Detached New Accessory Dwelling Unit

745 SQ. FT.

Yucaipa, CA 92399

KEY NOTES

1. SINK WITH GARBAGE DISPOSAL. (STYLE PER OWNER)
2. CLEAR FOR REF SPACE. PLUMB FOR WATER.
3. 30" ELECTRIC RANGE-OVEN COMBINATION W/ MICROWAVE ABOVE W/ BUILT-IN 160 CFM HOOD (VENT TO OUTSIDE AIR)
4. PROVIDE WATER & WASTE FOR WASHER.
5. PROVIDE DRYER VENT METAL DUCT 4" DIAMETER. PER 2022 C.M.C. SECTION 504.3.
6. DISHWASHER. PROVIDE SURFACE MOUNT AIR GAP IF REQUIRED.
7. 50 GAL. NEEA HEAT PUMP WATER HEATER PER T24 SPECS. SHALL BE INSTALLED PER MANUFACTURER GUIDELINES. FOR WATER HEATER STRAPPING SEE DETAIL 18 / SD1.
8. A/C COMPRESSOR. TO REST ON CONCRETE BASE EXTENDING NOT LESS THAN 3" ABOVE ADJOINING GROUND LEVEL.
9. 200A SUBPANEL.
10. 30" X 60" TUB/SHOWER W/ CERAMIC TILE TO CEILING. 72" MIN.
11. MEDICINE CABINET
12. 22" X 30" ATTIC ACCESS
13. PROVIDE REINFORCEMENT FOR "AGING IN PLACE DESIGN". REINFORCEMENT SHALL NOT BE LESS THAN 2X8 NOMINAL LUMBER LOCATED BETWEEN 32"-39" ABOVE FINISHED FLOOR, FLUSH WITH WALL FRAMING. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON THE BACK WALL AND SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
   -THE WATER CLOSET REINFORCEMENT TO BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
   -WHERE THE WATER CLOSET IS NOT LOCATED ADJACENT A SIDE WALL, GRAB BAR REINFORCEMENT FOR A GROUND-MOUNTED INSTALLATION IS ACCEPTABLE.
   -BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE THE BATHTUB RIM.

DOOR SCHEDULE

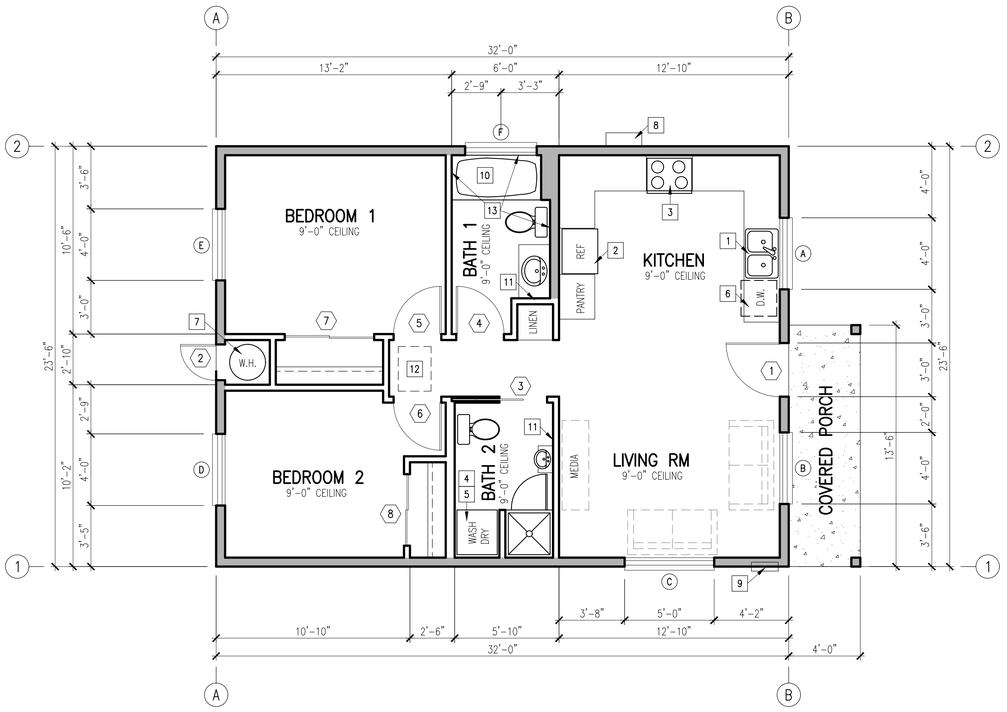
⬡ - INDICATES DOOR SYMBOL (SEE FLOOR PLAN)

DOOR NUMBER	DIMENSION	CORE	MATERIAL	FRAME	HARDWARE	REMARKS
1.	3'-0" X 8'-0"	S.C.	1 3/4" THK. PAINTED GRADE	WD.	LOCK	
2.	2'-0" X 6'-8"	S.C.	1 3/4" THK. PAINTED GRADE	WD.	---	LOUVERED DOOR
3.	2'-8" X 6'-8"	H.C.	1 3/8" THK. PAINTED GRADE	WD.	PRIVACY SLOCK	POCKET DOOR
4.	2'-8" X 6'-8"	H.C.	1 3/8" THK. PAINTED GRADE	WD.	PRIVACY LOCK	
5.	2'-8" X 6'-8"	H.C.	1 3/8" THK. PAINTED GRADE	WD.	PRIVACY LOCK	
6.	2'-8" X 6'-8"	H.C.	1 3/8" THK. PAINTED GRADE	WD.	PRIVACY LOCK	
7.	5'-0" X 6'-8"	-	SLIDING WARDROBE DOOR	WD.	---	
8.	4'-0" X 6'-8"	-	SLIDING WARDROBE DOOR	WD.	---	

WINDOW SCHEDULE

◯ - INDICATES WINDOW SYMBOL (SEE FLOOR PLAN)

WINDOW LETTER	DIMENSION	TYPE	GLASS	FRAME	REMARKS
A	4046	HORZ. SLIDER	DUAL GLAZED	VINYL	8'-0" HEADER
B	4046	HORZ. SLIDER	DUAL GLAZED	VINYL	8'-0" HEADER
C	5046	HORZ. SLIDER	DUAL GLAZED	VINYL	8'-0" HEADER
D	4040	HORZ. SLIDER	DUAL GLAZED	VINYL	8'-0" HEADER
E	4040	HORZ. SLIDER	DUAL GLAZED	VINYL	8'-0" HEADER
F	4020	HORZ. SLIDER	DUAL GLAZED	VINYL	8'-0" HEADER



DOOR NOTES

ALL INTERIOR DOOR TO BE HOLLOW CORE 1 3/8" THICK U.N.O. (SEE PLAN FOR SIZE)

ALL ENTRY DOORS TO BE FIBERGLASS OR SOLID CORE WOOD 1 3/4" THICK (SEE PLAN FOR SIZE)

DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDING OR FLOORS NOT MORE THAN 7-3/4" BELOW THE TOP OF THRESHOLD EXCEPT A TOP LANDING IS NOT REQUIRED WHERE 2 OR FEWER RISERS STAIRWAY LOCATED ON THE EXTERIOR SIDE OF DOOR AND THE DOOR DOES NOT SWING OVER THE STAIRWAY [CRC R311.3.2]

WINDOW NOTES

1. EACH BEDROOM OF RESIDENCE SHALL HAVE A WINDOW WITH AT LEAST ONE WINDOW (OR EXTERIOR DOOR) WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

   OPENING HEIGHT: 24" CLEAR MINIMUM
   OPENING WIDTH: 20" CLEAR MINIMUM
   NET OPEN AREA: 5.7 SQ. FT. MINIMUM
   SILL HEIGHT: 44" MAXIMUM

   MIN. U-FACTOR: 0.30
   MIN. SHGC: 0.23

2. IF ADU IS LOCATED IN A HIGH FIRE HAZARD SEVERITY ZONE, ALL WINDOWS SHALL BE TEMPERED.

CONSTRUCTION LEGEND

NEW 2 X 6 EXTERIOR WALL STUDS @ 16" O.C. & PLUMBING WALL

NEW 2 X 4 INTERIOR (BEARING/NON-BEARING) WALL STUDS @ 16" O.C.

GENERAL NOTES

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHRUBS WITH INSTALLED SHOWERHEAD AND IN SHOWER COMPARTMENTS, SHALL BE BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. (CRC R307.2)

PROJECT NOTES

1. REQUIRED SPECIAL FEATURES
   A. COOL ROOF
   B. NON-STANDARD DUCT LOCATION (ANY LOCATION OTHER THAN ATTIC)
   C. NORTHWEST ENERGY EFFICIENCY ALLIANCE (NEEA) RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL, OR EQUIVALENT, MUST BE INSTALLED
2. H.E.R.S. RATER CERTIFICATION IS REQUIRED FOR THE FOLLOWING ITEMS
   A. QUALITY INSULATION INSTALLATION (QII)
   B. INDOOR AIR QUALITY VENTILATION FAN
   C. KITCHEN RANGE HOOD
   D. MINIMUM AIRFLOW
   E. VERIFIED EER/EER2
   F. VERIFIED SEER/SEER2
   G. FAN EFFICACY WATTS/CFM
   H. VERIFIED HSPF2
   I. VERIFIED HEAT PUMP RATED HEATING CAPACITY
   J. DUCT LEAKAGE TESTING
   K. DUCTS LOCATED ENTIRELY IN CONDITIONED SPACE CONFIRMED BY DUCT LEAKAGE TESTING
3. THERE IS NO GAS SUPPLY TO THIS ADU, ALL ELECTRIC.
4. PHOTOVOLATIC PLANS TO BE A DEFERRED SUBMITTAL, BASED ON TITLE 24 ENERGY REPORT REQUIREMENTS.
5. FIRE SPRINKLER REQUIREMENTS SHALL BE IN COMPLIANCE WITH THE CURRENT CALIFORNIA FIRE CODES AND YUCAIPA MUNICIPAL CODES, IF REQUIRED.
6. PROJECT CAN BE MIRRORED FOR PROPER ORIENTATION ON PROPERTY.
7. BATH 2 CAN BE A UTILITY / STORAGE ROOM INSTEAD OF BATHROOM.
8. BATH 1 DOOR CAN OPTIONALLY BE LOCATED INSIDE BEDROOM 1 INSTEAD OF HALLWAY, BOTH ARE NON-BEARING WALLS (ONLY IF BATH 2 IS INSTALLED).
9. APPROVED TRUSS CALCS ARE PROVIDED BY ARROW TRUSS, SEE SHEET S1.0.

SHEET INDEX

SHT. NO.	DESCRIPTION
1.0	COVER SHEET / FLOOR PLAN
2.0	CROSS SECTION / EXTERIOR ELEVATIONS
3.0	ROOF PLAN / SINGLE LINE DIAGRAM / ELECTRICAL PLAN
4.0	ENERGY COMPLIANCE FORMS (REGISTERED PER PROJECT)
4.1	ENERGY COMPLIANCE FORMS (REGISTERED PER PROJECT)
GB1	GREEN BUILDING GENERAL NOTES
GB2	GREEN BUILDING GENERAL NOTES
S0.1	STRUCTURAL GENERAL NOTES
S0.2	STRUCTURAL GENERAL NOTES
S1.0	FOUNDATION PLAN / FRAMING PLAN
SD1	STRUCTURAL DETAILS

APPLICABLE BUILDING CODE

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART I, TITLE 24 C.C.R

2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.

2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.

2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.

2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.

2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.

2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.

2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.

2022 TITLE 19, C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

2022 NFPA 13 WITH CALIFORNIA AMENDMENTS

2022 CALIFORNIA GREEN BUILDING CODE

NOTE: SITE PLAN AND TITLE 24 ENERGY COMPLIANCE FORMS SHALL BE UPDATED WITH EACH SUBMITTAL TO MEET BUILDING CODE AND MUNICIPAL CODE REQUIREMENTS..

STRUCTURAL DESIGN CONDITIONS

LOADS:

ROOF:		PATIO:
DEAD LOAD ROOFING	6.0 P.S.F.	3.0 P.S.F.
DEAD LOAD SHEATHING	2.0 P.S.F.	2.0 P.S.F.
DEAD LOAD FRAMING	3.5 P.S.F.	2.0 P.S.F.
DEAD LOAD INSULATION	1.0 P.S.F.	
DEAD LOAD CEILING	3.0 P.S.F.	3.0 P.S.F.
DEAD LOAD MISC.	2.5 P.S.F.	1.0 P.S.F.
LIVE LOAD	20.0 P.S.F.	20.0 P.S.F.

WIND DESIGN

ULTIMATE SPEED	129 M.P.H.
NET SPEED	100 M.P.H.
ENCLOSURE CLASSIFICATION	ENCLOSED
IMPORTANCE FACTOR	1.0
EXPOSURE	C
Pnet (MINIMUM)	23.7 PSF

SEISMIC DESIGN

SEISMIC DESIGN METHOD	EQUIVALENT LATERAL FORCE PROCEDURE
RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR	1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS	
Ss	2.388
S1	1.013
SITE CLASS	D
SPECTRAL RESPONSE COEFFICIENTS	
Sds	1.910
Sd1	1.154
SEISMIC DESIGN CATEGORY	E
SEISMIC DESIGN METHOD	EQUIVALENT LATERAL
FORCE PROCEDURES	
SEISMIC-FORCE-RESISTING SYSTEM	WOOD SHEAR WALLS
DESIGN BASE SHEAR	0.27W
SEISMIC RESPONSE COEFFICIENT (CS)	0.27
RESPONSE MODIFICATION FACTOR (R)	6.5
REDUNDANCY FACTOR (p)	1.3
SOILS BEARING VALUE:	1,800 P.S.F. PER SOILS REPORT

SPM ARCHITECT

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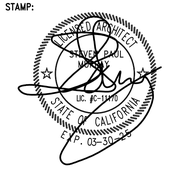

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Accessory Dwelling Unit Plans FOR
Pre-Reviewed 745 Sq. Ft. ADU
Yucaipa, CA 92399

REVISIONS

CONSTR.

BID

PLAN CHECK 2025-02-06

DRAWN

JOB NO. ---

SHEET NAME

COVER SHEET & FLOOR PLAN

SHEET NO.

1.0

SHEET 1 OF 11