

Accessory Dwelling Unit 3 Bedroom Plan 3A - 972 s.f. Orange County, CA

(FOR USE IN THE UNINCORPORATED COUNTY OF ORANGE)

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS... (text continues)

BY SIGNING BELOW THE APPLICANT AGREES TO AND AFFIRMS ALL STATEMENTS INCLUDED HEREIN AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

EMERGENCY CONTACT

INCASE OF EMERGENCY CALL:
NAME:
WORK PHONE:
HOME PHONE:
CELL PHONE:

HERS NOTES

1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS... (text continues)

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED... (text continues)

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T24.3 ENERGY CALC.

CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION. ADU MAY BE SUBJECT TO IMPACT FEES, INCLUDING , BUT NOT LIMITED TO SCHOOL, ROAD, AND PARK FEES. ADUs SHALL NOT BE USED FOR ANY SHORT TERM RENTALS: ADUs CAN BE RENTED/LEASED FOR MONTHLY OR YEARLY PERIODS ONLY OR AS REQUIRED BY STATE AND LOCAL LAWS.

ZONING INFORMATION

CONTACT THE COUNTY OF ORANGE FOR THE INFORMATION BELOW https://myoceservices.ocgov.com/ PHONE:(714)573-6100
ZONING :
OVERLAY :
SCHOOL DISTRICT:
LOT SIZE :
EXISTING HABITABLE SQ. FT. :
EXISTING FAR :
MAX. ALLOWABLE FAR :
PROPOSED FAR :
FLOOR AREA OF GARAGE:
EXISTING LOT COVERAGE:
ALLOWABLE LOT COVERAGE :
PROPOSED LOT COVERAGE :
LOT SLOPE :

DIRECTORY

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:
COMPANY
CONTACT PERSON
ADDRESS
CITY, STATE ZIP
PHONE:
EMAIL:
PROPERTY OWNER:
NAME
ADDRESS
CITY, STATE ZIP
PHONE:
EMAIL:
BUILDING DEPARTMENT:
ORANGE COUNTY PUBLIC WORKS
601 N. ROSS ST.
SANTA ANA, CA 92701
P. (714)667-8800

VICINITY MAP

PROVIDED BY OWNER

BUILDING INFORMATION

GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND ORANGE COUNTY MUNICIPAL CODE.
SITE ADDRESS:
ADU ADDRESS ASSIGNED BY ORANGE COUNTY:
GOVERNING AGENCY: ORANGE COUNTY, CA.
OCCUPANCY GROUP: R3
STORIES: 1
TYPE OF CONSTRUCTION: VB

ADU SETBACKS FROM PROPERTY LINE:
ALLOWED : FRONT- PROPOSED : FRONT-
REAR- REAR-
SIDE- SIDE-
STREET SIDE- STREET SIDE-
ADU SETBACKS FROM MAIN RESIDENCE:
ALLOWED : PROPOSED :
OFF STREET PARKING REQUIRED: PROVIDED:

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY, 3 BEDROOM, 2 BATH, DETACHED 972 S.F. ACCESSORY DWELLING UNIT WITH PORCH AREAS USED BELOW:
CRAFTSMAN PORCH: 147 S.F.
RANCH PORCH: 147 S.F.
SPANISH PORCH: 147 S.F.

LEGAL DESCRIPTION

PROVIDED BY OWNER

APN

PROVIDED BY OWNER

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

additional plan information provided by applicant:

- X COMPLETED
TITLE SHEET (T1.1) INFORMATION FILLED OUT
FILL OUT TITLEBLOCK WITH OWNER NAME, ADDRESS, APN, AND LEGAL DESCRIPTION ON EACH SHEET
SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW
UPDATED TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T24.1) TO OBTAIN UPDATES TO THE REPORT.
CONSTRUCTION AND DEMOLITION FORM
HOLD HARMLESS AGREEMENT
PHOTOVOLTAIC SYSTEM - THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU. (WHEN REQUIRED) IF THERE IS AN EXISTING PHOTOVOLTAIC SYSTEM OF SUFFICIENT SIZE ON THE MAIN HOUSE TO ACCOMMODATE THE NEW ADU THEN HOMEOWNER IS TO PROVIDE A REPORT STATING THE EXISTING SIZE OF THE PV PANEL
MEP PERMIT REQUIRED FOR ADUS OVER 500SF

exterior style selection:

- X SELECTION - SEE SHEET T1.2 FOR EXTERIOR RENDERING
CRAFTSMAN
RANCH
SPANISH

exterior wall material:

- X SELECTION(S)
STUCCO / COLOR
STONE VENEER / COLOR
FIBER CEMENT - SIDING / COLOR
WOOD SIDING / COLOR
OTHER

deferred submittals - separate permit to be obtained by applicant:

- X TO BE COMPLETED
FIRE SPRINKLERS (WHEN REQUIRED)

roof material:

- X SELECTION
ROOF COLOR OF PRINCIPAL DWELLING UNIT (ROOF COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT)
TRIM COLOR OF PRINCIPAL DWELLING (TRIM COLOR OF ADU TO MATCH PRINCIPAL DWELLING UNIT TRIM)
CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC. - LAMPO UES-ER 1900 MINIMUM 2-1/2-12 ROOF SLOPE.
COLOR OF CONCRETE TILE ROOF.
ARCHITECTURAL GRADE SHINGLE - CERTAINTED - ICC-ES ESR-3537 MINIMUM 2-12 ROOF SLOPE.
COLOR OF ARCHITECTURAL GRADE SHINGLES
OTHER ROOF MATERIAL / COLOR / ICC / UL:

lot size and impervious area:

Total Lot Size = (Existing building footprint, patios, decks, hardscape, etc.)
Total Area of Existing Impervious Surfaces = (Existing building footprint, patios, decks, hardscape, etc.)
Total Area of New Impervious Surfaces = (Increase to building footprint, patios, decks, hardscape, etc.)
Total Area of Replaced Impervious Surfaces = (Replacement to building footprint, patios, decks, hardscape, etc.)

fire sprinkler information:

- X SELECTION
EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS
EXISTING RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS
PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE
PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHSF2)
NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE SPRINKLERS OR IS LOCATED IN VHSF2. SEE NOTES ON AD.1 AND FIRE RATED DETAIL CHECKLIST ON THIS SHEET

fire rated details:

- X SELECTION
ROOF EAVE DETAIL 1,2,3,5,6,7/A,5,2
WALL FINISH DETAIL 9B, 12B, 15B/ A, 5, 1
FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN THE PROPERTY IS LOCATED IN THE VERY HIGH FIRE SEVERITY ZONE (VHSF2) OR WHEN WALLS AND ROOF EAVES ARE LESS THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT FROM PROPERTY LINE IN SPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2). FIRE RATED DETAILS ABOVE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILDING OR LESS THAN 6 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.

window and trim color:

- X SELECTION
WINDOW COLOR OF PRINCIPAL DWELLING UNIT (WINDOW COLOR SELECTION BELOW FOR THE ADU IS TO MATCH PRINCIPAL DWELLING UNIT WINDOW COLOR)
WHITE
TAN
DARK BRONZE
OTHER WINDOW COLOR

sewer waste water information:

- X SELECTION
ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL
IF EXISTING HOUSE HAS FOUR OR MORE TOILETS WITH AN EXISTING 3 INCH SEWER DRAIN, A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS. SHOW LOCATION AND SIZE OF EXISTING MAIN HOUSE SEWER LINE. 2% SLOPE REQUIRED FOR ALL NEW SEWER LINES. LIST NUMBER OF BATHROOMS IN EXISTING HOME
SEPTIC - REQUIRES HEALTH DEPARTMENT APPROVAL
DISTANCE TO CONNECTION

electrical service information:

- X SELECTION
UPGRADED SERVICE
EXISTING SERVICE TO REMAIN
NEW SERVICE
SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE

gas service information:

- X SELECTION
UPGRADED SERVICE
EXISTING SERVICE TO REMAIN
NEW SERVICE
SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE

soils report

- X SELECTION
SOILS REPORT PROVIDED
AGREE TO USE ORANGE COUNTY'S FOUNDATION REQUIREMENTS FOR RESIDENTIAL PROJECTS AND ACCESSORY STRUCTURES

EXAMPLE GAS PIPE DIAGRAM

TO BE UPDATED FOR SITE SPECIFIC CONDITIONS

NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY DESIGNER OF CHOICE. CFH & BTUS PROVIDED AS SUGGESTED. LOADS, OWNER/DESIGNER IS TO PROVIDE ACCURATE INFORMATION. GAS PIPES BELOW GRADE SHALL BE POLYETHYLENE.

CPC TABLES FOR SIZING GAS PIPING SYSTEMS. TABLE 1215.2(1) THROUGH TABLE 1215.2(30) SHALL BE USED TO SIZE GAS PIPING IN CONJUNCTION WITH ONE OF THE METHODS DESCRIBED IN SECTION 1215.1.1 THROUGH SECTION 1215.1.3.

ALLOWABLE GAS PIPING MATERIALS ABOVE GRADE:
1200B.6.3 METALLIC PIPE - CAST-IRON PIPE SHALL NOT BE USED.
1200B.6.3.1 STEEL AND WROUGHT-IRON PIPE
1200B.6.3.2 COPPER AND COPPER ALLOY PIPE
1200B.6.3.3 ALUMINUM ALLOY PIPE

1200B.6.4 METALLIC TUBING - SEAMLESS COPPER, ALUMINUM ALLOY, OR STEEL TUBING SHALL NOT BE USED WITH GASES CORROSIVE TO SUCH MATERIAL.
1200B.6.4.2 COPPER AND COPPER ALLOY TUBING
1200B.6.4.3 ALUMINUM ALLOY TUBING
1200B.6.4.4 CORRUGATED STAINLESS STEEL TUBING

1210.1.7 PLASTIC PIPING
PLASTIC PIPING SHALL BE INSTALLED OUTDOORS, UNDERGROUND ONLY.

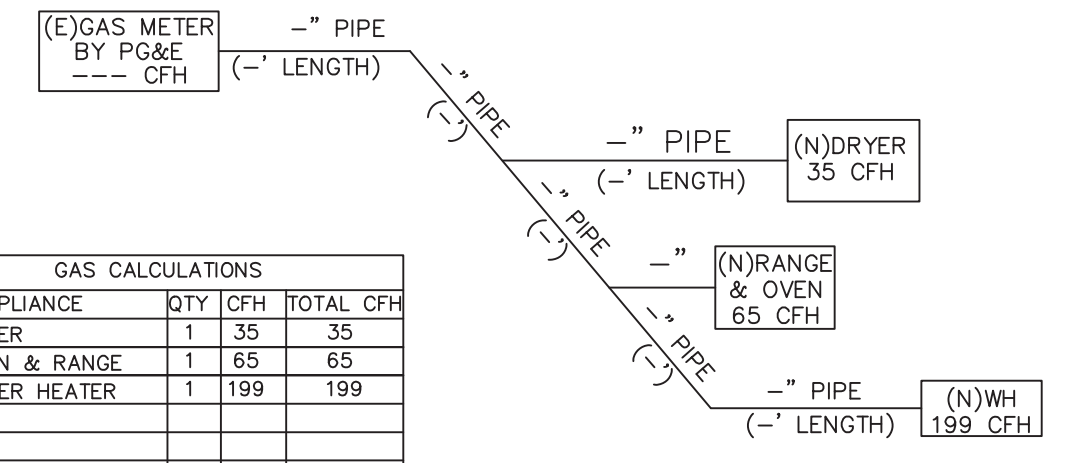


Table with columns: APPLIANCE, QTY, CFH, TOTAL CFH. Includes rows for (NEW) DRYER, (NEW) OVEN & RANGE, (NEW) WATER HEATER, and TOTAL GAS LOAD FOR HOUSEHOLD (299,000 BTU/h, 299 CFH).

SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF ORANGE COUNTY BUILDING INSPECTOR

project County of Orange Pre-Approved ADU Program

OWNER NAME:
ADDRESS:
APN:
LEGAL DESCRIPTION:

- revisions
(Three triangle symbols)

description
Title Sheet
3 Bedroom
Plan 3A

date April 03, 2024

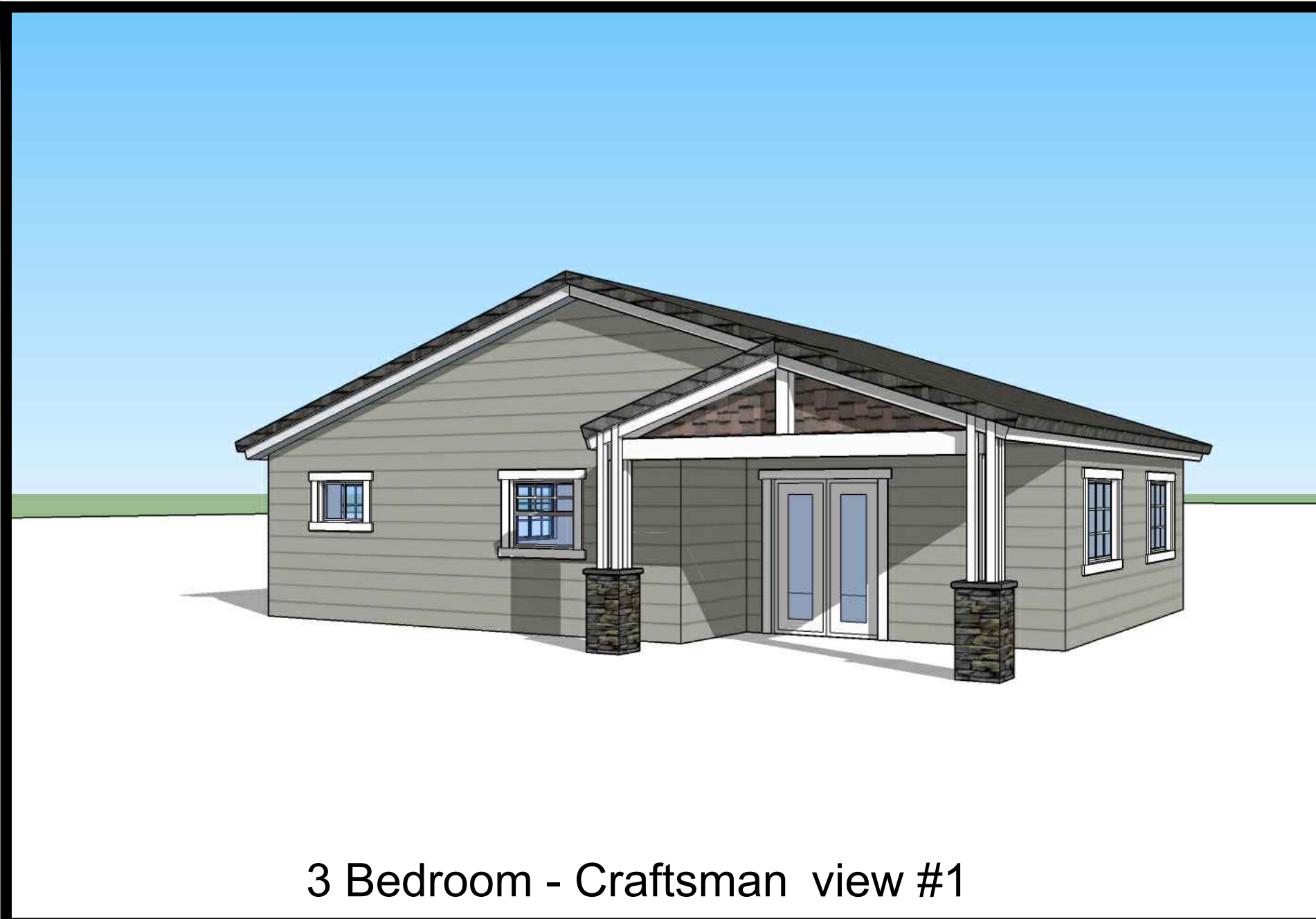
project no.
drawn by DESIGN PATH STUDIO

sheet no. T1.1

CRAFTSMAN

RANCH

SPANISH



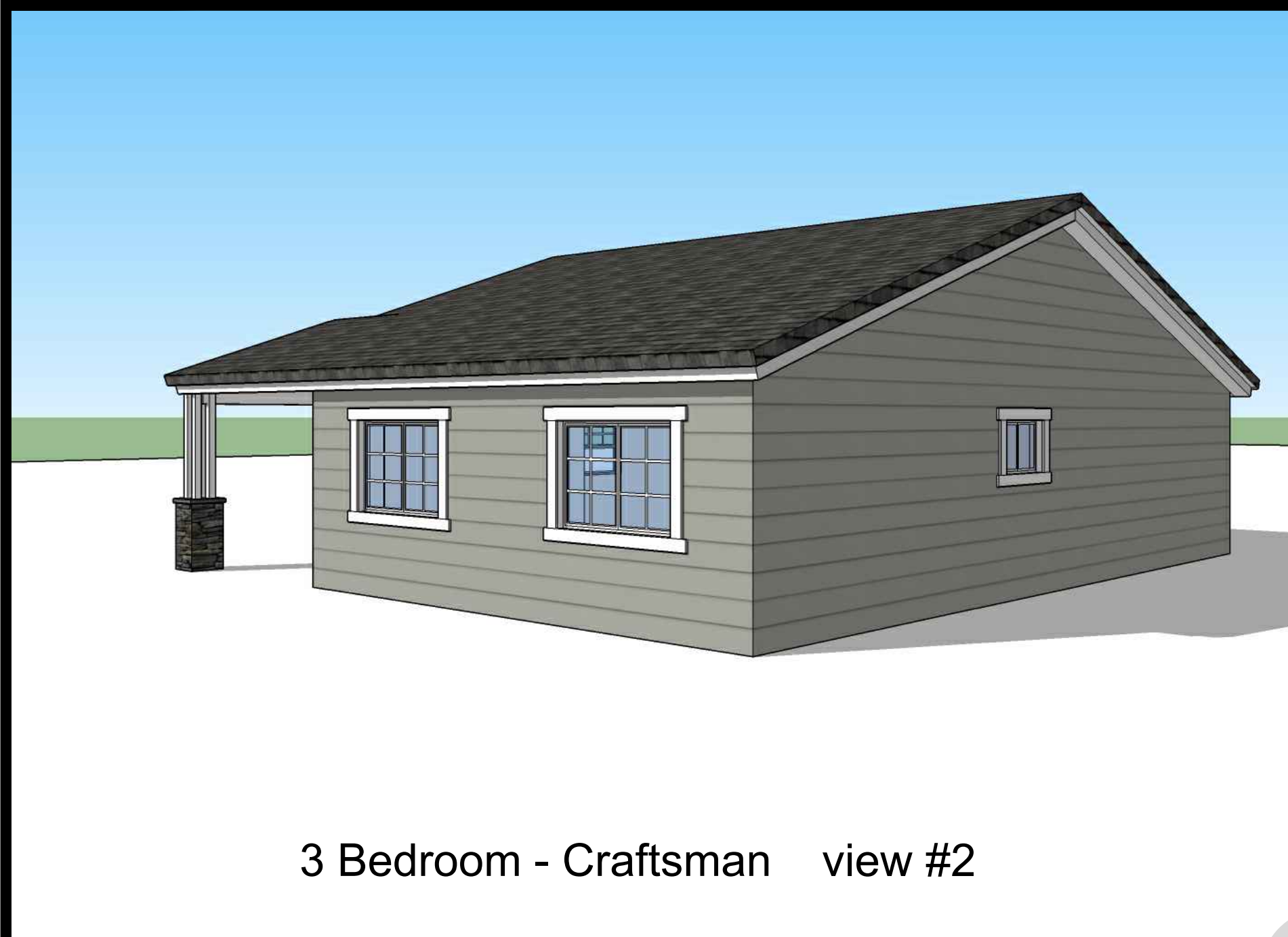
3 Bedroom - Craftsman view #1



3 Bedroom - Ranch view #1



3 Bedroom - Spanish view #1



3 Bedroom - Craftsman view #2



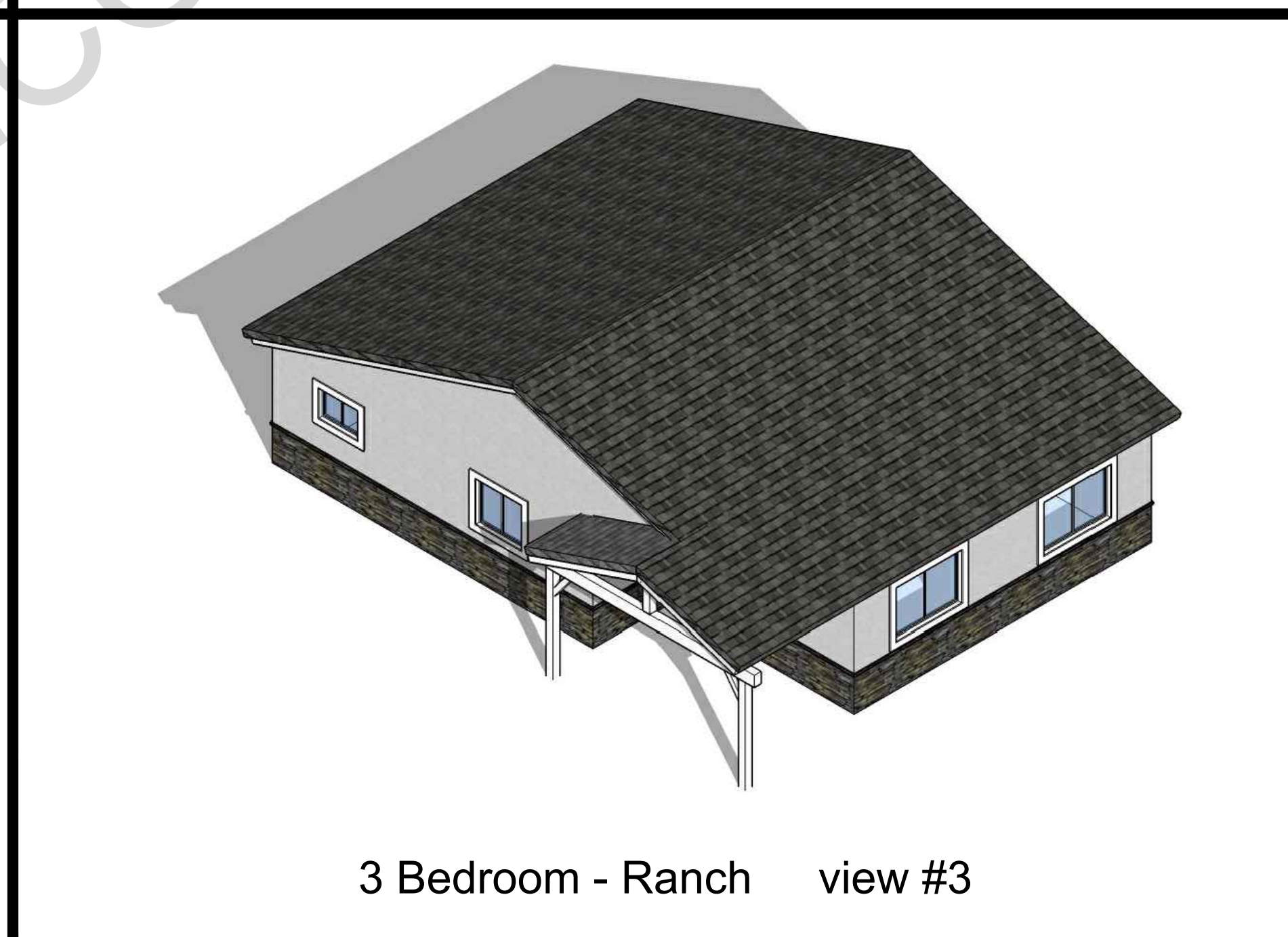
3 Bedroom - Ranch view #2



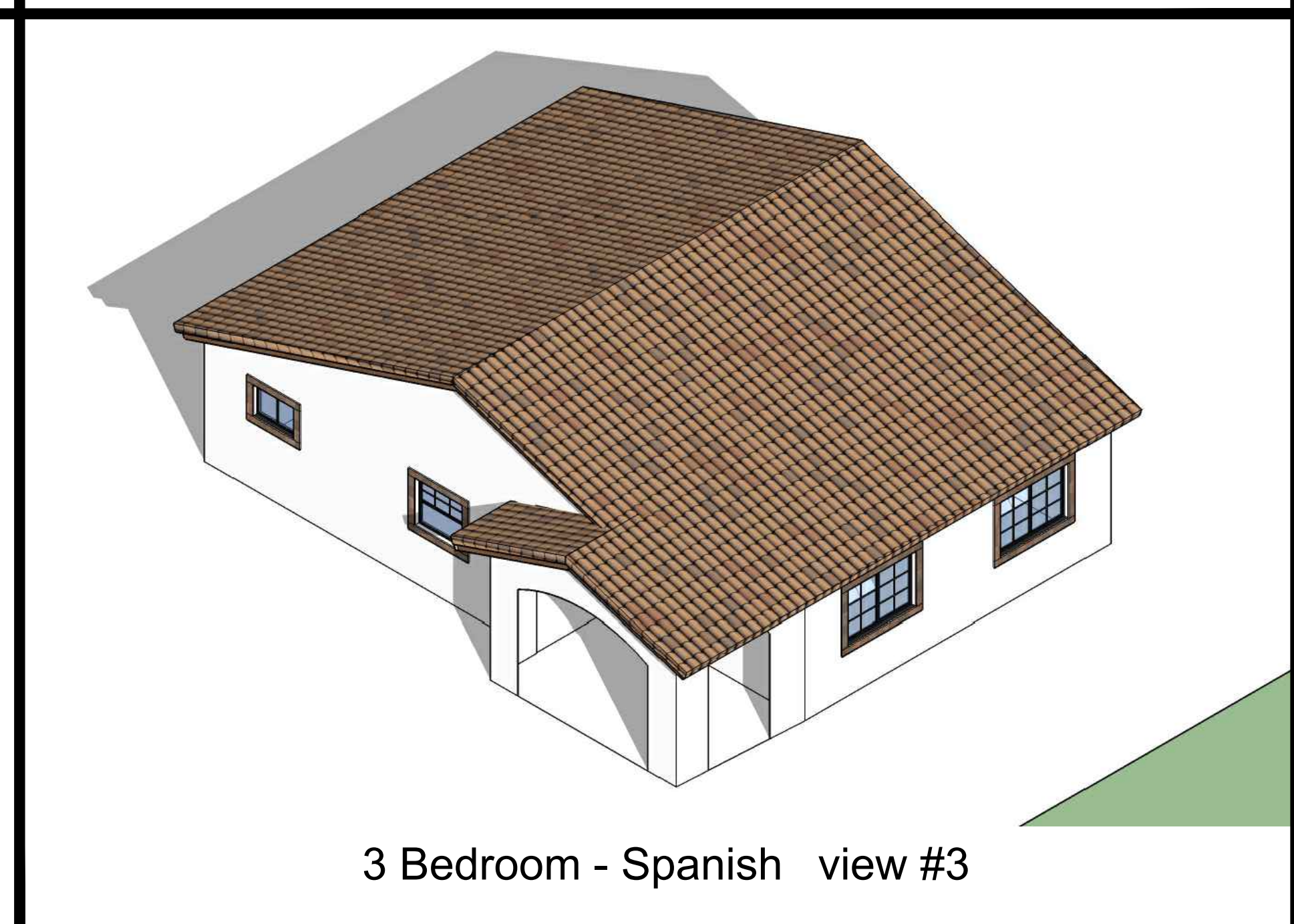
3 Bedroom - Spanish view #2



3 Bedroom - Craftsman view #3



3 Bedroom - Ranch view #3



3 Bedroom - Spanish view #3

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AGREES TO THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR ORANGE COUNTY ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE ORANGE COUNTY BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project
 County of Orange
 Pre-Approved
 ADU Program

OWNER NAME:
 ADDRESS:
 APN:
 LEGAL DESCRIPTION:

revisions
 ▲
 ▲
 ▲

description
 Exterior
 Style Option:
 Select one option

date April 03, 2024

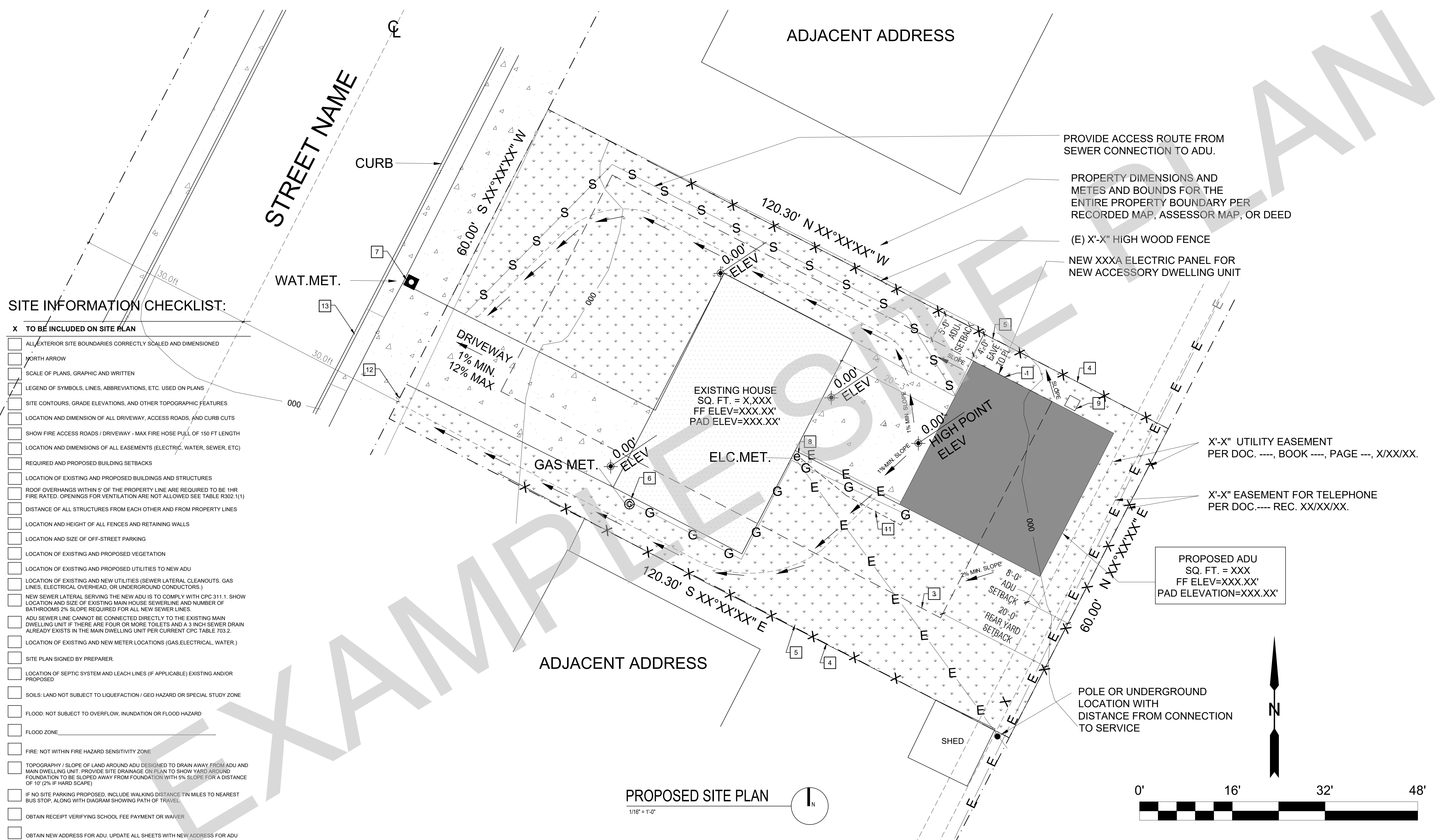
project no.

drawn by DESIGN PATH STUDIO

sheet no. **T1.2**

SITE INFORMATION CHECKLIST:

- X TO BE INCLUDED ON SITE PLAN**
- ALL EXTERIOR SITE BOUNDARIES CORRECTLY SCALED AND DIMENSIONED
 - NORTH ARROW
 - SCALE OF PLANS, GRAPHIC AND WRITTEN
 - LEGEND OF SYMBOLS, LINES, ABBREVIATIONS, ETC. USED ON PLANS
 - SITE CONTOURS, GRADE ELEVATIONS, AND OTHER TOPOGRAPHIC FEATURES
 - LOCATION AND DIMENSION OF ALL DRIVEWAY, ACCESS ROADS, AND CURB CUTS
 - SHOW FIRE ACCESS ROADS / DRIVEWAY - MAX FIRE HOSE PULL OF 150 FT LENGTH
 - LOCATION AND DIMENSIONS OF ALL EASEMENTS (ELECTRIC, WATER, SEWER, ETC)
 - REQUIRED AND PROPOSED BUILDING SETBACKS
 - LOCATION OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
 - ROOF OVERHANGS WITHIN 5' OF THE PROPERTY LINE ARE REQUIRED TO BE 1HR FIRE RATED. OPENINGS FOR VENTILATION ARE NOT ALLOWED SEE TABLE R302.1(1)
 - DISTANCE OF ALL STRUCTURES FROM EACH OTHER AND FROM PROPERTY LINES
 - LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
 - LOCATION AND SIZE OF OFF-STREET PARKING
 - LOCATION OF EXISTING AND PROPOSED VEGETATION
 - LOCATION OF EXISTING AND PROPOSED UTILITIES TO NEW ADU
 - LOCATION OF EXISTING AND NEW UTILITIES (SEWER LATERAL, CLEANOUTS, GAS LINES, ELECTRICAL OVERHEAD, OR UNDERGROUND CONDUCTORS)
 - NEW SEWER LATERAL SERVING THE NEW ADU IS TO COMPLY WITH CPC 311.1. SHOW LOCATION AND SIZE OF EXISTING MAIN HOUSE SEWERLINE AND NUMBER OF BATHROOMS 2% SLOPE REQUIRED FOR ALL NEW SEWER LINES.
 - ADU SEWER LINE CANNOT BE CONNECTED DIRECTLY TO THE EXISTING MAIN DWELLING UNIT IF THERE ARE FOUR OR MORE TOILETS AND A 3 INCH SEWER DRAIN ALREADY EXISTS IN THE MAIN DWELLING UNIT PER CURRENT CPC TABLE 703.2.
 - LOCATION OF EXISTING AND NEW METER LOCATIONS (GAS, ELECTRICAL, WATER)
 - SITE PLAN SIGNED BY PREPARER.
 - LOCATION OF SEPTIC SYSTEM AND LEACH LINES (IF APPLICABLE) EXISTING AND/OR PROPOSED
 - SOILS: LAND NOT SUBJECT TO LIQUEFACTION / GEO HAZARD OR SPECIAL STUDY ZONE
 - FLOOD: NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
 - FLOOD ZONE
 - FIRE: NOT WITHIN FIRE HAZARD SENSITIVITY ZONE
 - TOPOGRAPHY / SLOPE OF LAND AROUND ADU DESIGNED TO DRAIN AWAY FROM ADU AND MAIN DWELLING UNIT. PROVIDE SITE DRAINAGE ON PLAN TO SHOW YARD AROUND FOUNDATION TO BE SLOPED AWAY FROM FOUNDATION WITH 5% SLOPE FOR A DISTANCE OF 10' (2% IF HARD SCAPE)
 - IF NO SITE PARKING PROPOSED, INCLUDE WALKING DISTANCE IN MILES TO NEAREST BUS STOP, ALONG WITH DIAGRAM SHOWING PATH OF TRAVEL
 - OBTAIN RECEIPT VERIFYING SCHOOL FEE PAYMENT OR WAIVER
 - OBTAIN NEW ADDRESS FOR ADU. UPDATE ALL SHEETS WITH NEW ADDRESS FOR ADU



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- THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DAMAGES, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
- THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
- IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

KEYNOTES
1 LINE OF EXTERIOR WALL, TYP.
2 LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE
3 REQUIRED SETBACKS
4 PROPERTY LINE, TYP.
5 FENCE- HEIGHT PER PLAN
6 EXISTING GAS METER
7 EXISTING WATER METER
8 EXISTING ELECTRIC METER
9 CONDENSING UNIT
10 SURFACE WATER IS TO DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET
11 FEEDER TO EXTEND TO EXISTING PANEL
12 NEW ADU SUB PANEL / DISCONNECT / JUNCTION BOX AND GROUNDING ELECTRODE SYSTEM PER NEC ARTICLE 250.32

GENERAL NOTES

- SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY IN FIELD PRIOR TO CONSTRUCTION.
- SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
- SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
- YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS).
- SEWER DRAIN CLEANOUTS REQUIRED AT 100 FOOT INTERVALS AND CHANGES IN DIRECTION OF 135 DEGREES OR MORE.
- 2% SLOPE REQUIRED FOR ALL NEW SEWER LINES.

LEGEND	
SPOT GRADE ELEVATION	KEYNOTE
AREA OF NEW BUILDING FOOTPRINT	PROPERTY LINE
AREA OF EXISTING BUILDING FOOTPRINT	REQUIRED SETBACKS
CONCRETE PAVING	DRAINAGE PATTERN
LANDSCAPE	SITE CONTOURS
	NEW SEWER LINE
	NEW DOMESTIC WATER LINE
	NEW ELECTRICAL & TEL DATA LINE
	NEW GAS LINE
	NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-50.090

CERTIFICATE OF ACCURACY

I CERTIFY ALL DOCUMENTS AND PLANS CLEARLY AND ACCURATELY SHOW ALL EXISTING AND ALL PROPOSED BUILDINGS, STRUCTURES, ACCESS ROADS, AND UTILITIES/UTILITY EASEMENTS. ALL PROPOSED LAND USE ACTIVITIES, IMPROVEMENTS TO LAND, AND/OR BUILDING MODIFICATIONS OR ADDITIONS ARE CLEARLY LABELED ON THE SITE PLAN OF THE APPROVED PLAN SET. I UNDERSTAND THAT ANY POTENTIALLY EXISTING DETAIL WITHIN THESE PLANS INCONSISTENT WITH THE SITE PLAN ARE NOT APPROVED AND MAY BE REQUIRED TO BE ALTERED OR REMOVED. THE SUBMITTED DOCUMENTS AND PLANS SHOW THE CORRECT DIMENSIONS OF THE PROPERTY, THE BUILDINGS, AND STRUCTURES AND THEIR SETBACKS FROM PROPERTY LINES AND FROM ONE ANOTHER, ACCESS ROADS/EASEMENTS, AND UTILITIES. THE EXISTING AND PROPOSED USE OF LAND AND OF EACH BUILDING AS STATED IS TRUE AND CORRECT. FURTHER, ALL IMPROVEMENTS EXISTING ON THE PROPERTY WERE COMPLETED IN ACCORDANCE WITH ALL REGULATIONS IN EXISTENCE AT THE TIME OF THEIR CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL EASEMENTS AND OTHER ENCUMBRANCES TO DEVELOPMENT HAVE BEEN ACCURATELY SHOWN AND LABELED AS WELL AS ALL ON-SITE GRADING/SITE PREPARATION.

APPLICANT (SIGNATURE): _____ DATE: _____

SITE PLAN PREPARED BY (SIGNATURE) _____ DATE: _____

UTILITIES PROVIDERS:

- GAS:
- ELECTRIC:
- WATER:

SCHOOL DISTRICTS:

HIGH SCHOOL -
ELEMENTARY SCHOOL -

GRADING INFORMATION:

TOTAL CUBIC YARD OF EARTHWORK = _____

TOTAL FILL MATERIAL PLACED ON AN EXISTING SLOPE STEEPER THAN FIVE UNITS HORIZONTAL TO ONE VERTICAL = _____

TOTAL CUT OR FILL MATERIAL EXCEEDING FOUR FEET IN VERTICAL DEPTH, MEASURED FROM THE EXISTING GROUND SURFACE = _____

project
County of Orange
Pre-Approved
ADU Program

OWNER NAME: _____

ADDRESS: _____

APN: _____

LEGAL DESCRIPTION: _____

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Example
Site Plan

date April 03, 2024

project no. _____

drawn by DESIGN PATH STUDIO

sheet no. **AS.2**

VERY HIGH FIRE SEVERITY ZONE (VHFSZ) NOTES

GENERAL NOTE: THE ADU SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE IF IT IS IN THE VHFSZ.

CBC CHAPTER 7A - MATERIALS & CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE THESE NOTES SHALL APPLY.

- 1. BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS A GROUP U OCCUPANCY AND NOT EXCEEDING 120 SQUARE FEET IN FLOOR AREA.

- 1. 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES."

- 8. 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL ASSEMBLIES OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS, UNLESS THEY ARE COVERED BY AN EXTERIOR WALL COVERING COMPLYING WITH SECTION 707A.3:

- 9. 707A.5 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:

- 10. 707A.6 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. 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 BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:

- 11. 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

- 12. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

- 13. 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:

- 14. 707A.10 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:

- 15. 708A.2 EXTERIOR GLAZING. THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:

- 16. 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS:

- 17. 708A.3 EXTERIOR DOORS. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

- 18. 708A.3.1 EXTERIOR DOOR GLAZING. GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION 708A2.1.

FIRE SPRINKLER NOTES

- 1. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.

- 3. SECTION 903.2.8 GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. THIS INCLUDES SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS AND ALL RESIDENTIAL CARE FACILITIES REGARDLESS OF OCCUPANT LOAD.

ABBREVIATIONS

Table with 2 columns: Abbreviation (e.g., ADU, AFF, AMP) and Description (e.g., ACCESSORY DWELLING UNIT, ABOVE FINISH FLOOR, AMPERE).

project
County of Orange
Pre-Approved
ADU Program

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description
General
Notes
date April 03, 2024
project no.
drawn by DESIGN PATH STUDIO
sheet no. G0.3

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"	DOUBLE-HUNG	1	VINYL	6'-8"	KITCHEN WINDOW		NOTE 15 & 16	0.23	0.3	1	FRENCH DOOR	5'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	FRONT ENTRY	TEMPERED	NOTE 15,16,17, & 18	0.23	0.3	
B	2'-6"	2'-0"	SLIDER	2	VINYL	6'-8"	BATHROOM WINDOWS	TEMPERED	NOTE 15 & 16	0.23	0.3	2	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM DOOR					
C	5'-0"	3'-8"	SLIDER	4	VINYL	6'-8"	BEDROOM WINDOWS	NOTE 7 PER PLAN	NOTE 15 & 16	0.23	0.3	3	POCKET 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	BATHROOM DOOR					
												5	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM DOOR					
												6	SLIDING DOOR	6'-3"	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSET DOOR					
												7	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	LAUNDRY ROOM DOOR					
												8	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM DOOR					
												9	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM DOOR					
												10	SLIDING DOOR	3'-4"	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSET DOOR					
												11	SINGLE DOOR	2'-4"	6'-8"	1-3/4"	HLW	WOOD	WD	WATER HEATER	LOUVERED				

WINDOW NOTES

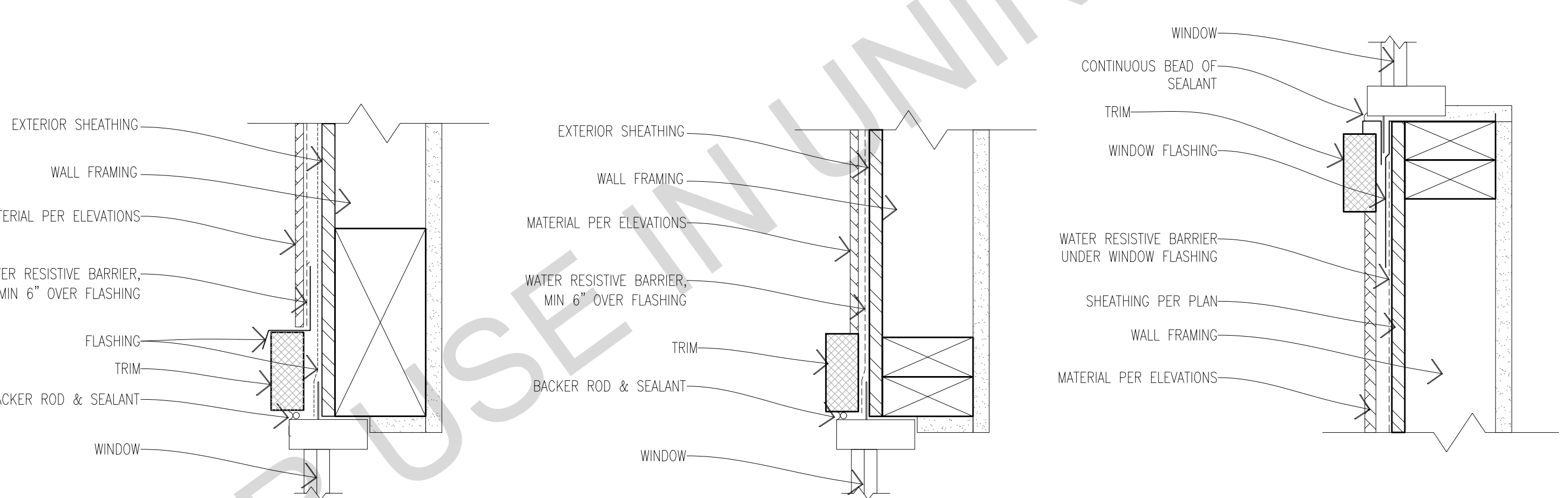
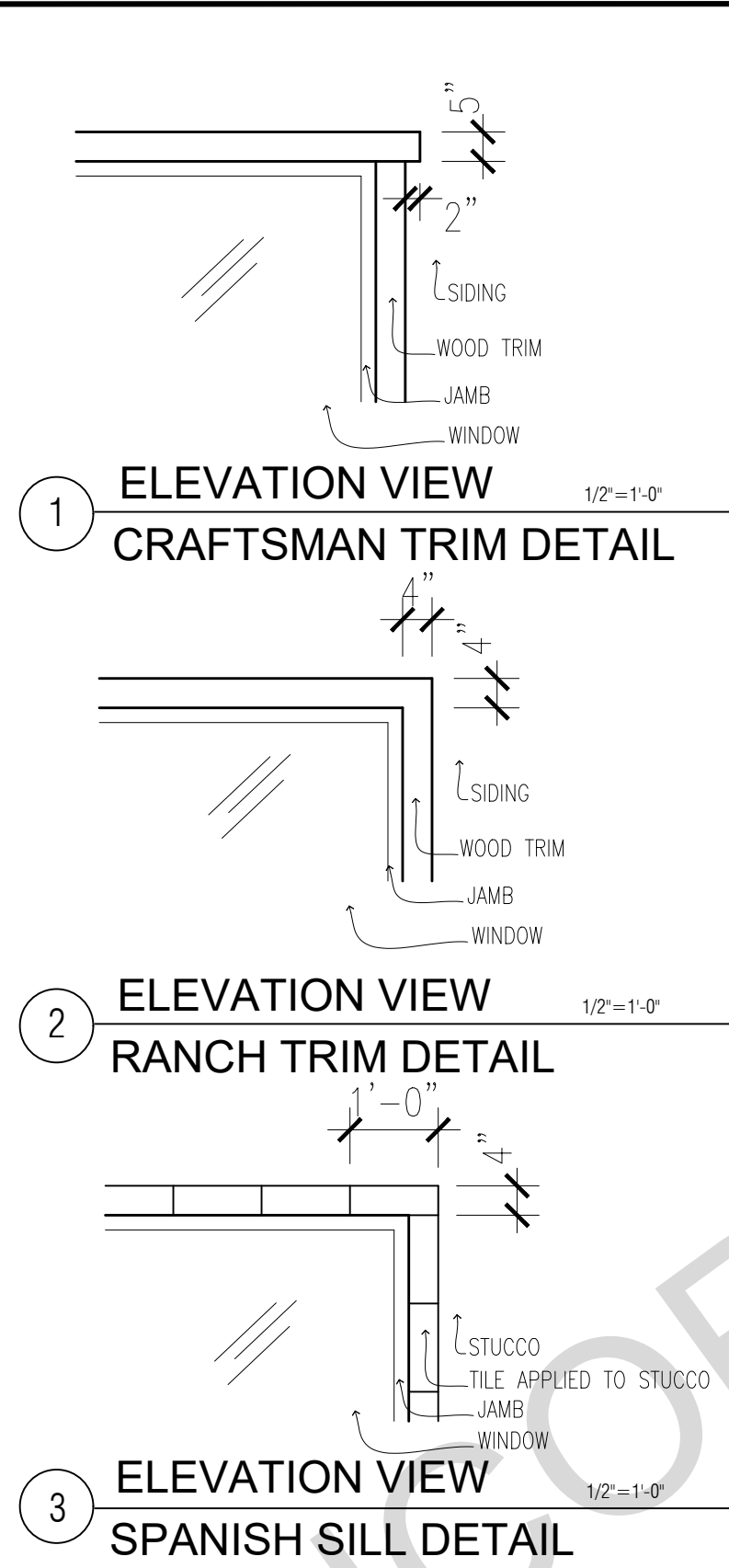
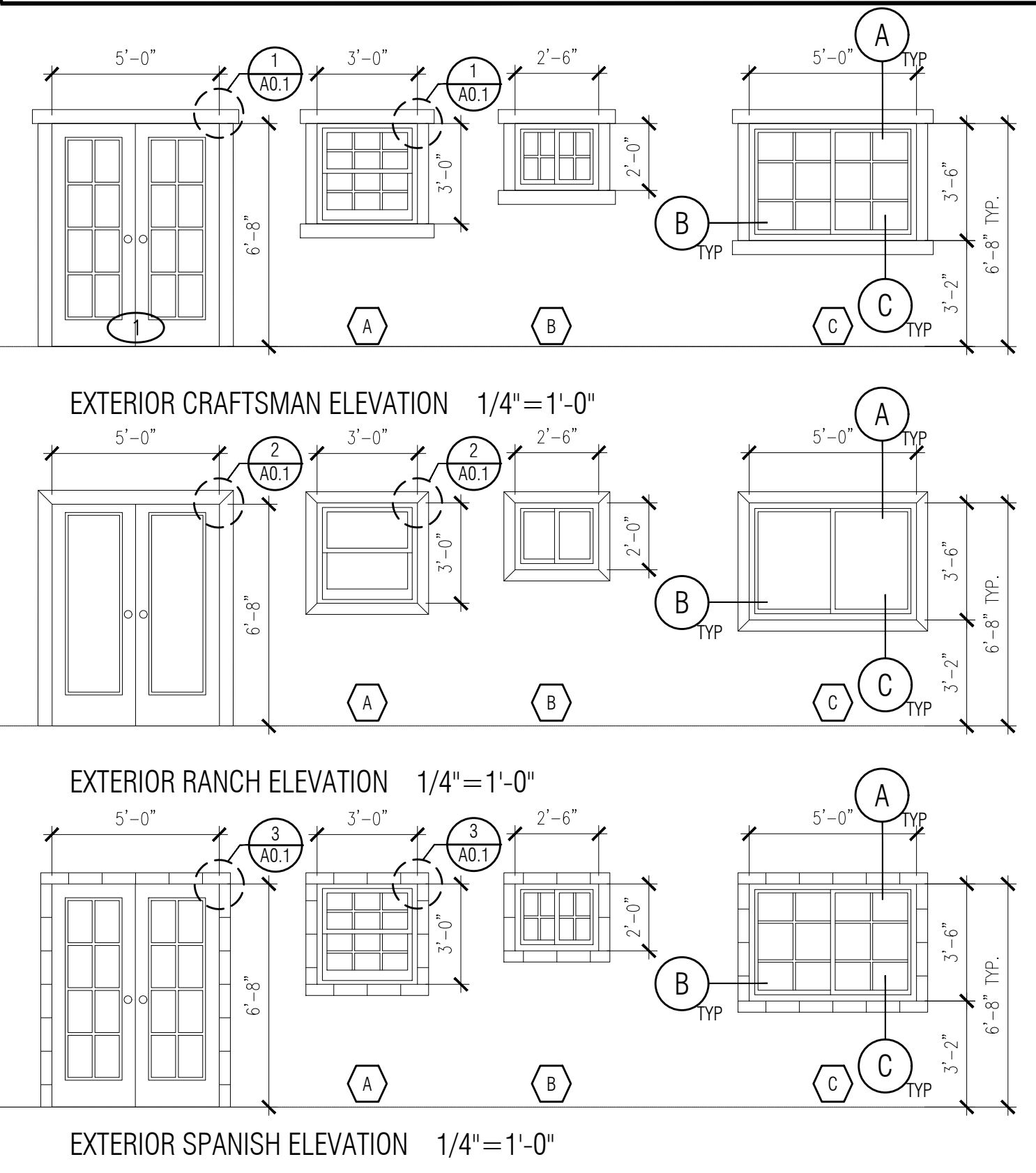
- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC 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

A) 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
 B) 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 MULTI-PANE 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.

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.



A HEAD SECTION VIEW **B JAMB PLAN VIEW** **C SILL SECTION VIEW**

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

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project
County of Orange
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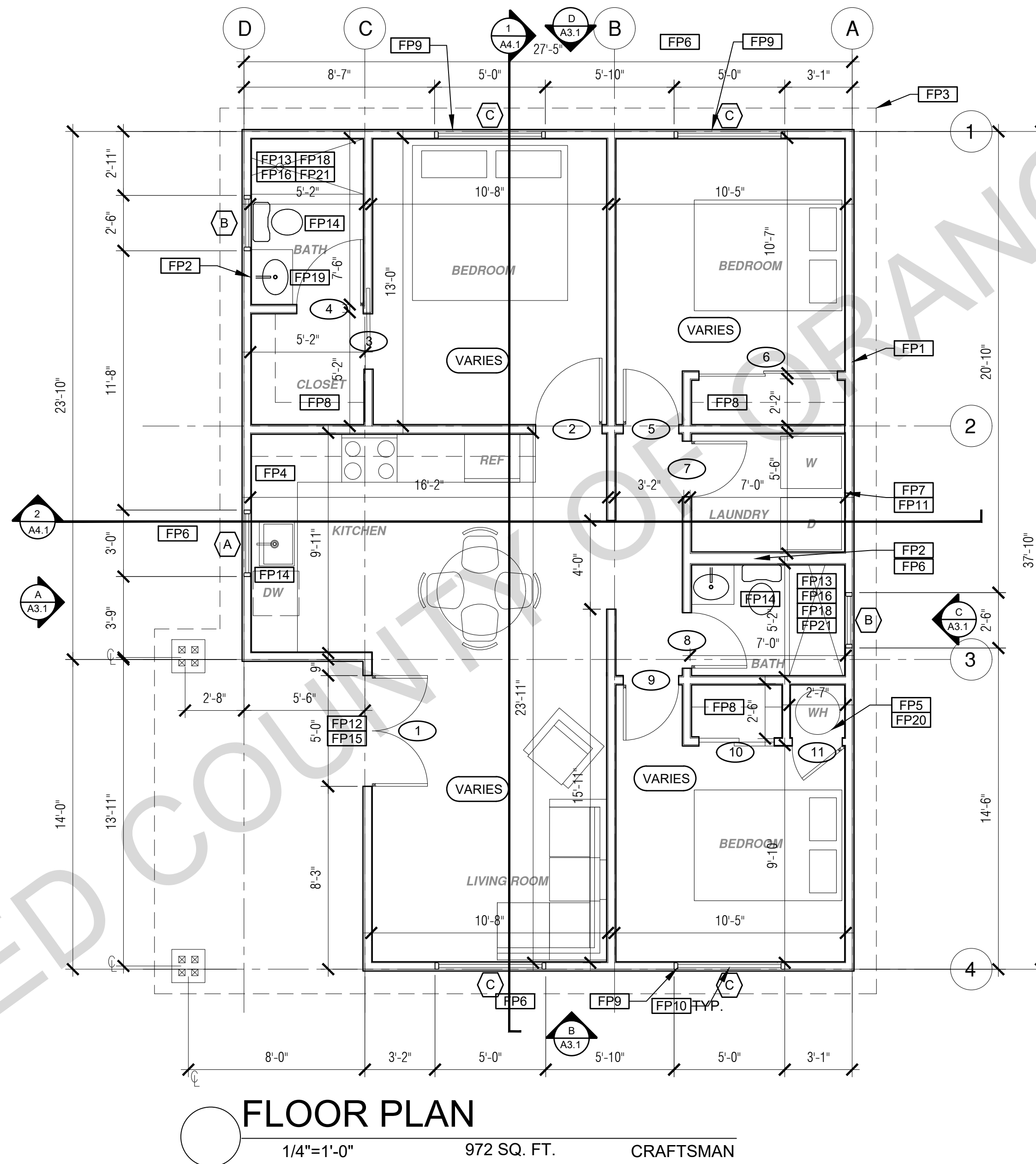
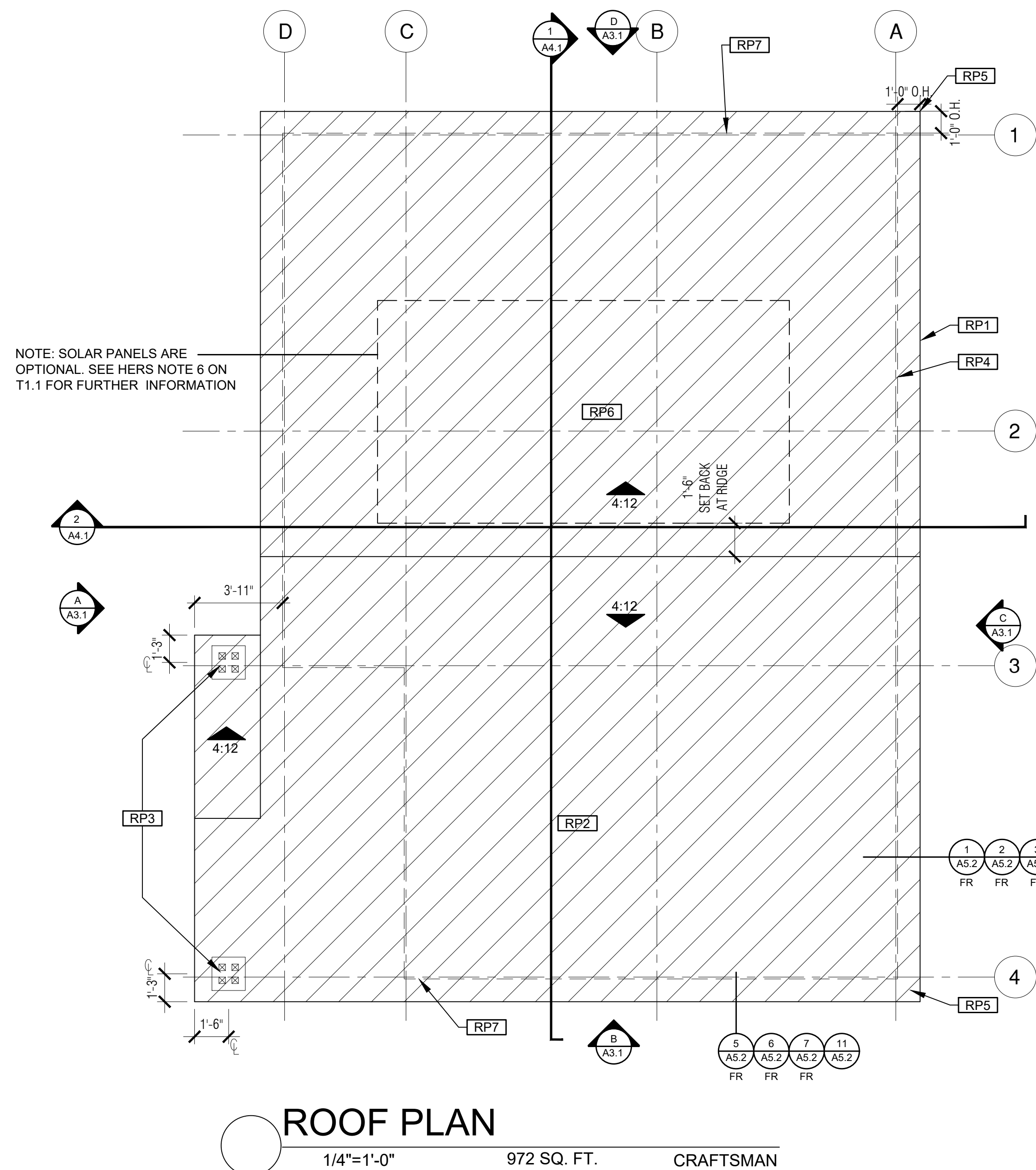
description
Schedules & Notes Plan 3A

date April 03, 2024

project no.

drawn by DESIGN PATH STUDIO

sheet no.



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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</p>	<p>FP1 STUD WALL SIZED 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 FOUNDATION. 5% SLOPE FOR A DISTANCE OF 10' OR 2% IF HARDCAPED</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>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.</p> <p>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</p> <p>FP17 DOOR BELL BUTTON TO BE NO MORE THAN 48" ABOVE EXTERIOR FLOOR OR LANDING</p> <p>FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 38" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #32 ON SHEET G0.2 FOR FURTHER INFORMATION</p> <p>FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"</p> <p>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)</p> <p>FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH</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>VENTING CALCULATIONS</p> <p>ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 972 SF. VENTILATION AREA REQUIRED: 972 SF / 150SF = 6.48 SF. CONVERT TO SQ. IN: 6.48 SF x 144 = 933 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 933 SQ. IN. (5)</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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description
Craftsman
Floor/Roof Plan
3 Bedroom
Plan 3A

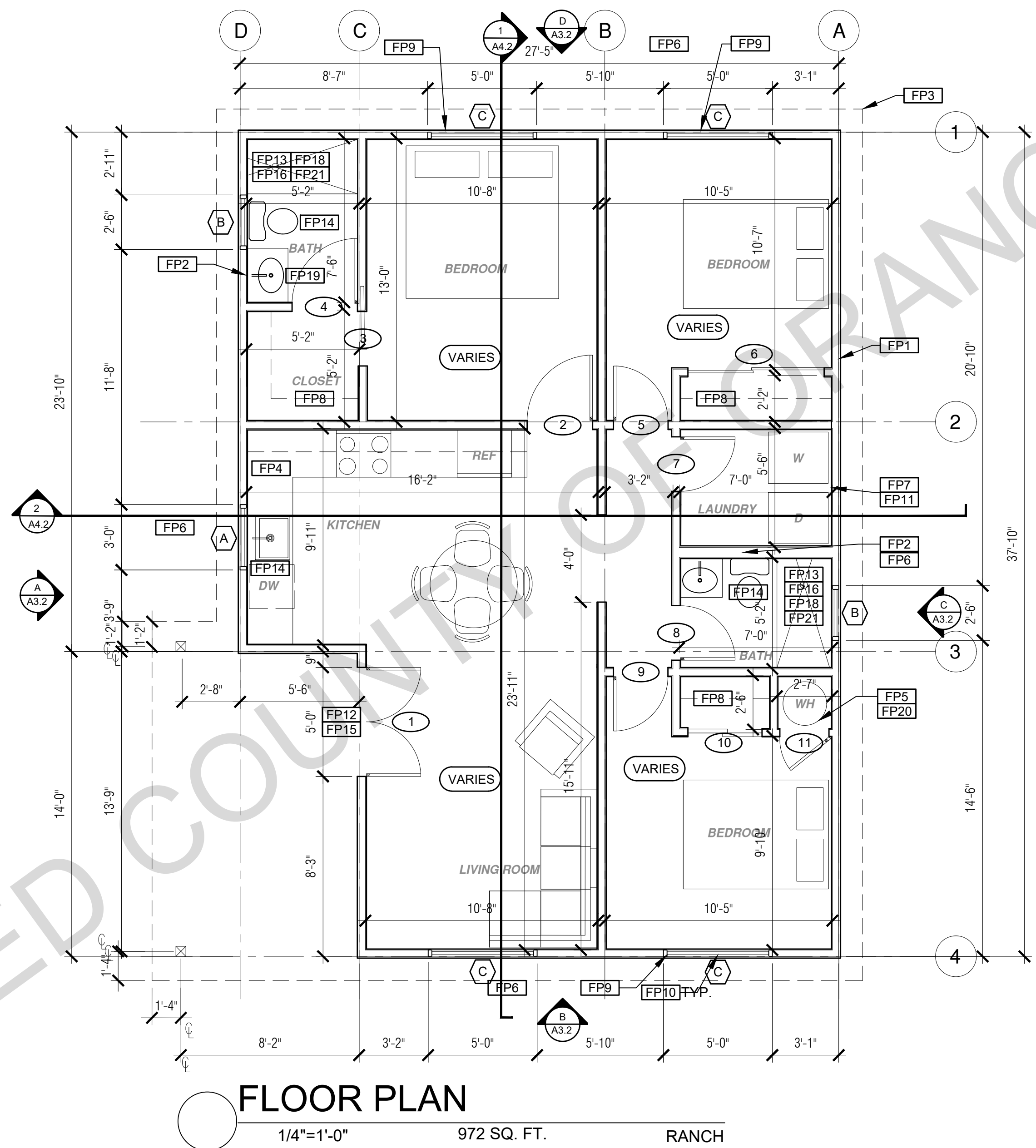
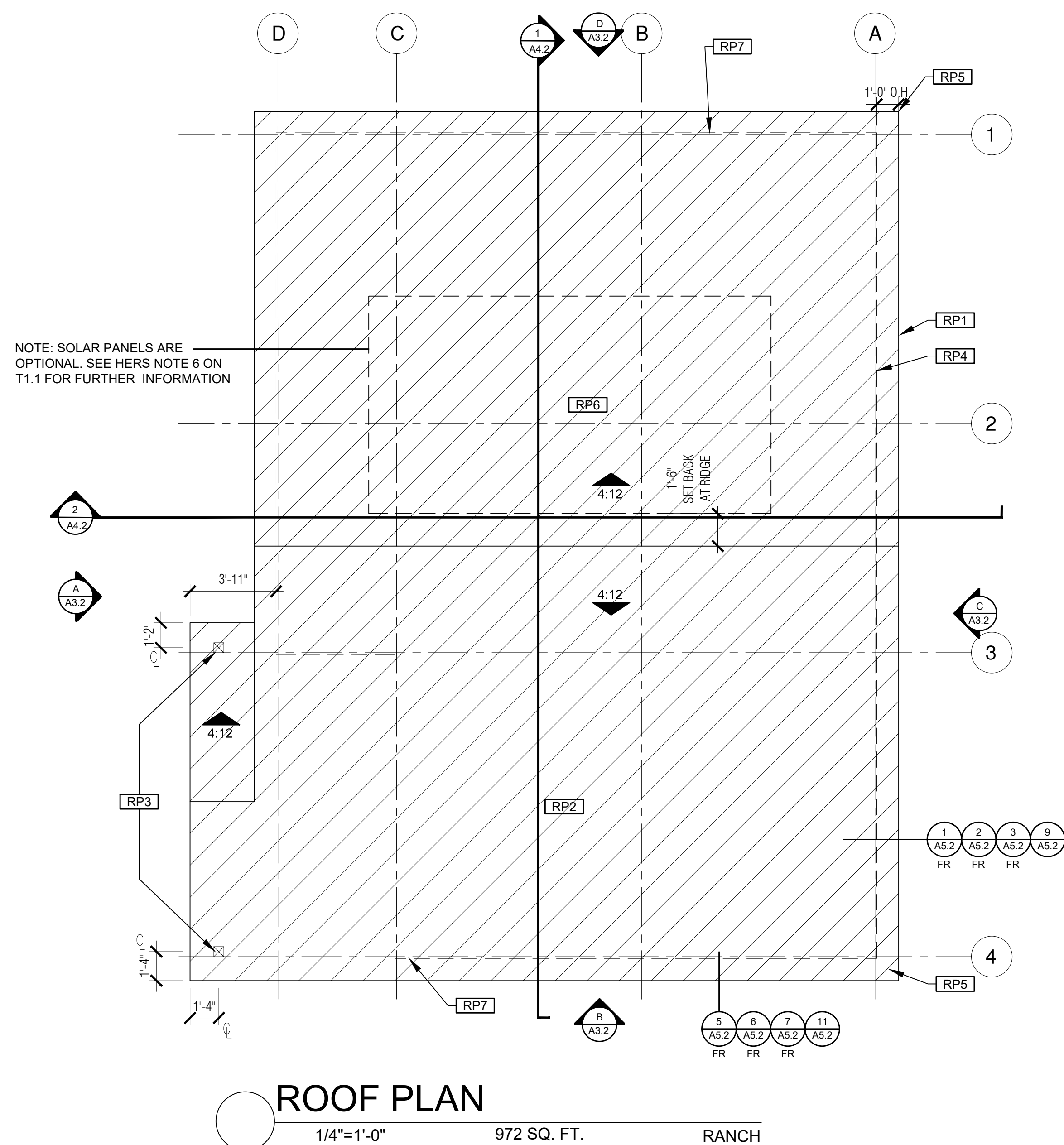
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Pre-Approved
ADU Program

OWNER NAME:
ADDRESS:
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revisions
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description
Ranch
Floor/Roof Plan
3 Bedroom
Plan 3A

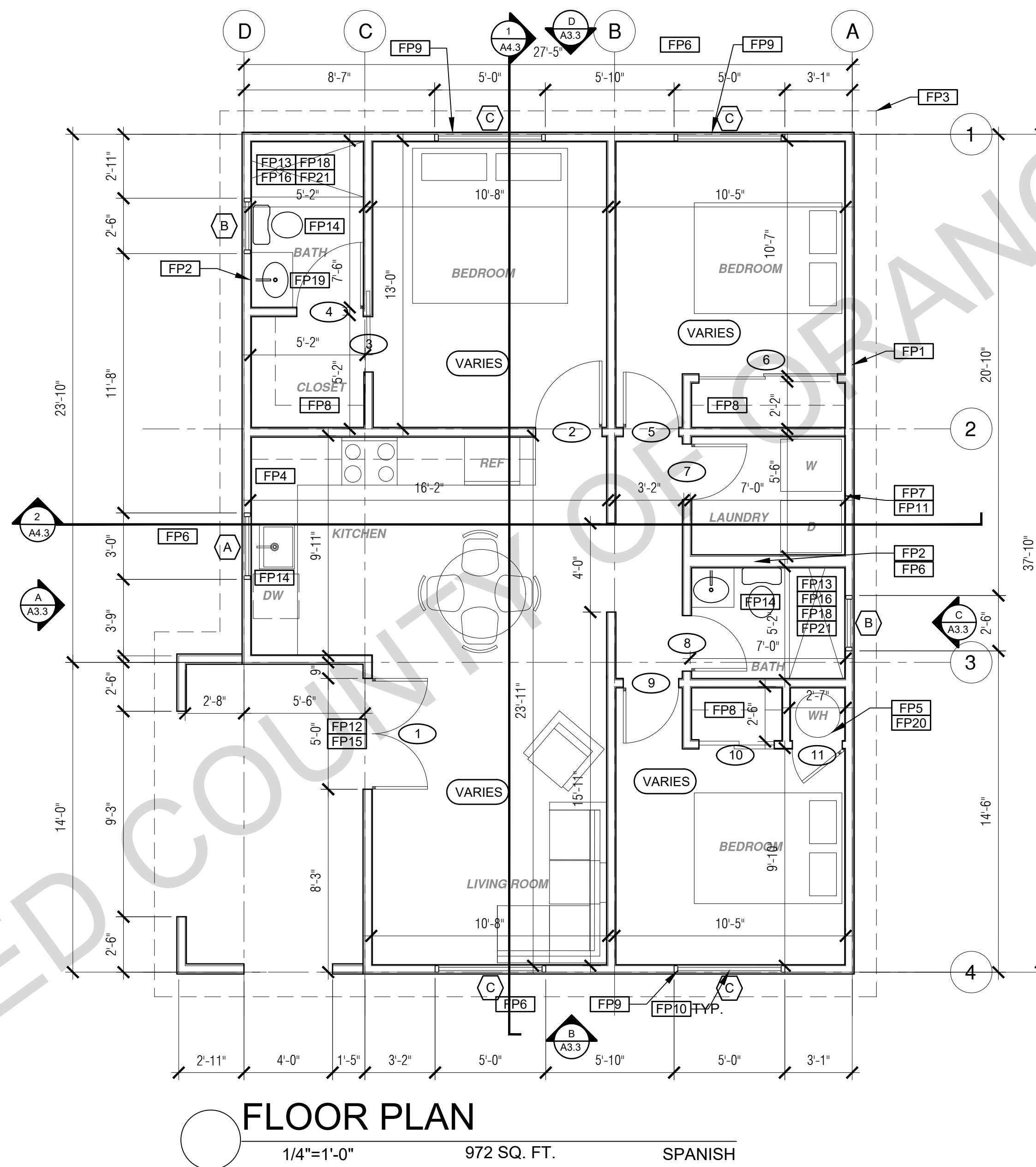
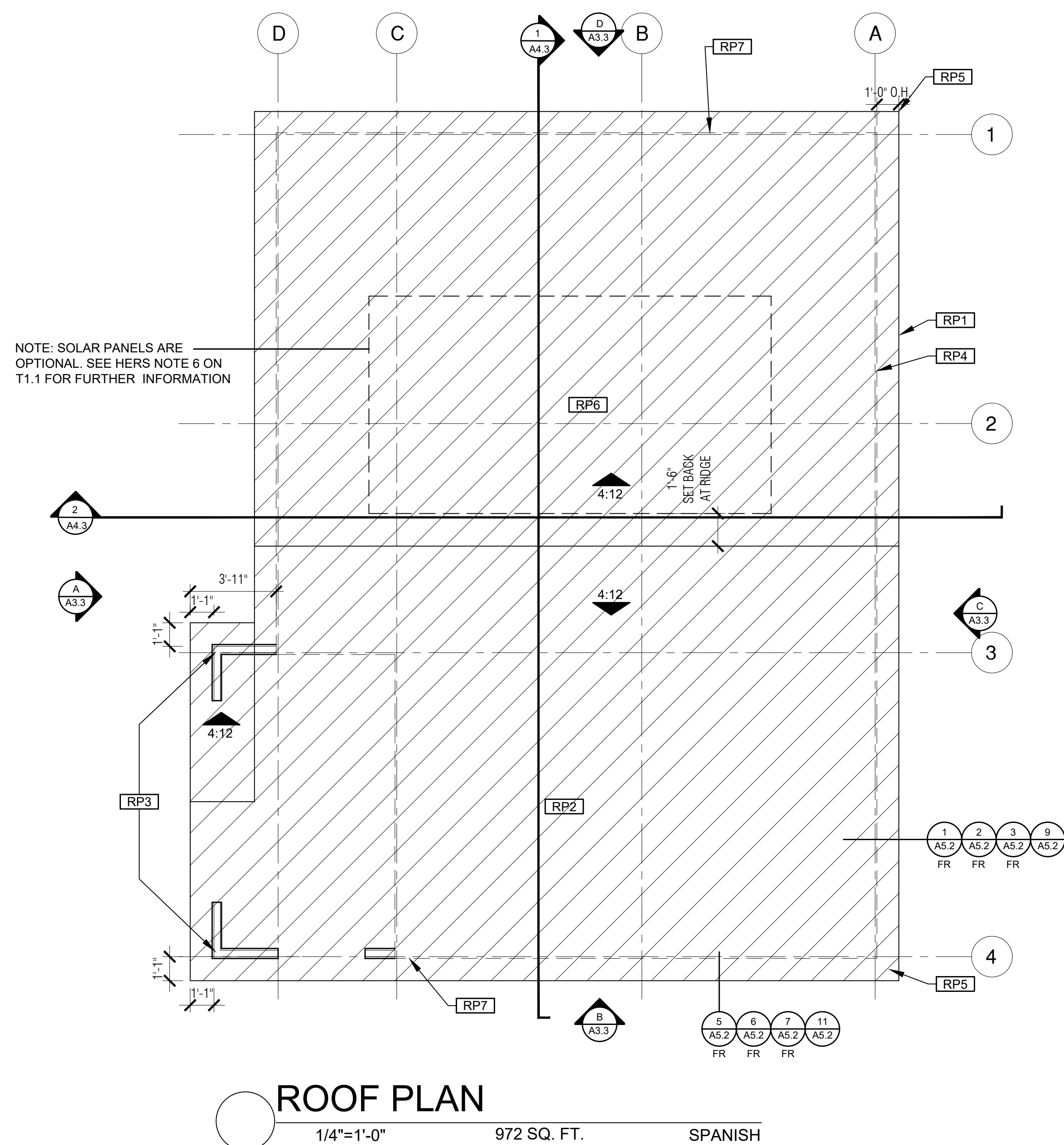
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project
County of Orange
Pre-Approved
ADU Program

OWNER NAME:
ADDRESS:
APN:
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revisions
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description
Spanish
Floor/Roof Plan
3 Bedroom
Plan 3A

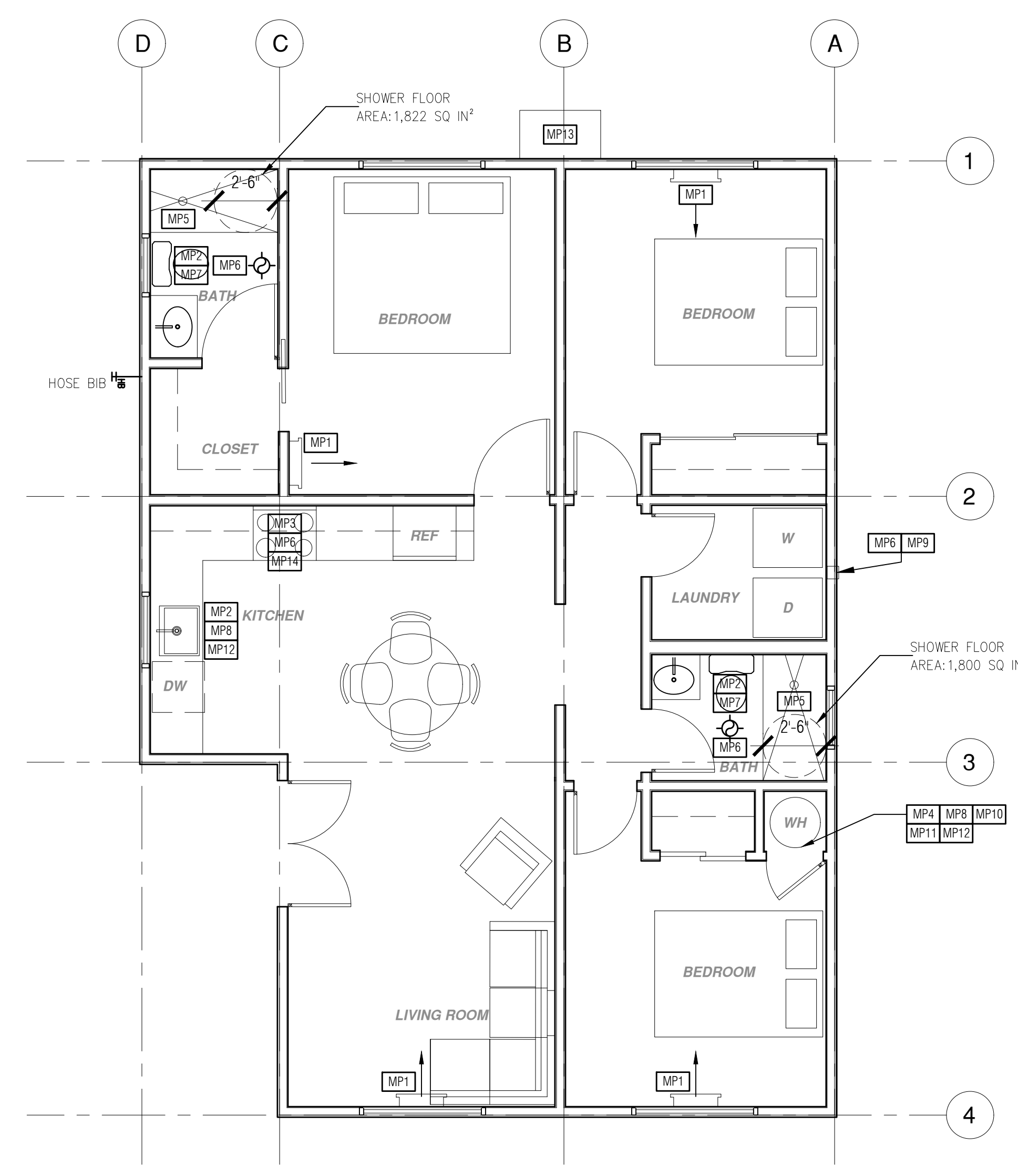
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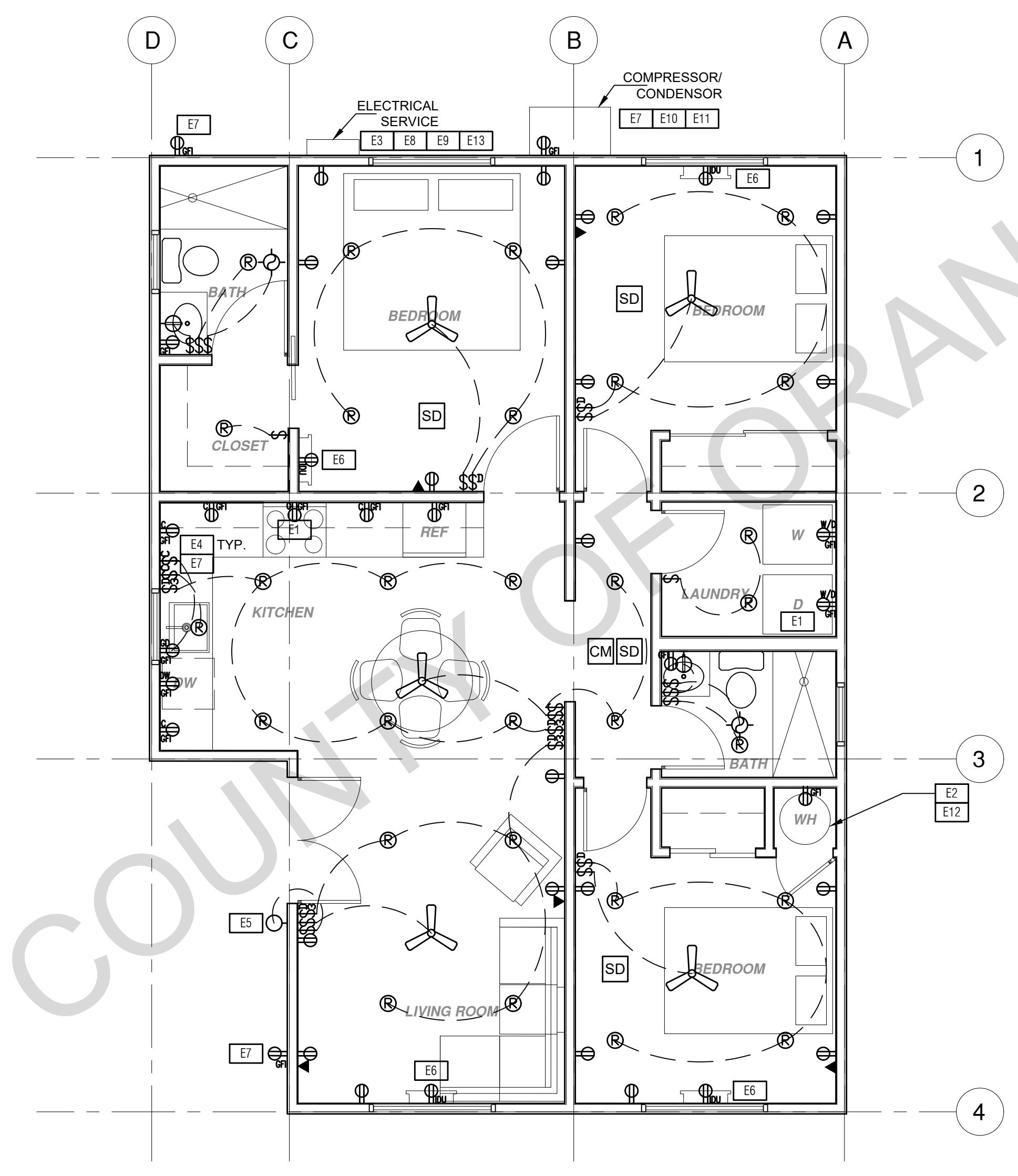
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MECHANICAL / PLUMBING PLAN
1/4" = 1'-0"



ELECTRICAL PLAN
1/4" = 1'-0"

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MECHANICAL / PLUMBING KEYNOTES	ELECTRICAL KEYNOTES	MECHANICAL / PLUMBING LEGEND	ELECTRICAL LEGEND
<p>MP1 INDOOR UNIT MINI SPLIT SYSTEM.</p> <p>MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL OF WATER PER FLUSH. LAVATORIES LIMITED TO 1.2 GPM. KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI. THEY CAN INCREASE THE FLOW MOMENTARILY BUT CAN EXCEED 2.2 GALLONS PER MIN. AT 80 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8 GALLONS PER MIN AT 60 PSI. AND SHOWERS NOT EXCEED 1.8 GPM AT 80 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATER SAVING SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.36(i).</p> <p>MP3 EXHAUST HOOD ABOVE/TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3)</p> <p>MP4 NEW 40 GAL. HEAT PUMP WATER HEATER - TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2" ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS DRAINAGE</p> <p>MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & SINKS MUST BE PRESSURE-BALANCED OR THERMOSTATIC MIX VALVES</p> <p>MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS</p> <p>MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5)</p> <p>MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION</p> <p>MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH 14' WITH MAXIMUM OF TWO 90° ELBOWS EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING MIN.</p> <p>MP10 NEW WATER HEATER WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.</p> <p>MP11 WATER HEATER SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPES LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED</p> <p>MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: 2" PIPE (1" INSULATION); 1" TO 1-1/2" PIPE (1-1/2" INSULATION)</p> <p>MP13 OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT</p> <p>MP14 A MINIMUM RATING HOOD OVER ELECTRICAL RANGE INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HER'S VERIFIED PER CEC TABLE 150.0-6: 160 cfm OR 65% CE AT <math>750\text{ s.f.}</math>, 130 cfm OR 65% CE AT <math>750-1000\text{ s.f.}</math>, 110 cfm OR 65% CE AT <math>1000-1500\text{ s.f.}</math>, OR 110 cfm OR 65% CE AT >1500 s.f.</p>	<p>E1 DEDICATED 30 AMP/240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS</p> <p>E2 OUTLET FOR NEW WATER HEATER WITHIN 3' OF WATER HEATER.</p> <p>E3 MAIN ELECTRICAL SERVICE PANEL FOR ADU TO HAVE A 20 AMP MINIMUM BUSBAR RATING PER MANDATORY MEASURE 110.10(a) (SEE ELECTRIC READY NOTE (5) ON G0.2 FOR MORE INFORMATION)</p> <p>E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C). IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" (LONG OR GREATER) SHALL HAVE AT LEAST ONE RECEPTACLE</p> <p>E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.</p> <p>E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT</p> <p>E7 WEATHER RESISTANT TYPE RECEPTABLES GFCI PROTECTED</p> <p>E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL. ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4</p> <p>E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4</p> <p>E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.</p> <p>E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11</p> <p>E12 PER CEC 2022 150.0(N) 1.A. THE DESIGNATED SPACE AND WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 158.6 ON SHEET G0.2</p> <p>E13 CONTRACTOR TO VERIFY MAIN PANEL</p> <p>E14 ALL GAS BURNING APPLIANCES SHALL BE ELECTRIC READY PLEASE SEE ELECTRIC READY NOTES ON G0.2</p>	<p>MECHANICAL</p> <p>EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR. SECTION 1203.3. CFM AND NOISE RATING MAXIMUM 3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50-80% HUMIDITY.</p> <p>DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:</p> <ol style="list-style-type: none"> ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 OR EQUIVALENT. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D-2014 OR EQUIVALENT. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 OR EQUIVALENT. <p>RETURN AIR GRILLE, WALL MOUNTED</p> <p>SUPPLY AIR DIFFUSER, WALL MOUNTED</p> <p>THERMOSTAT</p> <p>HOSE BIB</p>	<p>FIRE DETECTION</p> <p>SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.</p> <p>SHALL COMPLY WITH THE FOLLOWING:</p> <ul style="list-style-type: none"> AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM AT LEAST 20" FROM A COOKING APPLIANCE OR 10" FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 28.3.4 ITEM 4 AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING/COOLING SYSTEM <p>CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.</p> <p>POWER/DATA</p> <p>TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110 V DUPLEX U.O.N</p> <p>ELECTRICAL OUTLETS IN KITCHENS SHALL BE BOTH AFCI AND GFCI. ALL ELECTRICAL OUTLETS WITHIN REACH SHALL BE TAMPER RESISTANT PER CEC 406.11</p> <p>OUTDOOR ELECTRICAL OUTLETS SHALL BE GFCI, W.P. AND HAVE BOBBLE COVER PER CEC 406.3.</p> <p>GFI = WATER PROOF GFCI CT = COOKTOP GRILL 240 V O = OVEN 240 V MW = MICROWAVE 110 V GD = GARBAGE DISPOSAL 110 V R = RANGE 220V C = COUNTER HEIGHT 6" ABV COUNTER IDU = INDOOR UNIT POWER 84" AFF WD = WASHER DRYER 240/120/240AMP</p> <p>PHONE / DATA / MEDIA</p> <p>CEILING, WATERPROOF OUTLET FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD</p> <p>SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)</p> <p>SUB PANEL</p> <p>SWITCHING</p> <p>SWITCH MOUNT AT 48" AFF</p> <p>THREE-WAY SWITCH</p> <p>FOUR-WAY SWITCH</p> <p>DIMMER SWITCH</p> <p>MOUNT 6" ABV COUNTER</p> <p>MISC.</p> <p>CEILING FAN LIGHT COMBO</p> <p>CIRCUIT WIRING</p> <p>DOOR BELL BUTTON</p> <p>LIGHTING</p> <p>CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB</p> <p>CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB</p> <p>JUNCTION BOX FLUSH CEILING MOUNTED</p> <p>UNDER COUNTER LIGHTING</p> <p>LOW VOLTAGE, LANDSCAPE LIGHT</p> <p>FLUORESCENT FIXTURE (USE SLOWLY TYPE WHEN UNDER COUNTER)</p> <p>BATHROOM EXHAUST FAN REQUIREMENTS: PER CGBC 4.506.1-1 EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <math>\leq 50\%</math> TO A MAXIMUM OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT IN)</p> <p>RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: "ALL LIGHT FIXTURES TO BE HIGH EFFICIENCY ES 150.0(K) *IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY. *IN THE BATHROOMS, AT LEAST ONE FIXTURE SHALL BE HIGH EFFICACY AND ALL REMAINING FIXTURES SHALL BE HIGH EFFICACY OR BE CONTROLLED BY A VACANCY SENSOR. *LIGHTING INSTALLED IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND BE CONTROLLED BY VACANCY SENSORS.</p>

project
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ADDRESS:
APN:
LEGAL DESCRIPTION:

revisions

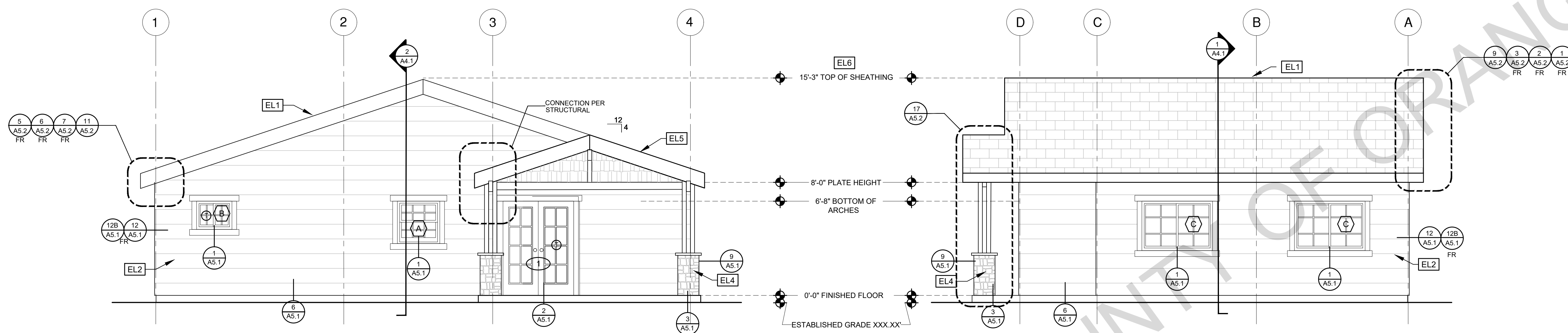
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Mechanical/
Plumbing &
Electrical
Plan 3A

date
April 03, 2024

project no.

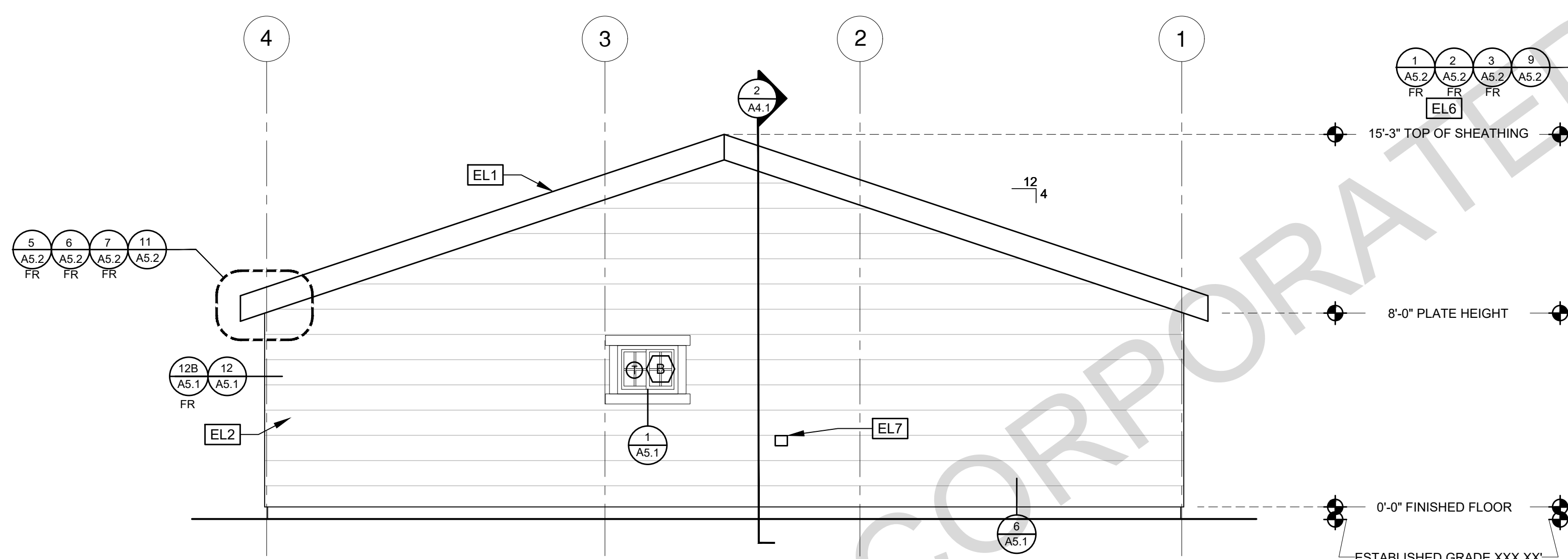
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DESIGN PATH STUDIO

sheet no.
A2.1

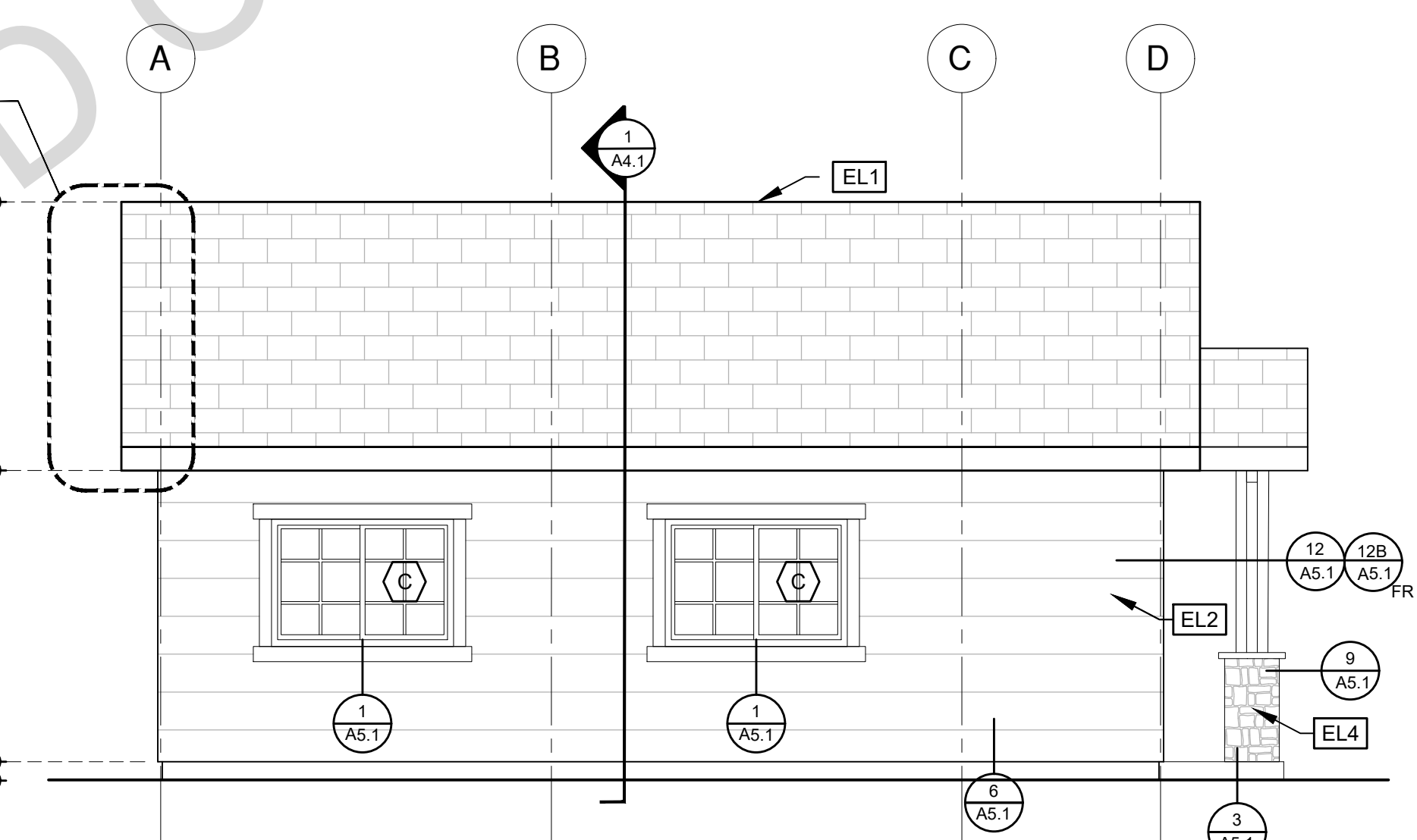


ELEVATION - A
1/4"=1'-0" CRAFTSMAN

ELEVATION - B
1/4"=1'-0" CRAFTSMAN



ELEVATION - C
1/4"=1'-0" CRAFTSMAN



ELEVATION - D
1/4"=1'-0" CRAFTSMAN

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project
County of Orange
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OWNER NAME:
ADDRESS:
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revisions
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△

description
Exterior
Elevations
Craftsman
3 Bedroom
Plan 3A

date April 03, 2024

project no.

drawn by DESIGN PATH STUDIO

sheet no.

A3.1

ELEVATION KEYNOTES	
EL1	MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
EL2	SIDING
EL3	STUCCO
EL4	STONE VENEER
EL5	HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES
EL6	DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)

ELEVATION GENERAL NOTES	
1. ALL DIMENSIONS TO FINISH FACE, U.N.O.	7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.	8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
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LEGEND			
	SECTION CUT		KEYNOTE
	ELEVATION CALLOUT		DOOR SYMBOL
	DETAIL DRAWING REF.		WINDOW SYMBOL
	ELEVATION MARKER		TEMPERED GLASS
			GLAZING
			ROOFING
			SHINGLES
			SIDING
			SPRAY FIN STUCCO
			STONE VENEER

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description
Exterior
Elevations
Ranch
3 Bedroom
Plan 3A

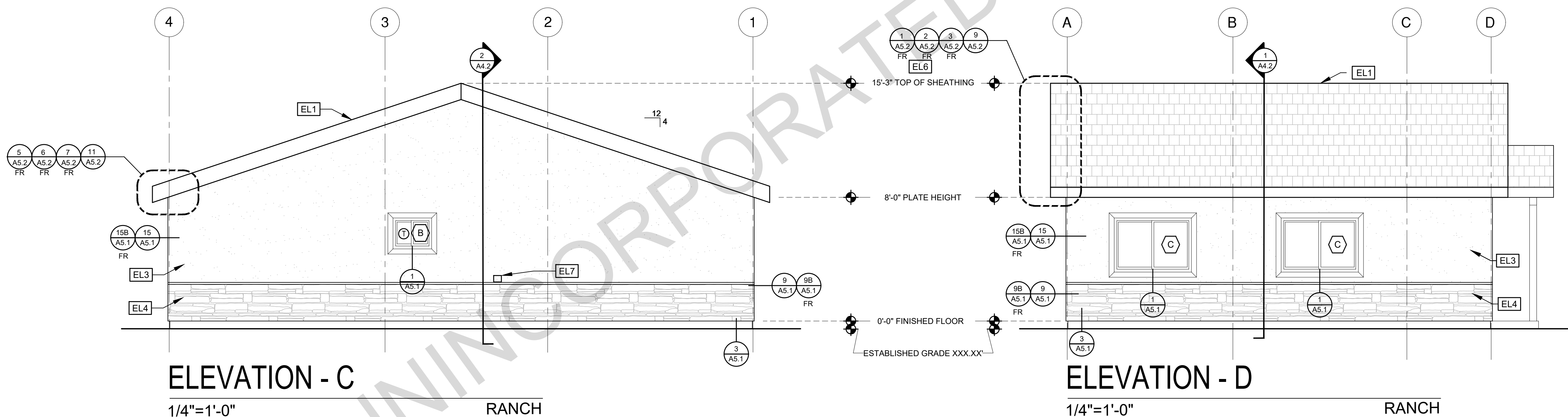
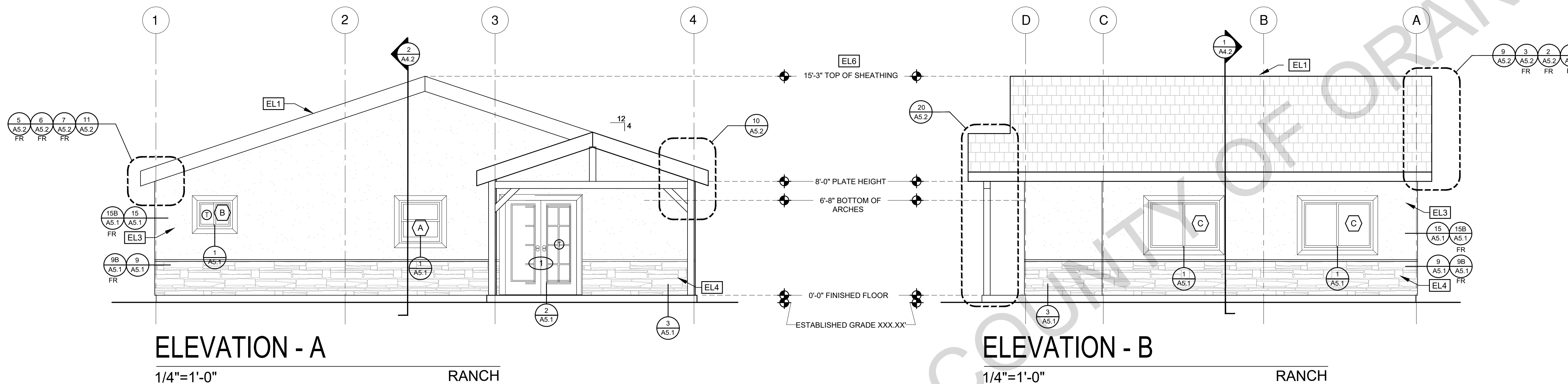
date April 03, 2024

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sheet no.

A3.2



ELEVATION KEYNOTES	
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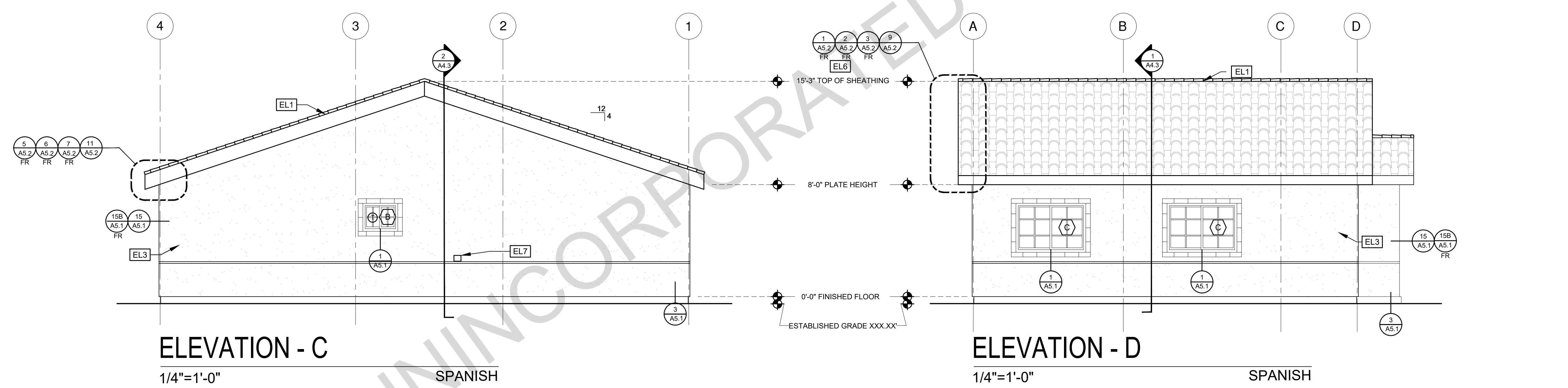
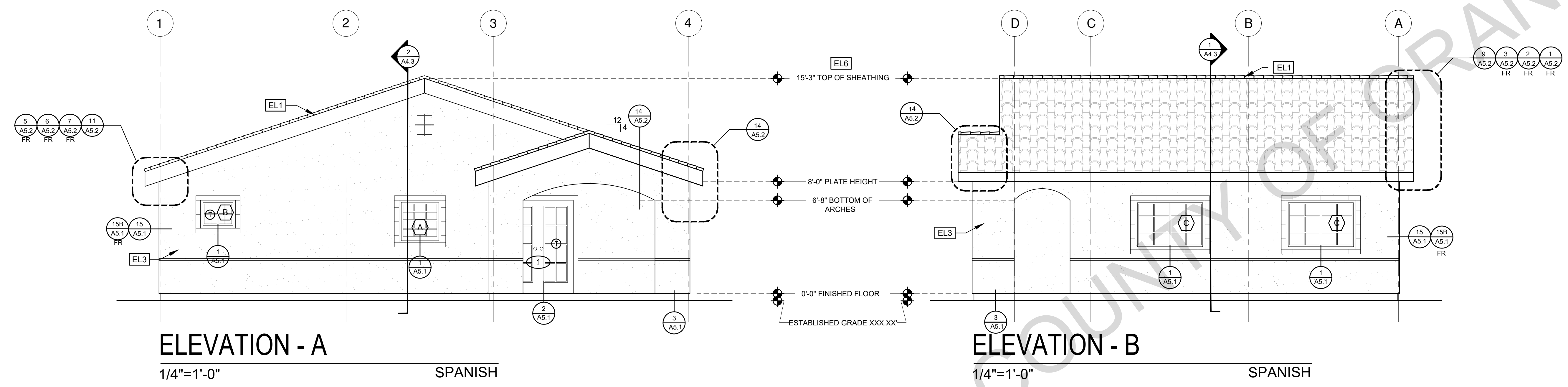
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	DETAIL DRAWING REF.		WINDOW SYMBOL		SHINGLES
	ELEVATION MARKER		TEMPERED GLASS		SIDING
					SPRAY FIN STUCCO
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FOR USE IN UNINCORPORATED

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	ELEVATION CALLOUT		DOOR SYMBOL		ROOFING
	DETAIL DRAWING REF.		WINDOW SYMBOL		SHINGLES
	ELEVATION MARKER		TEMPERED GLASS		SIDING
					SPRAY FIN STUCCO
					STONE VENEER

project
County of Orange
Pre-Approved
ADU Program

OWNER NAME:
ADDRESS:
APN:
LEGAL DESCRIPTION:

revisions
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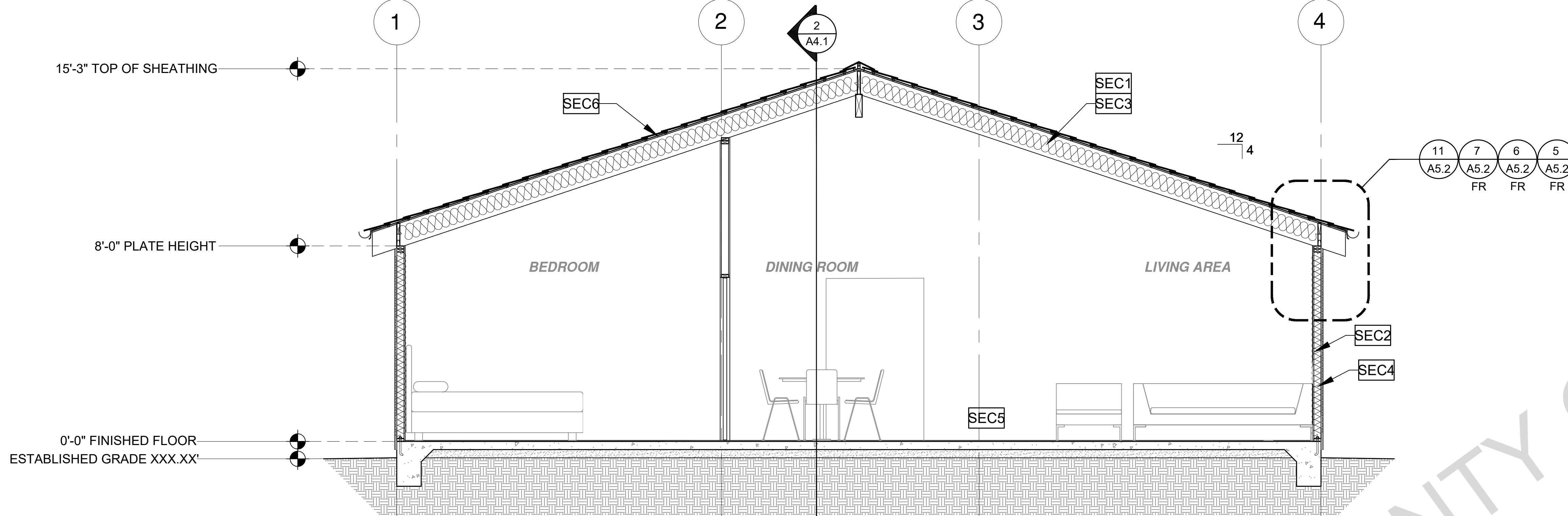
description
Exterior
Elevations
Spanish
3 Bedroom
Plan 3A

date April 03, 2024

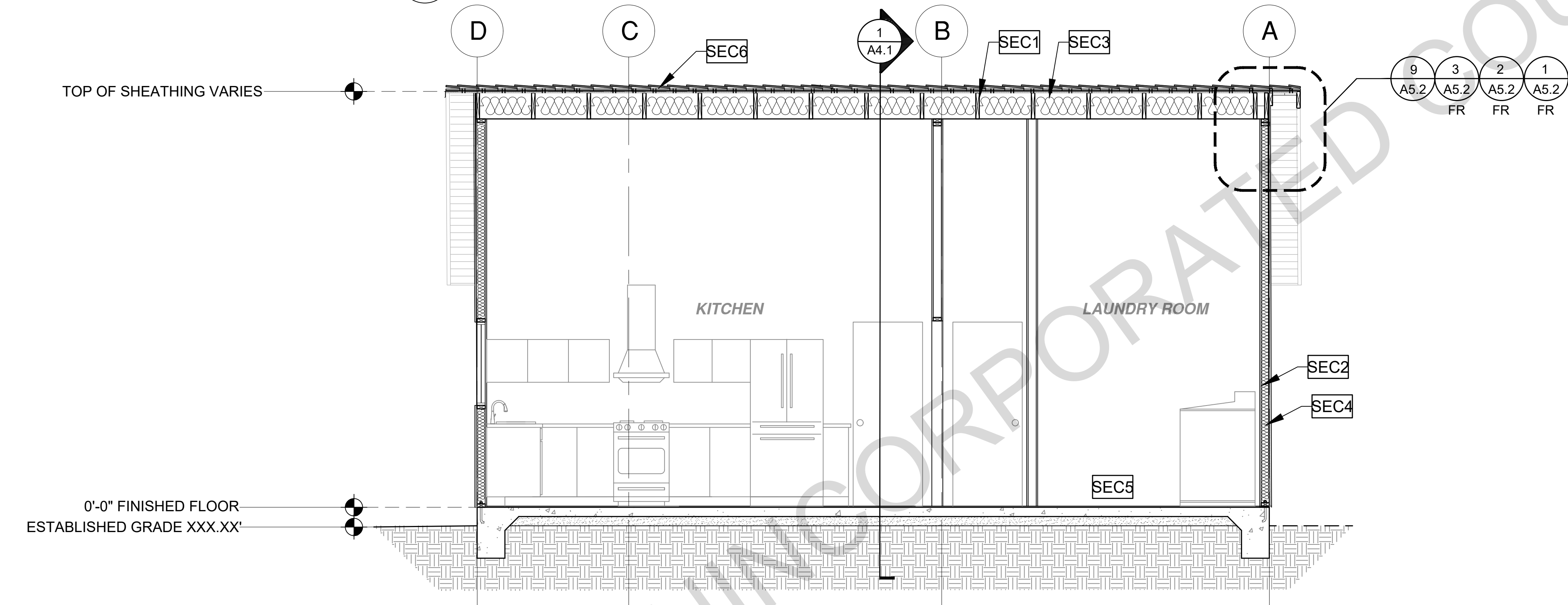
project no.

drawn by DESIGN PATH STUDIO

sheet no.



1 SECTION-CRAFTSMAN
SCALE: 3/8"=1'-0"



2 SECTION-CRAFTSMAN
SCALE: 3/8"=1'-0"

SECTION KEYNOTES	SECTION GENERAL NOTES				LEGEND		
<p>SEC1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL CALCULATIONS</p> <p>SEC3 CEILING INSULATION 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. 1/2" 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 COUNTER 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 IRC SECTION R302.11: A. SECTION R302.11: 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 CEILINGS AND COVE CEILINGS</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS 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 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 WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS 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>

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project
County of Orange
Pre-Approved
ADU Program

OWNER NAME:
ADDRESS:
APN:
LEGAL DESCRIPTION:

revisions
△
△
△

description
Sections
Craftsman
3 Bedroom
Plan 3A

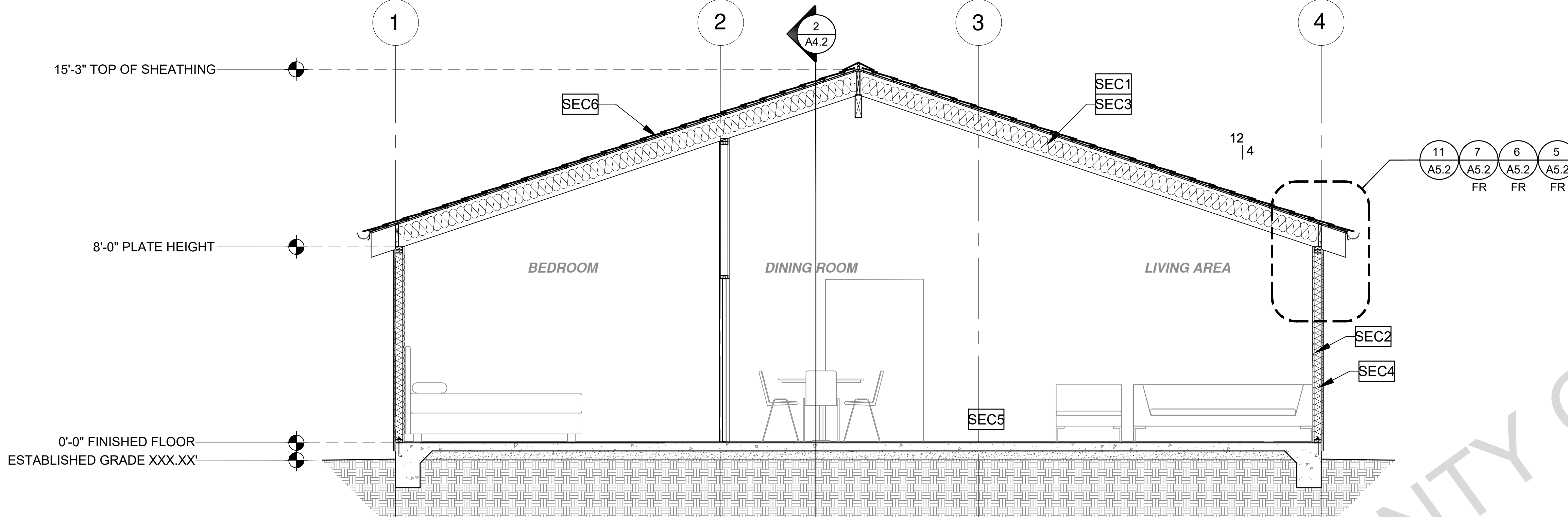
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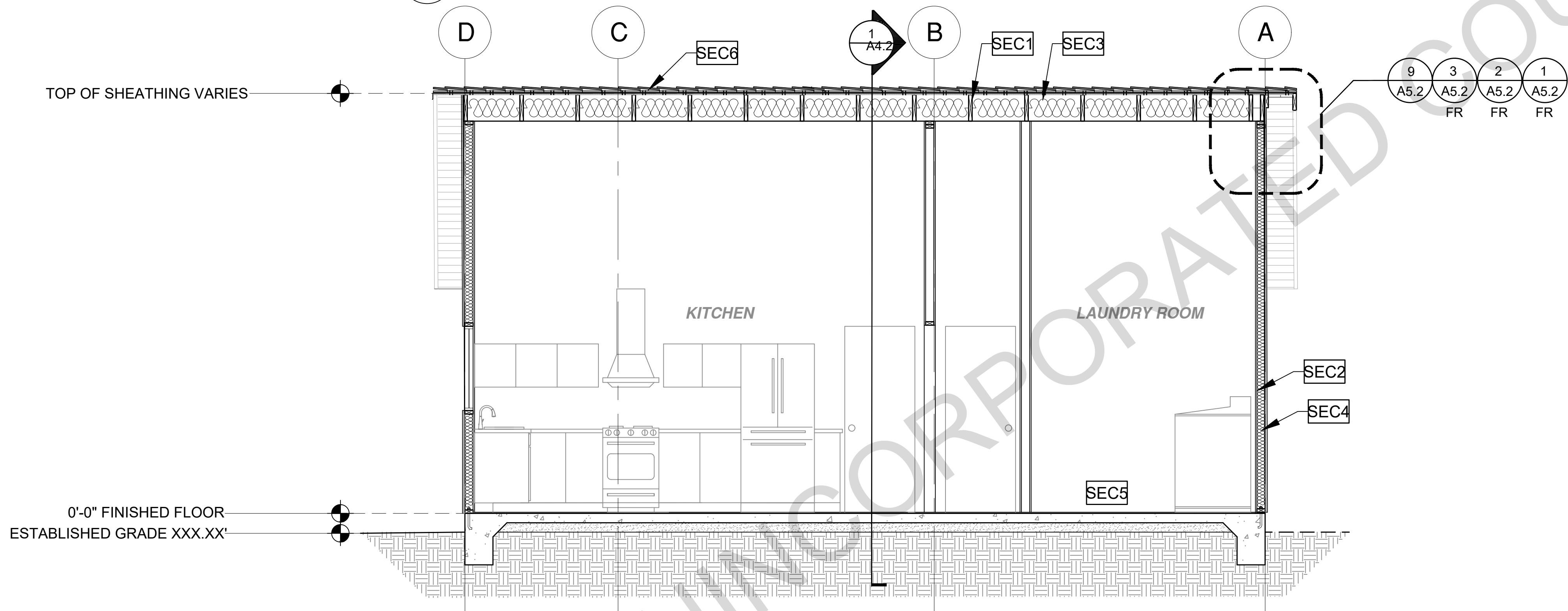
drawn by DESIGN PATH STUDIO

sheet no.

A4.1



1 SECTION-RANCH
SCALE: 3/8"=1'-0"



2 SECTION-RANCH
SCALE: 3/8"=1'-0"

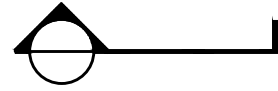



SECTION KEYNOTES

- SEC1** RAFTERS PER PLAN SEE STRUCTURAL
- SEC2** 2X STUDS @ 16" O.C. - SEE STRUCTURAL
- SEC3** CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS
- SEC4** WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS
- SEC5** CONC. SLAB ON GRADE SEE STRUCTURAL
- SEC6** MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS

SECTION GENERAL NOTES

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.
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3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.
4. WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.
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.
6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTER 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.
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.
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
9. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION
10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS 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
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 WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
 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

LEGEND

-  SECTION CUT
-  ELEVATION CALLOUT
-  DETAIL DRAWING REF.
-  ELEVATION MARKER

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project
County of Orange
Pre-Approved
ADU Program

OWNER NAME:
ADDRESS:
APN:
LEGAL DESCRIPTION:

revisions
△
△
△

description
Sections
Ranch
3 Bedroom
Plan 3A

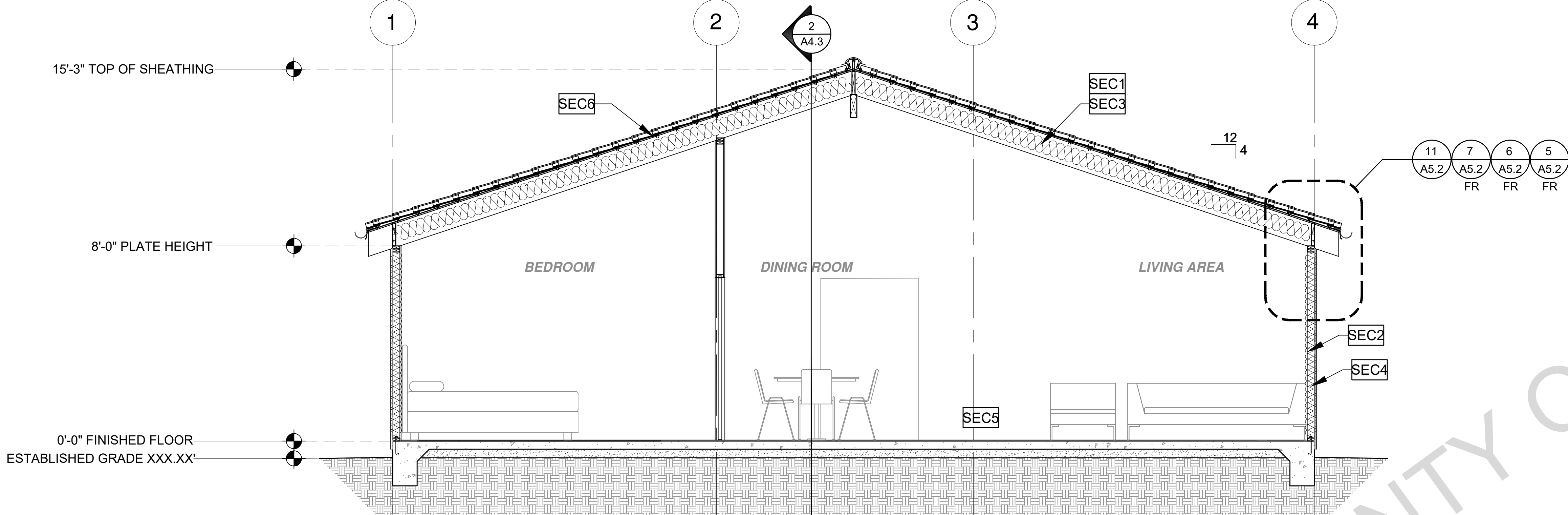
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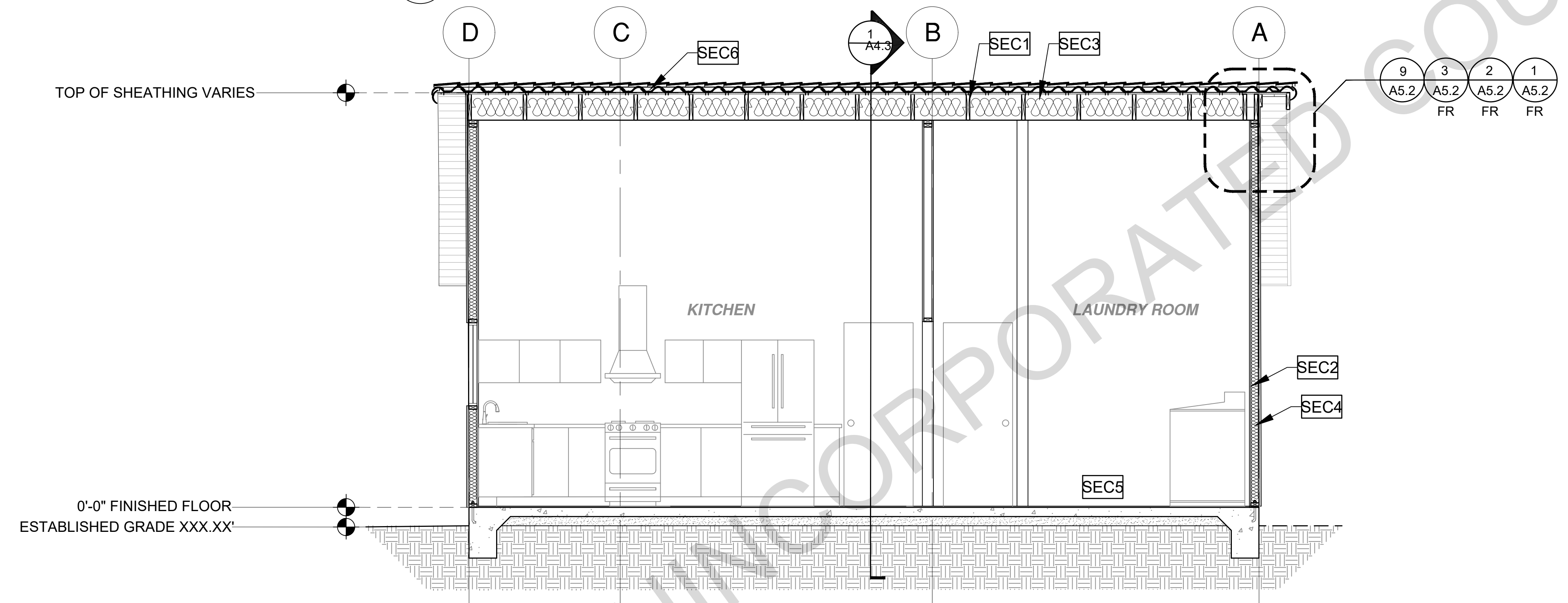
drawn by DESIGN PATH STUDIO

sheet no.

A4.2



1 SECTION-SPANISH
SCALE: 3/8"=1'-0"



2 SECTION-SPANISH
SCALE: 3/8"=1'-0"

SECTION KEYNOTES

- SEC1** RAFTERS PER PLAN SEE STRUCTURAL
- SEC2** 2X STUDS @ 16" O.C. - SEE STRUCTURAL CALCULATIONS
- SEC3** CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS
- SEC4** WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS
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SECTION GENERAL NOTES

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.
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. 1/2" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.
3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.
4. WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.
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.
6. FLASHING AND SHEET METAL
ALL FLASHING AND COUNTER 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.
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.
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1. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION
2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2019 IRC SECTION R302.11:
A. SECTION R302.11:
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
9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS
10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS 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
FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION
11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
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LEGEND

- SECTION CUT
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description
Sections
Spanish
3 Bedroom
Plan 3A

date April 03, 2024

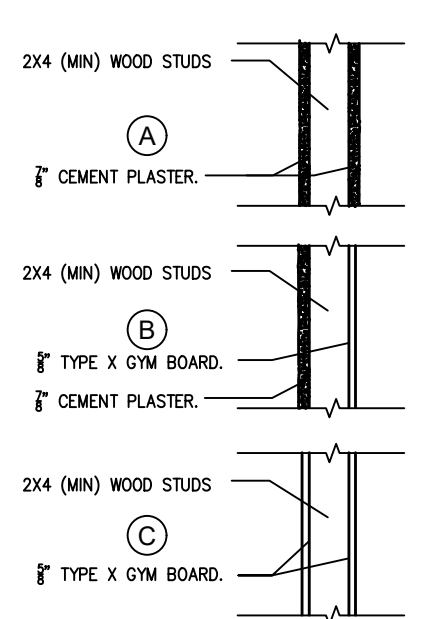
project no.

drawn by DESIGN PATH STUDIO

sheet no.

A4.3

FOR USE IN PROJECTS INCORPORATED

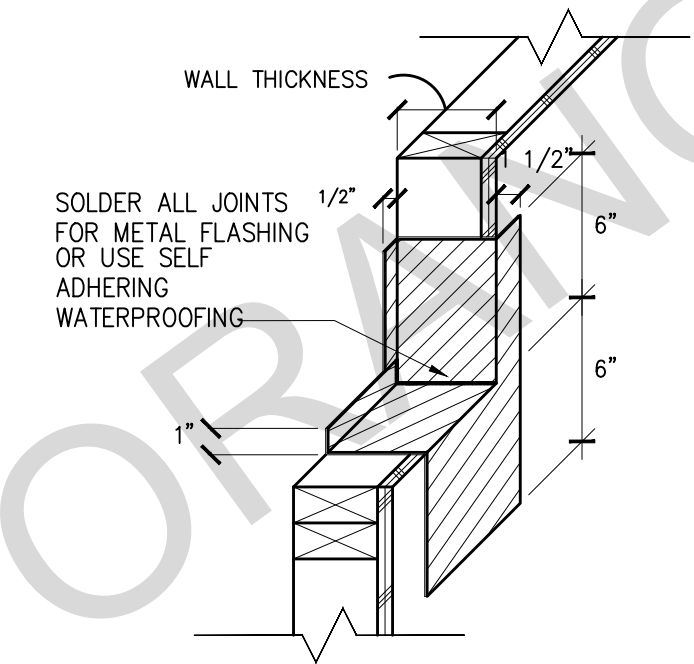


2019 CBC TABLE 721.12/ITEM #	DESCRIPTION	GYPSUM ASSOC. FILE#
15-1.2	2"x4" WOOD STUDS 16" ON CENTER WITH METAL LATH AND 1/2" CEMENT PLASTER ON EACH SIDE. LATH ATTACHED WITH 6D COMMON NAILS 7" ON CENTER DRIVEN TO 1" MINIMUM PENETRATION AND BENT OVER. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.	N/A
15-1.3	2"x4" WOOD STUDS 16" ON CENTER WITH 1/2" CEMENT PLASTER (MEASURED FROM THE FACE OF STUD) ON THE EXTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR WOOD STUD PARTITIONS IN THIS TABLE. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.	N/A
14-1.3	2"x4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLER OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGER JOINTS ON EACH SIDE.	WP 3510 & WP 3514

NOTE: THE ADDITION OF PLYWOOD SHEATHING TO THESE ASSEMBLIES DOES NOT LESSEN THEIR FIRE RESISTANCE. ATTACH WALL TO EXISTING OR NEW FIRE RATED FLOOR/CEILING ASSEMBLY AS REQUIRED.

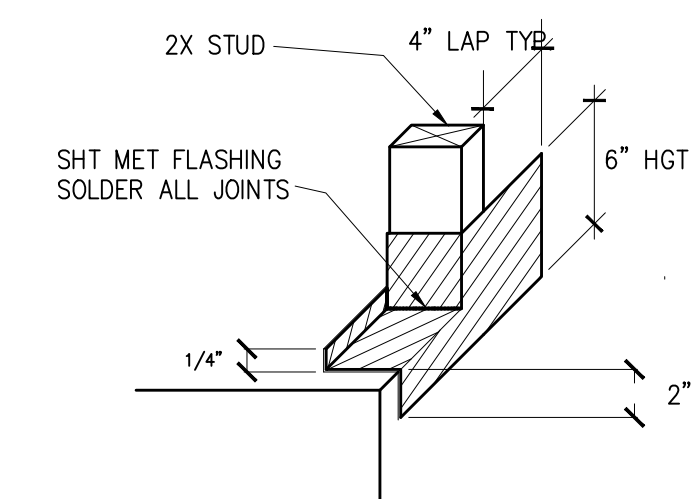
4 FIRE RESISTIVE 1-HOUR WOOD FRAMED WALLS

SCALE: NTS



1 WINDOW SILL FLASHING

SCALE: 1/2"=1'-0"



*PROVIDE SOLID BLOCKING AT ALL FLASHING LOCATIONS

2 DOOR THRESHOLD FLASHING

SCALE: 1/2"=1'-0"

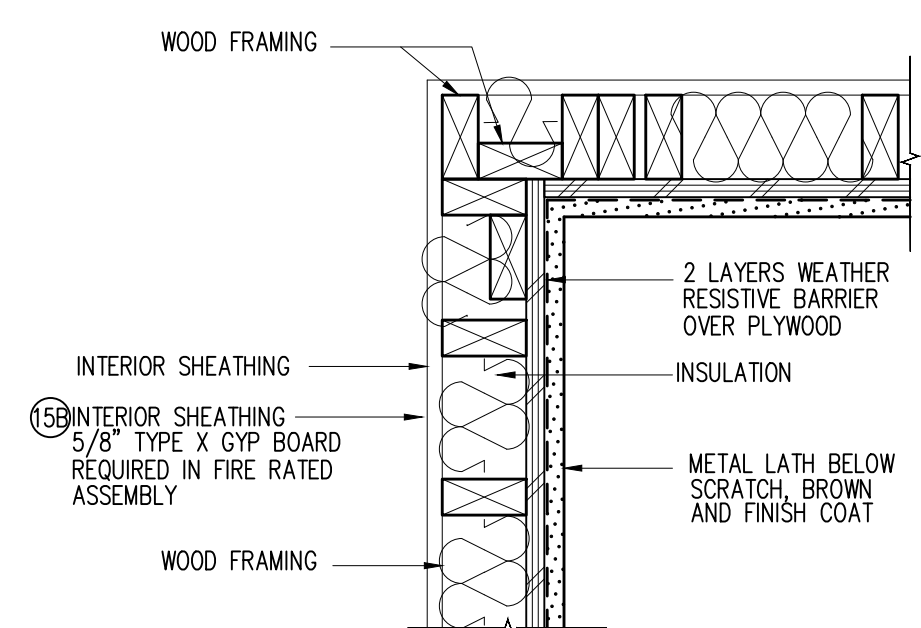
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13

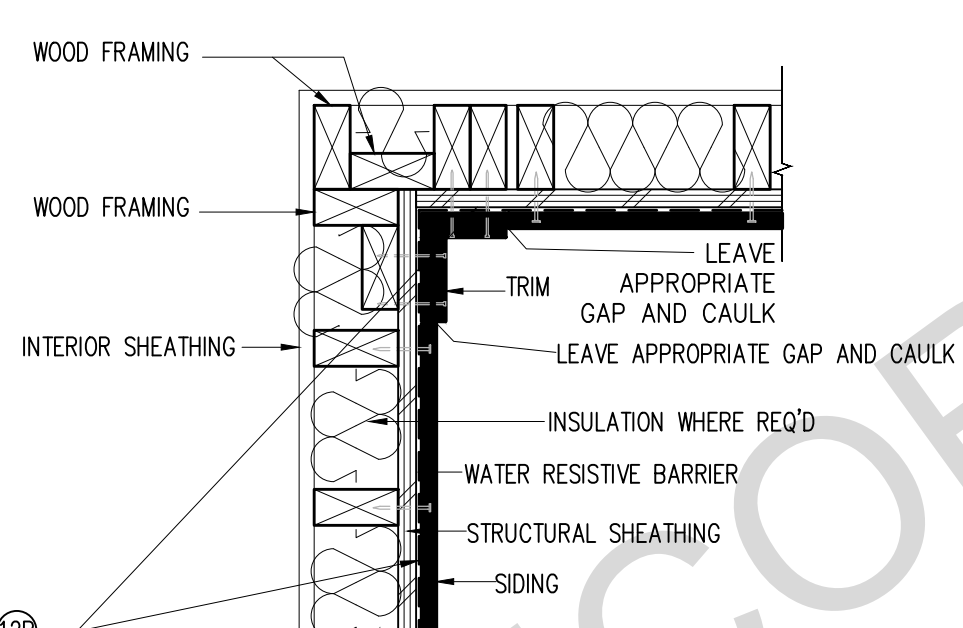
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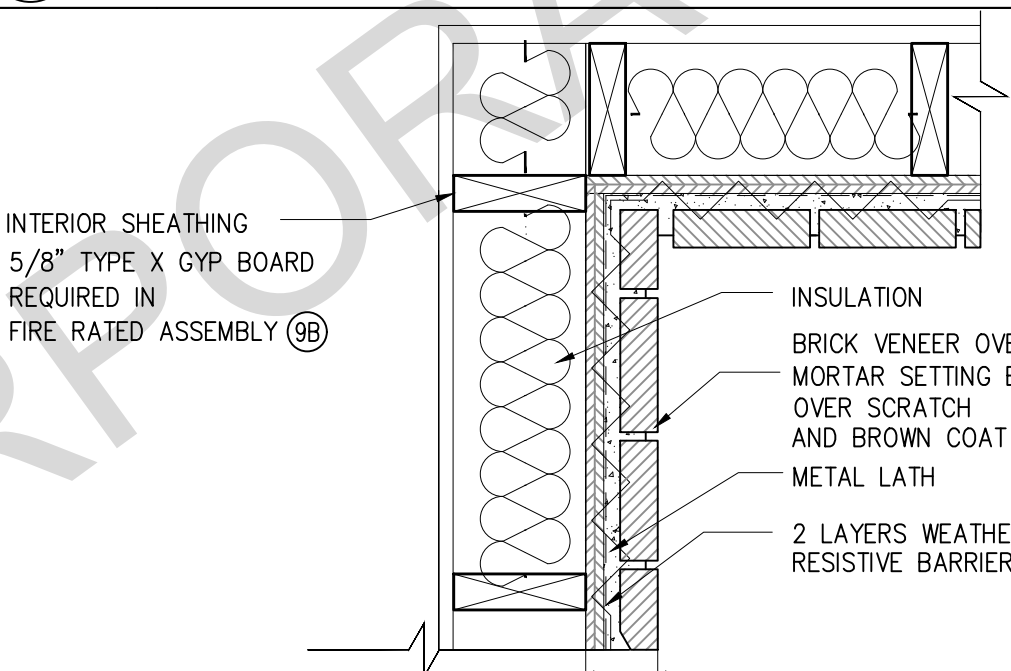


STUCCO AT INSIDE CORNER



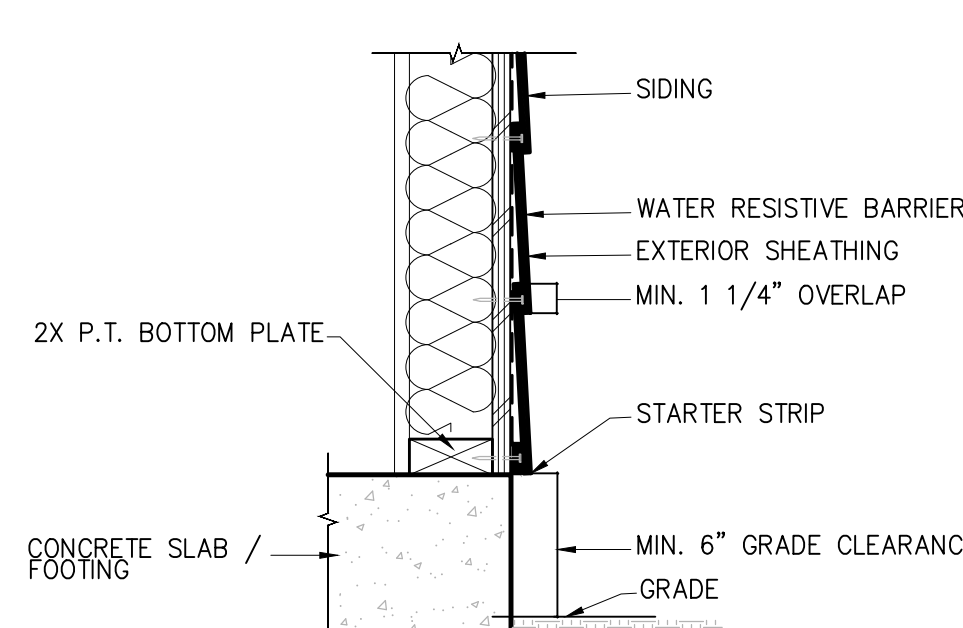
SIDING AT INSIDE CORNER

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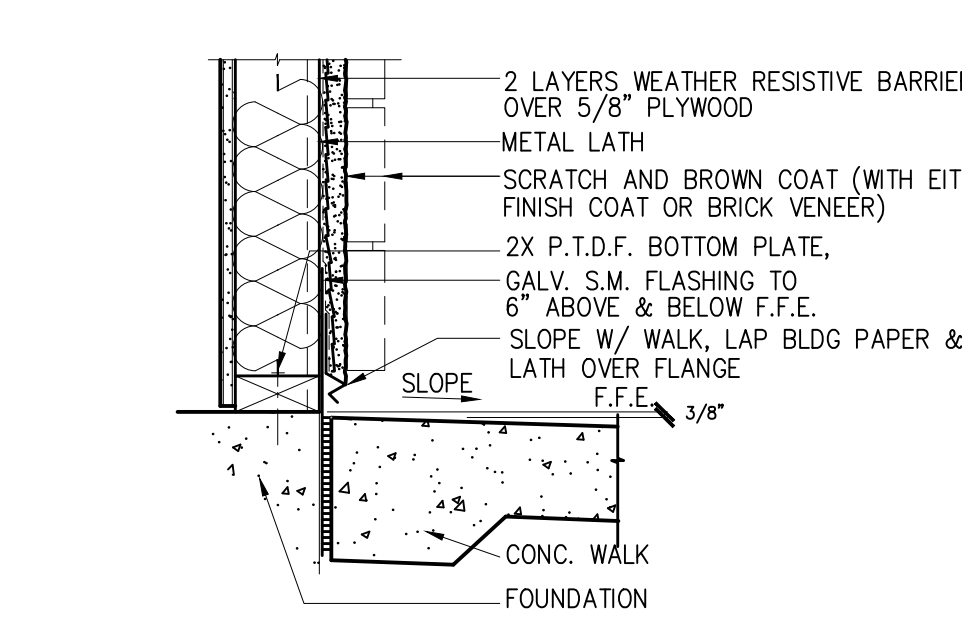
STONE VENEER AT INSIDE CORNER

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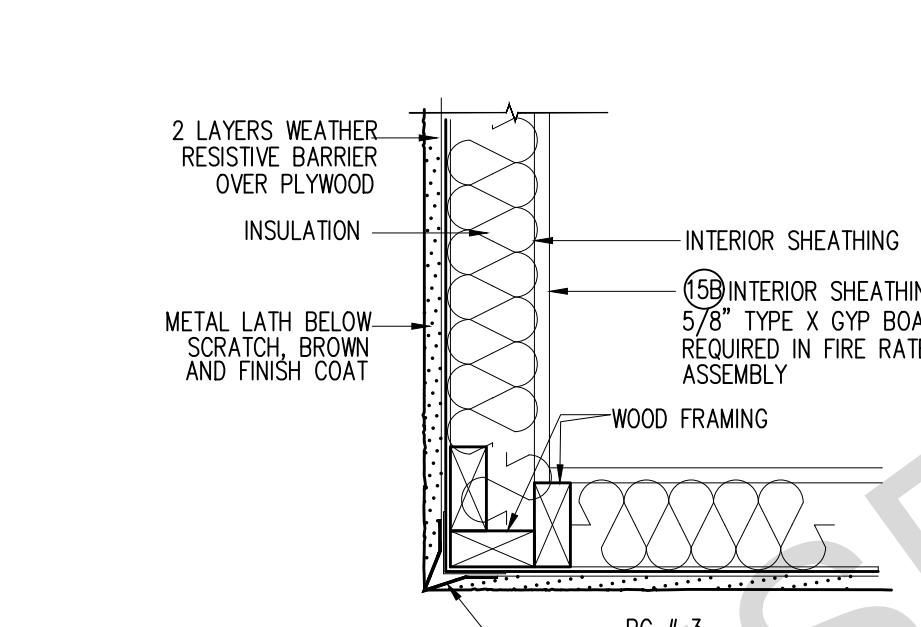


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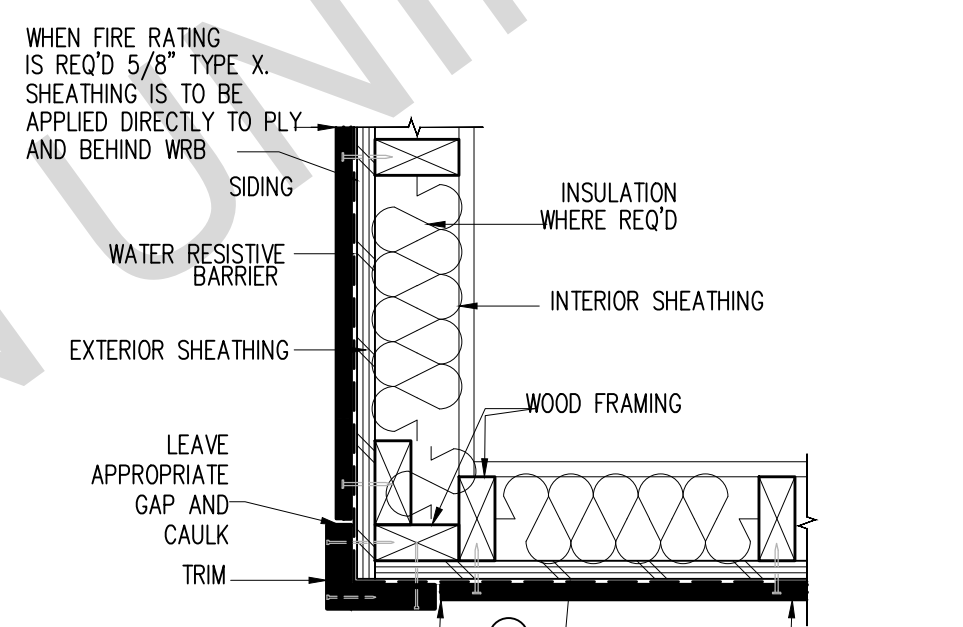
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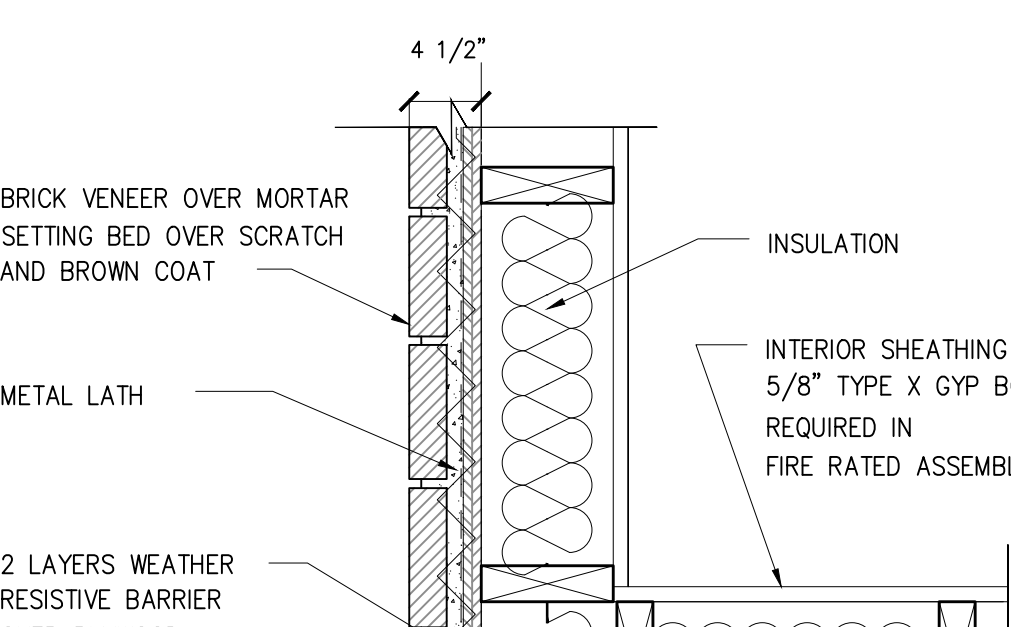
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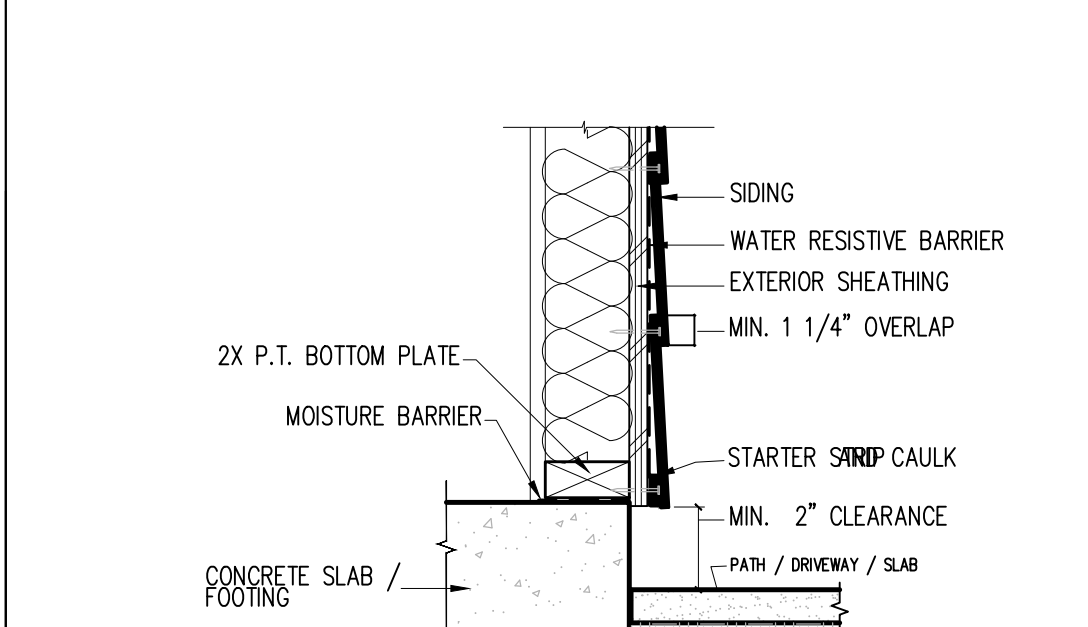
STUCCO AT OUTSIDE CORNER



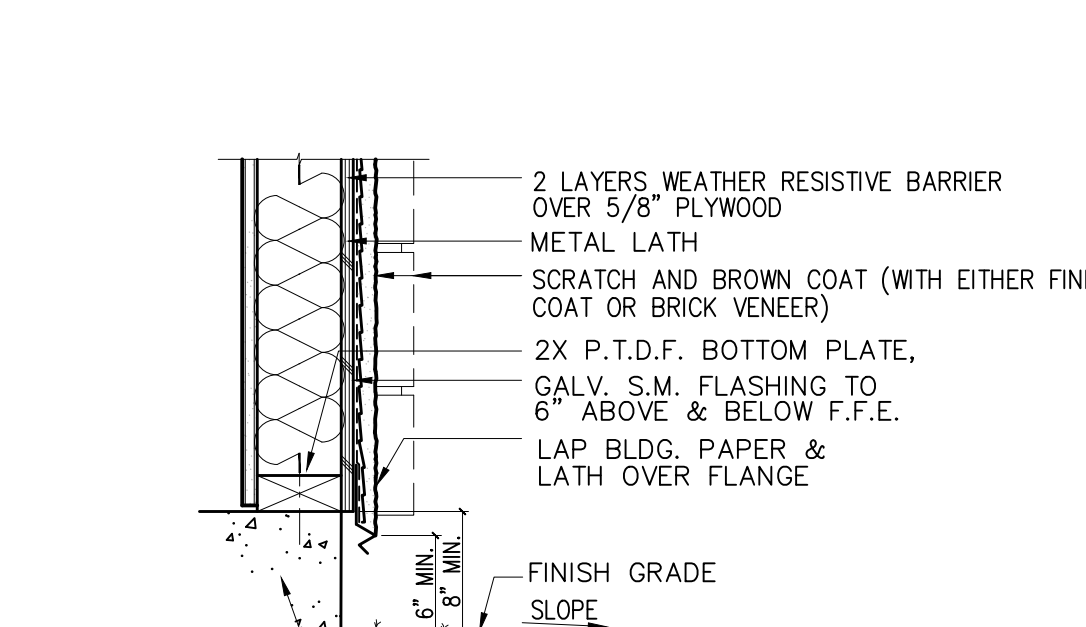
SIDING AT OUTSIDE CORNER



STONE VENEER AT OUTSIDE CORNER



SIDING AT GRADE



STUCCO / STONE WEEP SCREED AT GRADE

15B FIRE RATED STUCCO WALL

12B FIRE RATED SIDING WALL

9B FIRE RATED STONE WALL

6 SIDING - WALL SECTION

3 STUCCO/STONE - WALL SECTION

15 STUCCO WALL

12 SIDING WALL

9 STONE WALL

6 SIDING - WALL SECTION

3 STUCCO/STONE - WALL SECTION

SCALE: 1/2"=1'-0"

SCALE: 1/2"=1'-0"

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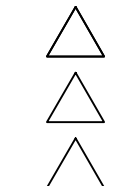
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description
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Wall
Details

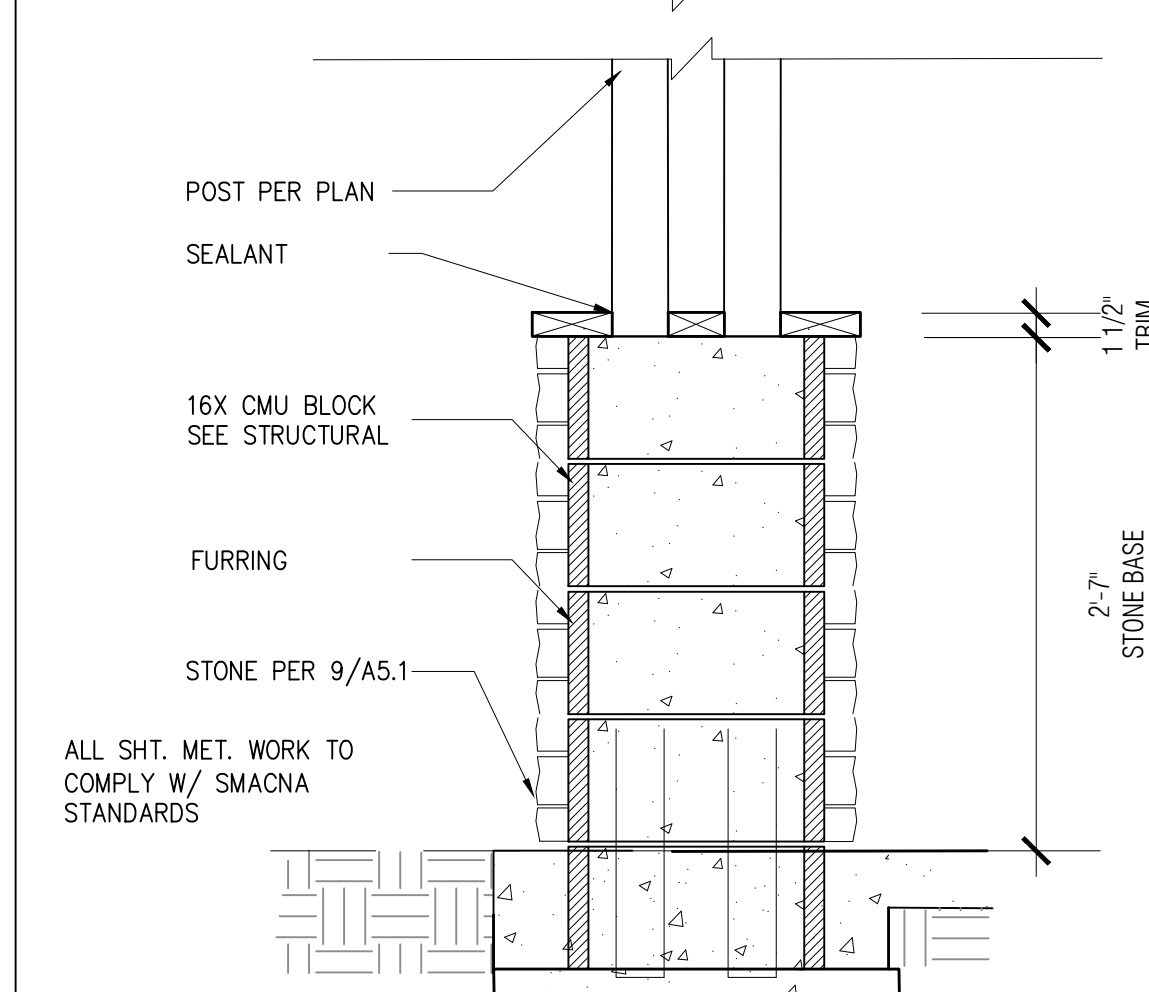
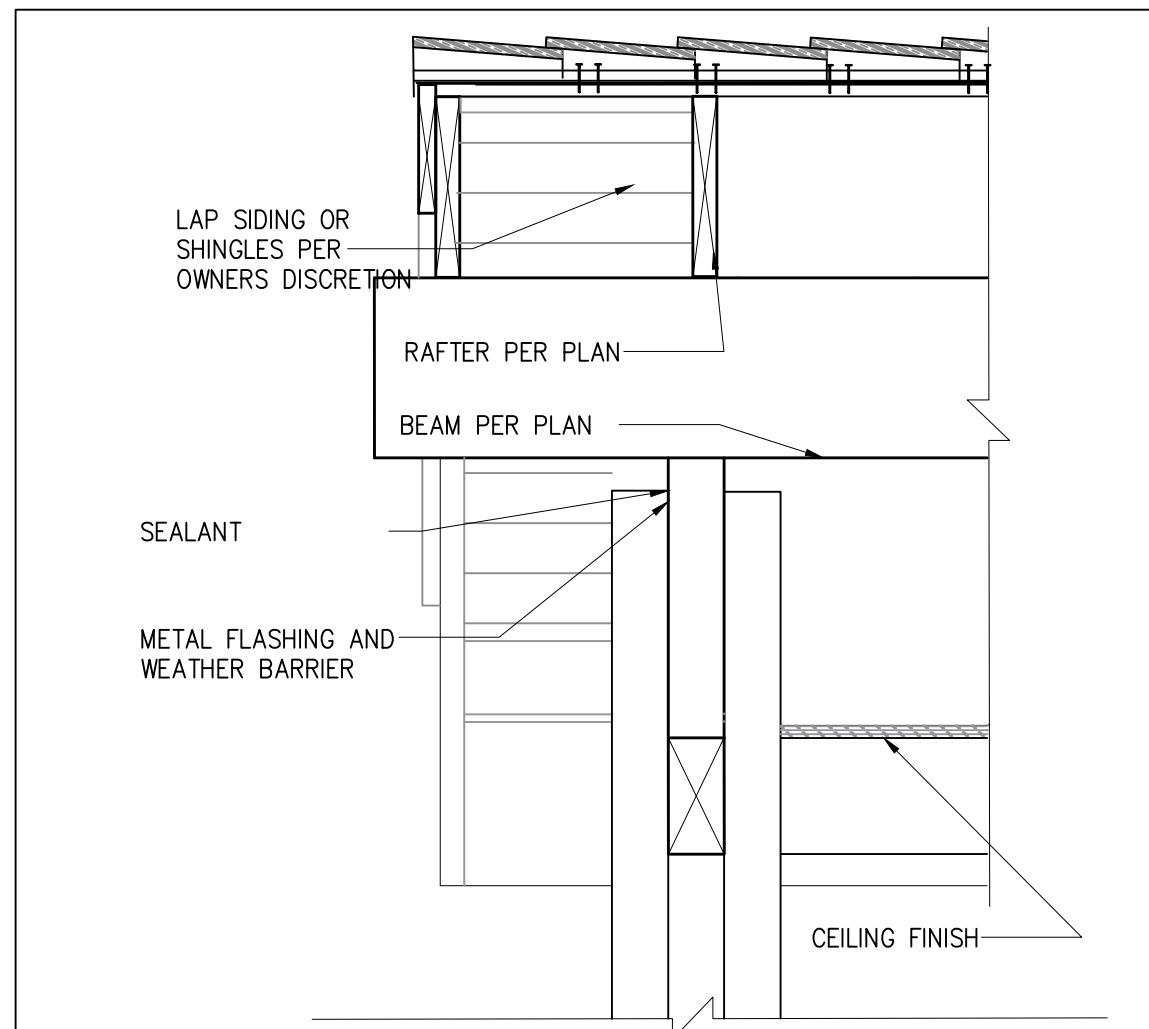
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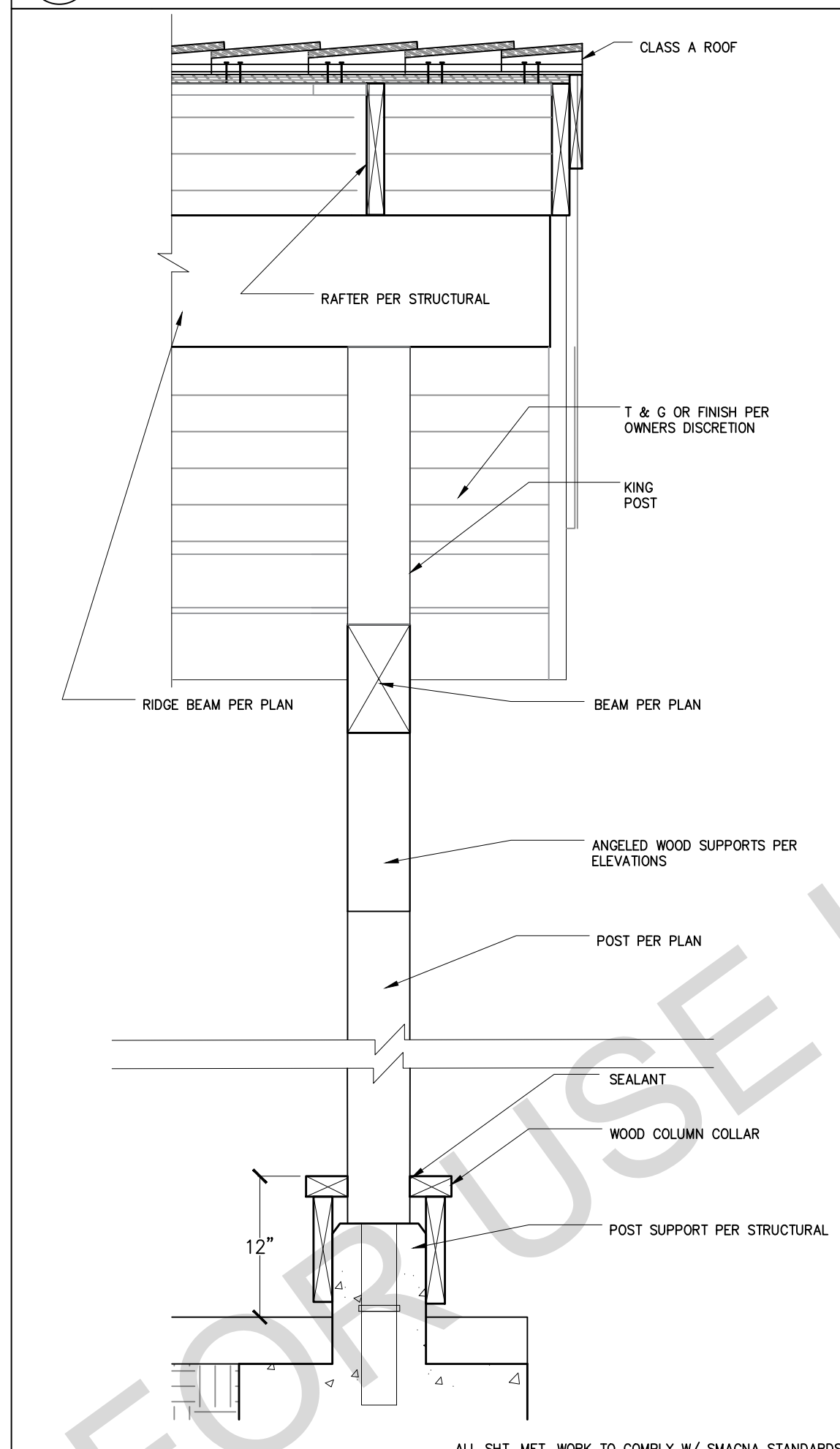
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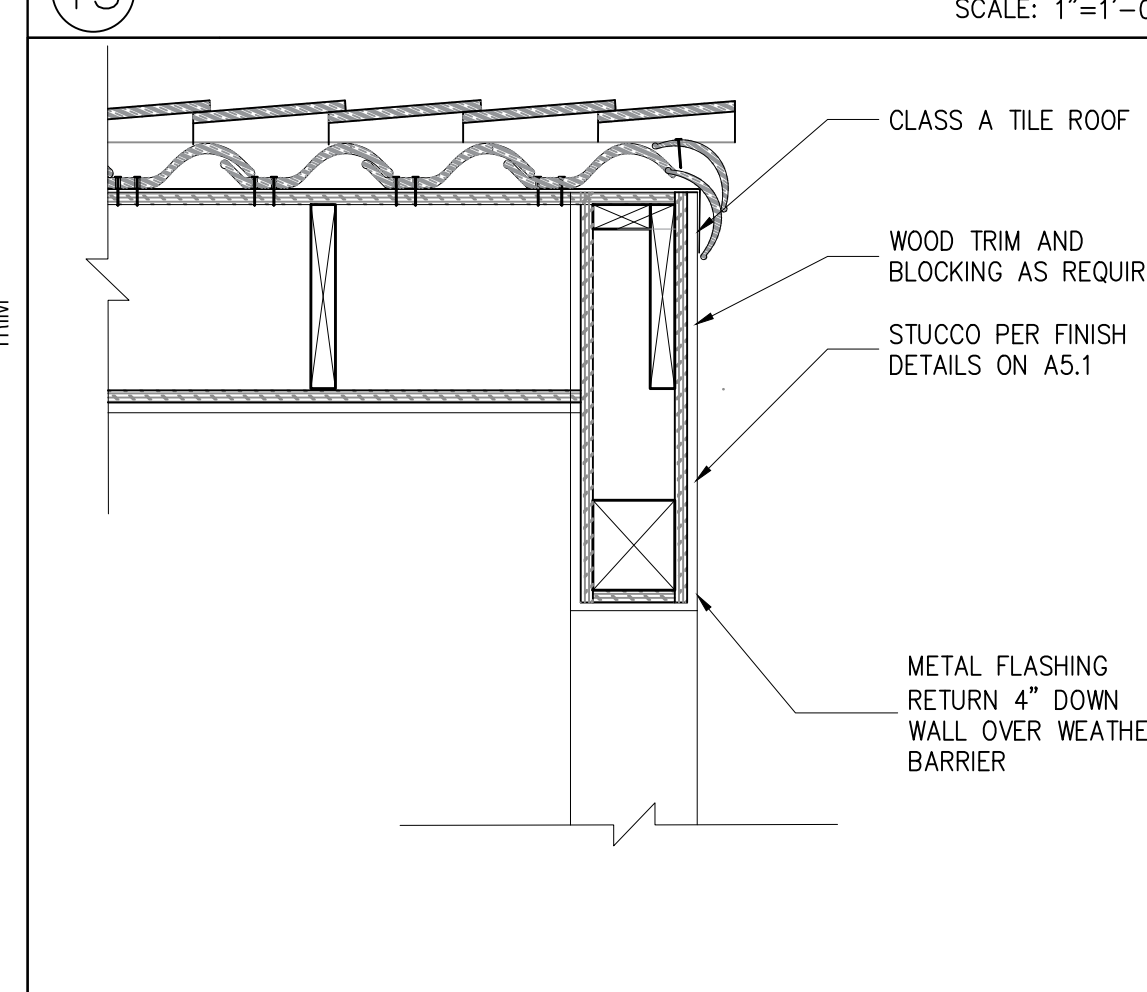
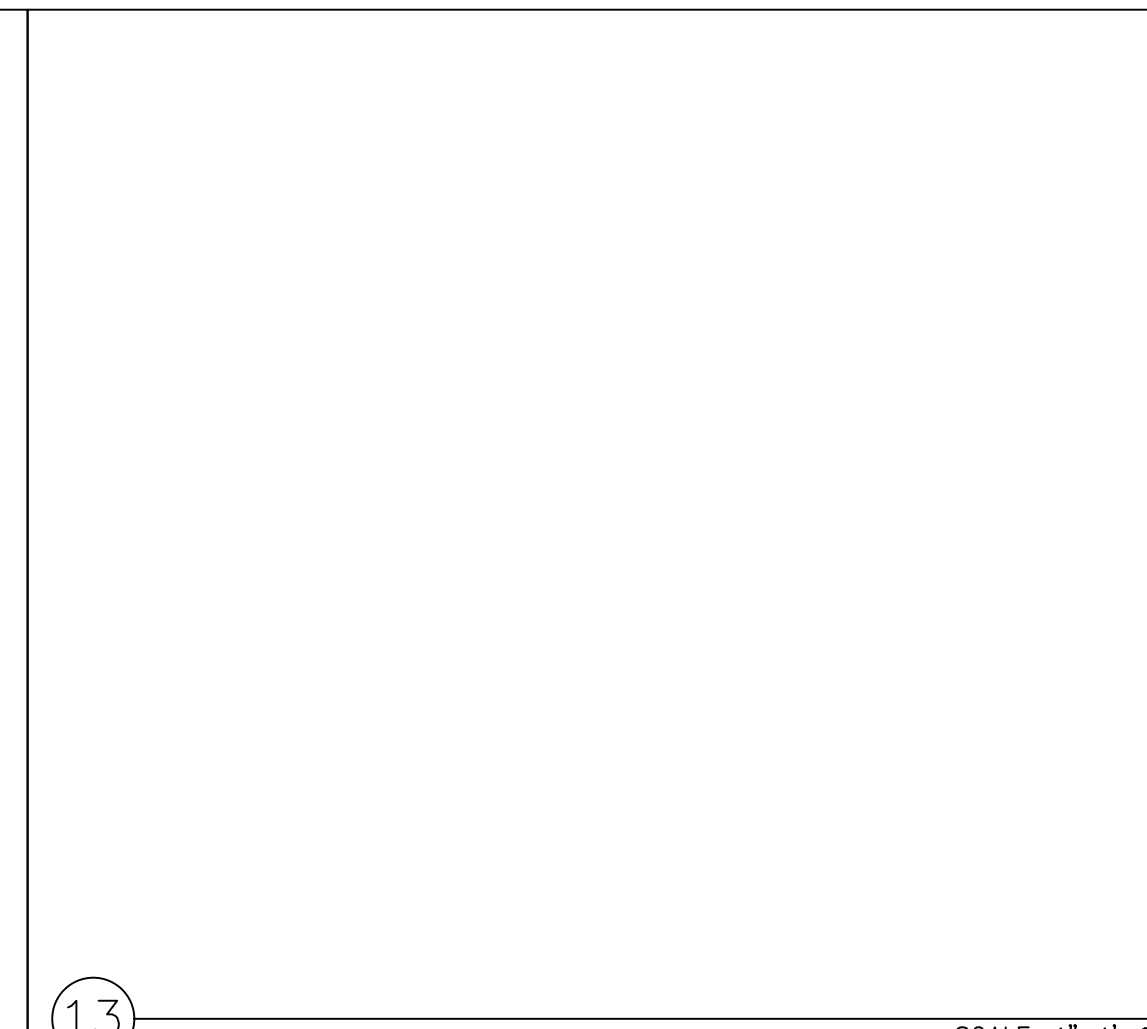
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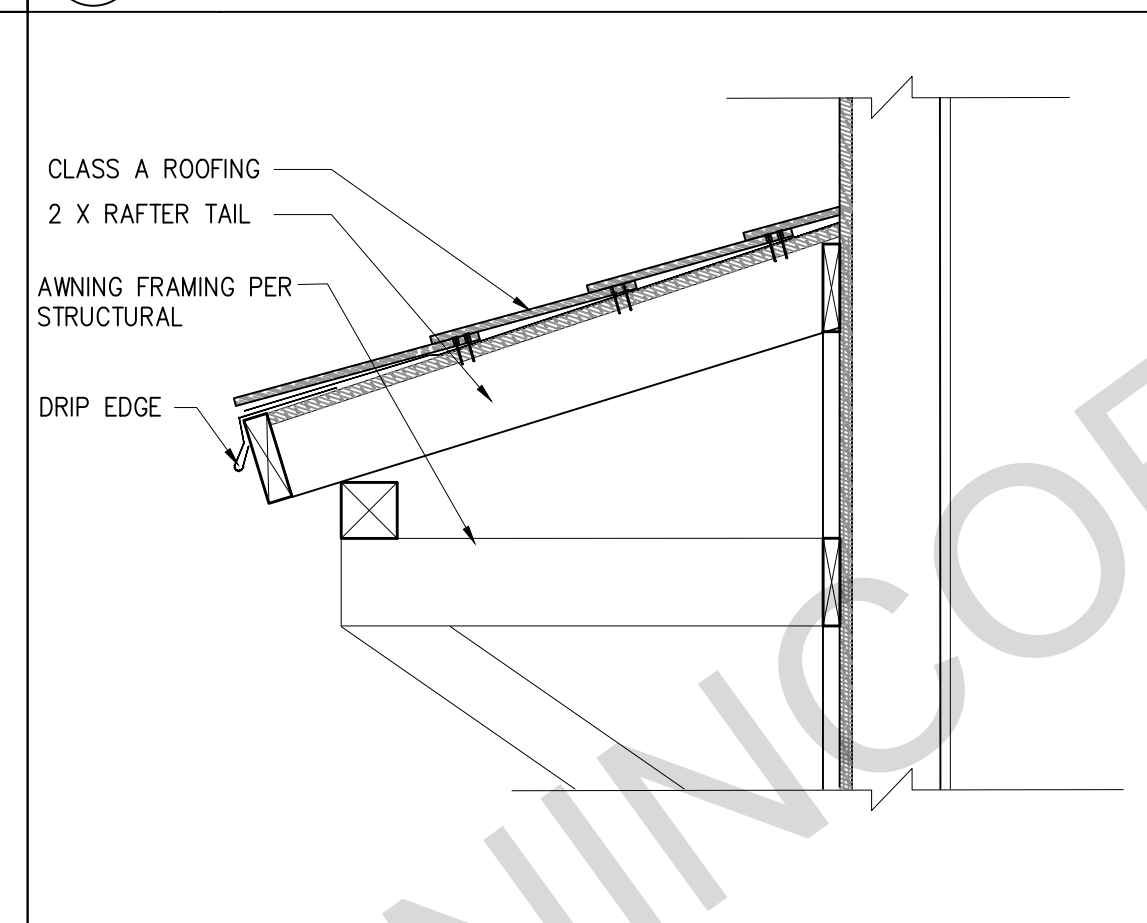
17 (4) 4x4 POST CONNECTION AT CRAFTSMAN PORCH SCALE: 1"=1'-0"



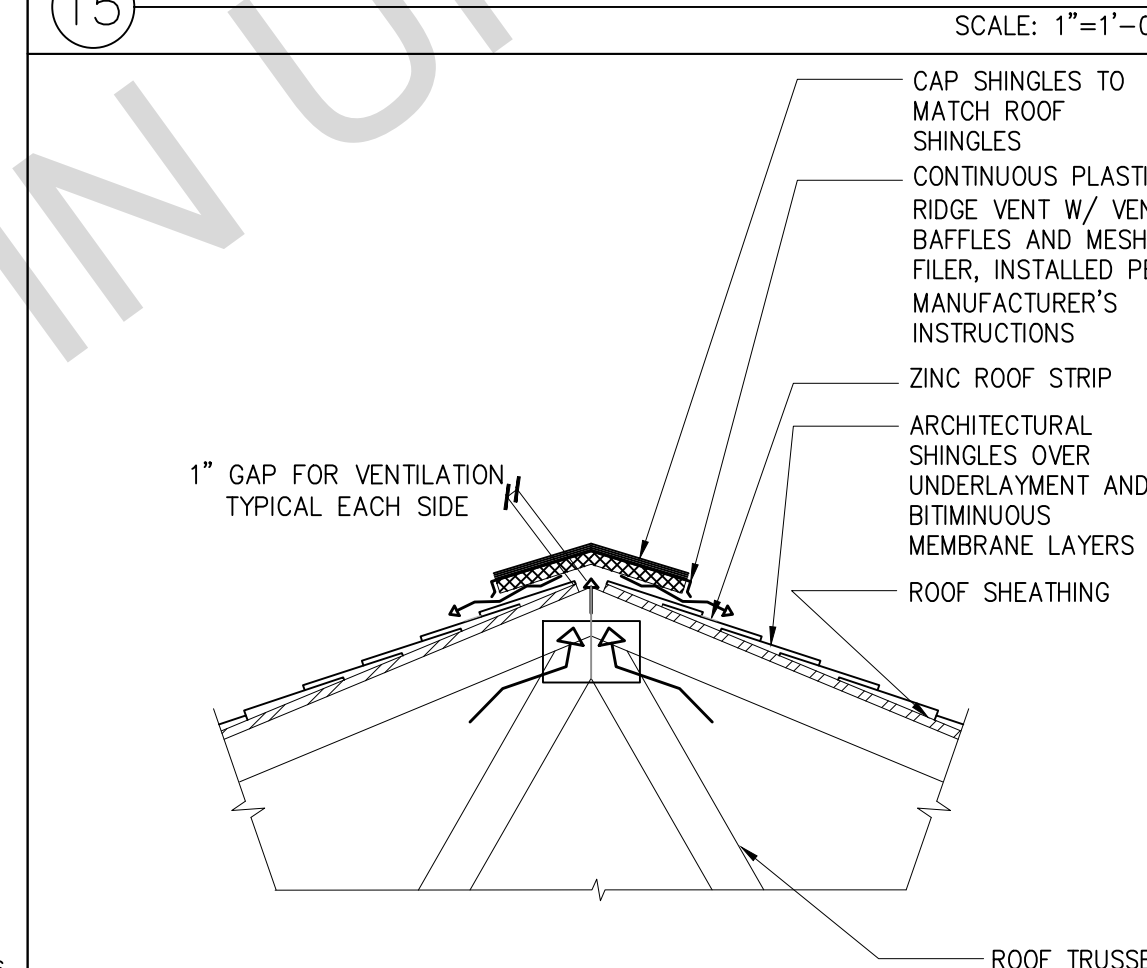
20 GABLE DETAIL AT RANCH PORCH POST SCALE: 1"=1'-0"



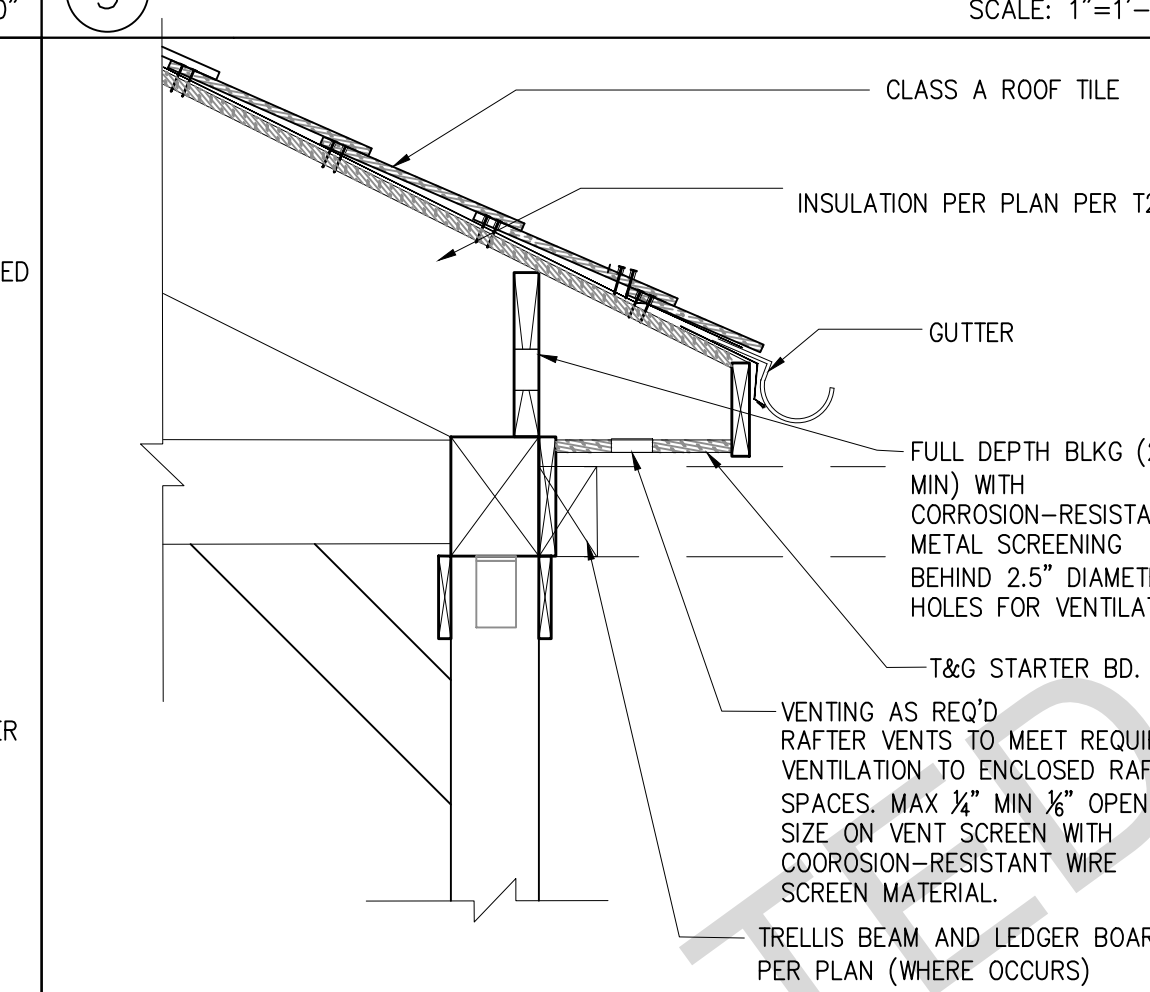
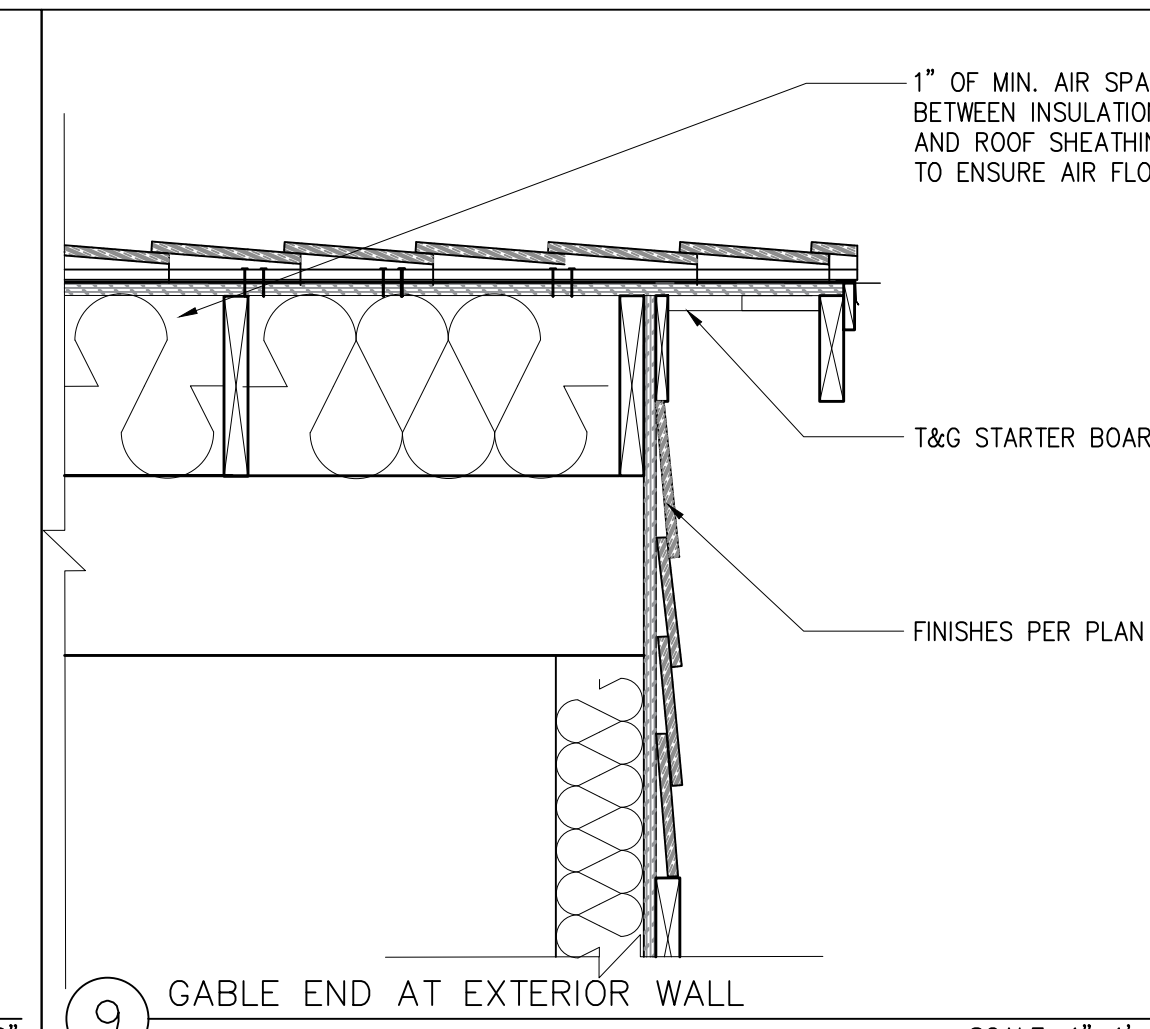
13 GABLE END AT EXTERIOR WALL SCALE: 1"=1'-0"



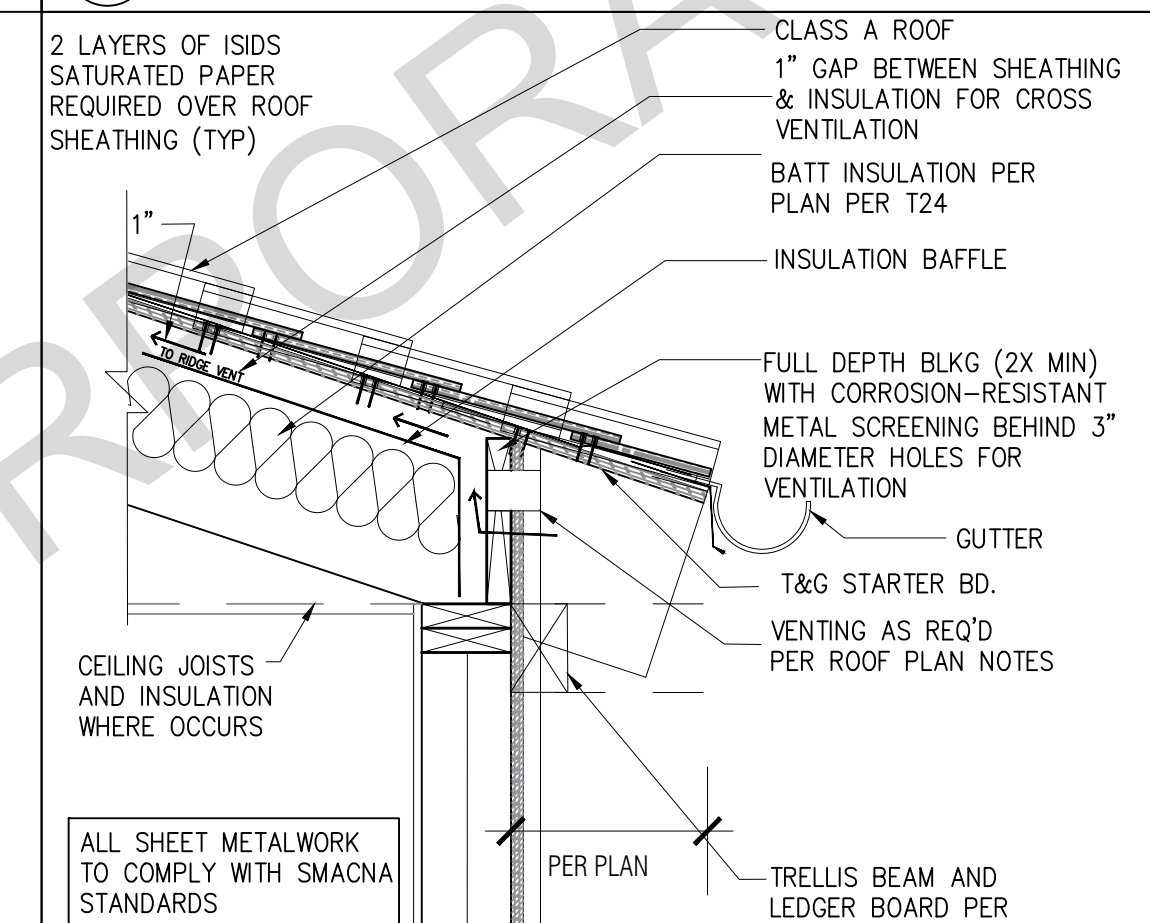
15 PORCH AWNING SCALE: 1"=1'-0"



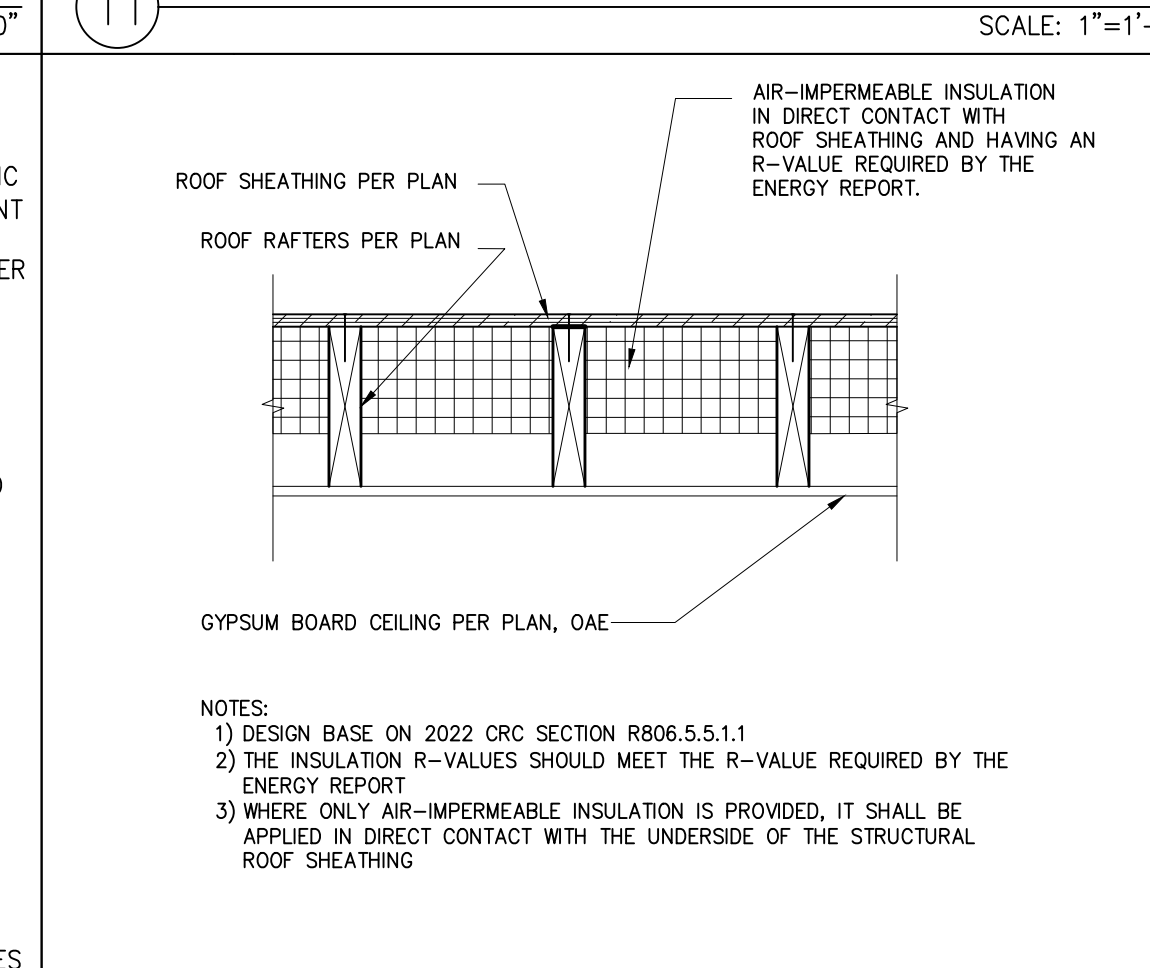
16 RIDGE VENT, TYP. SCALE: 1"=1'-0"



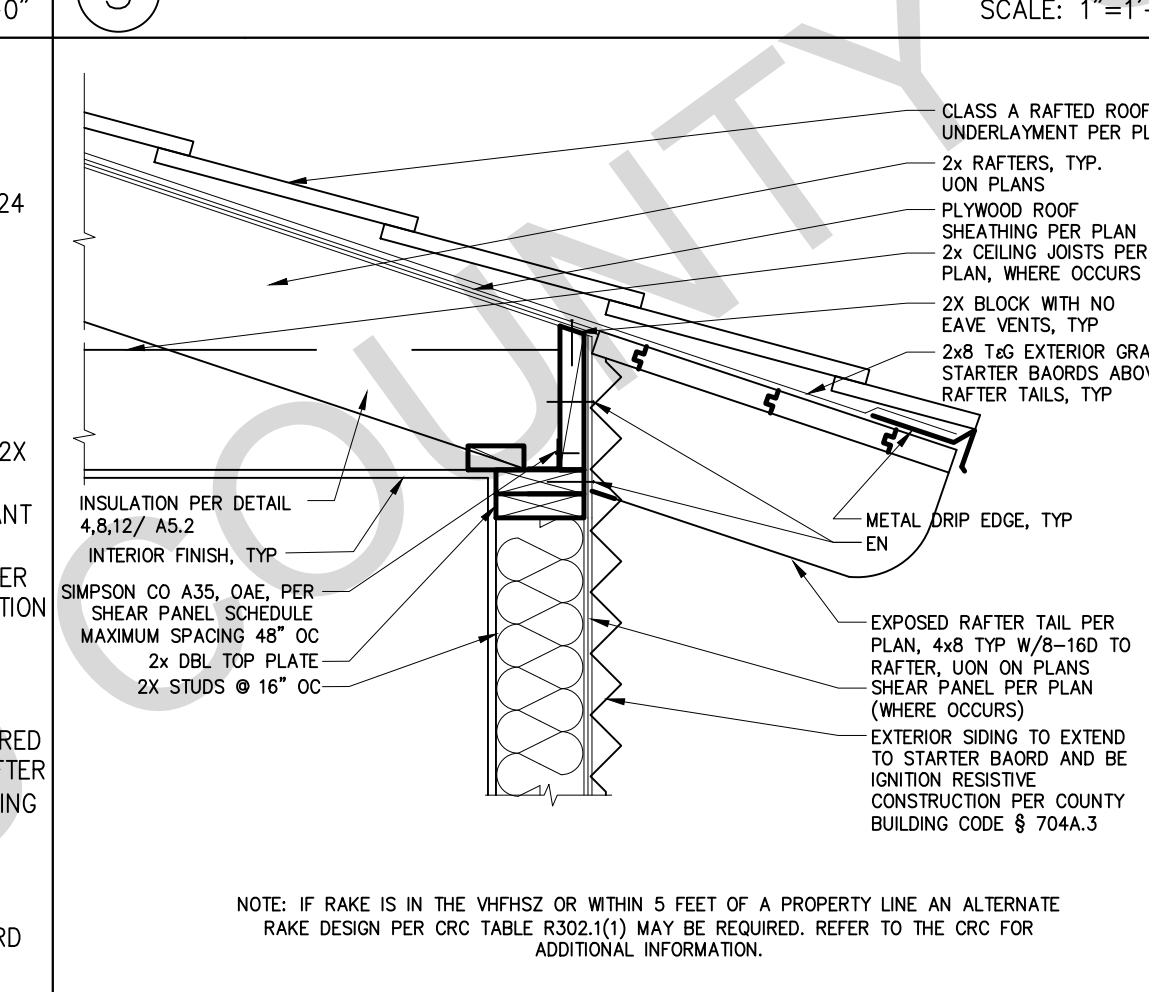
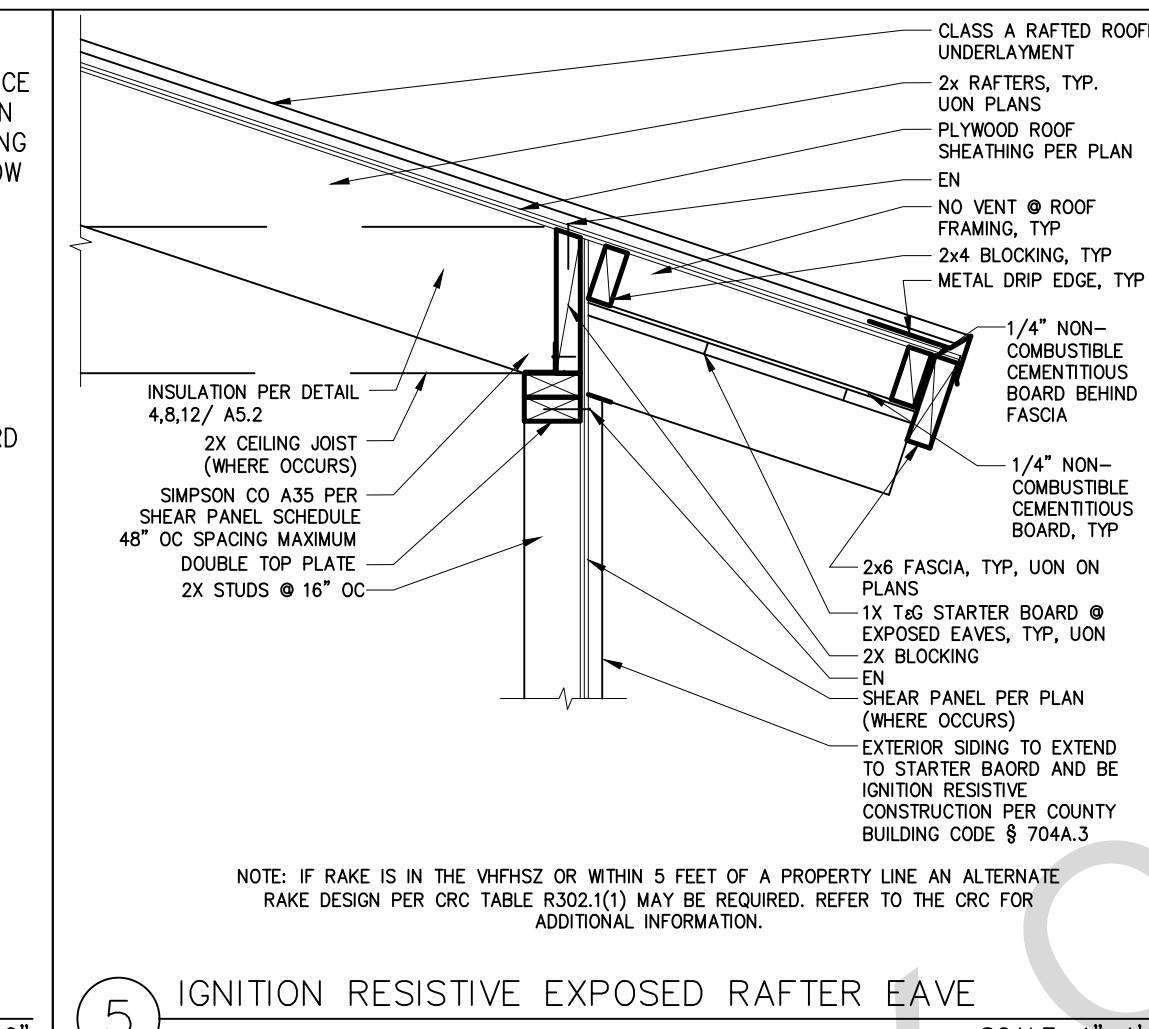
9 GABLE END AT EXTERIOR WALL SCALE: 1"=1'-0"



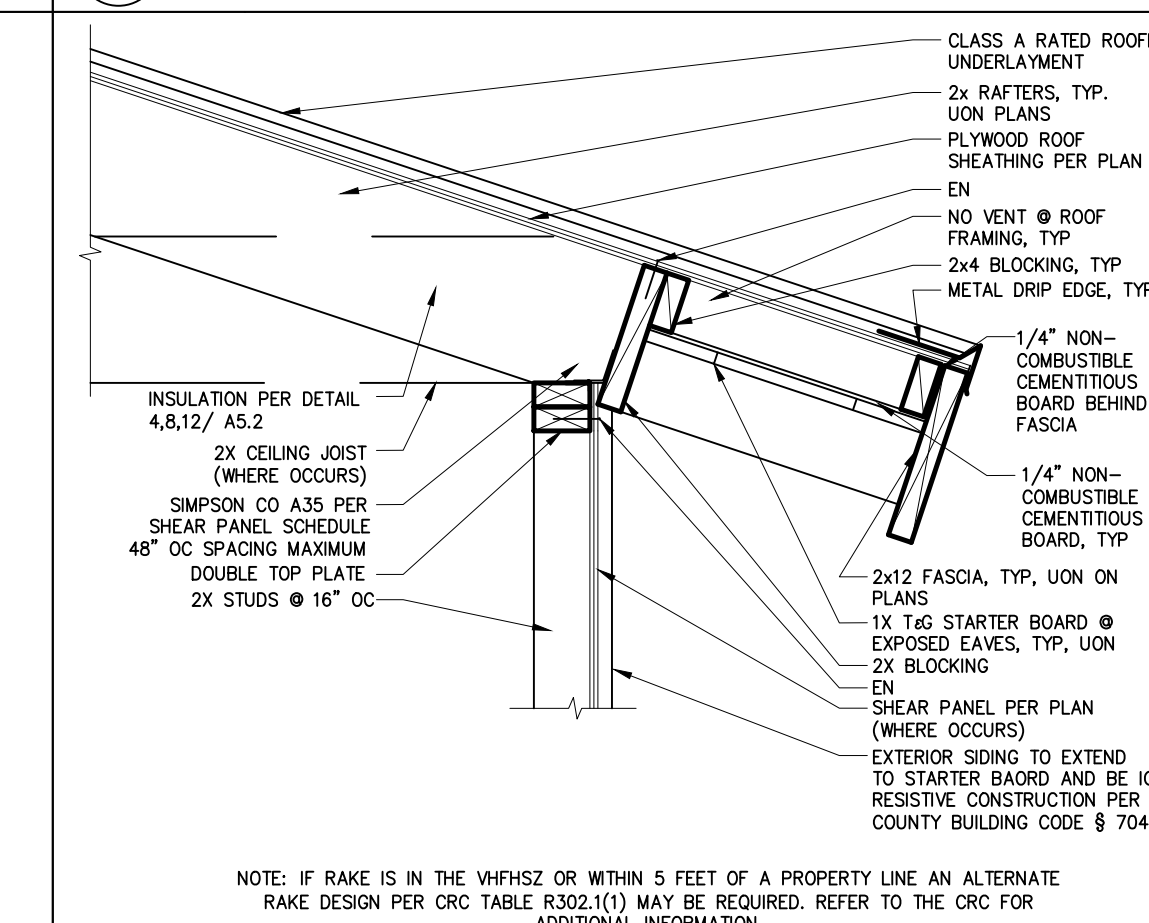
11 RAFTER EAVE DETAIL SCALE: 1"=1'-0"



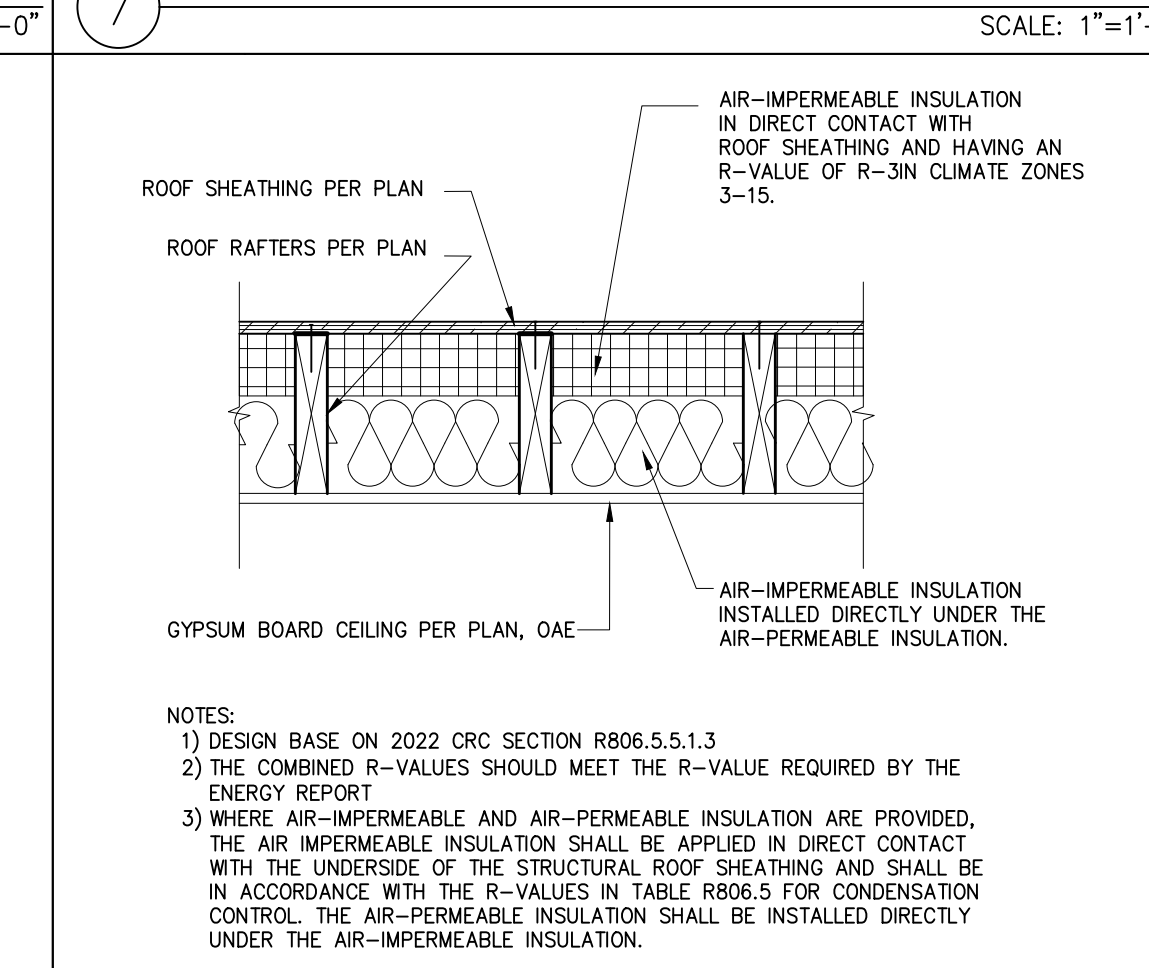
12 INSULATION @ UNVENTED ROOF ASSEMBLY IMPERMEABLE ONLY SCALE: 1"=1'-0"



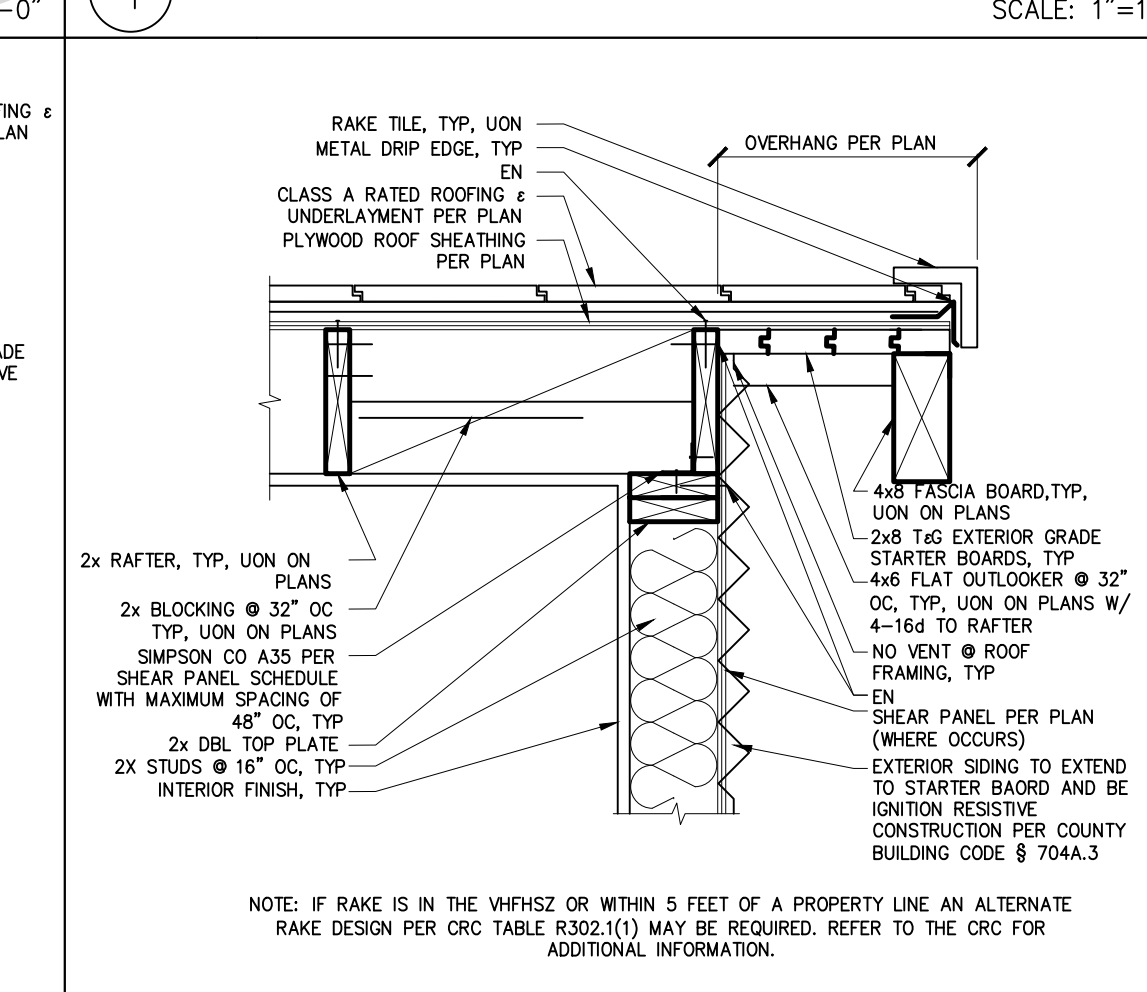
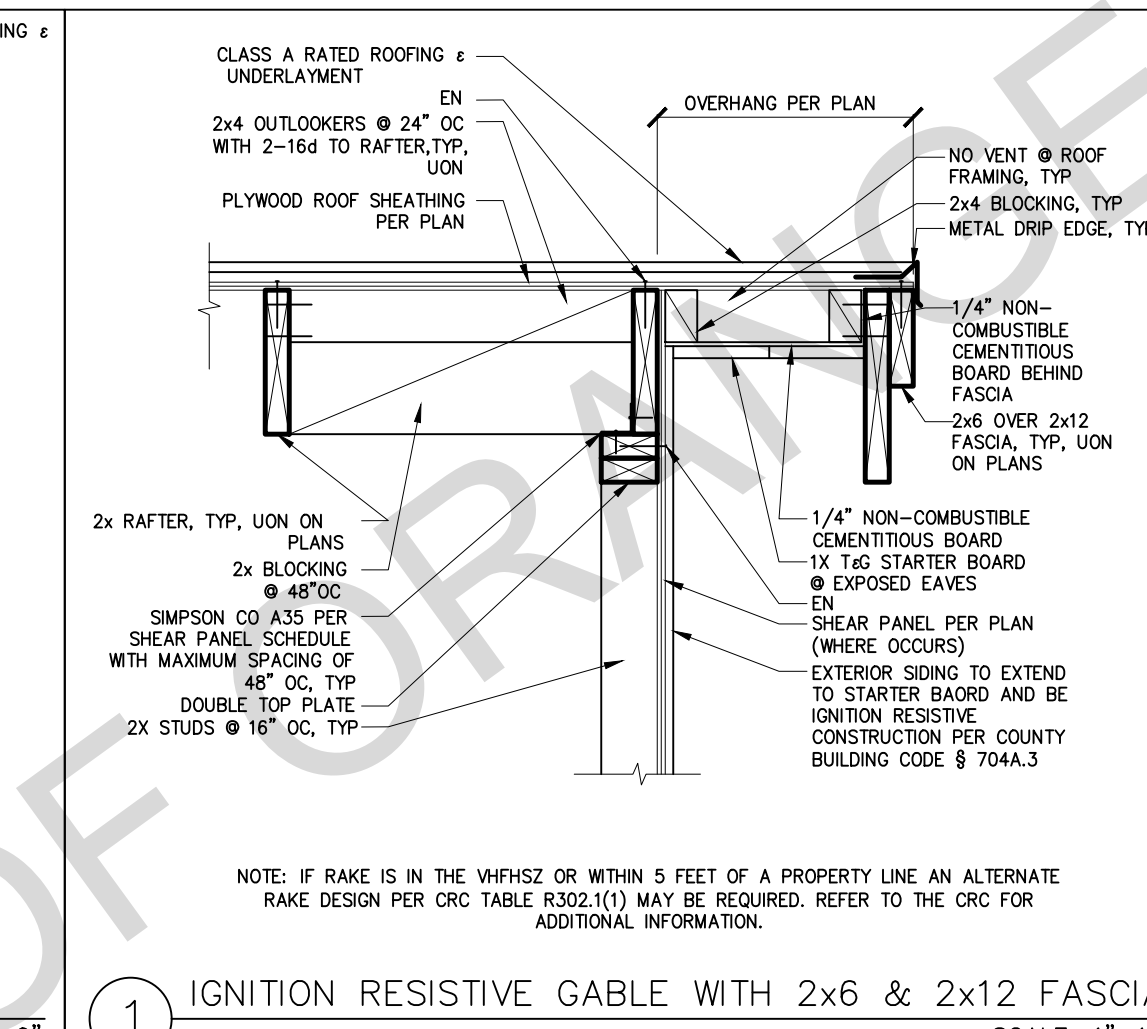
5 IGNITION RESISTIVE EXPOSED RAFTER EAVE SCALE: 1"=1'-0"



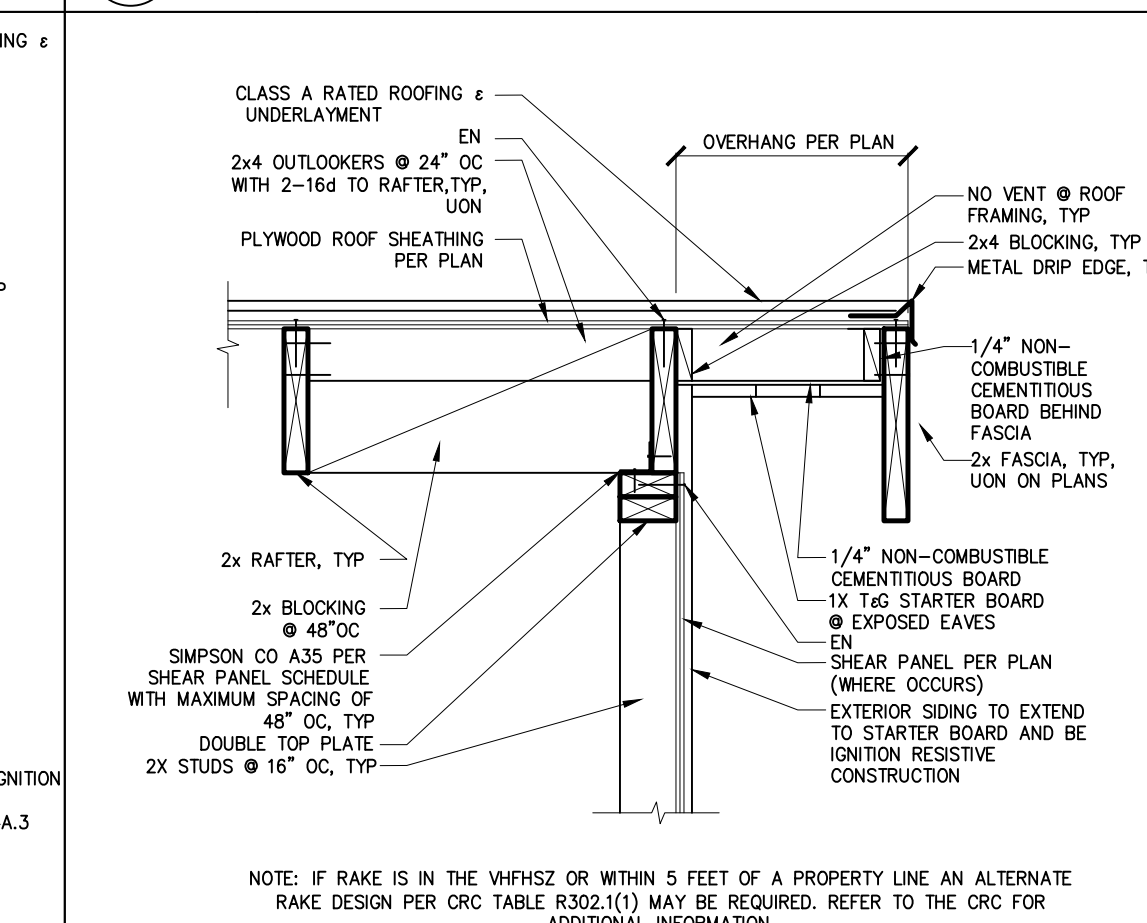
7 IGNITION RESISTIVE RAFTER EAVE WITH 2X FASCIA SCALE: 1"=1'-0"



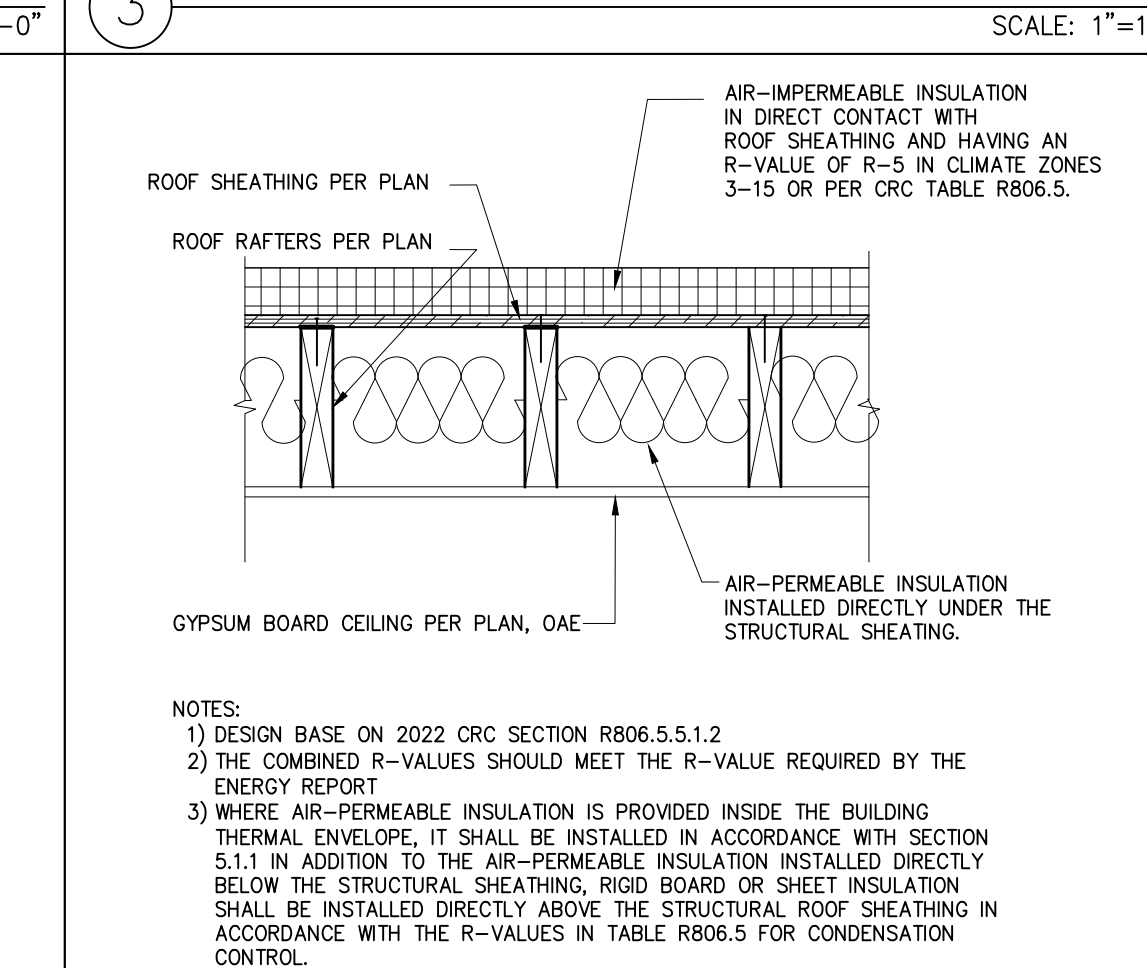
8 INSULATION @ UNVENTED ROOF ASSEMBLY BOTH TYPES SCALE: 1"=1'-0"



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



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



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

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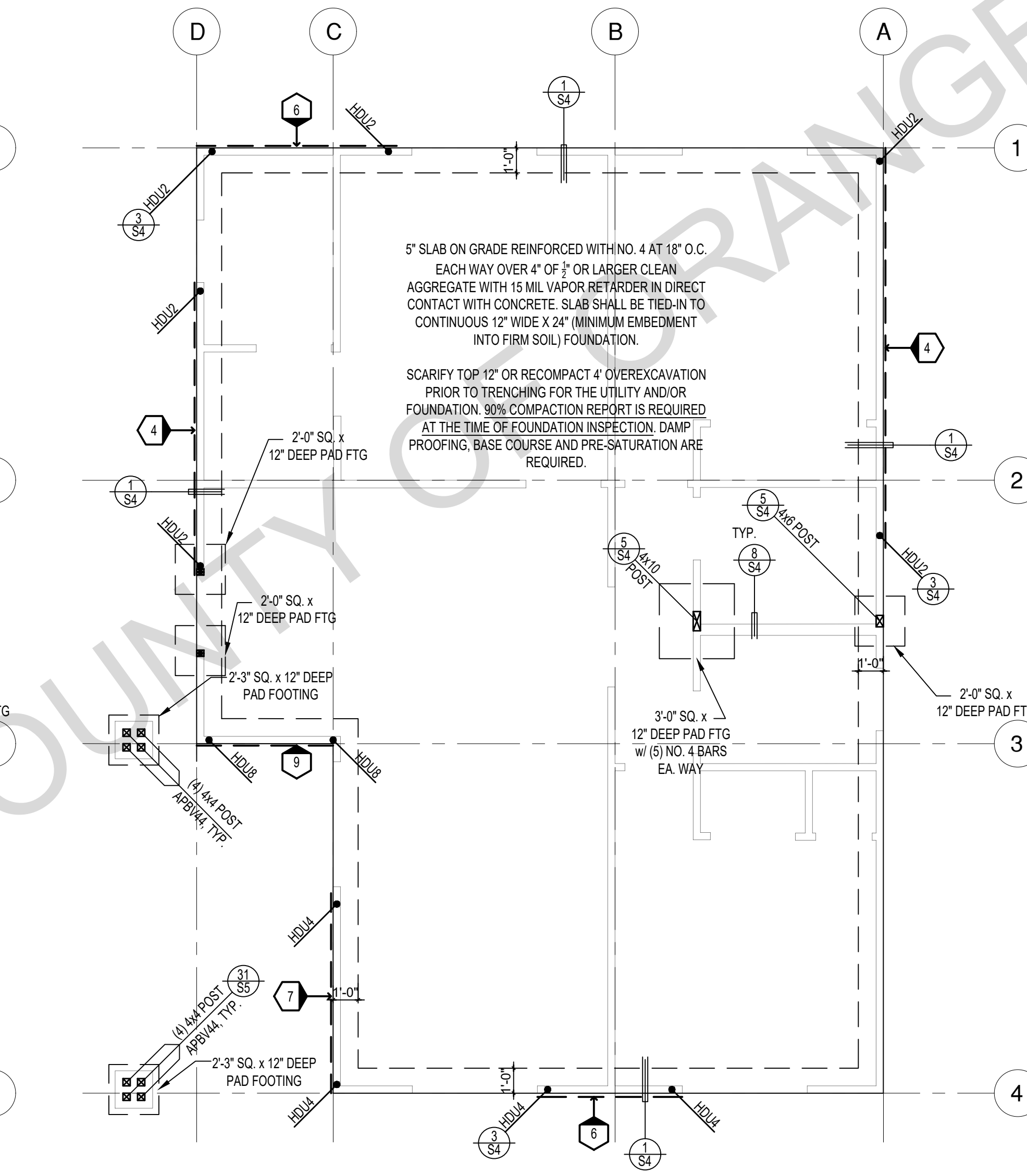
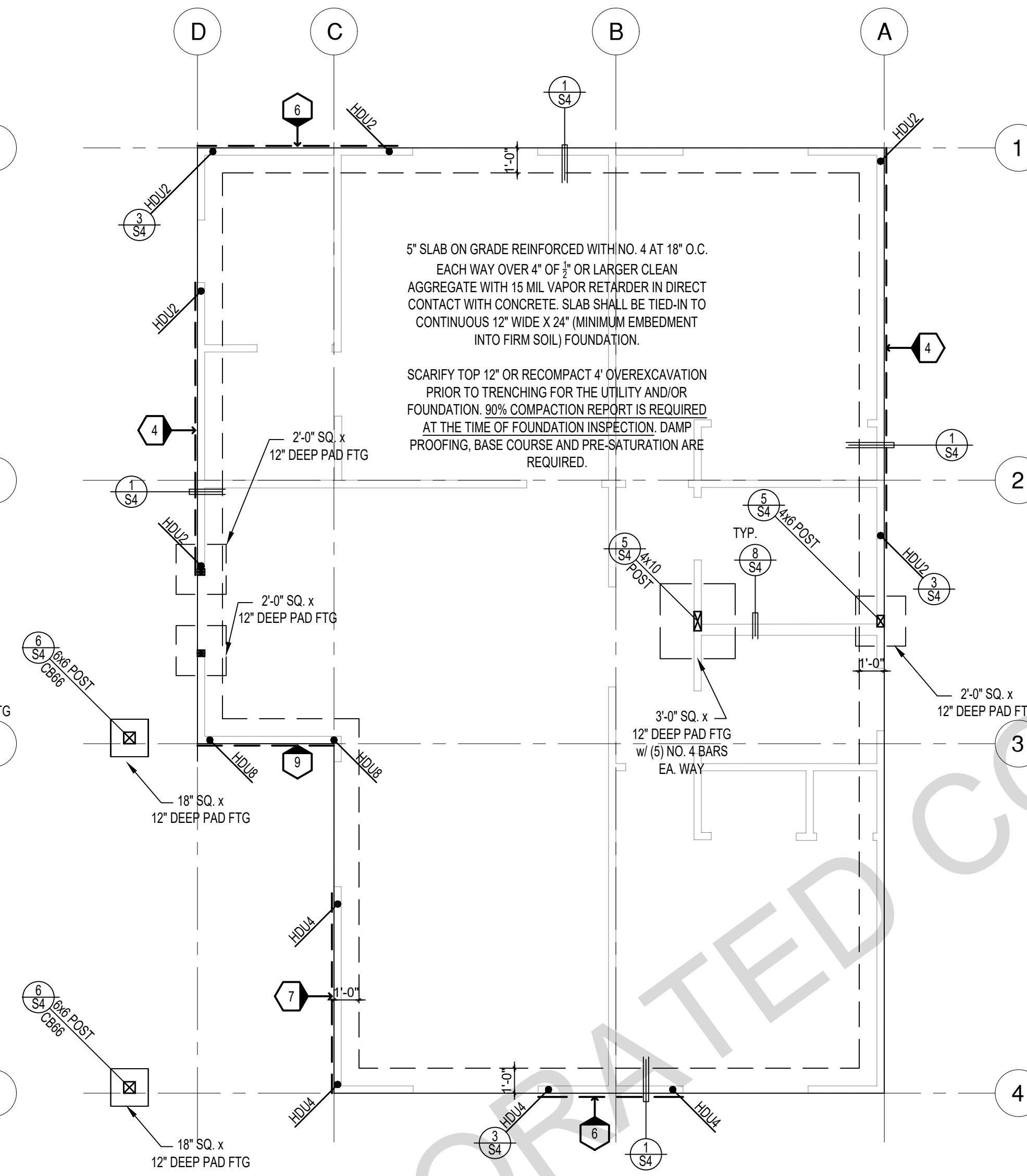
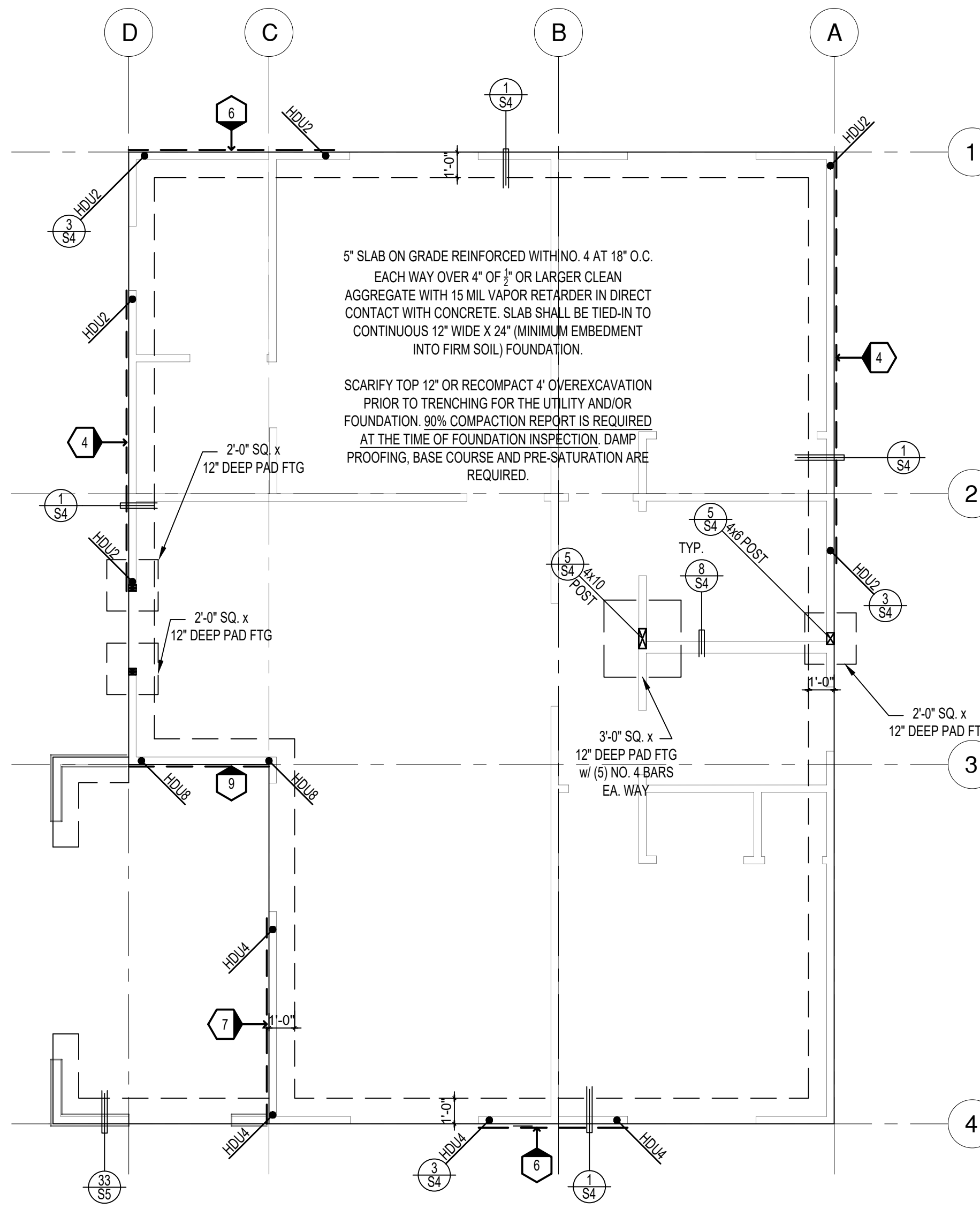
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Roof Finish
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date April 03, 2024
project no.
drawn by DESIGN PATH STUDIO
sheet no.

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FOUNDATION PLAN

1/4"=1'-0" SPANISH

FOUNDATION PLAN

1/4"=1'-0" RANCH

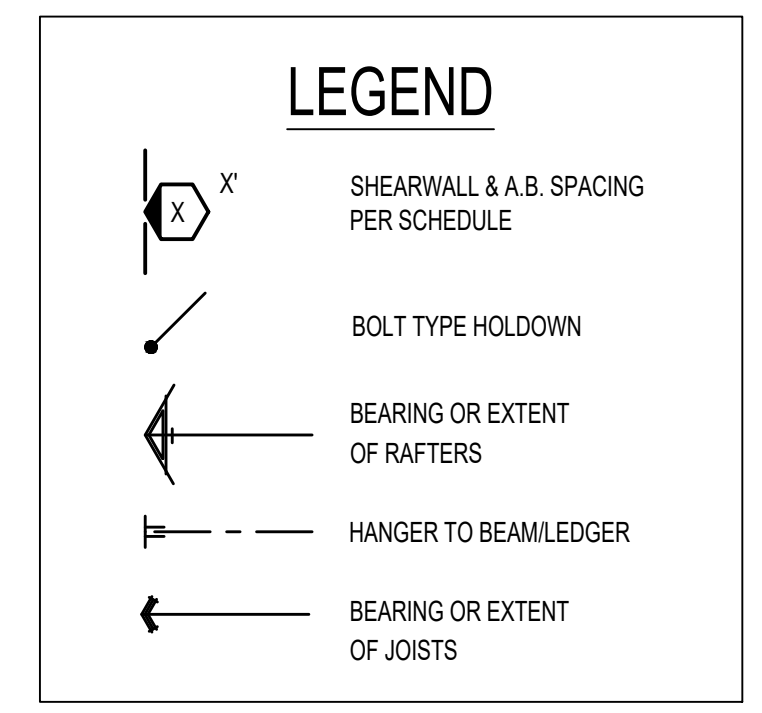
FOUNDATION PLAN

1/4"=1'-0" CRAFTSMAN

SHEAR WALL SCHEDULE (ASD VALUES)

- #### FOUNDATION NOTES
- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
 - ALL EXTERIOR STUDS TO BE 2x4 @ 16" O.C.
 - THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
 - PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
 - PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA WAY
 - SEE SHT S3 FOR TYP. CONCRETE & SLAB DETAILS 1-8
 - POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
 - FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.
 - BOTTOM OF THE FOOTINGS SHALL BE CERTIFIED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCEMENT BARS

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4 1/2" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	350*	490*	550*	665*	870*
ANCHOR BOLT SPACING	3/4" @ 48" or 1/2" @ 32"	3/8" @ 32" or 1/2" @ 24"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 16" or 1/2" @ 24"	3/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4 1/2"	3 1/2"	3"	1/2" x 4 1/2" SDS screws @ 8"	1/2" x 4 1/2" SDS screws @ 8"
SPACING OF A35LTP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.



SHEAR WALL FOOTNOTES

- AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARWALLS SHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
- SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209, 307, 308, 309, ETC.)
- IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.
- WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

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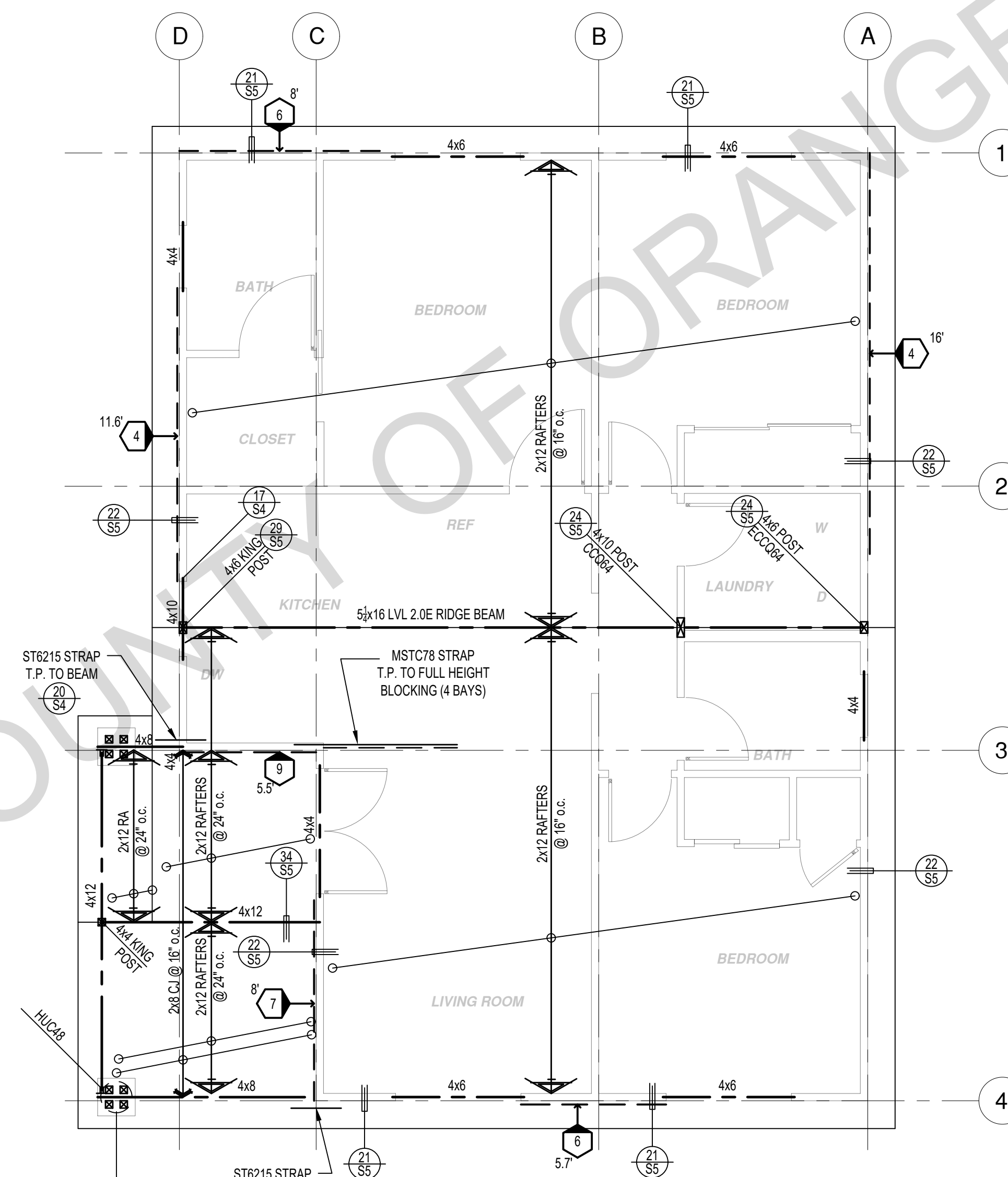
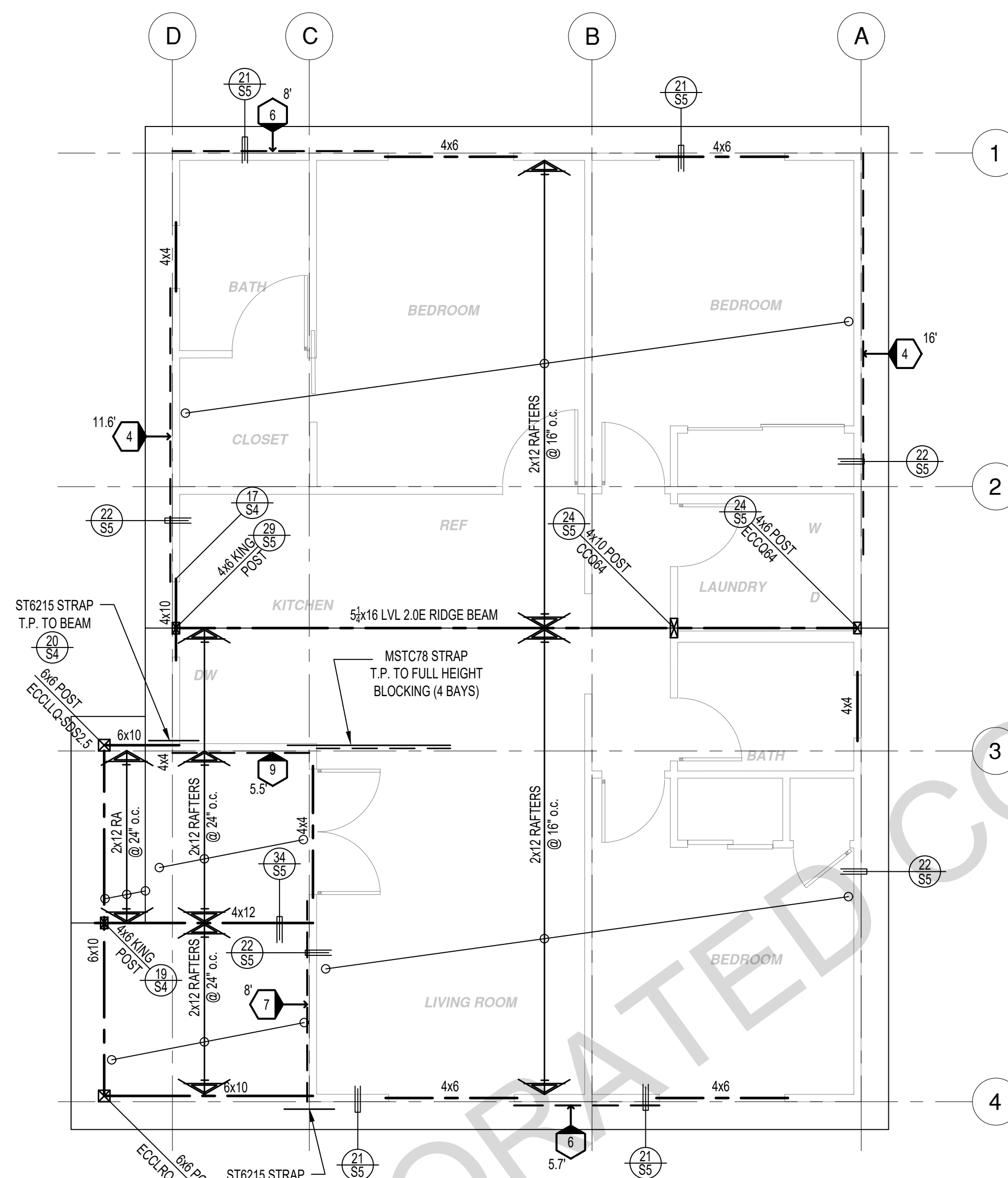
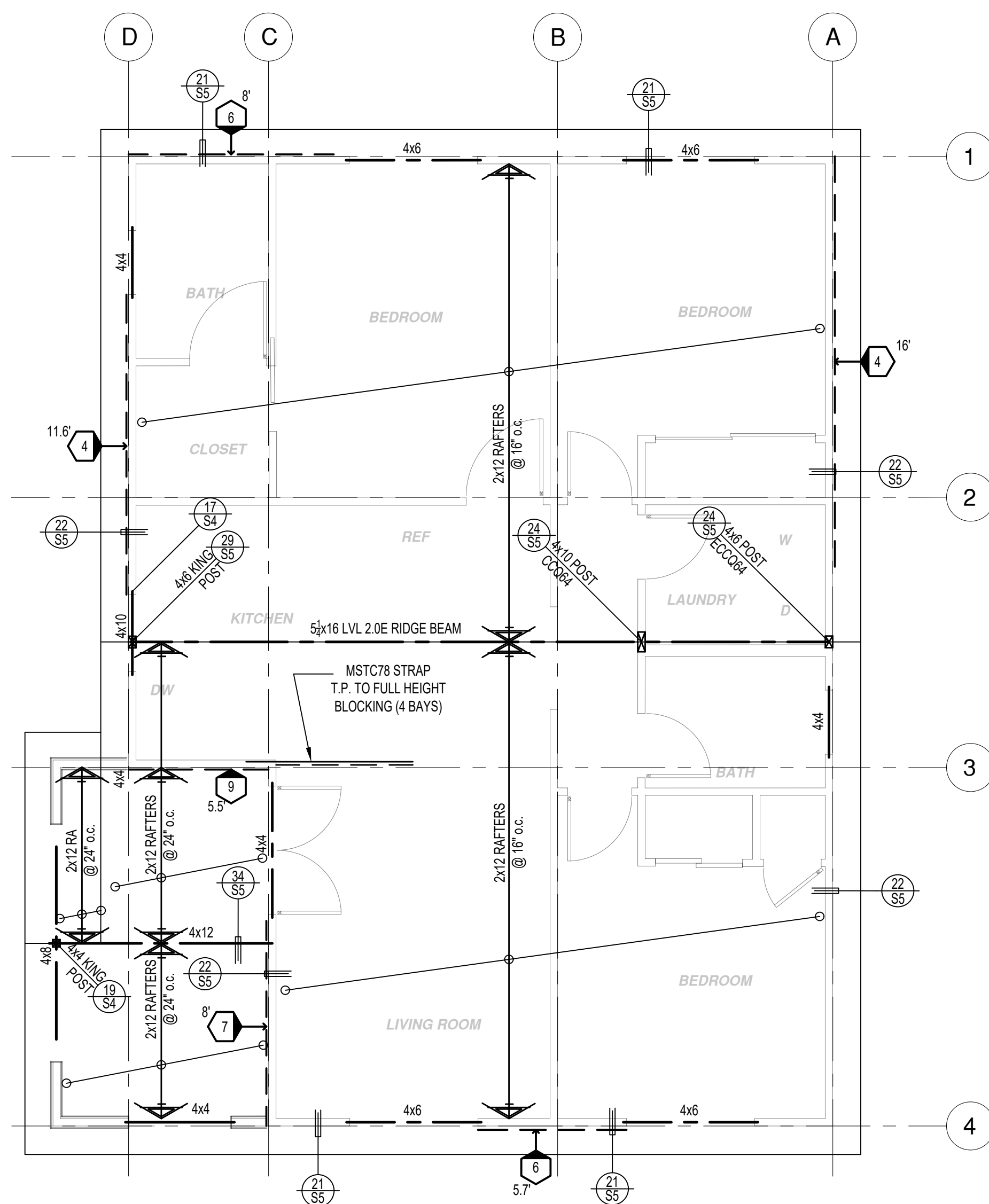
description
**3 Bedroom
Plan 3A
Foundation
Plan**

date April 03, 2024

project no.

drawn by DESIGN PATH STUDIO

sheet no.



ROOF FRAMING PLAN

1/4"=1'-0" SPANISH

ROOF FRAMING PLAN

1/4"=1'-0" RANCH

ROOF FRAMING PLAN

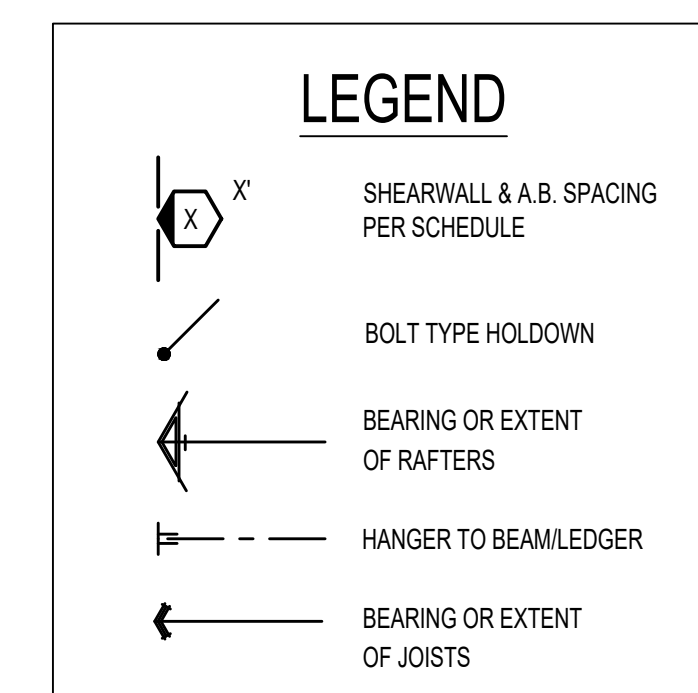
1/4"=1'-0" CRAFTSMAN

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	350*	490*	550*	665*	870*
ANCHOR BOLT SPACING	3/4" @ 48" or 1/2" @ 32"	3/8" @ 32" or 1/2" @ 24"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 16" or 1/2" @ 24"	3/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4 1/2"	3 1/2"	3"	1/2" x 4 1/2" SDS screws @ 8"	1/2" x 4 1/2" SDS screws @ 8"
SPACING OF A35LTP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

- AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARWALL SHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
- SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209, 307, 308, 309, ETC.)
- IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.
- WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.



BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
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project
County of Orange
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OWNER NAME:
ADDRESS:
APN:
LEGAL DESCRIPTION:

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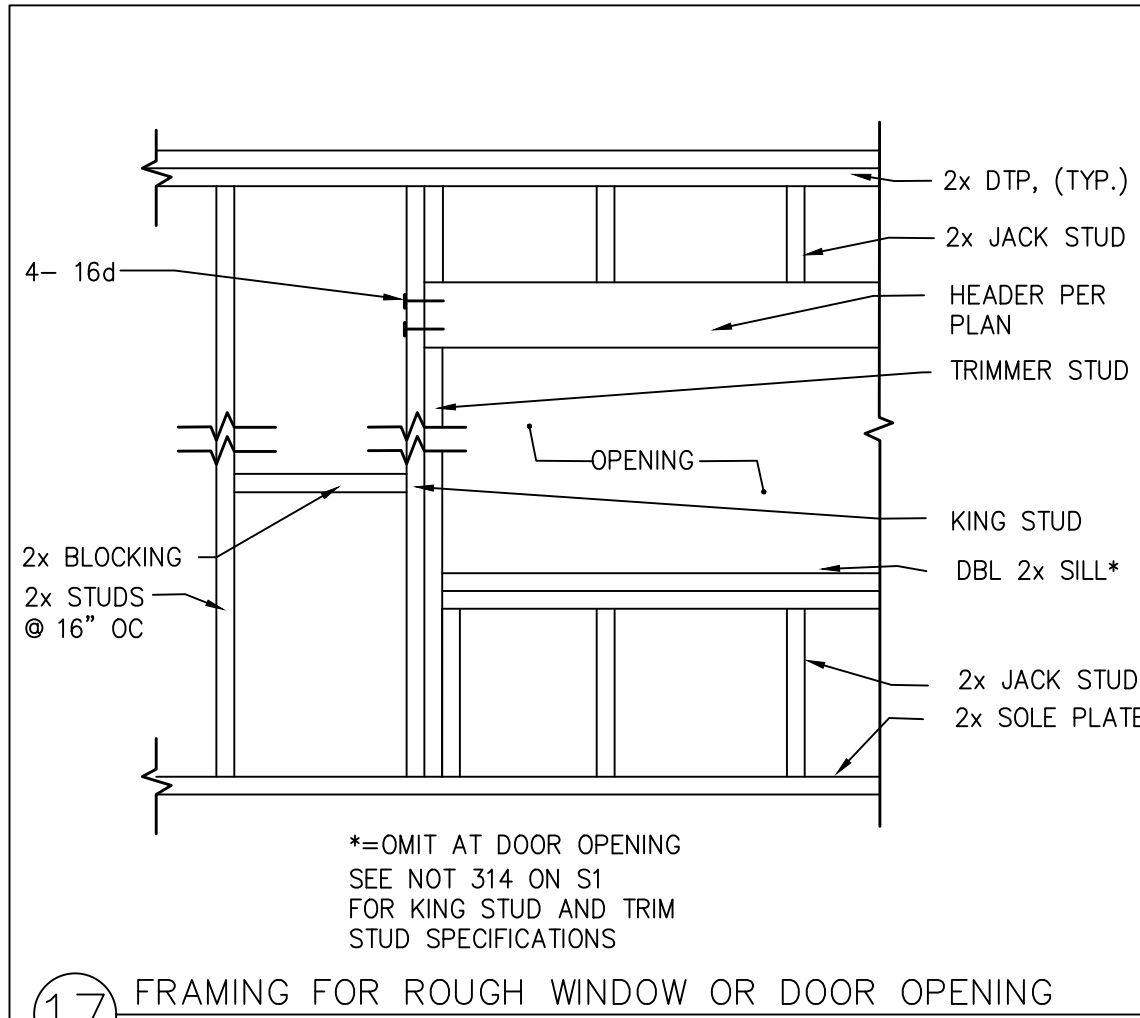
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3 Bedroom
Plan 3A
Framing
Plan

date April 03, 2024

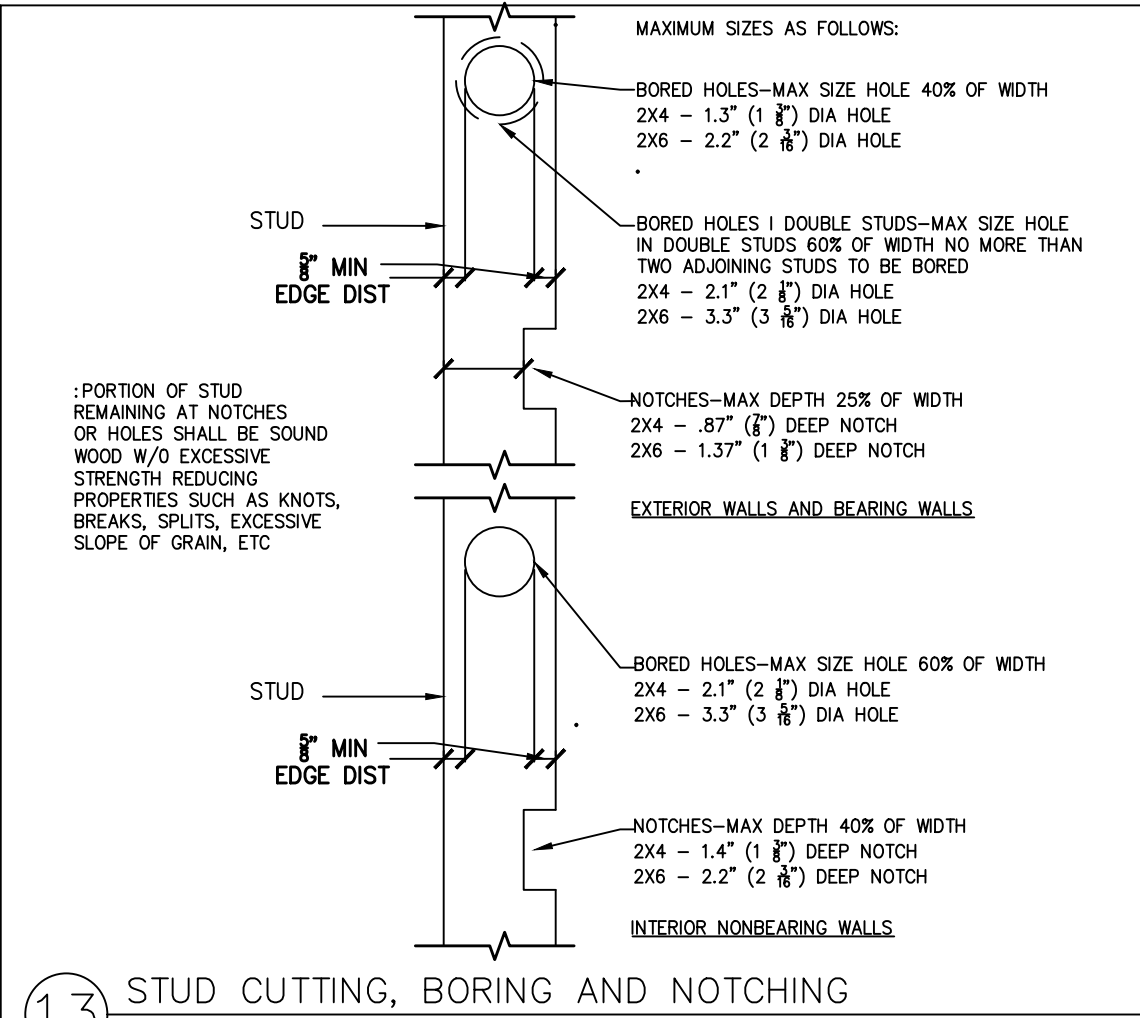
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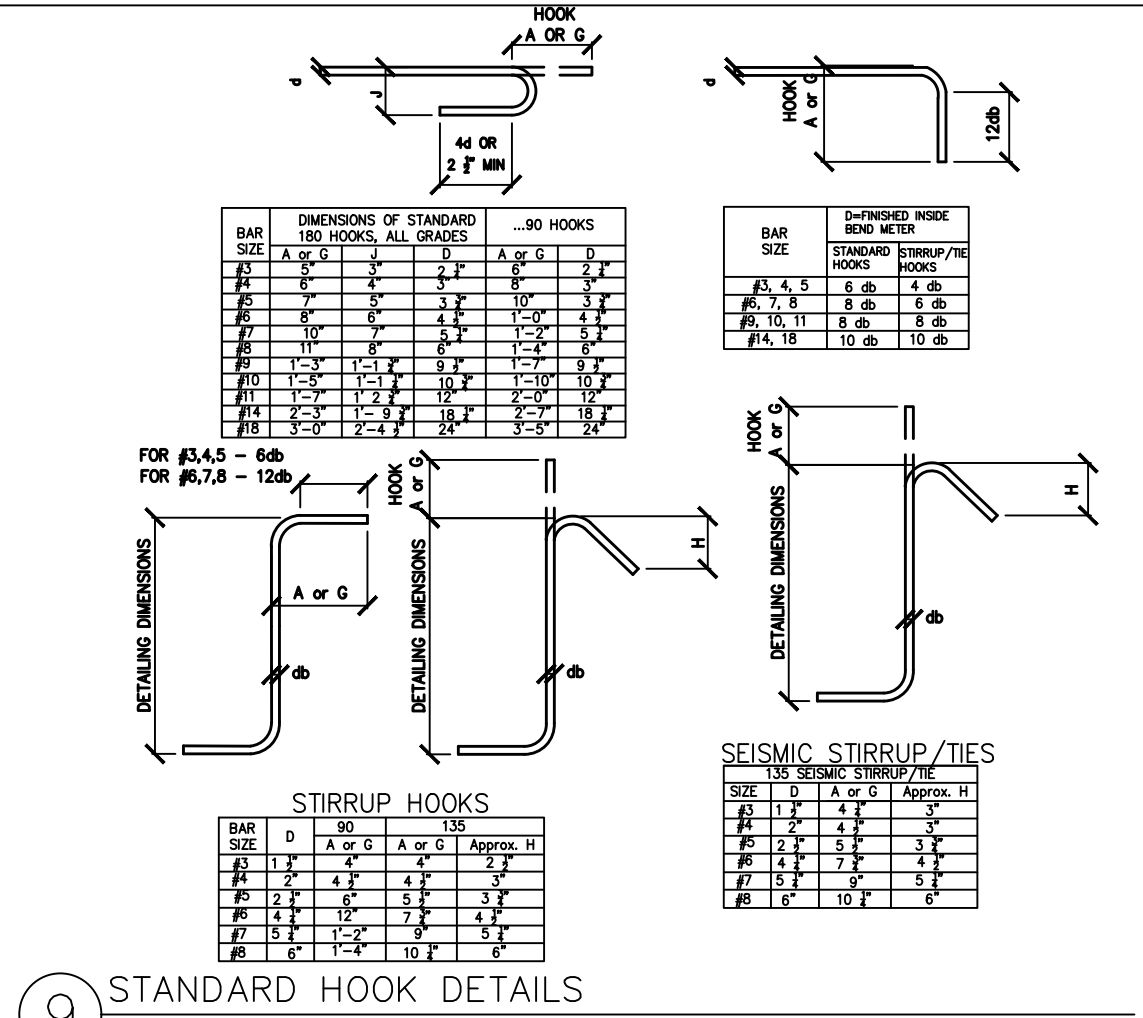
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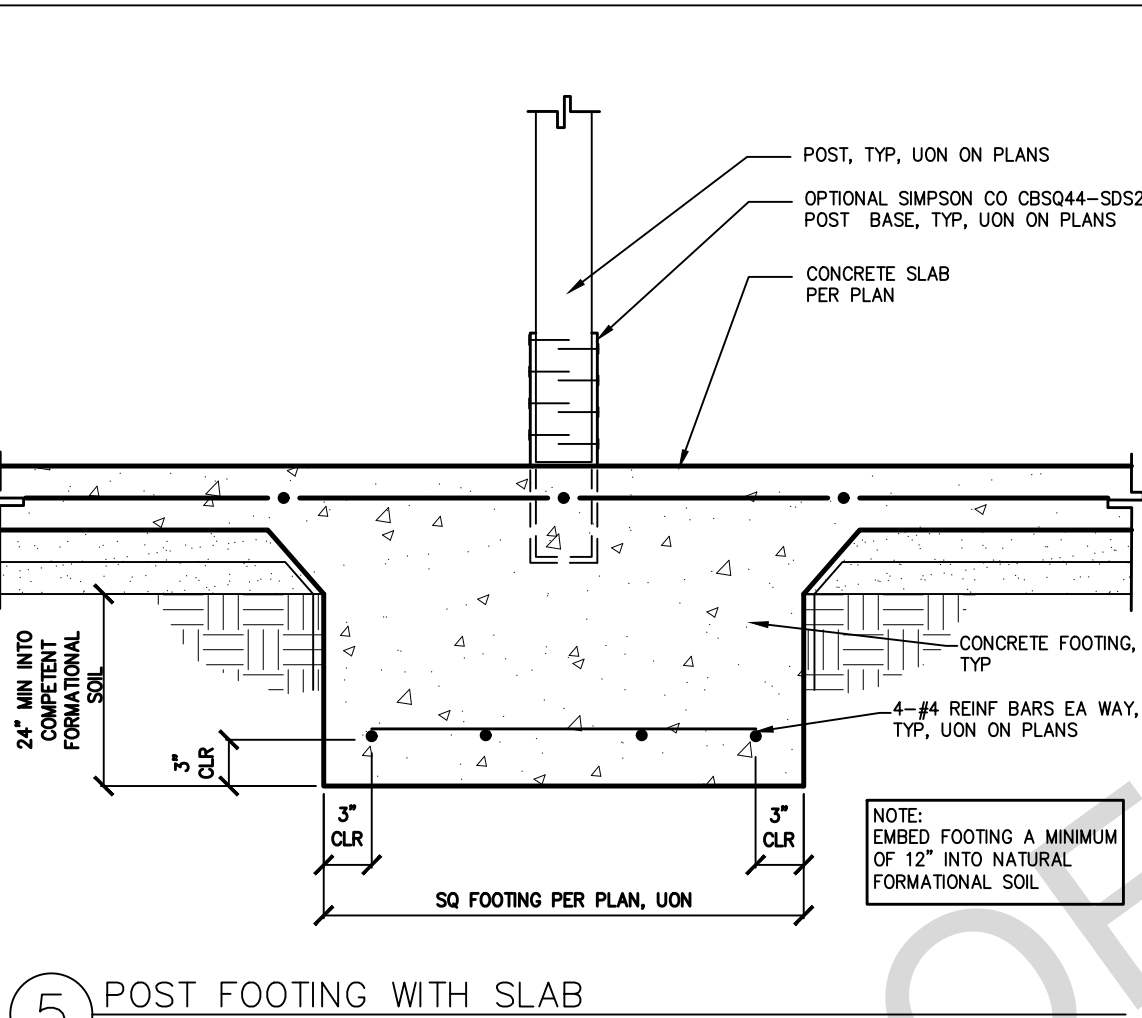
17 FRAMING FOR ROUGH WINDOW OR DOOR OPENING



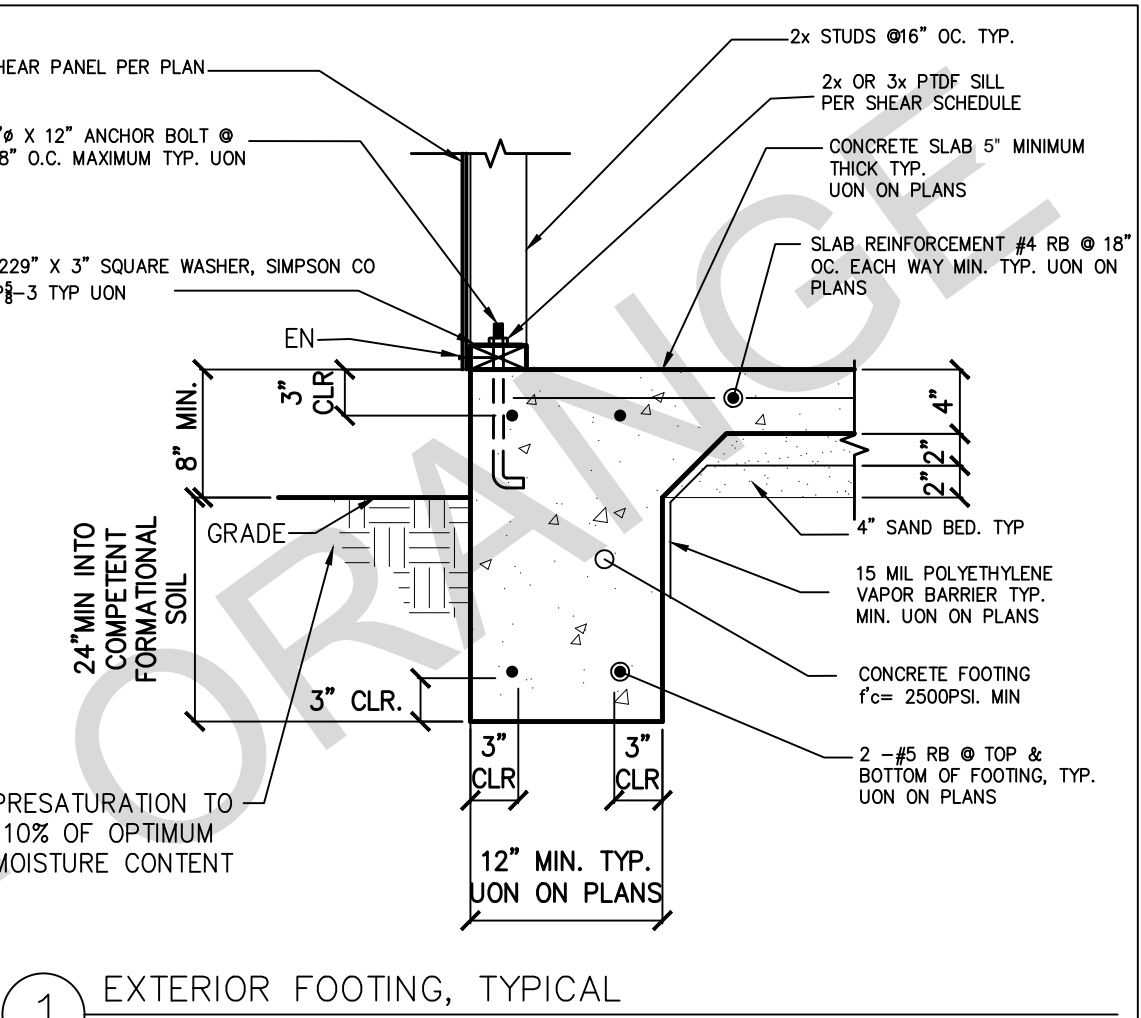
13 STUD CUTTING, BORING AND NOTCHING



9 STANDARD HOOK DETAILS



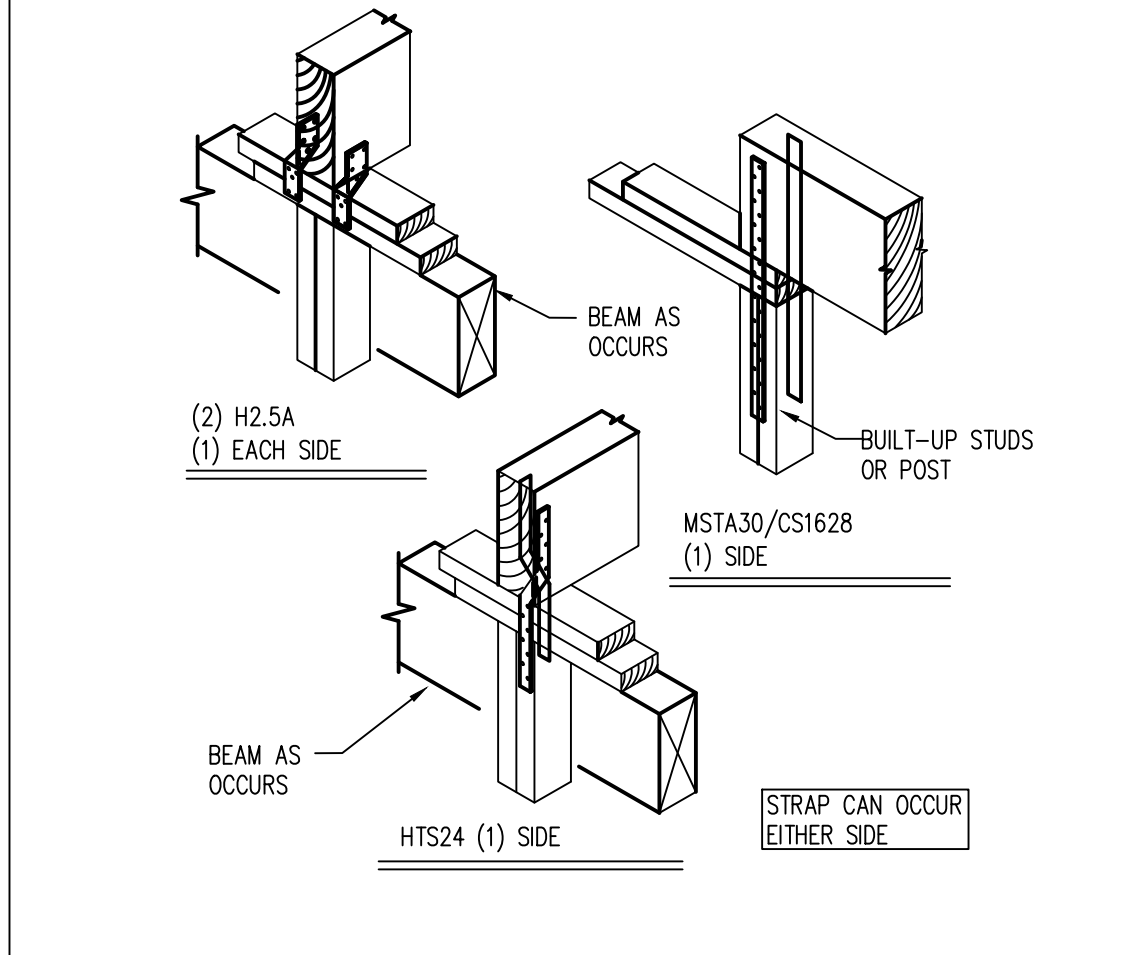
5 POST FOOTING WITH SLAB



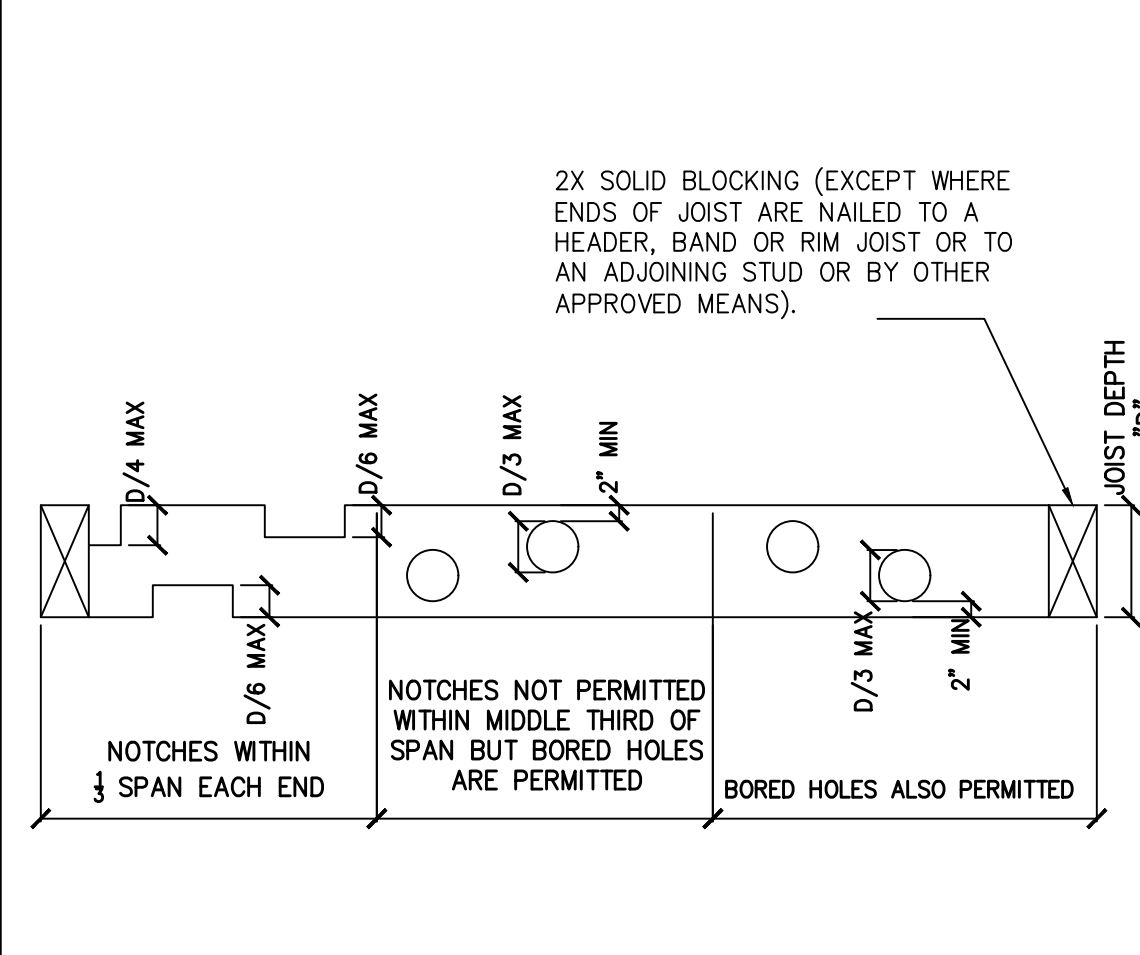
1 EXTERIOR FOOTING, TYPICAL

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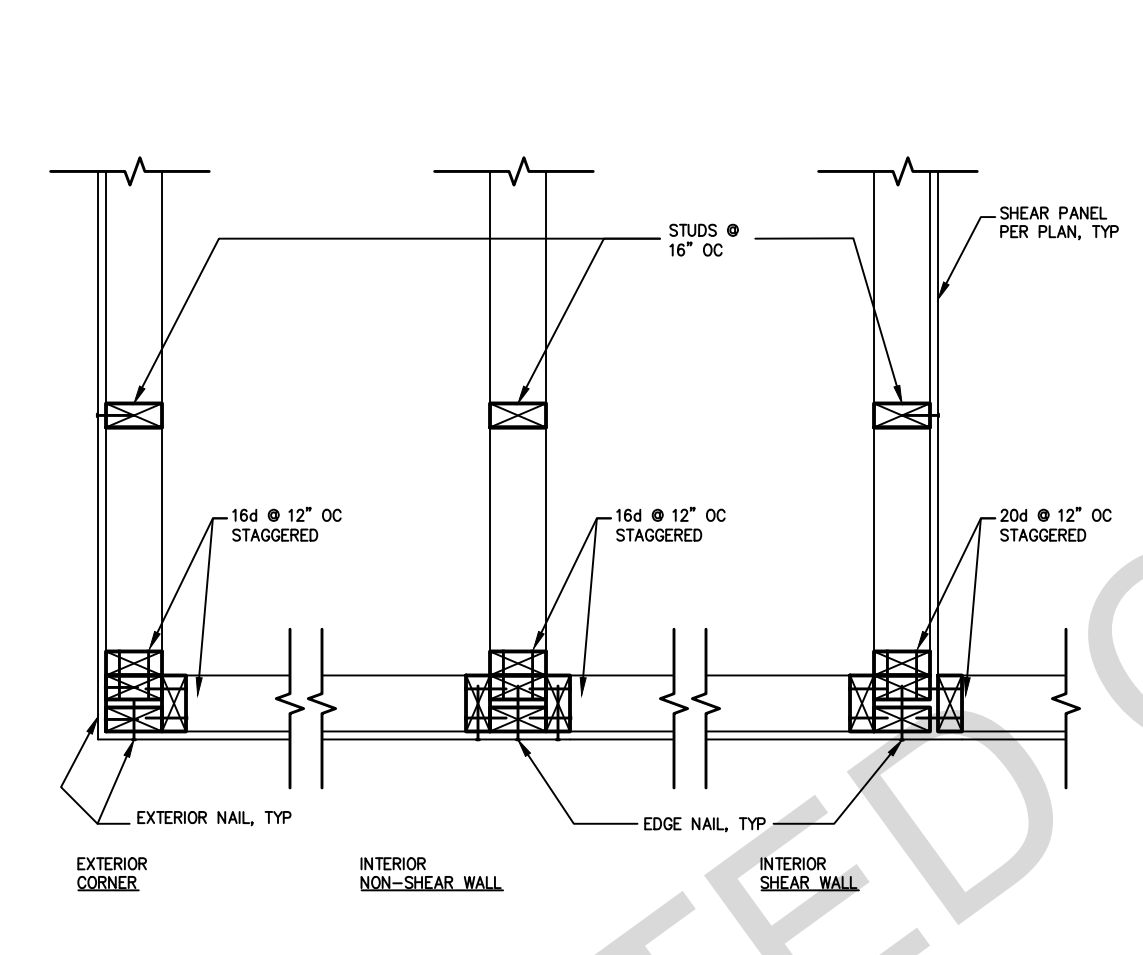
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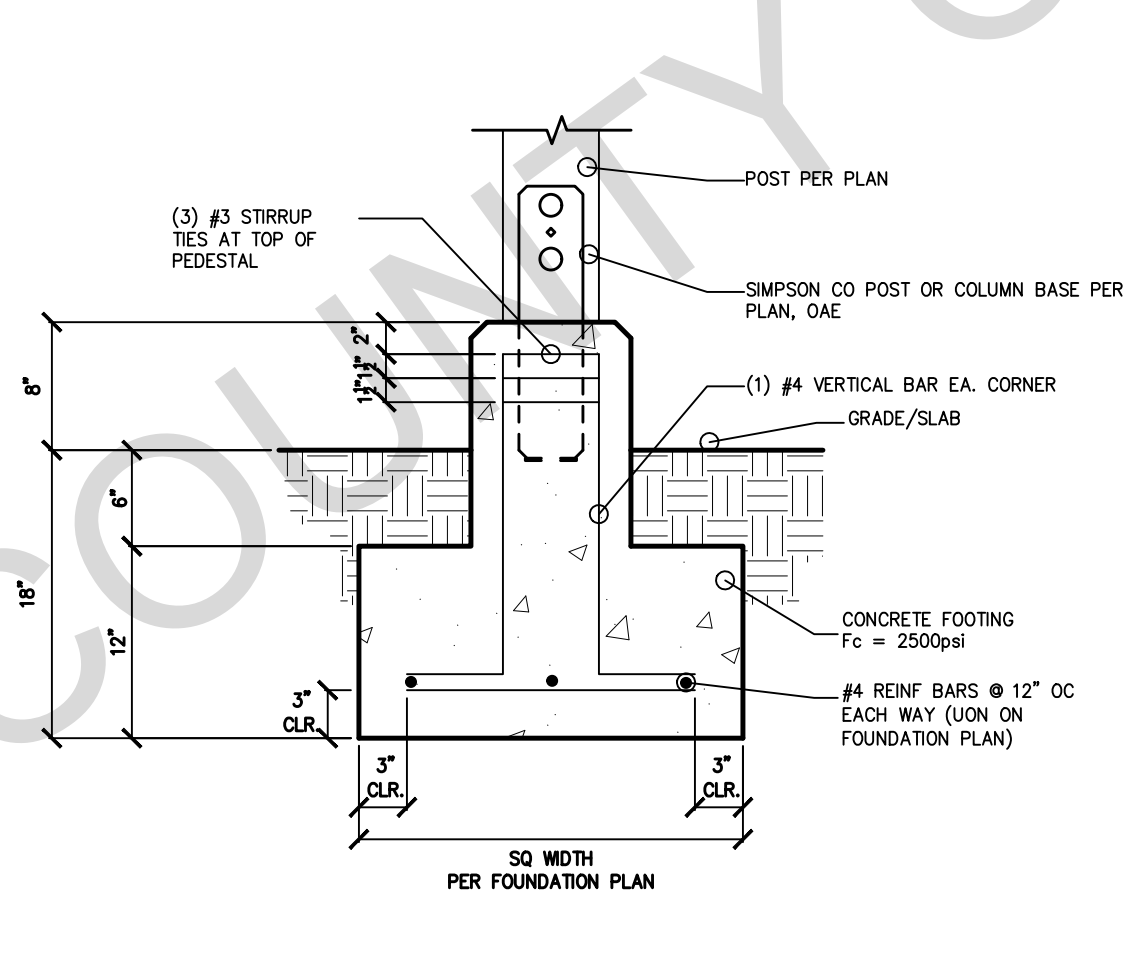
18 SUPPORT COLUMN TO BEAM



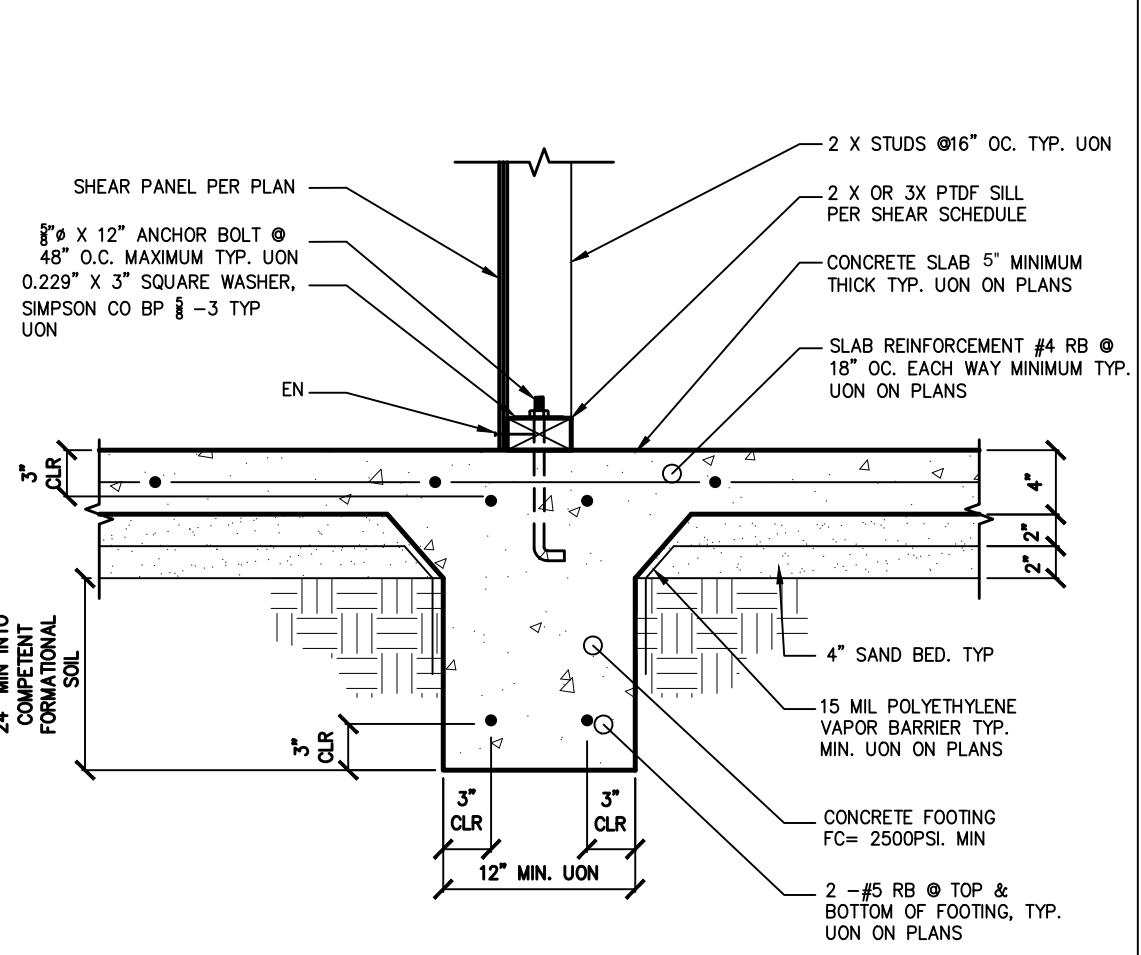
14 JOIST CUTTING, BORING AND NOTCHING



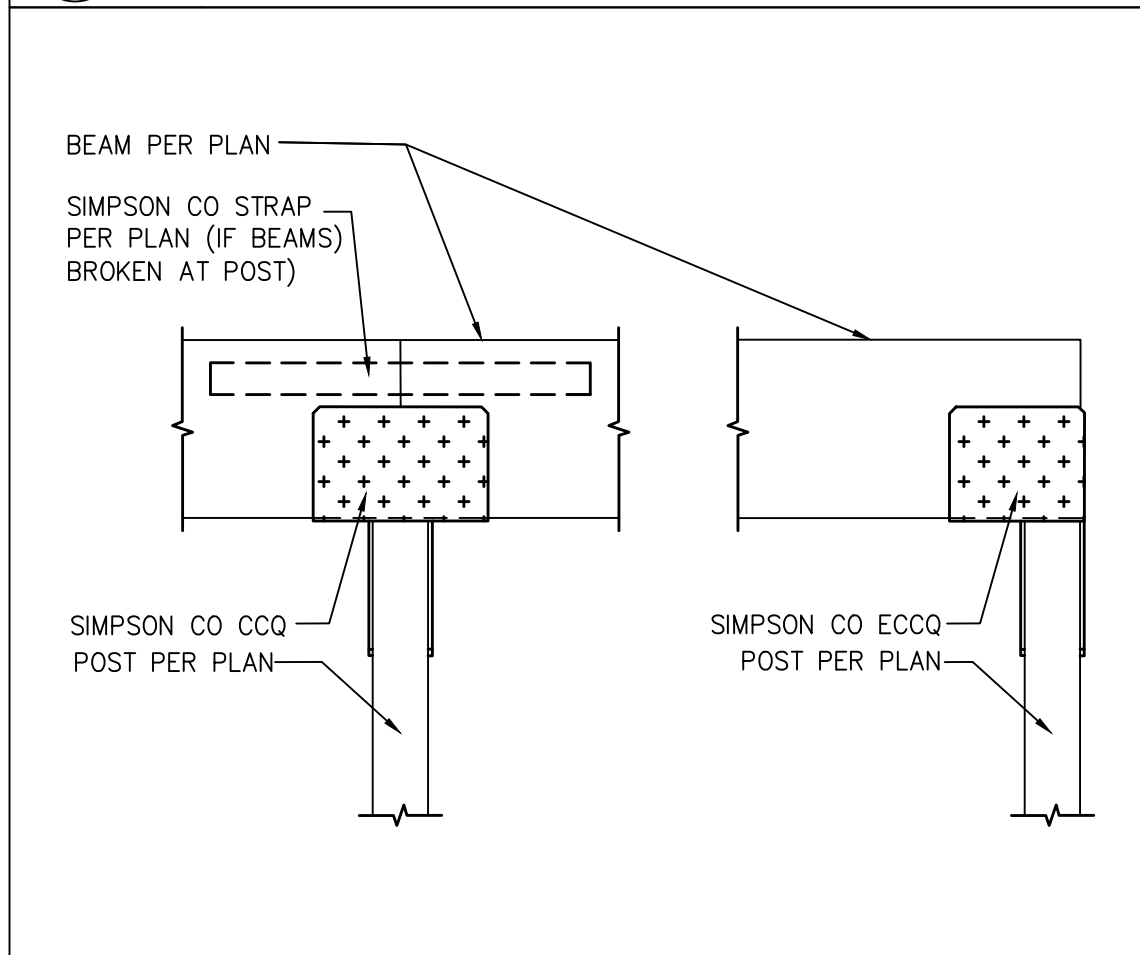
10 STUD WALL INTERSECTION



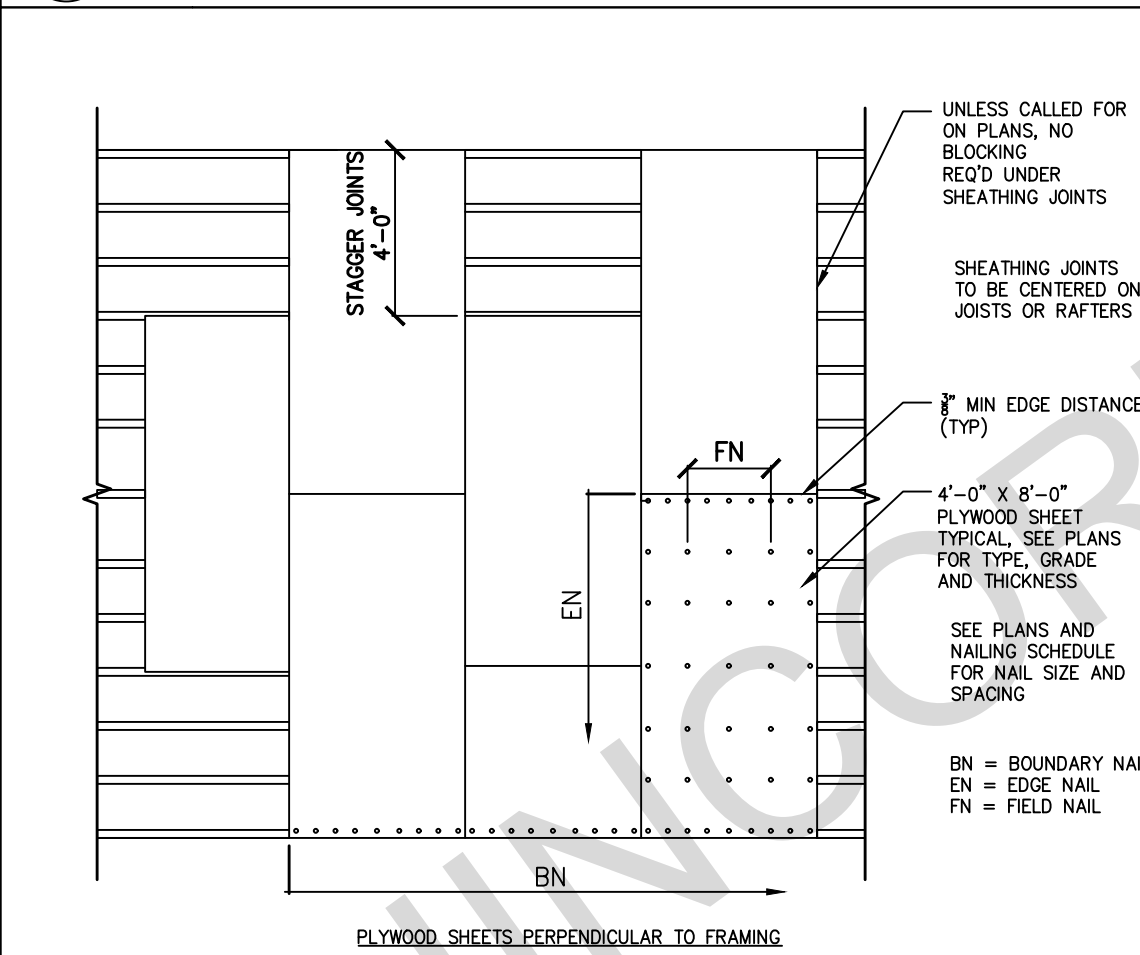
6 TYPICAL POST FOOTING



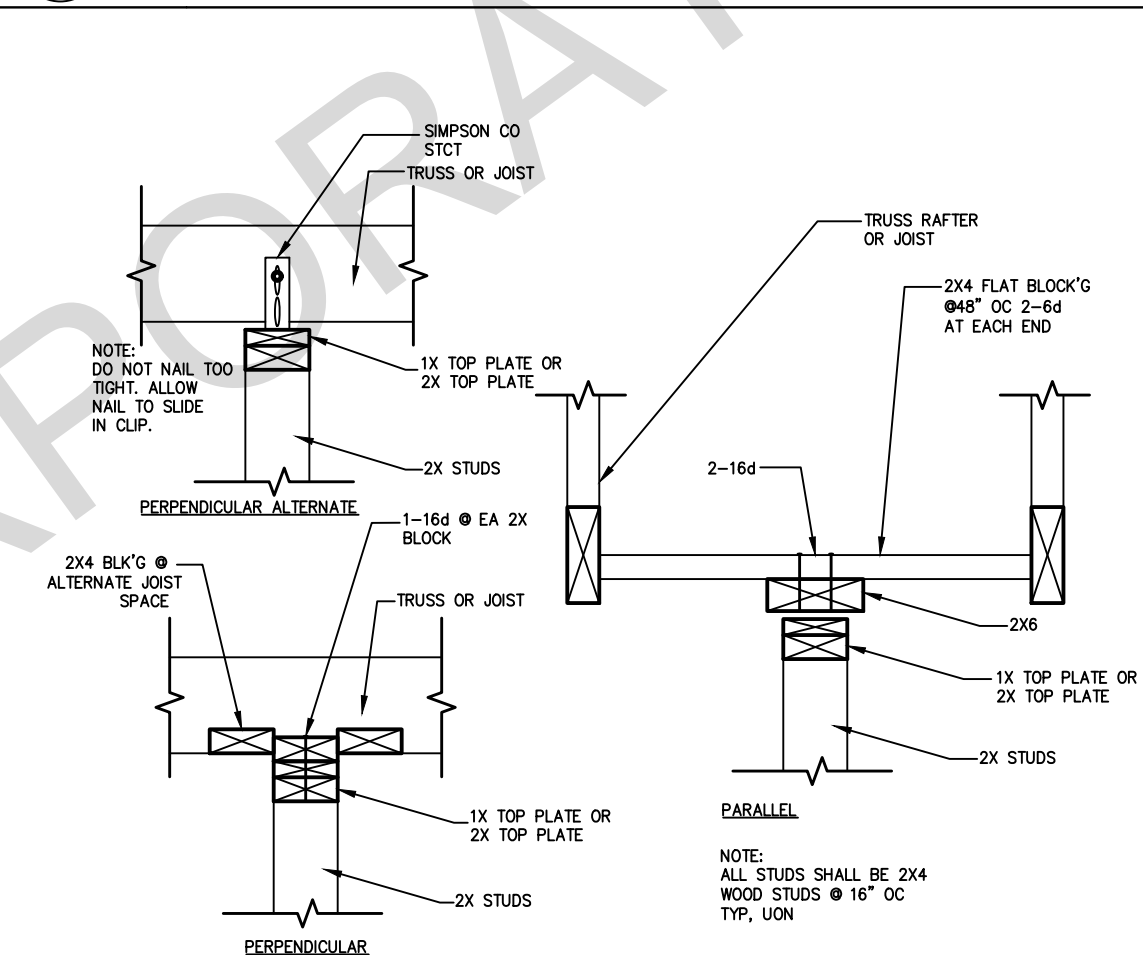
2 SLAB ON GRADE ONE STORY INTERIOR FOOTING



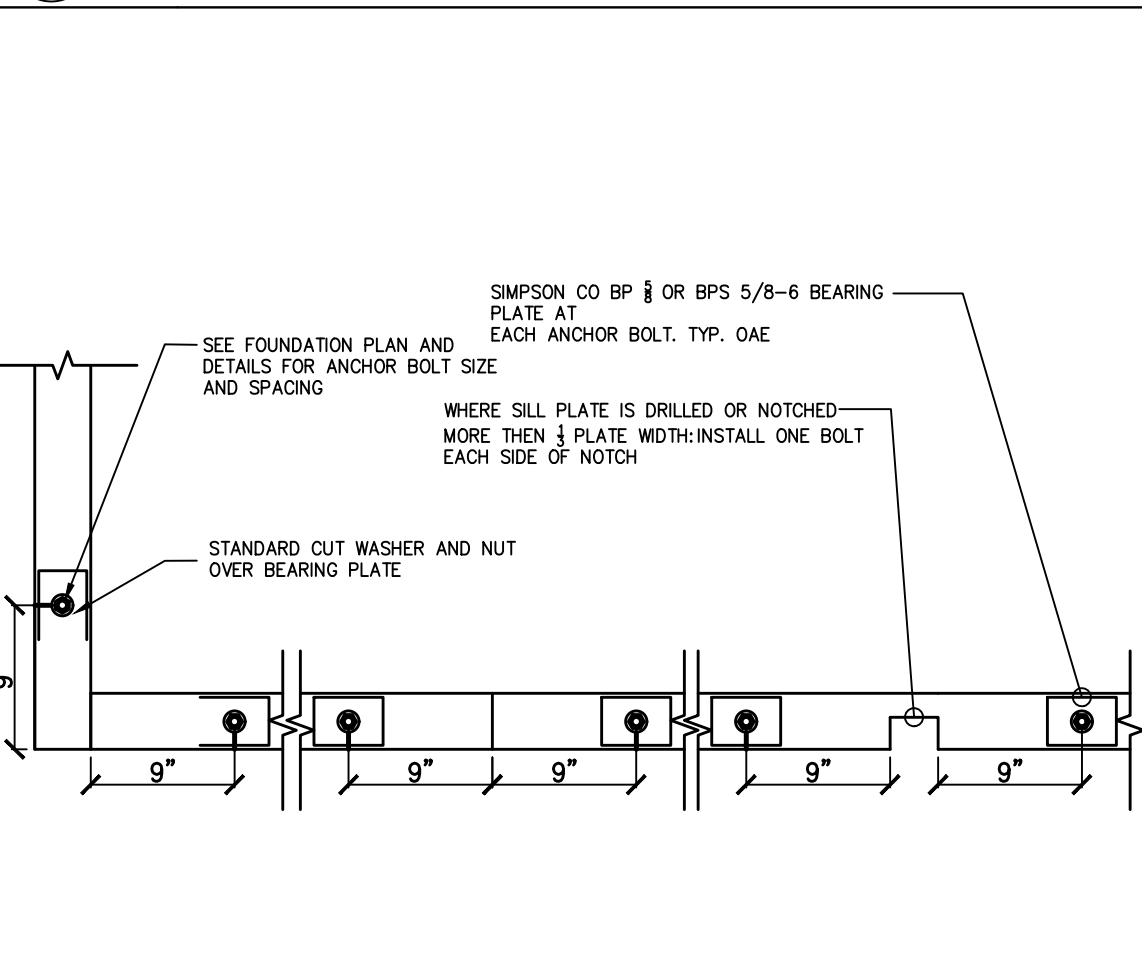
19 POST TO BEAM WITH CCQ/ECCQ



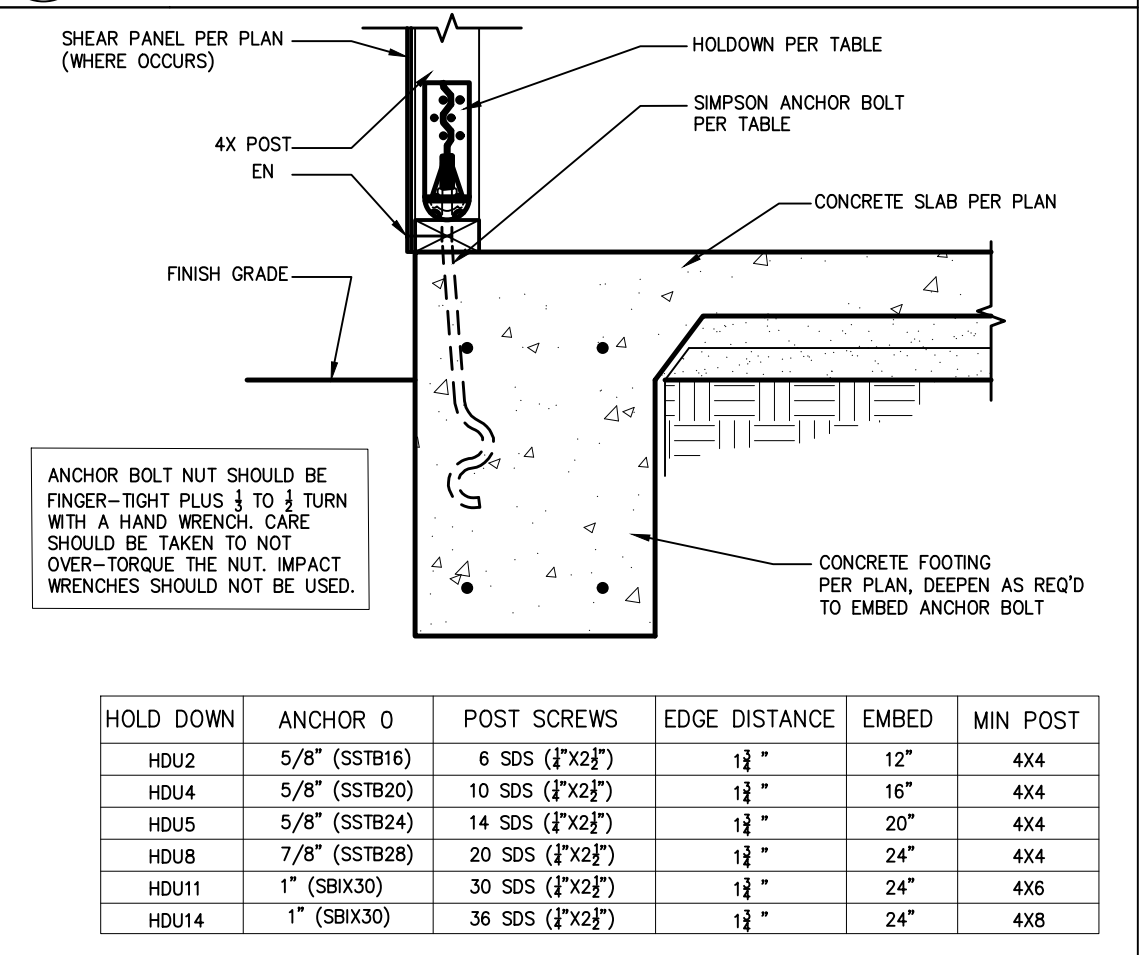
15 WOOD ROOF AND FLOOR SHEATHING LAYOUT



11 NON-BEARING/NON-SHEAR PARTITIONS AT TOP PLATE

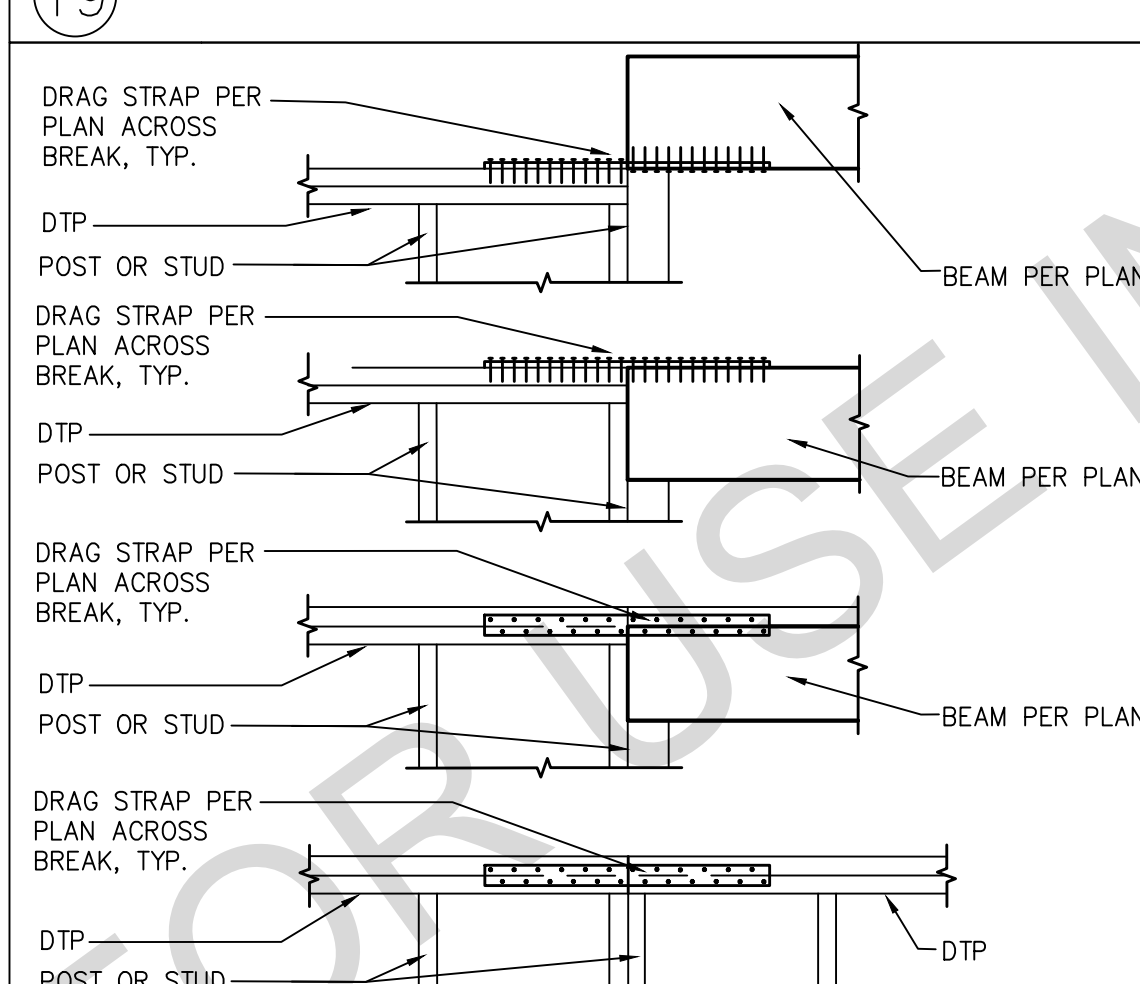


7 SILL PLATE ANCHOR BOLTING

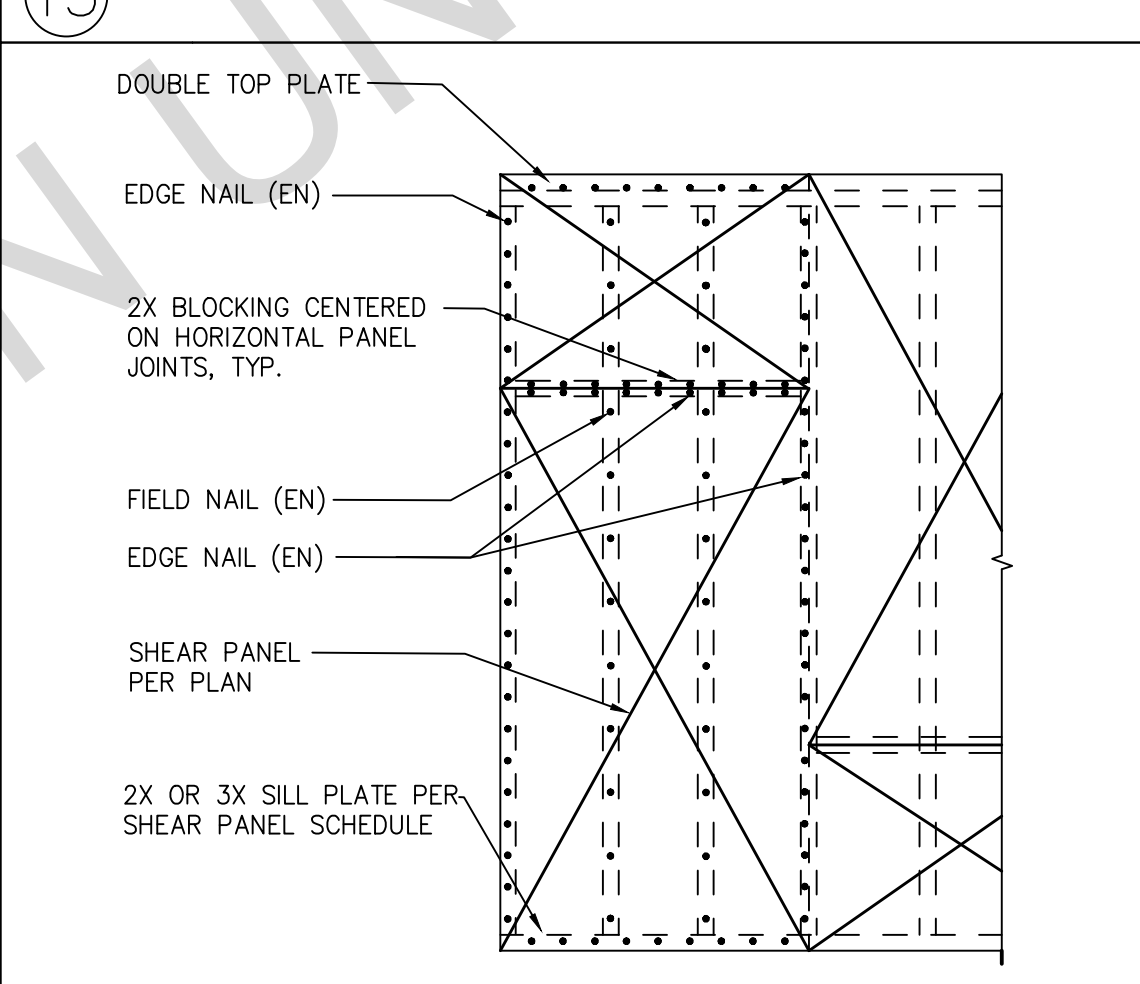


3 HOLDDOWN - PERIMETER FOOTING

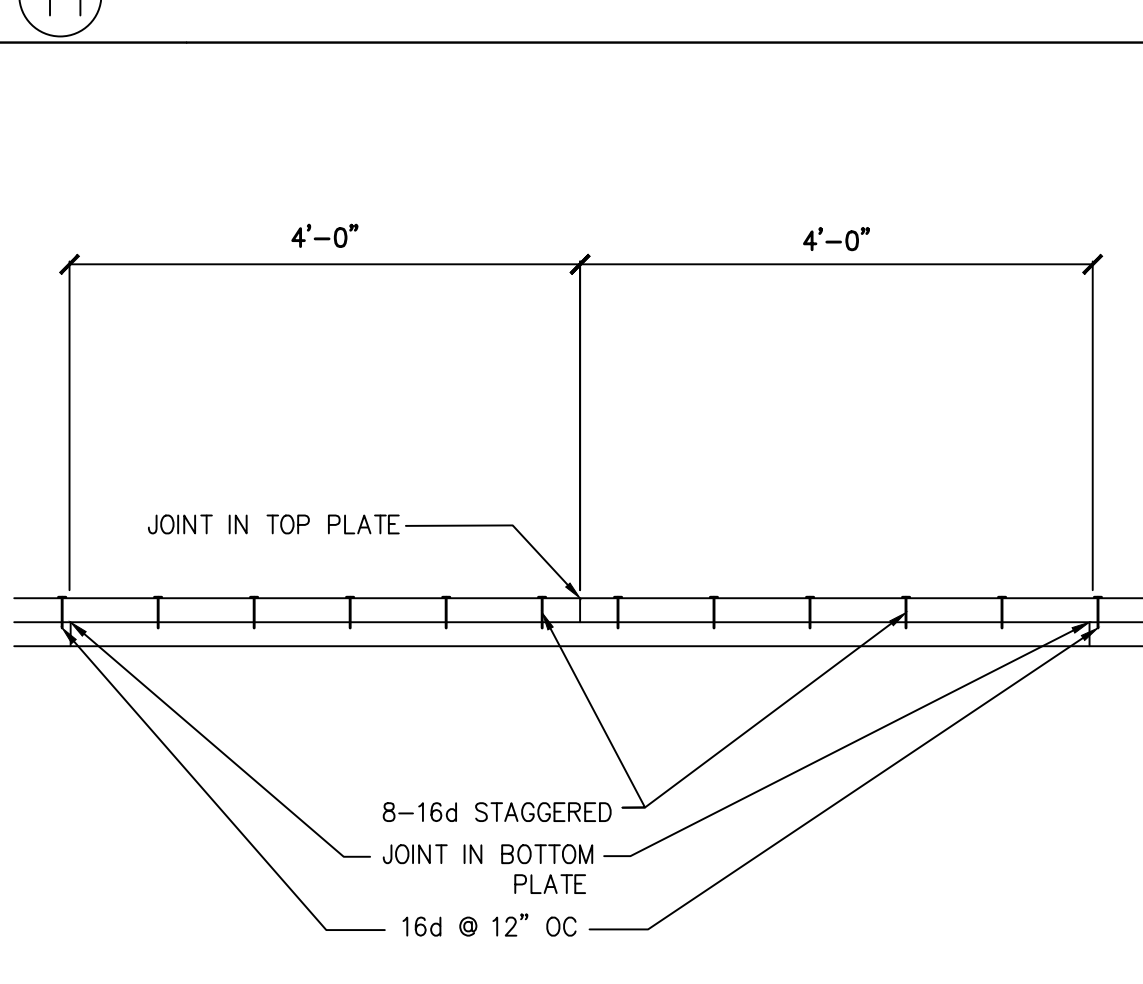
HOLD DOWN	ANCHOR Ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HU2	5/8" (SSTB16)	6 SDS (F'x2")	12"	12"	4x4
HU4	5/8" (SSTB20)	10 SDS (F'x2")	12"	16"	4x4
HU5	5/8" (SSTB24)	14 SDS (F'x2")	12"	20"	4x4
HU8	7/8" (SSTB28)	20 SDS (F'x2")	12"	24"	4x4
HU11	1" (SSTX30)	30 SDS (F'x2")	12"	24"	4x6
HU14	1" (SSTX30)	36 SDS (F'x2")	12"	24"	4x8



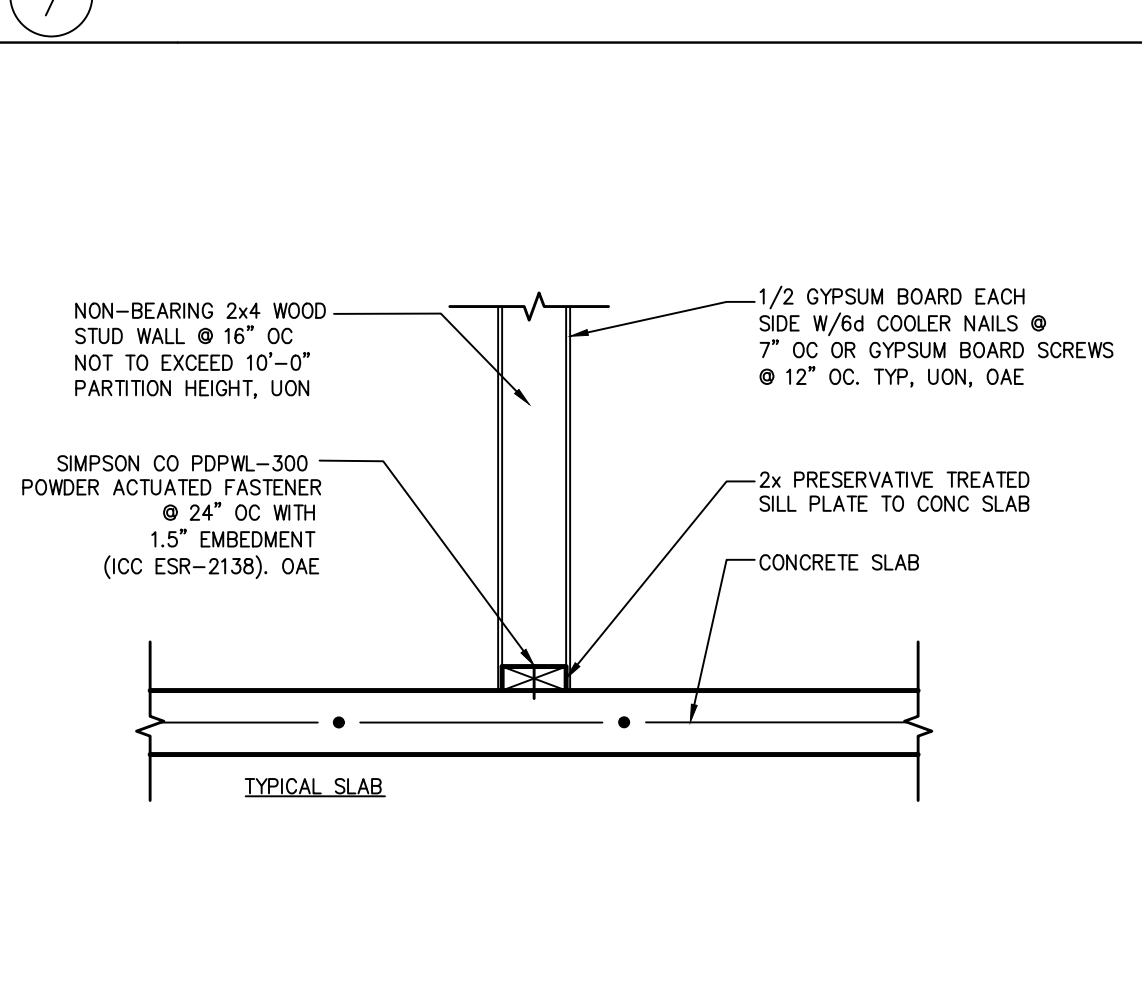
20 DRAG STRAP AT TP TO BM OR TP



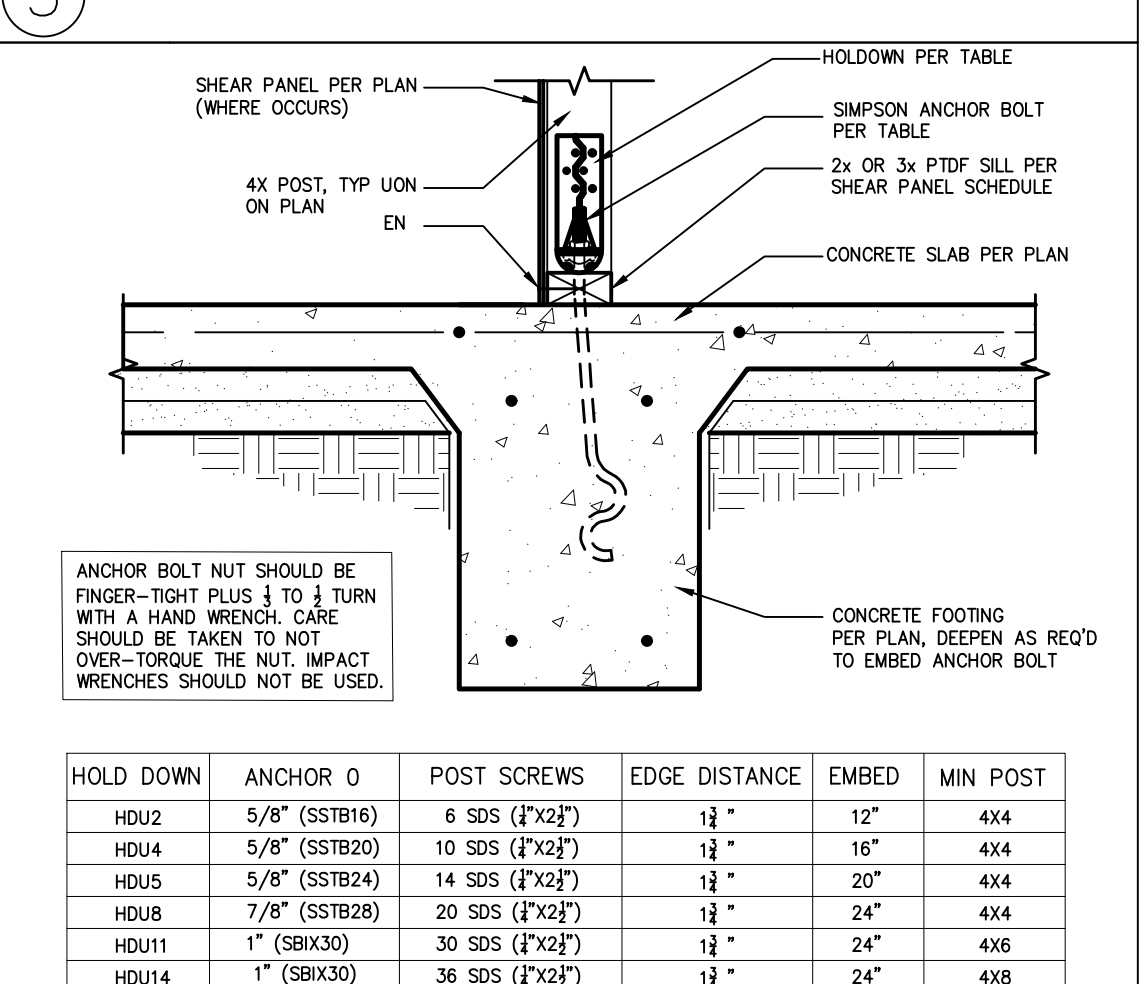
16 TYPICAL SHEAR PANEL



12 DOUBLE TOP-PLATE SPLICE



8 NON-BEARING INTERIOR STUD WALL TO CONCRETE SLAB



4 HOLDDOWN - INTERIOR FOOTING

HOLD DOWN	ANCHOR Ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HU2	5/8" (SSTB16)	6 SDS (F'x2")	12"	12"	4x4
HU4	5/8" (SSTB20)	10 SDS (F'x2")	12"	16"	4x4
HU5	5/8" (SSTB24)	14 SDS (F'x2")	12"	20"	4x4
HU8	7/8" (SSTB28)	20 SDS (F'x2")	12"	24"	4x4
HU11	1" (SSTX30)	30 SDS (F'x2")	12"	24"	4x6
HU14	1" (SSTX30)	36 SDS (F'x2")	12"	24"	4x8

project
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OWNER NAME:
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APN:
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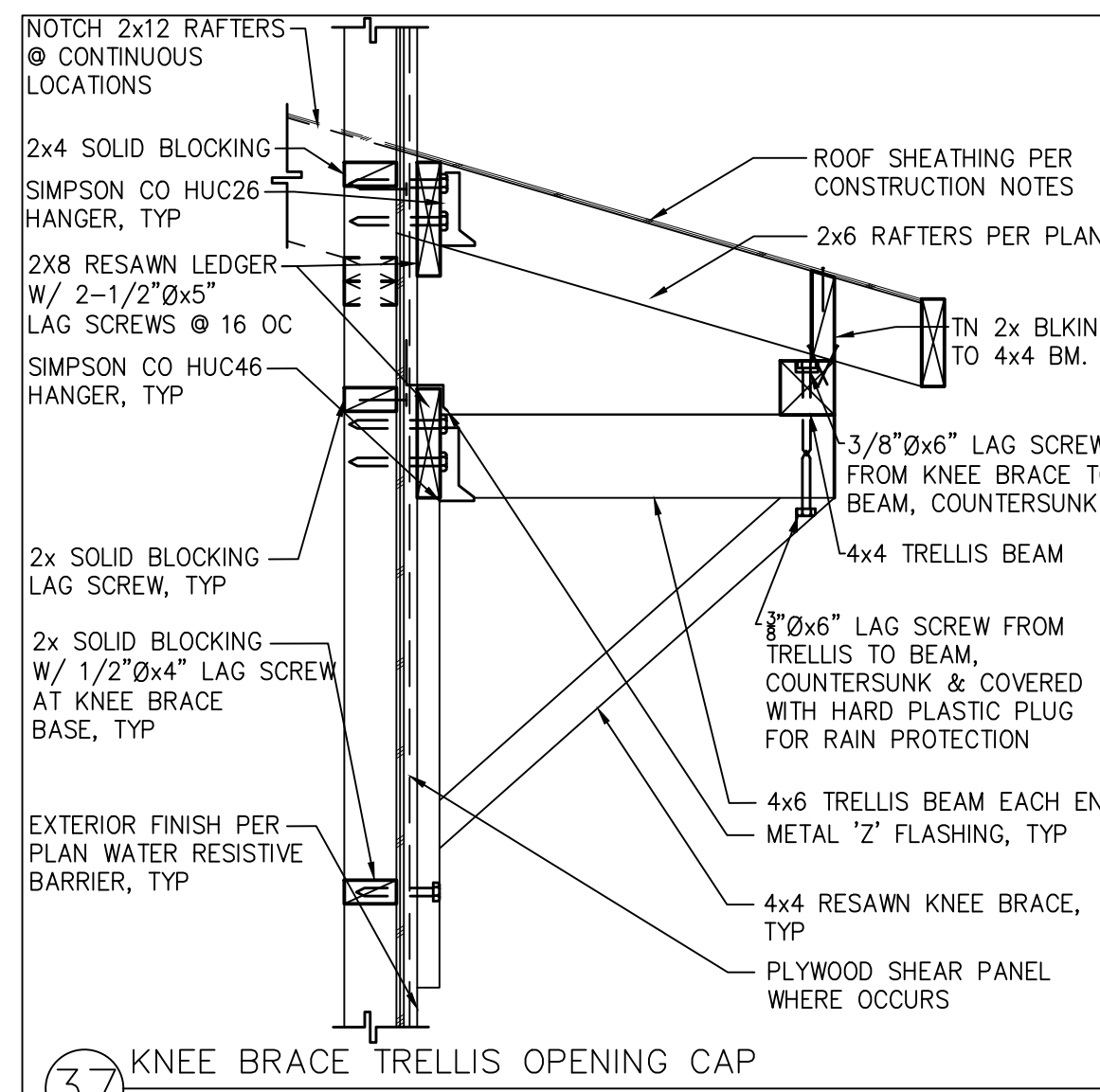
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Details

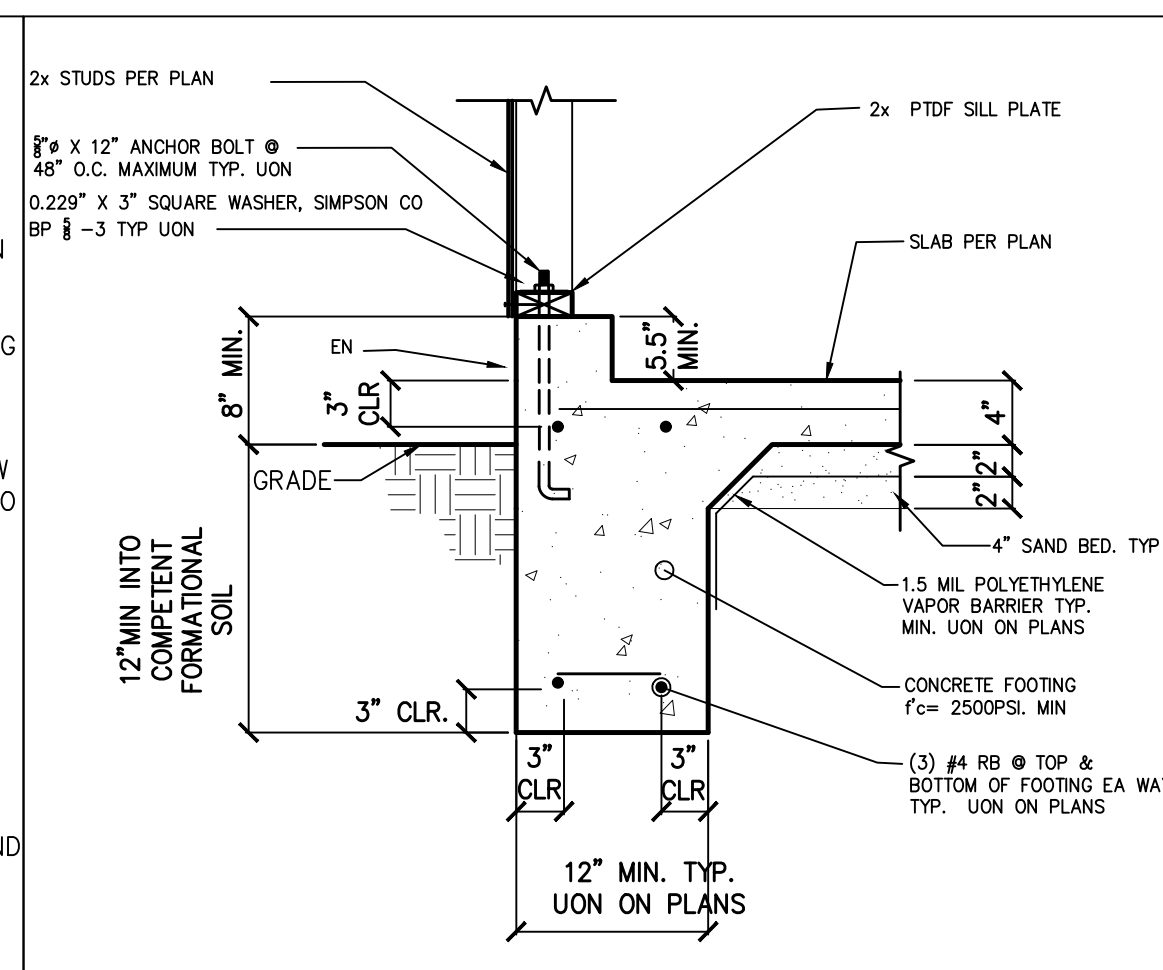
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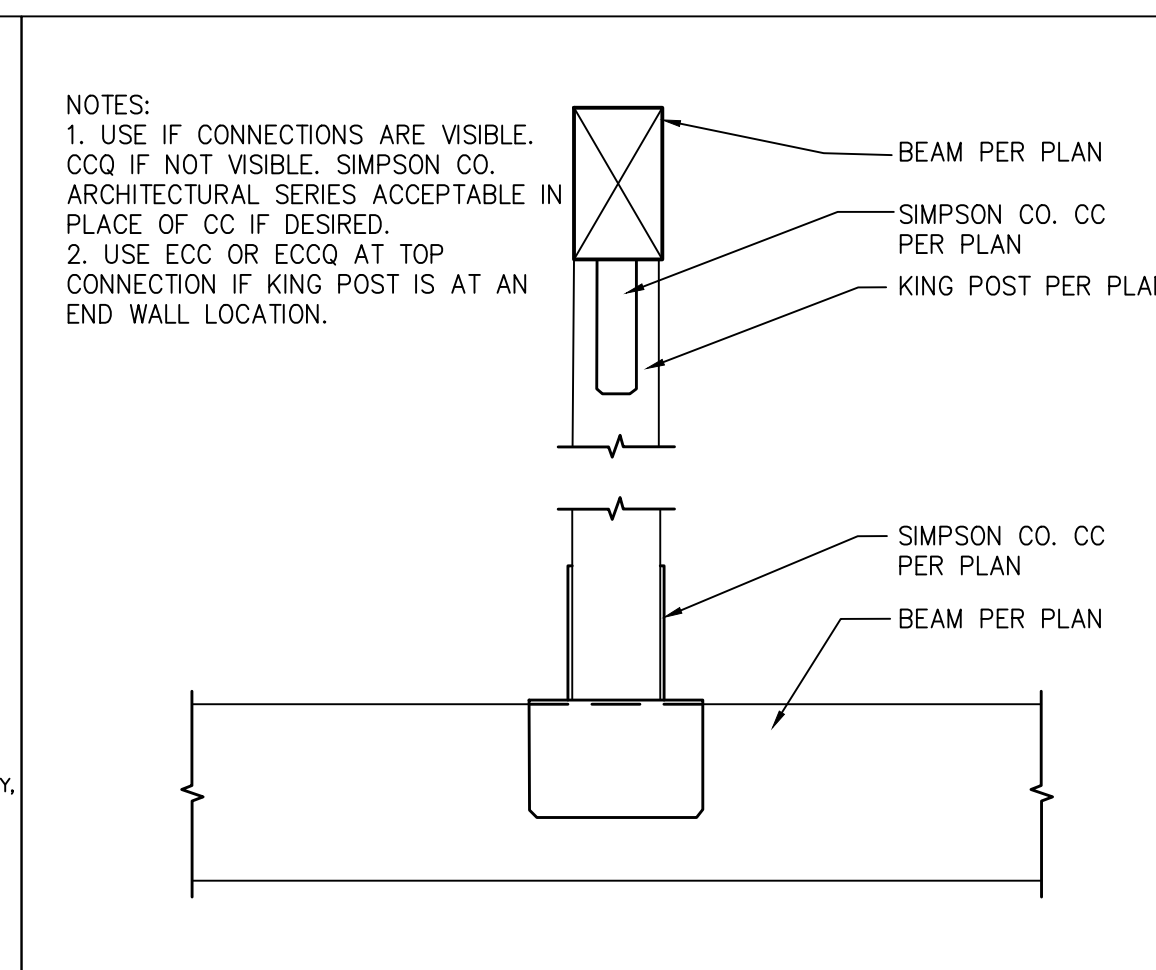
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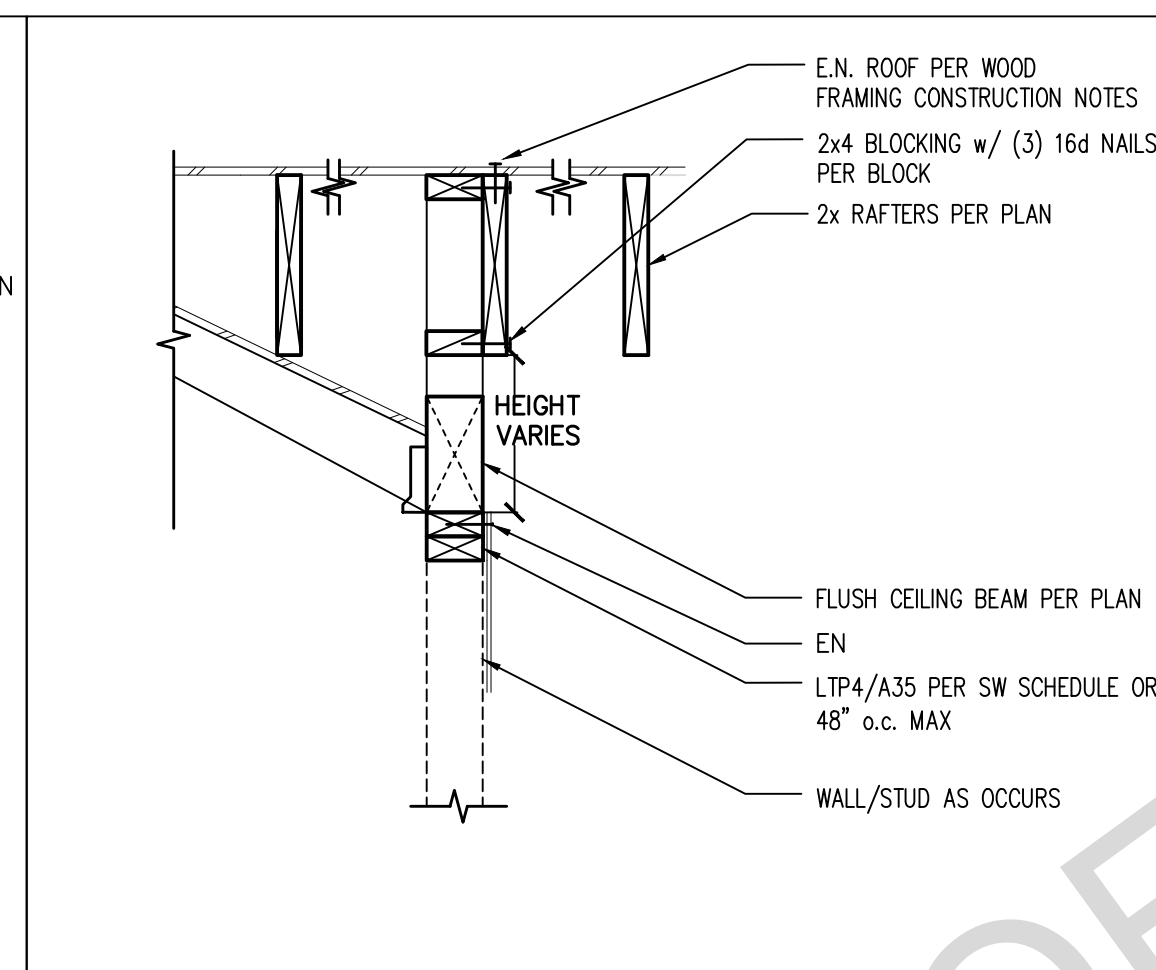
37 KNEE BRACE TRELLIS OPENING CAP



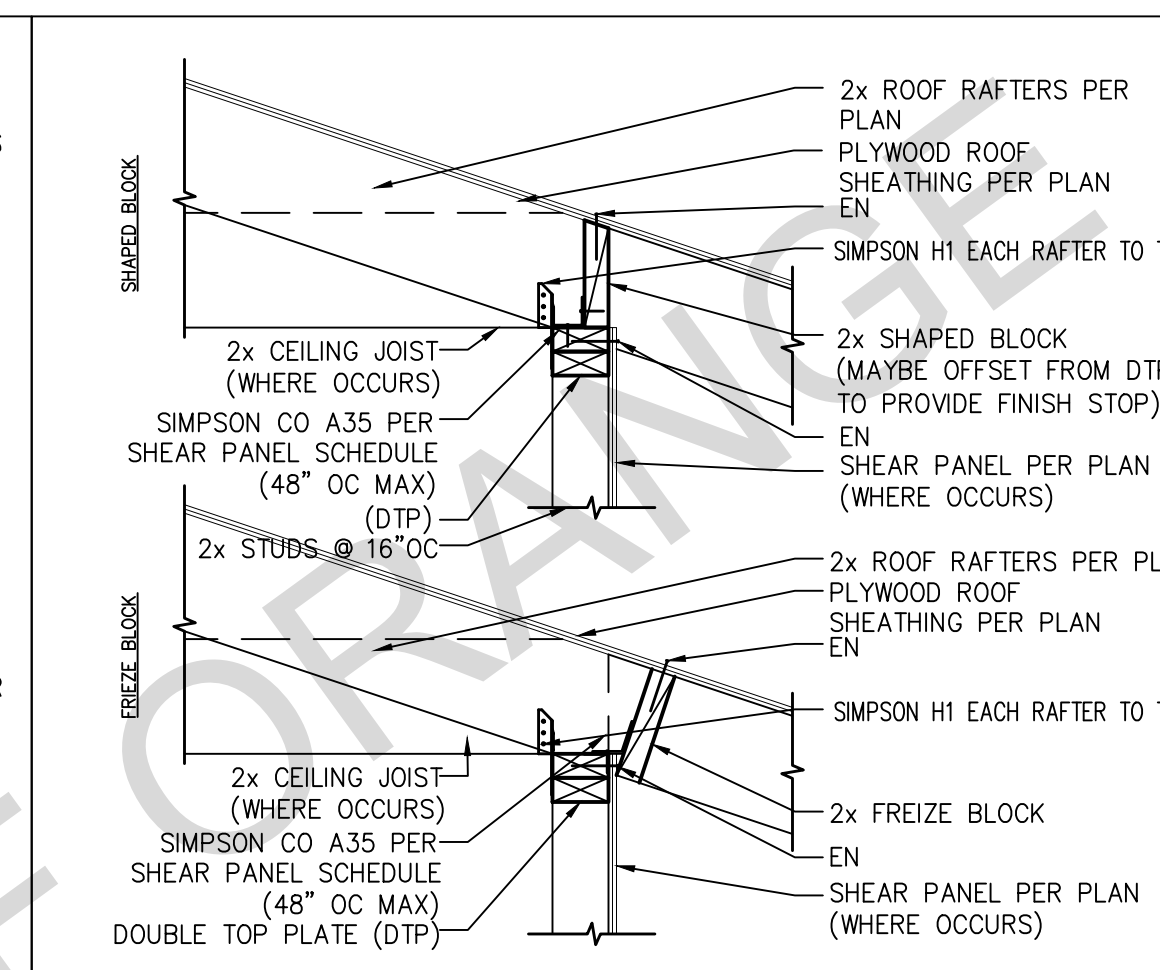
33 EXTERIOR WALL AT PORCH FOOTING



29 KING POST



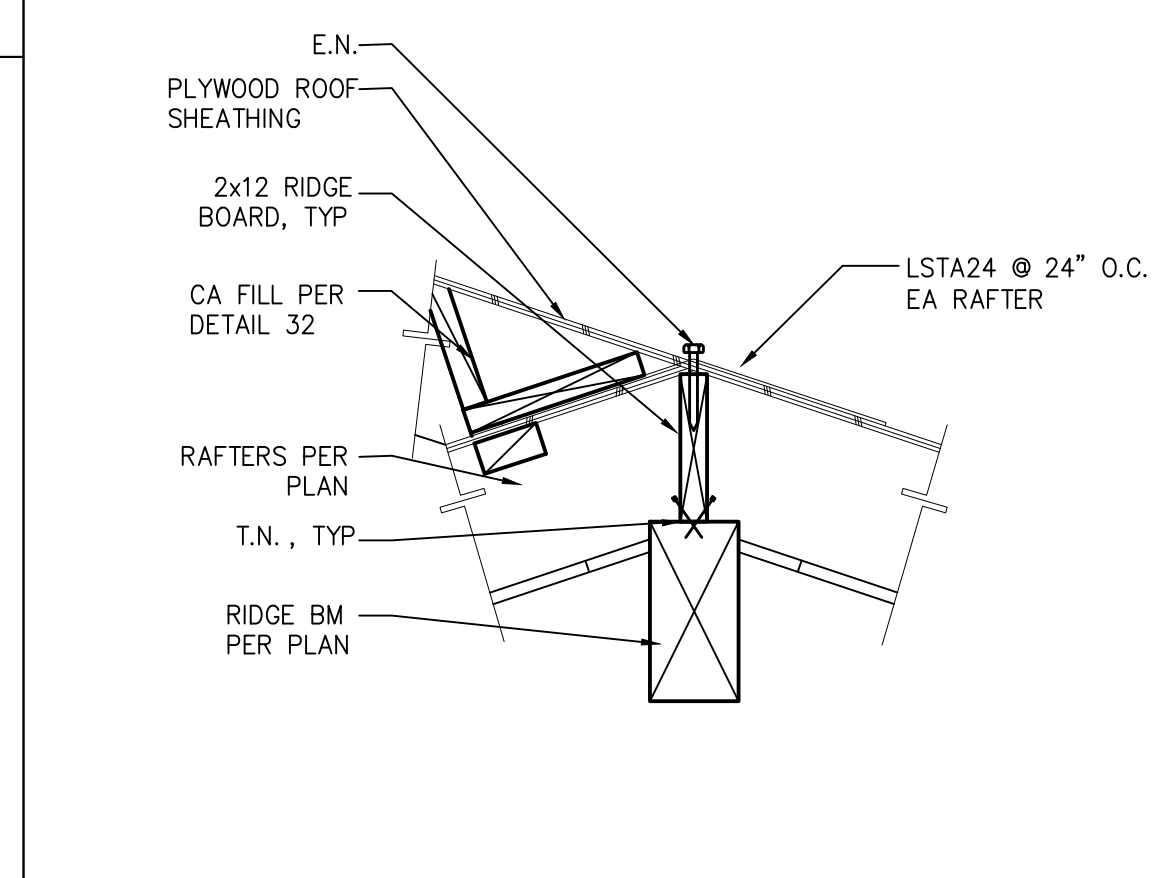
25 ROOF TRANSITION @ WALL/BEAM



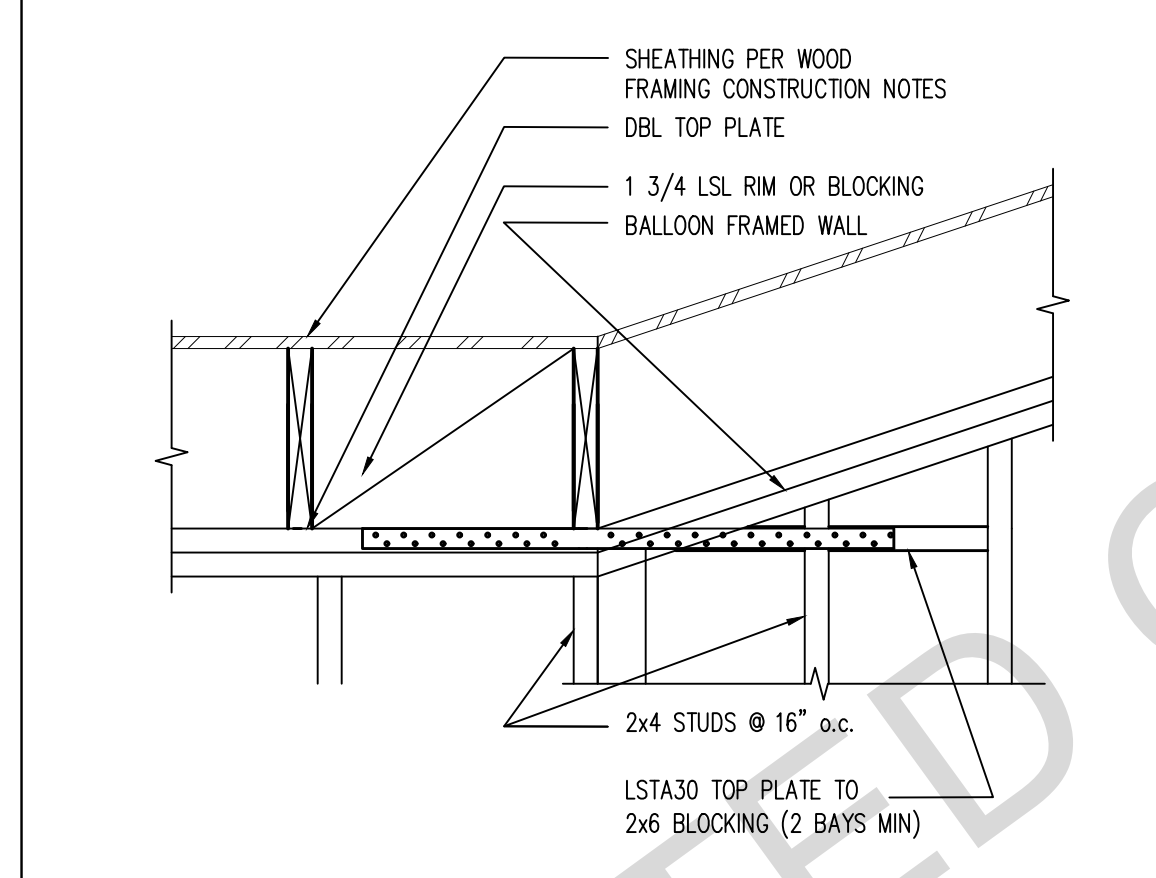
21 SHEAR TRANSFER AT EAVE



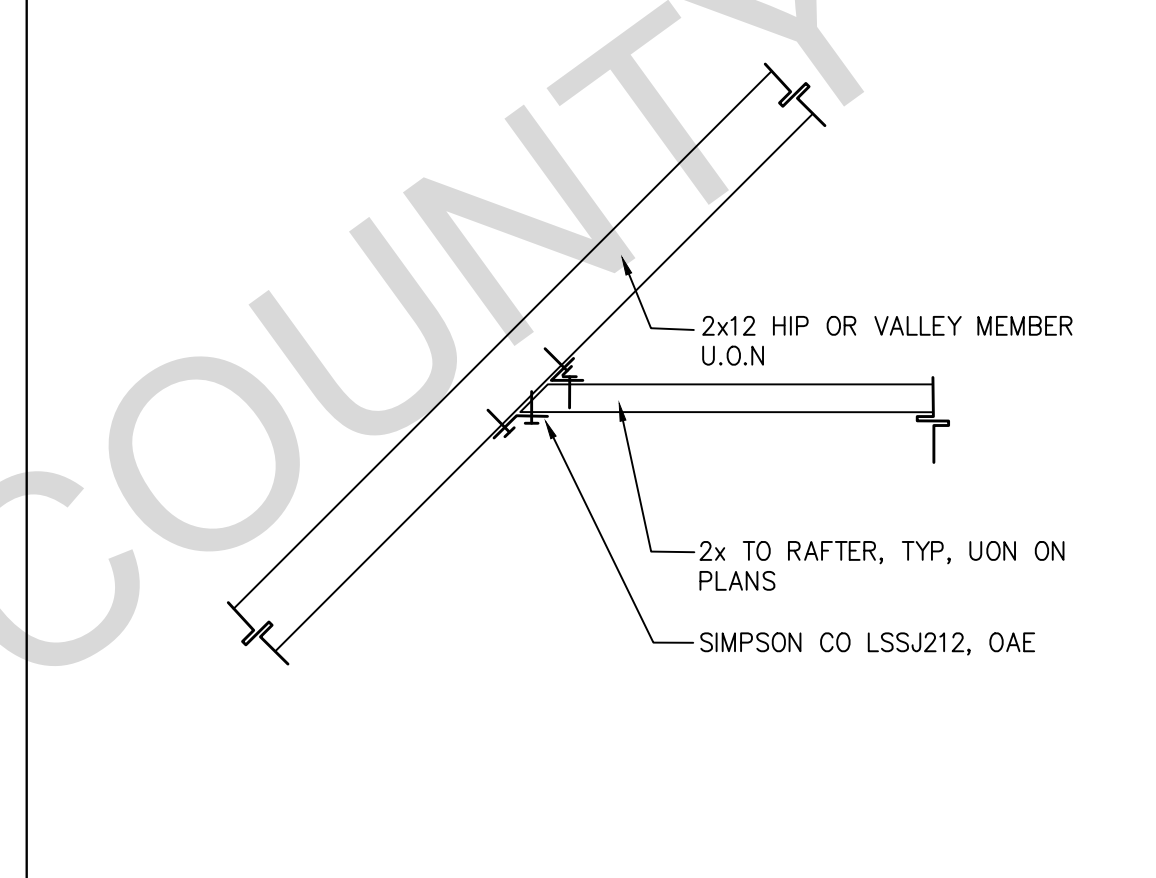
38 RIDGE CONNECTION AT ROOF TRANSITION



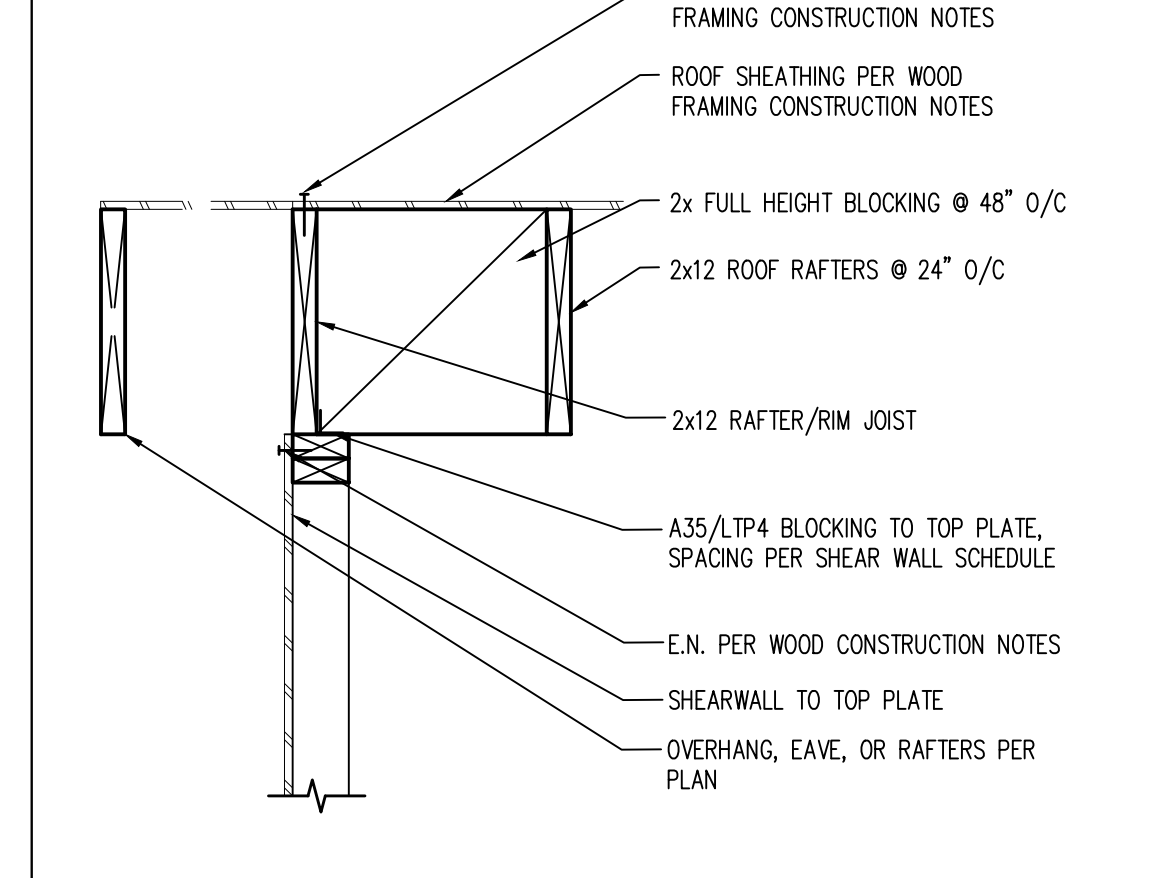
34 RIDGE CONNECTION AT ROOF TRANSITION



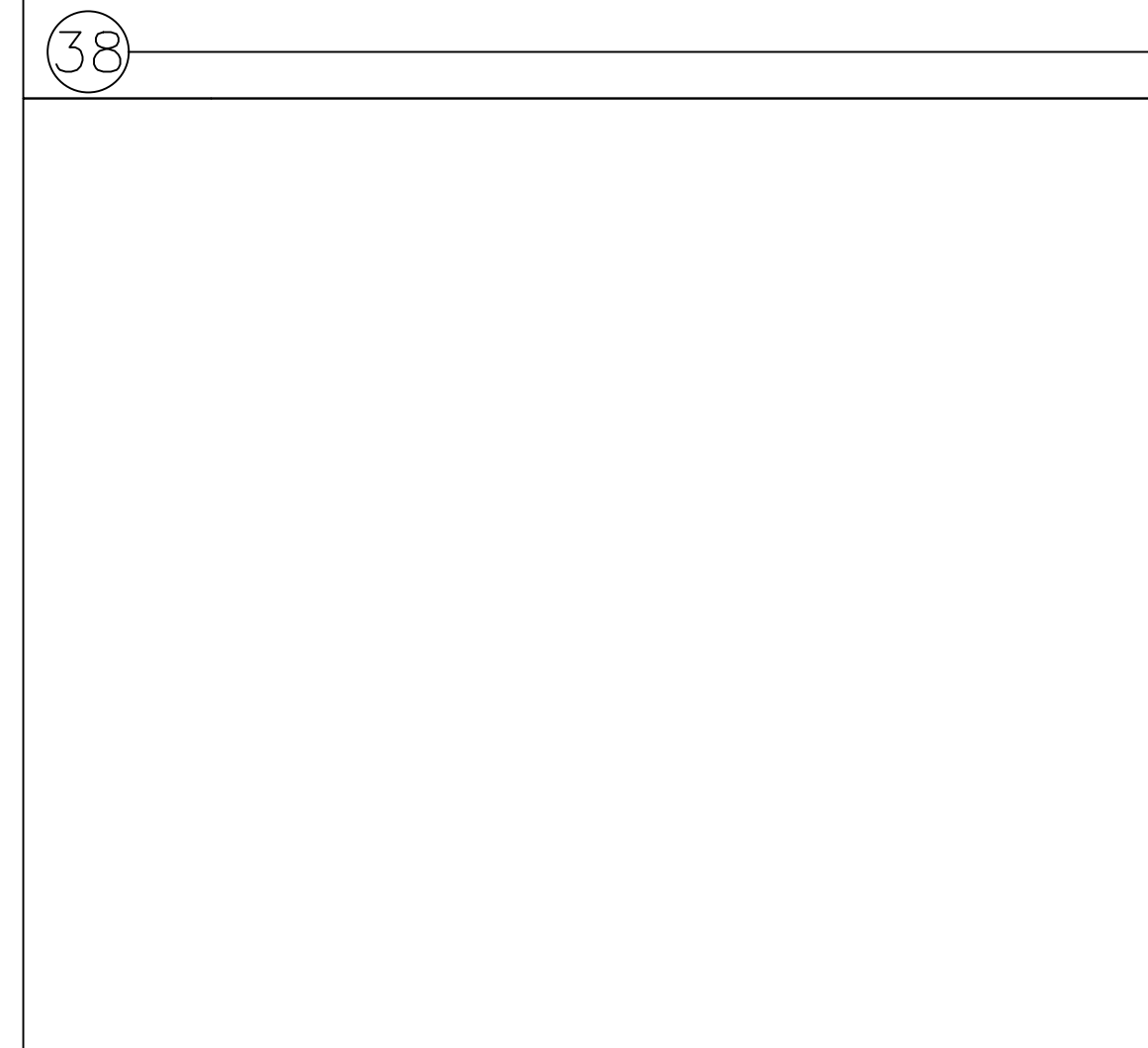
30 STRAP AT TOP PLATE SPLICE



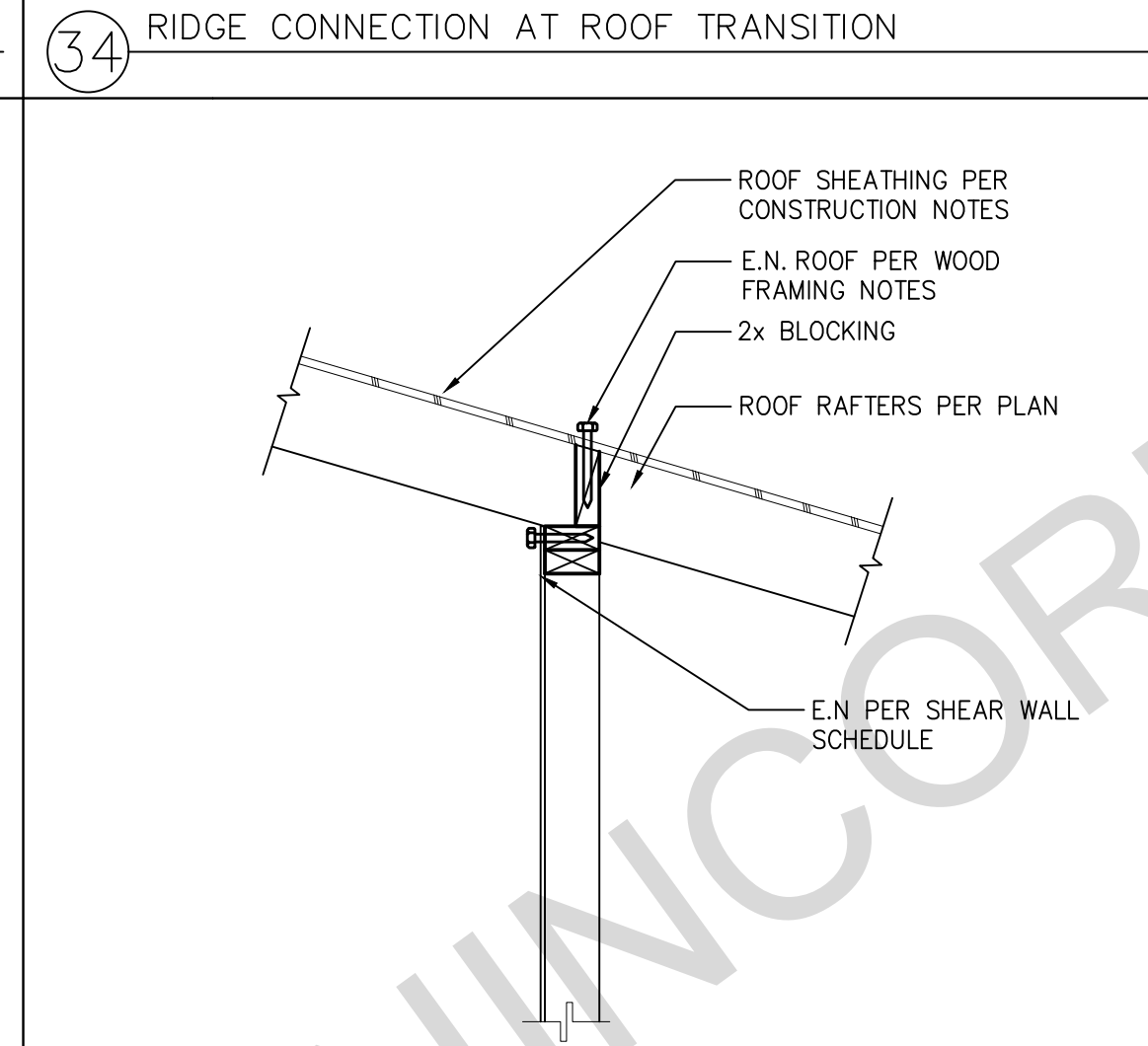
26 RAFTER TO HIP OR VALLEY



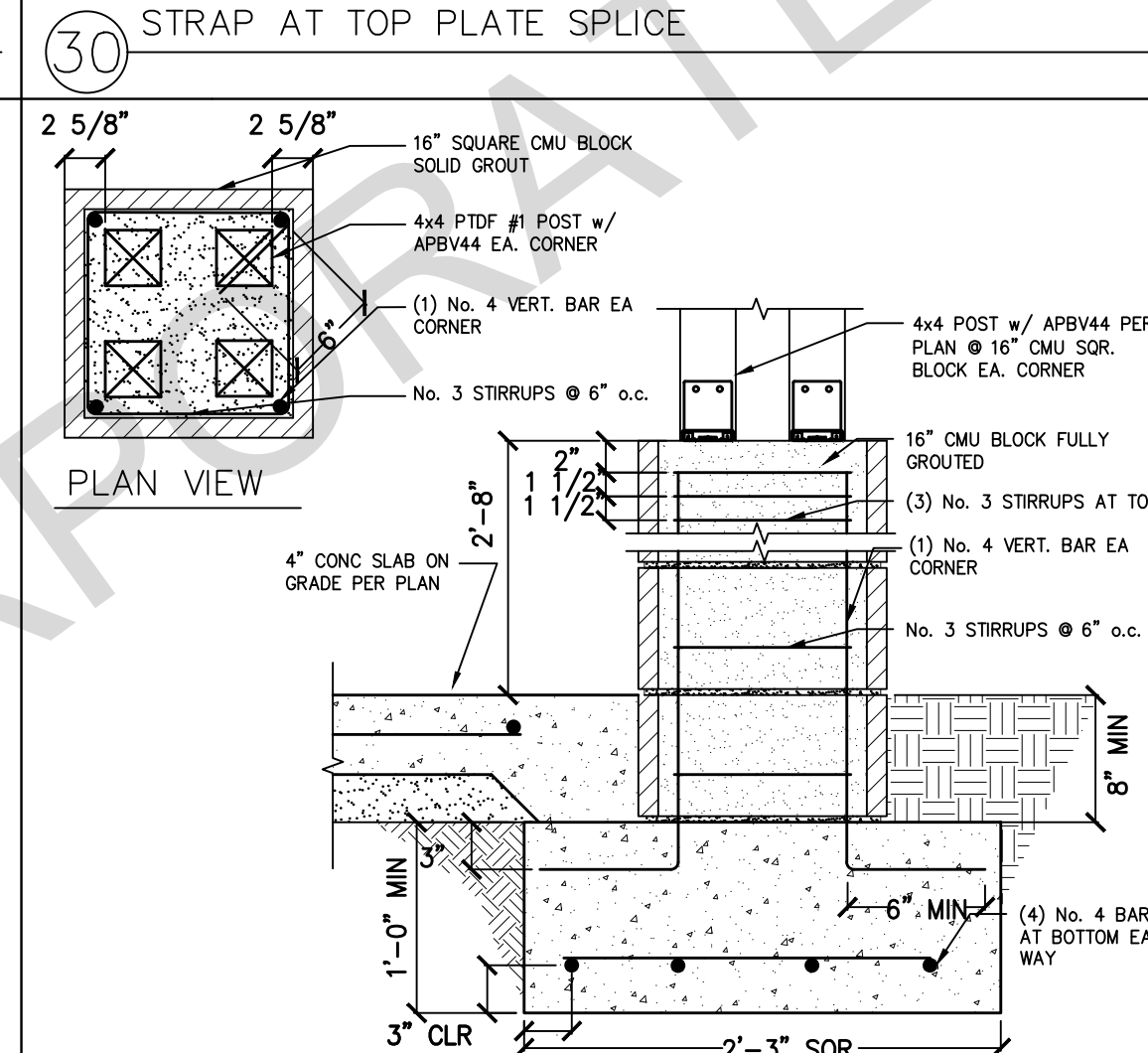
22 PARALLEL RAFTERS AT SHEAR WALL



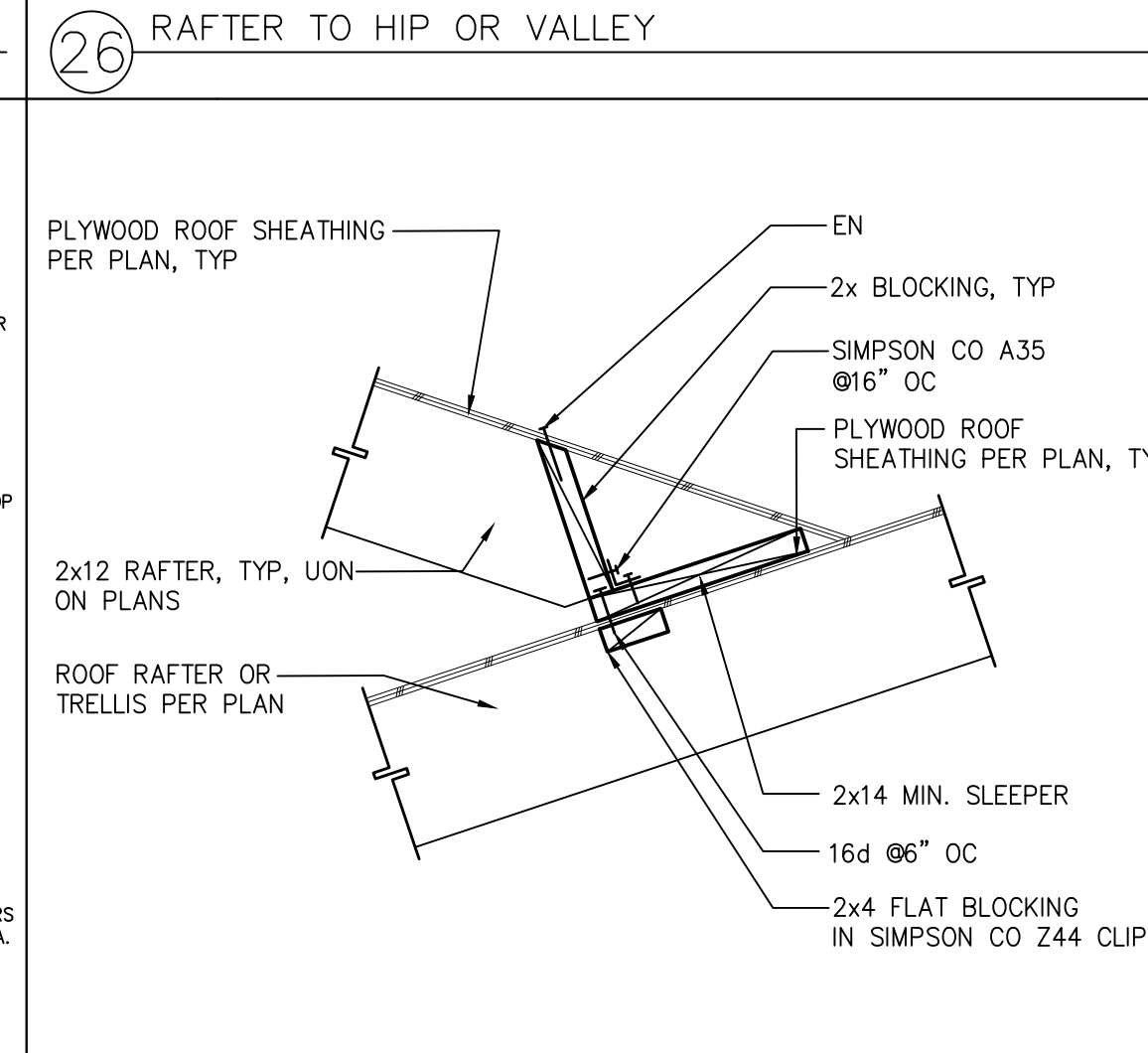
39 INTERMEDIATE BEARING WALL CONNECTION



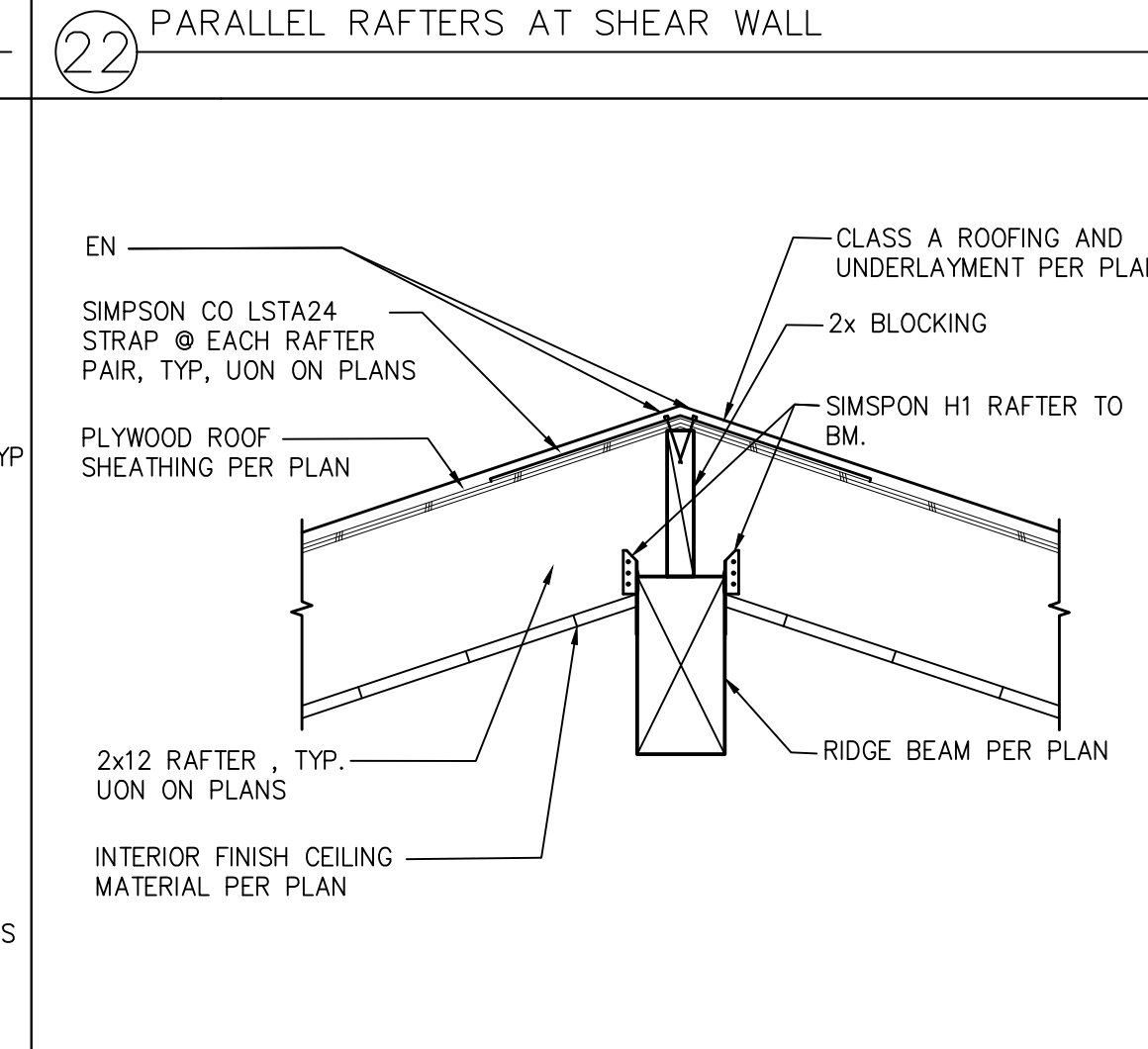
35 INTERMEDIATE BEARING WALL CONNECTION



31 (4) 4x4 POST AT 16" CMU PILASTER



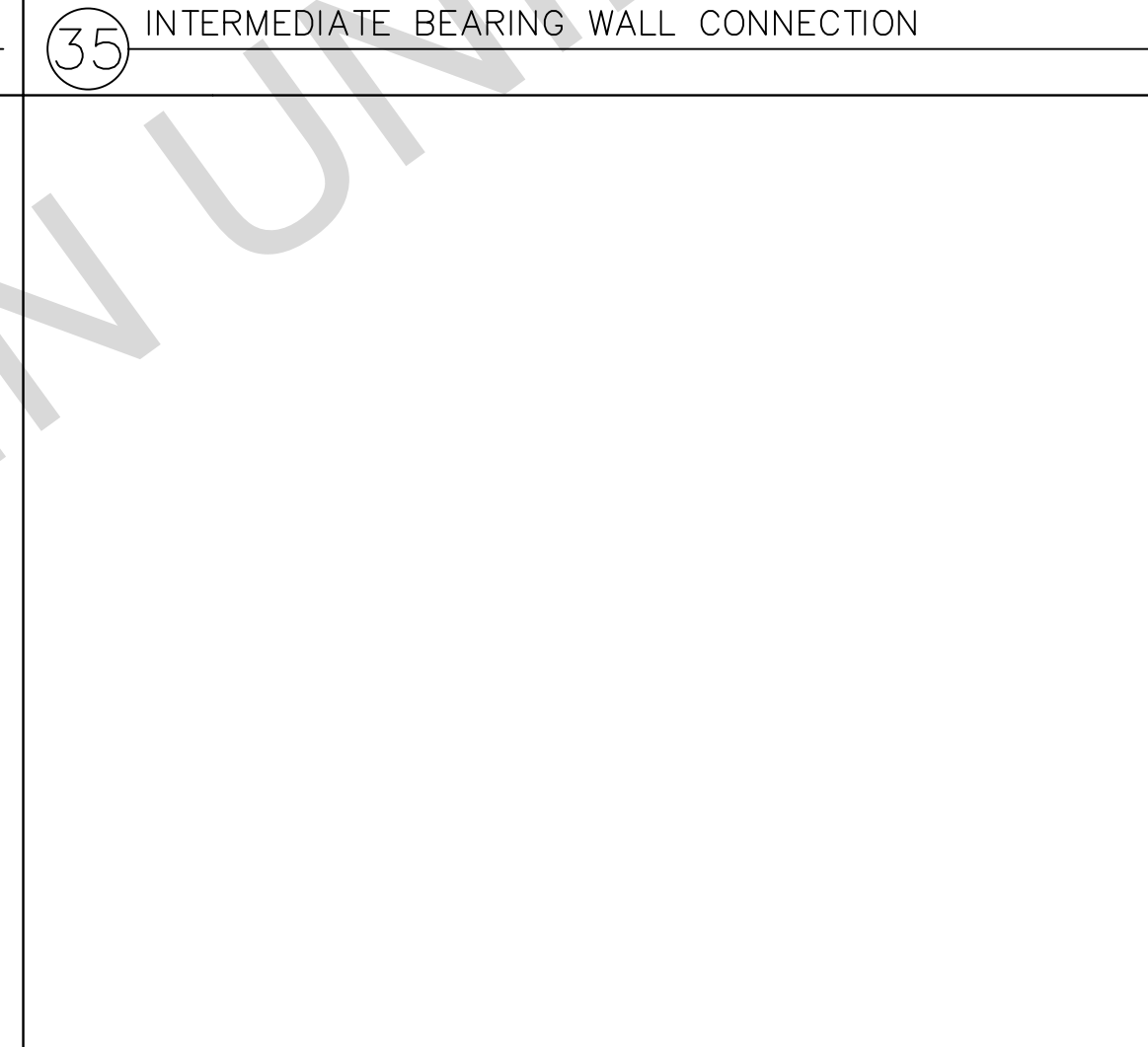
27 CALIFORNIA ROOF FILL CONNECTION



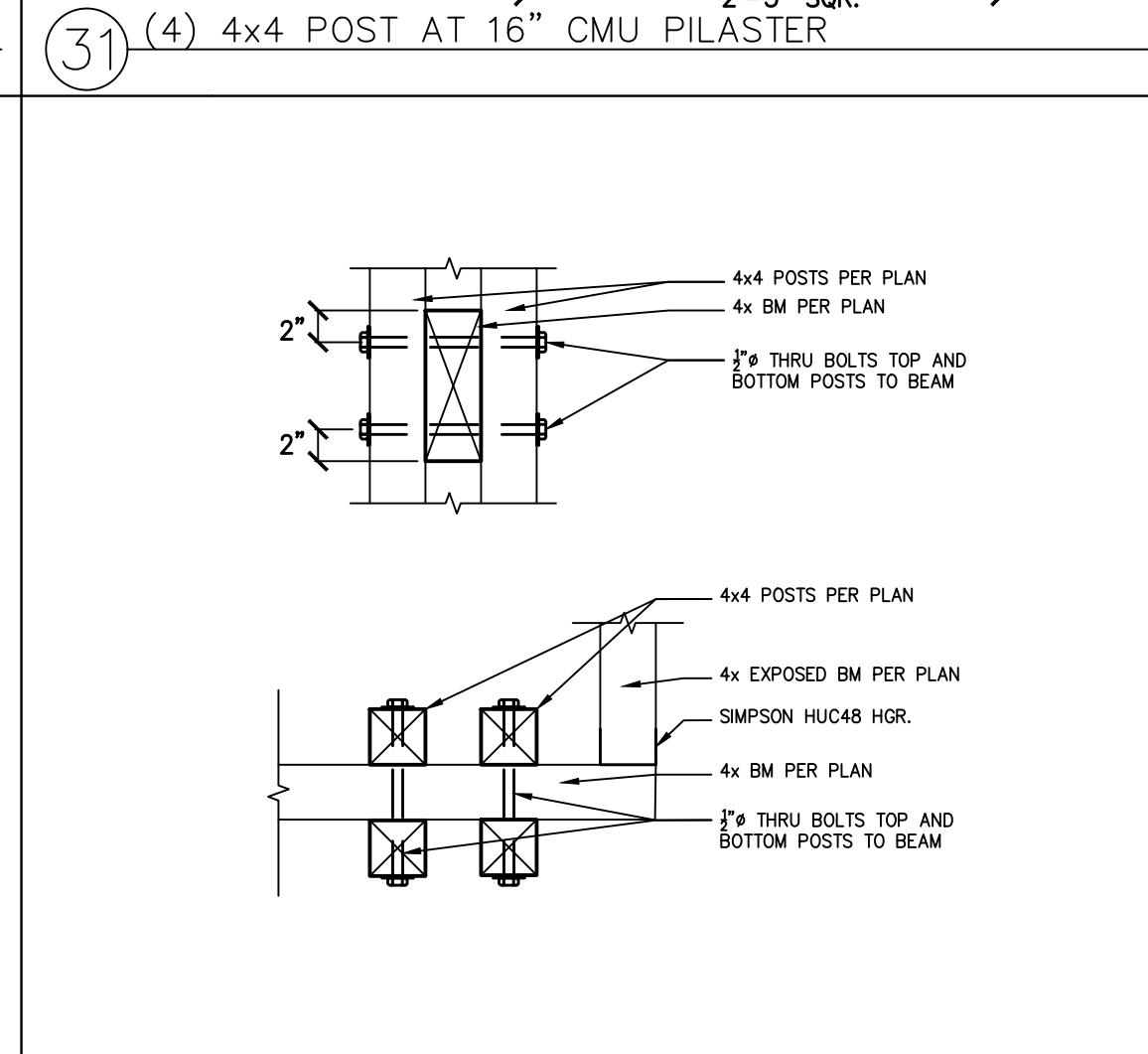
23 RAFTER AT RIDGE BOARD OVER RIDGE BEAM



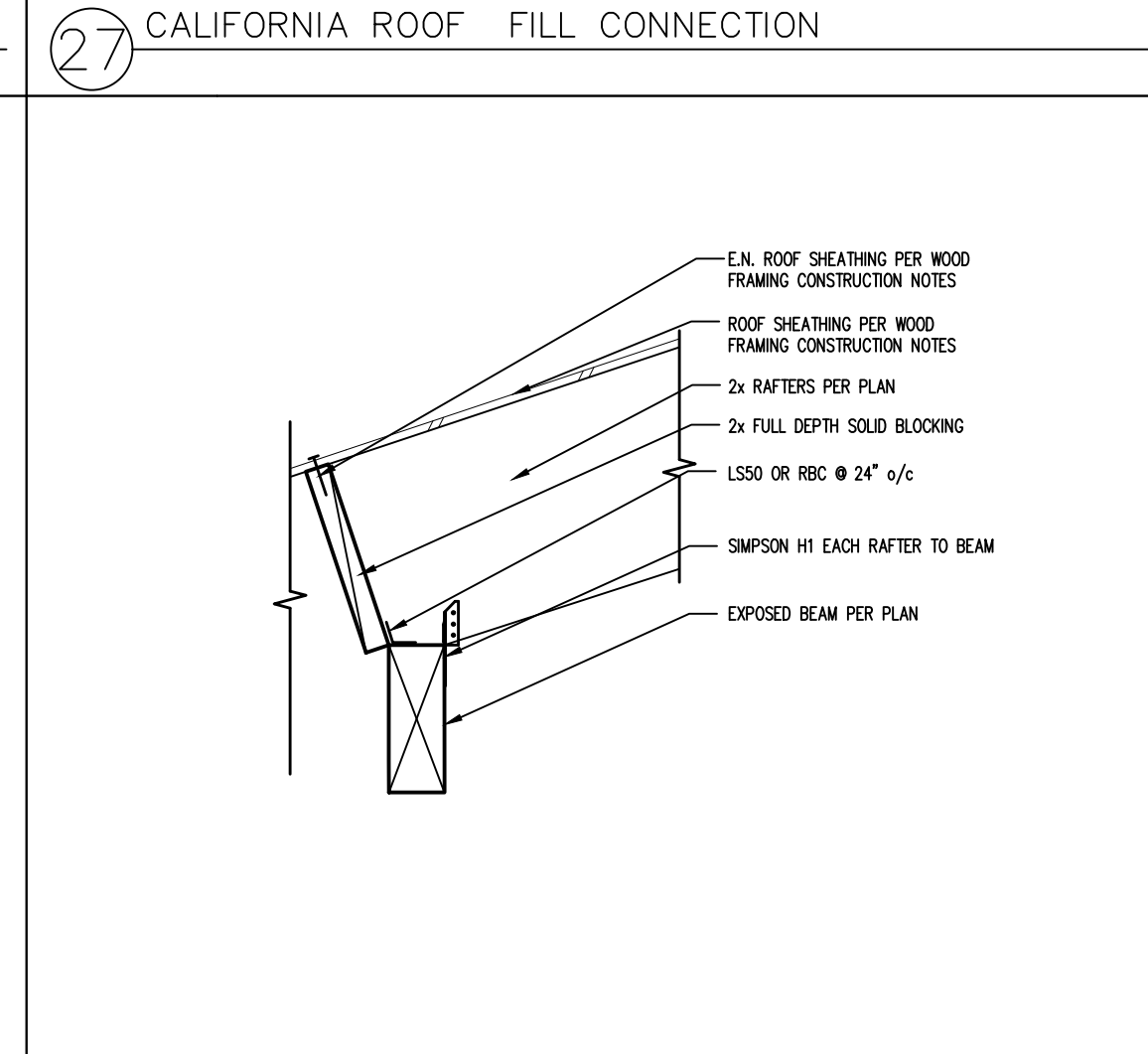
40 4x BEAM AT (4) 4x4 POST CONNECTION



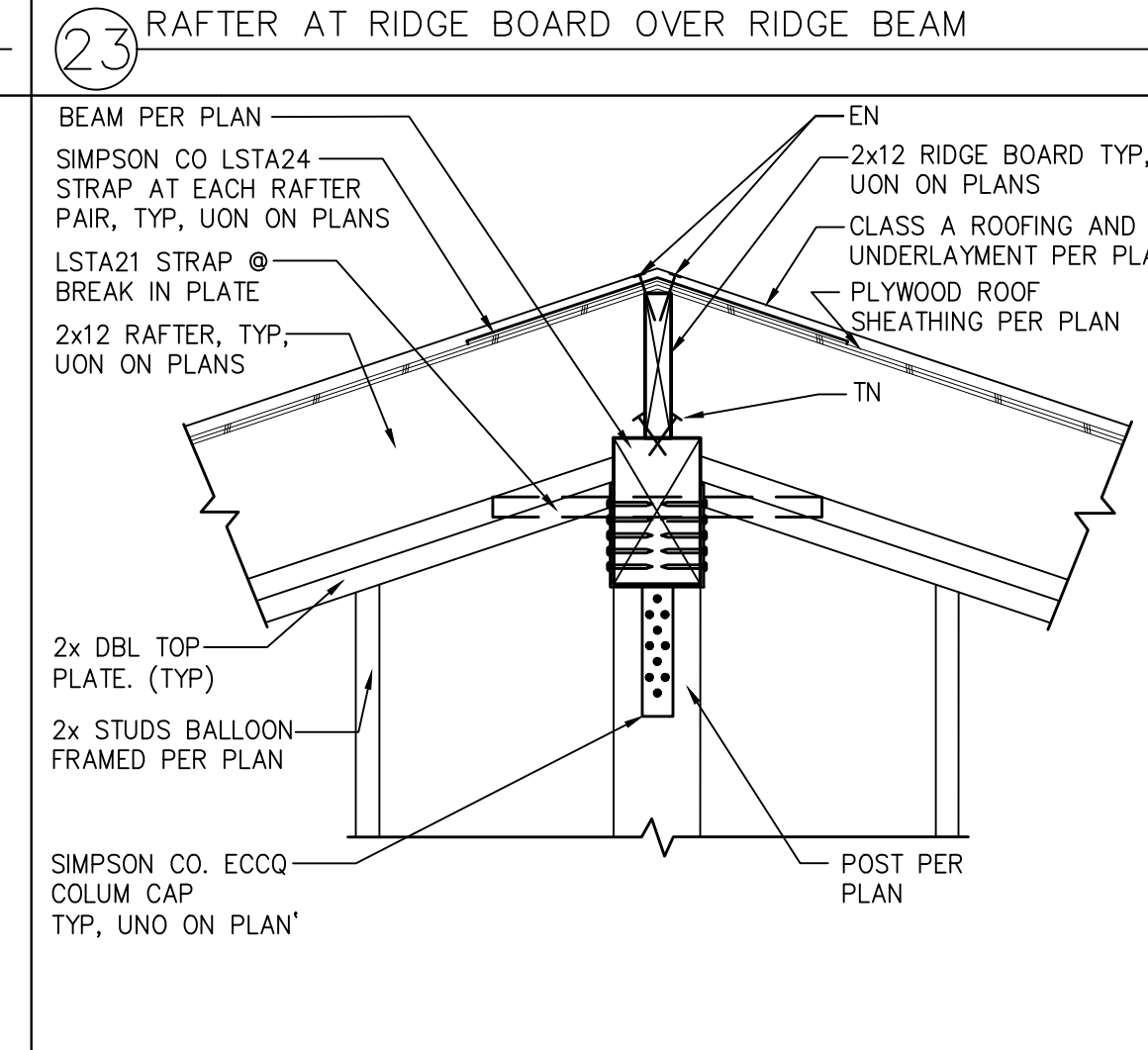
36 4x BEAM AT (4) 4x4 POST CONNECTION



32 4x BEAM AT (4) 4x4 POST CONNECTION



28 RAFTERS @ EXPOSED BEAM



24 RIDGE BOARD & BEAM AT WALL POST W/ HARDWARE

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County of Orange
Pre-Approved
ADU Program

OWNER NAME:
ADDRESS:
APN:
LEGAL DESCRIPTION:

revisions
△
△
△

description
Structural
Details

date April 03, 2024

project no.

drawn by DESIGN PATH STUDIO

sheet no. S5

2022 Single-Family Residential Mandatory Requirements Summary

§ 190.004	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready rewire/reconstruction equipment with back-up capacity of 60 ampere hours and four or more 200-ampere branch circuits, or dedicated metering from the main service to a subpanel that supplies the branch circuits as § 190.004, at least four branch circuits must be identified and have four square centimeters of a single conductor suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amperes sufficient space must be reserved to allow future installation of a system isolation equipment/master switch within 3' of the main panelboard, with receptacles installed between the panelboard and the earth location to allow the connection of back-up power source.
§ 190.005	Hard Piping Space Heater Ready. Systems using gas or propane burners to warm individual dwelling units must include a dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amperes with the break cover identified as "240V ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V Use."
§ 190.006	Electric Cooktop Ready. Systems using gas or propane burners to warm individual dwelling units must include a dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 30 amperes with the break cover identified as "240V ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V Use."
§ 190.007	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane burners to warm individual dwelling units must include a dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amperes with the break cover identified as "240V ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V Use."

*Exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: 3 Bedroom A - Pre Approved ADU Date: 3/11/2024
 System Name: Ductless Mini-split Floor Area: 972

ENGINEERING CHECKS	SYSTEM LOAD	COIL COOLING PEAK			
		CFM	Sensible	Latent	COL HTG. PEAK
Heating System					
Output per System	30,000				
Total Output (Btu/h)	30,000				
Output (Btu/h)†	30.9				
Cooling System					
Output per System	30,000				
Total Output (Btu/h)	30,000				
Total Output (Tons)	2.5				
Total Output (Btu/h)†	30.9				
Total Output (Btu/h)†	388.8	TOTAL SYSTEM LOAD	7,540	440	7,752

HVAC EQUIPMENT SELECTION	
CFM per System	(6) 400cfm
Airflow (cfm)	27,280 (65)
Airflow (cfm)†	
Airflow (cfm)†	
Outside Air (cfm)	0.0%
Outside Air (cfm)†	
Total Adjusted System Output	27,280 (65)
(Adjusted for Peak Design conditions)	

Note: values above given at ARI conditions TIME OF SYSTEM PEAK Aug 9 PM 261.1 A0

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperature at Time of Heating Peak)

COOLING SYSTEM PSYCHROMETRICS (Airstream Temperature at Time of Cooling Peak)

56/22

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project
 County of Orange
 Pre-Approved
 ADU Program

OWNER NAME:
 ADDRESS:
 APN:
 LEGAL DESCRIPTION:

revisions
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 △

description
 Example
 Energy
 Calculations

date April 03, 2024

project no.

drawn by DESIGN PATH STUDIO

sheet no. T24.3