

Ranch Base



Ranch Base Roof



Ranch Porch



Ranch Porch Roof



Tuscan Base



Tuscan Base Roof



Tuscan Porch



Tuscan Porch Roof

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project

City of Moreno Valley Permitted ADU Plan Set

revisions



description
Exterior Style Options

date

project no. 2024_Moreno ADU

drawn by

sheet no. **T1.2**

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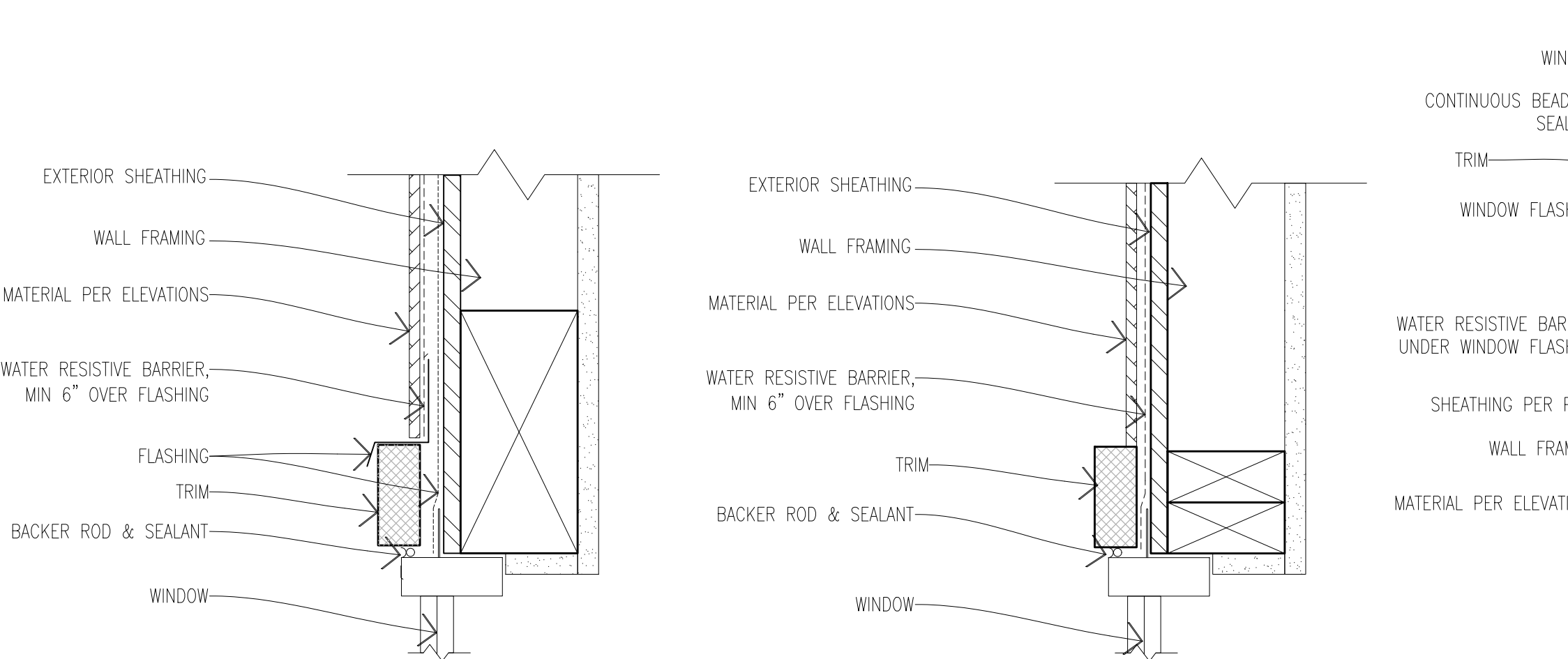
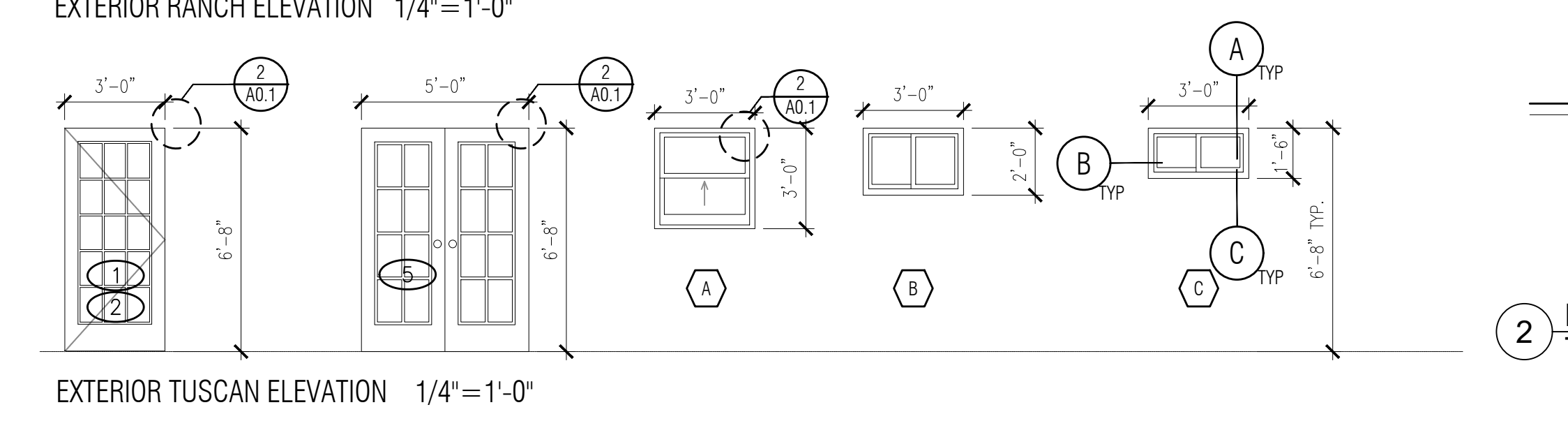
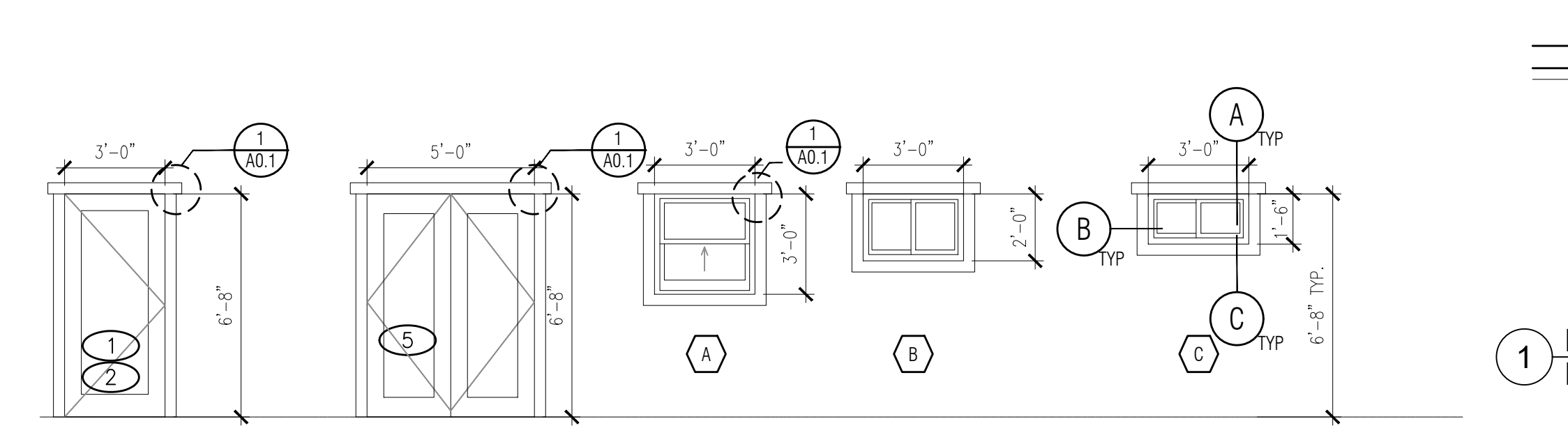
WINDOW SCHEDULE										DOOR SCHEDULE														
WINDOW	WINDOW SIZE		OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET G0.3 (WHEN REQ'D)	SHGC	U- FACTOR	DOOR	DOOR TYPE	DOOR SIZE			CORE	MATERIAL	FRAME	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET G0.3 (WHEN REQ'D)	SHGC	U- FACTOR
	WIDTH	HEIGHT												WIDTH	HEIGHT	THICK.								
A	3'-0"	3'-0"	SINGLE HUNG	4	VINYL	6'-8"	LIVING ROOM / KITCHEN	TEMP. AT WINDOW ADJACENT TO DOOR #6	NOTE 15 & 16	0.23	0.3	1	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	FRONT ENTRY		NOTE 15, 16, 17, & 18	0.23	0.3
B	3'-0"	1'-0"	SLIDER	1	VINYL	6'-8"	BATHROOM WINDOW		NOTE 15 & 16	0.23	0.3	2	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	SIDE ENTRY		NOTE 15, 16, 17, & 18	0.23	0.3
C	3'-0"	2'-0"	SLIDER	2	VINYL	6'-8"	BEDROOM		NOTE 15 & 16	0.23	0.3	3	SLIDING DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSET DOOR				
												4	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM DOOR				
												5	FRENCH DOOR	5'-0"	6'-8"	1-3/4"	HLW	VNL/GLASS	VINYL	SIDE ENTRY		NOTE 15, 16, 17, & 18	0.23	0.3
												6	SLIDING DOOR	10'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSET DOOR				
												7	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM DOOR				
												8	SINGLE DOOR	2'-4"	6'-8"	1-3/4"	HLW	WOOD	WD	WATER HEATER	LOUVERED/ NOTE 9			

WINDOW NOTES

- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
- ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D.
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 3101.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303.
- THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2
- THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4
- EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE
- FIRE-RESISTANCE RATED GLAZING TESTED AS PART OF A FIRE-RESISTANCE RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENT OF SECTION 2406, CONSTRUCTED OF GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.
- ALL PENETRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.

DOOR NOTES

- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
- REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1 1/2 INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
- GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
- EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.
- WATER HEATER CLOSET SHALL HAVE 1) AIR GAP UNDER DOOR EQUAL TO 18 SQ. IN (0.75" CLEARANCE); LOUVER MUST BE LOCATED THE SAME HEIGHT ON DOOR AS THE AIR EXHAUST ON HEATER ON HEATER. HEATER AIR EXHAUST MUST BE POSITIONED TOWARDS LOUVER WITHIN ONE FOOT OF DOOR.
- ALL PENETRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.



A HEAD SECTION VIEW

B JAMB PLAN VIEW

C SILL SECTION VIEW

WINDOW DETAILS
SCALE: 3" = 1'-0"

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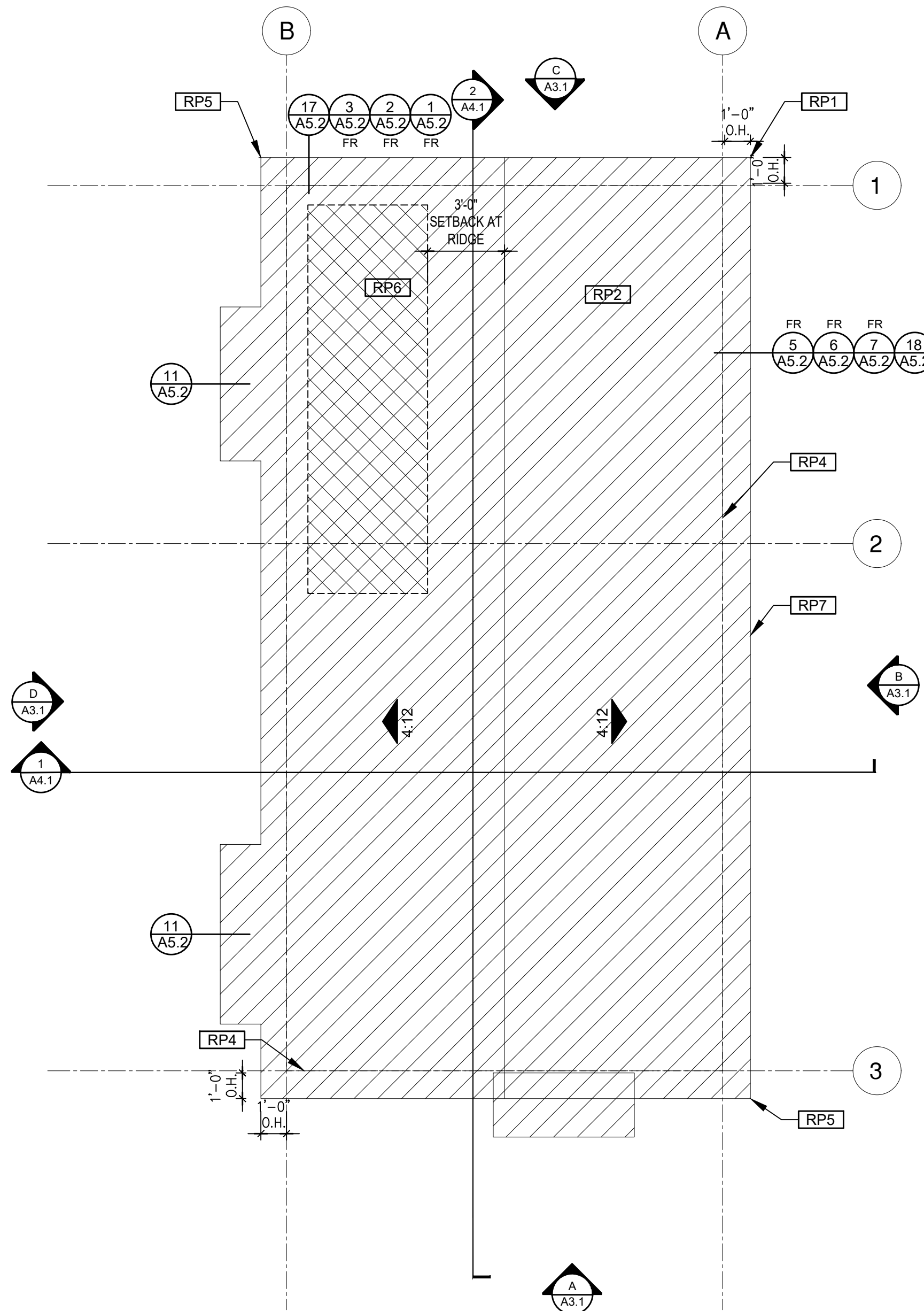
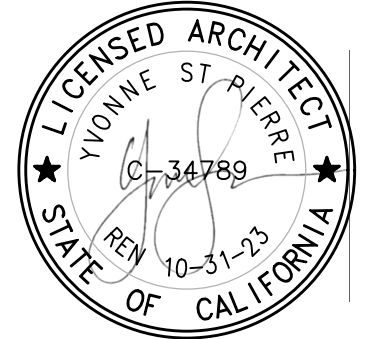
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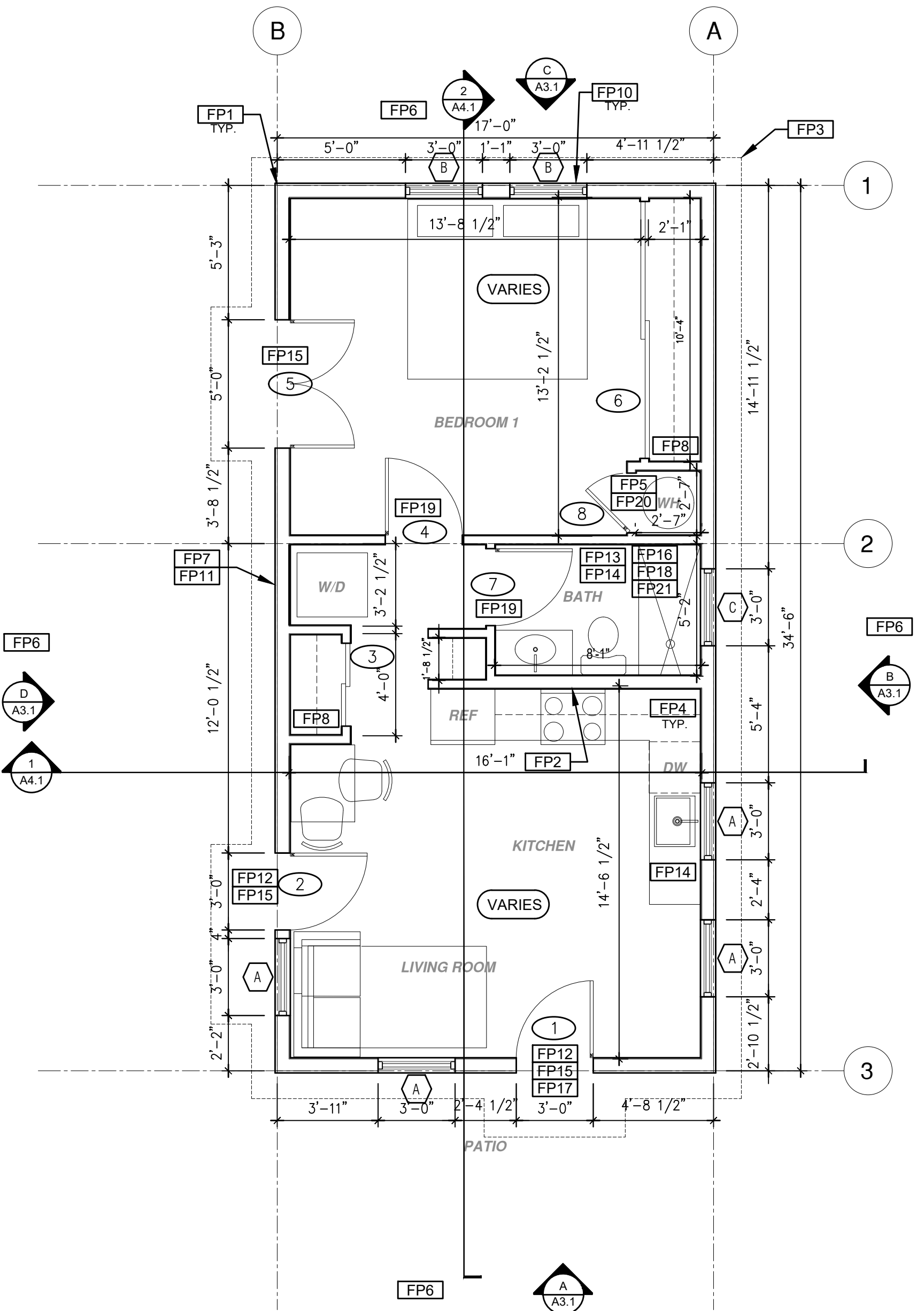
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Door & Window Schedules

date
 project no. 2024_Moreno ADU
 drawn by
 sheet no.

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ROOF PLAN
 1/4"=1'-0" Ranch Base



FLOOR PLAN
 1/4"=1'-0" 586 SQ. FT. Ranch Base

ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
<p>RP1 LINE OF ROOF OVERHANG</p> <p>RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2</p> <p>RP3 SUPPORT POST BELOW</p> <p>RP4 LINE OF WALLS BELOW</p> <p>RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS</p> <p>RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET</p> <p>RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX 1/4", MIN 3/4" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET FOR NON VENTED EAVES SEE INSULATIONS DETAILS 4, 8, AND 12 ON SHEET A5.2</p>	<p>FP1 STUD WALL SIZE PER STRUCTURAL</p> <p>FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING</p> <p>FP3 LINE OF OVERHANG ABOVE</p> <p>FP4 36" HIGH COUNTER</p> <p>FP5 WATER HEATER</p> <p>FP6 SLOPE SURFACE AWAY FROM BUILDING</p> <p>FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING</p> <p>FP8 CLOSET SHELF AND POLE</p> <p>FP9 EMERGENCY EGRESS WINDOW</p> <p>FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS</p> <p>FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SURROUND AROUND THE SHOWER MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL.</p> <p>FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c). ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-CONSERVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p>	<p>SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)</p> <p>THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION</p> <p>SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.</p> <p>FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</p> <p>MINIMUM PV SIZE BASED ON EXAMPLE ENERGY CALCULATIONS: 1.72 kWdc TO BE UPDATED WITH SITE SPECIFIC ENERGY CALCULATIONS.</p> <p>VENTING CALCULATIONS</p> <p>ROOF VENTING: 15F. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 586 SF. VENTILATION AREA REQUIRED: 586 SF / 150SF = 3.91 SF. CONVERT TO SQ. IN. 3.91 SF. x 144 = 563 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 563 SQ. IN.</p>	<p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>WALL BELOW OR ROOF ABOVE</p> <p>SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2</p> <p>ROOFING</p> <p>KEYNOTE</p> <p>DOOR SYMBOL</p> <p>WINDOW SYMBOL</p> <p>CEILING HEIGHTS</p> <p>VAULTED CEILING</p> <p>ROOF SLOPE</p>

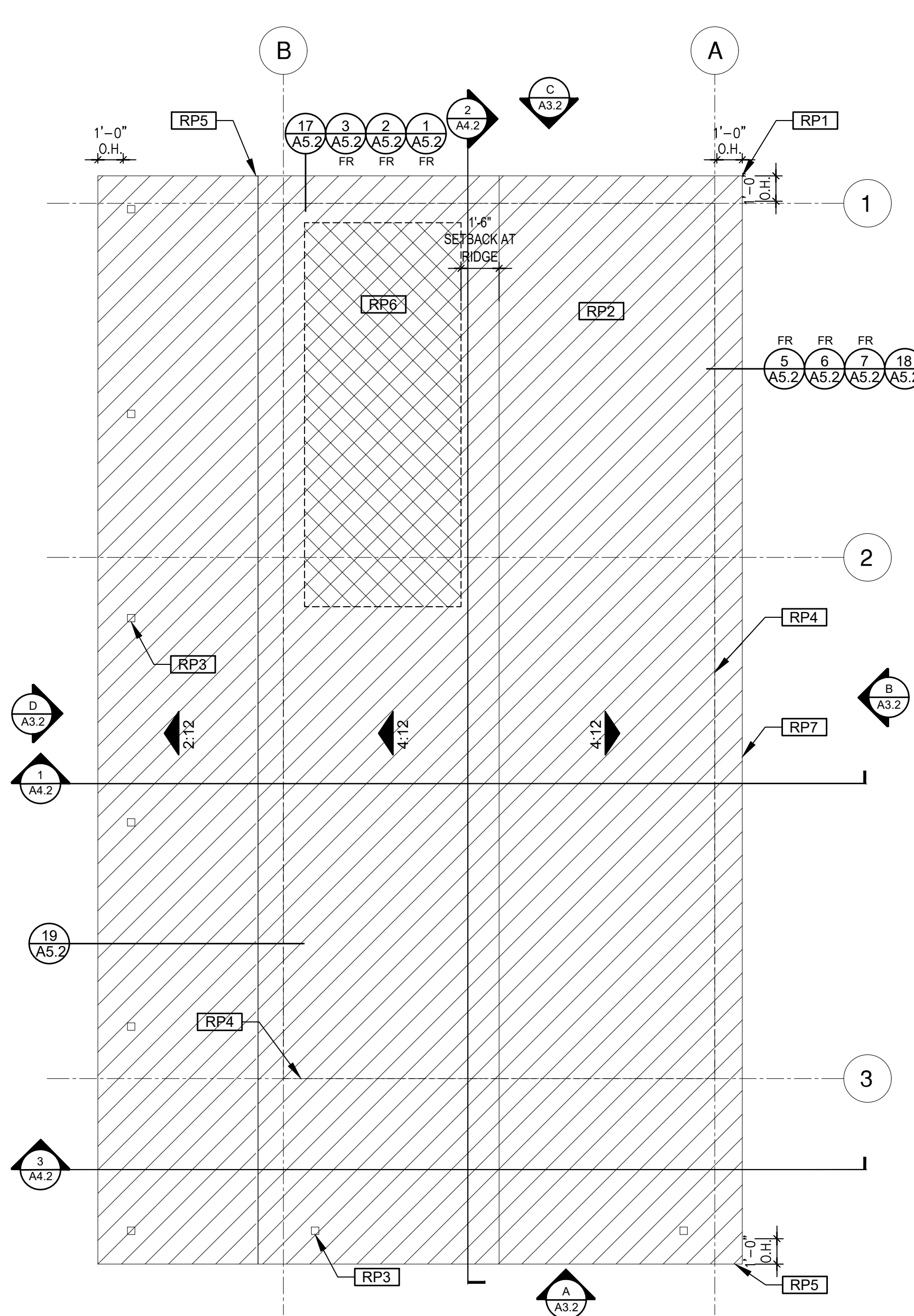
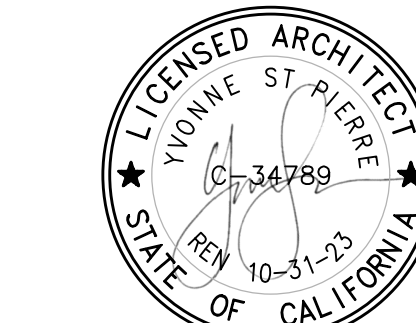
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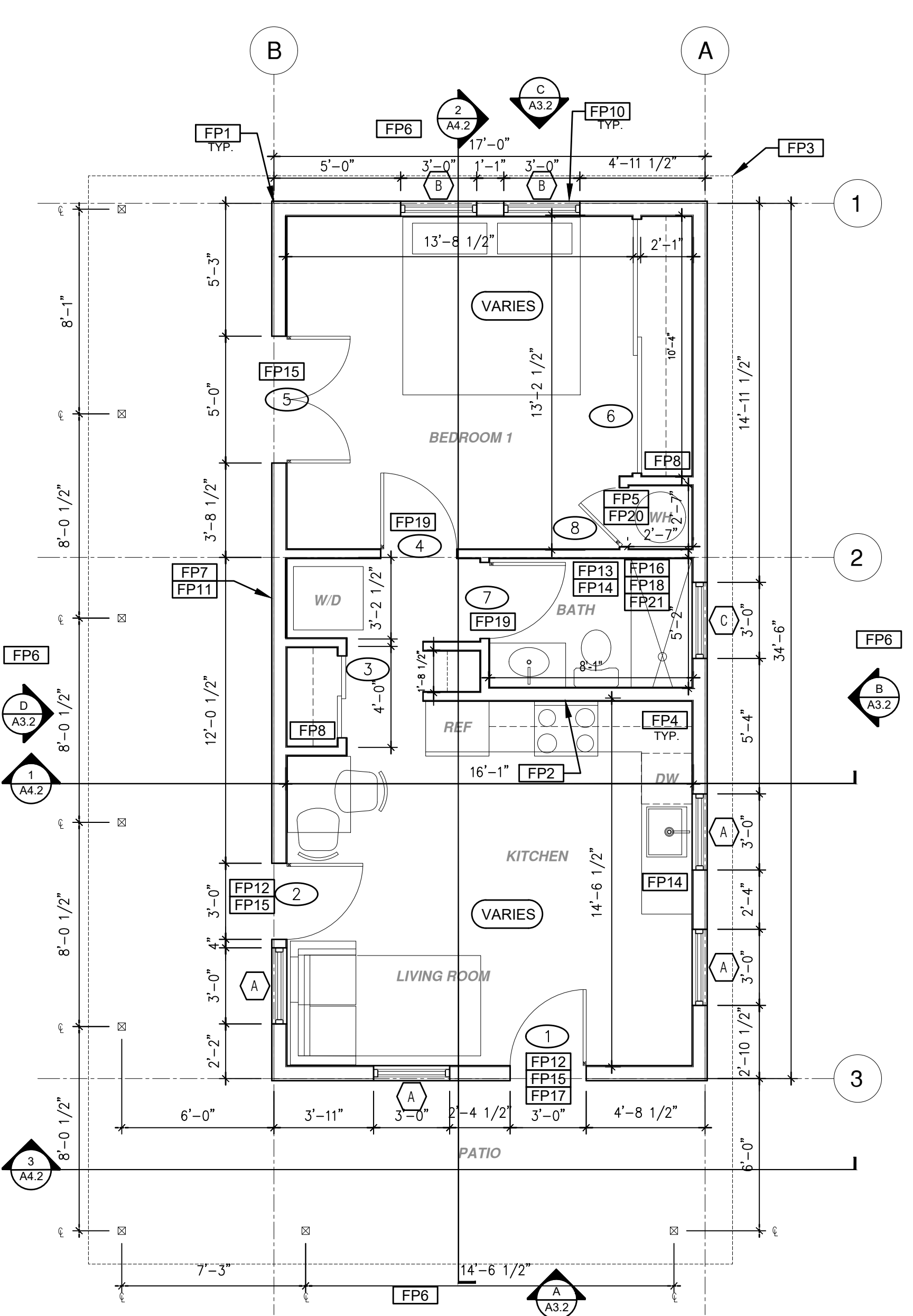
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 Roof Plan
 Ranch
 Base**

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 drawn by
 sheet no. **A1.1**

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 1/4"=1'-0" Ranch Porch Component



FLOOR PLAN
 1/4"=1'-0" 586 SQ. FT. Ranch Porch Component

ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
<p>RP1 LINE OF ROOF OVERHANG</p> <p>RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2</p> <p>RP3 SUPPORT POST BELOW</p> <p>RP4 LINE OF WALLS BELOW</p> <p>RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS</p> <p>RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET</p> <p>RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX 1/4", MIN 1/8" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET FOR NON VENTED EAVES SEE INSULATIONS DETAILS 4, 8, AND 12 ON SHEET A5.2</p>	<p>FP1 STUD WALL SIZE PER STRUCTURAL</p> <p>FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING</p> <p>FP3 LINE OF OVERHANG ABOVE</p> <p>FP4 36" HIGH COUNTER</p> <p>FP5 WATER HEATER</p> <p>FP6 SLOPE SURFACE AWAY FROM BUILDING</p> <p>FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING</p> <p>FP8 CLOSET SHELF AND POLE</p> <p>FP9 EMERGENCY EGRESS WINDOW</p> <p>FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS</p> <p>FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SURROUND AROUND THE SHOWER MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL.</p> <p>FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c). ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-CONSERVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p>	<p>SOLAR READY ROOF AREA- MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)</p> <p>THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION</p> <p>SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.</p> <p>FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</p> <p>MINIMUM PV SIZE BASED ON EXAMPLE ENERGY CALCULATIONS: 1.72 kWdc TO BE UPDATED WITH SITE SPECIFIC ENERGY CALCULATIONS.</p> <p>VENTING CALCULATIONS</p> <p>ROOF VENTING: 15F. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 586 SF. VENTILATION AREA REQUIRED: 586 SF / 150SF = 3.91 SF. CONVERT TO SQ. IN. 3.91 SF. x 144 = 563 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 563 SQ. IN.</p>	<p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>WALL BELOW OR ROOF ABOVE</p> <p>SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2</p> <p>ROOFING</p> <p>KEYNOTE</p> <p>DOOR SYMBOL</p> <p>WINDOW SYMBOL</p> <p>CEILING HEIGHTS</p> <p>VAULTED CEILING</p> <p>ROOF SLOPE</p>

project
 City of Moreno Valley Permitted ADU Plan Set

revisions

description
**Floor Plan/
 Roof Plan
 Ranch
 Component**

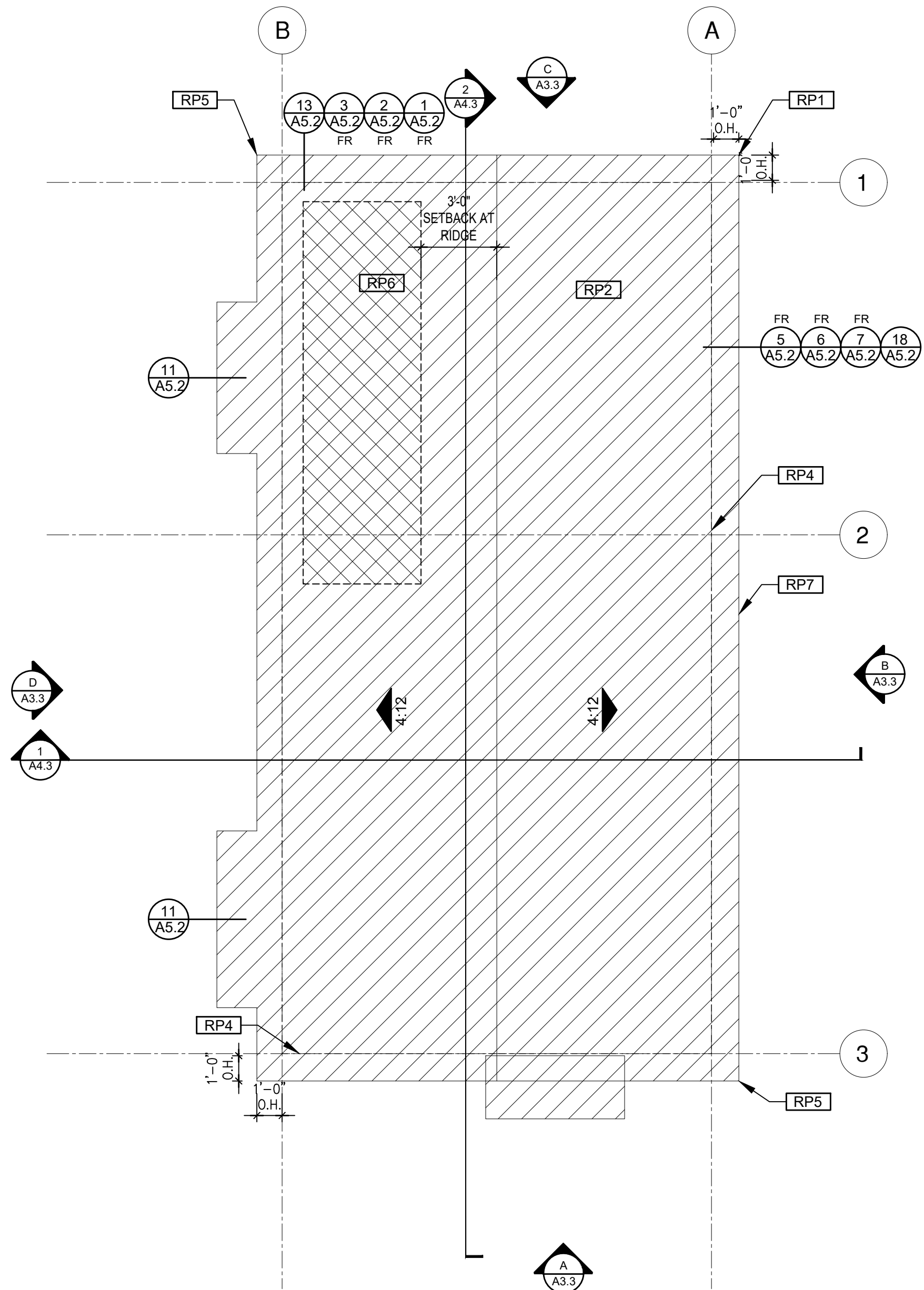
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project no. 2024_Moreno ADU

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sheet no. **A1.2**

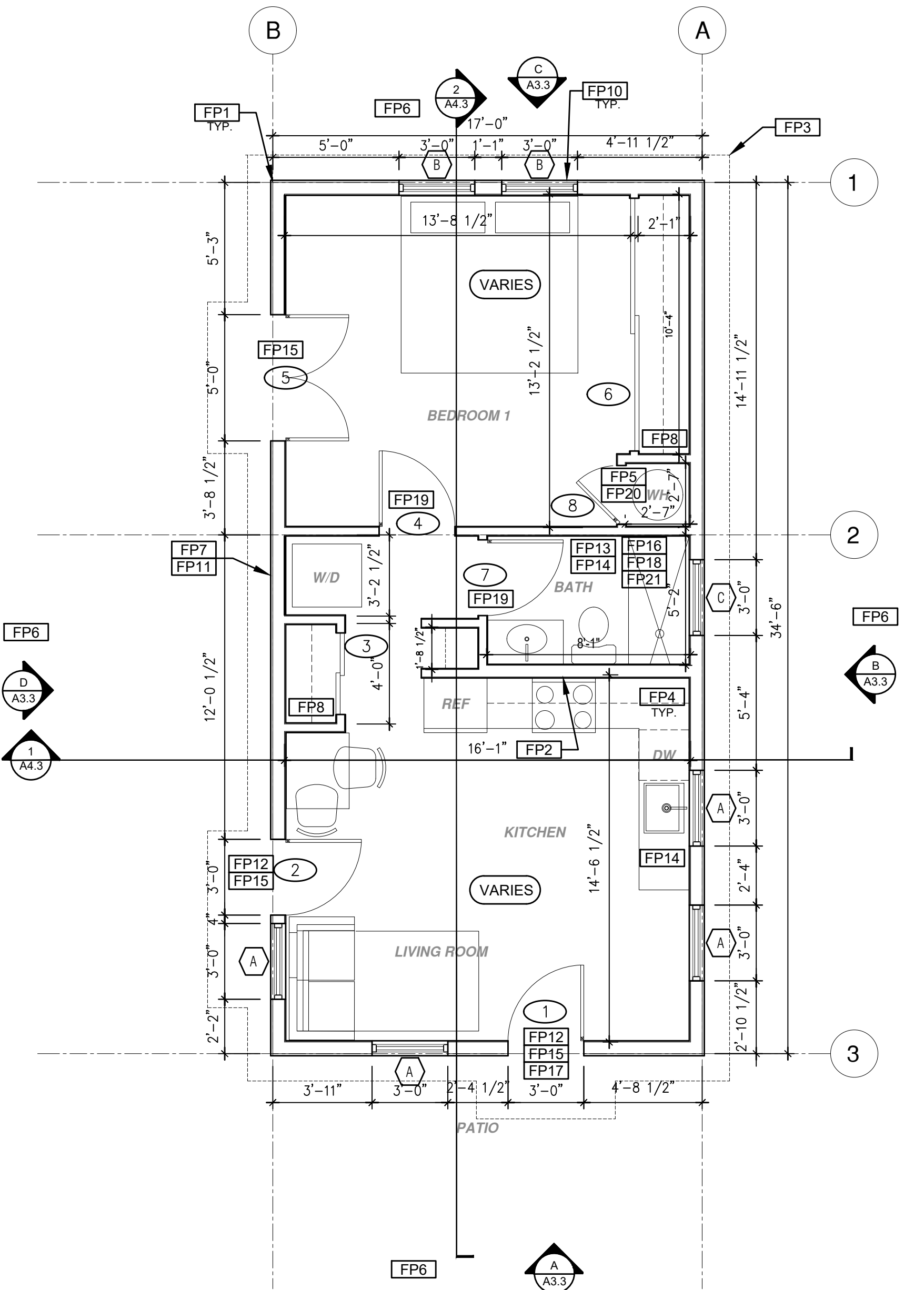
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ROOF PLAN

1/4"=1'-0"

Tuscan Base



FLOOR PLAN

1/4"=1'-0"

586 SQ. FT.

Tuscan Base

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Roof Plan
Tuscan
Base**

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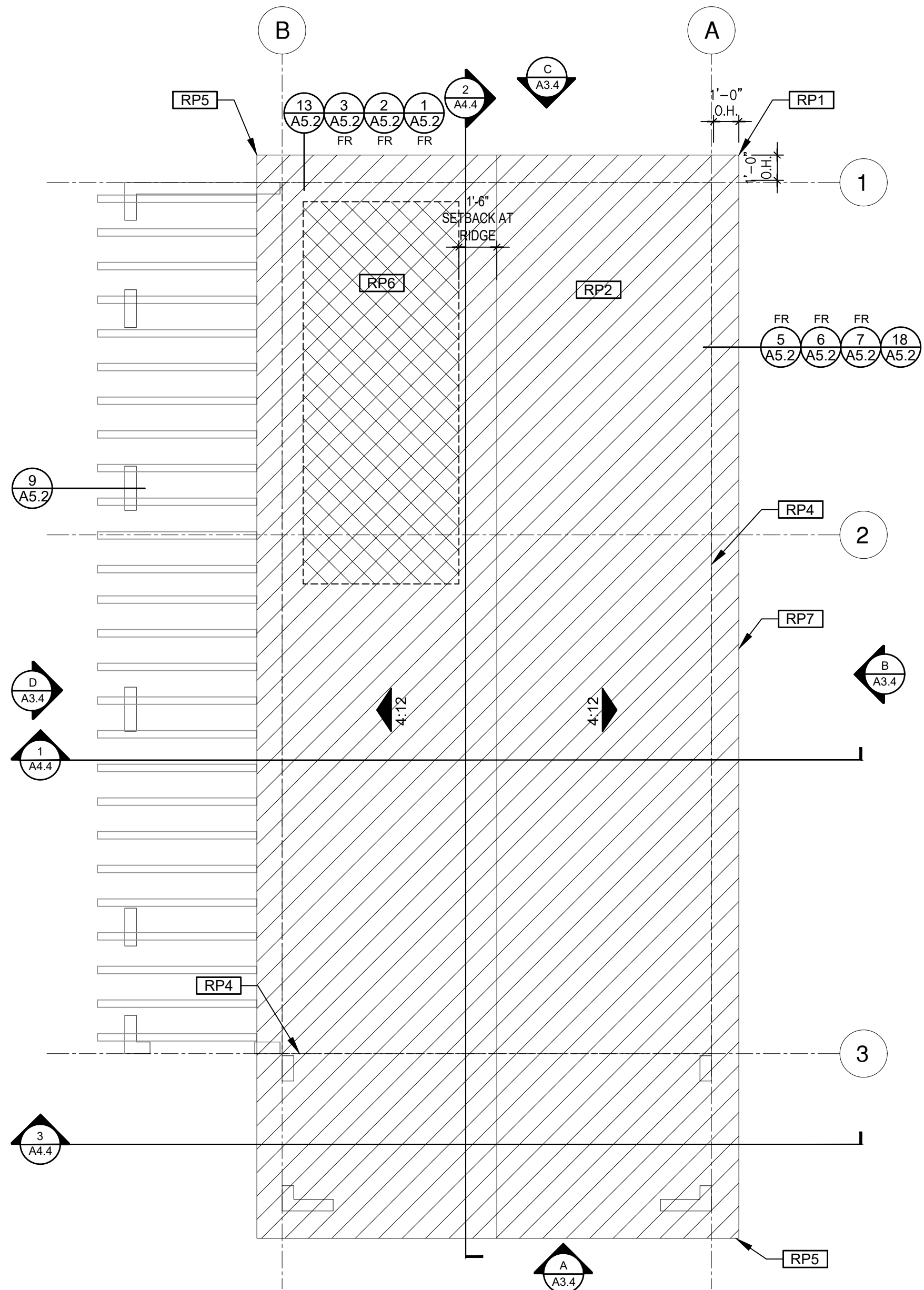
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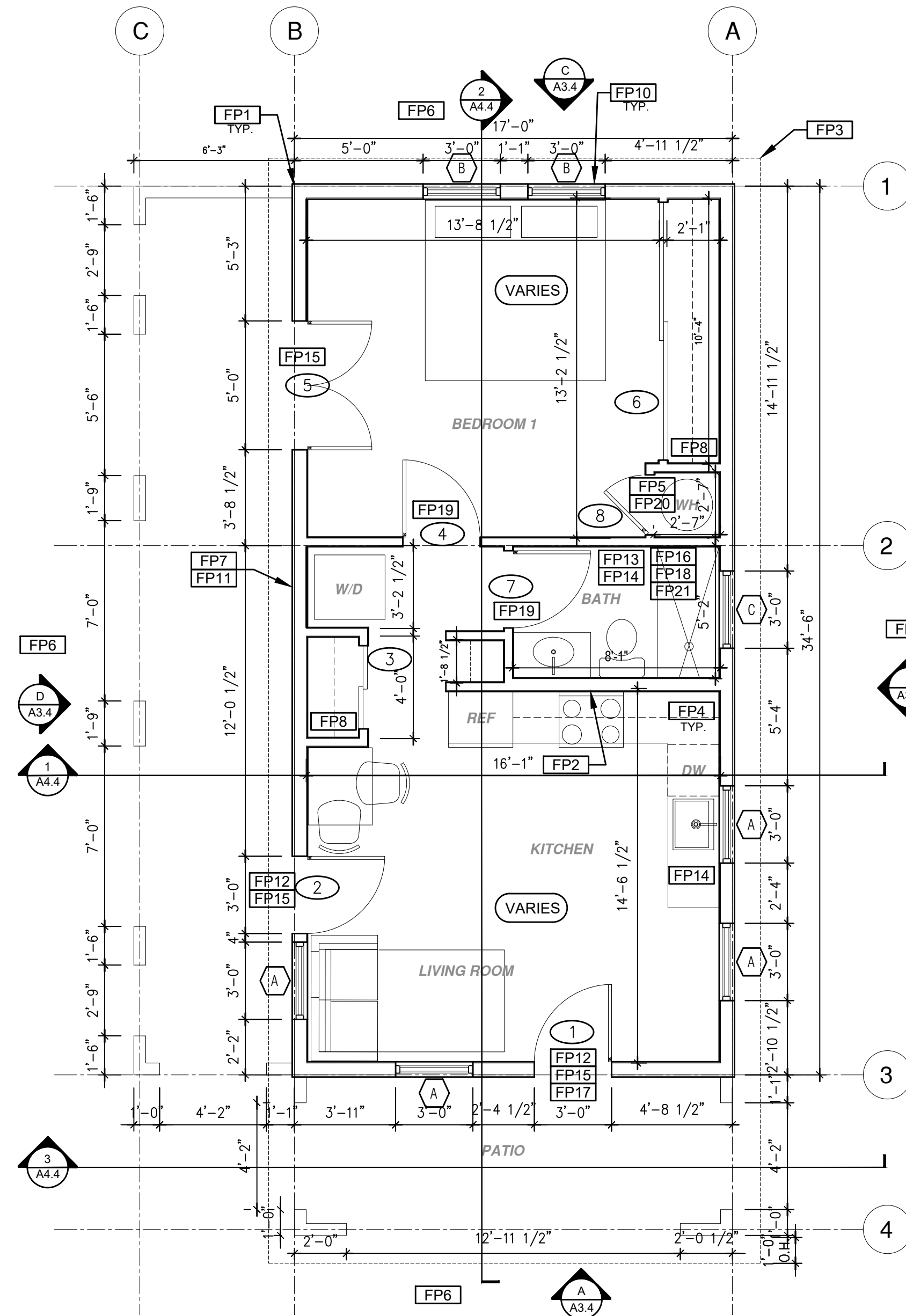
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ROOF PLAN

1/4"=1'-0"

Tuscan Porch Component



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586 SQ. FT.

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- FP15** LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1" PER FOOT. LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD.
- FP16** WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. CRC R307.2
- FP17** DOOR BELL BUTTON TO BE NO MORE THEN 48" ABOVE EXTERIOR FLOOR OR LANDING
- FP18** WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 38.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #31 ON SHEET G0.2 FOR FURTHER INFORMATION
- FP19** DOOR TO HAVE A NET CLEAR OPENING OF 32"
- FP20** DESIGNATED 2'-6" x 2'-6" x 7' TALL MINIMUM AREA FOR FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)
- FP21** FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH

SOLAR READY NOTES

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LEGEND

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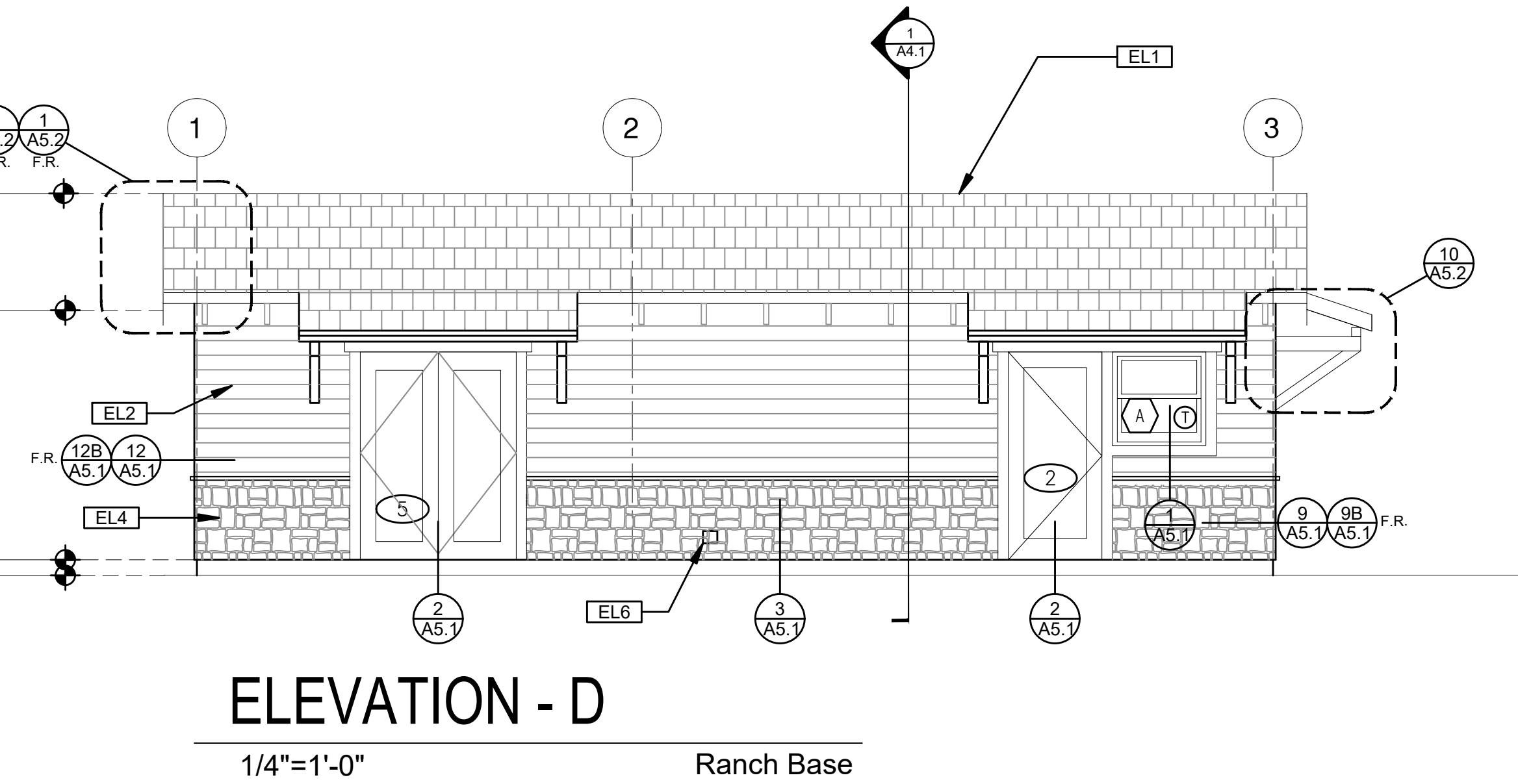
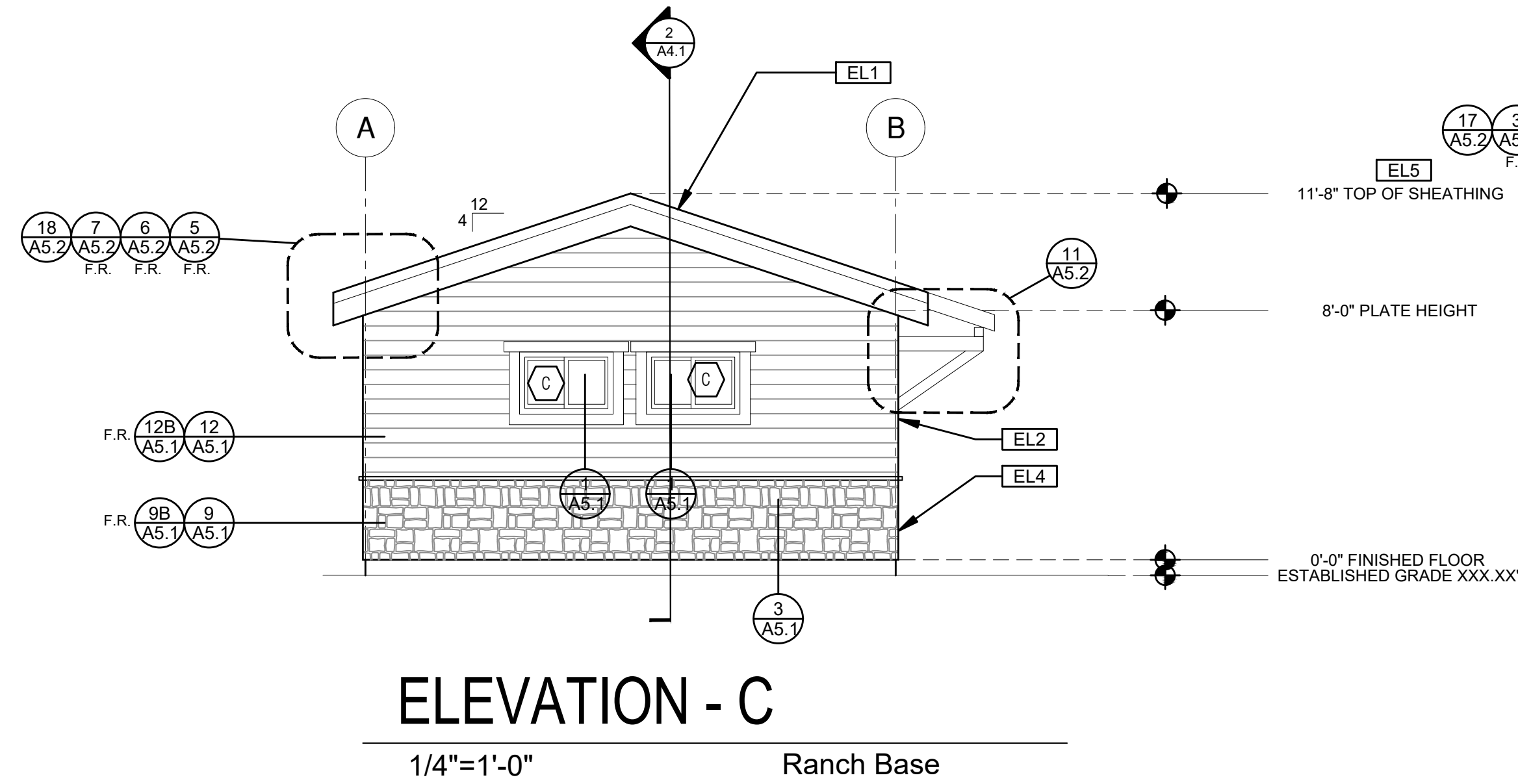
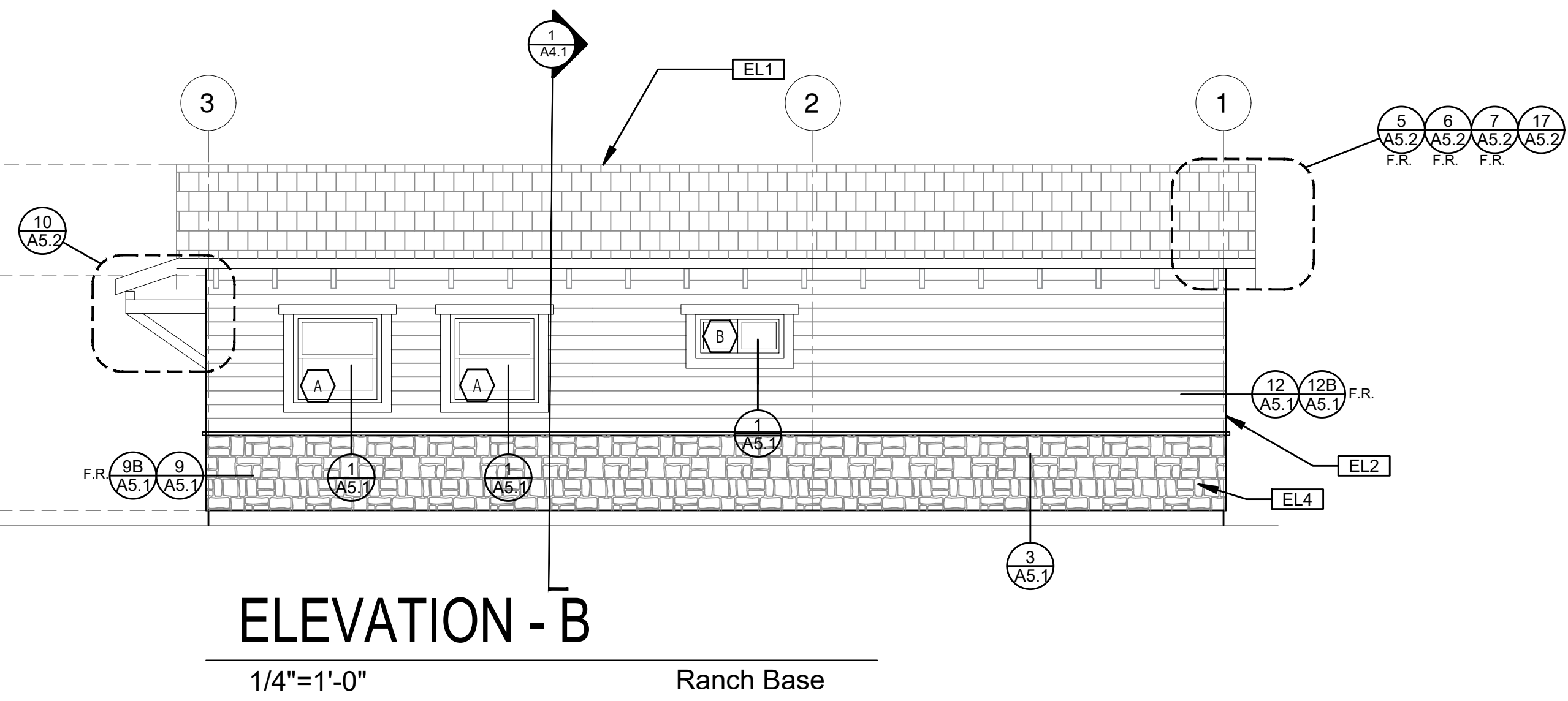
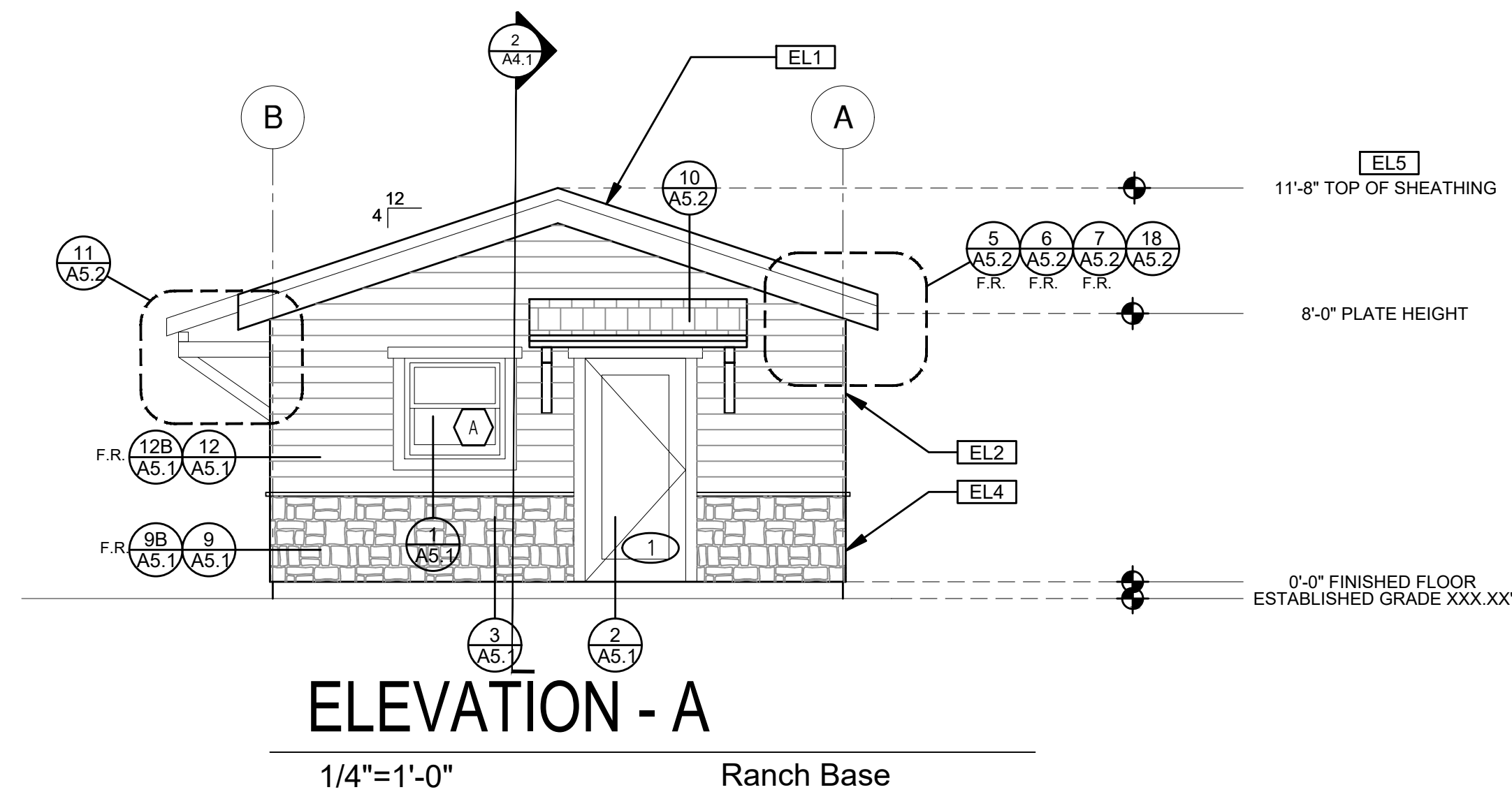
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project
 City of Moreno
 Valley Permitted
 ADU Plan Set

revisions
 1

description
**Exterior
 Elevations
 Ranch Base**

date
 project no. 2024_Moreno ADU

drawn by
 sheet no.

A3.1

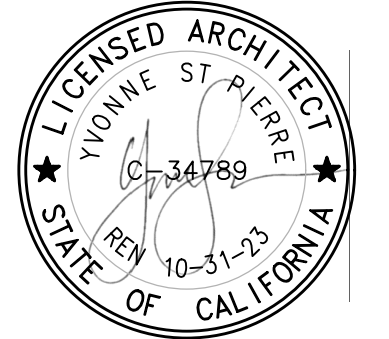
ELEVATION KEYNOTES
EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
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EL3 STUCCO
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	SECTION CUT		KEYNOTE		SPRAY FIN. STUCCO
	ELEVATION CALLOUT		DOOR SYMBOL		SHINGLES
	DETAIL DRAWING REF.		WINDOW SYMBOL		SIDING
	ELEVATION MARKER		TEMPERED GLASS		STONE
					GLAZING
					ROOFING

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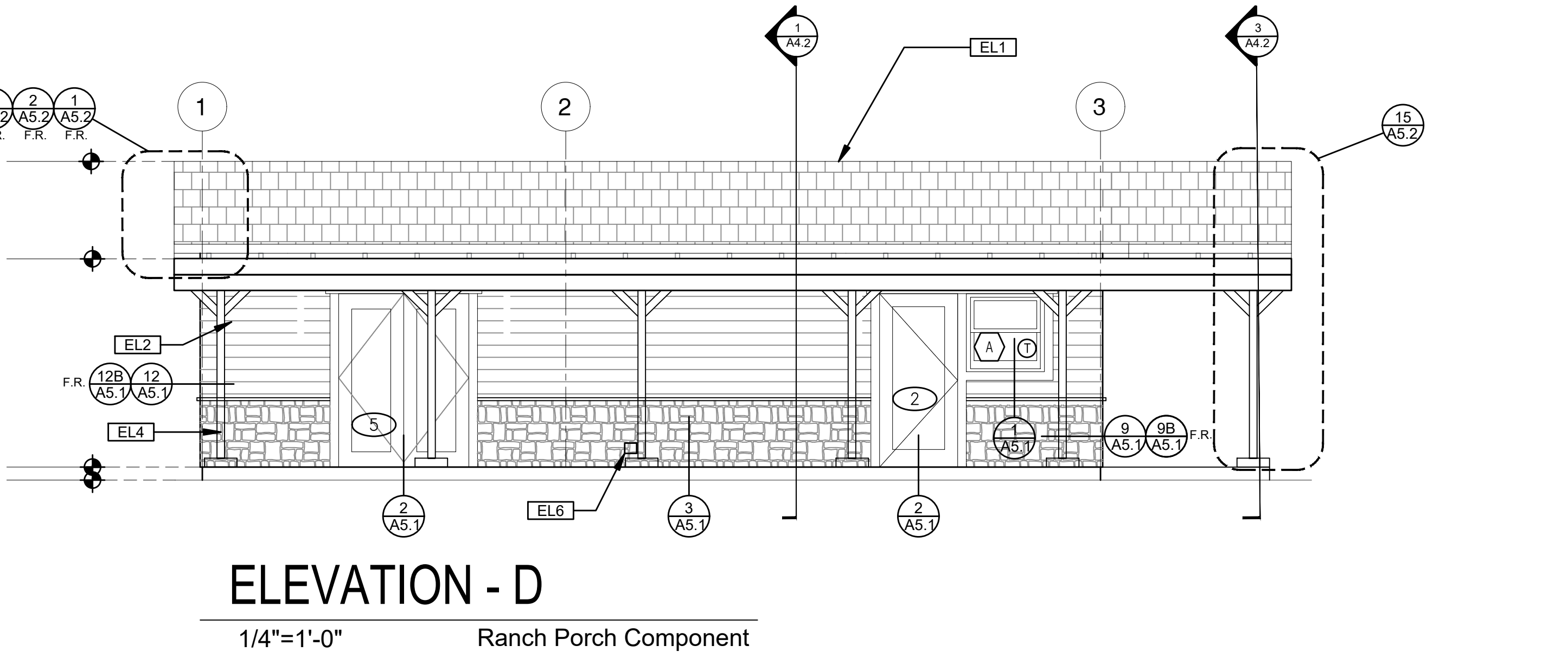
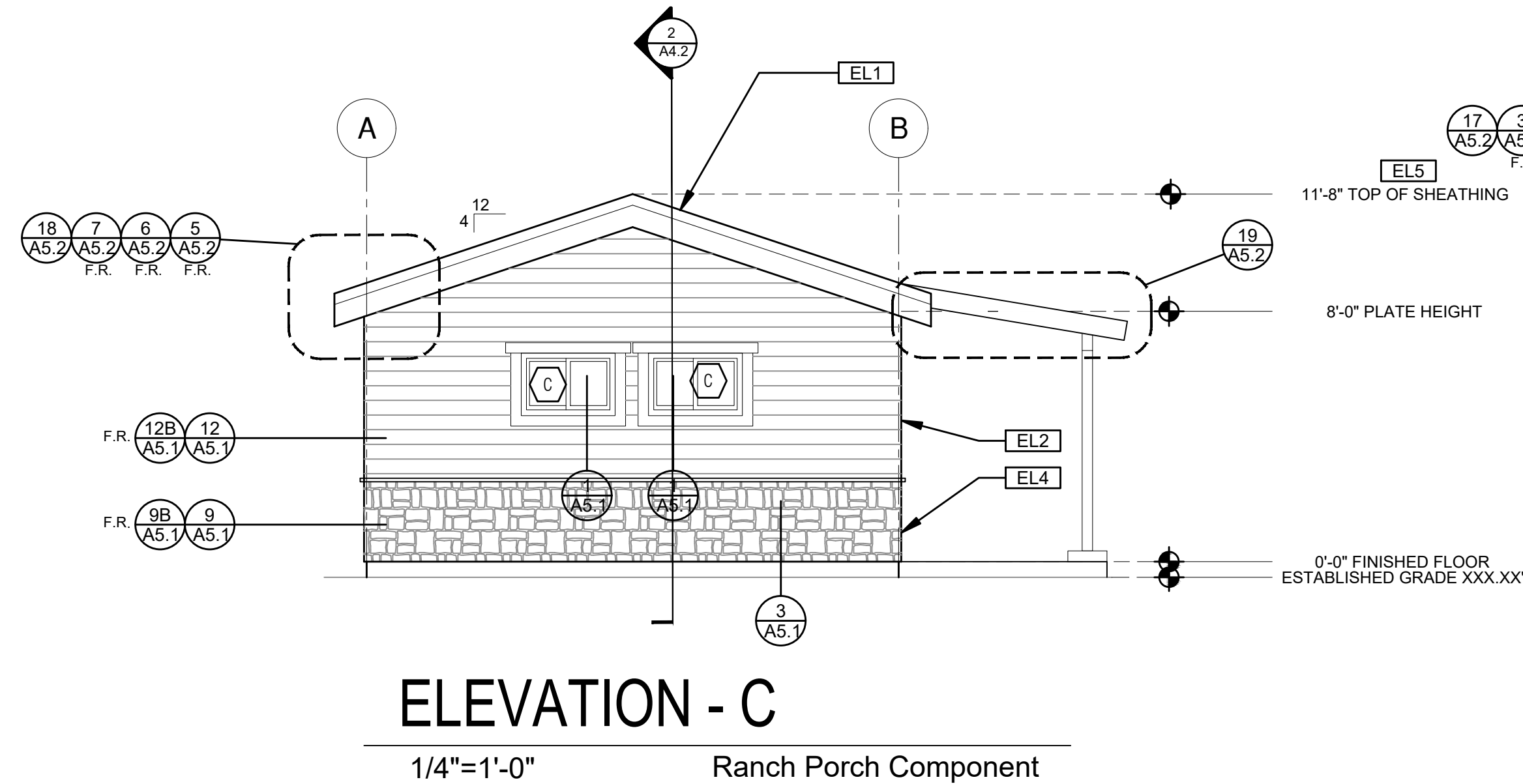
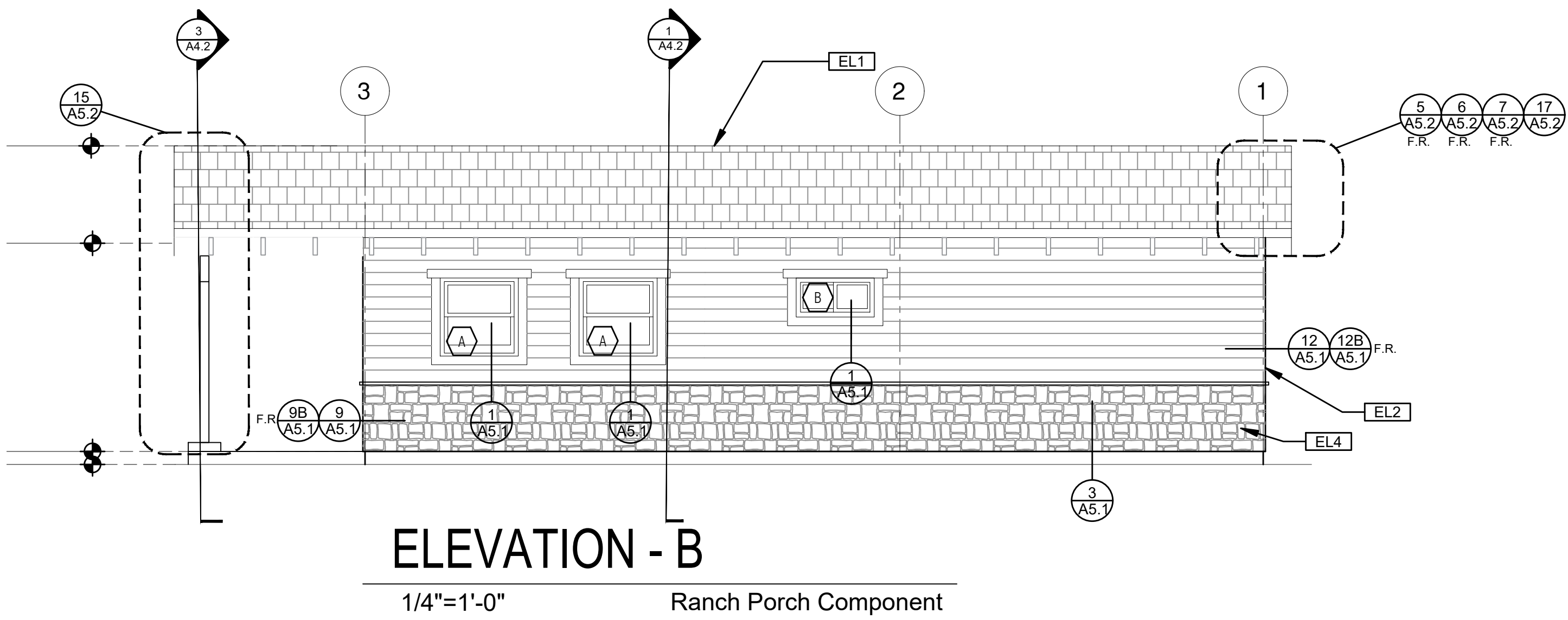
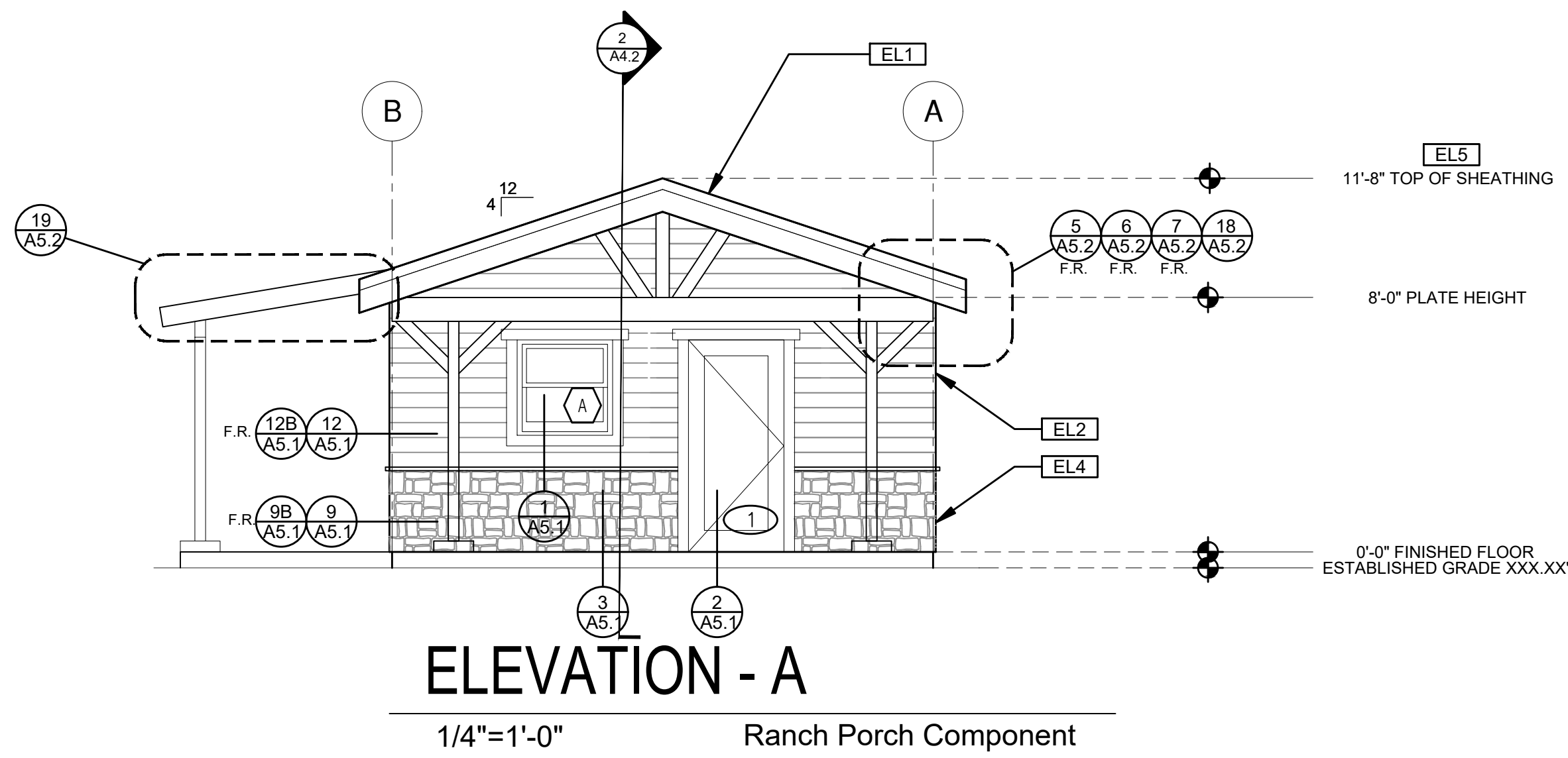
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Exterior Elevations Ranch Component

date
 project no. 2024_Moreno ADU

drawn by

sheet no.

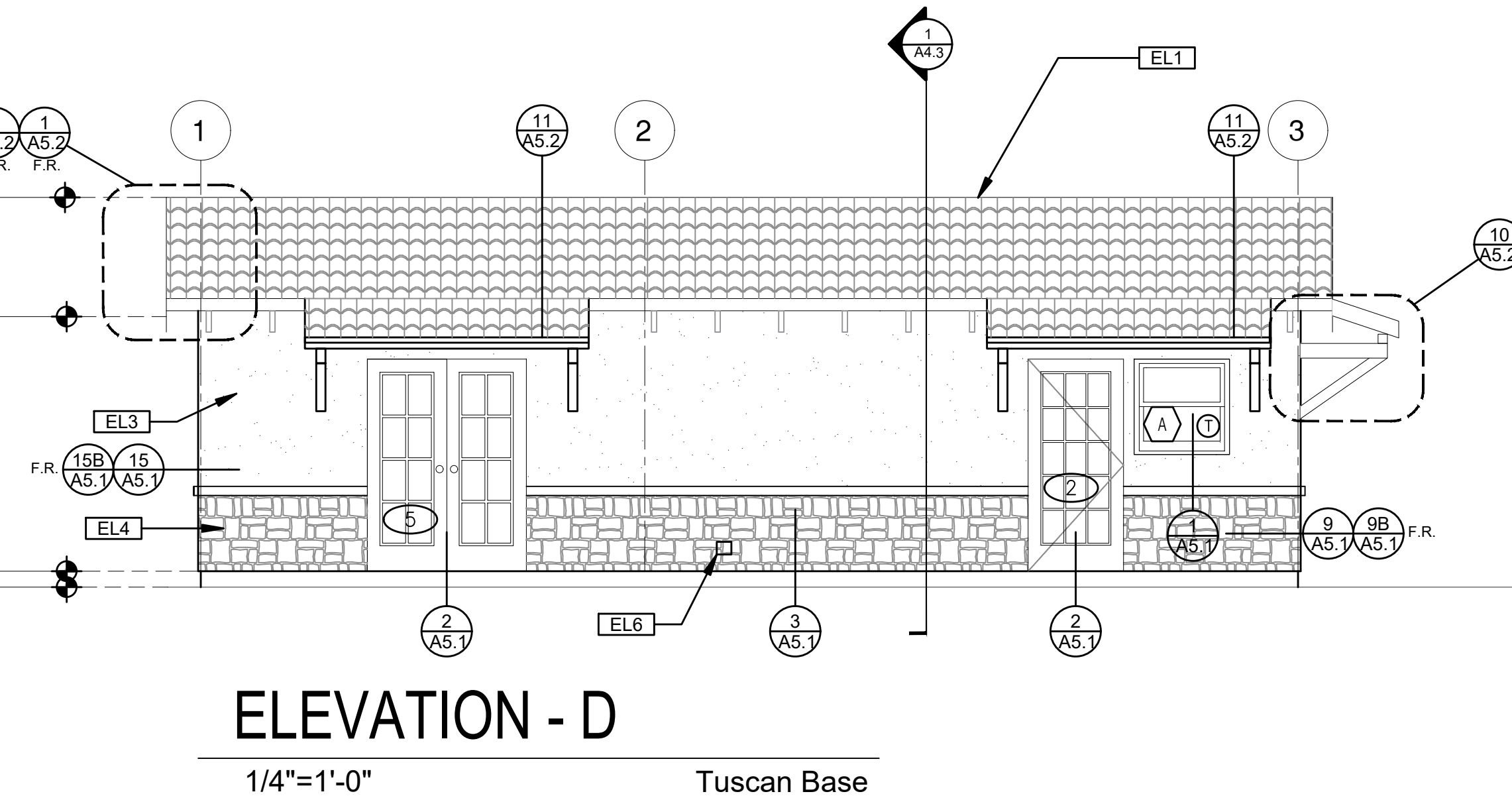
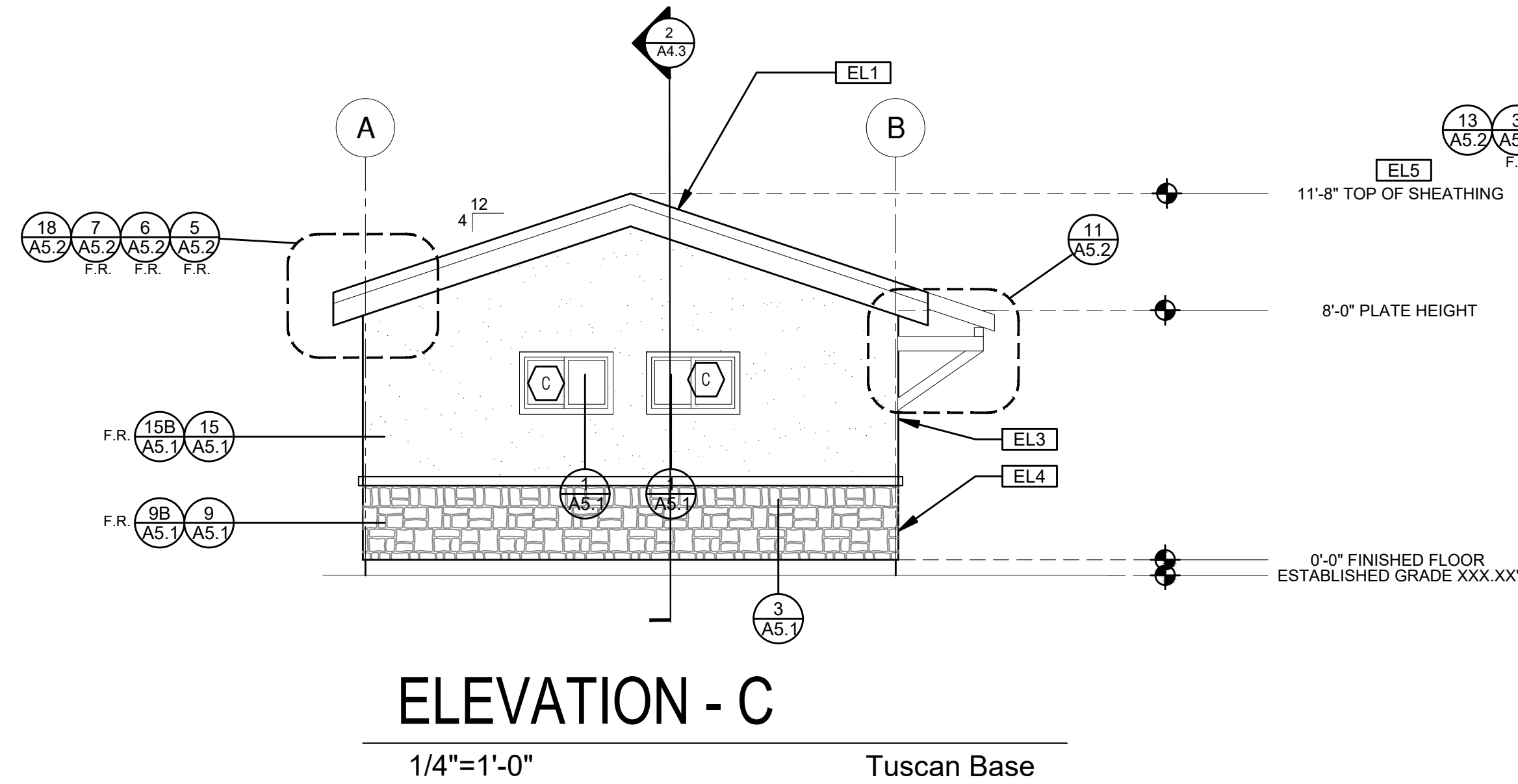
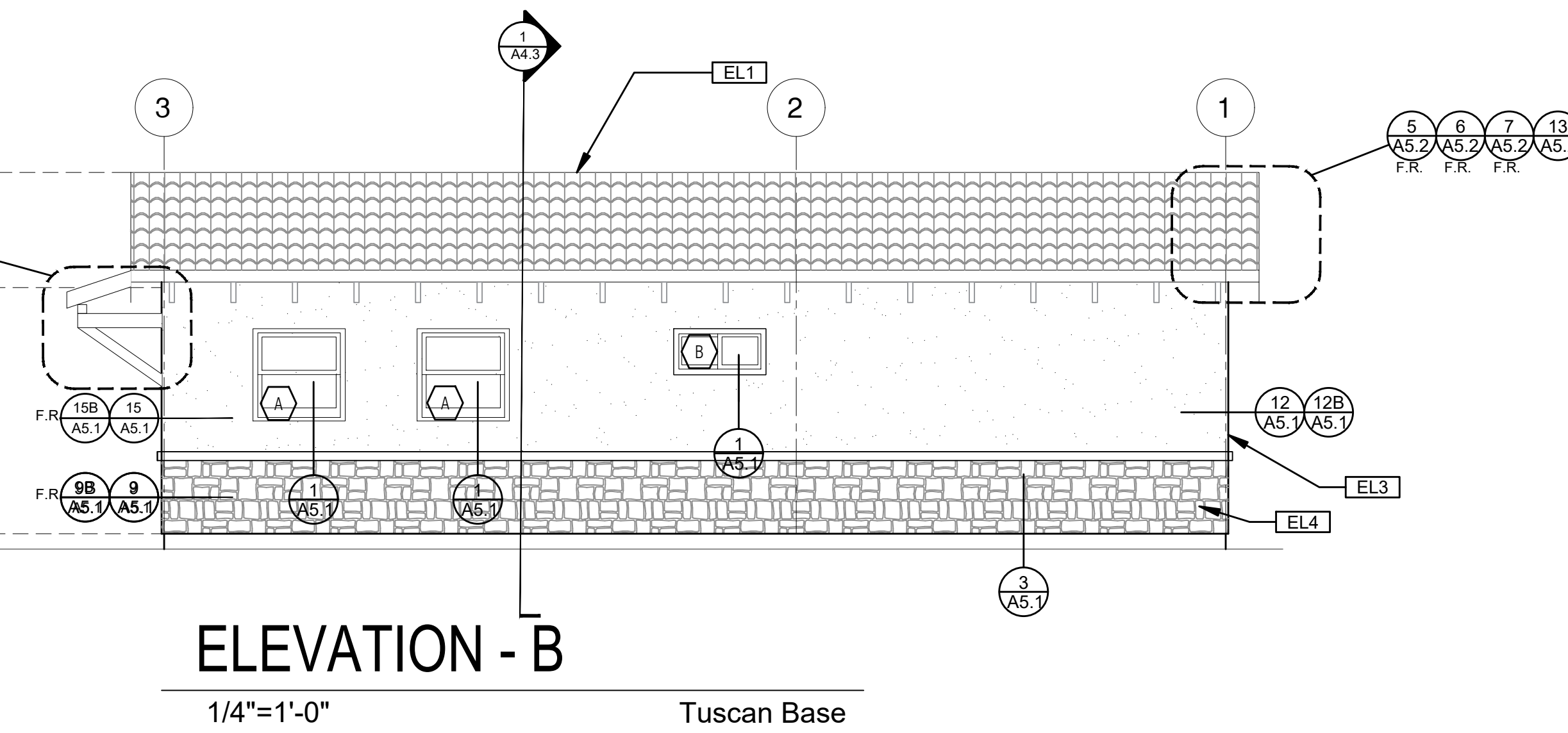
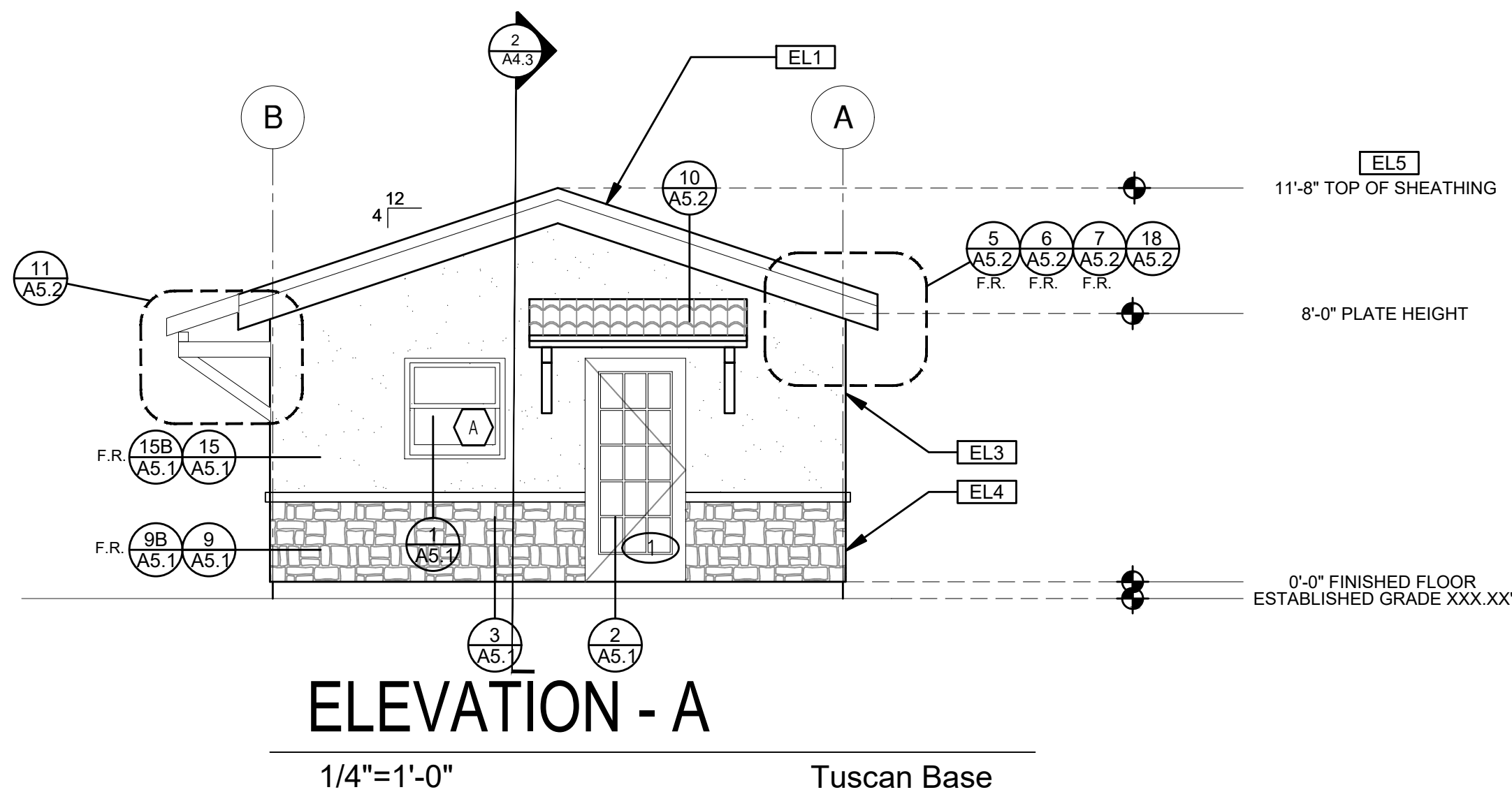
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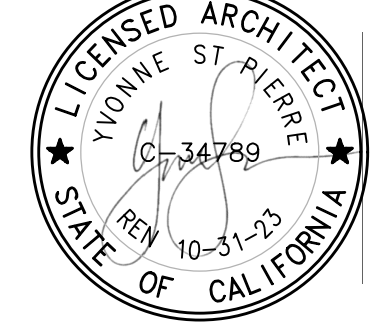
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LEGEND					
	SECTION CUT		KEYNOTE		SPRAY FIN. STUCCO
	ELEVATION CALLOUT		DOOR SYMBOL		SHINGLES
	DETAIL DRAWING REF.		WINDOW SYMBOL		SIDING
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description
Exterior Elevations Tuscan Base

date
 project no. 2024_Moreno ADU
 drawn by
 sheet no.

A3.3

ELEVATION KEYNOTES
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SECTION CUT	KEYNOTE	SPRAY FIN. STUCCO
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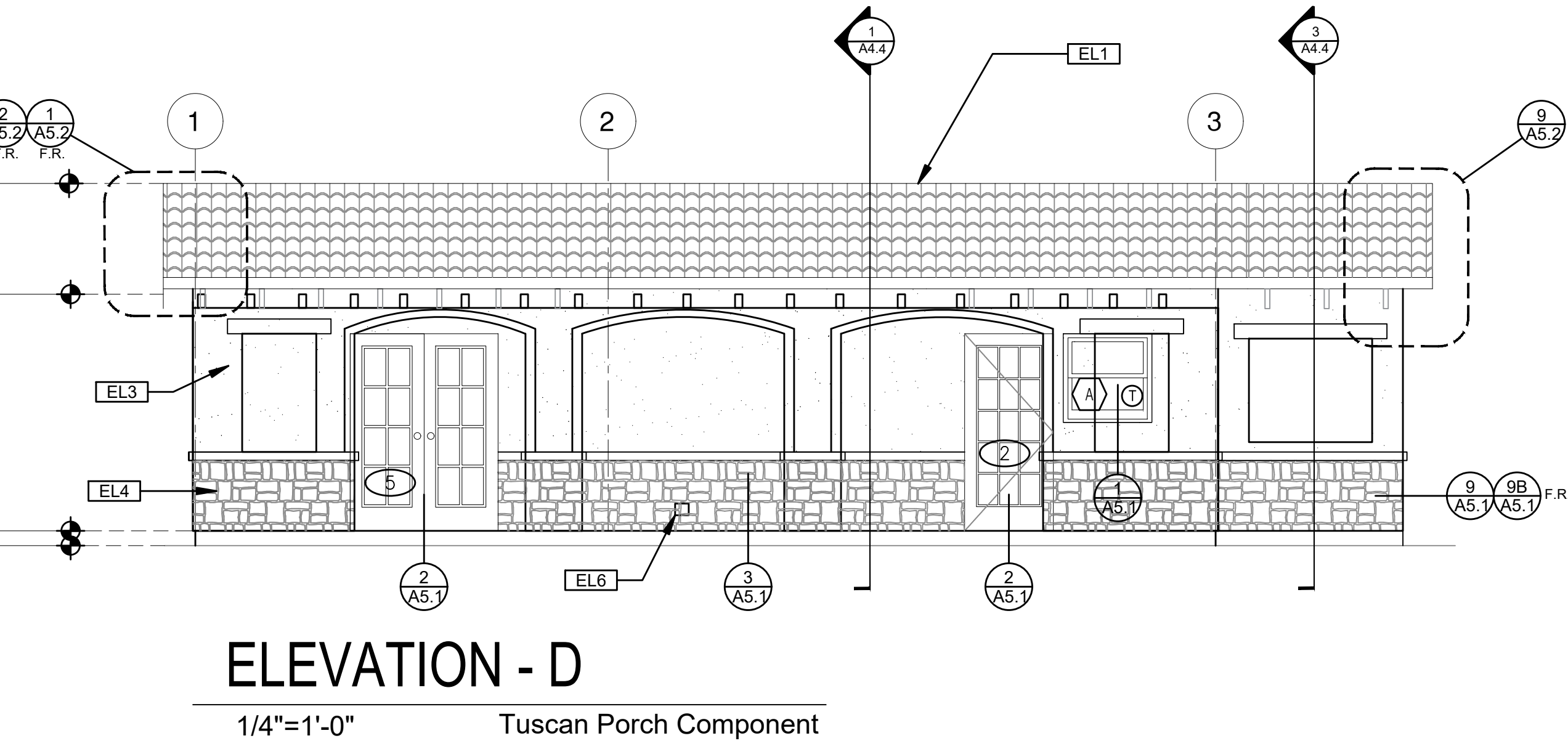
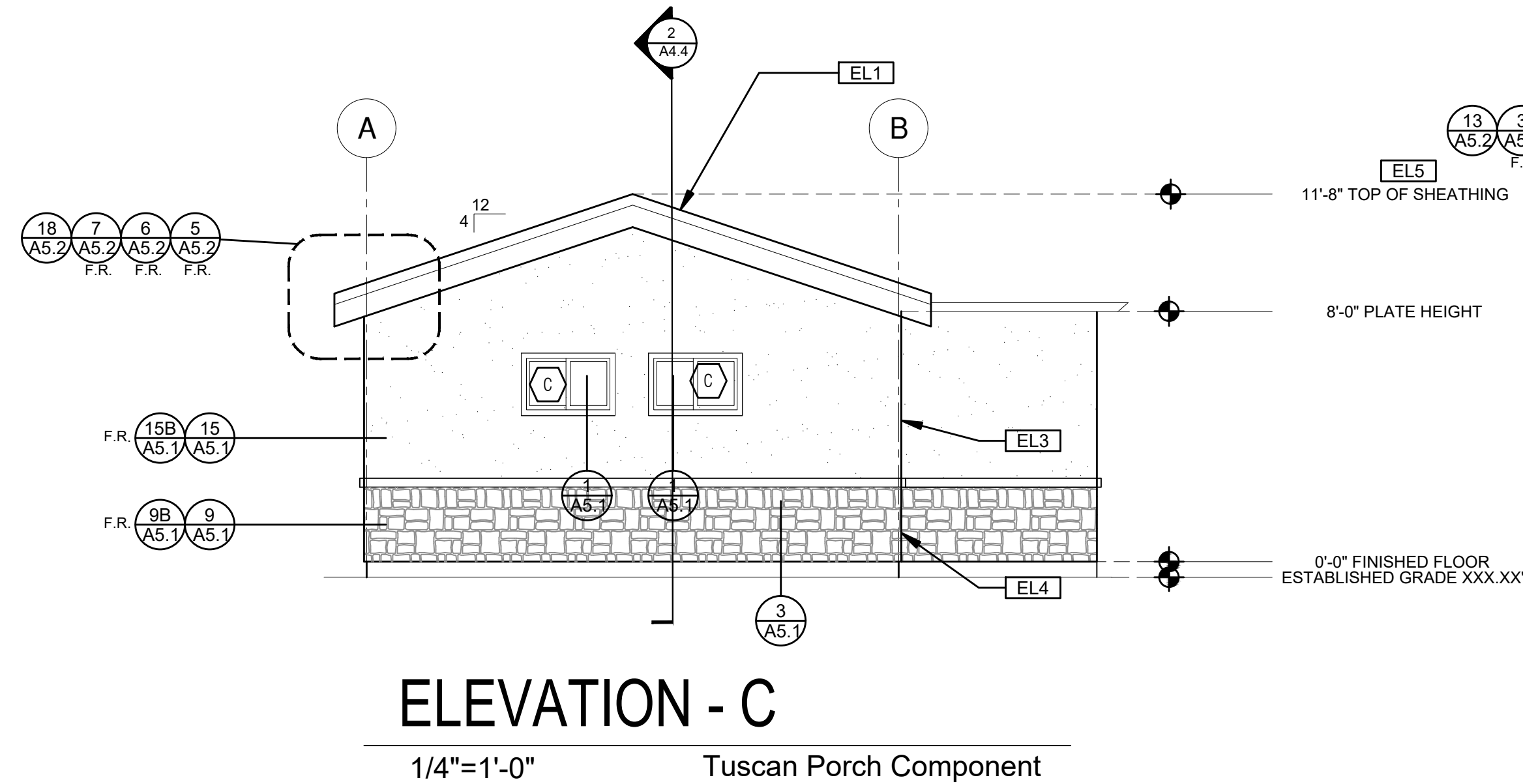
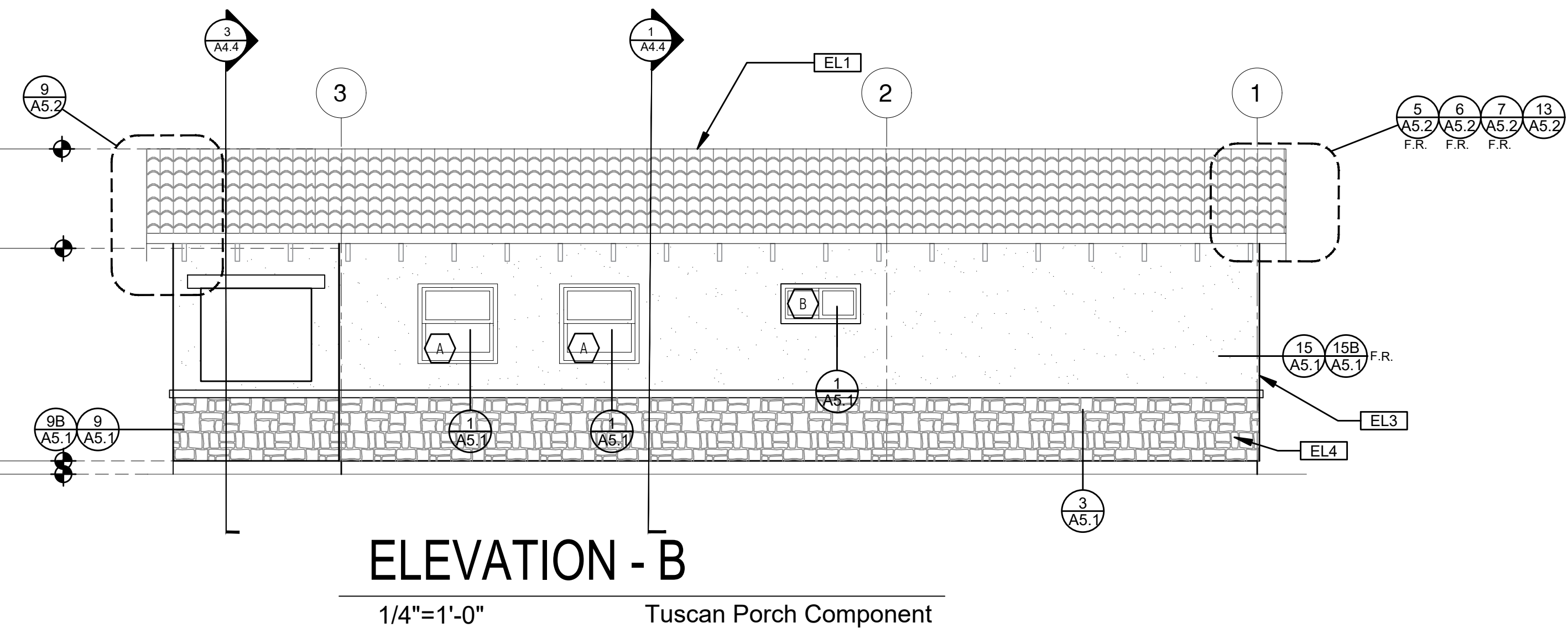
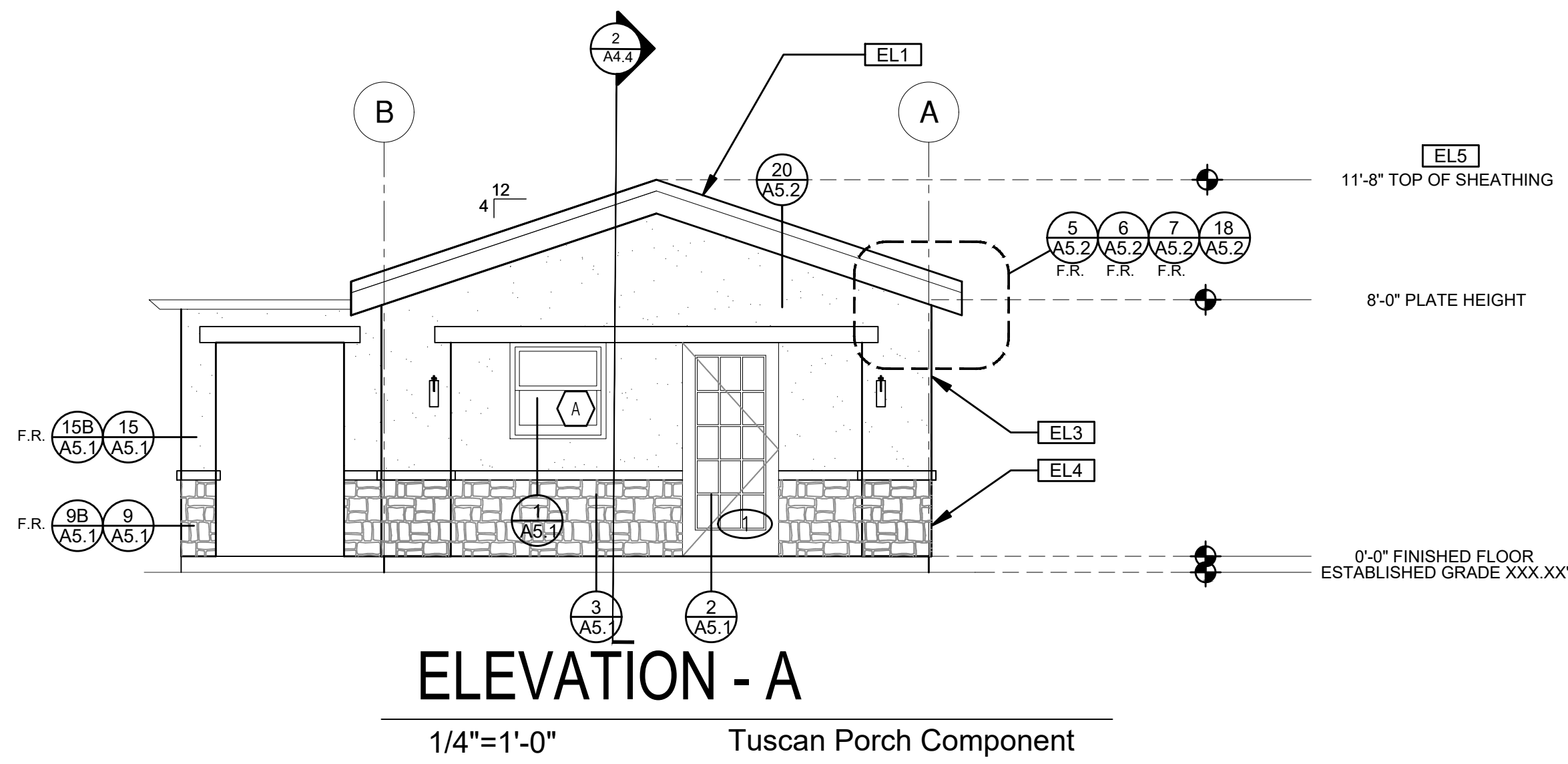
description
Exterior Elevations Tuscan Component

date
 project no. 2024_Moreno ADU

drawn by

sheet no.

A3.4



ELEVATION KEYNOTES	
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EL3	STUCCO
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	ELEVATION CALLOUT		DOOR SYMBOL		SHINGLES
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 City of Moreno
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description
 Building
 Sections
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 Base

date

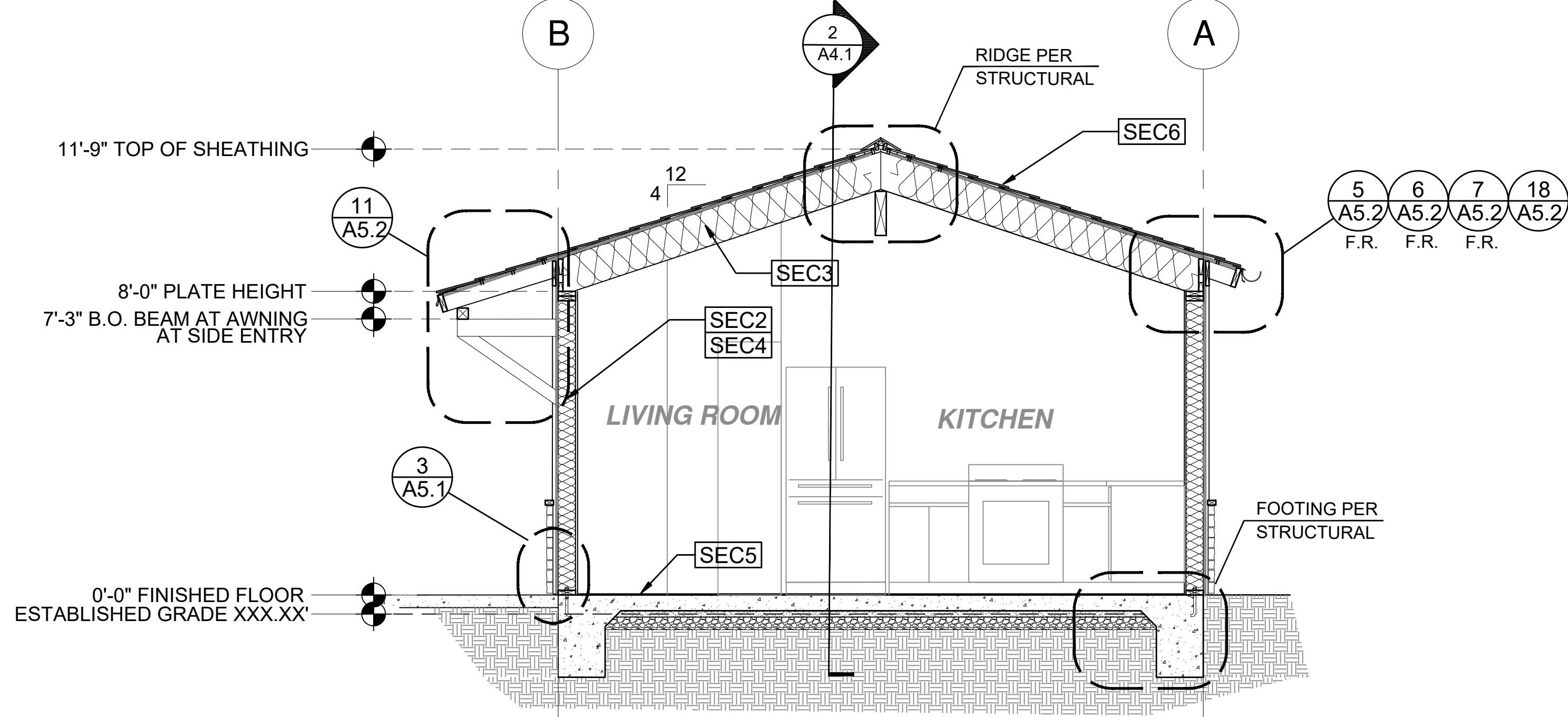
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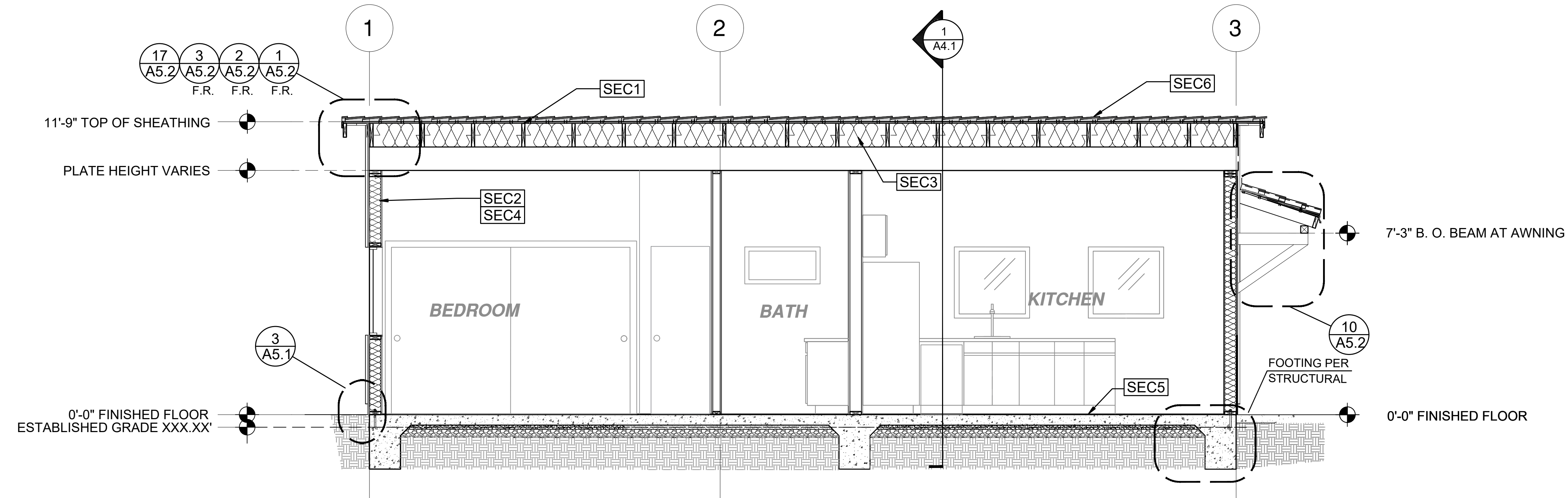
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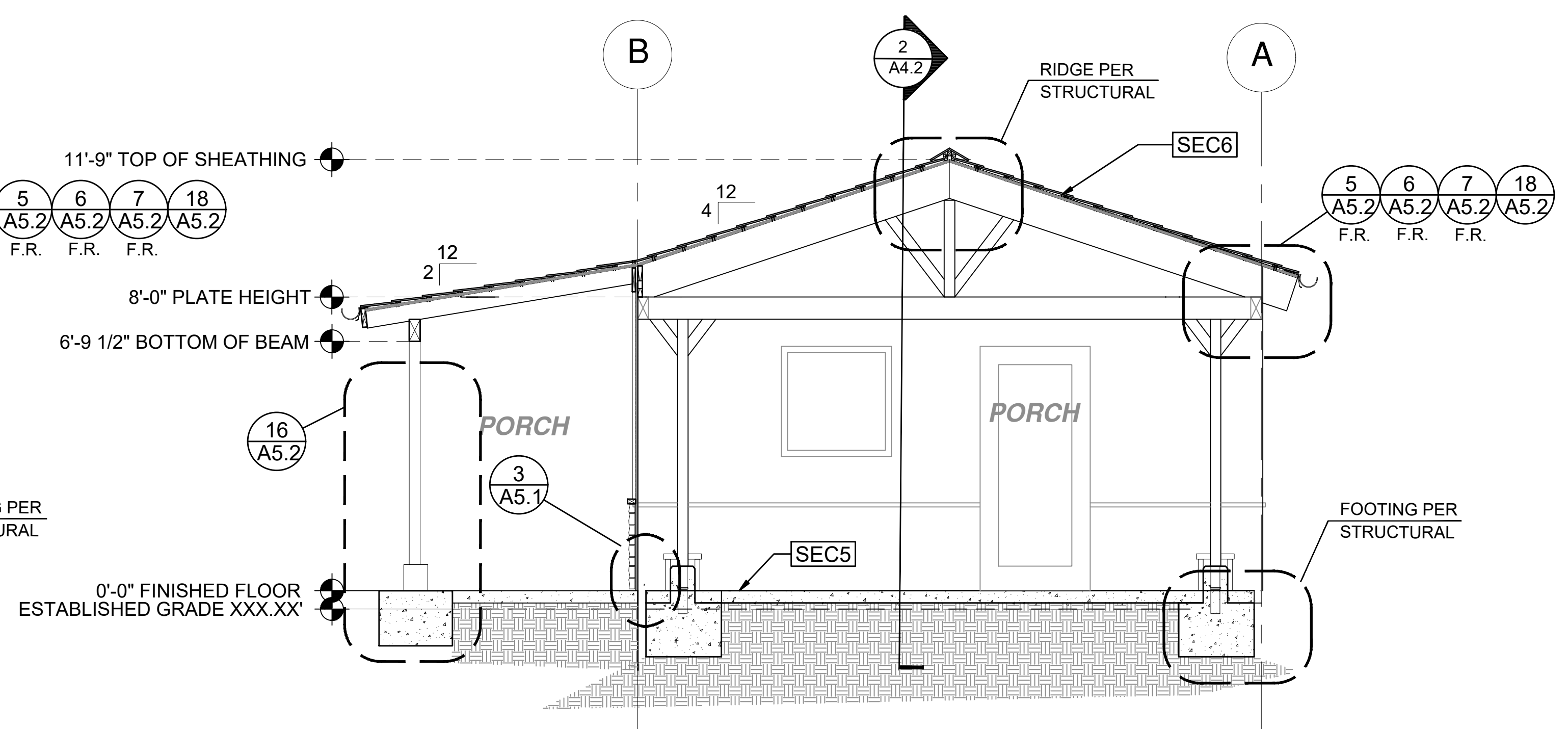
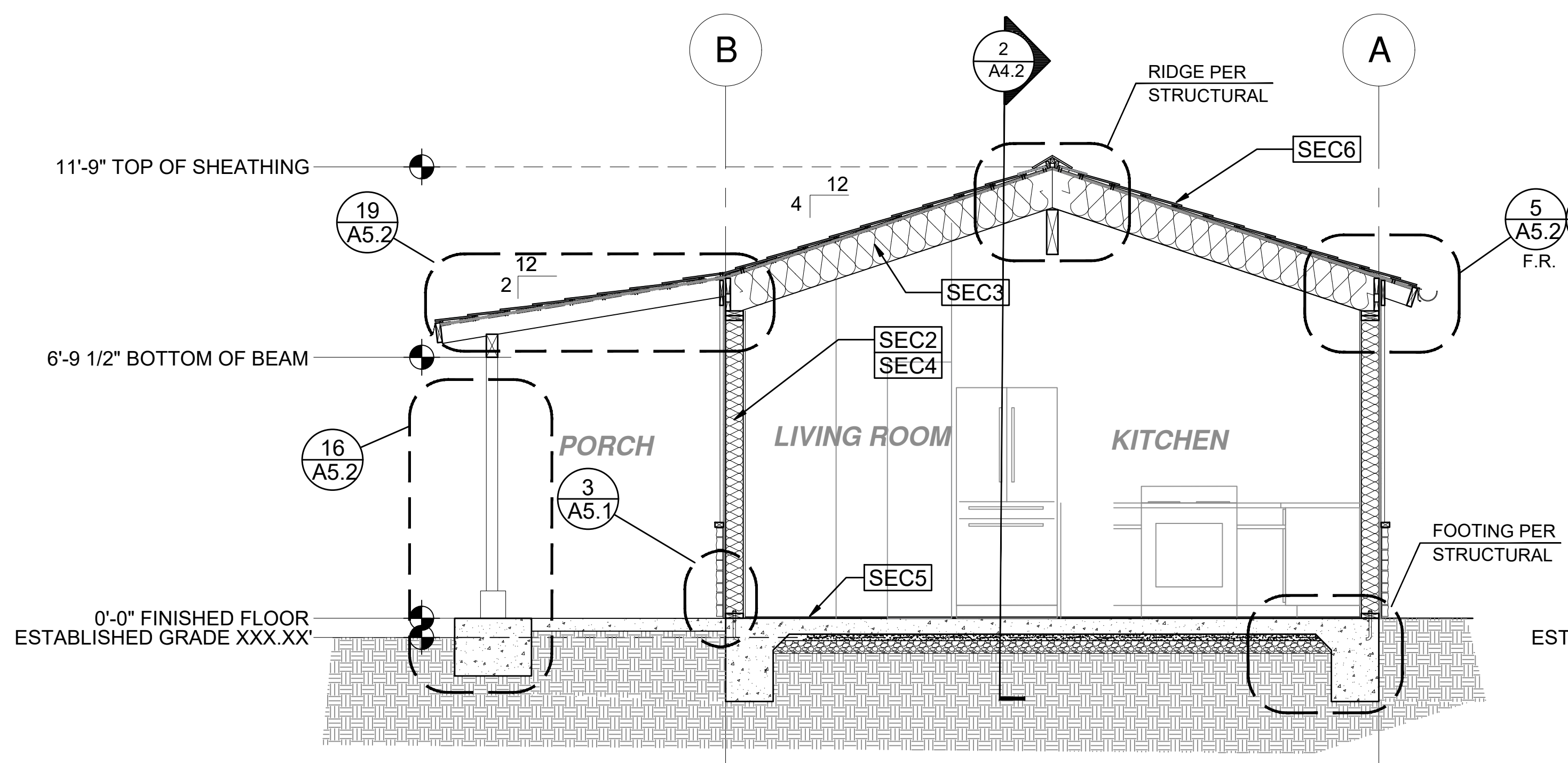


1 SECTION - 1B
 RANCH 3/8"=1'-0"



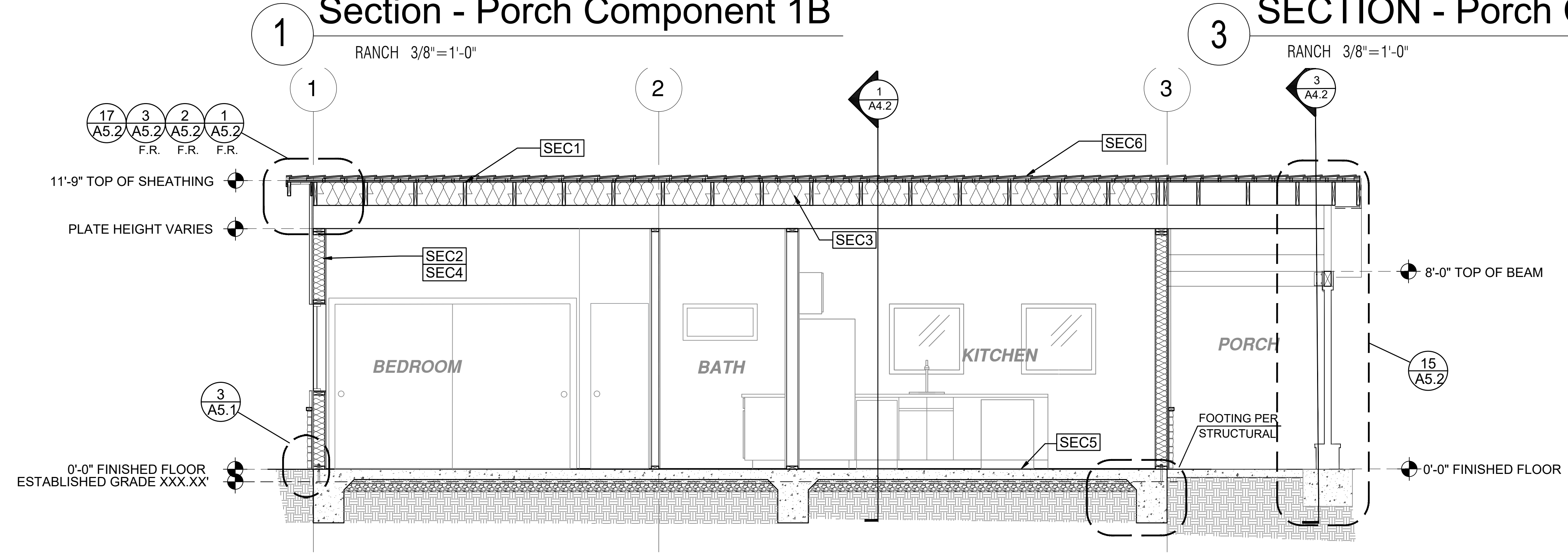
2 SECTION - 1B
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SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
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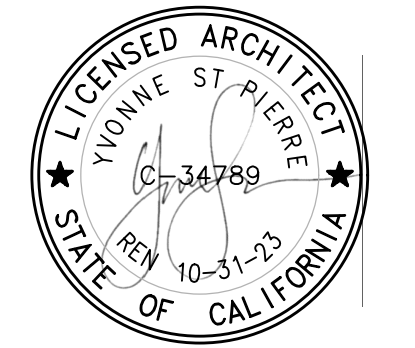
Section - Porch Component 1B

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project
 City of Moreno
 Valley Permitted
 ADU Plan Set

revisions
 1

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
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description
 Building
 Sections
 Ranch
 Component

date
 project no. 2024_Moreno ADU
 drawn by
 sheet no.

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project
 City of Moreno
 Valley Permitted
 ADU Plan Set

revisions



description
**Building
 Sections
 Tuscan
 Base**

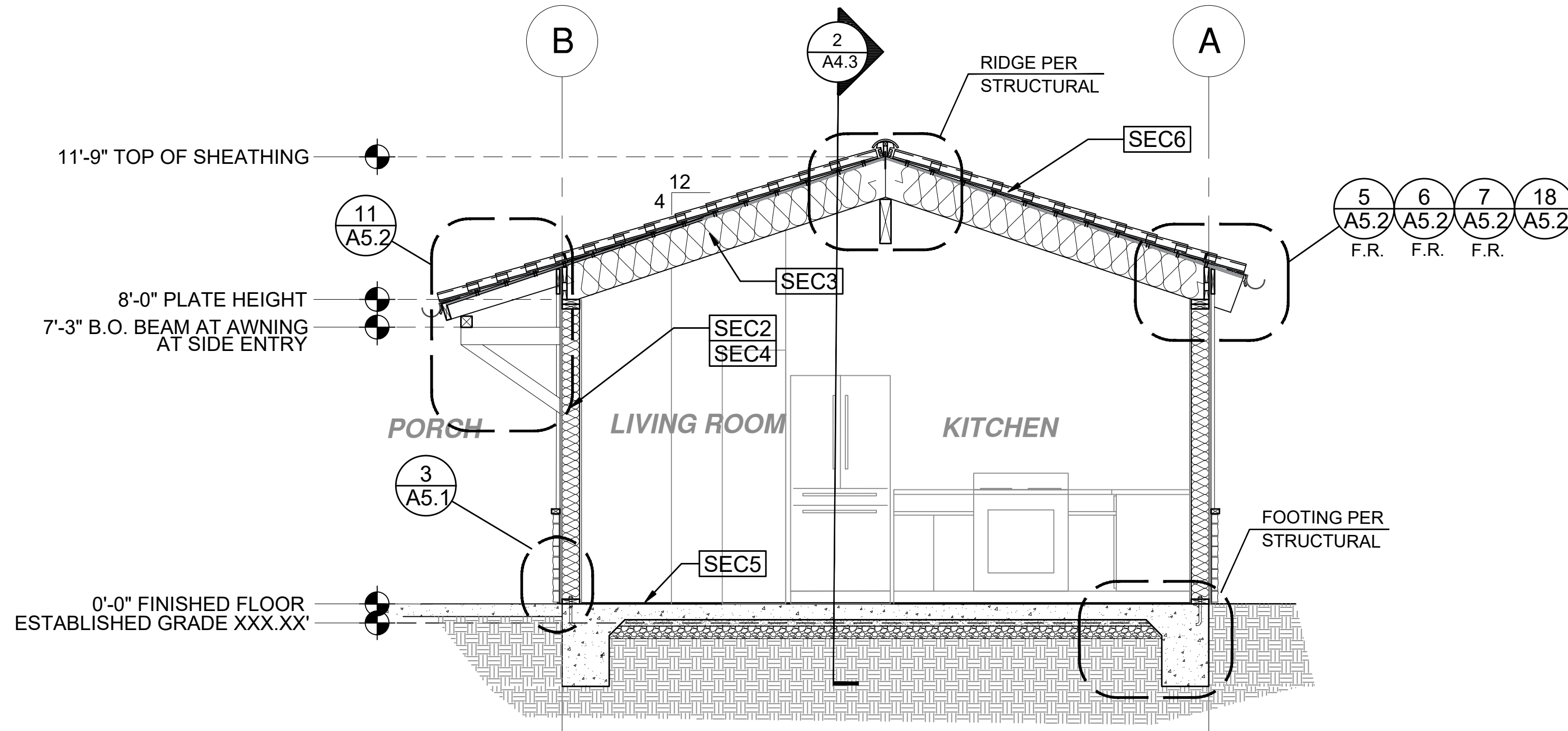
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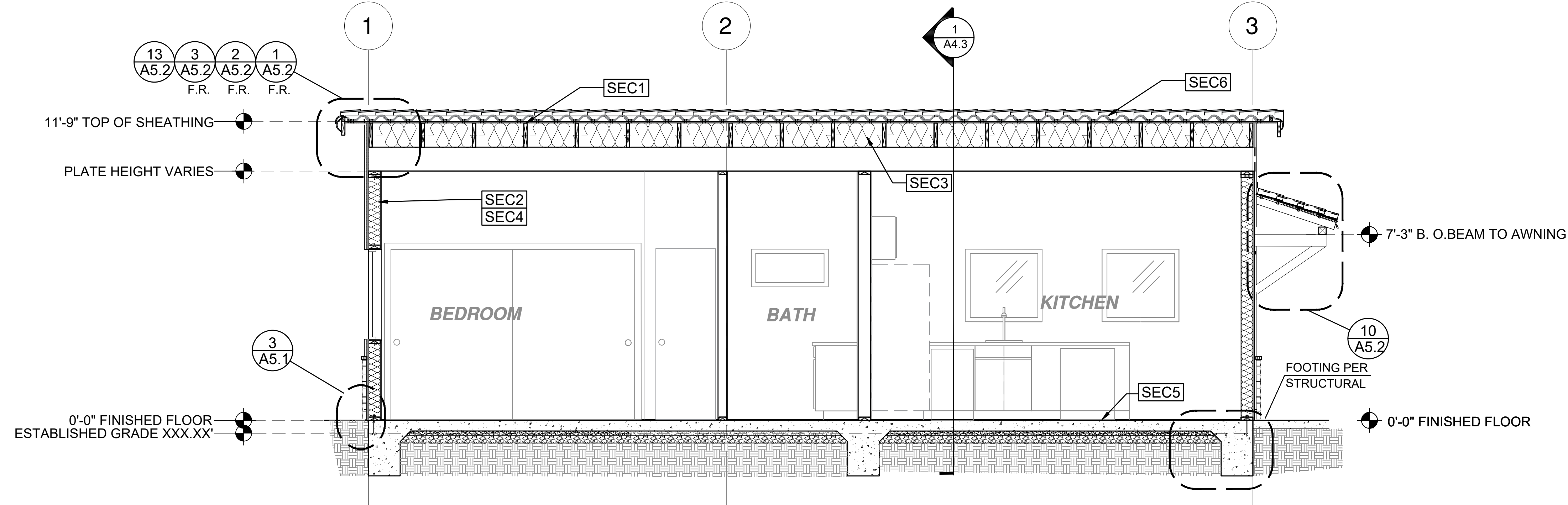
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SECTION - 1B

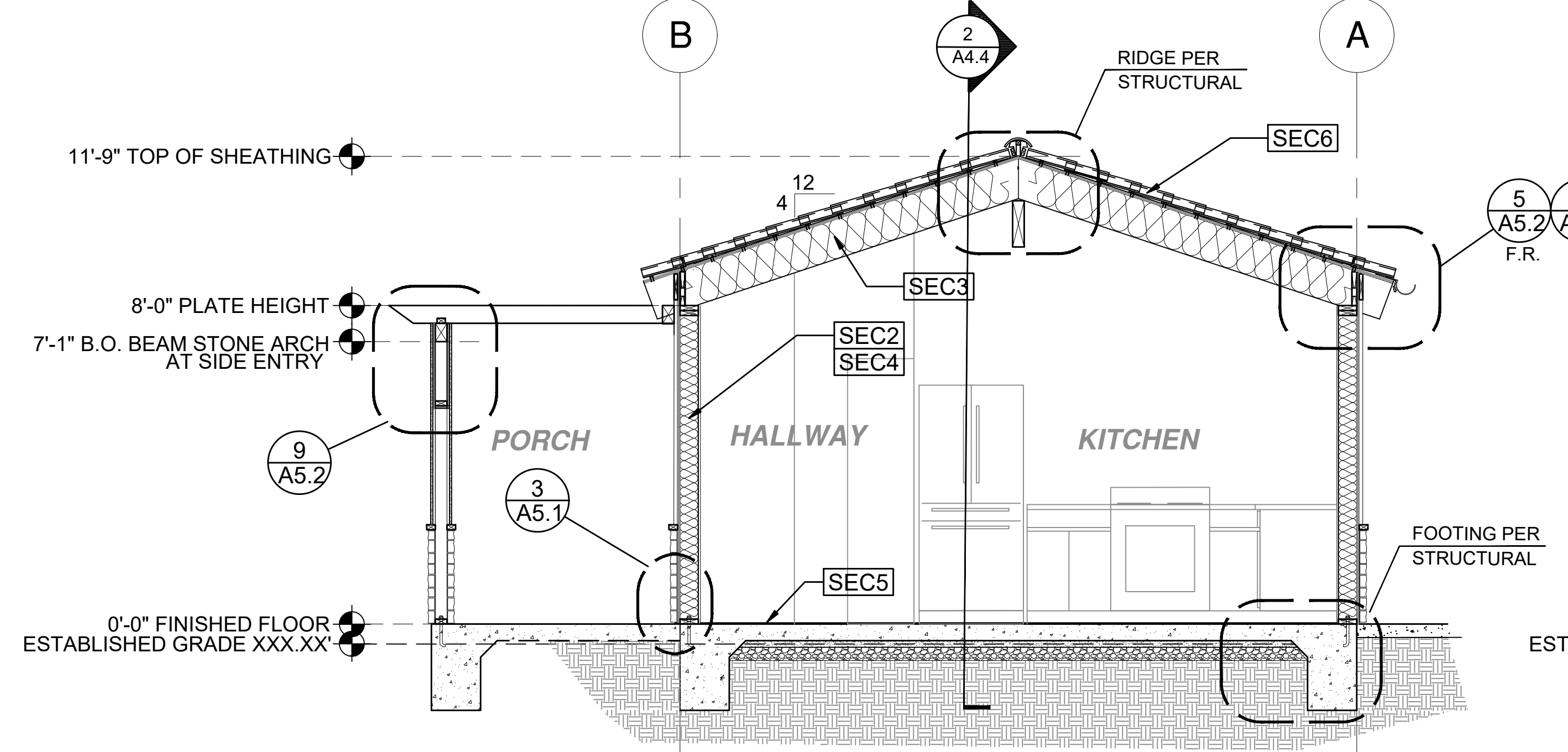
TUSCAN 3/8"=1'-0"



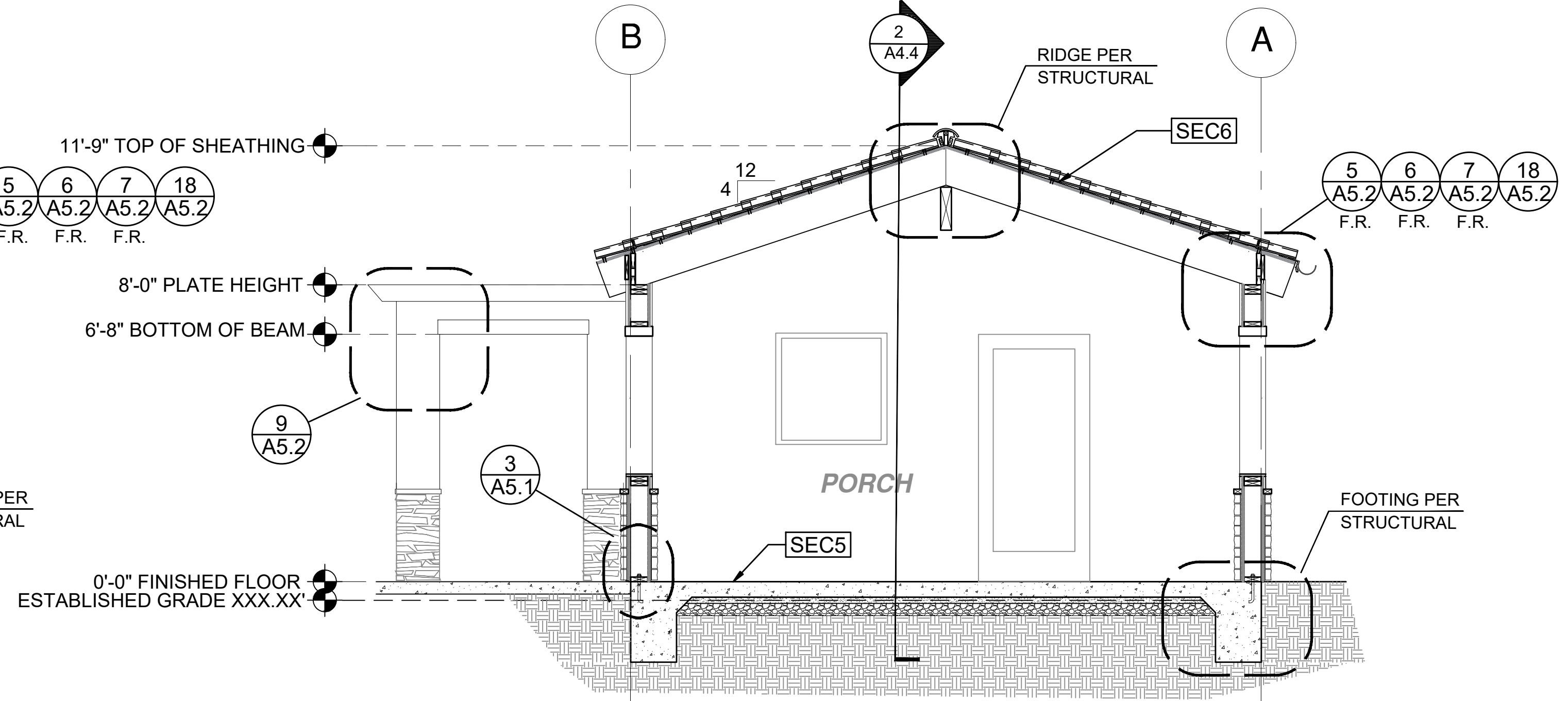
SECTION - 1B

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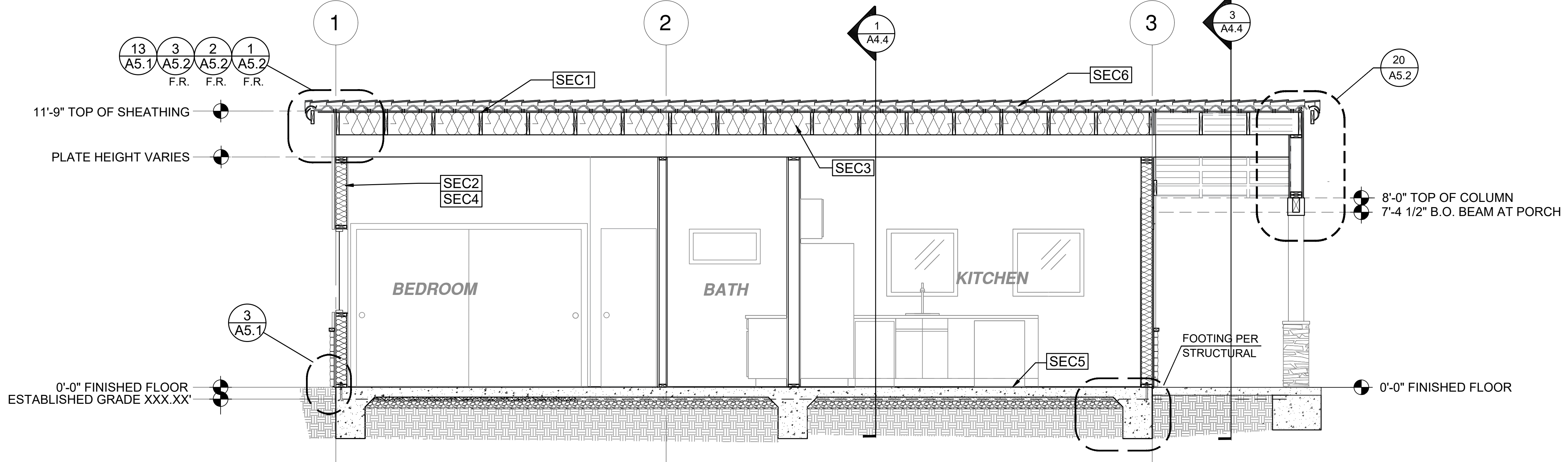
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1 SECTION - Porch Component 1B
 TUSCAN 3/8"=1'-0"

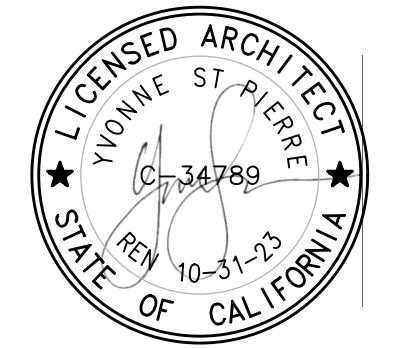


3 SECTION - Porch Component 1B
 TUSCAN 3/8"=1'-0"



2 SECTION - Porch Component 1B
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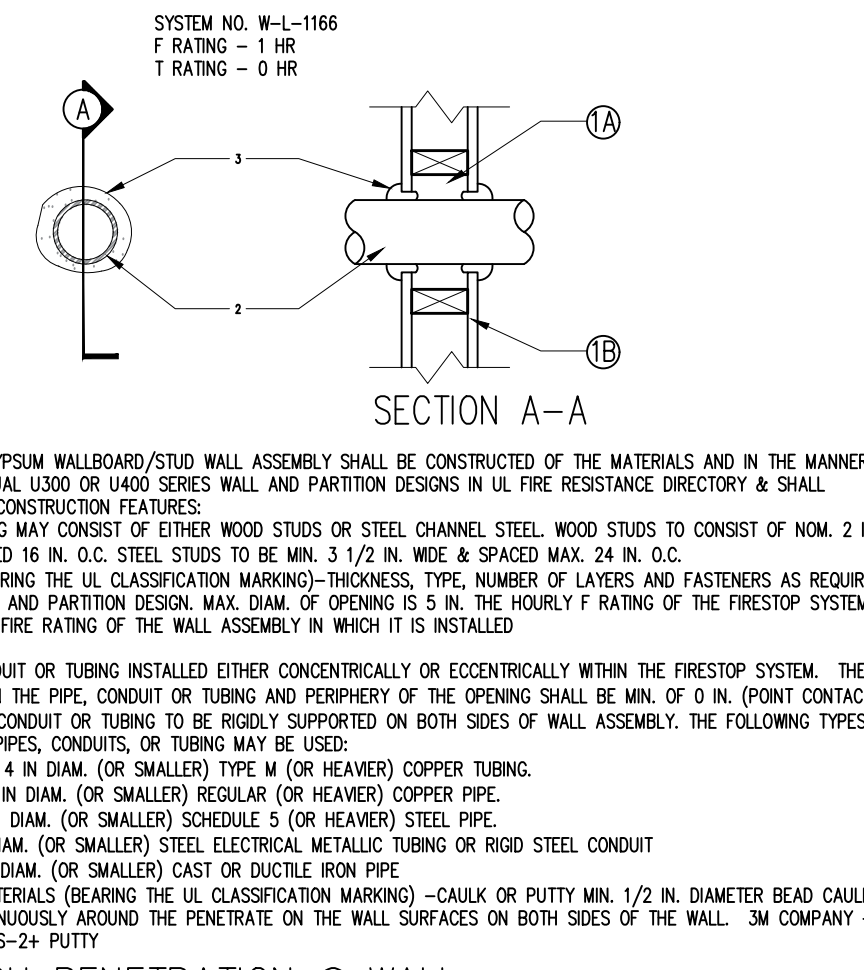
project
 City of Moreno
 Valley Permitted
 ADU Plan Set

revisions
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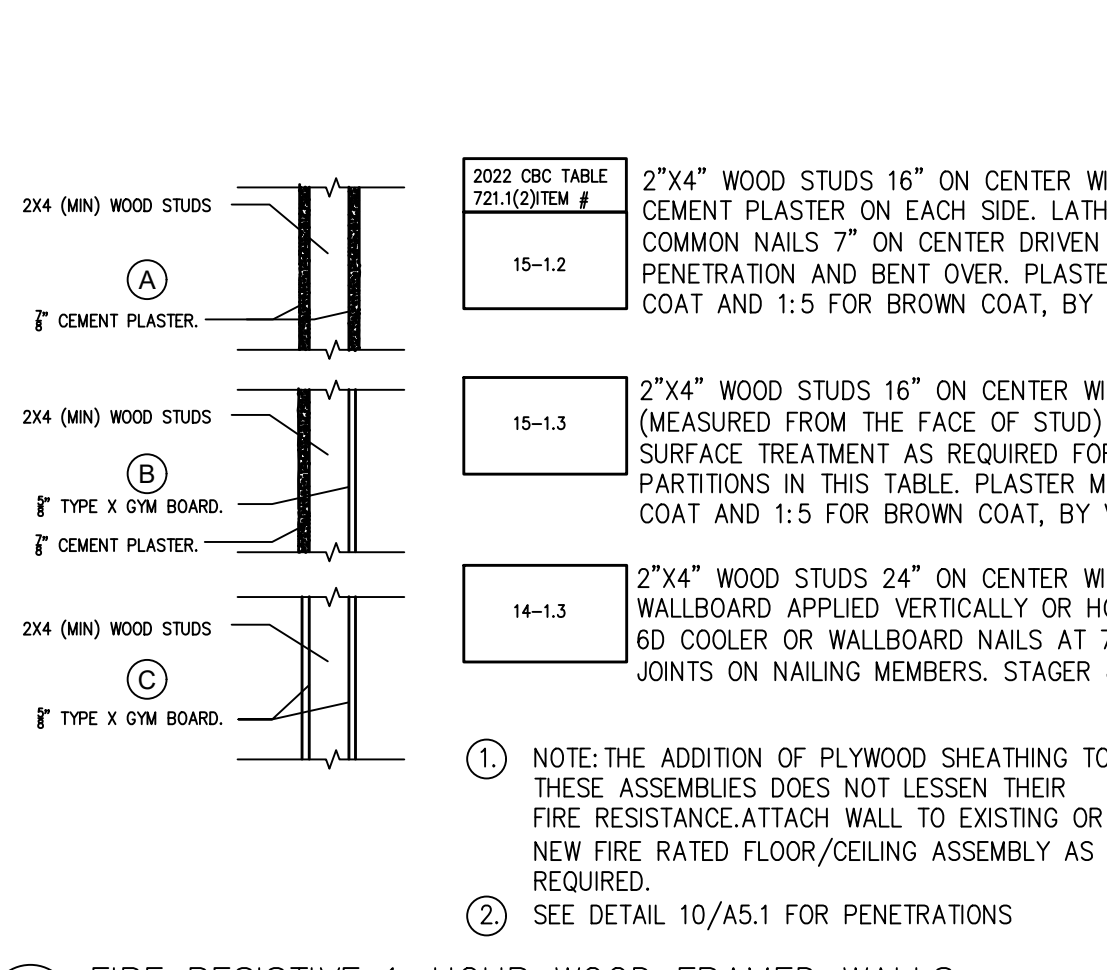
SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
<p>SEC1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL</p> <p>SEC3 CEILING INSULATION R VALUE PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL</p> <p>SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p>	<p>1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.</p> <p>2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/4" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</p> <p>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</p> <p>4. WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.</p> <p>5. INSULATION THERMAL INSULATION IS TO BE FOIL BACKED BATT INSULATION WITH AN R VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.</p> <p>6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTERTOP FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.</p> <p>7. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.</p> <p>8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS</p> <p>1. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION</p> <p>2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2019 CRC SECTION R302.11: A. SECTION R302.11-1 1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: A. VERTICALLY AT CEILING AND FLOOR LEVELS B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT</p> <p>9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILING AND COVE CEILING</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES. SEE SECTION R1003.19</p> <p>FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION</p> <p>11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES. SEE SECTION R1003.19 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE HALF-INCH GYPSUM BOARD 6. ONE FOURTH-INCH CEMENT-BASED MILLBOARD 7. BATTIS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</p>	<p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>ELEVATION MARKER</p>

description
Building Sections
Tuscan Component

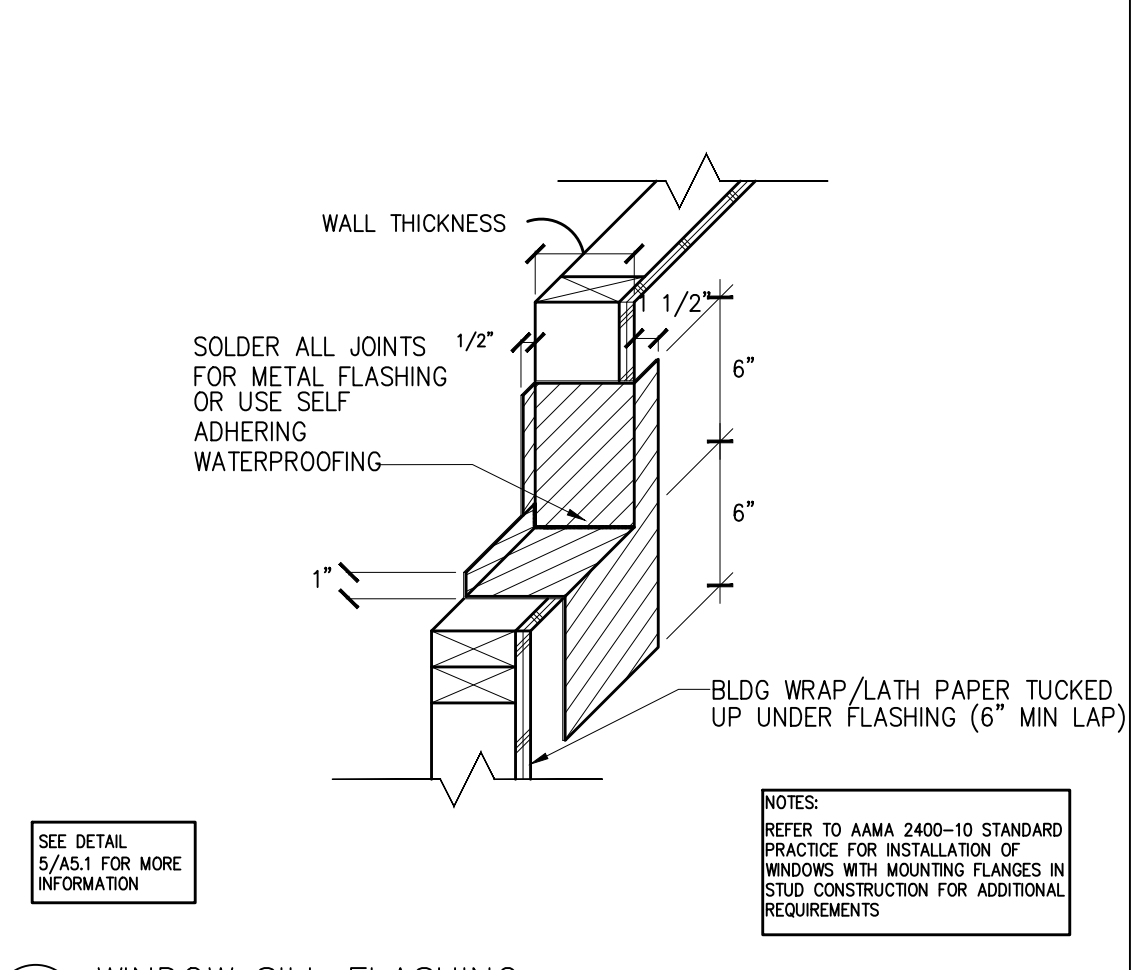
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10 THROUGH PENETRATION @ WALL SCALE: 1"=1'-0"

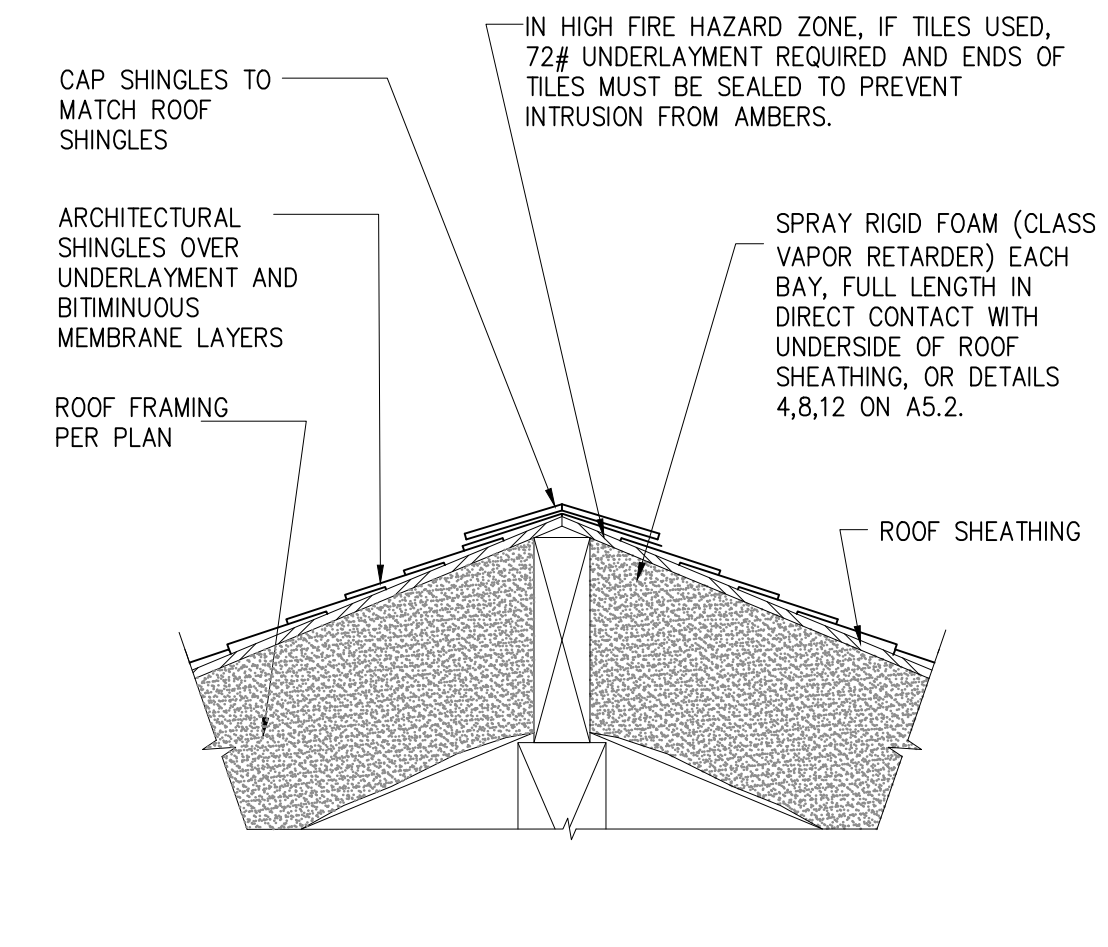


4 FIRE RESISTIVE 1-HOUR WOOD FRAMED WALLS SCALE: NTS

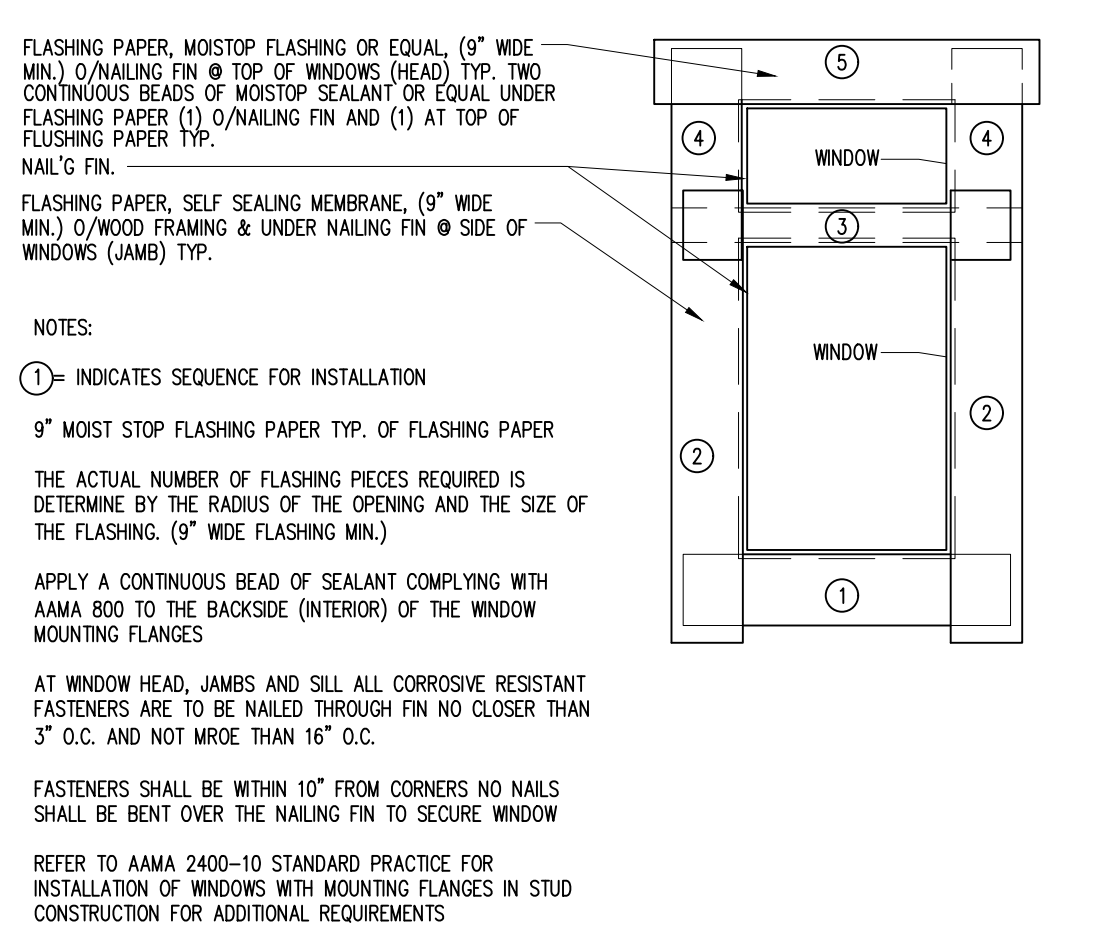


1 WINDOW SILL FLASHING SCALE: 1/2"=1'-0"

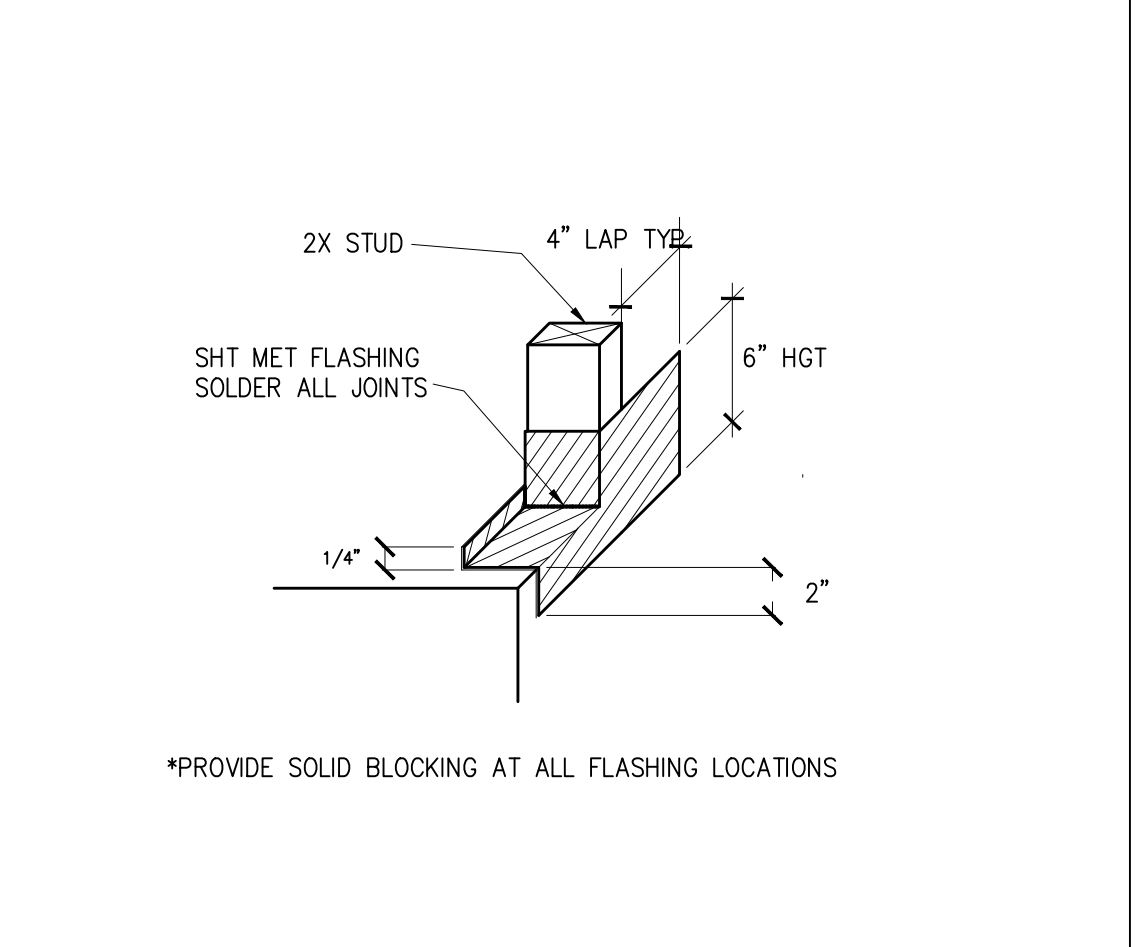
13 UN-VENTED RIDGE, TYP. SCALE: 1"=1'-0"



14 UN-VENTED RIDGE, TYP. SCALE: 1"=1'-0"

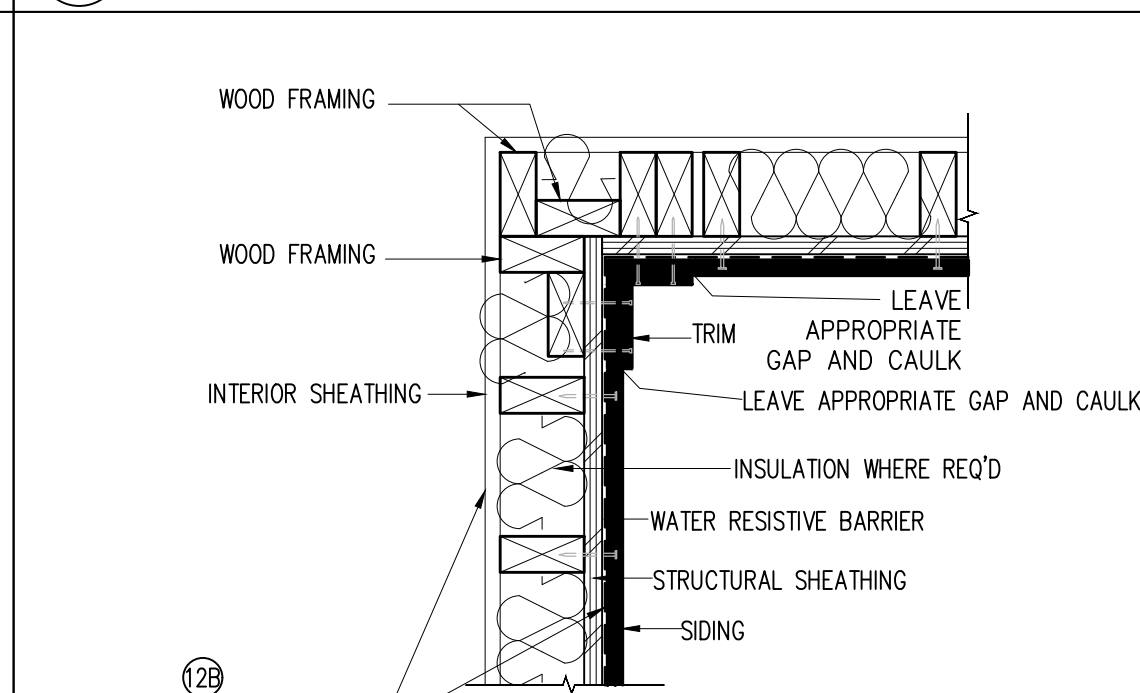


5 WINDOW FLASHING SCALE: NTS

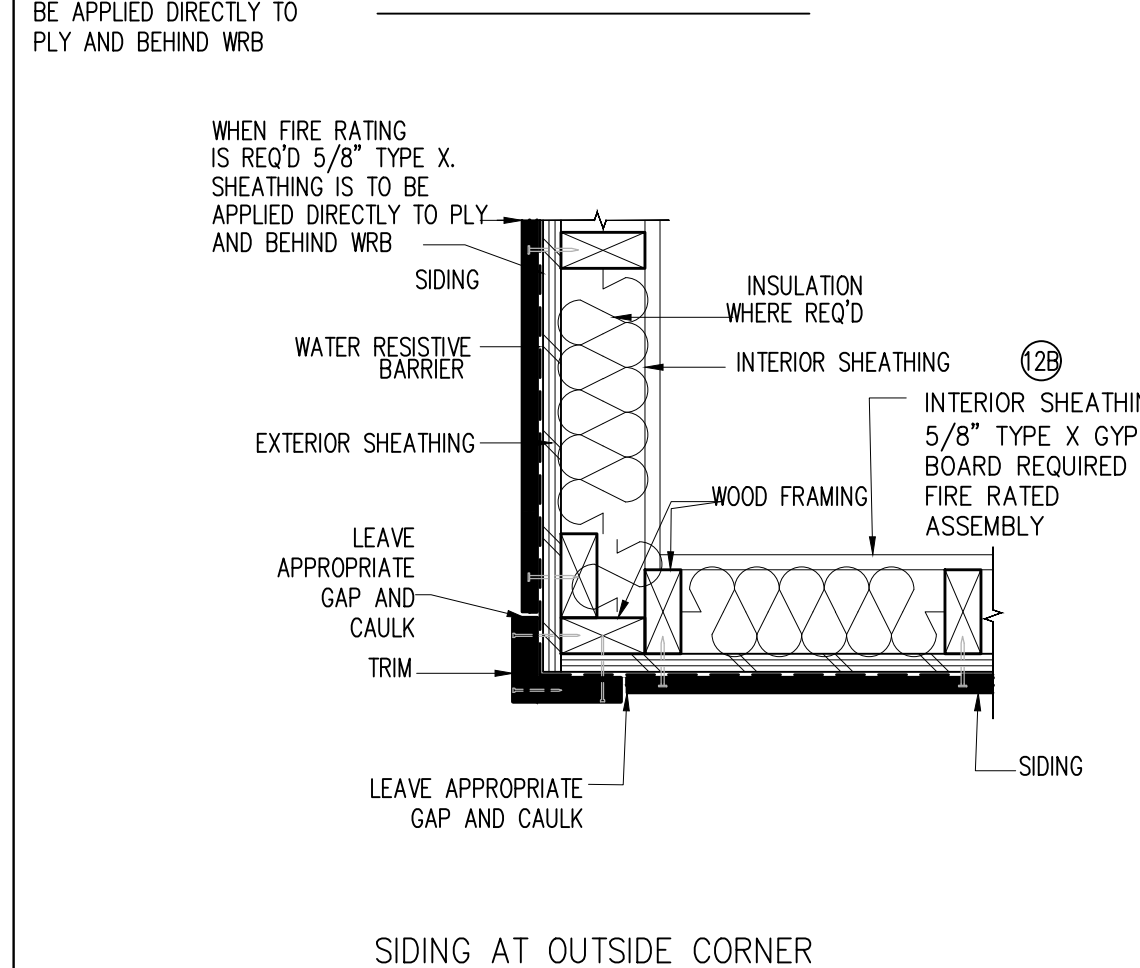


2 DOOR THRESHOLD FLASHING SCALE: 1/2"=1'-0"

11 STUCCO AT INSIDE CORNER SCALE: 1"=1'-0"



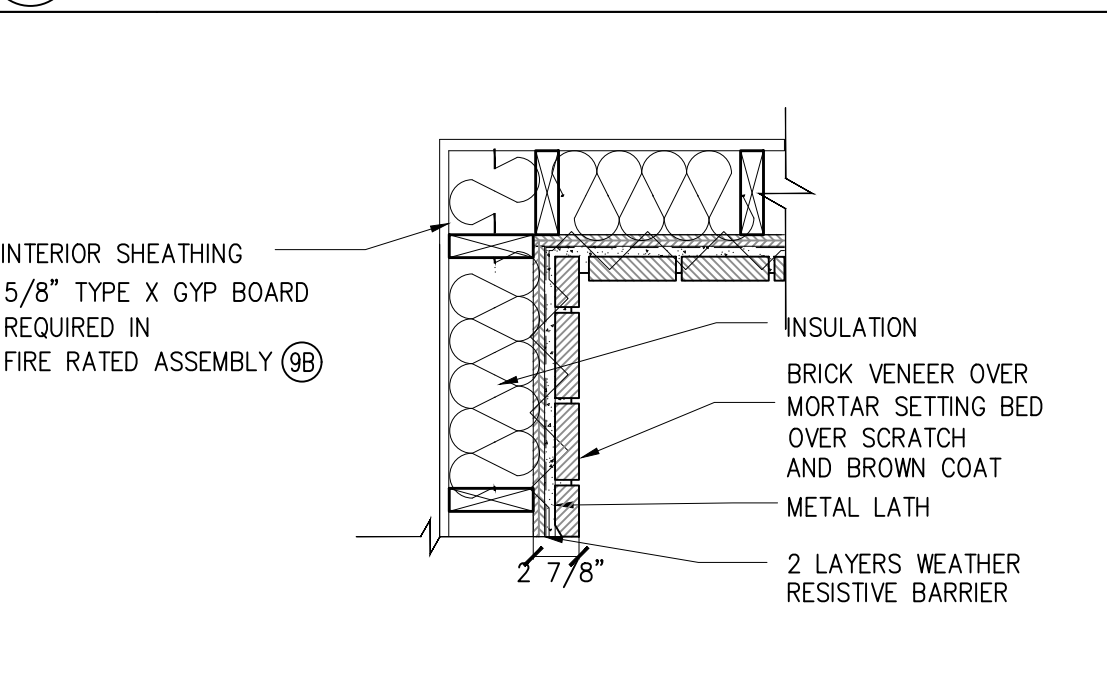
15B FIRE RATED STUCCO WALL SCALE: 1/2"=1'-0"



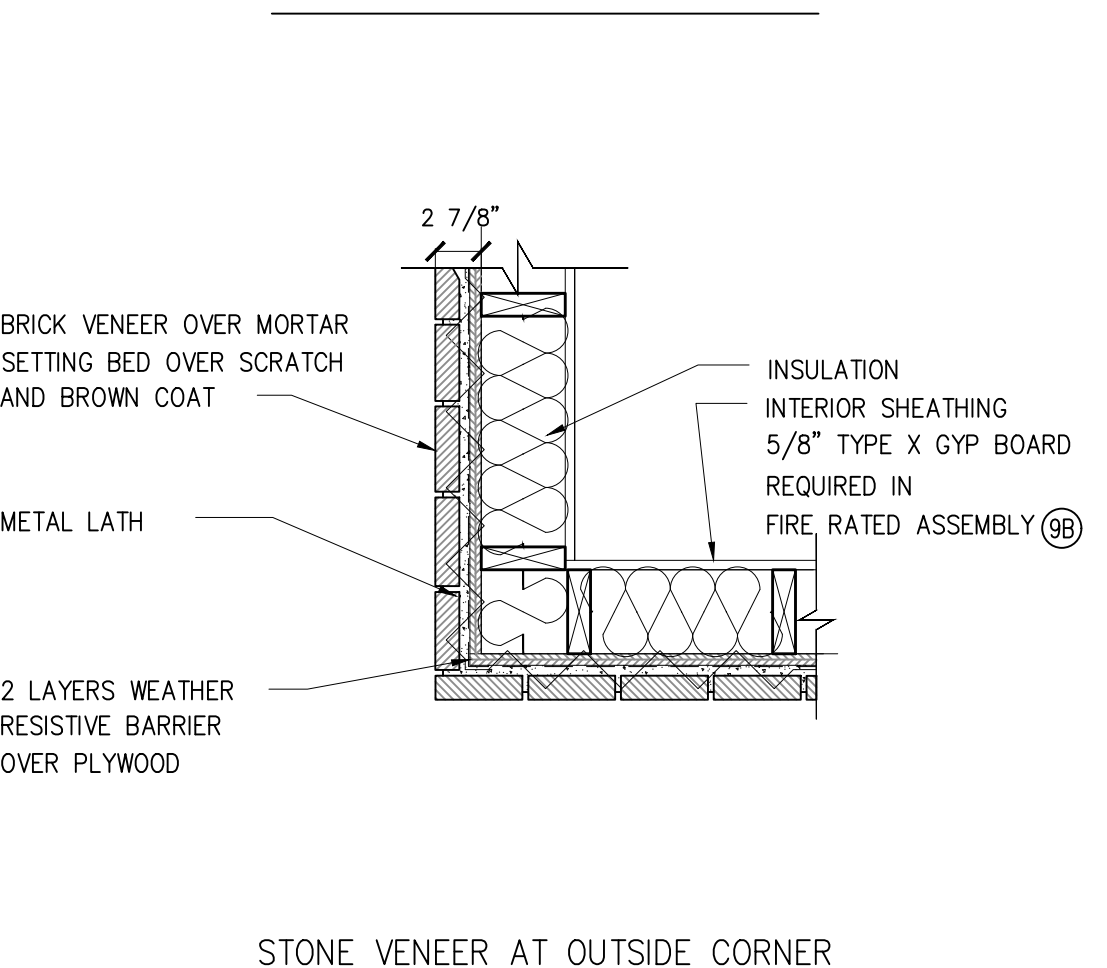
12B FIRE RATED SIDING WALL SCALE: 1/2"=1'-0"

12 SIDING WALL SCALE: 1/2"=1'-0"

8 STONE VENEER AT INSIDE CORNER SCALE: 1/2"=1'-0"

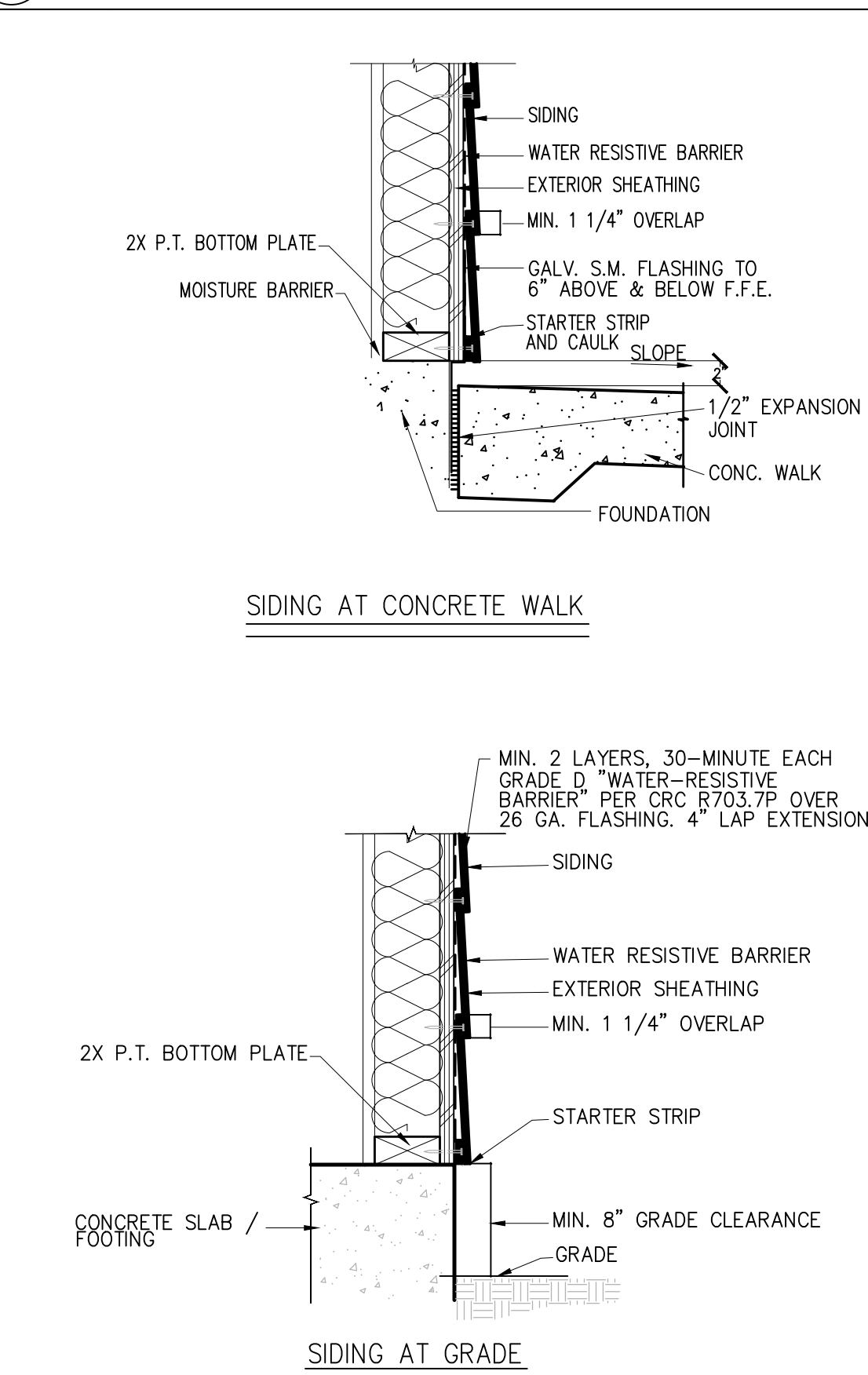


9B FIRE RATED STONE WALL SCALE: 1/2"=1'-0"



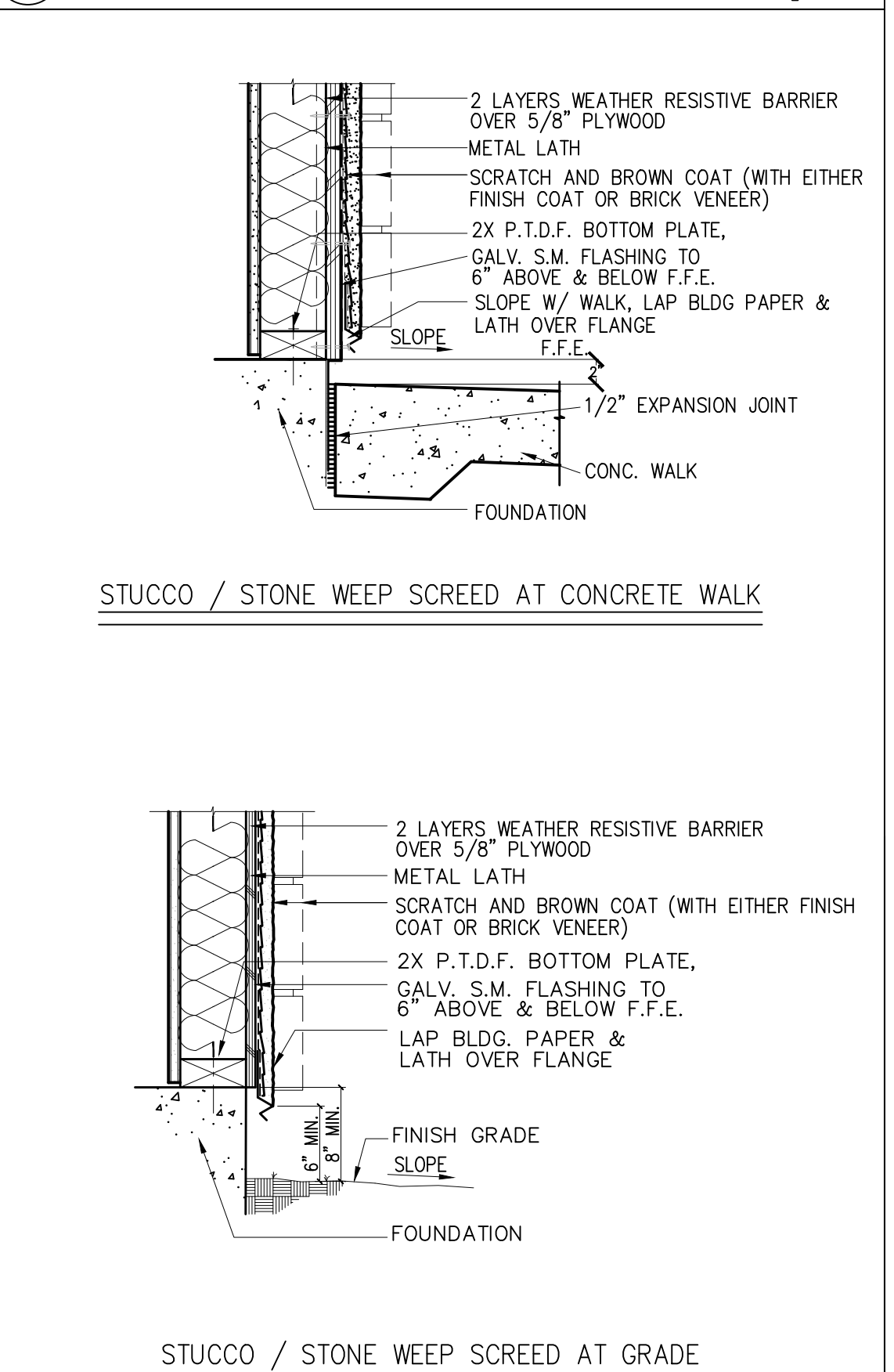
9 STONE WALL SCALE: 1/2"=1'-0"

6 SIDING - WALL SECTION SCALE: 1/2"=1'-0"



6 SIDING - WALL SECTION SCALE: 1/2"=1'-0"

3 STUCCO/STONE - WALL SECTION SCALE: 1/2"=1'-0"



3 STUCCO/STONE - WALL SECTION SCALE: 1/2"=1'-0"

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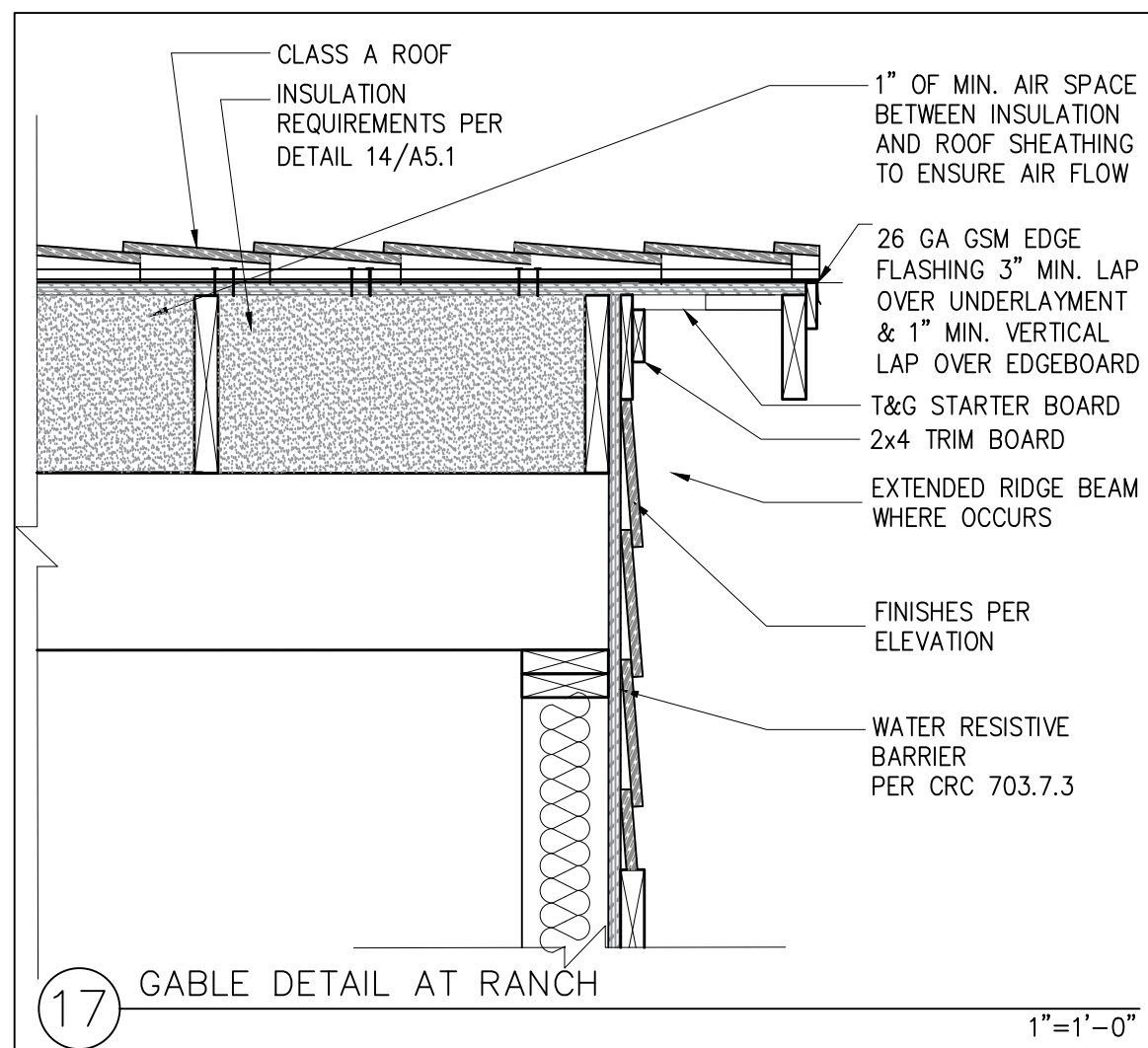
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 Details

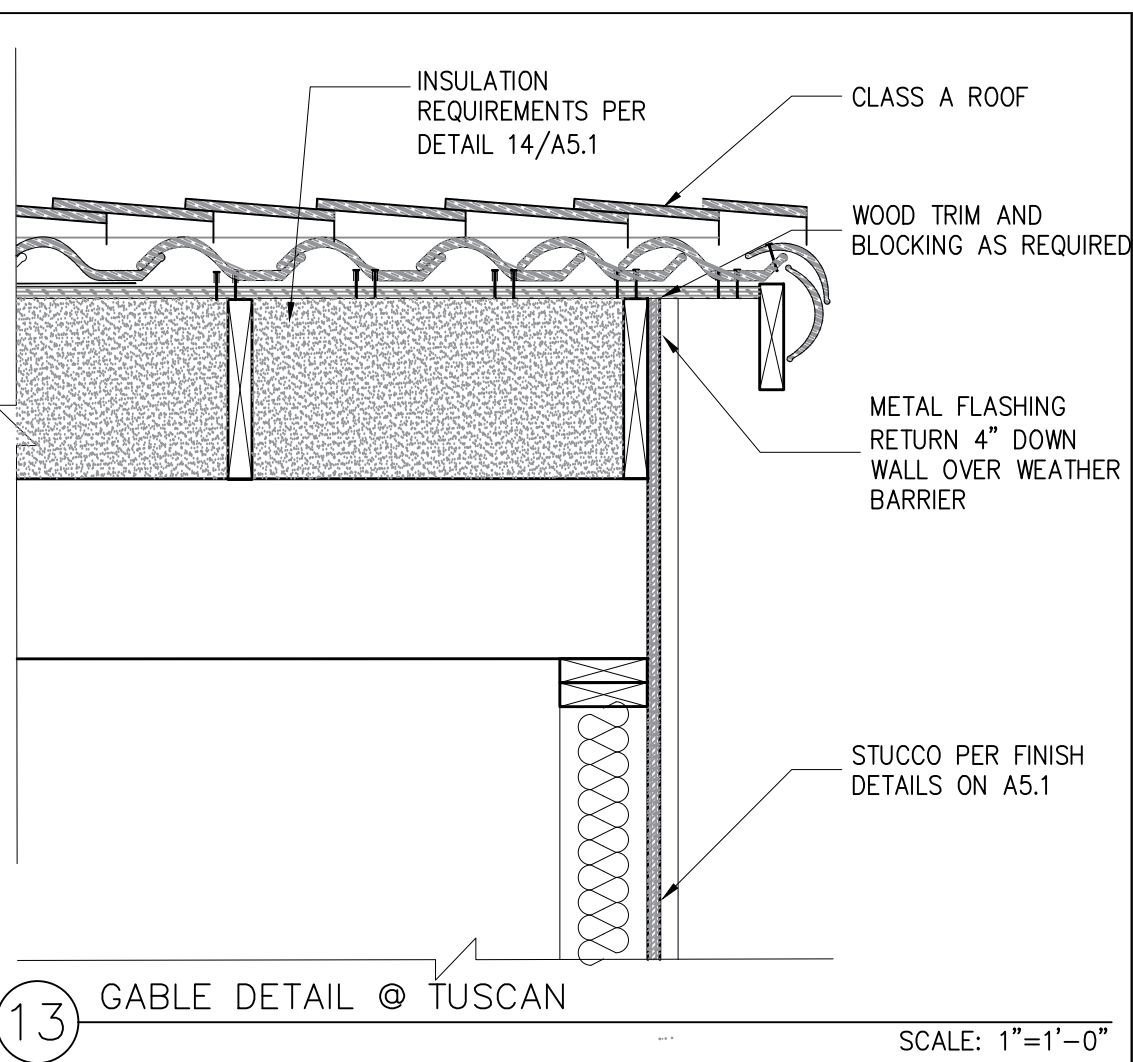
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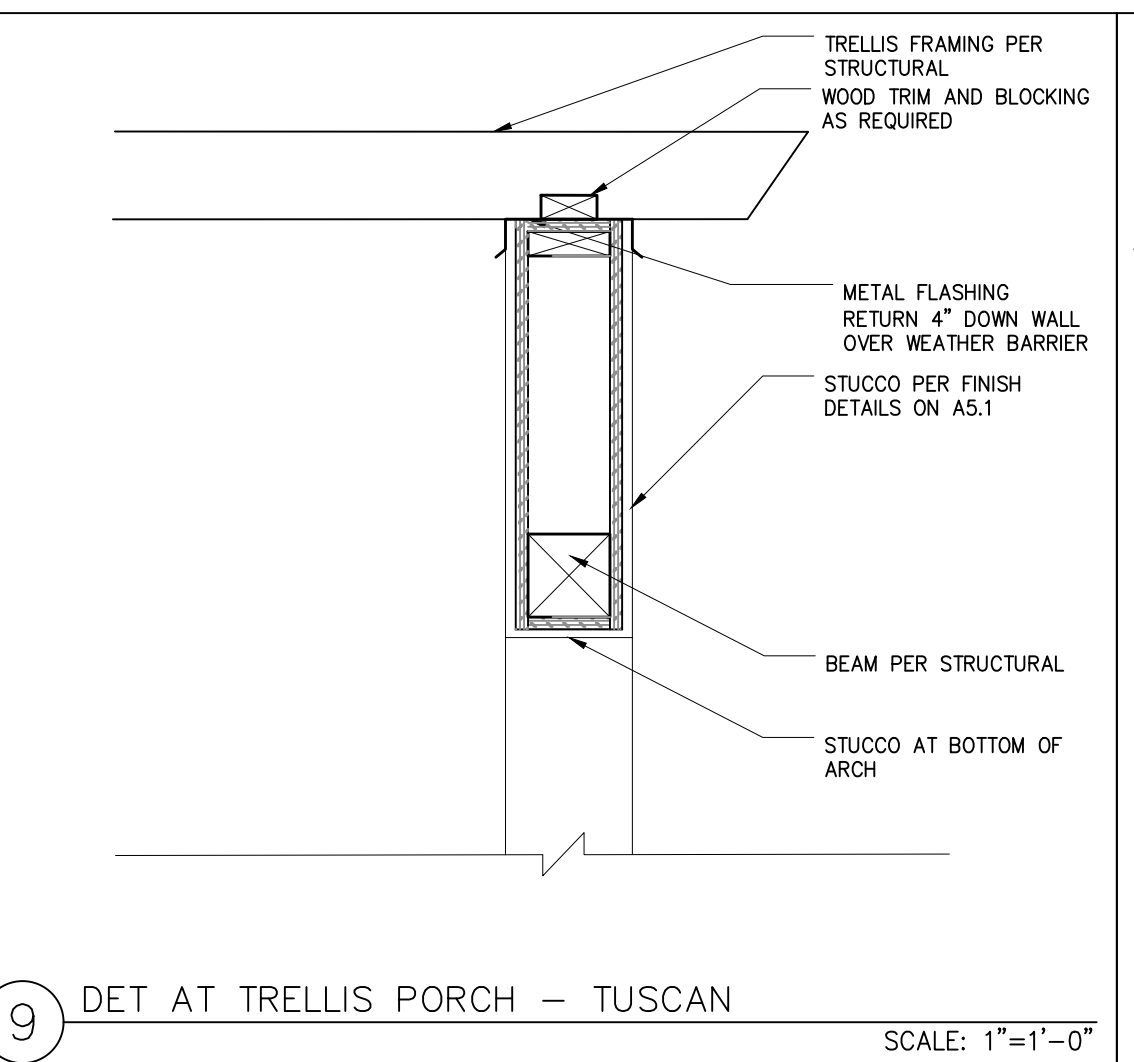
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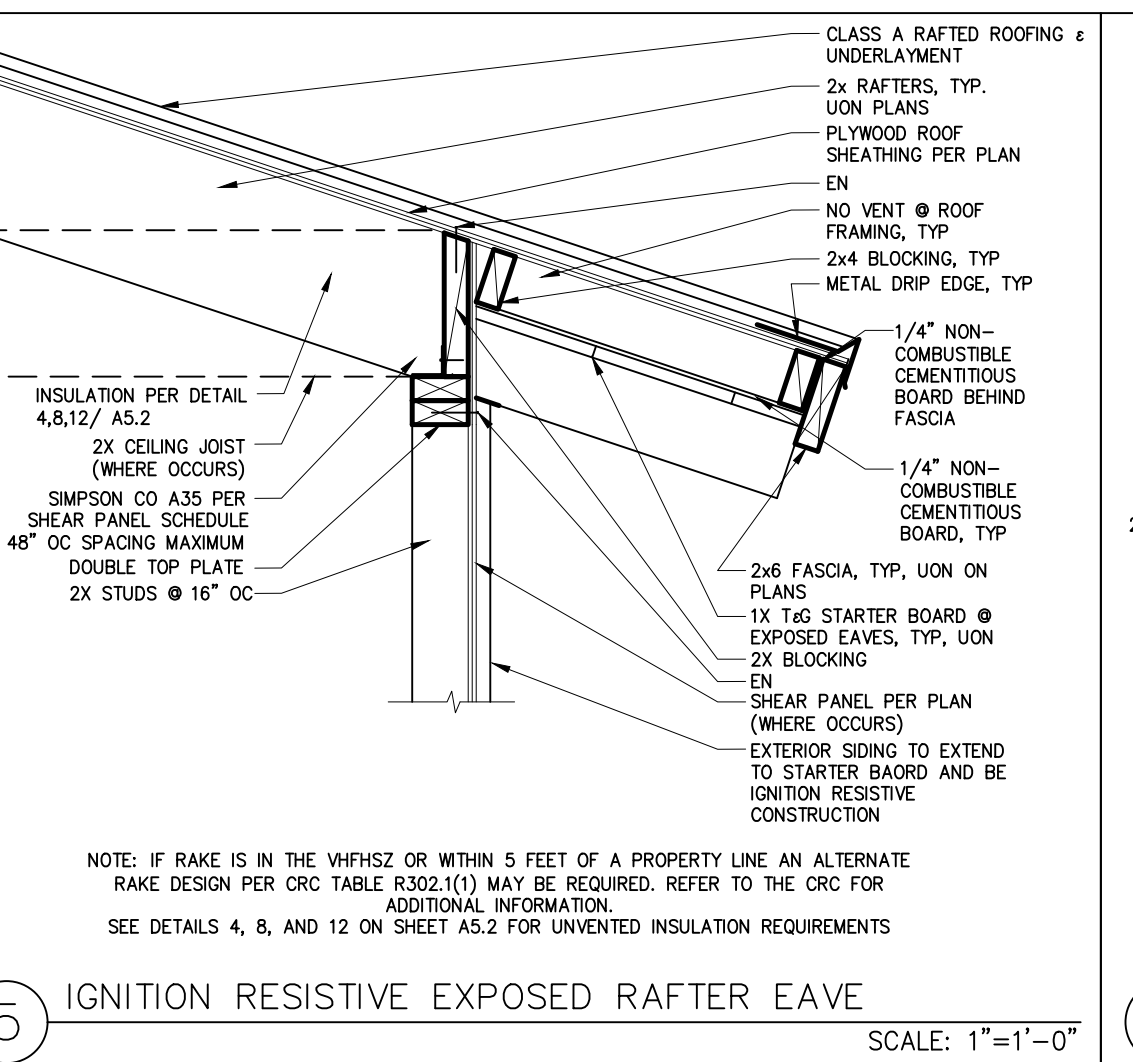
17 GABLE DETAIL AT RANCH SCALE: 1"=1'-0"



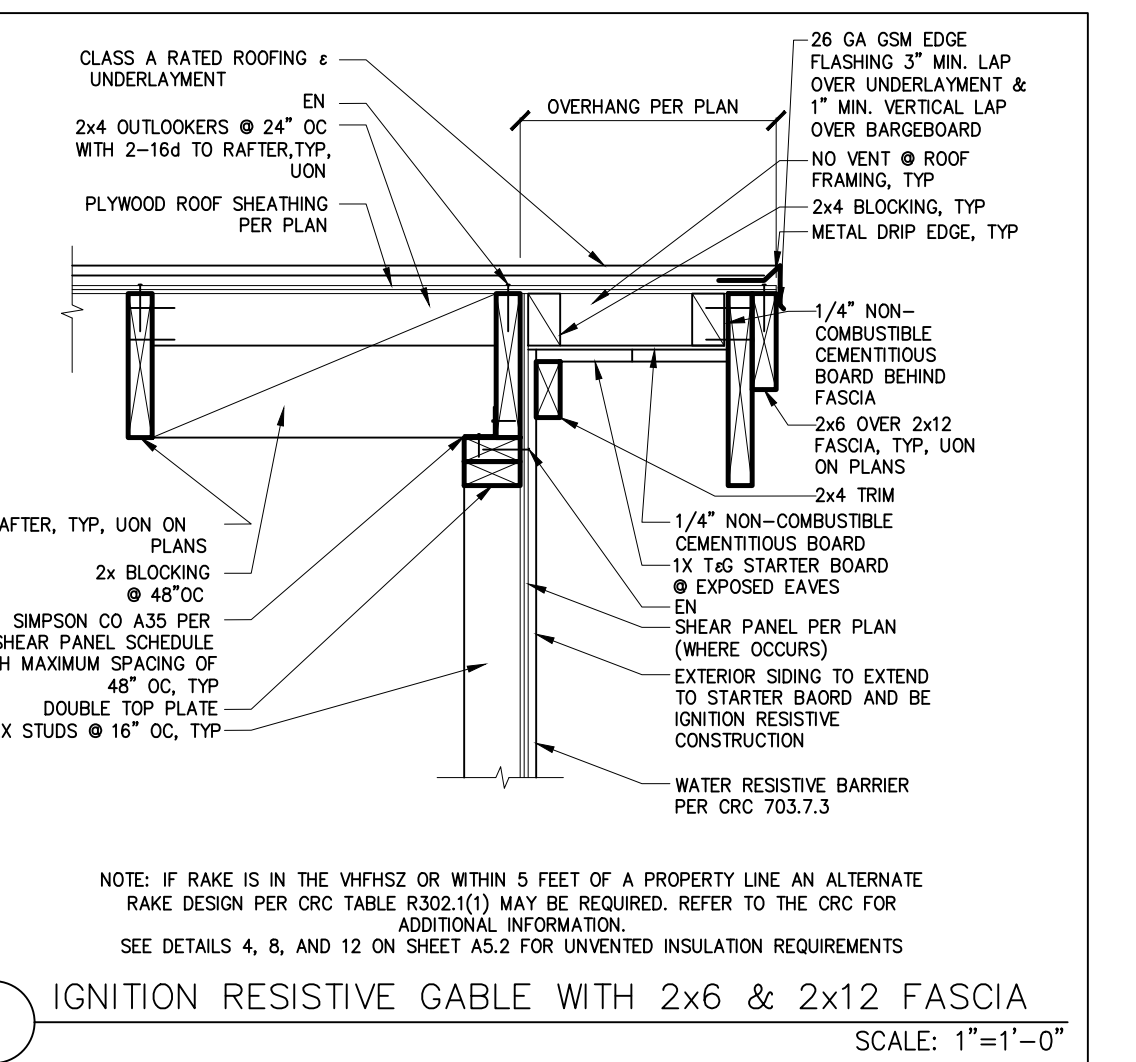
13 GABLE DETAIL @ TUSCAN SCALE: 1"=1'-0"



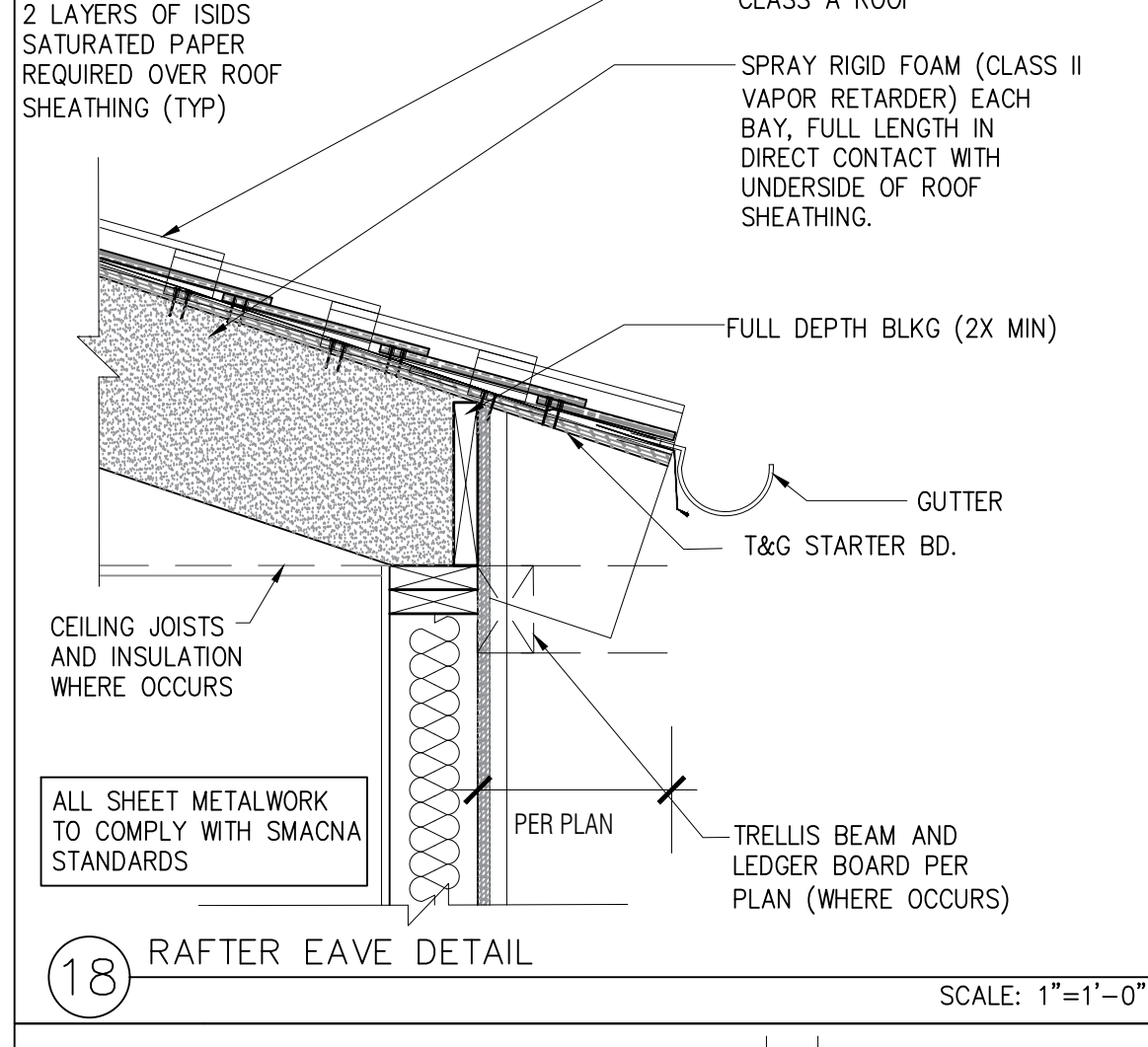
9 DET AT TRELLIS PORCH - TUSCAN SCALE: 1"=1'-0"



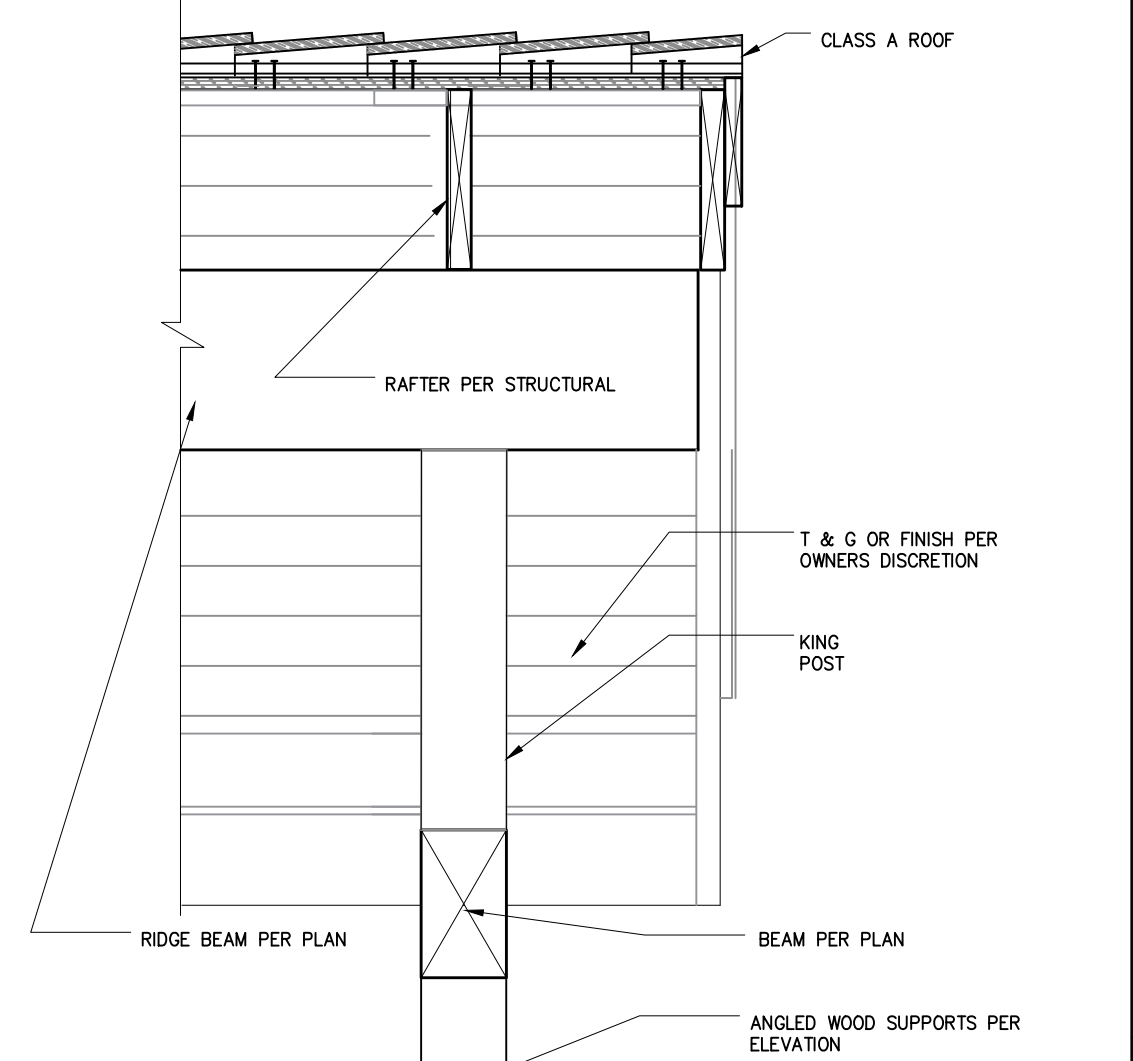
5 IGNITION RESISTIVE EXPOSED RAFTER EAVE SCALE: 1"=1'-0"



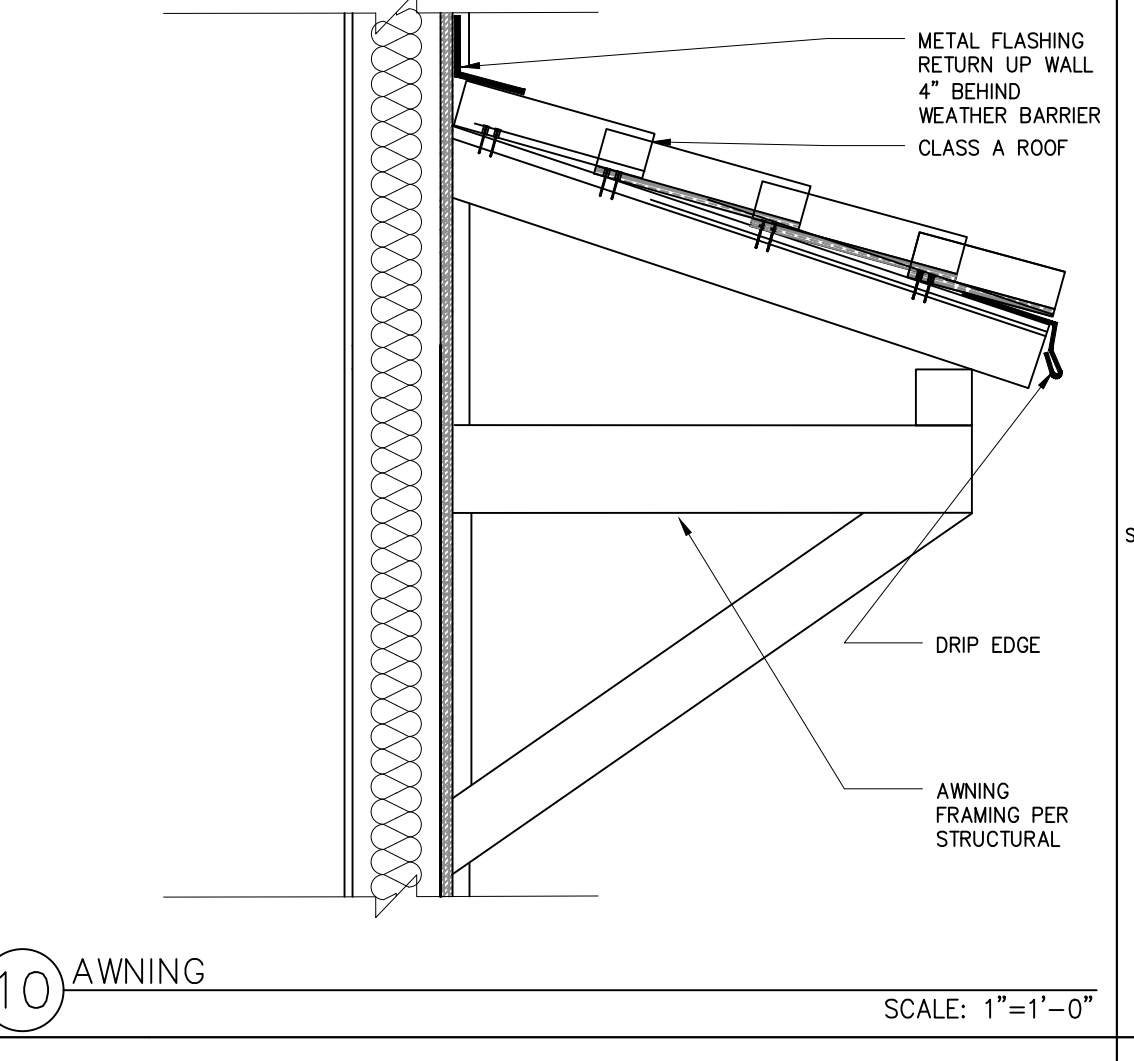
1 IGNITION RESISTIVE GABLE WITH 2x6 & 2x12 FASCIA SCALE: 1"=1'-0"



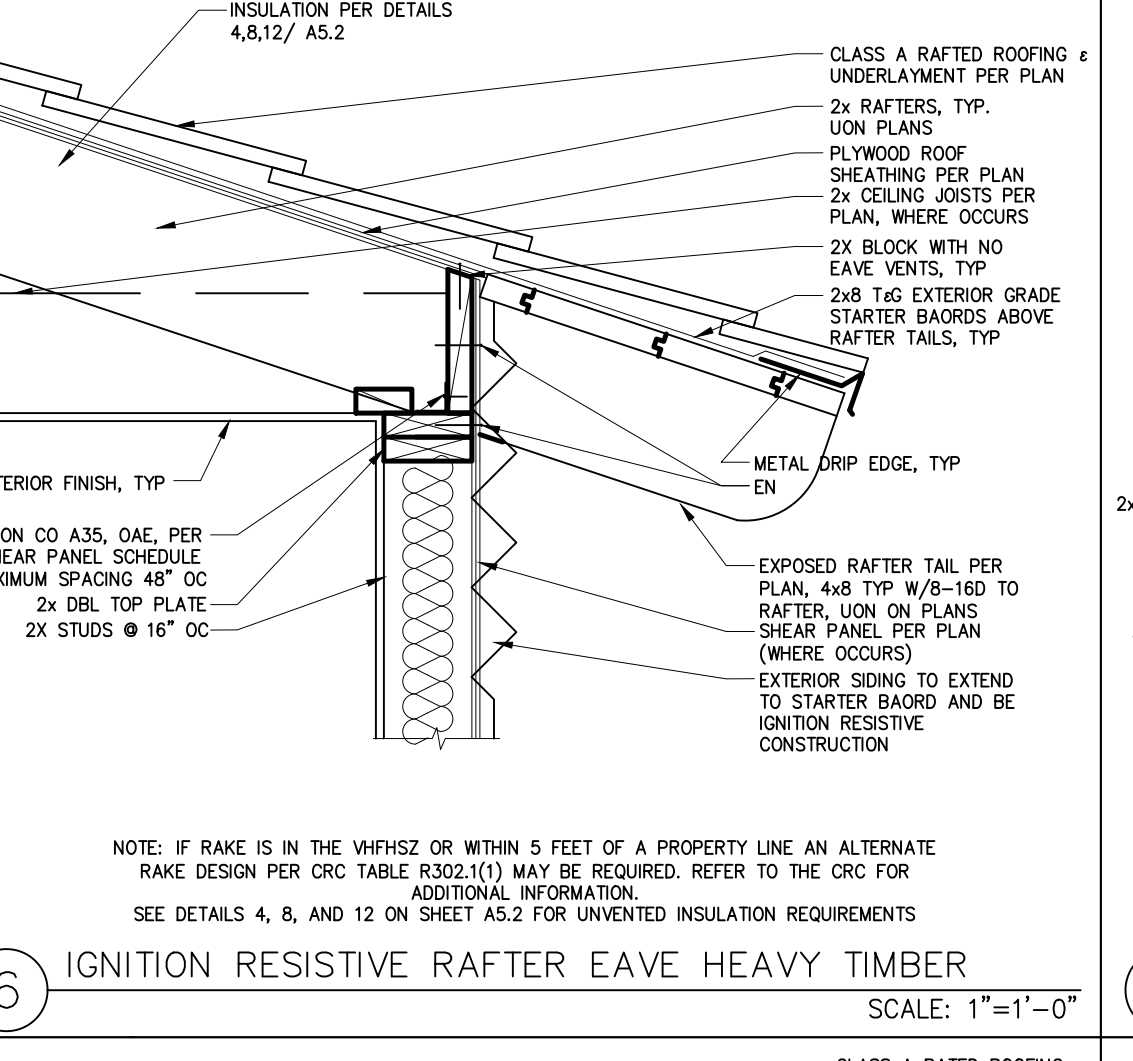
18 RAFTER EAVE DETAIL SCALE: 1"=1'-0"



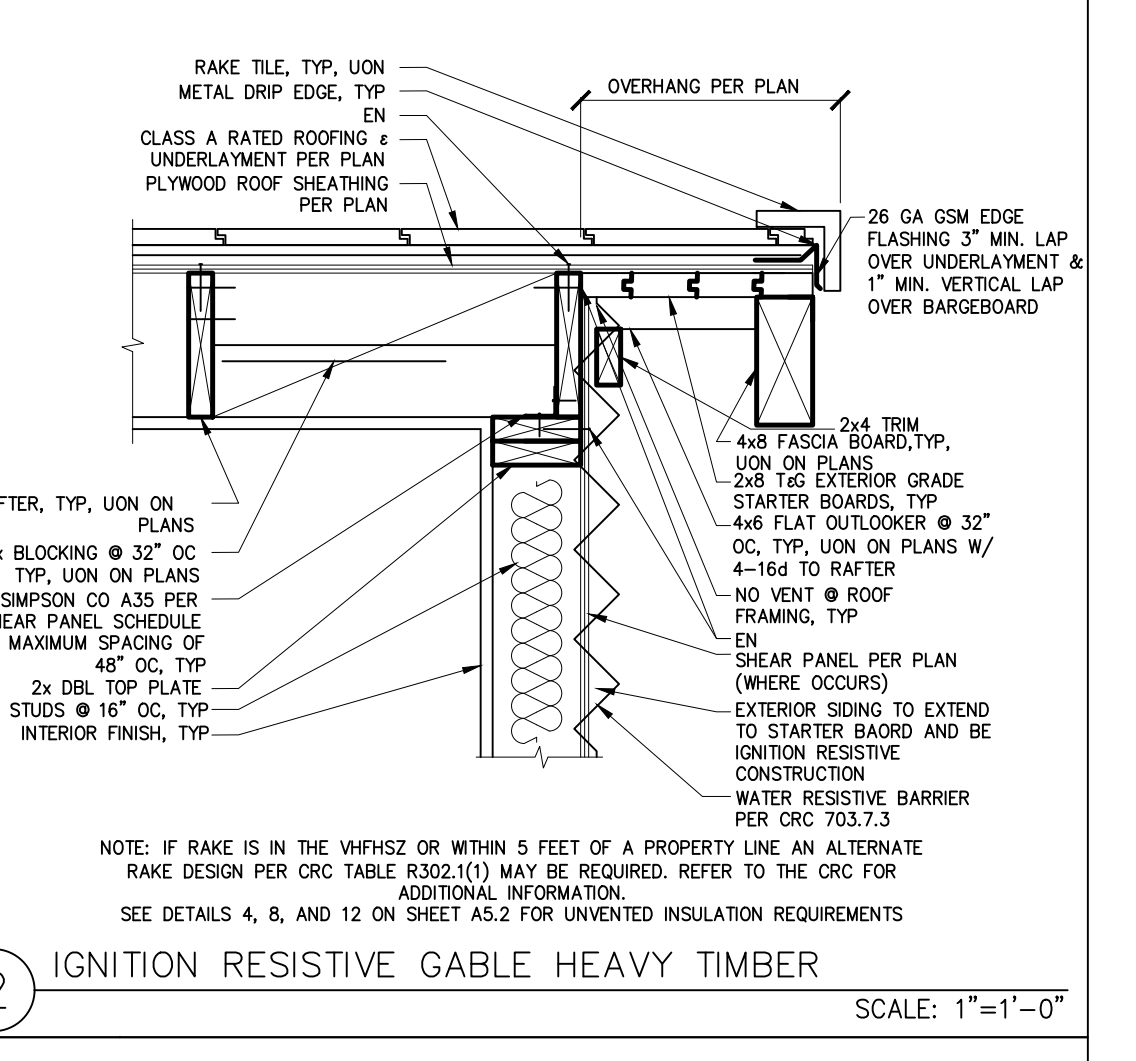
10 AWNING SCALE: 1"=1'-0"



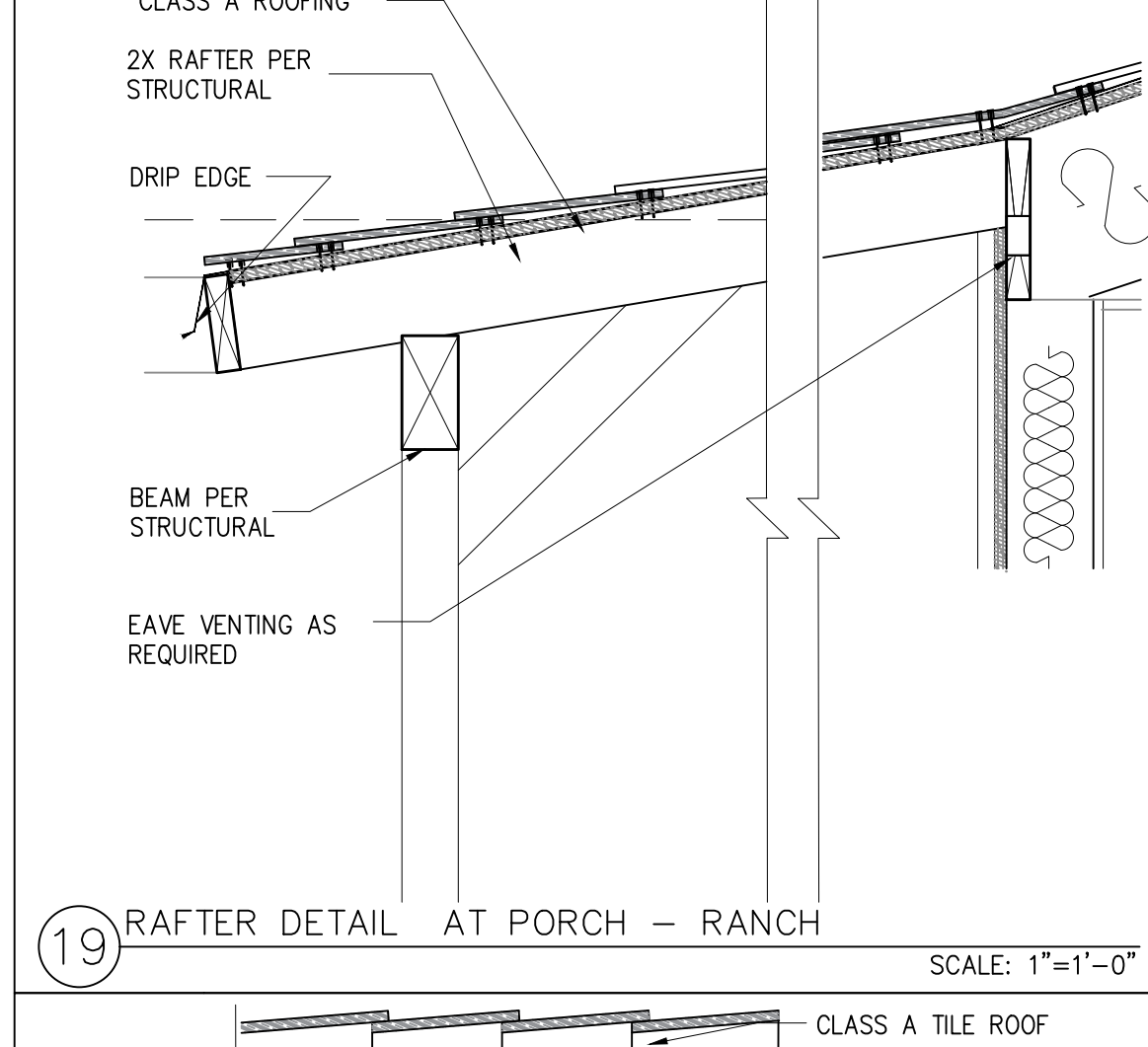
6 IGNITION RESISTIVE RAFTER EAVE HEAVY TIMBER SCALE: 1"=1'-0"



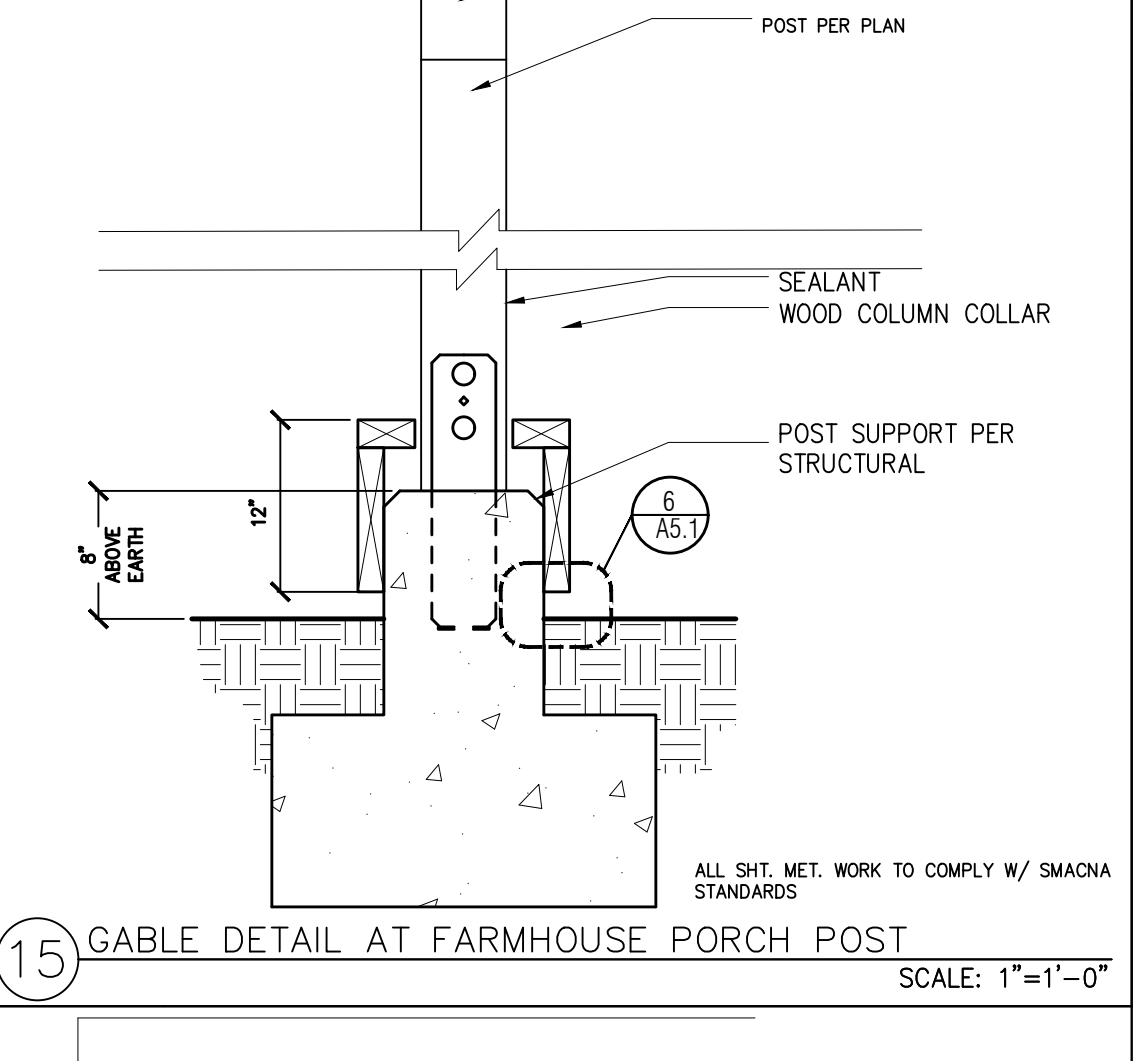
2 IGNITION RESISTIVE GABLE HEAVY TIMBER SCALE: 1"=1'-0"



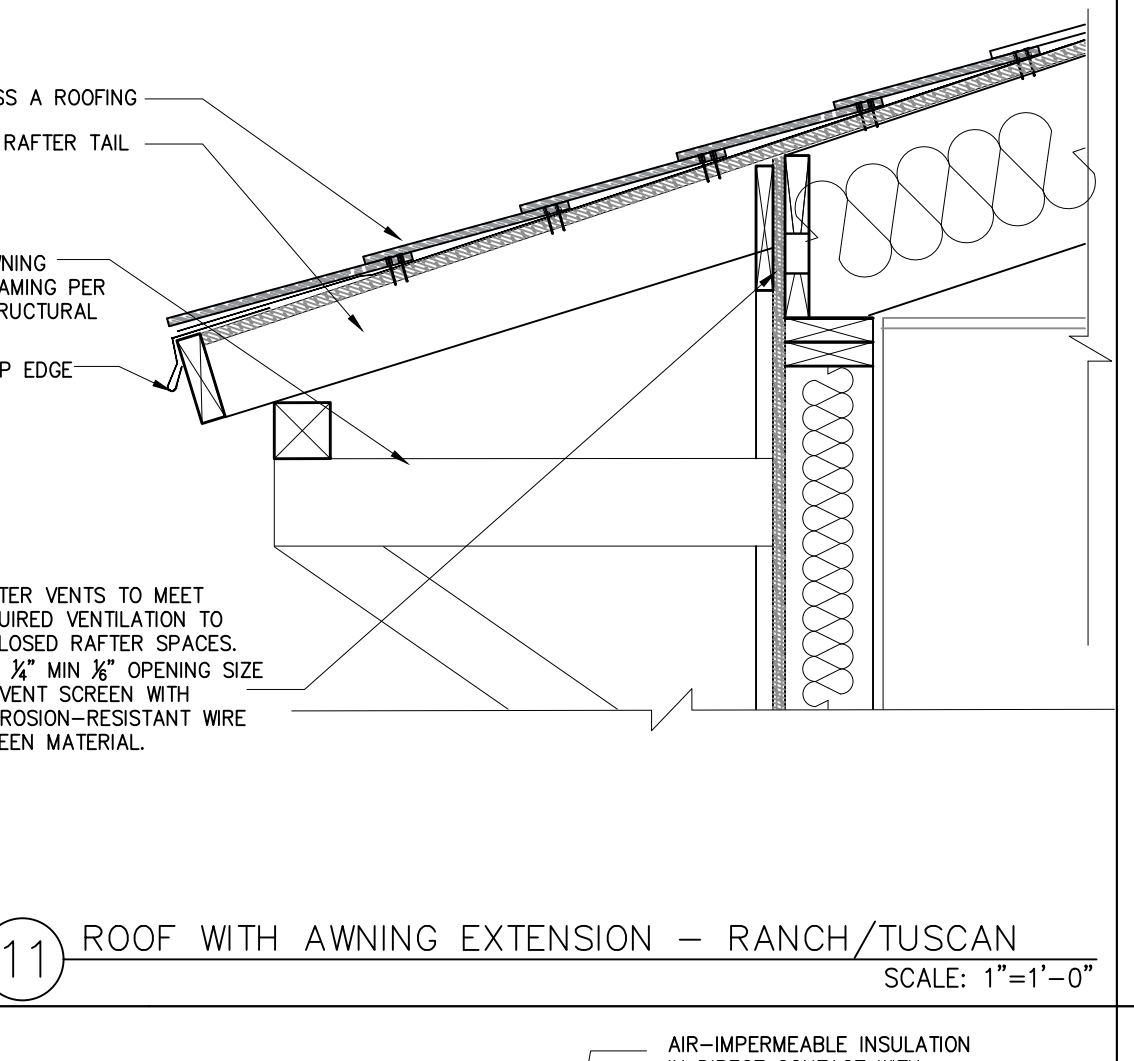
11 ROOF WITH AWNING EXTENSION - RANCH/TUSCAN SCALE: 1"=1'-0"



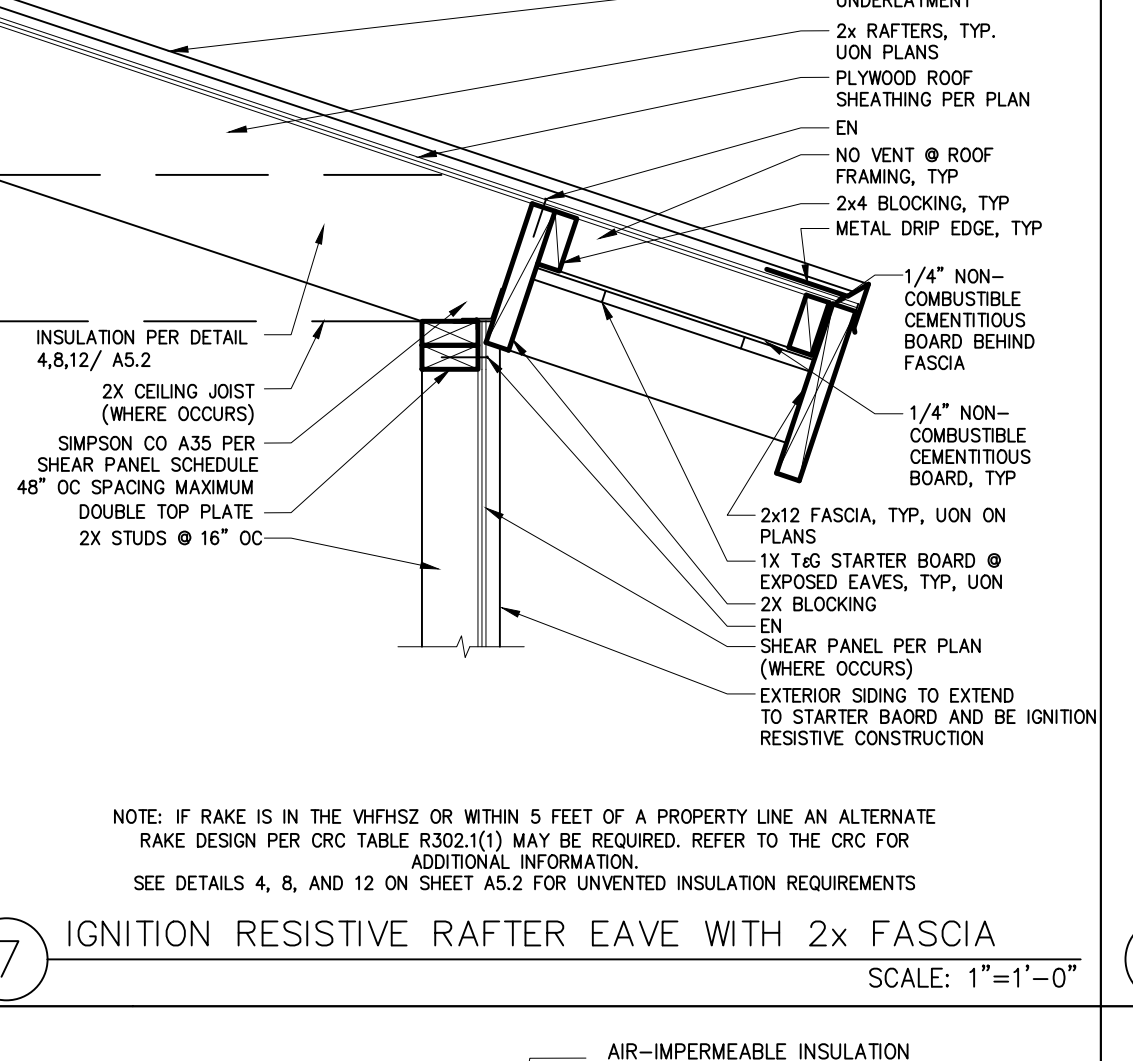
19 RAFTER DETAIL AT PORCH - RANCH SCALE: 1"=1'-0"



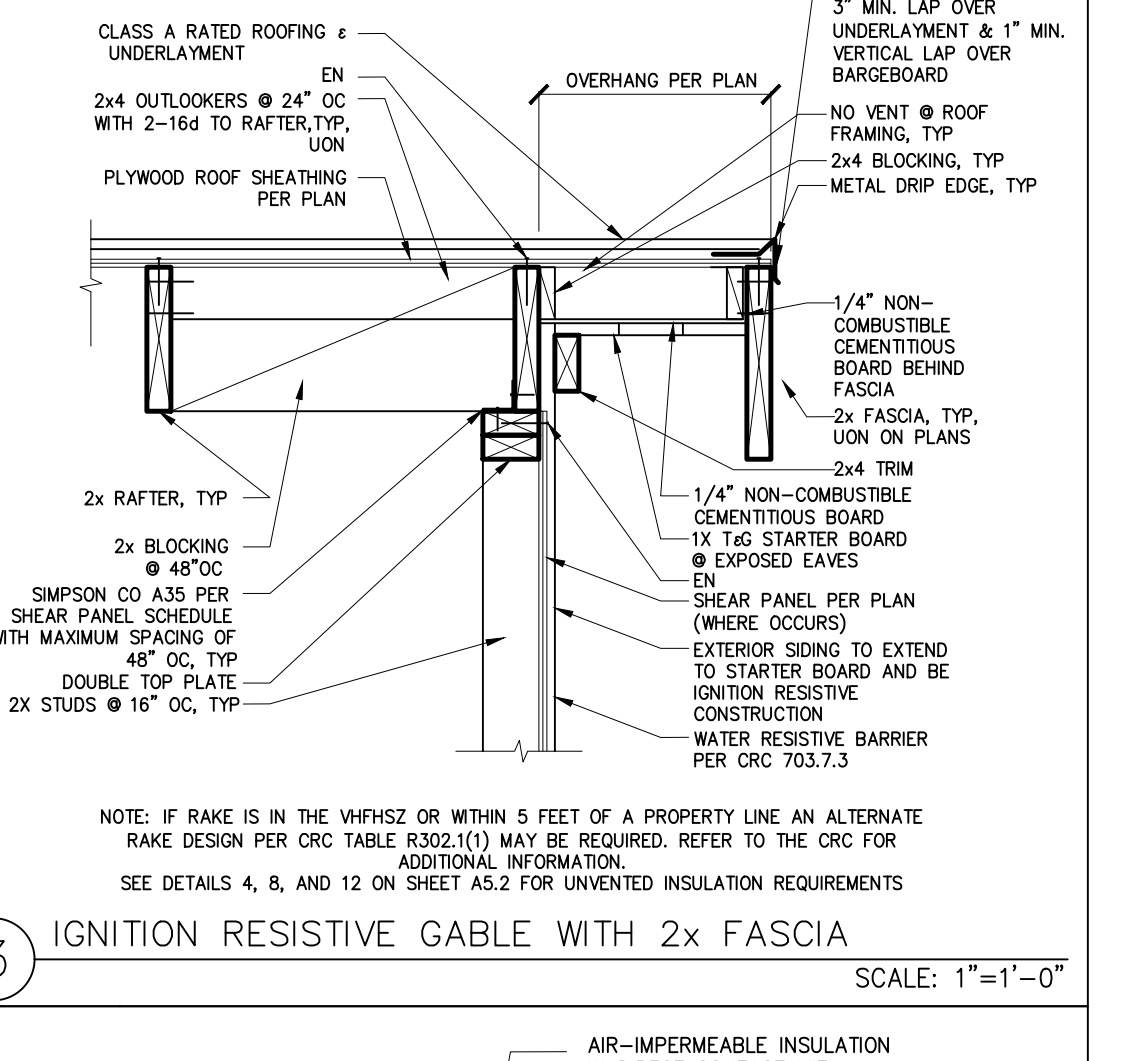
15 GABLE DETAIL AT FARMHOUSE PORCH POST SCALE: 1"=1'-0"



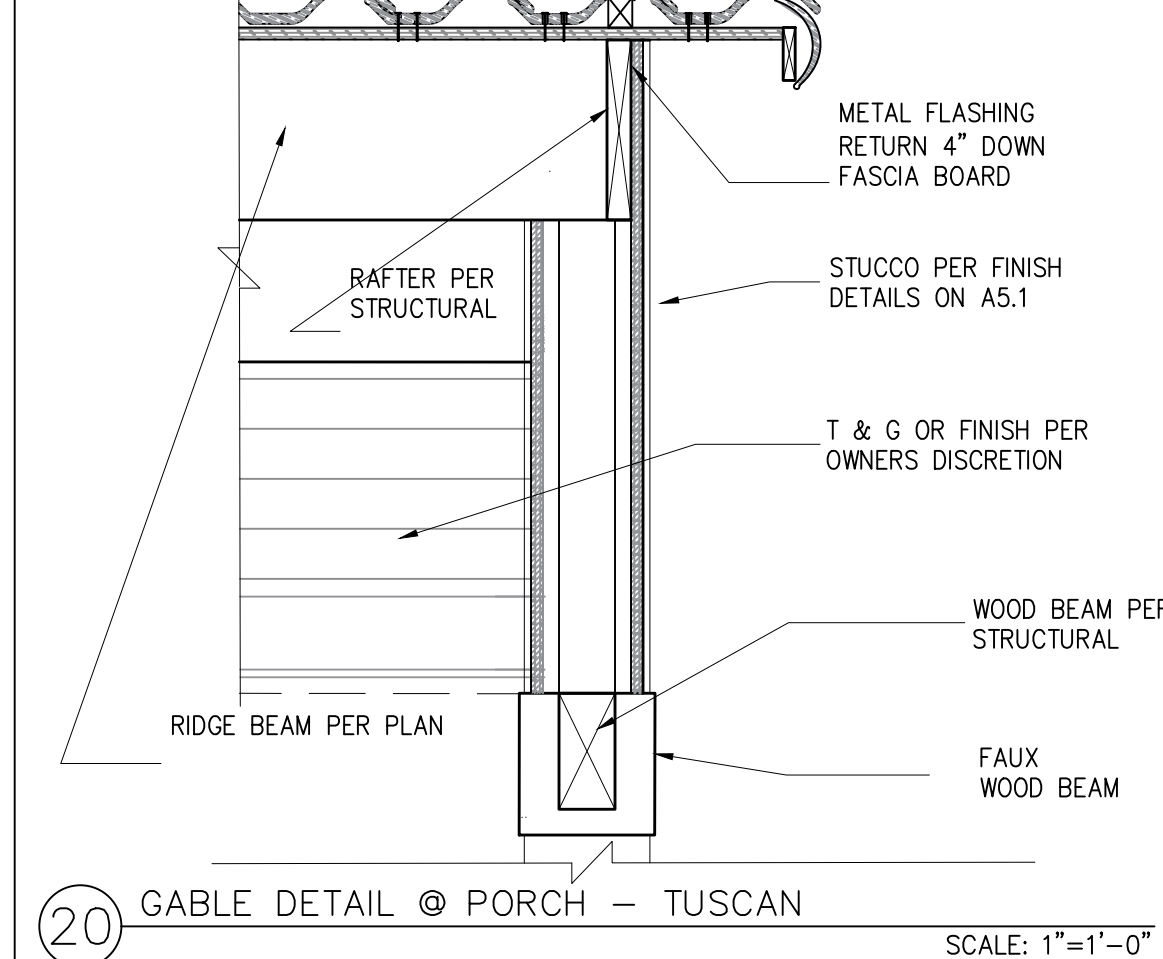
7 IGNITION RESISTIVE RAFTER EAVE WITH 2x FASCIA SCALE: 1"=1'-0"



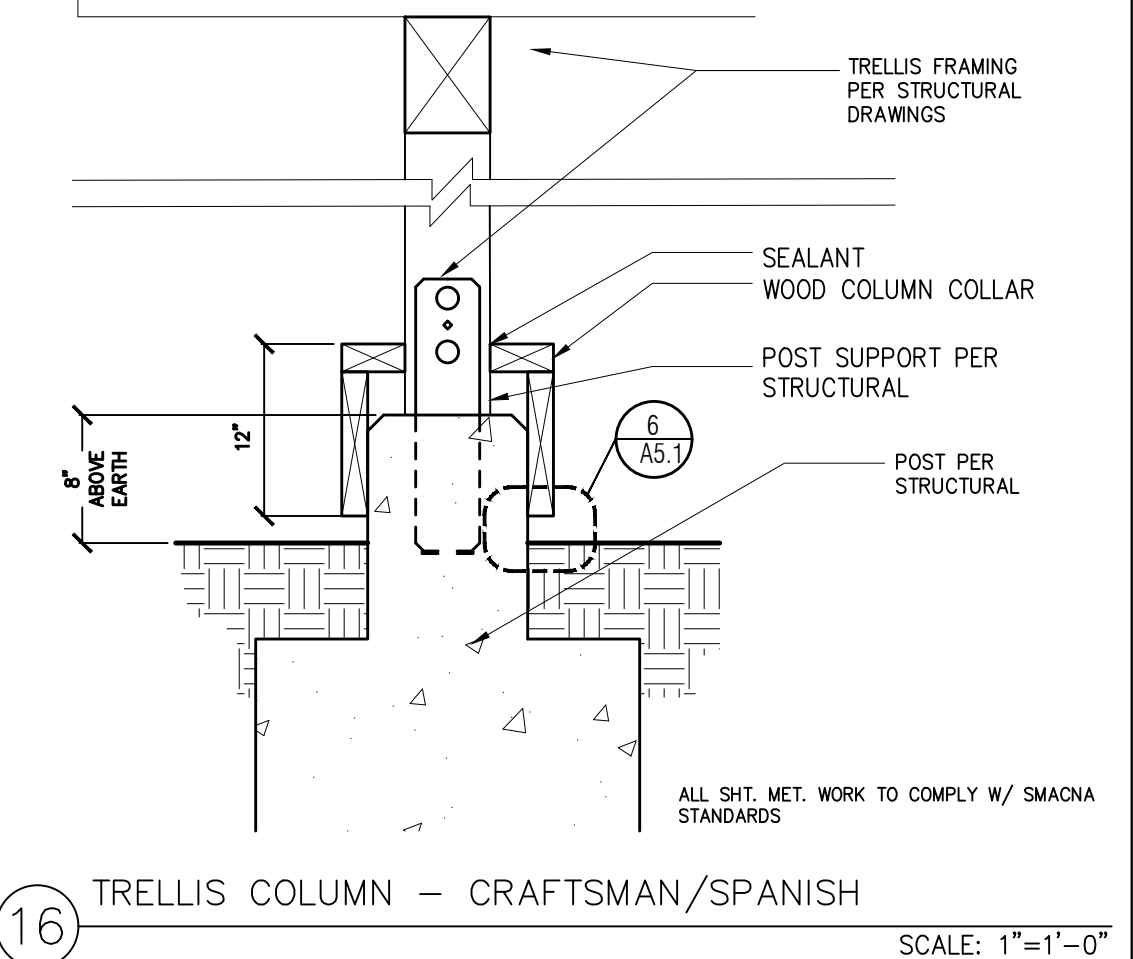
3 IGNITION RESISTIVE GABLE WITH 2x FASCIA SCALE: 1"=1'-0"



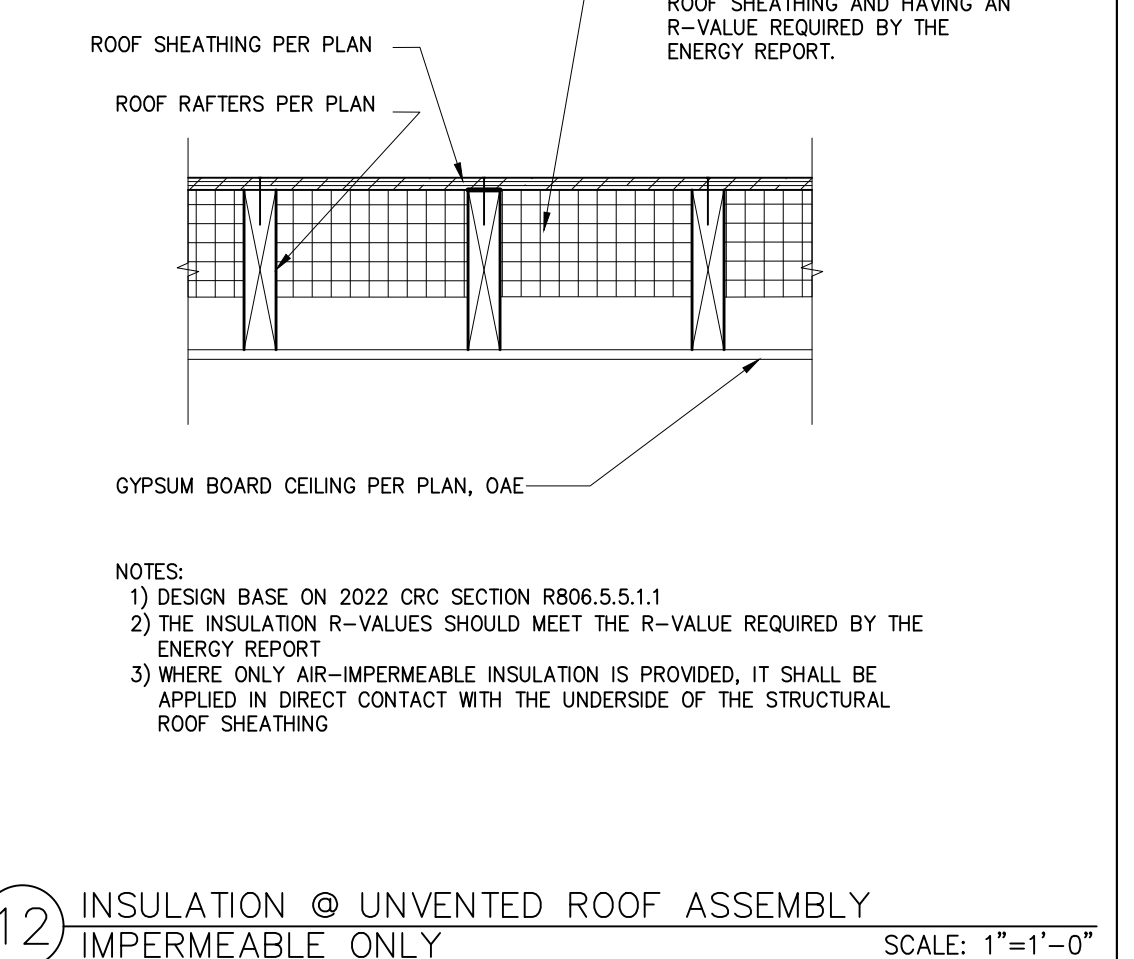
16 TRELLIS COLUMN - CRAFTSMAN/SPANISH SCALE: 1"=1'-0"



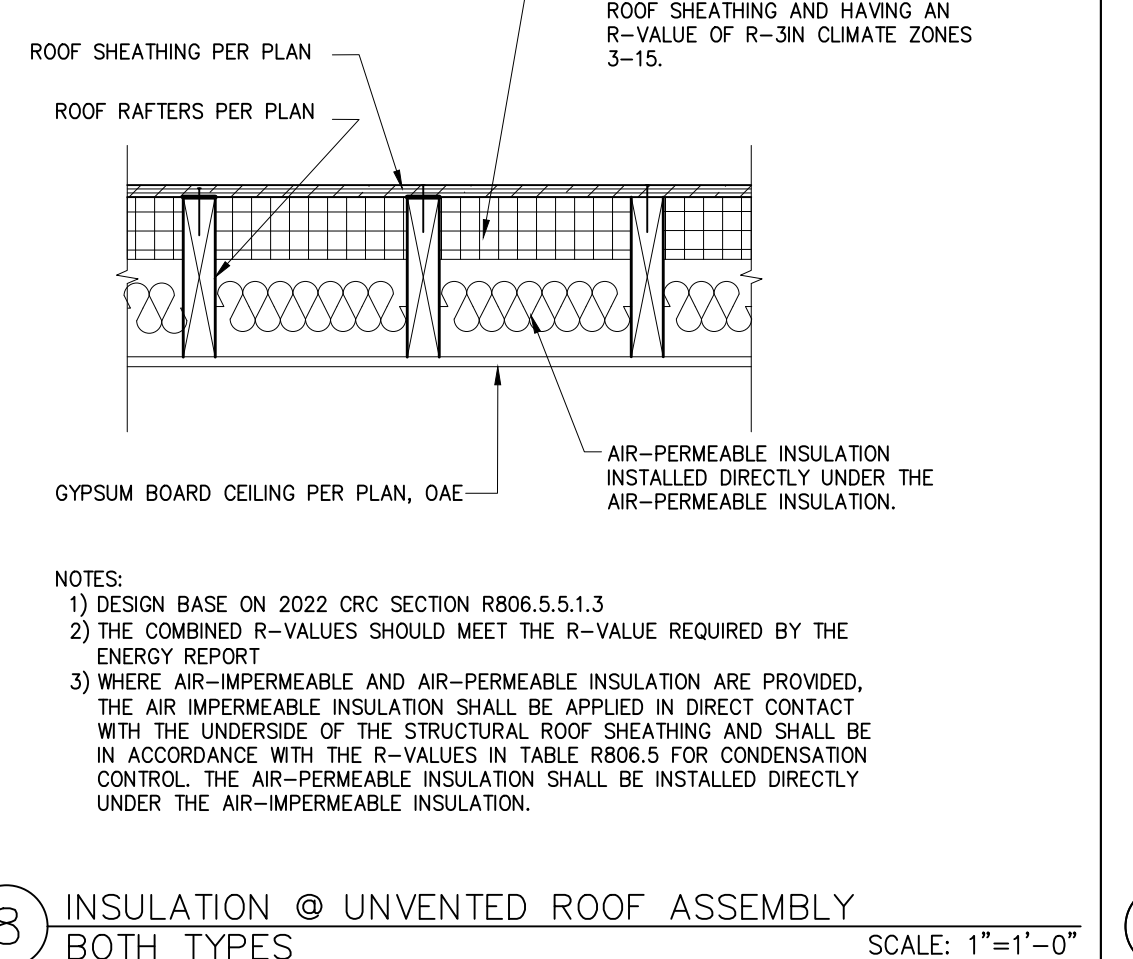
20 GABLE DETAIL @ PORCH - TUSCAN SCALE: 1"=1'-0"



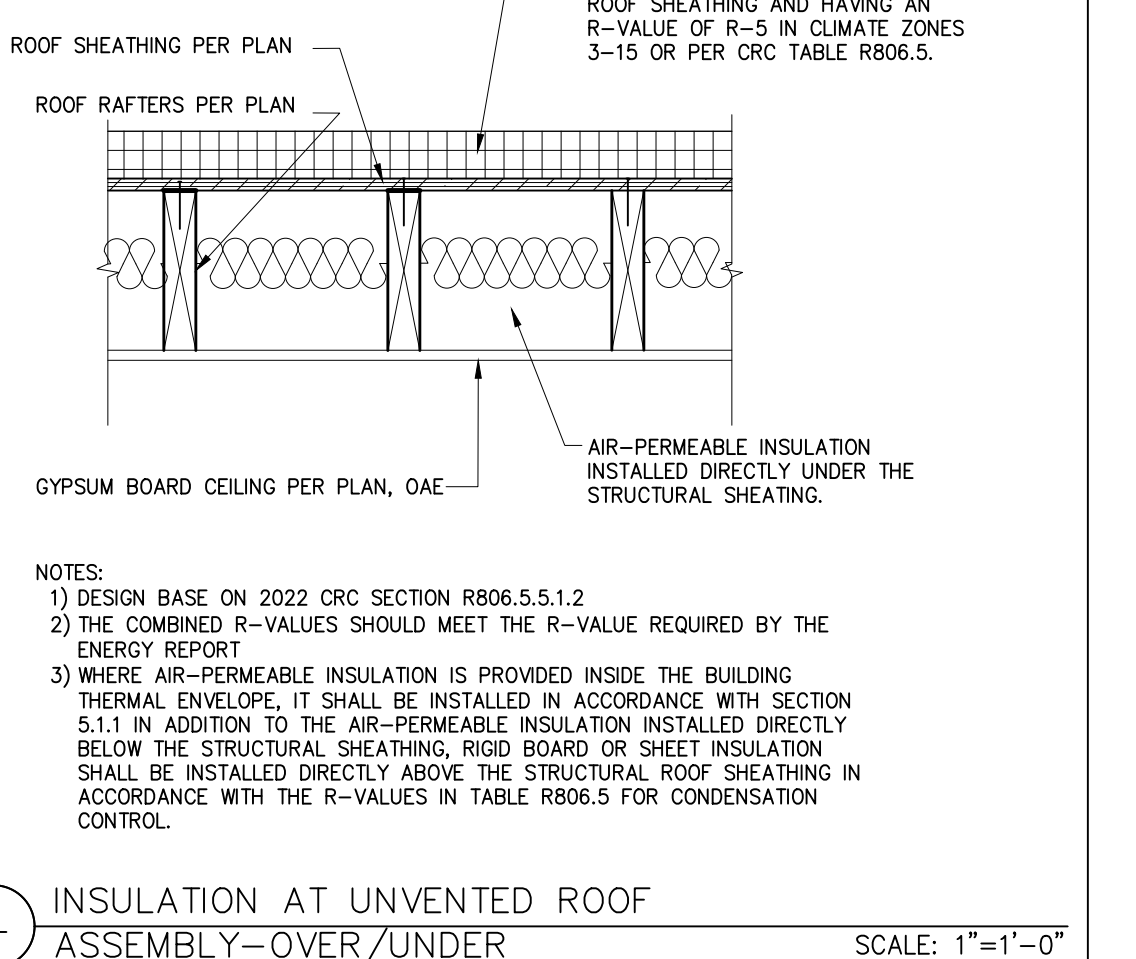
12 INSULATION @ UNVENTED ROOF ASSEMBLY IMPERMEABLE ONLY SCALE: 1"=1'-0"



8 INSULATION @ UNVENTED ROOF ASSEMBLY BOTH TYPES SCALE: 1"=1'-0"

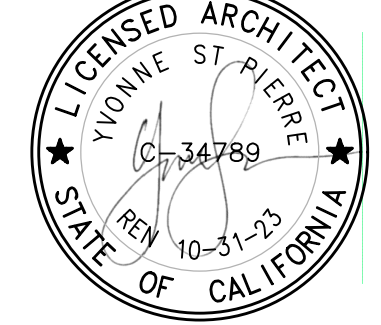


4 INSULATION @ UNVENTED ROOF ASSEMBLY-OVER/UNDER SCALE: 1"=1'-0"



4 INSULATION @ UNVENTED ROOF ASSEMBLY-OVER/UNDER SCALE: 1"=1'-0"

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project
 City of Moreno Valley Permitted ADU Plan Set
 revisions
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 date
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 sheet no. A5.2