

SYMBOLS

1 SIM PLAN DETAIL REFERENCE -
1 = Detail Number
A101 = Sheet Number

1 DOOR TAG (See Door Schedule)

1 Ref INTERIOR ELEVATION REFERENCE
A101 = Sheet Number
1 = Detail Number
Ref = Detail Name

1 Ref EXTERIOR ELEVATION REFERENCE
A101 = Sheet Number
1 = Detail Number
Ref = Detail Name

Name Elevation BUILDING LEVEL REFERENCE

REVISION TAG

Room name ROOM REFERENCE- (See Room Schedule)
101 = Room Number

1 SIM SECTION CALLOUT HEAD -
1 = Detail Number
A101 = Sheet Number

1 SIM DETAIL REFERENCE TAIL -
1 = Detail Number
A101 = Sheet Number

SECTION TAIL - Shows Direction of Section View

ELEVATION TAG

WALL TAG (See Wall Schedule)

WINDOW TAG (See Window Schedule)

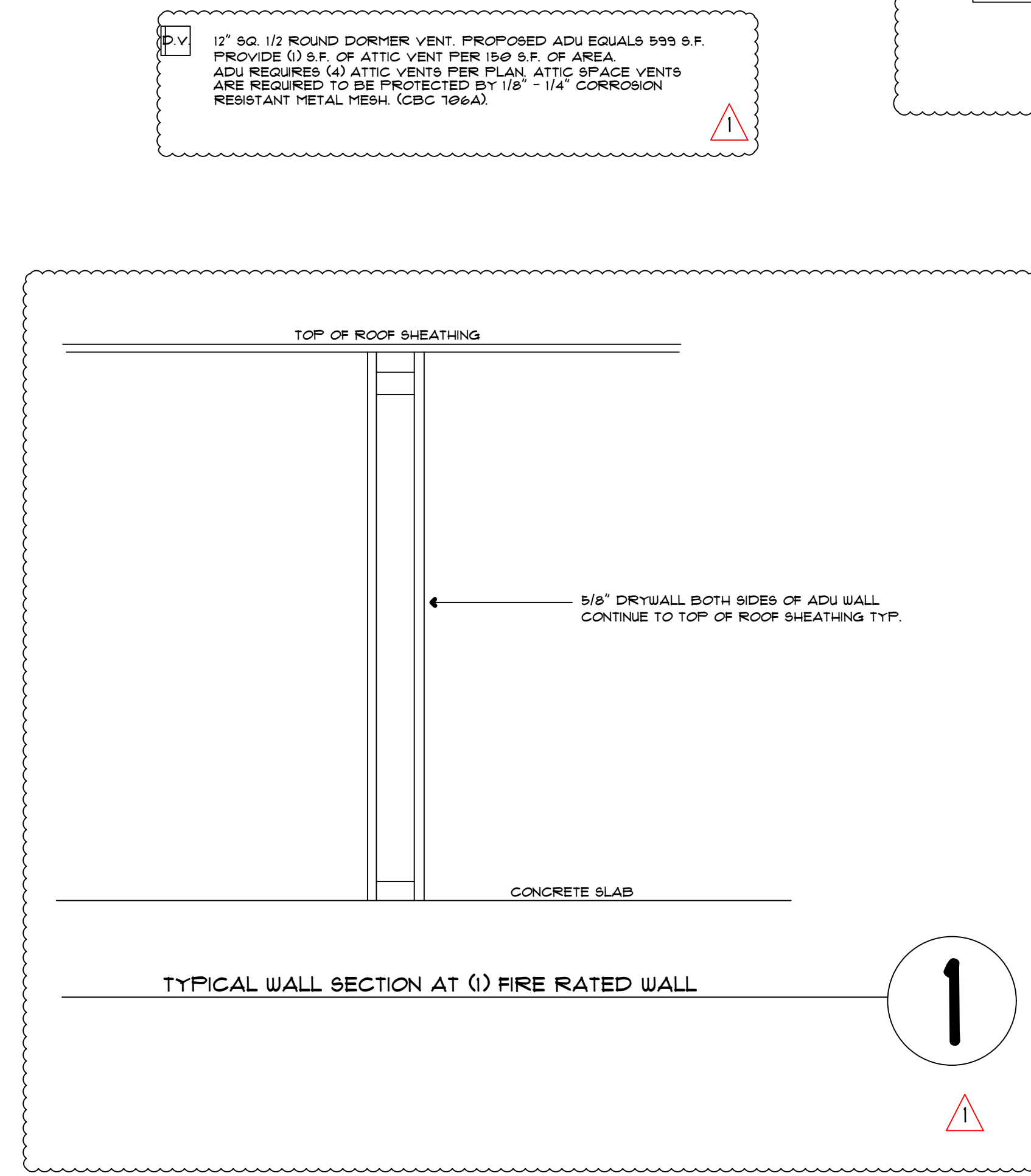
BUILDING INSULATION - REFER TITLE 24

NOTE: PROVIDE A 24" SPACE IN FRONT OF THE WATER CLOSET, 36" WIDE

MEC GENERAL NOTES:
PRIVATE TOILET ROOMS SHALL BE PROVIDED WITH A MINIMUM 5.0 CUBIC FEET PER MINUTE OF EXHAUST AIR AND 25 CUBIC FEET CONTINUOUS OPERATING SYSTEMS. CFC TABLE 403.1
MINIMUM RESIDENTIAL KITCHEN EXHAUST SHALL BE 50 CFM FOR CONTINUOUS SYSTEM OPERATION OR 100 CFM OTHERWISE. CFC TABLE 403.1
DOMESTIC CLOTHES DRYERS INSTALLED IN A CLOSET SHALL BE PROVIDED WITH A MINIMUM OPENING OF NOT LESS THAN 10 SQUARE INCHES TO PROVIDE MAKE-UP AIR. THIS OPENING MAY BE IN THE DOOR OR OTHER APPROVED MEANS. CFC SEC. 504.3.1
PROTABLE WATER OUTLETS WITH HOSE ATTACHMENTS SHALL BE PROTECTED BY A NON-REMOVABLE HOSE BIB BACKFLOW PREVENTER, A NON-REMOVABLE HOSE BIB VACUUM BREAKER, OR AN ATMOSPHERIC VACUUM BREAKER LOCATED NOT LESS THAN 6 INCHES ABOVE HIGHEST POINT OF USAGE. CFC SEC. 403.3.1
MAIN BUILDING SEWER MUST BE INCREASED TO 4 INCHES WITH ADDITION OF NEW ADU. CFC TABLE 100.2.4 (4) THE EXISTING BUILDING SEWER SHALL BE VERIFIED OR ADU BUILDING SEWER SHALL BE CONNECTED TO FRONT SEWER.
HOT WATER PIPING AND REFRIGERANT PIPING SHALL BE INSULATED PER TABLE 120.3-A TABLE 120.3-A PIPE INSULATION THICKNESS

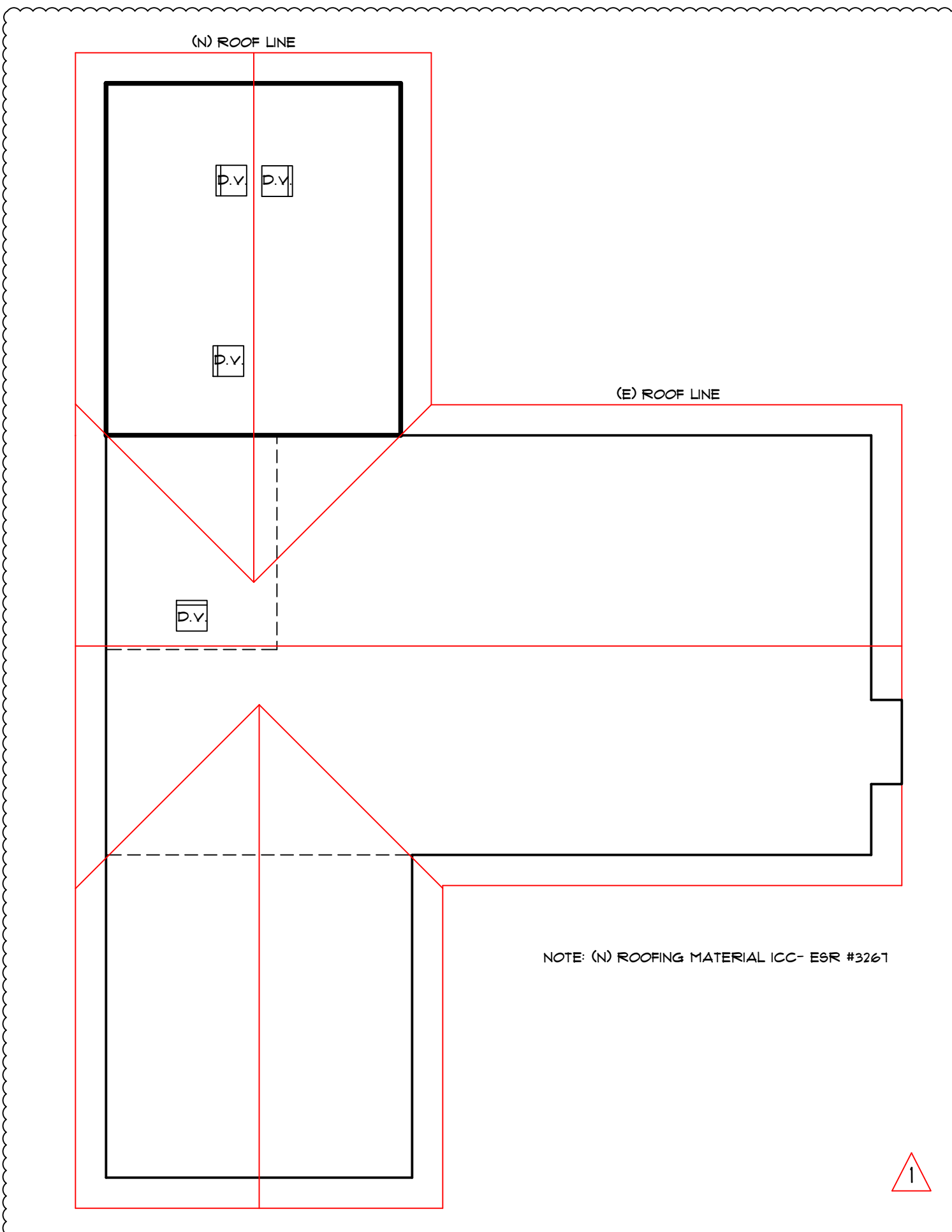
FLUID TEMPERATURE RANGE (F)	CONDUCTIVITY RANGE (BTU-INCH PER HOUR PER SQUARE FOOT PER INCH)	INSULATION MEAN RATING TEMPERATURE (F)	NOMINAL PIPE DIAMETER (IN INCHES)
< 1	1 TO < 1.5	1.5 TO < 4	4 < 8
8 AND LARGER	INSULATION THICKNESS REQUIRED (IN INCHES)		
105-140	0.22-0.28	100	1.0 1.5 1.5 1.5 1.5

MISCELLANEOUS GENERAL NOTES:
AT EXTERIOR DOORS THAT ARE NOT REQUIRED EXIT DOORS, LANDINGS SHALL BE NOT MORE THAN 1 3/4" BELOW THE TOP OF THE THRESHOLD.
NEW DUCTS WILL BE SEALED AND INSULATED WITH R-8 INSULATION.
THE NEW HVAC SYSTEM SHALL BE TESTED FOR DUCT LEAKAGE BY "LEAKS" RATER.
PROVIDE AT PERMANENTLY ACCESSIBLE 1/2 INCH SQUARE BATHUB ACCESS OR A NON-SUP JOINT TRAP WILL BE USED (CFC SEC. 402.10)
NEW CONSTRUCTION ADDITIONS AND INTERIOR ALTERATIONS WITH PLUMBING FIXTURES WATER CONSERVATION PLUMBING FIXTURES ARE REQUIRED TO BE INSTALLED PER CFC SEC. 401.0, 408.0, 411.0, 412.0, 420.0 AND CAL GREEN STANDARD CODE 4300 FOR ALL NEW PLUMBING FIXTURES FOR KITCHEN SINKS, LAVS, BATH SINKS, SHOWERS AND TOILETS AS APPLICABLE.
EACH NEW SINGLE FAMILY BUILDING SHALL HAVE ITS WATER DISTRIBUTION SYSTEM DESIGNED SUCH THAT A WATER SPLITTER DISCHARGE IS PROVIDED AT A LOCATION WITHIN 5 FEET OF THE BUILDING DRAINAGE SYSTEM ACCESS FOR WATER SPLITTER DISCHARGE (PER LOCAL ORDINANCE).
WHERE STATIC WATER PRESSURE IN THE WATER SUPPLY PIPING IS EXCEEDING 80 PSI AN APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED. CFC SEC. 408.2
PROVIDE A 3/4" CONDUIT TO REFRIGERATOR GARAGE WALL AT A.I.F. AND A JUNCTION BOX FOR FUTURE EV CAR CHARGER. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 100/740 VOLT BRANCH CIRCUIT. MINIMUM 40 AMP CIRCUIT.
THE SUPPLY AND RETURN DUCTS AT THE FAN WILL PENETRATE A FIRE RATED ASSEMBLY. (SEE 2015 CRC 302.5.2)



NOTE: MAXIMUM WATER USAGE FOR NEW CONSTRUCTION FOR ADDITIONS AND INTERIOR ALTERATIONS WITH PLUMBING FIXTURES:
1. TANK TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GAL.
2. WATER SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 1.8 GAL/MIN.
3. WATER SAVING LAVATORY FAUCETS AND KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.2 GAL/MIN.
4. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.8 GAL/MIN.

12" SQ. 1/2 ROUND DORMER VENT. PROPOSED ADU EQUALS 593 S.F. PROVIDE (1) S.F. OF ATTIC VENT PER 150 S.F. OF AREA. ADU REQUIRES (4) ATTIC VENTS PER PLAN. ATTIC SPACE VENTS ARE REQUIRED TO BE PROTECTED BY 1/8" - 1/4" CORROSION RESISTANT METAL MESH. (CBC 106A)



ROOF PLAN

SCALE: 1/8" = 1'-0"

LEGEND

(S) SMOKE DETECTOR (CRC SEC. R314.2, R314.3, R314.4, R314.5, R314.6)

(C) CARBON MONOXIDE (CRC SEC. R315)

WALL LEGEND

EXISTING TO REMAIN

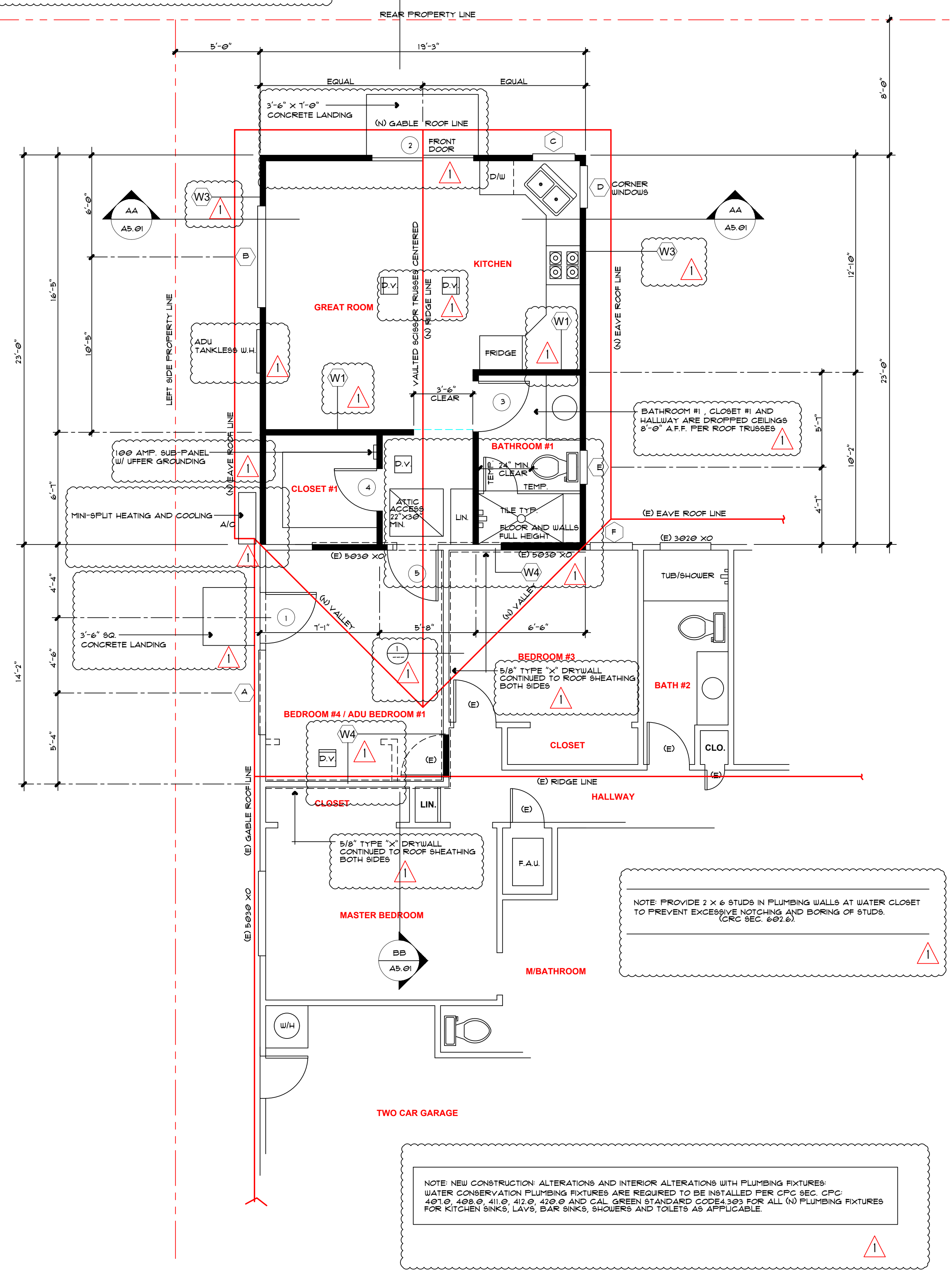
EXISTING TO BE REMOVED

NEW WALL TO BE BUILT - SEE WALL SCHEDULE BELOW

NEW (1) FIRE RATED WALL

Wall Schedule

Number	Description	Comments	Type Comments
W1	2 x 4 STUDS @ 16 INCH O.C. W/ 5/8 INCH DRYWALL	ALL INTERIOR WALLS EXCLUDING PLUMBING WALLS	PROVIDE R-13 INSULATION TYPE AT ALL INTERIOR WALLS
W2	2 x 4 STUDS @ 16 INCH O.C. W/ 5/8 INCH TYPE X DRYWALL	AT GARAGE TO DWELLING WALL FULL HEIGHT TO ROOF FRAME	FIRE WALL
W3	2 x 6 STUDS @ 16 INCH O.C. W/ 5/8 INCH DRYWALL	AT ALL EXTERIOR WALLS TYPICAL	INSULATION PER TITLE 24 CONSERVATION CALCULATIONS
W4	5/8" INCH TYPE "X" DRYWALL ON BOTH SIDES OF THE FRAMING WALL, CONTINUING UP TO THE ROOF SHEATHING		



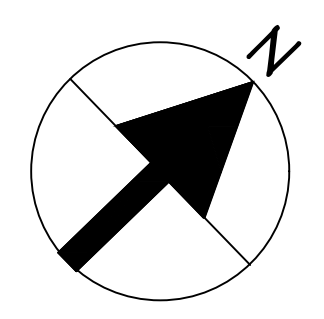
FIRST FLOOR AND ROOF PLAN

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

12" SQ. 1/2 ROUND DORMER VENT. PROPOSED ADU EQUALS 593 S.F. PROVIDE (1) S.F. OF ATTIC VENT PER 150 S.F. OF AREA. ADU REQUIRES (4) ATTIC VENTS PER PLAN. ATTIC SPACE VENTS ARE REQUIRED TO BE PROTECTED BY 1/8" - 1/4" CORROSION RESISTANT METAL MESH. (CBC 106A)

NOTE: NEW CONSTRUCTION ALTERATIONS AND INTERIOR ALTERATIONS WITH PLUMBING FIXTURES: WATER CONSERVATION PLUMBING FIXTURES ARE REQUIRED TO BE INSTALLED PER CFC SEC. CFC 401.0, 408.0, 411.0, 412.0, 420.0 AND CAL GREEN STANDARD CODES 300 FOR ALL (N) PLUMBING FIXTURES FOR KITCHEN SINKS, LAVS, BATH SINKS, SHOWERS AND TOILETS AS APPLICABLE.

NOTE: WATER USAGE FOR EXISTING PLUMBING FIXTURES IN PRE-1994 DWELLINGS (CALIF. CIVIL CODE SEC. 150111) (8) AS A CONDITION FOR FINAL INSPECTION, EXISTING TOILETS OF GREATER THAN 1.6 GAL/FLUSH, SHOWER HEADS WITH FLOW CAPACITY OF MORE THAN 2.5 GAL/MIN, AND INTERIOR FAUCETS WITH FLOW CAPACITY OF MORE THAN 2.2 GAL/MIN, WILL NEED TO BE REPLACED TO AT LEAST THE MINIMUM STANDARD INDICATED.



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REVISIONS

BY	DATE	DESCRIPTION
DCP		P.C.C. #1

ASSOCIATE MEMBER OF
AMERICAN INSTITUTE OF ARCHITECTS

D.C. FOOTE - ASSOCIATE AIA

10/03/21
DATE



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SHEET TITLE: FLOOR PLAN

PROJECT TITLE: PROPOSED ADU FOR VENTURA, CA 93004

JOB NUMBER: 128012B03

DRAWN BY: D.C. FOOTE

CHECKED: JDF

DATE: APRIL 01, 2021

SCALE:

SHEET: **A3.01**