



ADU-"COTTAGE"

SPECIFICATIONS:

OCCUPANCY GROUP: R3
 TYPE OF CONSTRUCTION: VB
 RISK CATEGORY: II
 SEISMIC DESIGN CATEGORY: E/D₂
 SPRINKLERS: NO

BEDROOMS: 1
 SQ FOOTAGE: 534
 FOUNDATION: SLAB
 SIDING: STRUCTURAL PLY
 ROOFING: CLASS A ASPHALT

ADDED FEATURE:
 104 SQ FT. PATIO WITH ARBOR ABOVE



1 PLAN VIEW
 Scale: 1/8" = 1'-0"


PROJECT TO COMPLY WITH 2019 CA BUILDING & RESIDENTIAL CODES, INCLUDING 2019 PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES.
 PROJECT SHALL CONFIRM TO THE 2019 CAL GREEN REQUIREMENTS.

THE FOLLOWING ARE FOR DEFERRED SUBMITTAL:
 TWO SETS OF DRAWINGS, STAMPED AND SIGNED,
 SHOULD BE SUBMITTED

1-THE PV SYSTEM INSTALLATION SHALL BE COMPLETED BEFORE FINAL INSPECTION. THE PV SYSTEM IS UNDER SEPARATE PERMIT.

2-SITE PLAN (SAMPLE ENCLOSED)

INDEX OF DRAWINGS	
00	Project Description
CG1	CAL GREEN
CG2	CAL GREEN
CG3	CAL GREEN
CG4	CAL GREEN
BMP	BEST MGMT PRACTICES
PP	PLOT PLAN
0.1	ADVANCED FRAMING
0.2	ADVANCED FRAMING
ARCHITECTURAL	
A1.0	PLAN VIEW
A1.1	PLAN VIEW w DIMS
A2.0	Elevations N & W
A2.1	Elev S,E
A3.1	Section EW
D1	DETAILS
D2	KITCHEN ELEV
STRUCTURAL	
S0	STRUCTURAL NOTES
S1	FOUNDATION
S2	ROOF STRUCTURAL
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
ELECTRICAL	
E1	ELECTRICAL PLAN
M1	MECHANICAL

2	9/12/20	Code Revis
1	8/29/20	Initial Submittal
No.	Date	Issue Notes
 <i>Cynthia Sharon</i>		
PROJECT DESCRIPTION		
CITY OF UKIAH ACCESSORY DWELLING UNIT "COTTAGE"		
Project Manager Cynthia Sharon		
Drawn By MAS		
Scale		
Date 12/28/20		
CAD File Name		
Drawing No. 00		
1 of 23 Total Sheets		

PLOT PLAN REQUIREMENTS

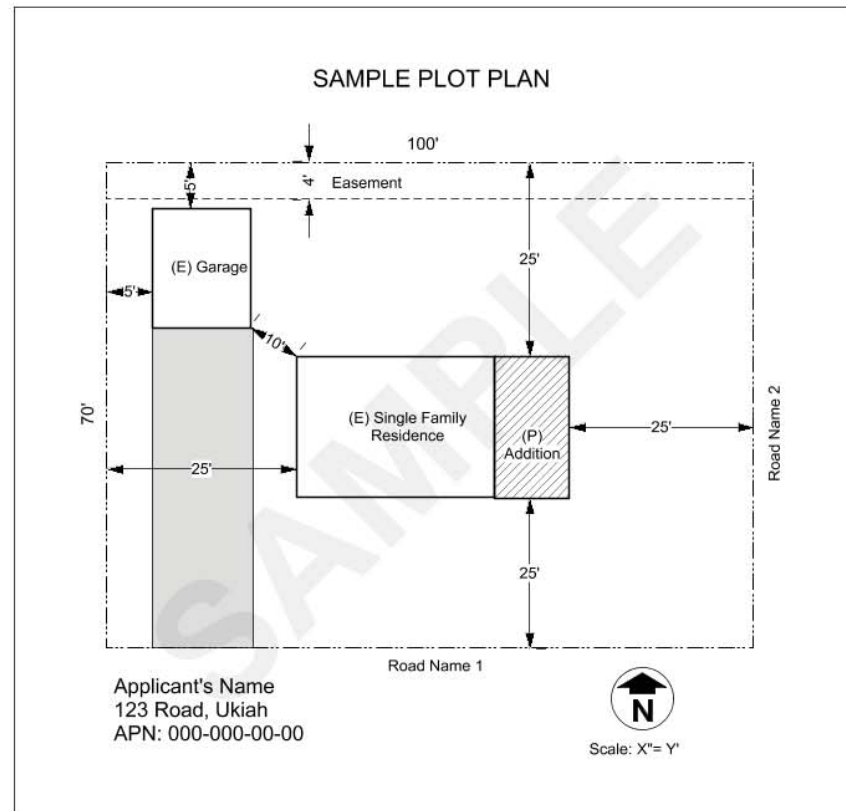
Your application must include a Plot (or "Site") Plan, printed on no greater than 11x17" paper. The information shown on the plot should be legible, comprehensive, drawn to scale, and must include any of the following items that may apply:

- Property Owner's Name, Site Address, and Assessor's Parcel Number(s)
- Legal Parcel Configuration clearly shown with all property boundaries, dimensions and acreage.
- Adjacent streets and any access easements.
- North Arrow and scale.
- Proposed structure(s) or addition(s), including distance from property lines and other structures.
Example: (P) Single Family Residence
- Any existing structures clearly labeled with use, and distance from property lines noted.
Example: (E) Single Family Residence
- Driveways, Parking, and Loading areas. Parking space dimensions and setbacks from property lines must be shown.
- Fences, retaining walls.
- Existing and proposed septic systems/leach fields and wells, including distances from structures.
- Easements and Utility lines (power, sewer, water, access etc...)
- Finished and existing ground slope.
- Drainage information.
- Lakes, ponds or streams to be identified with names if appropriate. Setbacks from watercourse to proposed project.
- Location of Floodplain/ Floodway.
- Location of any Signs and distances to property lines for commercial/ industrial uses.
- House number location must be visible from adjacent public street.

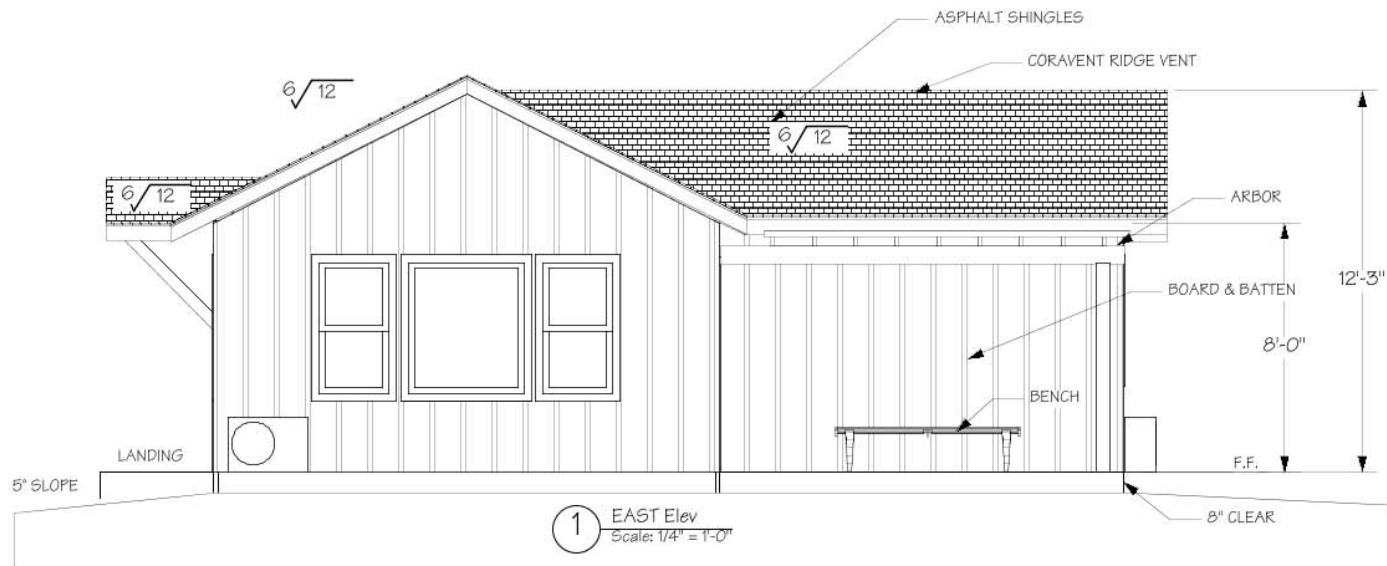
Plot Plans which may not be acceptable:

- Portions of larger scaled plot plans.
- Copies of plot plans used for previously approved permits, which may include redactions, previous approval signatures, and illegible notations.

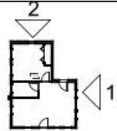
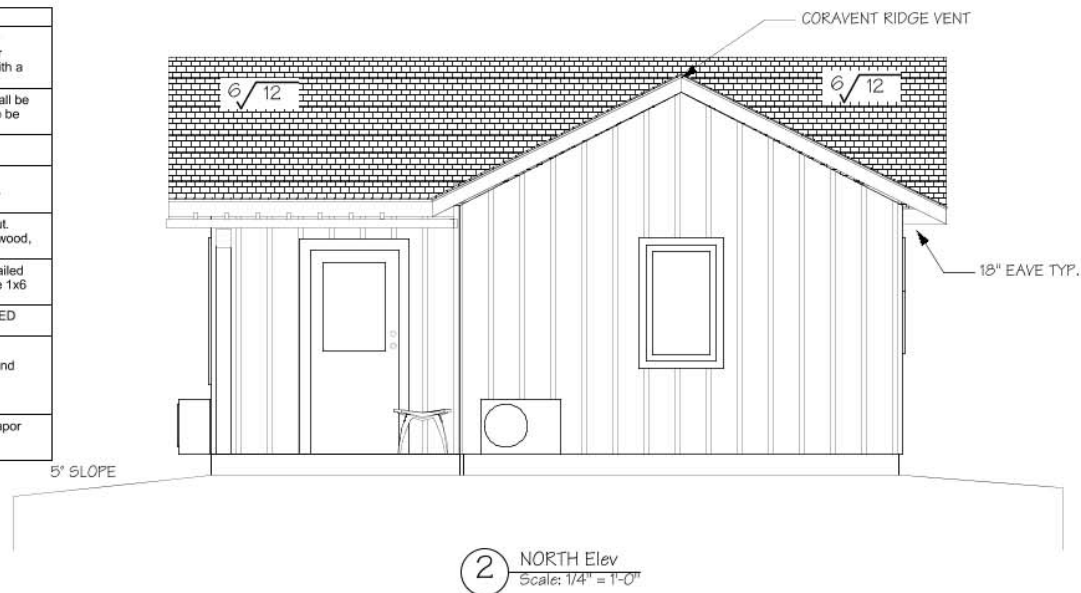
Failure to include any of the required information may result in the rejection of your application, the delay of processing your building permit application, or invalidate your approved building permit.



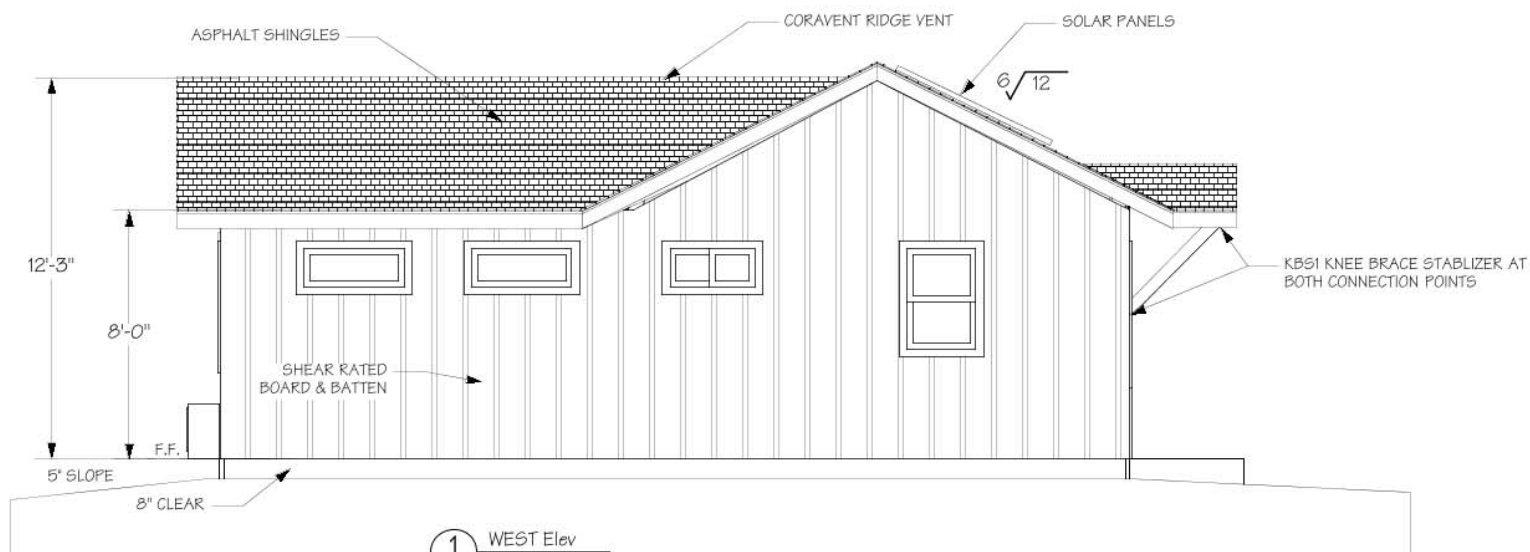
No.	Date	Issue Notes
 <i>Cynthia Sharon</i>		
SITE PLAN EXAMPLE		
CITY OF UKIAH ACCESSORY DWELLING UNIT "COTTAGE"		
Project Manager Cynthia Sharon		
Drawn By MAS		
Scale		
Date 12/28/20		
CAD File Name		
Drawing No. <div style="font-size: 2em; font-weight: bold; text-align: center;">PP</div>		
<div style="text-align: right;"> 7 of 23 Total Sheets </div>		



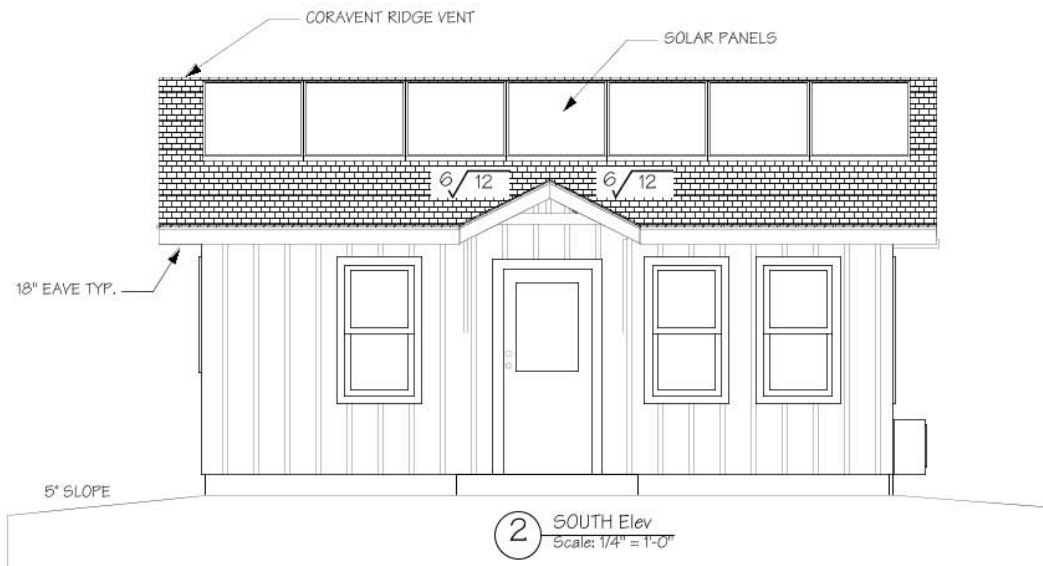
Typical Wall Assembly:	
Roof:	Class A architectural shingles over roof underlayment (Rex Synfelt or similar) over 5/8" CDX plywood over trusses. See structural details for fastening schedule and layout. Faced batt R-30 insulation installed with a minimum 1" air gap and insulation baffles at the eaves.
	Open soffit with 2x conheart redwood or radiata pine fascia. Roof shall be vented at a ratio of 1:150. Roof drip edge, flashing, and roof jacks to be galvanized. Coravent V-300E ridge vent shall be used at the ridge.
	Ceilings shall have 5/8" sheetrock. Moistureboard will be used on the bathroom ceiling.
Exterior Wall Assembly	5/8" Structural 1 exterior shear rated plywood siding over Tyvek housewrap; nailed per structural details. Structural 1 plywood options include Ip SmartBoard, Hardel's Fir Siding Panels or 5/8" T-1-11
	Battens to be 1 x3 radiata pine or conheart redwood, smooth face out. Battens to be fastened with ringshank nails, set flush to batten. If redwood, backside of battens to be primed prior to install.
	All window and door trim to 1x4 radiata pine or conheart redwood, nailed with ringshank nails, driven flush to surface. Outside corners shall be 1x6 radiata pine or redwood.
	All cut ends of the Smartside panels MUST BE PRIMED AND PAINTED PRIOR TO INSTALL TO RETAIN THE WARRANTY.
Interior Wall Assembly	1/2" sheetrock over 2x6 framing 24" o.c. using Advanced Framing Techniques ("Optimal Value Engineering") to reduce material waste and increase thermal performance. Moistureboard shall be installed in the bathroom walls. High-performance R-19 faced batt insulation shall be installed in all walls.
Floor	Finish Floor: Client Preference. Below: 4" concrete slab over 15 mil vapor barrier taped at all seams, over 1.5" high compressive strength XPS underfloor insulation, over 4" min. gravel with no fines.



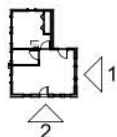
No.	Date	Issue Notes
 Dancing Dog Design & Build REVISED 10/10/2017		
Cynthia Sharon		
ELEVATIONS		
CITY OF UKIAH ACCESSORY DWELLING UNIT "COTTAGE"		
Project Manager Cynthia Sharon		
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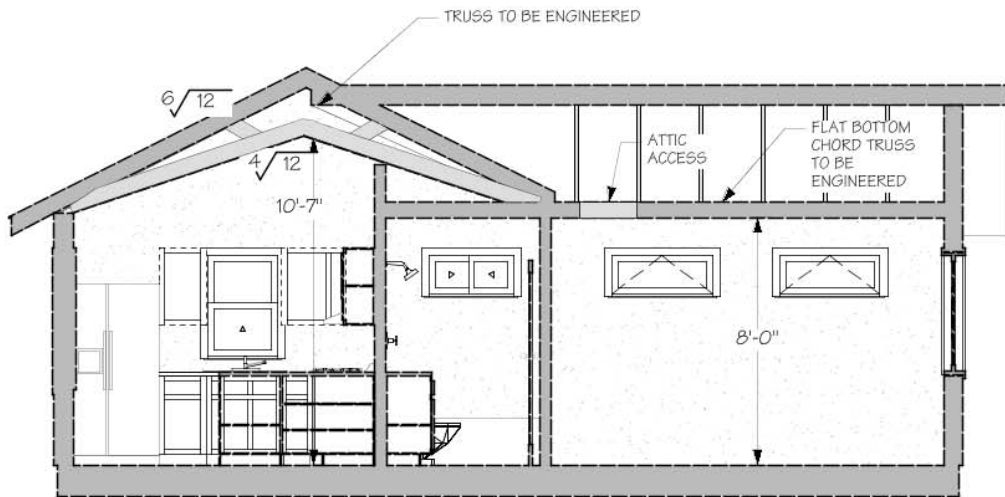
① WEST Elev
Scale: 1/4" = 1'-0"



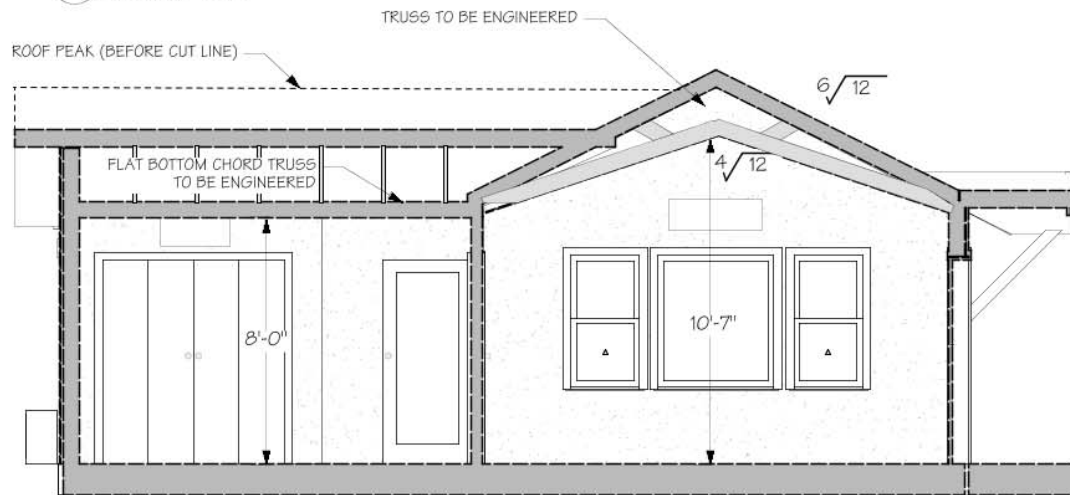
② SOUTH Elev
Scale: 1/4" = 1'-0"




No.	Date	Issue Notes
 <i>Cynthia Sharon</i>		
ELEVATIONS		
Project CITY OF UKIAH ACCESSORY DWELLING UNIT "COTTAGE"		
Project Manager Cynthia Sharon		
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Scale		
Date 12/28/20		
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Drawing No.		
A2.1		
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Total Sheets		



1 SECTION FACING W
Scale: 1/4" = 1'-0"



2 SECTION FACING E
Scale: 1/4" = 1'-0"

No.	Date	Issue Notes
 		
SECTION VIEW		
Project CITY OF UKIAH ACCESSORY DWELLING UNIT "COTTAGE"		
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Drawing No.		
A3.1		
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Total Sheets		

