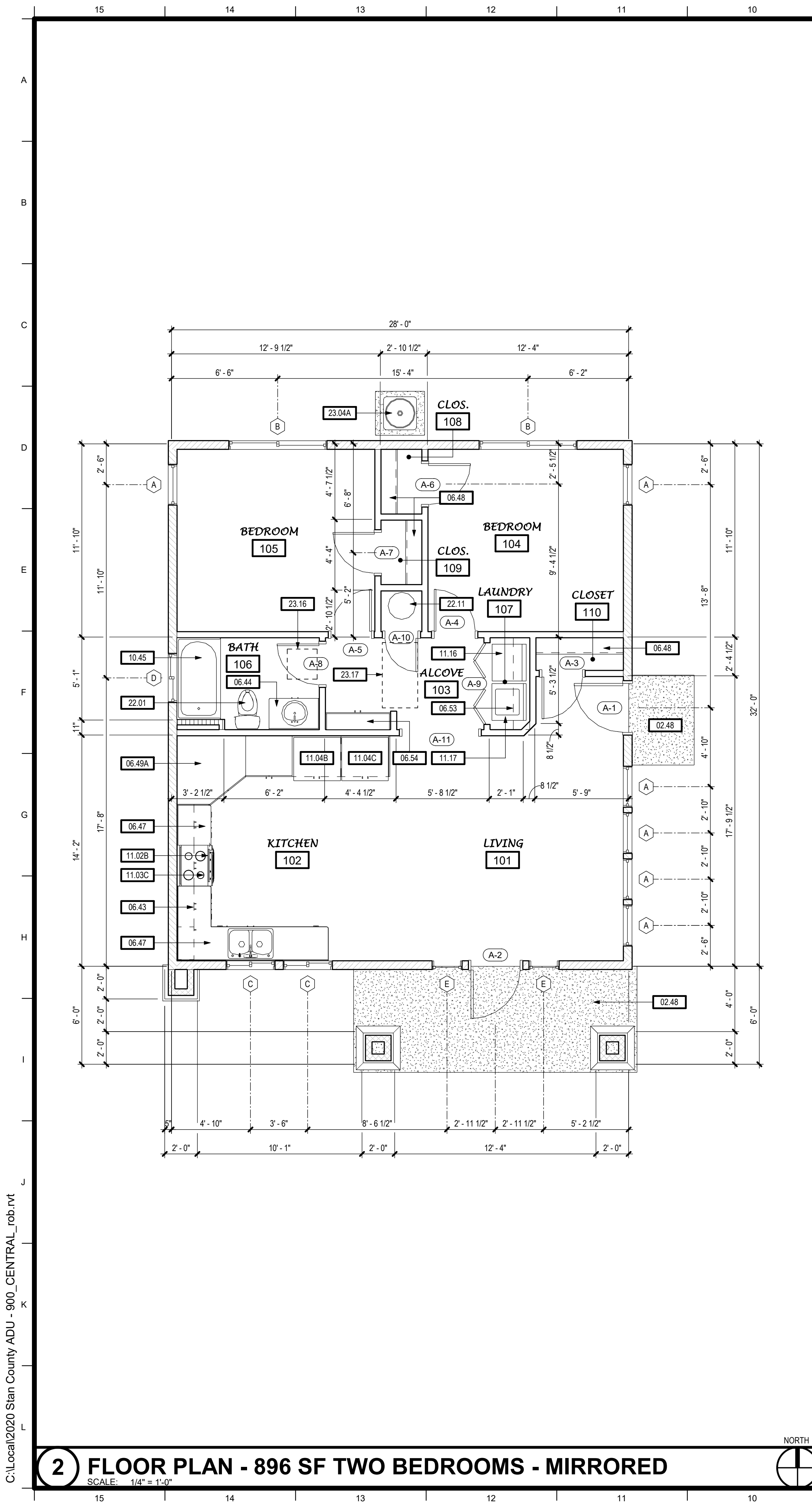
Project Number	2020
Date	JUNE 2022
Drawn by	RRM
Checked by	JM/JG

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Plot Date & Time 10/6/2022 11:51:32 AM



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### KEYNOTES

02.48	CONCRETE FLATWORK / LANDINGS - 36" MIN. DEPTH
06.43	CASEWORK - WOOD OR PLASTIC LAMINATE
06.44	BATHROOM VANITY W/ COUNTERTOP, SPLASH AND LAVATORY
06.47	KITCHEN BASE CABINET - WOOD OR PLASTIC LAMINATE - COUNTERTOP W/ SPLASH
06.48	CLOSET SHELF AND POLE
06.49A	CASEWORK - 90" HIGH KITCHEN PANTRY/STORAGE CABINET
06.53	12" DEEP FIXED SHELF AT +66" AFF
06.54	CASEWORK - 84" HIGH x 12" DEEP STORAGE CABINET
10.45	BATHTUB/SHOWER COMBINATION W/ NON-PERMEABLE WALL FINISH AT (3) SIDES TO +72" (MIN.) ABOVE DRAIN INLET
11.02B	APPLIANCES - MICROWAVE - OVER RANGE WITH EXHAUST FAN (100 CFM MIN.)
11.03C	APPLIANCES - 30" WIDE RANGE / OVEN
11.04B	APPLIANCES - REFRIGERATOR - STANDARD SIZE
11.04C	APPLIANCES - FREEZER - STANDARD SIZE
11.16	APPLIANCES - CLOTHES DRYER
11.17	APPLIANCES - CLOTHES WASHER
22.01	PLUMBING FIXTURE - WATER CLOSET
22.05	PLUMBING FIXTURE - KITCHEN SINK - GARBAGE DISPOSER OPTIONAL
22.11	PLUMBING FIXTURE - WATER HEATER
23.04A	HVAC EQUIPMENT - CONDENSER UNIT - SEE MECHANICAL DRAWINGS
23.16	HVAC EQUIPMENT - ENERGY RECOVERY VENTILATOR (22"x22" - WEIGHT = 32lbs) ABOVE CEILING - SEE MECHANICAL DRAWINGS
23.17	HVAC EQUIPMENT - ATTIC MOUNT HORIZONTAL FORCED AIR UNIT - SEE MECHANICAL DRAWINGS

### NOTES

THIS DWELLING UNIT IS NOT INTENDED TO SATISFY ACCESSIBILITY REQUIREMENTS PRESCRIBED BY THE CALIFORNIA BUILDING CODE.

FOLLOWING IS A LIST OF RECOMMENDATIONS THAT MAY IMPLEMENTED IN ORDER TO INCREASE THE FUNCTIONALITY OF THE UNIT FOR A PERSON WITH MOBILITY LIMITATIONS.

- WALK-IN TUB/SHOWER COMBINATION (SEE FLOOR PLAN BELOW).
  - AVAILABLE IN SAME FOOTPRINT (430"x60") AS STANDARD BATHTUB/SHOWER
  - APPROXIMATELY 3" HIGH STEP TO ENTER, MULTIPLE CONFIGURATIONS AVAILABLE AT LARGE HOME IMPROVEMENT RETAILERS
- LEVER LOCKSET HARDWARE AT ALL DOORS
- REVERSE STANDARD SWING DIRECTION AT BATHROOM DOORS TO PREVENT ENTRAPMENT IN THE EVENT OF A FALL OR PROVIDE A POCKET DOOR IF SPACE PERMITS.
- \*COMFORT HEIGHT\* WATER CLOSET (±2" HIGHER THAN STANDARD WATER CLOSET).
- CONVENIENCE GRAB BARS (SEE FLOOR PLAN BELOW), PROVIDE SOLID BLOCKING IN WALL TO SUPPORT.

### 3 ADAPTABILITY RECOMMS.

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

#### EXTERIOR WALLS

2x4 WOOD STUDS W/ R-15 BATT INSULATION; EXTERIOR FINISH OVER R-4 RIGID INSULATION OVER PLYWOOD SHEATHING AT EXTERIOR / GYPSUM BOARD AT INTERIOR

#### ALTERNATE:

2x6 WOOD STUDS W/ R-21 BATT INSULATION; EXTERIOR FINISH OVER PLYWOOD SHEATHING AT EXTERIOR / GYPSUM BOARD AT INTERIOR

2x4 WOOD STUDS; PLASTER OR SIDING (SEE EXTERIOR ELEVATIONS) OVER PLYWOOD SHEATHING AT EXTERIOR SIDE ONLY

#### INTERIOR WALLS

2x4 WOOD STUDS; GYPSUM BOARD AT EACH SIDE

2x6 WOOD STUDS; GYPSUM BOARD AT EACH SIDE

NOTES:

- HERS VERIFIED QUALITY INSPECTION IS REQUIRED. OWNER TO PROVIDE REPORT TO INSPECTOR AT INSULATION INSPECTION.
- ALL INTERIOR AND EXTERIOR WOOD STUDS ARE TO BE SPACED AT 16" O.C. MAX. - SEE STRUCTURAL DRAWINGS.
- SEE STRUCTURAL DRAWINGS FOR ALL EXTERIOR AND INTERIOR SHEAR WALL LOCATIONS.
- SEE STRUCTURAL DRAWINGS FOR EXTERIOR WALLS W/ PLYWD. SHEATHING AT INTERIOR FACE.

### WALL LEGEND

# TPH

## architects

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**896 SF TWO BEDROOM**

**ACCESSORY DWELLING UNITS -**

**STANISLAUS COUNTY CALIFORNIA**

**FLOOR PLANS - 896 SF TWO BEDROOM**

No.	Description	Date

Project Number 2020

Date JUNE 2022

Drawn by RRM

Checked by JMJ/JG

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Plot Date & Time 8/10/2022 2:45:48 PM





## NOTES

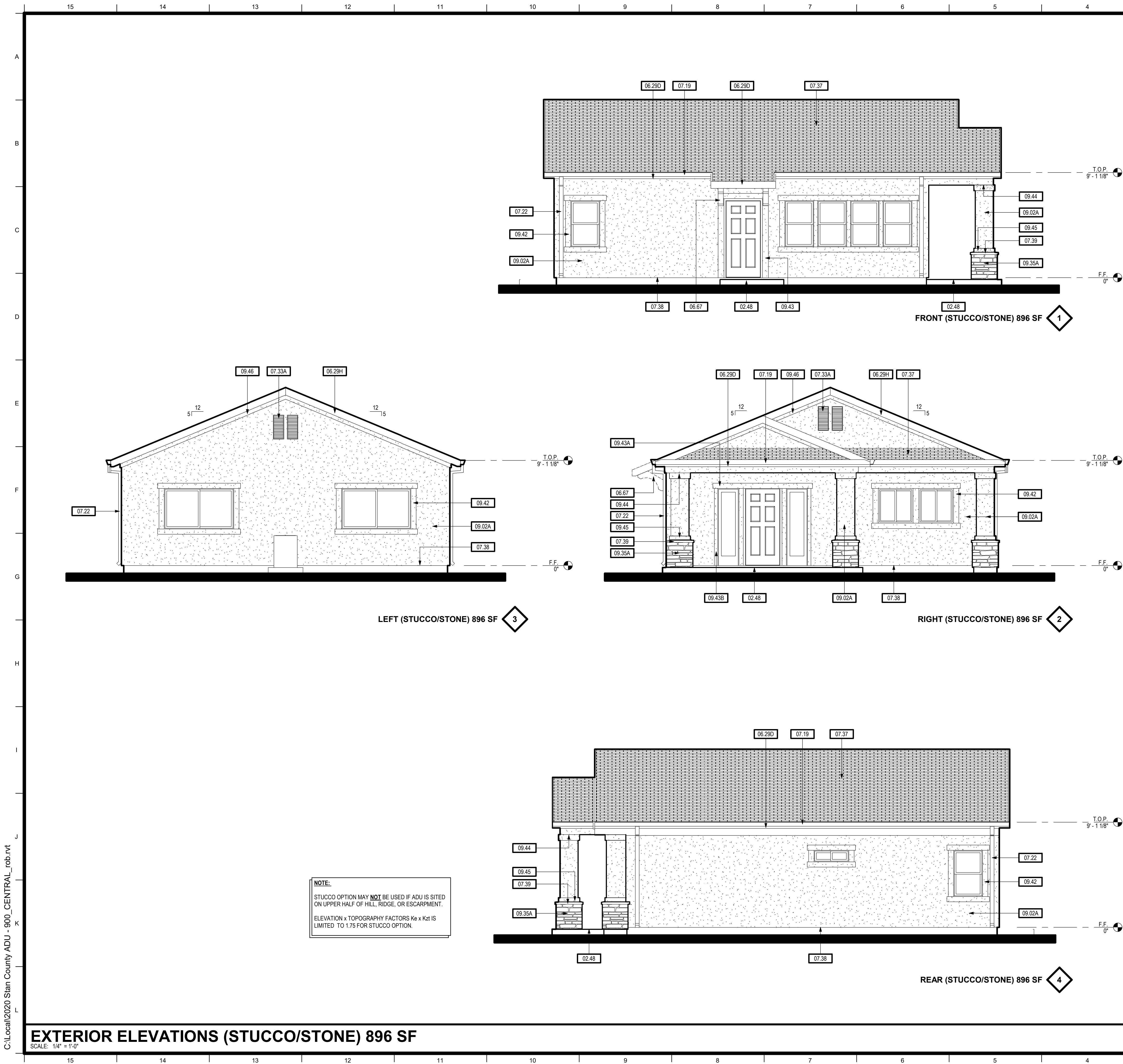
**896 SF TWO BEDROOM  
ACCESSORY DWELLING UNITS -  
STANISLAUS COUNTY CALIFORNIA**

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**EXTERIOR ELEVATIONS - 896 SF TWO BEDROOM**

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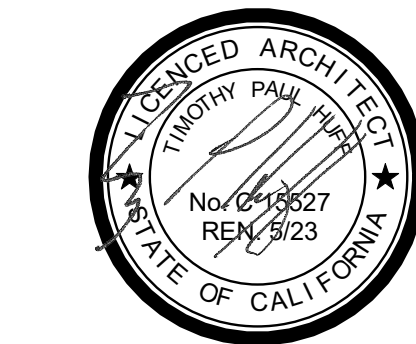


KEYNOTES	
02.48	CONCRETE FLATWORK/ LANDING - 3/8" MIN. DEPTH
06.29D	2X8 FASCIA BOARD
06.29H	2X8 RAKE FASCIA
06.67	COVERED ENTRY CORBEL - SEE DETAIL 4/A.D.2
07.19	GUTTER - GALV. OR PREFINISHED
07.22	DOWNSPOUT - GALV. OR PREFINISHED
07.33A	1/2"x24" G.I. SCREENED/LOUVERED GABLE END VENT
07.37	ROOFING MATERIAL - STANDING SEAM METAL, ASPHALT COMPOSITION OR SPANISH STYLE METAL ROOFING MATERIAL OVER (2) LAYERS OF #15 ROOFING FELT OVER PLYWOOD SHEATHING W/ RADIANT BARRIER APPLIED TO UNDERSIDE OF SHEATHING
07.38	G.I. STUCCO VEEB SCREED - PLACE MIN. 4" ABOVE GRADE AND MIN. 2" ABOVE CONCRETE FLATWORK/WALKWAYS
07.39	SHEET METAL OR SHAPED WOOD WAISTCOAT CAP
09.02A	EXTERIOR WALL FINISH - 7/8" 3-COAT CEMENT PLASTER WALL FINISH OVER (2) LAYERS OF DENSE D BUILDING PAPER
09.35A	THIN STONE VENEER WAISTCOAT
09.42	6" STUCCO OVER WOOD OR FOAM WINDOW HEAD, JAMB, AND SILL TRIM
09.43	6" STUCCO OVER WOOD OR FOAM DOOR HEAD AND JAMB TRIM
09.43A	6" STUCCO OVER WOOD OR FOAM DOOR HEAD TRIM
09.43B	4" STUCCO OVER WOOD OR FOAM DOOR JAMB TRIM
09.44	6" STUCCO OVER WOOD OR FOAM TRIM BAND
09.45	4" STUCCO OVER WOOD OR FOAM TRIM BAND
09.46	4" STUCCO OVER WOOD OR FOAM FRIEZE TRIM



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**896 SF TWO BEDROOM  
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STANISLAUS COUNTY CALIFORNIA**

**EXTERIOR ELEVATIONS - 896 SF TWO BEDROOM**

No.	Description	Date

Project Number	2020
Date	JUNE 2022
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### A1.3

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## NOTES





## NOTES

  
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 CITY OF CERES  
TOGETHER WE ACQUIRE

  
 MÓDESTO  
CALIFORNIA

  
 CITY OF OAKDALE

  
 JEFFREY RIVER RANCH  
EST. 1982

  
 CITY OF TURLOCK  
INC. 1908

  
 CITY OF WATERTOWN  
Incorporated 1959

  
*Stanislaus*  
**County**

<b>896 SF TWO BEDROOM ACCESSORY DWELLING UNITS - STANISLAUS COUNTY CALIFORNIA</b>		<b>EXTERIOR ELEVATIONS - 896 SF TWO BEDROOM</b>
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No.	Description	Date

Project Number	2020
Date	JUNE 2022
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# A1.4

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