

PROPOSED FLOOR PLAN  
ACCESSORY DWELLING UNIT

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

WALL LEGEND / FOR THIS FLOOR PLAN ONLY

NEW 2X4 STUD WALLS

WINDOW & DOOR SCHEDULE		U-FACTOR	SHGC
1	2'-8" x 6'-8" POCKET DOOR		
2	5'-0" x 4'-0" VINYL SLIDING WINDOW	0.30	0.23
3	3'-0" x 1'-0" VINYL SLIDING WINDOW	0.30	0.23
4	3'-0" x 6'-8" WOOD DOOR	-----	----
5	2'-8" x 6'-8" WOOD DOOR	-----	----
6	6'-0" x 6'-8" SLIDING CLOSET DOOR	-----	----
7	5'-0" x 6'-8" SLIDING CLOSET DOOR	-----	----
8	2'-6" x 6'-8" METAL DOOR WITH MIN. OPENING OF 100 SQ. FT. FOR MAKE UP AIR	-----	----
9	PAIR OF 2'-6" x 6'-8" BI-FOLD LOUVERED WOOD DOOR (ROUGH OPENING 5'-1" x 6'-8") WITH MIN. OPENING OF 100 SQ. FT FOR MAKE UP AIR	-----	----
10	2'-0" x 6'-8" WOOD DOOR WITH MINIMUM OPENING OF 100 SQ. IN FOR MAKE UP AIR (ROUGH OPENING 2'-3" x 6'-10")	-----	----
11	3'-0" x 2'-0" VINYL SLIDING WINDOW WITH TEMPERED GLASS	0.30	0.23
12	5'-0" x 5'-0" SLIDING VINYL SLIDING WINDOW	0.30	0.23
13	SHOWER SWING DOOR ENCLOSURE WITH TEMPERED GLASS	-----	----
14	SHOWER SLIDING DOOR ENCLOSURE WITH TEMPERED GLASS	-----	----

FLOOR PLAN NOTES

- 1) FAMILY ROOM ATTIC AREA SHALL BE ACCESSIBLE FROM ATTIC ACCESS AT HALLWAY, PROVIDE ACCESS BETWEEN BEDROOM-3 ATTIC AND KITCHEN / FAMILY ATTIC THROUGH CALIFORNIA FRAMING AREA.
- 2)\*SHOWER HEAD & SHOWER CONTROL LOCATION
- 3) SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUB WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE FLOOR (R307.2)
- 4) NONASBESTOS FIBER-CEMENT BACKER BOARD, NONASBESTOS FIBER MAT REINFORCED CEMENTATIOUS BACKER UNITS, GLASS MAT GYPSUM BACKING PANELS OR FIBER-REINFORCED GYPSUM PANELS SHALL BE USED AS A BACKER FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREA. (R702.4.2)

REVISIONS	DATE

BASIL AMMARI P.E.  
202 AMBLING DRIVE  
BREA, CA 92821  
TEL: 949-279-7410

DETACHED ADU  
1000 SQ FT THREE BEDROOMS,  
ONE STORY

PROPOSED  
FLOOR PLAN

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CONSULTANT / DESIGNER SIGNATURE
DATE 06/15/2022
SCALE 1/4" = 1'-0"
JOB NO.
SHEET A-3

BASIL AMMARI P.E.  
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02 AMBLING DRIVE  
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SCALE

JOB NO.

A-4



-  O. HAGIN LOW PROFILE FLAT SHINGLE  
ROOF VENT 72 SQ IN NET FREE AREA
-  14"x24" Galvanized Steel Gable End Vent  
147 Sq. IN net free area.
-  14 1/2" Eave Vent 12 Sq. IN Net Free area.

VENTILATION CALCULATION	
* AREA-1	
* TOTAL ROOF AREA = 360 SQ. FT.	
* REQUIRED VENTILATION = $360 / 150 = 2.4$ SQ. FT. = 345.6 SQ. IN	
* $345 / 2 = 173$ SQ. IN. (HIGH & LOW)	
* PROVIDE (2) 0,HAGIN VENT & (6) EAVE VENT (LOW)	
* PROVIDED VENTILATION = $(2 \times 72) + (6 \times 12) = 216$ SQ. IN (LOW)	
* PROVIDE (2) 0,HAGIN VENTS AND (1) GABLE VENT (HIGH)	
* VENTILATION PROVIDED = $(2 \times 72) + 147 = 291$ SQ. IN. (HIGH)	
* AREA-2	
* TOTAL ROOF AREA = 640 SQ. FT.	
* REQUIRED VENTILATION = $640 / 150 = 4.27$ SQ. FT. = 414.4 SQ. IN.	
* $615 / 2 = 308$ SQ. IN (HIGH & LOW)	
* PROVIDE (4) 0,HAGIN VENTS & (4) EAVE VENTS (LOW)	
* PROVIDED (4)* $72 + (4) * 12 = 336$ SQ. IN (LOW)	
* PROVIDE (2) GABLE VENTS & (1) 0, HAGAN VENT	
* PROVIDE (2)* $147 + (1) * 72 = 336$ SQ. IN (LOW)	

\* ROOFING MATERIAL SHALL BE CLASS A ROOFING, GAF TIMBERLINE HDZ ASPHALT SHINGLES, ICC-ESR-1475, ASTM D3161, ASPHALT SHINGLES SHALL MEET THE CLASSIFICATION REQUIREMENTS OF CRC TABLES, ASPHALT SHINGLES SHALL MEET THE CLASSIFICATION REQUIREMENTS OF TABLE R905.2.4.1 FOR THE APPROPRIATE ULTIMATE DESIGN WIND SPEED

ELEVATIONS LEGEND

- 1

3-COATS 7/8" STUCCO FINISH WITH TWO LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING
- 2

COMPOSITE ROOF ASPHALT SHINGLES
- 3

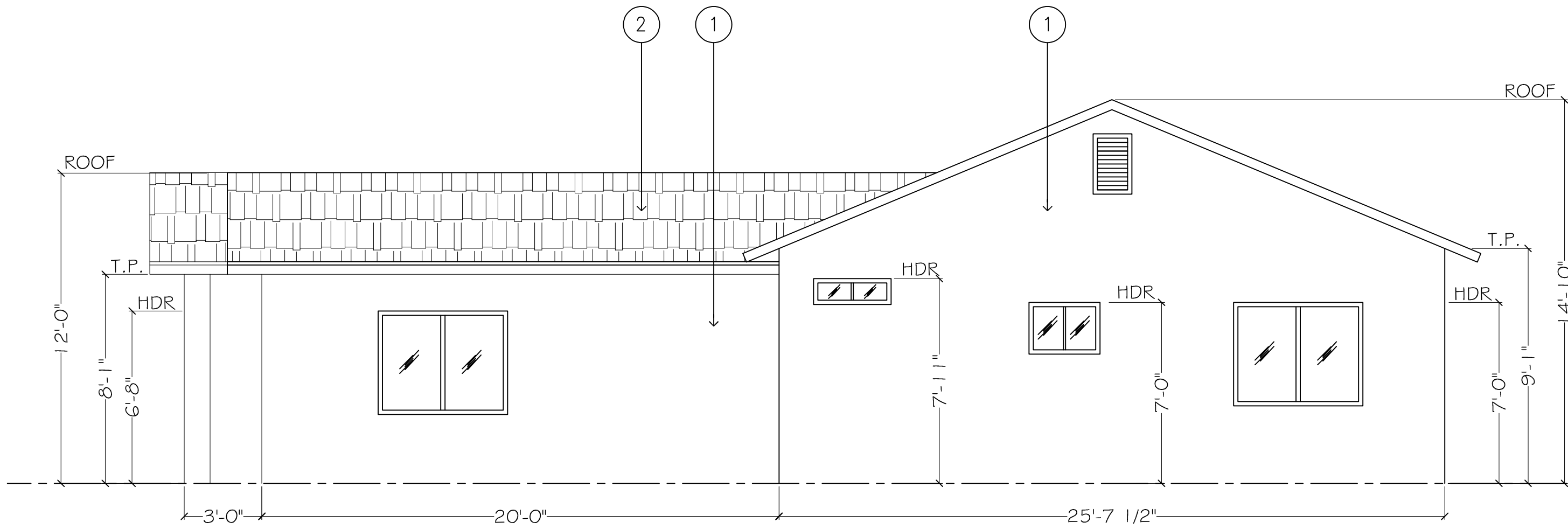
AN ADDRESS FOR THE ADU SHALL BE PLACED AT THIS LOCATION, NUMBERS SHALL BE CONTRAST WITH BACK GROUND, BE ARABIC LETTERS AND MIN. 4" HIGH & MIN. 1/2" STROKE

ELEVATIONS NOTES:

1) A MINIMUM 26 ga. CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL FLANGE OF 3 1/2" SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS. SCREED SHALL BE A MINIMUM OF 4" ABOVE EARTH 2" ABOVE PAVED AREAS. (R703.7.2.1)

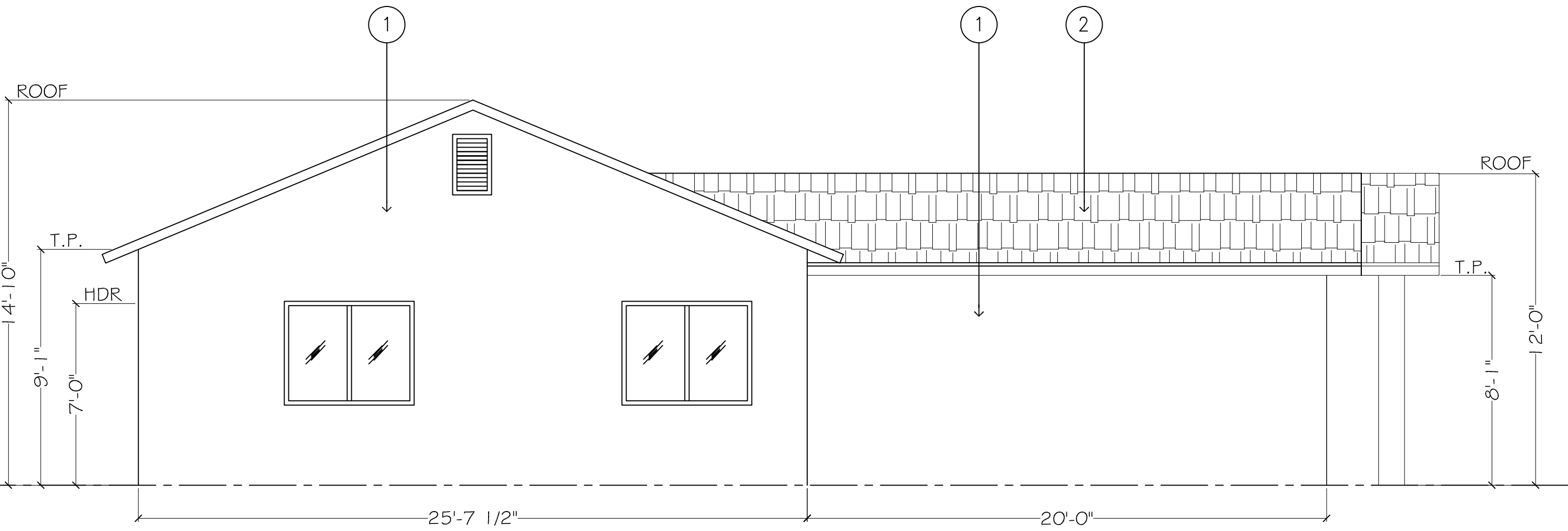
NOTES:

- 1) PAINT OF ADU SHALL MATCH EXISTING DWELLING UNIT.
- 2) STUCCO FINISH AT ADU SHALL MATCH EXISTING DWELLING UNIT IN COLOR, STYLE AND MATERIAL



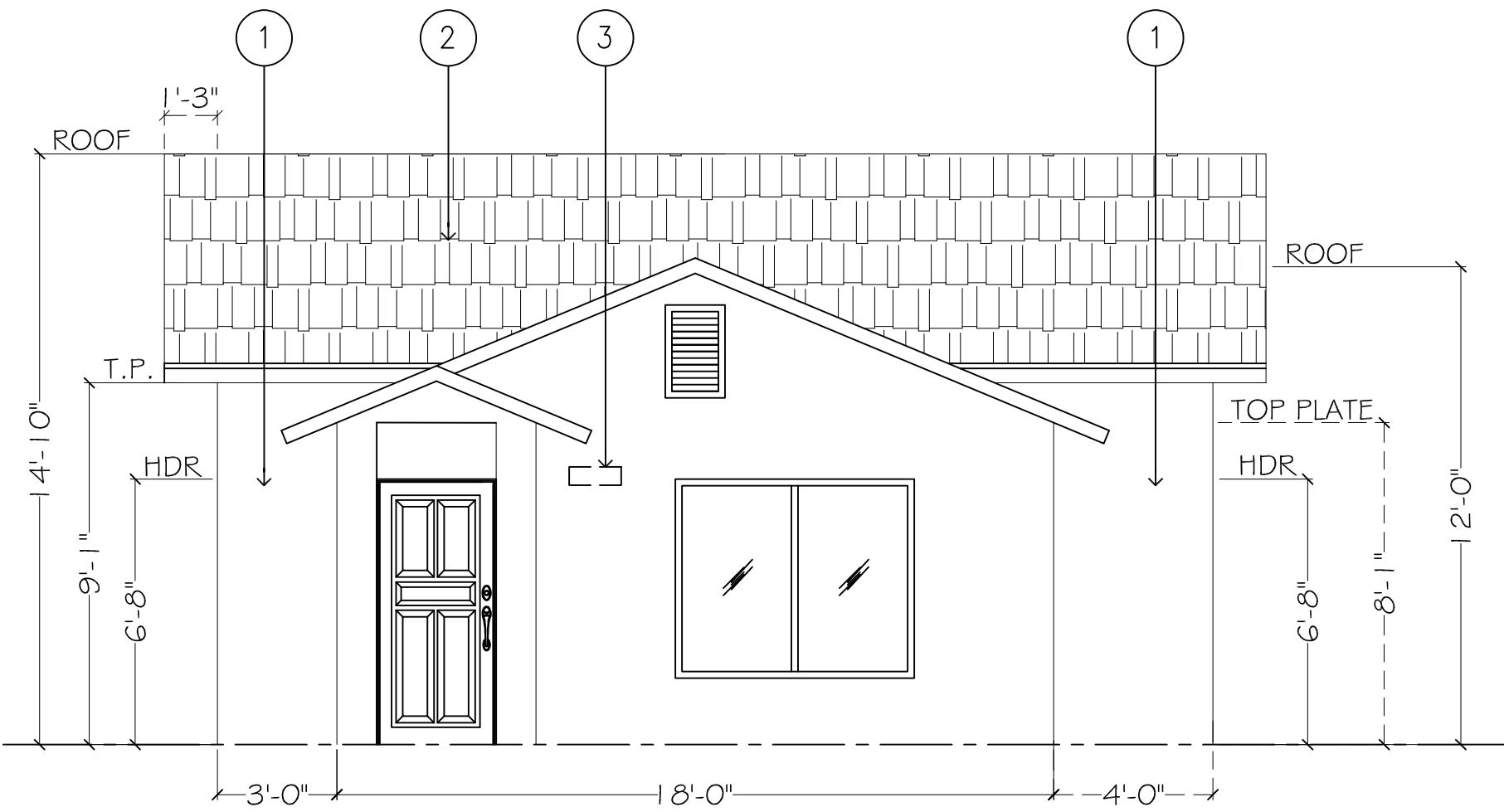
RIGHT SIDE ELEVATION

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



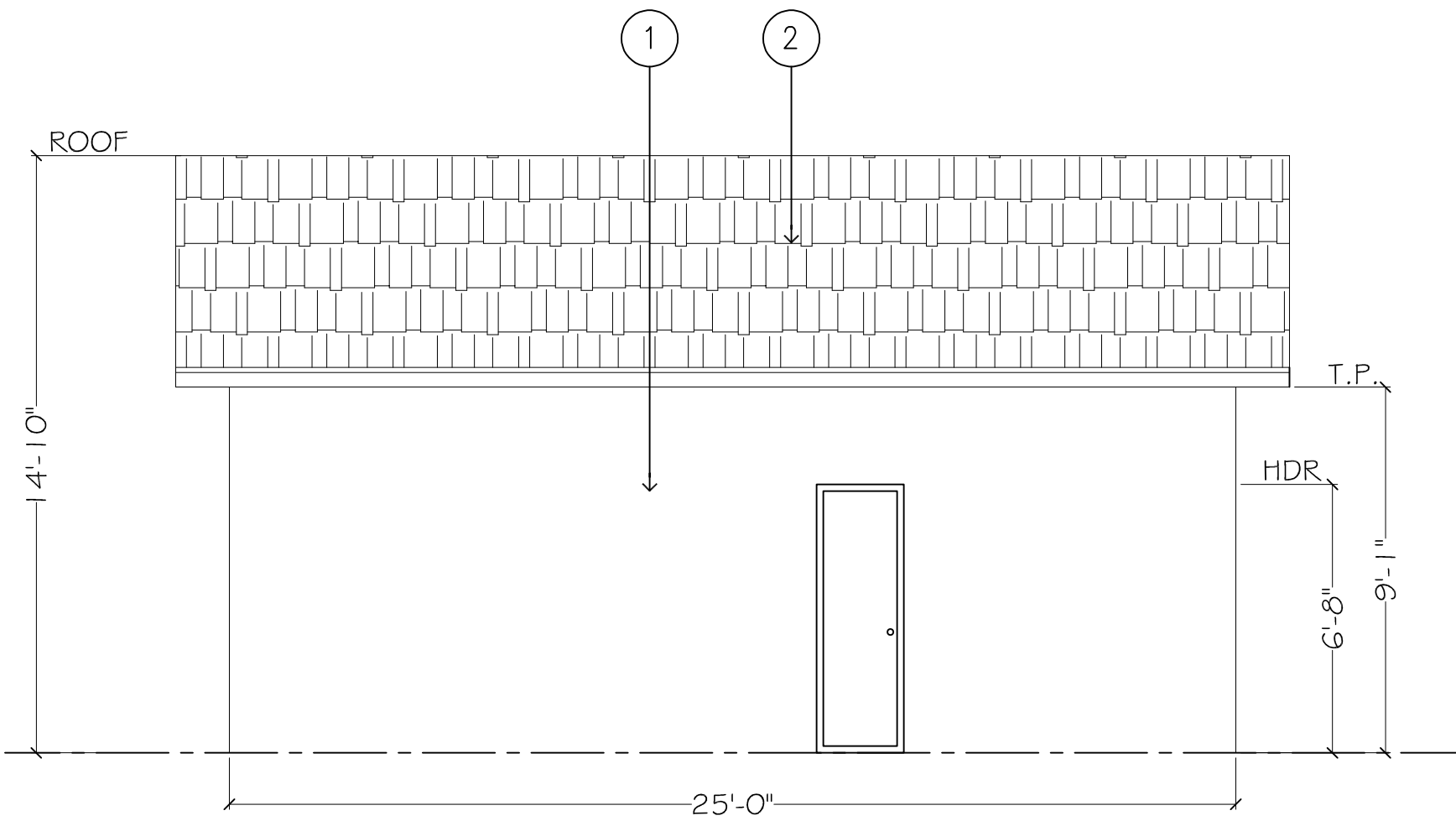
LEFT SIDE ELEVATION

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



FRONT ELEVATION

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



REAR ELEVATION

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