- SEE ELEVATIONS FOR WINDOW & EXTERIOR DOOR TYPES
- MAXIMUM RISE FROM A LANDING OR STEP SHOULD BE 7-3/4" AT DOORS
- SHOWER DOORS MUST BE A MINIMUM OF 22" WIDE AND SWING OUT SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO
- BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE, PER CRC 408.6 MANUFACTURER'S SPECIFICATION SHEET TO BE PROVIDED FOR FIELD INSPECTOR AT TIME OF INSTALLATION

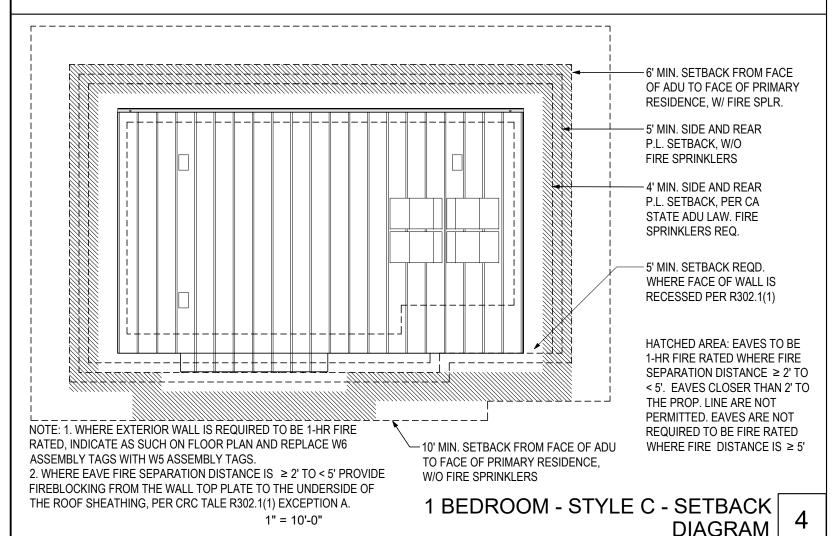
FIRE DISTANCE

LOCATION.

- IF THE DISTANCE FROM THE FACE OF THE ADU BUILDING WALL TO THE PROPERTY LINE IS LESS THAN 5 FEET FOR ADUS CONSTRUCTED WITHOUT FIRE SPRINKLERS, AND 3 FEET FOR UNITS CONSTRUCTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, ONE-HOUR FIRE-RATED EXTERIOR WALL CONSTRUCTION WILL BE REQUIRED FOR THE PROPOSED ACCESSORY DWELLING BASED ON ITS LOCATION. IF THE DISTANCE FROM THE FACE OF THE ADU BUILDING WALL TO THE EXISTING DWELLING BUILDING WALL IS LESS THAN 10 FEET FOR
- ADUS CONSTRUCTED WITHOUT FIRE SPRINKLERS, AND 6 FEET FOR UNITS CONSTRUCTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, ONE-HOUR FIRE-RATED EXTERIOR WALL CONSTRUCTION WILL BE REQUIRED FOR THE PROPOSED ACCESSORY DWELLING BASED ON ITS
- AN EXAMPLE OF A FIRE-RATED WALL ASSEMBLY IS PROVIDED AT DRAWING W5 ON SHEET A50, AND SHOULD BE REFERENCED ON THE FLOOR PLAN IF A FIRE-RATED WALL ASSEMBLY IS REQUIRED.
- NO PLASTIC PIPES MAY PENETRATE FIRE-RATED WALLS.

TO FRAME INSPECTION

GUTTERS SHALL BE 5"X5" WITH 2"X3" LEADERS



ROOF VENTILATION REQUIREMENTS

ROOF & ATTIC NOTES

ENCLOSED ATTICS AND ENCLOSED RAFTERS SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS:

PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW; 2. SHALL HAVE DIMENSION OF AT LEAST 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM;

THE 2022 CRC (CUTTING, DRILLING, AND NOTCHING STRUCTURAL ROOF MEMBERS).

- 3. DIMENSION LARGER THAN ¼ INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. 4. OPENINGS IN ROOF FRAMINGS MUST CONFORM TO THE REQUIREMENTS OF SECTION R802.7 IN
- 5. THE SCREENS COVERING THE VENTS SHALL HAVE A MAXIMUM MESH OPENING OF 1/8" AND SHALL BE OF CORROSIVE-RESISTANT METAL PER CRC R337.7.6.2.
- 6. EAVES SHALL BE ENCLOSED PER THE CRITERIA LISTED IN CRC R337.6.3.

MINIMUM ROOF VENTILATION AREA (R806.2) THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED NO LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

VENTED ROOF AREA: 771 SF

REQUIRED FREE VENTILATING AREA TO BE MINIMUM: 771/150 SF = 5.1 SF REQUIRED FREE VENTILATING AREA IF 40%<50% IN UPPER PORTION OF ATTIC: 771/300 SF = 2.6 SF FREE AREA OF EACH INDIVIDUAL VENT DEPENDS ON NUMBER OF VENTS INSTALLED

ROOFING MATERIALS

1. ALL ROOFING SHALL BE CLASS A RATED.

VENT AND INSULATION CLEARANCE (R806.3)

WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NO LESS THAN A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES UNLESS THEY COMPLY WITH THE EXCEPTIONS OF CRC

ATTIC ACCESS (R807) BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE VERTICAL HEIGHT OF 30 INCHES OR MORE. VERTICAL HEIGHT MUST BE MEASURED FROM THE TOP OF

THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

ROUGH-FRAMED OPENING OF ATTIC ACCESS:

- 1. SHALL NOT BE LESS THAN 22-INCHES BY 30-INCHES
- 2. SHALL BE LOCATED IN HALLWAY OR READILY ACCESSIBLE LOCATION 3. WHEN LOCATED IN A WALL, OPENING SHALL BE MINIMUM OF 22-INCHES WIDE BY 30-INCHES HIGH
- 4. WHEN LOCATED IN CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30-INCHES AT SOME POINT ABOVE THE CEILING MEASURED VERTICALLY FROM BOTTOM OF CEILING FRAMING MEMBERS.

FELT UNDER ROOFING (R905.1.1 (2))

INCLUDE ONE LAYER OF 15# FELT UNDER ALL ROOFING MATERIALS FOR SLOPES 4:12 OR GREATER AND TWO LAYERS FOR SLOPES LESS THAN 4:12, OR PER THE ROOFING MANUFACTURER INSTALLATION REQUIREMENTS, OR PER TABLE R905.1.1 (2) CRC

MINIMUM SLOPES FOR METAL ROOFS (R905.10.2)

MINIMUM SLOPES FOR METAL ROOF PANELS SHALL COMPLY WITH THE FOLLOWING: 1. THE MINIMUM SLOPE FOR LAPPED, NONSOLDERED-SEAM METAL ROOFS WITHOUT APPLIED LAP SEALANT SHALL BE THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25% SLOPE). 2. THE MINIMUM SLOPE FOR LAPPED, NONSOLDERED-SEAM METAL ROOFS WITH APPLIED LAP SEALANT SHALL BE ONE-HALF UNIT VERTICAL IN 12 UNITS HORIZONTAL (4% SLOPE). LAP SEALANTS SHALL BE APPLIED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S

INSTALLATION INSTRUCTIONS. 3. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE)

WHERE FEASIBLE, COMBINE PLUMBING VENTS IN ATTIC. SEE DETAIL 2/150 FOR PLUMBING VENT.

BUILDING CODE NOTES

CRC CHAPTER 3 BUILDING PLANNING

FLOOR AREA BEING VENTILATED.

R302.11 FIRE-RESISTANT CONSTRUCTION FIRE BLOCKING SHALL BE INSTALLED IN WALLS, PROJECTIONS, OPENINGS. OR PENETRATIONS IN WALLS PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.

R303.1 LIGHTING, VENTILATION AND HEATING - HABITABLE ROOMS HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE

FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE

EXCEPTION 1. FOR HABITABLE ROOMS OTHER THAN KITCHENS, THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM OR A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING

EXCEPTION 2. FOR KITCHENS, THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND A LOCAL EXHAUST SYSTEM IS INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE TABLE 403.7.

0.35 AIR CHANGES PER HOUR IN THE HABITABLE ROOMS IS INSTALLED IN ACCORDANCE WITH THE CA

R303.10 REQUIRED HEATING

MECHANICAL CODE.

WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2 IS BELOW 60°F (16°C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR AND 2 FEET (610 MM) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS

R305.1 MINIMUM HEIGHT

HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES. SECTION 305.1 GRANTS EXCEPTIONS FOR BEAMS, SLOPED CEILINGS, AND FURRED CEILINGS.

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC

EXCEPTION 2. EMERGENCY ESCAPE AND RESCUE OPENINGS ARE NOT REQUIRED FROM BASEMENTS OR SLEEPING ROOMS THAT HAVE AN EXIT DOOR OR EXIT ACCESS DOOR THAT OPENS DIRECTLY INTO A PUBLIC WAY OR TO A YARD, COURT OR EXTERIOR EGRESS BALCONY THAT OPENS TO A PUBLIC WAY.

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY W/ REQ. FOR RESCUE OPENINGS, AS

FOLLOWS:

- A. MINIMUM OPENING HEIGHT 24" B. MINIMUM OPENING WIDTH 20"
- C. MAXIMUM 44" MEASURED FROM THE FLOOR D. 5.7 SQ. FT. MINIMUM AREA, WHICH MAY BE REDUCED TO 5.0 SQ. FT. AT GRADE LEVEL.

R307.2 WALL COVERING SHALL BE CEMENT PLASTER. TILE OR APPROVED EQUAL TO 72 INCHES ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT.

R314 SMOKE DETECTORS: SHALL BE CENTRALLY LOCATED IN CORRIDOR (OR AREA) LEADING TO SLEEPING AREAS, AND INSIDE EACH SLEEPING ROOM, AND SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. SMOKE DETECTORS SHALL BE HARD WIRED AND EQUIPPED WITH BATTERY BACKUP. SMOKE DETECTORS SHALL BE A MINIMUM OF 20 FT. FROM PERMANENT COOKING EQUIPMENT (OR 10 'WITH PHOTO-ELECTRIC TYPE), AND A MINIMUM OF 3 FT. FROM BATHROOM.

R315 CARBON MONOXIDE DETECTORS: SHALL BE LOCATED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S), AND SHALL BE HARD WIRED AND EQUIPPED WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED.

R319 ADDRESS IDENTIFICATION: BUILDING ADDRESS CHARACTER SIZE SHALL BE A MINIMUM OF 4 " TALL AND WITH ½ STROKE. THE ADDRESS SHALL BE LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. IF THE BUILDING IS LOCATED ON A PRIVATE ROAD AND THE BUILDING CANNOT BE SEEN FROM THE MAIN STREET OR ROADWAY A MONUMENT, POLE OR OTHER SIGN SHALL BE USED TO IDENTIFY THE STRUCTURE.

R327 AGING-IN-PLACE DESIGN AND FALL PREVENTION: NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4

BUILDING DEPT STAMPING

PROJECT LOS ALTOS PERMIT-READY ADU 1 BEDROOM STYLE C

> BUILDING PERMIT

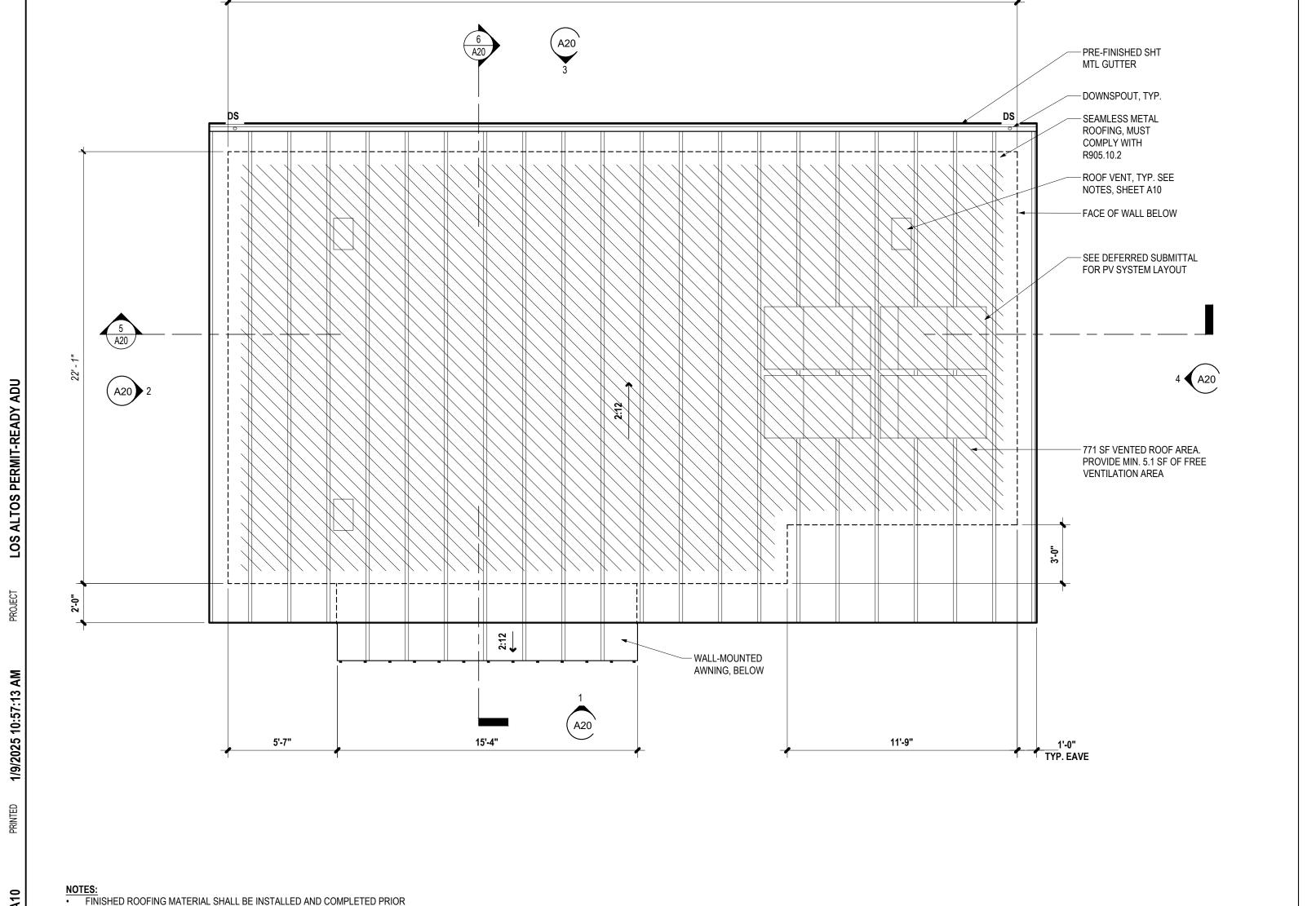
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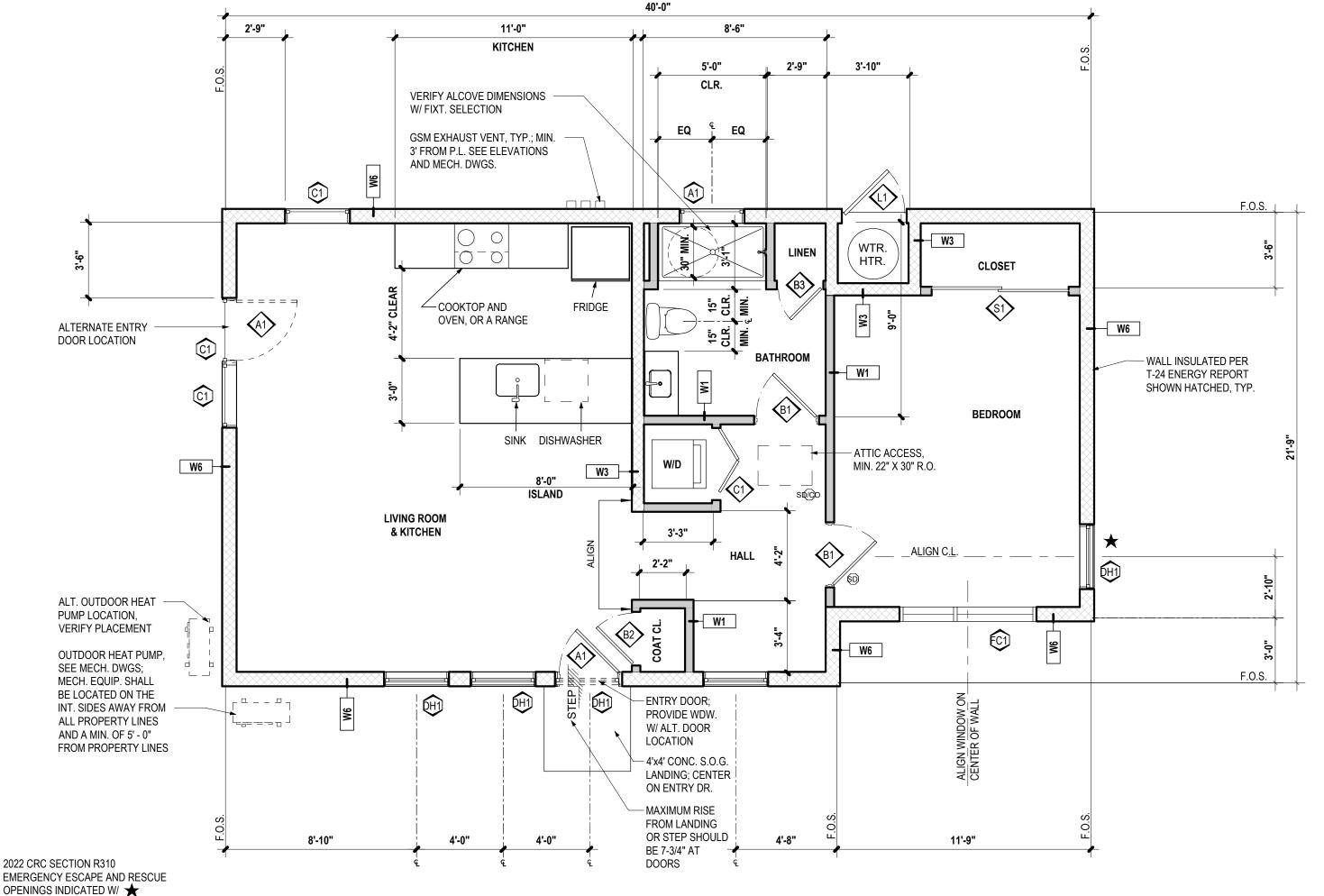
As indicated

FLOOR & **ROOF PLAN**

A10



40'-4"



2022 CRC SECTION R310 EMERGENCY ESCAPE AND RESCUE

SHALL COMPLY W/ REQ. FOR RESCUE OPENINGS, AS FOLLOWS:

- MIN. OPENING HEIGHT 24" - MIN. OPENING WIDTH 20"

- MAX. 44" MEASURED FROM THE - 5.7 SQ. FT. MIN. AREA MAY BE REDUCED TO 5.0 SQ. FT. AT GRADE

1 BEDROOM - STYLE C - ROOF PLAN 2

1/4" = 1'-0"

1/4" = 1'-0"

IVING ROOM & KITCHEN | 379 SF | 30.3 SF

1 BEDROOM

DAYLIGHT AND VENTILATION CALCULATIONS - 1-BEDROOM ADU

REQUIRED

ROOM DAYLIGHT AREA DAYLIGHT AREA VENTILATION VENTILATION

38.9 SF

163 SF | 13.1 SF | 27.7 SF | 6.5 SF

PROVIDED | AREA REQUIRED | AREA PROVIDED

15.2 SF

