

Architectural Notes

- A1** Exterior walls of dwellings and accessory buildings without an approved fire sprinkler system are to comply with CRC Table R302.1 (1). Exterior walls of dwellings and accessory buildings with an approved fire sprinkler system are to comply with CRC Table R302.1 (2). [CRC R302.1]
- A10** 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. (Exception: Rooms with sloping ceilings may have a portion of the room below 7 feet when in accordance with the requirements of CRC R305.1, Exception 1). [CRC R305]
- A23** Dwellings shall be provided with at least one egress door. The egress door shall be side-hinged and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop with the door open 90 degrees. The required egress door shall open directly into a public way or to a yard or court that opens to a public way. [CRC R311]
- A25** Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening (window or door). Emergency escape and rescue openings are to have a minimum net clear opening of not less than 5.7 sq. feet (5.0 sq. ft. minimum if at grade floor level). They shall also have a minimum clear opening width of 20" and a minimum clear opening height of 24". Where a window is provided as the emergency escape & rescue opening, it shall have the bottom of the clear opening not greater than 44 inches measured from the floor. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way. [CRC R310]
- A27** Bars, grilles, covers and/or screens on emergency escape and rescue openings are to comply with CRC R310.4 and California Building Standards Code, Part 12, Chapter 12-3. [CRC R310.4]
- A28** 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 minimum operable area to the outdoors shall be 4 percent of the floor area being ventilated. A room may be considered as a portion of an adjoining room for these purposes when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25 square feet. (Note: The operable area of a room adjoining a sunroom addition as defined in Section R202 may be not less than one-tenth of the floor area of the interior room but not less than 20 square feet when the minimum operable area to the outdoors for purposes of ventilation is based upon the total floor area being served) [CRC R303.1, CRC R303.2]
- A31** Provide safety glazing in all fixed and operable panels of swinging, sliding and bi-fold doors. [CRC R308.4]
- A35** Provide safety glazing in enclosures for walls facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glass is less than 60 inches from the floor and within 5 feet of the water's edge measured horizontally and in a straight line from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room. Show specific locations of safety glazing in door schedule or on floor plans. [CRC R308.4]
- A39** Roof covering for structures located within a State or Local Agency Very-High Fire Hazard Severity Zone pursuant CRC Section R337 is to be a fire-retardant roof covering that is at least Class A. Roof covering for structures in the Montecito Fire Protection District is to be fire-retardant roof covering that is at least Class A. [CRC R902; Montecito Fire Protection District Ordinance]
- A40** Roof covering for structures located within a State Agency High Fire Hazard Severity Zone or a Wildland-Urban Interface Fire Area pursuant CRC Section R337 is to be a fire-retardant roof covering that is at least Class A or B. [CRC R902]
- A41** When provided, valley flashings subject to CRC Section R337 are not to be less than 26 galvanized sheet gauge corrosion resistant metal installed over a minimum 36" wide underlayment consisting of one layer of minimum 72 pound mineral surfaced non-perforated cap sheet complying with ASTM D3909 installed over the combustible decking. [CRC R337.5.3]
- A42** Roof gutters subject to CRC Section R337 to be provided with means to prevent the accumulation of leaves and debris in the gutter. [CRC R337.5.4]
- A43** Except for minimum 2x solid wood rafters, minimum 2x solid blocking between rafters, fascia and architectural trim, the exposed roof deck on the underside of eaves shall consist of non-combustible material. Ignition-resistant material as defined in CRC Section R337.2, one layer of 5/8 inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck, or minimum 2x T&G decking without any concealed space above. Alternatively, the underside of the eave shall be constructed as the exterior portion of an approved 1-hour fire resistive wall assembly on the exterior side. These provisions do not apply to a gable end overhangs except at the lower end of the rafter tails (the portion in line with the eave). [CRC R337.7.4]
- A44** Except for gable end overhangs beyond the exterior wall (other than at the lower end of the rafter tails), fascia and architectural trim, the exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside or sloping rafter tails with an exterior covering applied to the underside of the rafter tails shall meet the requirements of SFM 12-7A-3 or ASTM E2957, shall be non-combustible material, shall be ignition-resistant material as defined in CRC Section R337.2, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering on the underside of the eave or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. [CRC R337.7.5]
- A45** Except for architectural trim, the exposed underside of cantilevered floor projections where a floor assembly extends over an exterior wall shall meet the requirements of SFM 12-7A-3 or ASTM E2957, shall be non-combustible material, shall be ignition-resistant material as defined in CRC Section R337.2, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering on the underside of the eave or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. [CRC R337.7.7]

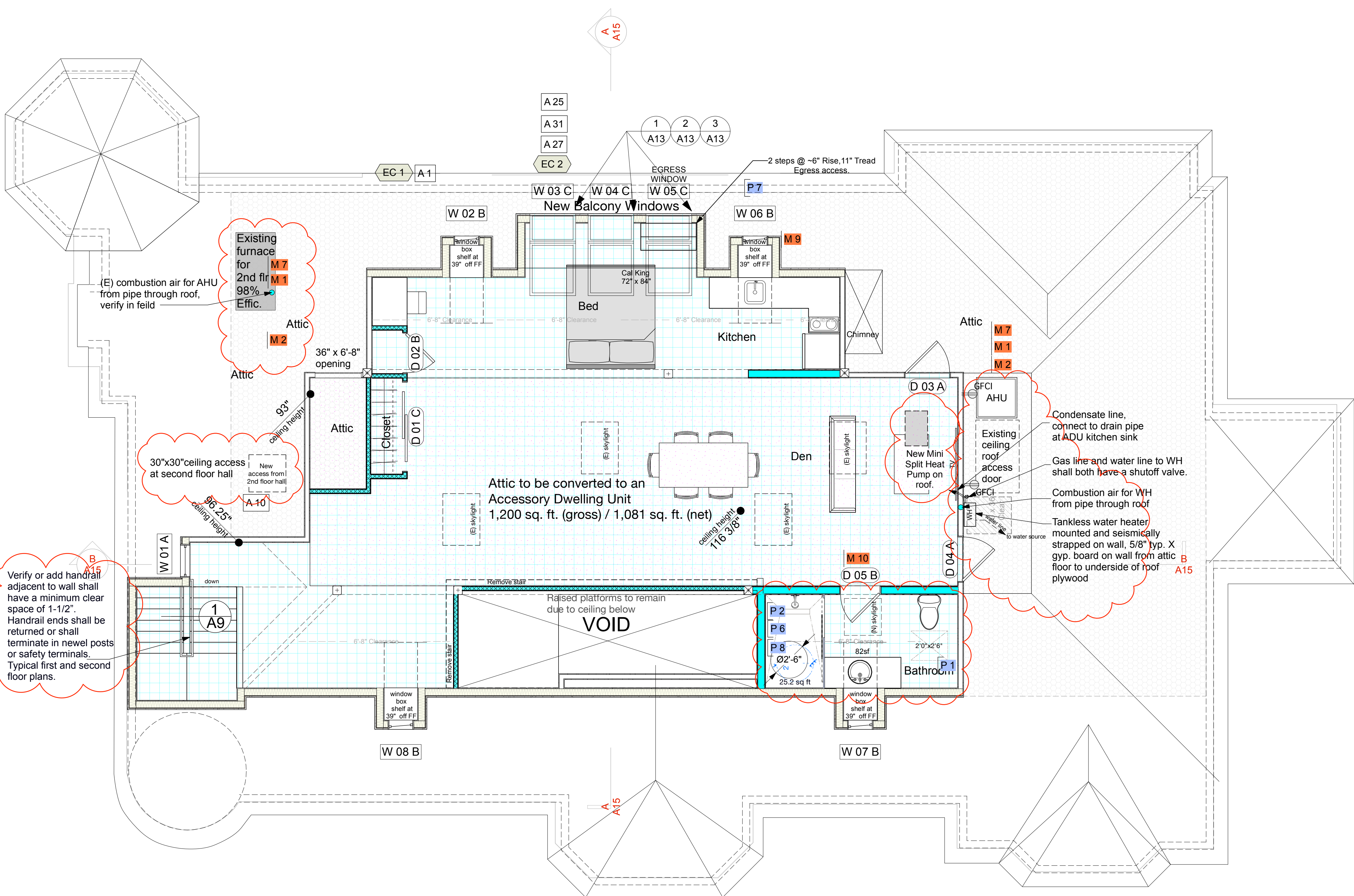
- A47** The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of CRC R337.7.3 or the exposed underfloor shall meet the requirements of SFM 12-7A-3 or ASTM E 2957, shall be non-combustible material, shall be ignition-resistant material as defined in CRC Section R337.2, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering on the underside of the eave or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. (Exception: Structural columns and beams, constructed of Heavy Timber, as defined in CRC R337.2, do not require protection) [CRC R337.7.8]
- A48** The underside of decks and other overhanging appendages shall be enclosed to grade in accordance with the requirements of CRC Section R337 or the exposed underfloor shall meet the requirements of SFM 12-7A-3 or ASTM E2957, shall be non-combustible material, shall be ignition-resistant material as defined in CRC Section R337.2, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering on the underside of the deck or appendage or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. (Exception: Structural columns and beams, constructed of Heavy Timber, as defined in CRC R337.2, do not require protection) [CRC R337.7.9]
- A49** Exterior walls are to be approved noncombustible material. Ignition-resistant material as defined in CRC Section R337.2, Heavy Timber as defined in CRC Section R337.2, log wall construction, shall meet the requirements of SFM 12-7A-1, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. Approved exterior wall materials shall extend from the top of the foundation to the 2x minimum blocking between rafters at the eaves or to the bottom of the enclosure in the case of boxed or enclosed eaves. [CRC R337.7.3]
- A50** Attic vents on vertical surfaces are to be non-combustible and corrosion resistant. The opening size in any ventilation device or material (such as wire mesh) is to have a minimum opening size of 1/16 inch and maximum opening size not to exceed 1/8 inch. [CRC R337.6]

Energy Conservation code notes

- EC1** R-value shall meet mandatory features minimums even if a lower R-value was used in showing compliance utilizing the performance approach. Exterior walls are required to have overall equivalent of R-19 minimum.
- EC2** U-factor of new glazing is not to exceed 0.32 and SHGC shall not exceed 0.25. (Note: There are no requirements for SHGC in Climate Zone 5)
- EC3** A minimum of a 1 inch air space is required in roof rafter bay. [CRC R806]
- EC4** Provide radiant barrier in accordance with Section 150.1(c)(2 and Table 150.1-A)
- EC5** Except for closets less than 70 square feet and hallways, all luminaires that are installed with JAS-certified light sources are required to be controlled by either a dimmer or vacancy sensor.
- EC6** The number of electrical boxes located more than 5 feet above finished floor that do not contain a luminaire or other device shall not exceed the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor or fan speed control. [California Energy Code Section 150 (k) 1 (B)]
- EC7** At least one luminaire each bathroom, garage, laundry room, and utility room shall be controlled by a manual on/automatic-off vacancy sensor. [California Energy Code Section 150 (k) 2 (J)]

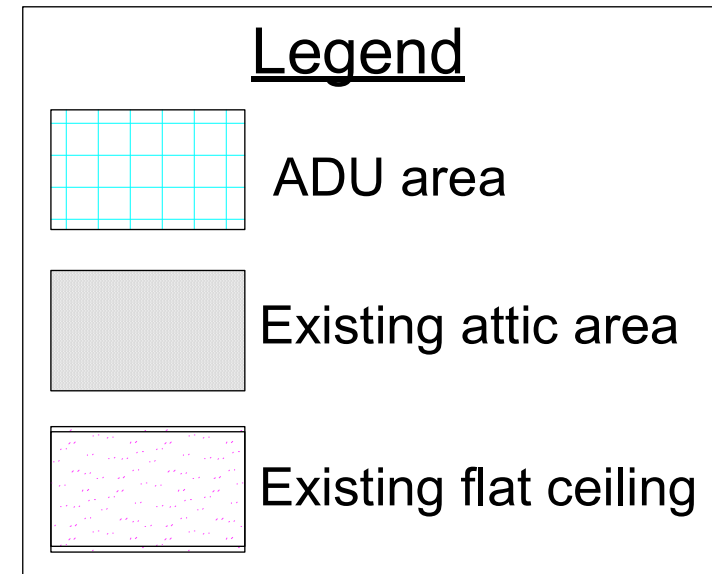
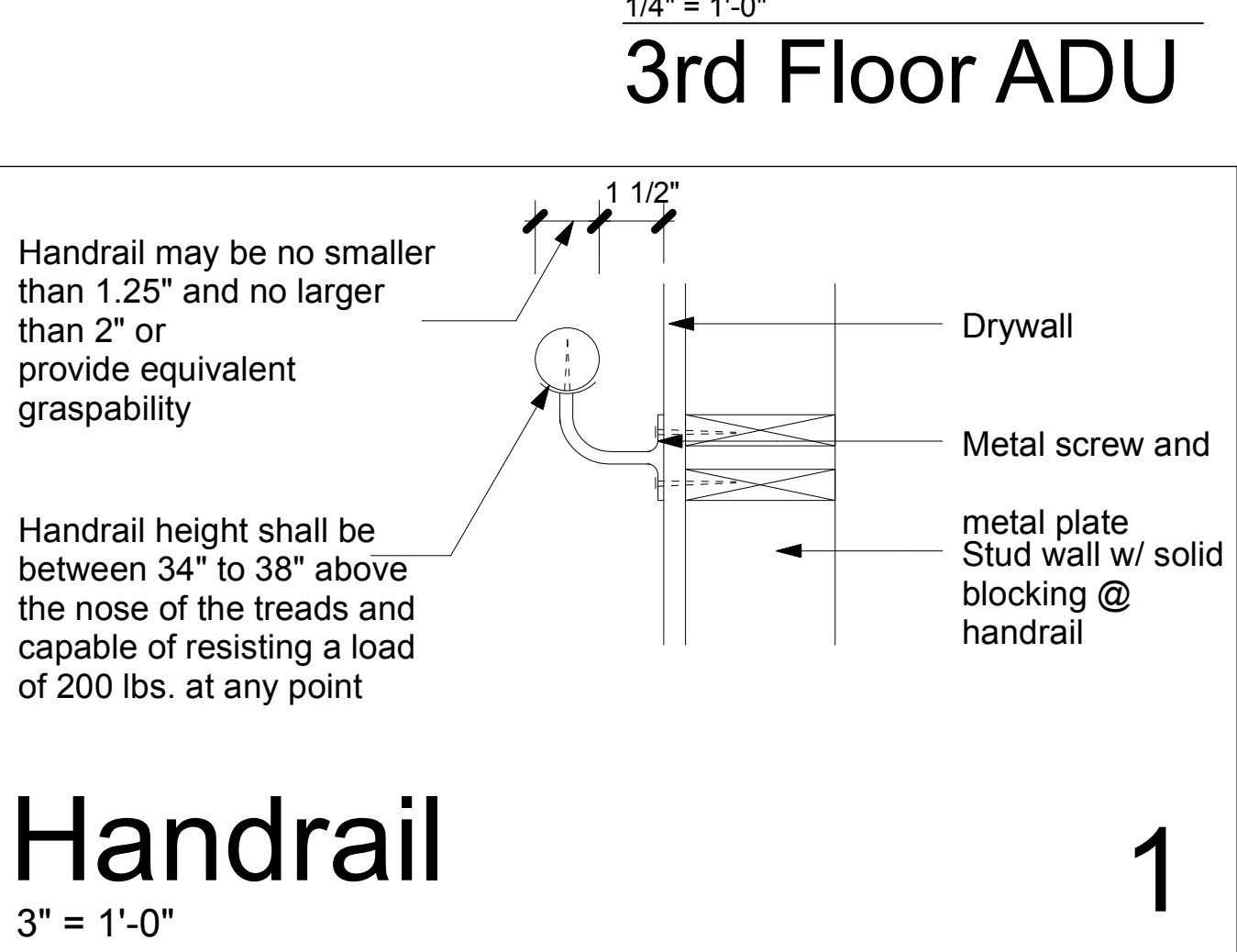
Mechanical Notes

- M1** Every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68 degrees F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms. [CRC R303.9]
- M2** Provide minimum 30 inch deep unobstructed working space in front of warm-air furnace. [CMC 304]
- M3** Provide a 42" high guard where any portion of rooftop equipment is less than 6 feet from the edge of a roof or similar hazard. [CMC 303]
- M4** Access opening to attic or under floor furnace shall be no more than 20 feet from furnace. [CMC 904.10]
- M5** Central heating furnaces and/or low-pressure boilers may not be installed directly in a bedroom or bathroom. Installations in a closet located in a bedroom or bathroom are to comply with CMC 904.1. Clearly show compliance with all provisions of CMC 904.1 on the plans (gaskets, self-closing doors, combustion air from outside, etc.). [CMC 904.1]
- M6** Provide protection from damage to furnace or other gas-fired equipment by automobiles, at rear of garage. Pilots, burners, or heating elements shall be 18" minimum above floor. [CMC 305]
- M7** Provide combustion air for fuel-burning equipment in conformance with Chapter 7 of the California Mechanical Code. (CMC 701.4 through CMC 701.9.3)
- M8** Dwelling units are to meet the requirements of ANSI/ASHRAE Standard 62.2 for whole-building mechanical ventilation (additions of 1,000 square feet or less are exempt). Windows cannot be used to meet this requirement. [CGBSC 4.507; California Energy Code 150(o)]
- M9** Kitchens are to be provided with an exhaust fan with an exhaust rate of 100 cfm minimum for intermittent exhaust or 5 air changes per hour if continuous. Kitchen hood systems that vent air to the outside may be used for this purpose. [California Energy Code Section 150(o)]
- M10** Rooms containing a bathtub, shower, spa, or similar source of moisture are to be provided with an exhaust fan with an exhaust rate of 50 cfm minimum intermittent or 20 cfm continuous, ducted to the exterior of the building. Unless it functions as a component of a whole house ventilation system, it must be controlled by a readily accessible humidistat and shall be Energy Star compliant. [CGBSC 4.506; California Energy Code Section 150(o)]



Plumbing code notes

- P1** Provide a 30" clear width and 24" clear space in front of the water closet. [CPC 402.5]
- P2** Showers are to have a minimum interior area of 1024 square inches and shall be capable of encompassing a 30 inch circle. [CPC 408.6]
- P6** Water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria: (1) the effective flush of water closets shall not exceed 1.28 gallons per flush, (2) showerheads shall have a maximum flow rate of 2.0 gallons per minute at 80 psi, (3) lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi. [CGBSC 4.303]
- P7** Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. Faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. [CGBSC 4.303]
- P8** When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. (Note: A hand-held shower is to be considered a showerhead for purposes of this provision) [CGBSC 4.303]



Low VOC adhesives, sealants, paints, coatings, carpet systems, low formaldehyde wood, low VOC resilient flooring [4.504.2 CGBSC]

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Convert attic to an Accessory Dwelling Unit

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1 December 18, 2020

Convert attic to ADU

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