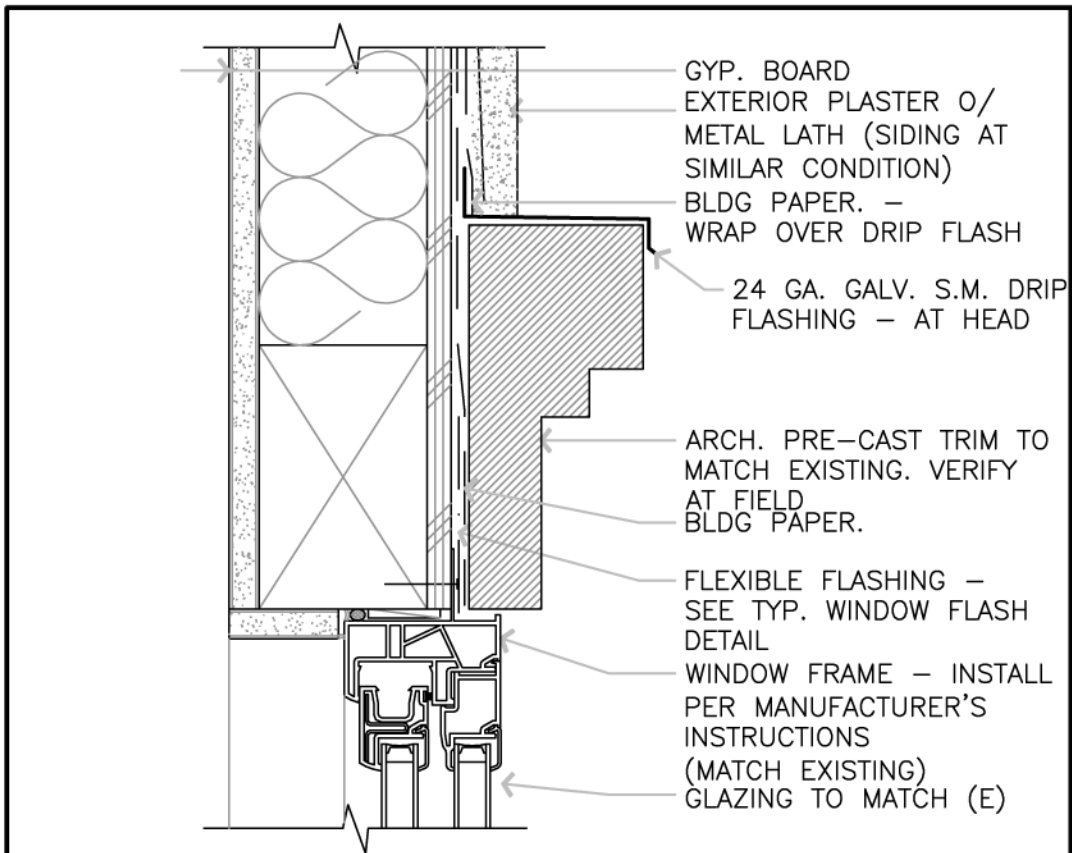
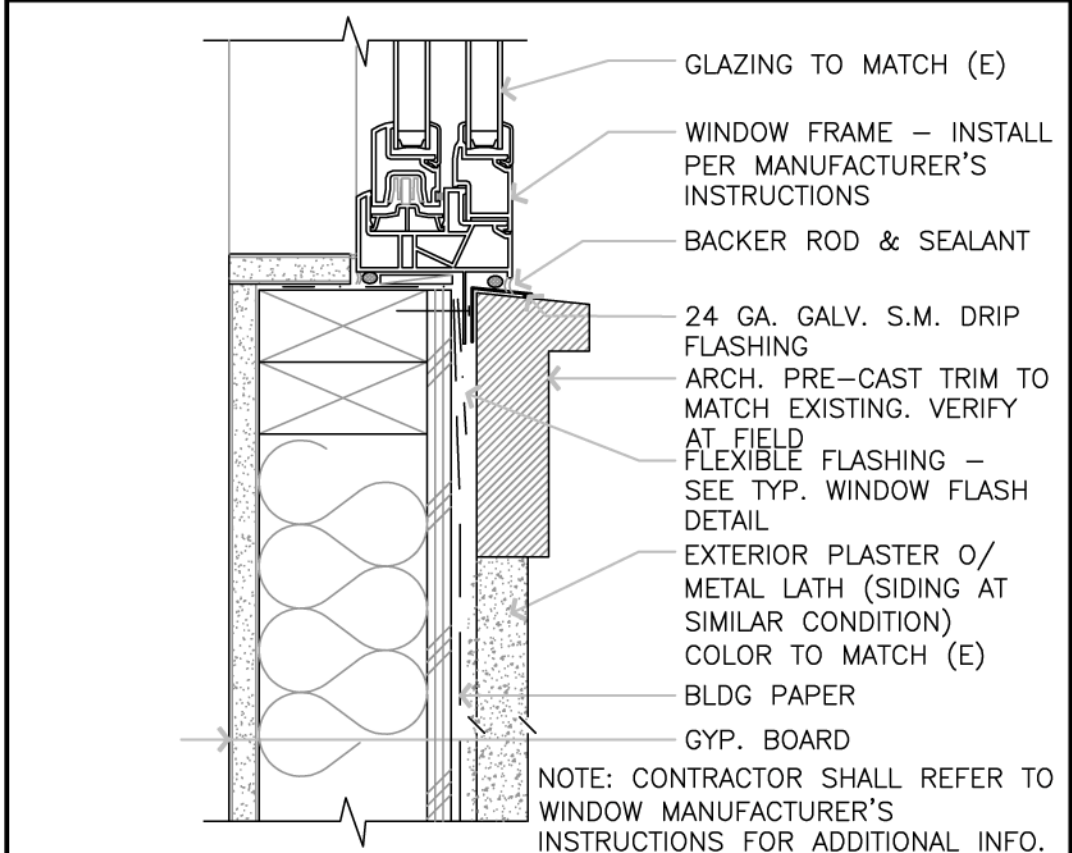
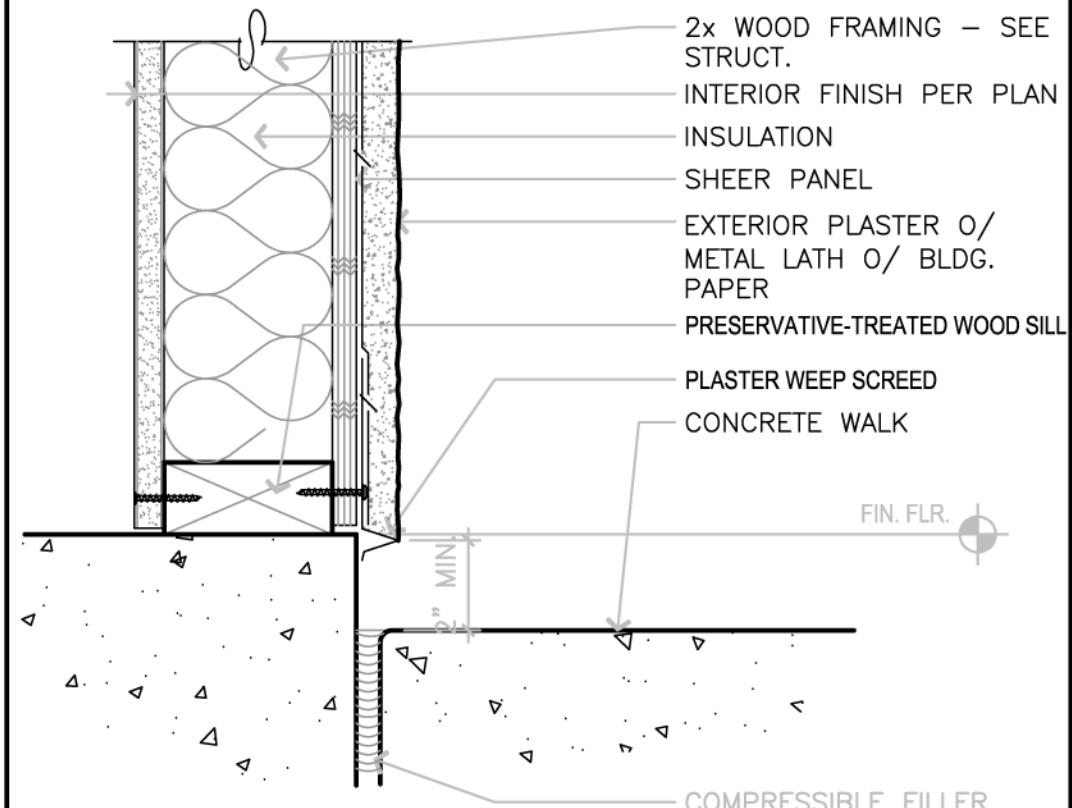




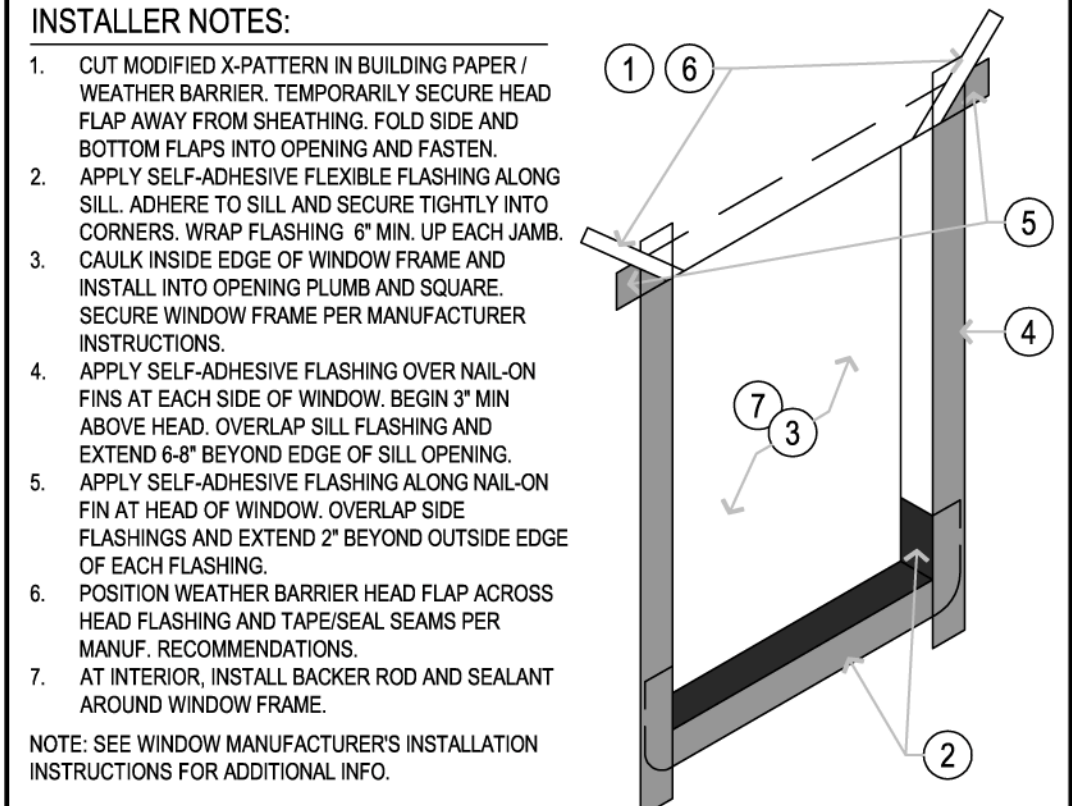
WINDOW HEAD (JAMB SIM.) 3" = 1'-0" 17



WINDOW SILL 3" = 1'-0" 18



SCREED @ GRADE 3" = 1'-0" 19



TYP. WINDOW FLASH NO SCALE 20

1. GENERAL: CONSTRUCTION SHALL COMPLY WITH THE AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION CODE, TITLE 24 FOR WINDOWS, DOORS, CAULKING AND SEALING, AND ALL OTHER APPLICABLE REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION.

2. INSULATION: PROVIDE THERMAL INSULATION PER T24 DOCUMENTS.

3. BUILDING INSULATION: TO HAVE VAPOR BARRIER FACED BATTES WITH PAPER LAPPED AND SEALED ON THE CONDITIONED SPACE SIDE OF INSULATION INCLUDING FLOORS OF UNVENTED FINISHED SPACES. CA TITLE 24.

3. WINDOWS: DUAL GLAZED. SEE TITLE 24 CALCULATIONS.

VINYL WINDOWS FRAME- THERMAL PERFORMANCE

GLAZING: DOUBLE HUNG DUAL GLAZED, SINGLYTON LOW E GLASS, AD FILLED, EDGE GARD SPACER, UFACTOR: 0.32, SHGC: 0.25

4. DOORS: EXTERIOR DOORS SHALL BE SO DESIGNED TO LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION.

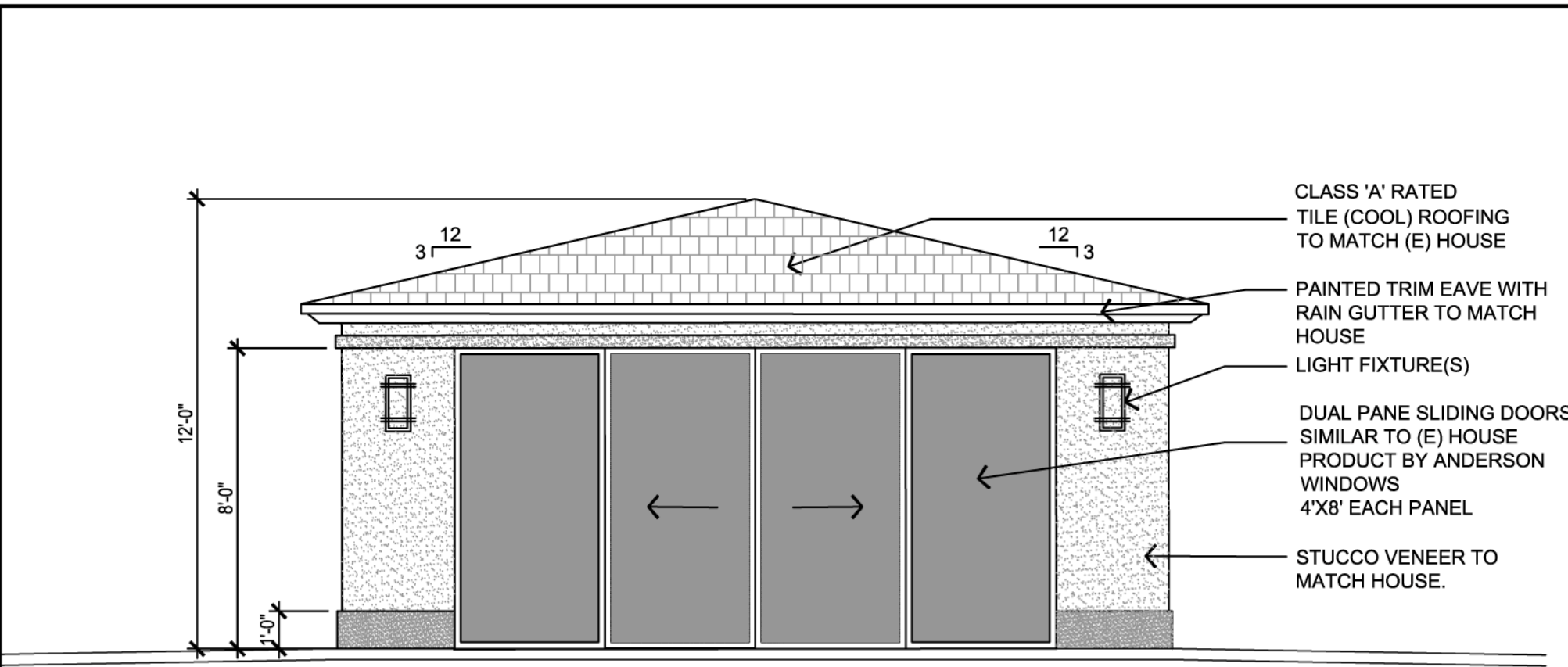
A. DOORS MOUNTED BETWEEN THE JAMBS SHALL HAVE A CONTINUOUS SEAL OR BATTLE AT SDO JAMB

B. MEETING STILES OF B PARTING DOORS SHALL BE PROVIDED WITH AN ASTRAGAL ON THE ACTIVE LEAF

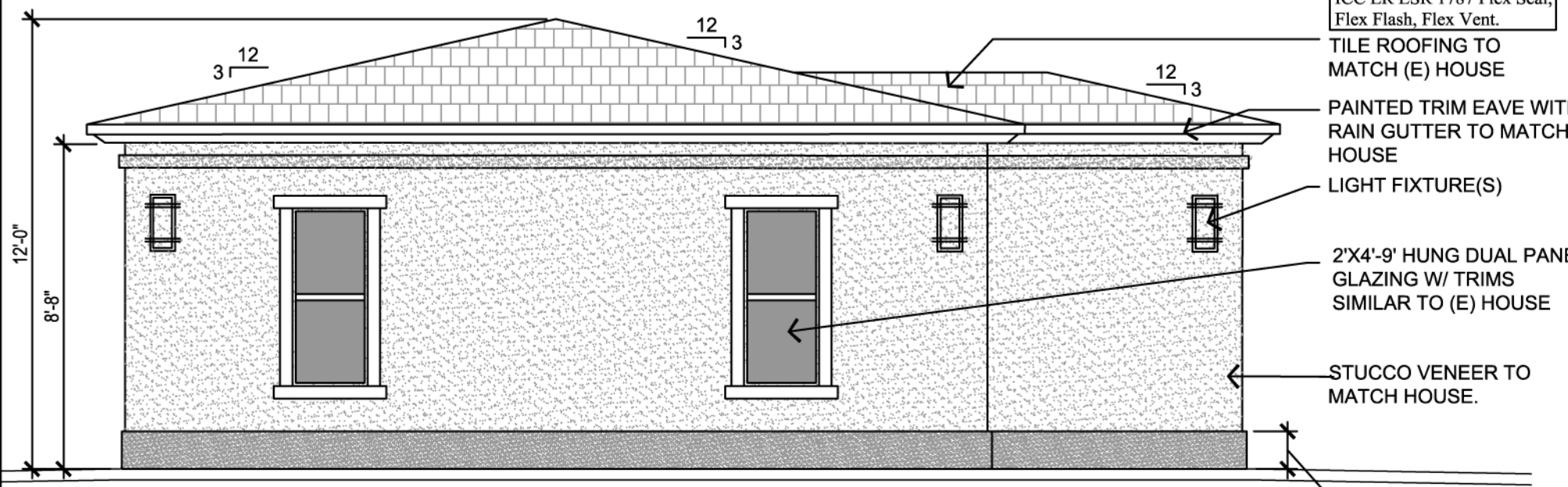
5. CAULKING AND SEALING: OPEN EXTERIOR JOINTS AROUND WINDOW AND OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED, CAULKED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.

6. ALL INSULATION MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME/SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC.

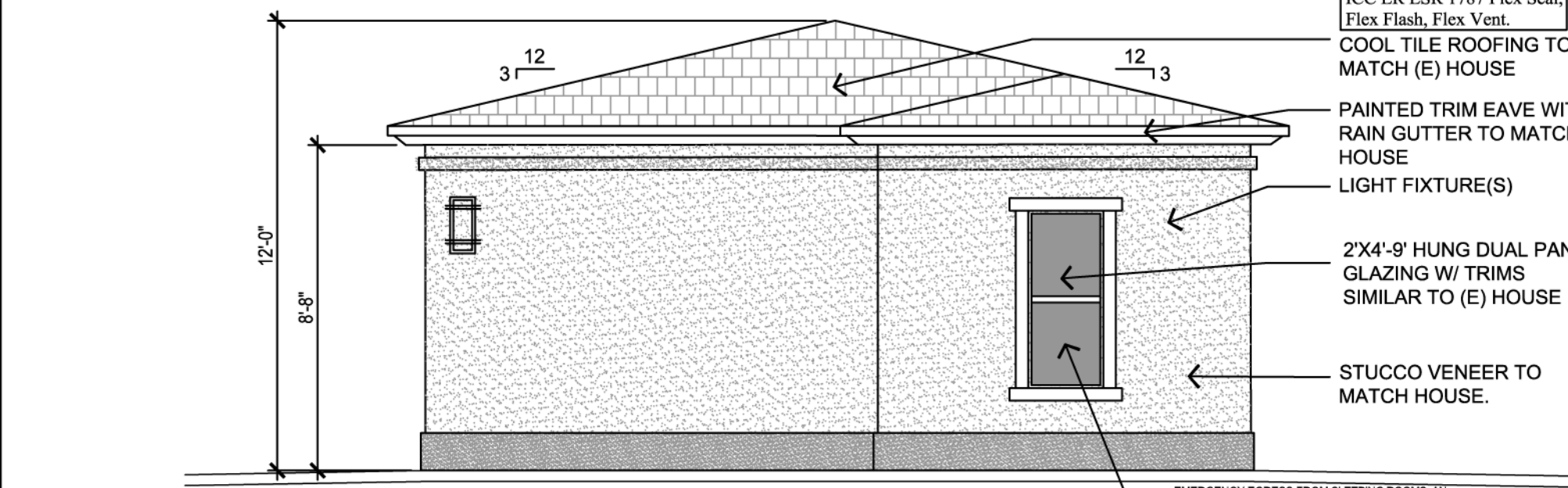
ENERGY NOTES



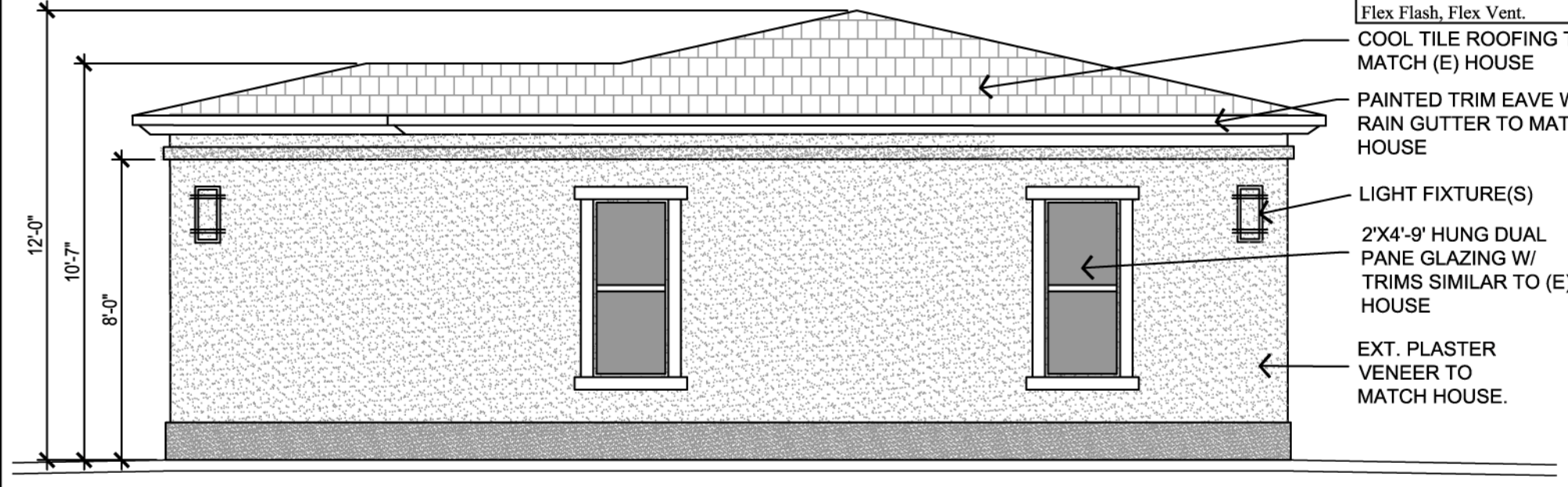
SOUTH ELEVATION SCALE: 1/4"=1'-0"



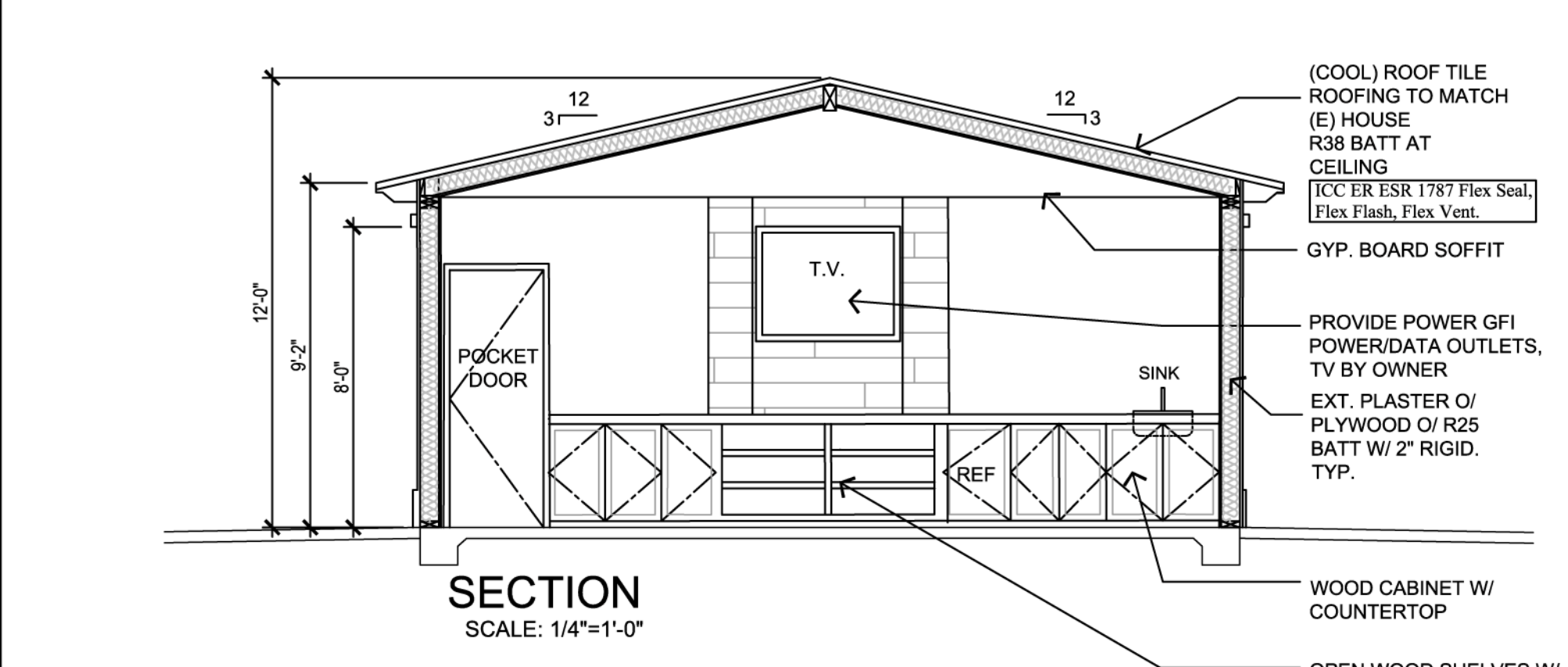
EAST ELEVATION SCALE: 1/4"=1'-0"



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

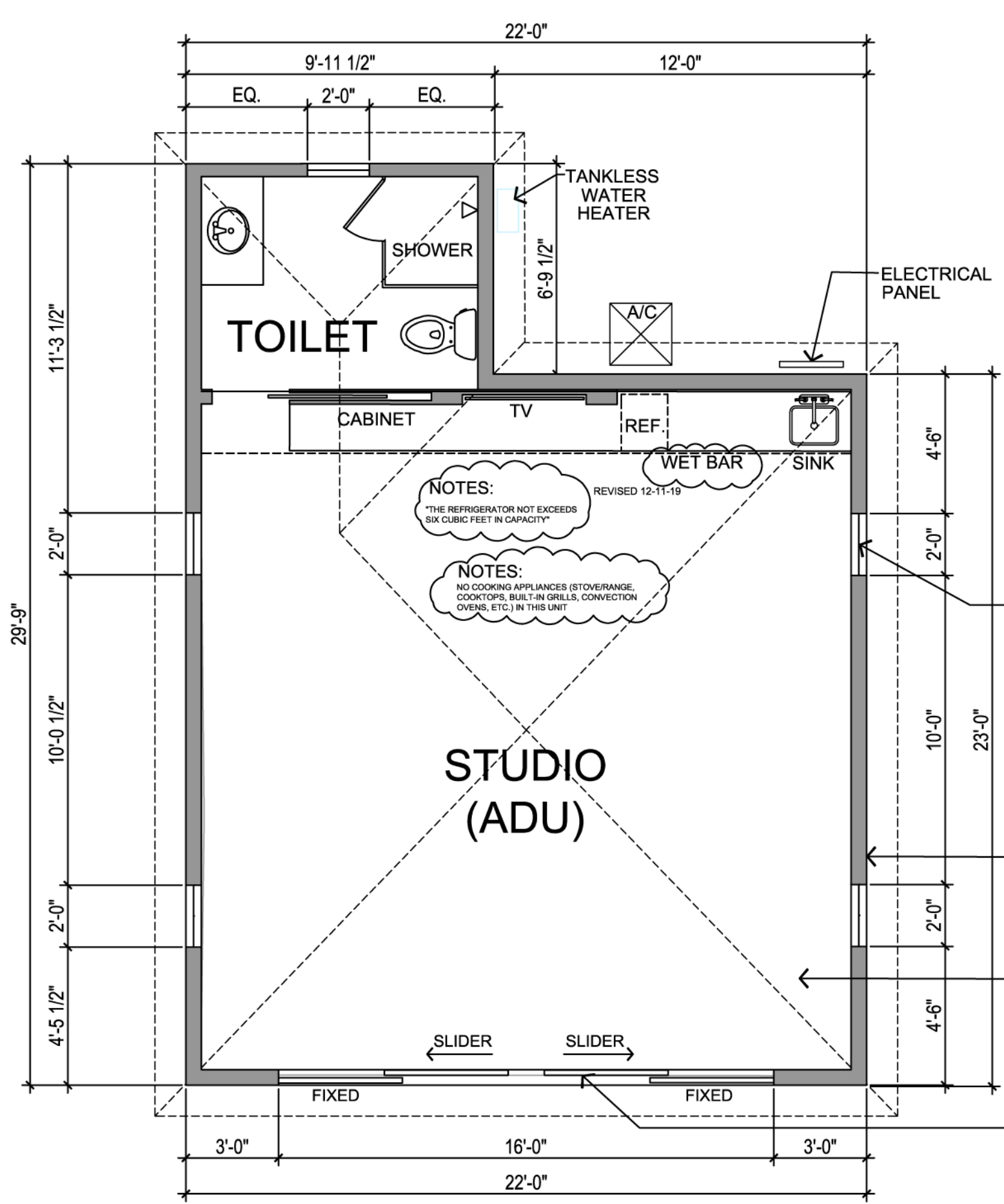


WEST ELEVATION SCALE: 1/4"=1'-0"

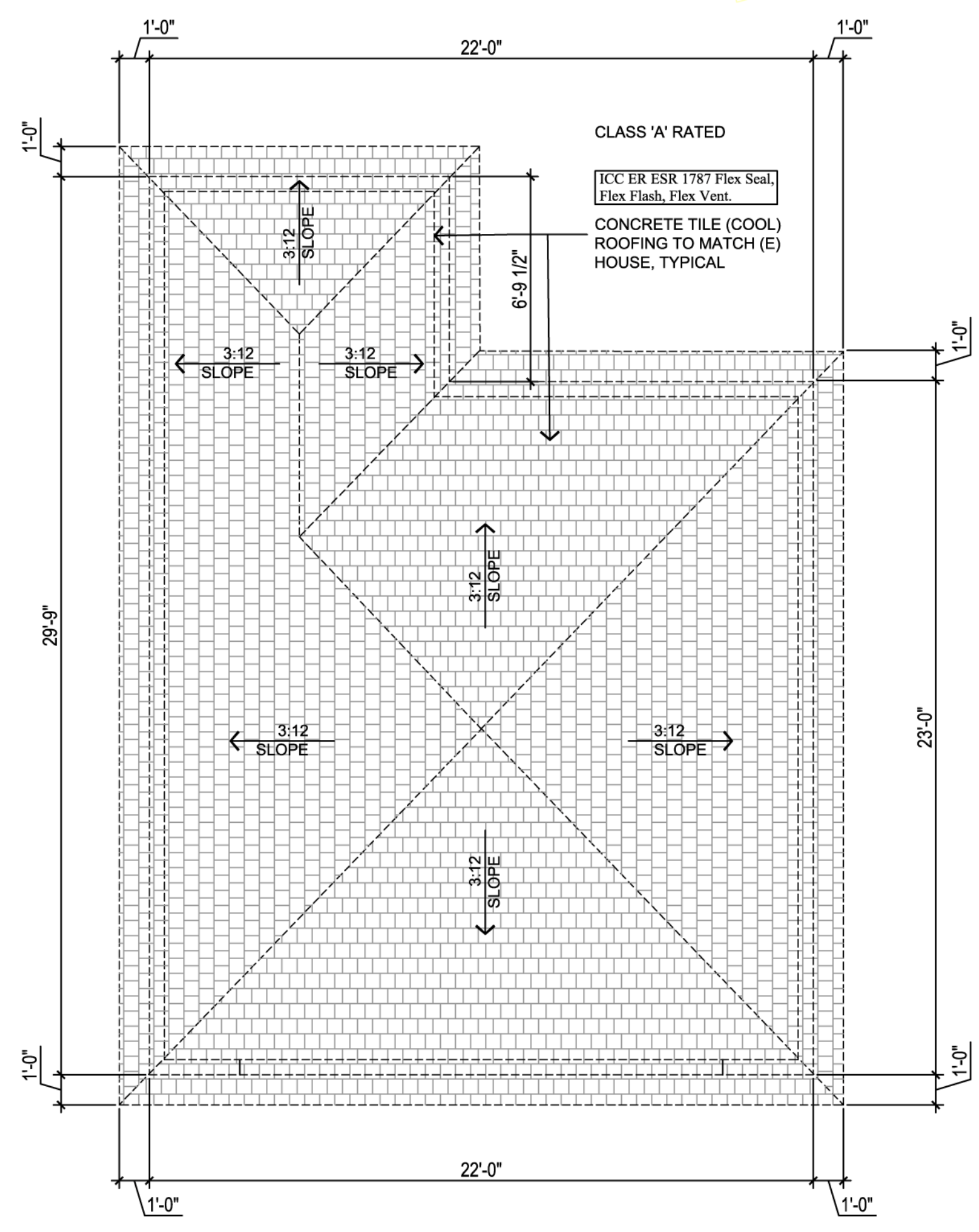


SECTION SCALE: 1/4"=1'-0"

ALL CONSTRUCTION TO COMPLY WITH 2019 CALIFORNIA STANDARDS CODE (2019 CBC, CMC, CPC, 2019 CEC), 2019 CFC, ETC., CALIF. T-24, AND ALL LOCAL REQUIREMENTS. 2019 CALIFORNIA ENERGY STD.



ENLARGED FLOOR PLAN SCALE: 1/4"=1'-0"



ENLARGED ROOF PLAN SCALE: 1/4"=1'-0"

NOTE: ISOMETRIC 2" DIAMETER GAS LINE FROM GAS METER TO ALL GAS APPLIANCES AND OUTLET WHICH COMPLETES WITH SECTION 1216 OF THE 2019 CALIFORNIA PLUMBING CODE.

NOTE: LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (5% SLOPE). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. CRC R401.3

FIRE SPRINKLER NOTES

2019 CALIFORNIA RESIDENTIAL CODE SECTION R313 REQUIRES FIRE SPRINKLERS BE INSTALLED IN THE DWELLING UNIT EXCEPT FOR UNFINISHED GARAGES OR CARPETS WITH NO INHABITABLE SPACE ABOVE. ATTACH WITHOUT FUEL EQUIPMENT. BATHROOM LESS THAN 60 SQUARE FEET AND CLOSETS, LINEN CLOSETS AND PANTRIES LESS THAN 24 SQUARE FEET.

NOTES:

SINK WILL HAVE A WASTE LINE DRAIN GREATER THAN ONE AND ONE-HALF INCH IN DIAMETER.

MR. & MRS. GREWAL
128 LANZON (ADU 130 LANZON)
IRVINE, CA 92602
T: 949 904-4522
E: SONIA.RALLI@GMAIL.COM

PROPERTY ADDRESS:

OCCUPANCY TYPE: R-3
ZONE: PA1
CONSTRUCTION TYPE: V-N
FIRE SPRINKLER: YES

SCOPE OF WORK:

ADD NEW 573 SF DETACHED STUDIO GUEST (ADU), 1 TOILET ROOM W/ KITCHENETTE
NO PARKING IS REQUIRED PER CHAPTER 3-26.5 IN ZONING ORDINANCE
LOT #183
NEW STUDIO AREA: 573 SF
TOTAL SITE AREA: 0.3 ACRES (13,068 S.F.)

DEFERRED SUBMITTAL

1. FIRE SPRINKLER PLAN (SEPARATE PERMIT IF REQUIRED)

CM NEW CARBON MONOXIDE ALARM SHALL BE HARDWIRED & INTERCONNECTED WITH BATTERY BACKUP- UL2034, UL2075 & NFPA720

SD ALL NEW SMOKE DETECTOR/ALARMS ARE HARDWIRED WITH BATTERY BACKUP

BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE 4.506.1). THE FAN SHALL BE ENERGY STAR COMPLIANT. PROVIDE AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM

NOTES

ARC-FAULT PROTECTION SHALL BE PROVIDED TO ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALL IN DWELLING UNIT FAMILY RM, DINING RM, LIVING RM, PARLORS, LIBRARIES, DEN, BEDROOMS, SUN ROOM, CLOSETS, HALLWAYS, OR OR AREAS. PROTECTION SHALL BE PROVIDED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT (210.12 (B) CEC; 2016

2016 CALIFORNIA ELECTRICAL CODE-SECTION 408.12: TAMPER RESISTANT RECEPTACLES. IN ALL AREAS SPECIFIED IN SECTION 210.52, ALL NONLOOKING 125 VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

1. In all habitable rooms provide receptacle outlets such that no point along the floor line in any wall space is more than 6-ft. from an outlet. Wall space includes any space 2-ft. (610 mm) or wider, and installed so that no point along the wall line is more than 24-in. (305 mm) from an outlet.

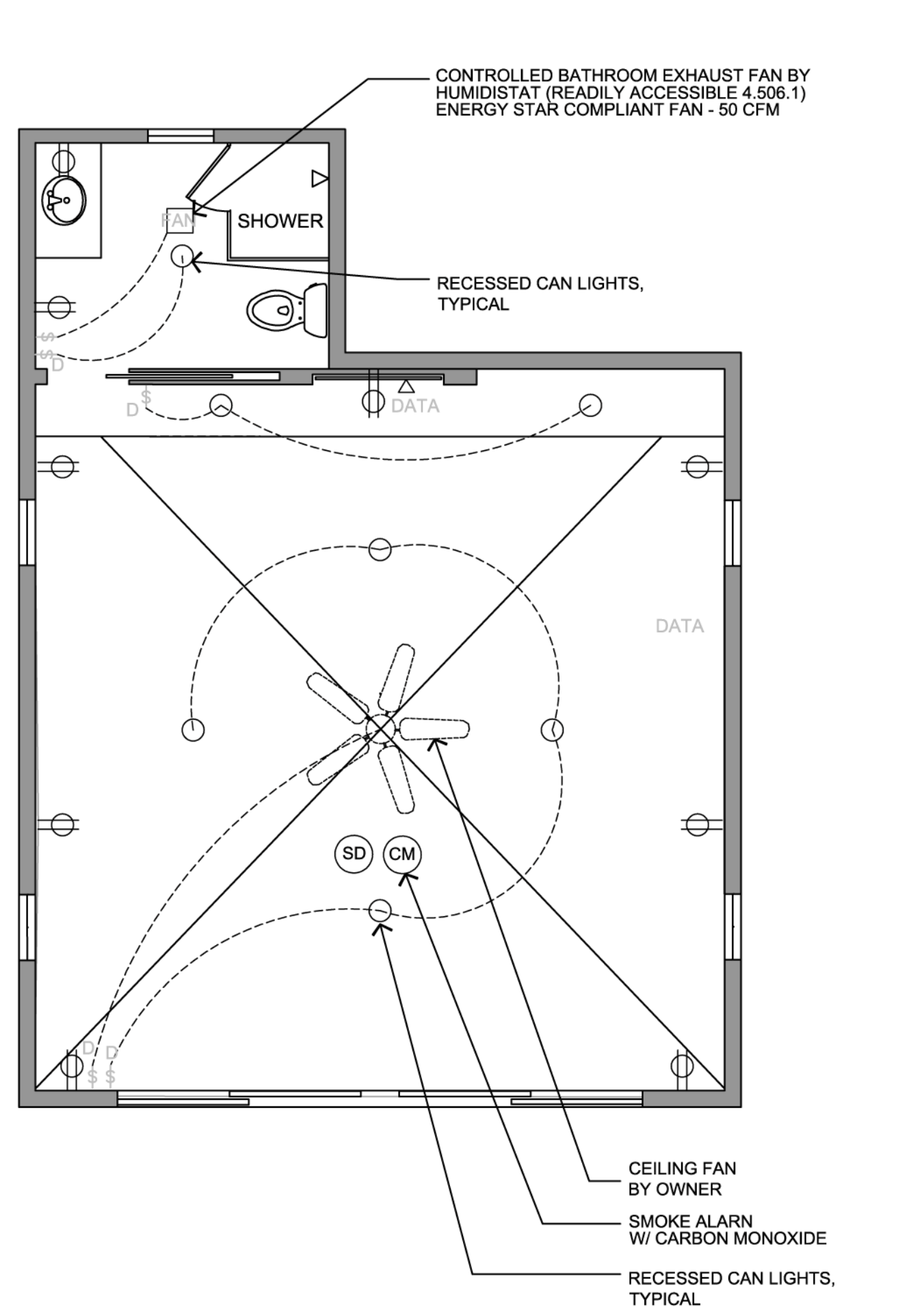
2. All kitchen and dining room (210-52-c CEC) - Wall counter space 12-in. (305 mm) or wider, and installed so that no point along the wall line is more than 24-in. (305 mm) from an outlet.

3. High efficiency lighting shall be fluorescent, metal halide or white high pressure sodium, and shall not contain a medium screw base socket.

4. All branch circuits that supply 125 volt, single phase, 15- and 20- outlets installed shall be protected by an arc-fault circuit interrupter (AFCI) listed to provide protection of the entire branch circuit.

5. Electrical wiring shall be copper, no aluminum wiring allowed unless continuous special inspection is provided. Consult city ordinance article 110 and section 110-115.

6. Recessed lights at insulated ceiling shall be UL listed for direct contact with insulation. (ITC fixtures)



ENLARGED CEILING/ELECTRICAL PLAN SCALE: 1/4"=1'-0"