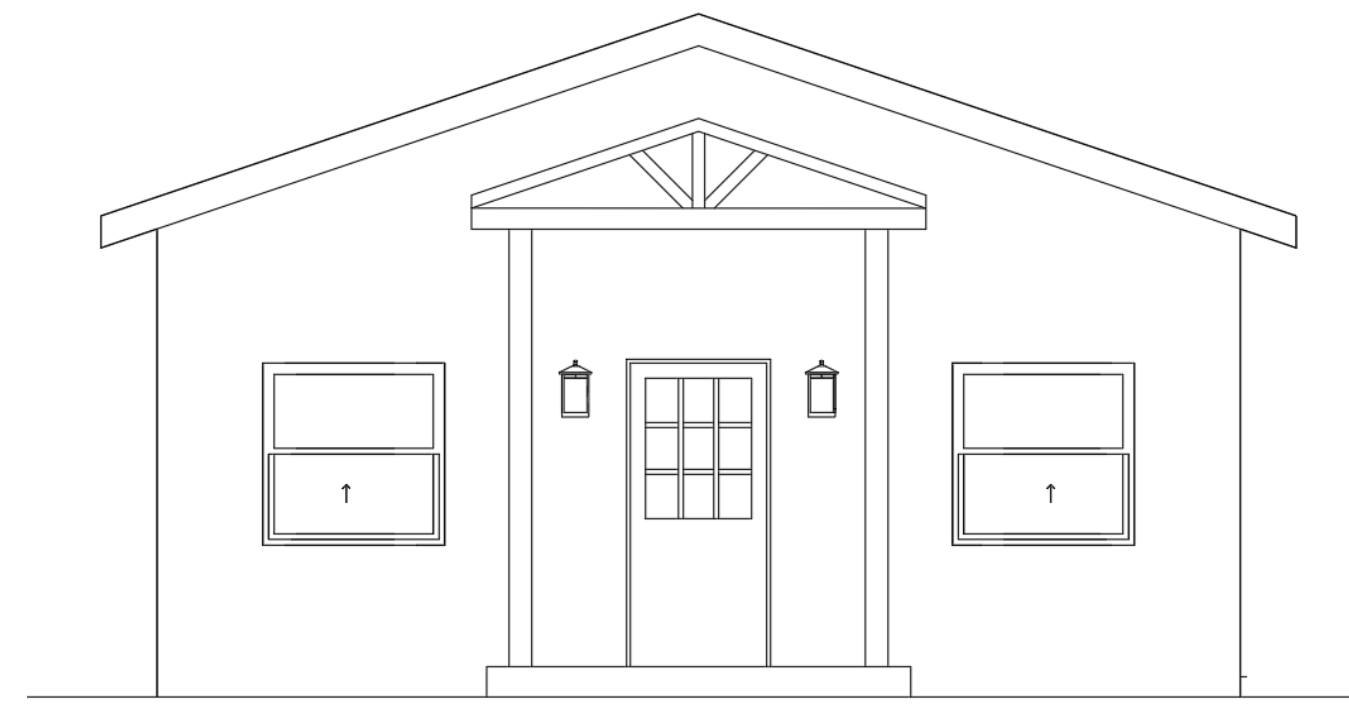


NEW CONSTRUCTION ACCESSORY DWELLING UNIT ADDRESS



4859 WEST SLAUSON AVE. #130 LOS ANGELES, CA 90056
EMAIL: INFO@SIDEKICK.HOMES PHONE: 310.359.1842

PROJECT SCOPE OF WORK	SHEET INDEX	PROJECT DETAILS	VICINITY MAP
<p>CONSTRUCTION OF A NEW ACCESSORY DWELLING UNIT; 630SQFT; 1 BR/ 1 BA; SLAB ON GRADE FOUNDATION</p>	<p>T1 TITLE SHEET GN1 GENERAL NOTES A1.0 SITE PLAN / ROOF PLAN A2.0 FLOOR PLAN A3.0 EXTERIOR ELEVATIONS A4.0 SECTIONS A5.0 DOOR AND WINDOW SCHEDULE GB1 GREEN BUILDING GB2 GREEN BUILDING S STRUCTURAL TITLE SHEET* SN STRUCTURAL NOTES* S1 FOUNDATION/ROOF FRAMING PLAN* SD1 STRUCTURAL DETAILS* SD2 STRUCTURAL DETAILS* T24-1 ENERGY CALCULATIONS** T24-2 ENERGY CALCULATIONS**</p> <p><small>*Must be created by licensed structural or civil engineer for site-specific conditions. **Prepared by an energy engineer.</small></p>	<p>LEGAL DESCRIPTION ADDRESS:</p> <p>APN: TRACT: BLOCK: LOT: ZONE: OCC TYPE: CONST TYPE: LOT SIZE: YEAR BUILT:</p> <p># OF EXISTING DWELLING UNITS:</p> <p>ANALYSIS OF EXISTING & PROPOSED ADU</p> <p>MAIN DWELLING SF: GARAGE SF: NEW ADU SF: 630SF TOTAL NEW FLOOR AREA: ADU COVERED PORCH SF: 37.50SF ADU HEIGHT: 15FT</p> <p>EXISTING PARKING SPACES: ADU QUALIFIES FOR PARKING EXEMPTION: YES NO EXISTING FIRE SPRINKLERS: YES NO FIRE SPRINKLERS REQUIRED FOR ADU:*YES NO PV SYSTEM REQUIRED:*YES NO</p> <p><small>*Permit application to be submitted separately as a deferred submittal.</small></p>	<p>IN THE SPACE BELOW, PLEASE PROVIDE A MAP SHOWING THE WALKING DISTANCE FROM THE SUBJECT PROPERTY TO THE NEAREST TRANSIT STOP.</p> <p>TRANSIT WITHIN 1/2 MILE: YES NO</p>
<p>PROJECT DIRECTORY</p> <p>OWNER INFORMATION: NAME: ADDRESS: EMAIL: PHONE:</p> <p>PREPARER: NAME: ADDRESS: EMAIL: PHONE:</p> <p>ARCHITECTURAL DESIGNER: SIDEKICK HOMES, LLC 4859 WEST SLAUSON AVE, #130 LOS ANGELES, CA 90056 DESIGN@SIDEKICK.HOMES 310-359-1842</p> <p>STRUCTURAL ENGINEER: NAME: ADDRESS: EMAIL: PHONE:</p> <p>T-24 REPORT: NAME: ADDRESS: EMAIL: PHONE:</p>	<p>GOVERNING CODES</p> <p>PROJECT SHALL COMPLY WITH THE FOLLOWING CODES (2022):</p> <p>CALIFORNIA BUILDING CODE (CBC) 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) CALIFORNIA GOVERNMENT CODE LOCAL MUNICIPAL CODE</p>	<p>ADDITIONAL PROPERTY DETAILS</p> <p>PLEASE ANSWER ALL OF THE FOLLOWING: VHFHSZ (VERY HIGH FIRE HAZARD SEVERITY ZONE): YES NO HILLSIDE: YES NO SPECIAL GRADING: YES NO GEOLOGICAL HAZARD ZONES: YES NO FAULT SEISMICALLY INDUCED LANDSLIDE LIQUEFACTION COLLAPSING / EXPANSIVE SOIL SEISMIC DESIGN CATEGORY: SEISMIC RISK CATEGORY: FLOOD PLAIN: YES NO METHANE GAS HAZARDS: YES NO WIND EXPOSURE: B C D WIND RISK CATEGORY: I II III IV RESTRICTED USE AREA: YES NO HIGHWAY DEDICATIONS: WASTEWATER: PUBLIC SEWER SEPTIC OTHER OPEN CODE ENFORCEMENT CASE: YES NO OTHER:</p> <p><small>*If yes to any of these items, then standard plans might not be use to this property. Further review may be required by the plan checker.</small></p>	<p>BY USING THESE STANDARD CONSTRUCTION DOCUMENTS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE STANDARD PLAN ADU PROGRAMS FOR THE CITIES OF BUENA PARK, COMPTON, GARDEN GROVE, PARAMOUNT AND SANTA FE SPRINGS. 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. SIDEKICK HOMES LLC SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. 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 SIDEKICK HOMES LLC. 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, INDEMNIFY AND HOLD SIDEKICK HOMES LLC HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY. 3. 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 BEYOND THIS DISCLAIMER. 4. STANDARD PLANS ARE SUBJECT TO RENEW AT EVERY CA BUILDING STANDARD CODE CYCLE.</p>



**PROPOSED DETACHED
ACCESSORY DWELLING UNIT**

TITLE SHEET

DATE:
05.31.24
PROJECT NUMBER:

SHEET NO.

T1

GENERAL NOTES

1. THE GOVERNING CODES FOR THIS PROJECT ARE:
2022 LOS ANGELES RESIDENTIAL CODE 2022 LOS ANGELES BUILDING CODE
2022 LOS ANGELES PLUMBING CODE 2022 LOS ANGELES MECHANICAL CODE
2022 LOS ANGELES ELECTRICAL CODE 2022 LOS ANGELES FIRE CODE
2022 LOS ANGELES GREEN BUILDING CODE 2022 CALIFORNIA ENERGY CODE
-ALL WORK SHALL CONFORM TO (NAME OF JURISDICTION) ZONING AND DEPARTMENT OF BUILDING AND SAFETY CODE, SO LONG AS THEY ARE COMPLIANT WITH STATE CODE REGULATING ACCESSORY DWELLING UNIT.
-ZONING AND DEPARTMENT OF BUILDING AND SAFETY.
2. OBTAIN SEPARATE APPLICATION FOR THE FOLLOWING ITEMS IF APPLICABLE:
 - I. RETAINING WALLS OR BLOCK FENCE WALLS
 - II. GRADING WORK
 - III. SWIMMING POOLS
 - IV. A SEPARATE STRUCTURE
 - V. SHORING
 - VI. DEMOLITION
 - VII. SOLAR PV SYSTEM
 - VIII. NEW WATER METER
 - IX. FIRE SRINKLER
3. PLAN CHECK/PERMIT APPLICATION FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL EXPIRE BY LIMITATION PER SECTION 107.4 CBC.
4. CONTRACTORS AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOTE BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
5. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT 1-800-422-4133, 48 HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION, FOR EXISTING UTILITY LOCATIONS.
6. THE TYPE, LOCATION, AND SIZE OF ADU'S ADDRESS WHICH MUST BE CLEARLY VISIBLE AND LEGIBLE FROM THE ADJACENT PUBLIC WAY OR STREET, ADDRESS LETTERS/NUMBERS SHALL BE MINIMUM 4 INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF ½ INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND. CRC R319.1

BUILDING ENVELOPE

7. GLAZING HAZARDOUS LOCATIONS AS DEFINED IN CBC SECTION 2406.4 SHALL BE TEMPERED GLASS INCLUDING;
 - I. SWINGING AND SLIDING DOORS
 - II. SHOWER AND TUB ENCLOSURES, INCLUDING EXTERIOR WINDOW GLAZING
 - III. GLAZING WITHIN 24" OF DOORS AND WITHIN 60" OF WALKING SURFACE.
8. PROVIDE WINDOWS THAT ARE PROPERLY RATED AND CERTIFIED FOR THE WIND LOAD FOR THIS CLIMATE ZONE.
9. PROVIDE MOIST-STOP FLASHING AROUND ALL WINDOWS, DOORS AND OTHER OPENINGS.
10. PROVIDE BITCHUTHANE AT OTHER NEEDED LOCATIONS SUCH AS INTERSECTING EXTERIOR CONSTRUCTION SURFACES, SMALL EXTERIOR SHELVES AND AT EXTERIOR PENETRATIONS.
11. EXTERIOR STUCCO SHALL COMPLY WITH CHAPTER 25 CBC. PROVIDE SEPARATE INSPECTIONS FOR EACH INSPECTION AT PHASES OF EXTERIOR PLASTER AS FOLLOWS: SCRATCH COAT AND BROWN COAT. PROVIDE 60-MINUTE BUILDING PAPER MINIMUM FOR EXTERIOR STUCCO. PROVIDE ONLY FURRING NAILS AT ALL ALL WIRE LATH THAT SUPPORTS STUCCO.
12. PROVIDE A MINIMUM CLASS A ROOFING MATERIAL WITH AN ICBO OR UL LISTING. ROOFING MATERIAL SHALL BE INSTALLED TO MEET HIGH WIND EXPOSURE "C" CONSTRUCTION REQUIREMENTS. ALL ROOFING MATERIALS MUST OVERHANG THE EDGE OF THE ROOF SURFACE. PLYWOOD ROOF SHEATHING IS REQUIRED UNDER ALL ROOFS
13. MINIMUM GRADE PLYWOOD AT OVERHANGS TO BE 1X T & G SHEETING.

14. PLYWOOD SHEAR WALL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
15. PROVIDE TWO LAYERS OF GRADE "D" PAPER AT ALL EXTERIOR WALLS WITH WOOD BASE SHEATHING AND STUCCO COVERING PER SECTION 2506.4 CBC
16. RADIANT BARRIER INSTALLATION SHALL COMPLY WITH THE FOLLOWING:
 - I. BE INSTALLED ON VERTICAL ATTIC SURFACES AND GABLE ENDS.
 - II. PROVIDE AN INSTALLATION METHOD DETAIL.
 - III. F.A.U. IN ATTIC SPACE PROVIDE LIGHT FUEL GAS, AND RECEPTACLE AND 24" WIDE MIN. CATWALK.
17. PROVIDE FOR A 4" OR 2" CLEARANCE FROM WEEP SCREED TO GRADE OR PAVED SURFACE RESPECTIVELY.
18. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OFF THE WALL.
19. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING THE CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

ELECTRICAL

20. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLET INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOM, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12
21. PROVIDE AT LEAST ONE WALL SWITCHED-CONTROLLED LIGHTING OUTLET IN THE FOLLOWING LOCATION PER CE 210.70(A).
 - I. HABITABLE ROOMS
 - II. BATHROOM
 - III. HALLWAYS
 - IV. OUTSIDE AT THE EXTERIOR SIDE OF EXTERIOR DOOR
 - V. ATTIC SPACE
22. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED TO DEMONSTRATE COMPLIANCE WITH ENERGY STORAGE SYSTEM READY DWELLINGS. CEnC SECTION 150.0(S)1:
 - I. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRACH CIRCUITS, OR;
 - II. THE FUTURE LOCATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH AND ENSURE A CLEAR SPACE BE RESERVED TO ALLOW INSTALLATION WITHIN 3 FEET OF THE MAIN PANEL BOARD.
23. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANEL BOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
24. SYSTEM USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING TO BE HEAT PUMP SPACE HEATER READY PER CEnC SECTION 150.0(T):
 - I. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY".

II. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE".

25. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURE FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15-INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. [CRC R327.1.2]
26. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48-INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. [CRC R327.1.4]
27. RECESSED LIGHTS AT INSULATED CEILINGS SHALL BE UL LISTED FOR DIRECT CONTACT WITH INSULATION (ITC FIXTURES).
28. IN ALL HABITABLE ROOMS PROVIDE RECEPTACLE OUTLETS SUCH THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM AN OUTLET ANY WALL SPACE 2' OR WIDER SHALL HAVE AN OUTLET. CEC SECTION 210-52(A).
29. ALL RECEPTACLES SHALL BE ON ARC-FAULTED CIRCUIT INTERRUPTERS.
30. LUMINARIES MUST MEET SECTION 150(K) OF CEC T24 PART 6.

MECHANICAL

31. EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2:
 - I. 3 FEET FROM A PROPERTY LINE
 - II. 10 FEET FROM A FORCED AIR INLET, AND
 - III. 3 FEET FROM OPENINGS INTO THE BUILDING
32. EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2
33. UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE CITY, DOMESTIC DRYER MOISTURE EXHAUSTS DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. CMC 504.4.2.
34. MINI SPLIT SYSTEM MUST MAINTAIN THE CODE COMPLIANCE PER R106.1.1. PROVIDE HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 D.F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN THE NEW ADU. CRC R303.10
35. ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL SIMPLY WITH THE FOLLOWING:
 - I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DEDUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
 - II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE VENTILATION SYSTEM (4.506.1)
36. ALL NEW LOW-RISE RESIDENTIAL BUILDINGS MUST HAVE A WHOLE HOUSE VENTILATION SYSTEM THAT PROVIDES A CALCULATED MINIMUM AMOUNT OF OUTDOOR AIR BY USING EITHER A CONTINUOUSLY RUNNING BATHROOM FAN OR A SUPPLY OR RETURN AIR VENTILATION THRU A CENTRAL HVAC SYSTEM. THE MINIMUM VENTILATION VOLUME MUST BE A MINIMUM OF 1 C.F.M. FOR EACH 100 SQ. FT, OF FLOOR AREA PLUS 7.5 C.F.M. FOR EACH OCCUPANT. THE NUMBER OF OCCUPANTS IS DETERMINED BY MULTIPLYING THE NUMBER OF BEDROOMS AND THEN ADDING ONE.



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37. DUCT SYSTEM OPENINGS MUST BE SEALED WITH MASTIC, TAPE, AEROSOL SEALANT OR OTHER DUCT CLOSURE SYSTEM THAT MEETS THE APPLICABLE REQUIREMENTS OF UL 181, UL 181A OR UL 181B. THE DUCT TAPES AND MASTIC MUST BE LABELED UL 181. THE USE OF CLOTH RUBBER ADHESIVE DUCT TAPE IS NOT ALLOWED.
38. DUCTS MUST BE INSTALLED; THE USE OF BUILDING CAVITIES AS DUCTS IS NOT ALLOWED.
39. ATTIC FURNACES AND COOLING EQUIPMENT SHALL COMPLY WITH THE FOLLOWING:
 - I. HAVE A 30' X 30" MINIMUM ATTIC ACCESS OPENING WITHIN 20' OF THE EQUIPMENT.
 - II. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO.
 - III. HAVE A 30" DEEP WORKING PLATFORM AT CONTROL SIDE.
 - IV. HAVE AN ELECTRIC OUTLET AND A LIGHT FIXTURE (CONTROLLED BY SWITCH AT THE FURNACE).
40. MEASURES REQUIRING FIELD VERIFICATIONS AND/OR DIAGNOSTIC TESTING; DUCT SEALING, SUPPLY DUCT LOCATION, SURFACE AREA, AND R-FACTOR, REFRIGERANT CHARGE IN SPLIT SYSTEM AIR CONDITIONS AND HEAT PUMPS, INSTALLATION OF TXV, ADEQUATE AIR FLOW, AIR HANDLER FAN POWER, HIGH ENERGY EFFICIENCY RATIO (EER). MAXIMUM COOLING CAPACITY, BUILDING ENVELOPE SEALING, HIGH QUALITY INSULATION INSTALLATION.
41. DOOR SHALL BE LOUVERED CMC 701.4

PLUMBING

42. DUAL WASTE WATER PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM CLOTHES WASHERS, BATHTUBS, SHOWERS, AND BATHROOM/RESTROOM WASH BASINS TO BE USED FOR GRAYWATER IRRIGATION SYSTEM. (PC 304.1), EXCEPT FOR PROJECTS WHERE GRAYWATER SYSTEMS ARE NOT PERMITTED DUE TO GEOLOGICAL CONDITIONS.
43. WATER CLOSET TO BE A MAXIMUM OF 1.28 GALLONS PER FLUSH.
44. PIPE INSULATION IS A MANDATORY REQUIREMENT IN THE FOLLOWING CASES:
 - I. STORAGE TANKS FOR A NON-RECIRCULATING SYSTEM MUST HAVE PIPE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR LENGTH OF FIVE THERE IS NO EXCEPTION FOR WATER HEATER PIPING IN THE CONDITIONED SPACE.
 - II. RE-CIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS MUST BE INSULATED (THE ENTIRE LENGTH OF PIPING, HEATHER BURIED OR EXPOSED).
 - III. INDIRECT FIRED DOMESTIC HOT WATER SYSTEM PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK. SHOW COMPLIANCE WITH THE FOLLOWING LIGHTING TO THE STORAGE TANK. SHOW COMPLIANCE WITH THE FOLLOWING LIGHTING.
45. ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4-IN. ABOVE THE CONTROLS. (PC 507.2)

FIRE & SAFETY

46. AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D OR SECTION R313.3 SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS OR TOWNHOUSES INCLUDING ATTACHED GARAGES. (R309.6, R313.1, R313.2, R313.3); ADU'S MAY BE EXEMPTS FROM THIS REQUIREMENT IF THE MAIN HOUSE IS NOT SPRINKLED)
47. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED.
48. INSTALL SMOKE DETECTORS IN ALL SLEEPING AREAS AND HALLWAYS SERVING SLEEPING AREAS.
49. CARBON MONOXIDE ALARMS IS REQUIRED PER (SEC 420.6, R315)

BUILDING MATERIALS

47. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)
48. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARD OUTLINED IN SECTION 4.504.2.3.

AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3.
49. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
 - I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
 - II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR RESIDENTIAL 2023 GBSC PLAN REVIEW LIST 01-01-2023 PAGE 5 OF 7
 - III. NSF/ANSI 140 AT THE GOLD LEVEL OR
 - IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)
50. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 g/L. (4.504.3.1, 4.504.3.2)
51. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
 - II. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOL PROGRAM). OR
 - III. CERTIFICATION UNDER THE RCCFI FLOORSCORE PROGRAM OR MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350)(4.504.5)
52. TILE MUST BE APPLIED OVER CEMENT PLASTER BACKING AT SURFACES SUBJECT TO WATER SPLASH. (SHOWERS, TUBS AND COMMERCIAL REST ROOMS, PROVIDE (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1210.2.3, 2406.4.5, R307.2, R308.4)
53. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.
54. COMPOSITE WOOD PRODUCTS INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (ICC 4.504.5)

UTILITIES

55. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
56. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPARATE PLUMBING PERMIT IS REQUIRED. FOR EACH 100 SQ. FT. OF FLOOR AREA PLUS 7.5 C.F.M. FOR EACH OCCUPANT. THE NUMBER OF OCCUPANTS IS DETERMINED BY MULTIPLYING THE NUMBER OF BEDROOMS AND THEN ADDING ONE.



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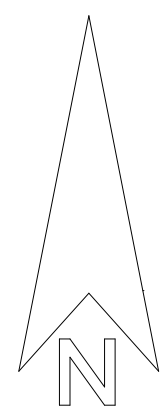
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**GENERAL
NOTES**

DATE:
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GN2



1 SITE PLAN
SCALE:

SITE PLAN INSTRUCTIONS:

- A. PROVIDE A COMPLETE PLOT PLAN SHOWING THE FOLLOWING:
 - LOT DIMENSIONS
 - YARD SETBACKS
 - ADJACENT STREETS
 - NORTH ARROW
 - EXISTING BUILDING(S) TO REMAIN WITH SF LABELED
 - DIMENSIONS AND AREA (SF) OF PROPOSED ADU
 - DISTANCE BETWEEN BUILDINGS
 - LOCATION OF PRIVATE SEWAGE DISPOSAL SYSTEM INCLUDING EXPANSION AREAS
 - UTILITIES
 - DRIVEWAY(S) AND PARKING AREAS
 - EASEMENTS
 - SCALE THE SIZE AND LOCATION OF NEW CONSTRUCTION AND EXISTING STRUCTURES ON THE SITE AND THE STREET IN RESPECT TO THE PROPERTY. INCLUDE DIMENSIONS OF THE STREET.
 - SHOW THE ADJACENT STREETS
 - DIMENSIONS AND AREA (SF) OF PROPOSED ADU
- B. ADU MUST BE LOCATED MORE THAN 5 FEET FROM THE PROPERTY LINE.
- C. OPENINGS, SUCH AS DOORS, WINDOWS, VENTS, ETC. IN EXTERIOR WALLS MUST BE MORE THAN 5 FEET ON THE PROPERTY LINES AND ANY OTHER STRUCTURES IN THE PROPERTY.
- D. SPECIFY MAX EAVE PROJECTION DISTANCES FOR BOTH EXISTING AND PROPOSED ADU AS ALLOWED PER CRC TABLE R302.1(1) AND R302.1(2). EAVES MUST BE MORE THAN 5' SETBACK FROM PROPERTY LINES AND OTHER STRUCTURES ON THE PROPERTY.
- E. THERE SHALL BE NO PROJECTIONS FROM THE ADU WITHIN 5 FEET OF THE PROPERTY LINE OR ANY STRUCTURE ON THE PROPERTY.
- F. UTILITY PLAN IS REQUIRED, PLEASE SHOW LOCATIONS OF GAS LINE, ELECTRIC LINE, SEWER LATERAL, ELECTRICAL PANEL, ETC. ON PLAN.
- G. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10 FEET. CRC R401.3
- H. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.

SITE PLAN NOTES:

UTILITY EASEMENTS AND CLEARANCES DISCLAIMER

PLEASE BE ADVISED, THE APPLICANT/PROPERTY OWNER SHALL BE RESPONSIBLE FOR CONFIRMING ALL UTILITY EASEMENTS ON-SITE THAT MAY AFFECT THE PROJECT, AND ENSURING THAT NO PROPOSED IMPROVEMENTS (INCLUDING OVERHANGING ROOF EAVES), AS APPLICABLE, ENCROACH ANY UTILITY EASEMENT AREA(S). THE SITE PLAN SHALL REFLECT ALL UTILITY EASEMENTS AND SHOW ALL EXISTING ABOVE-GROUND UTILITIES, SUCH AS POWER POLES AND POWER LINES, THAT EXIST ON/OR CROSS OVER THE SUBJECT PROPERTY. ALL UTILITY EASEMENT AREAS SHALL BE PROPERLY DIMENSIONED AND LABELS ON PLANS. PLEASE NOTE, UTILITY EASEMENTS MAY NOT BE RECORDED ON THE PROPERTY TITLE REPORT, BUT MAY NONETHELESS STILL EXIST AND BE APPLICABLE TO THE PROPERTY (e.g., MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM EXISTING POWER POLES AND POWER LINES).

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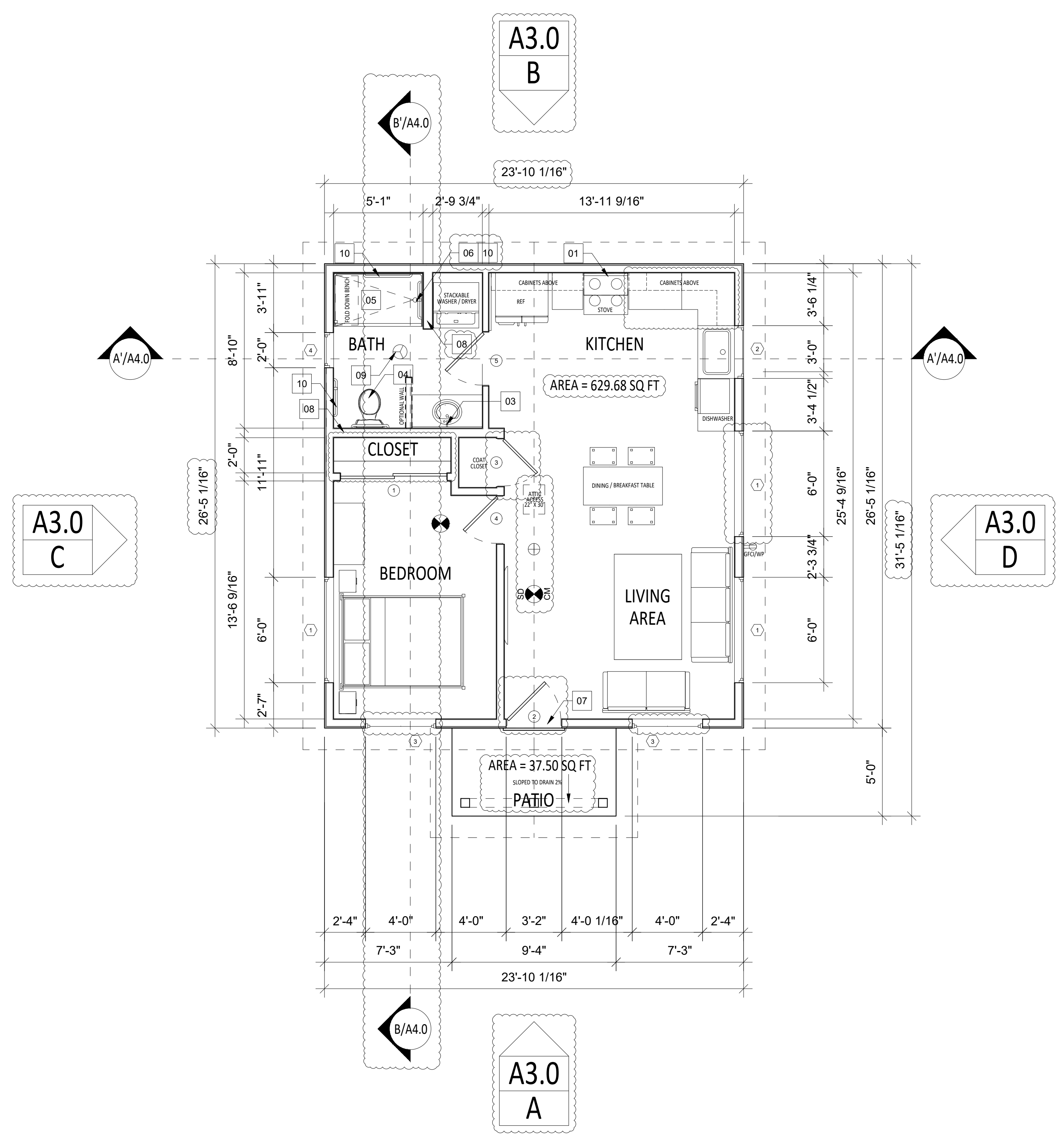
**PROPOSED DETACHED
ACCESSORY DWELLING UNIT**

SITE PLAN

DATE:
05.31.24
PROJECT NUMBER:

SHEET NO.

A1.0

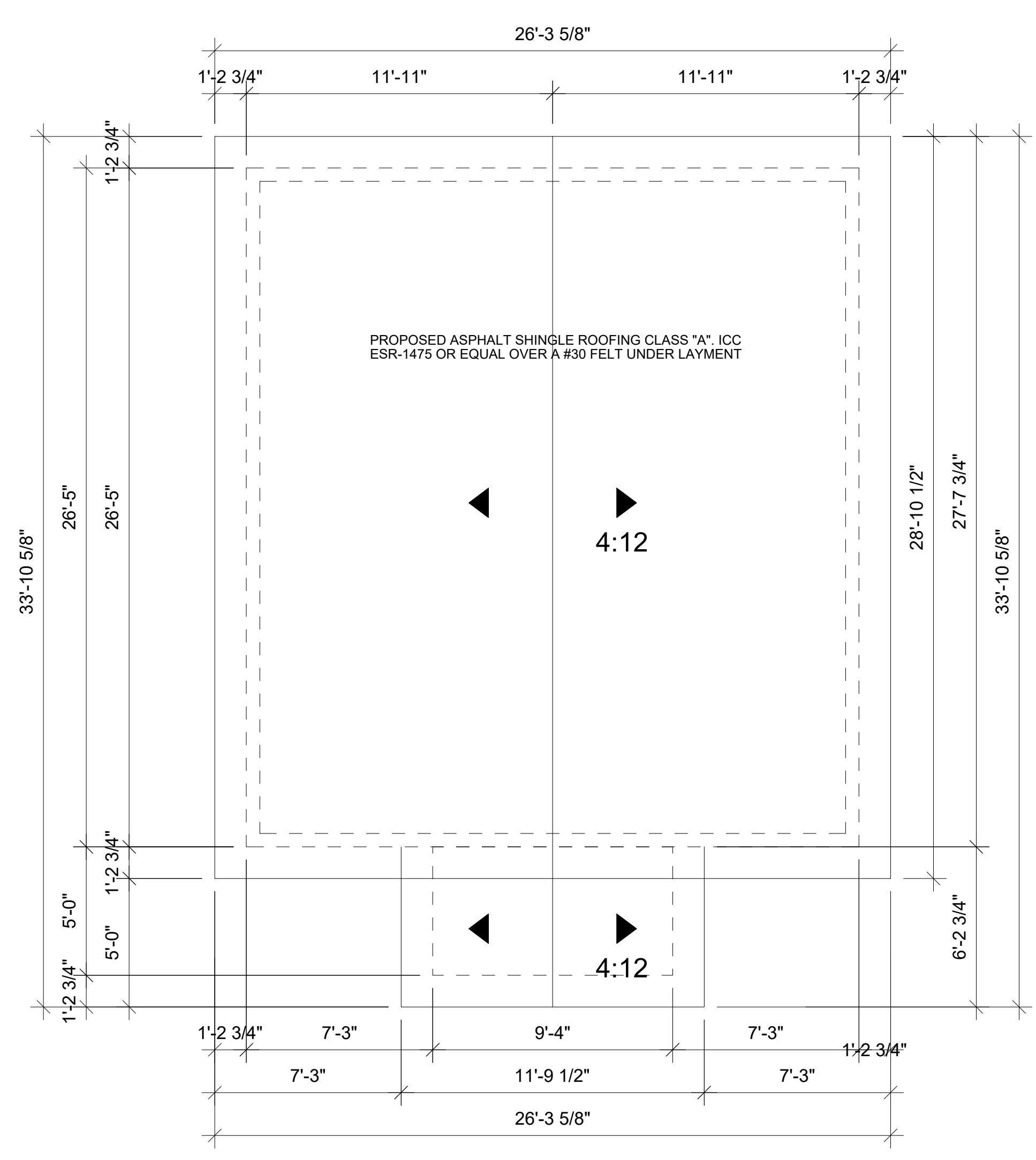


FLOOR PLAN KEYNOTES:

- 01 FOR RANGE REQUIREMENTS, PLEASE SEE T-24
- 02 KITCHEN SINK WITH FAUCET NOT TO EXCEED 1.8 GALLONS PER MINUTE
- 03 LAVATORY FAUCET, FAUCET SHALL NOT EXCEED 1.2 GALLONS PER MINUTE.
- 04 NEW WATER-SAVER WATER CLOSET WITH FLUSH VOLUMES FOR LOW CONSUMPTION AND A MAXIMUM OF 1.28 GALLONS PER FLUSH.
- 05 36"X60" SHOWER. INSTALL PER MANUFACTURER SPECS.
- 06 PROVIDE SHOWER HEAD WHICH SHALL NOT EXCEED 1.8 GALLONS PER MINUTE. SHOWERHEADS SHALL BE PROVIDED WITH CONTROLS OF THE PRESSURE-BALANCE TYPE OR THERMOSTATIC MIXING VALVE.
- 07 MAIN ENTRY FOR UNIT.
- 08 PROVIDE 2" X 6" STUD WALL FOR PLUMBING.
- 09 EXHAUST FAN AT BATHROOMS. MINIMUM VENTILATION RATE SHALL BE 25 CFM FOR CONTINUOUS VENTILATION AND 50 CFM FOR INTERMITTENT VENTILATION.
- 10 GRAB BAR BLOCKING, SEE BLOCKING DETAIL ON SHEET A5.0

FLOOR PLAN NOTES:

- 01 PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- 02 PROVIDE (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1210.2.3, 2406.4.5, R307.2, R308.4)
- 03 SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- 04 AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)
- 05 GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC R702.3.7.1
- 06 ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC408.3)



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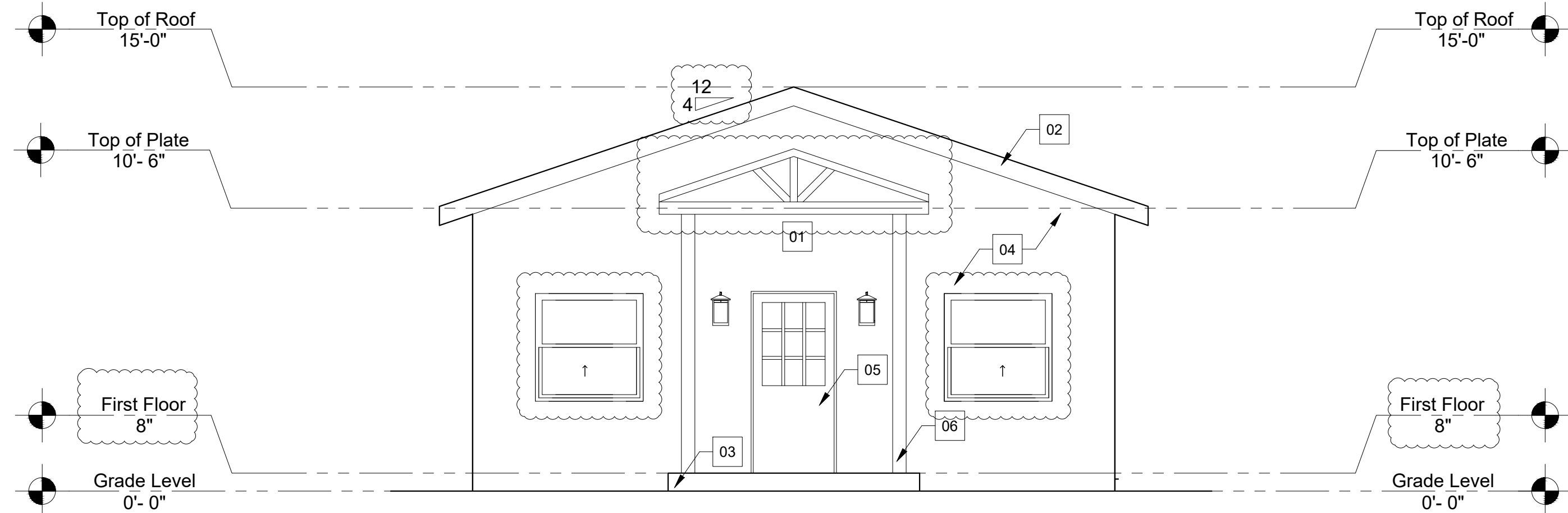
**PROPOSED
FLOOR PLAN**

DATE:
05.31.24
PROJECT NUMBER:

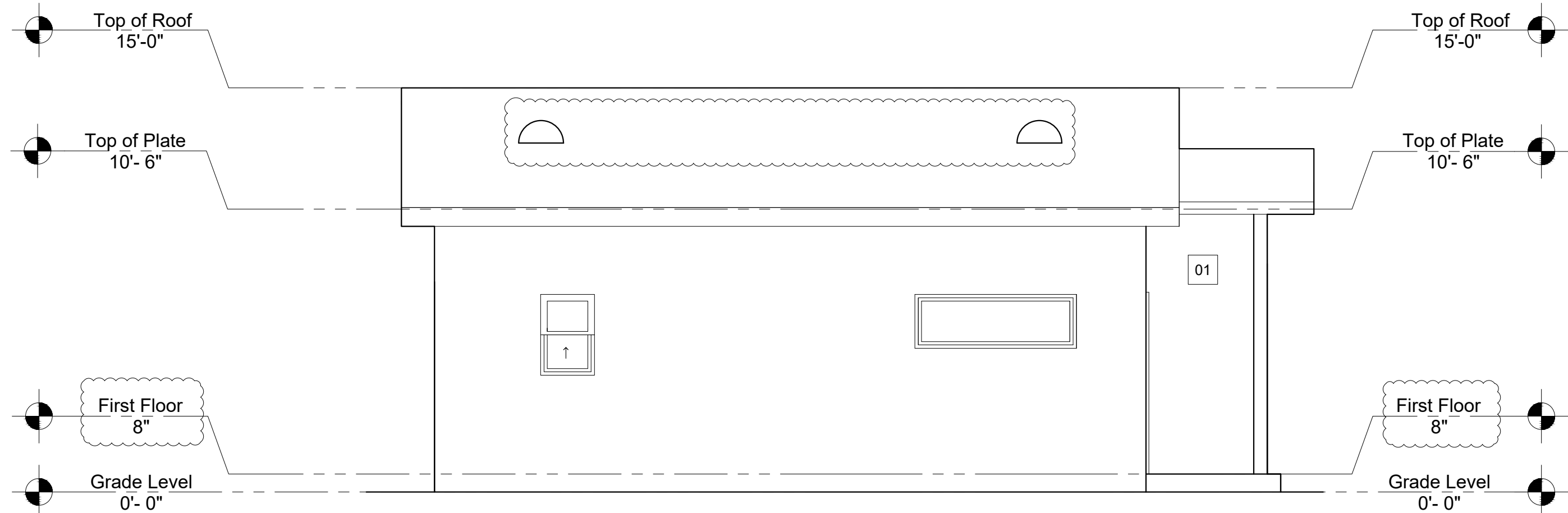
SHEET NO.

A2.0

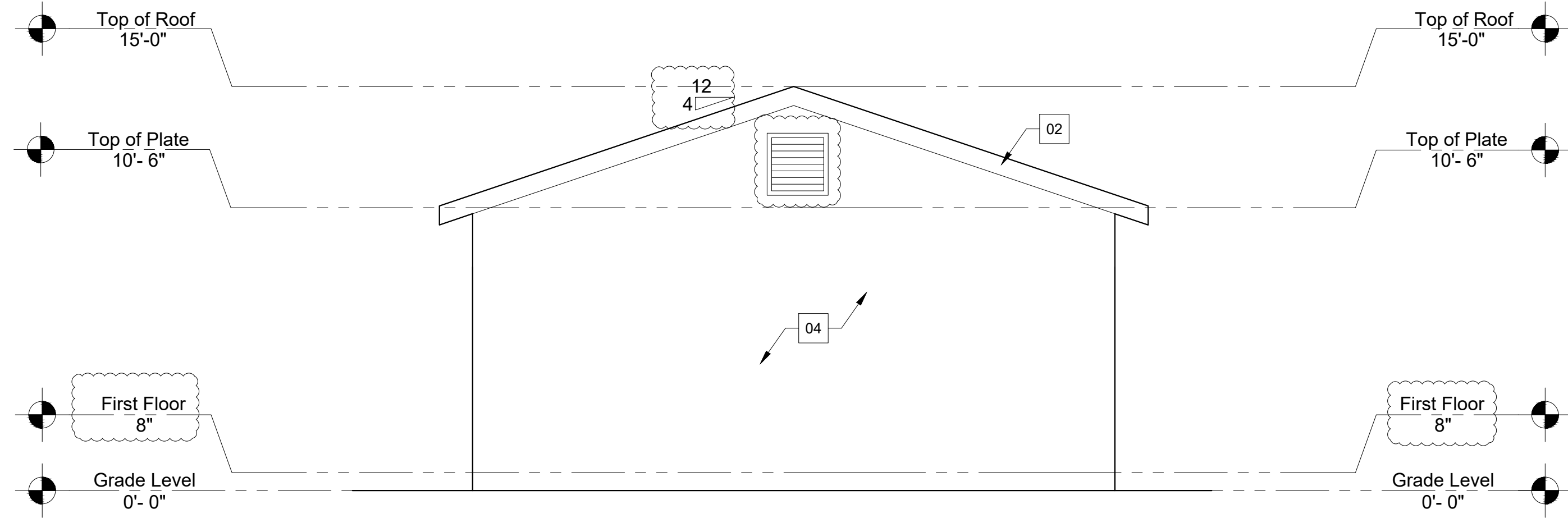
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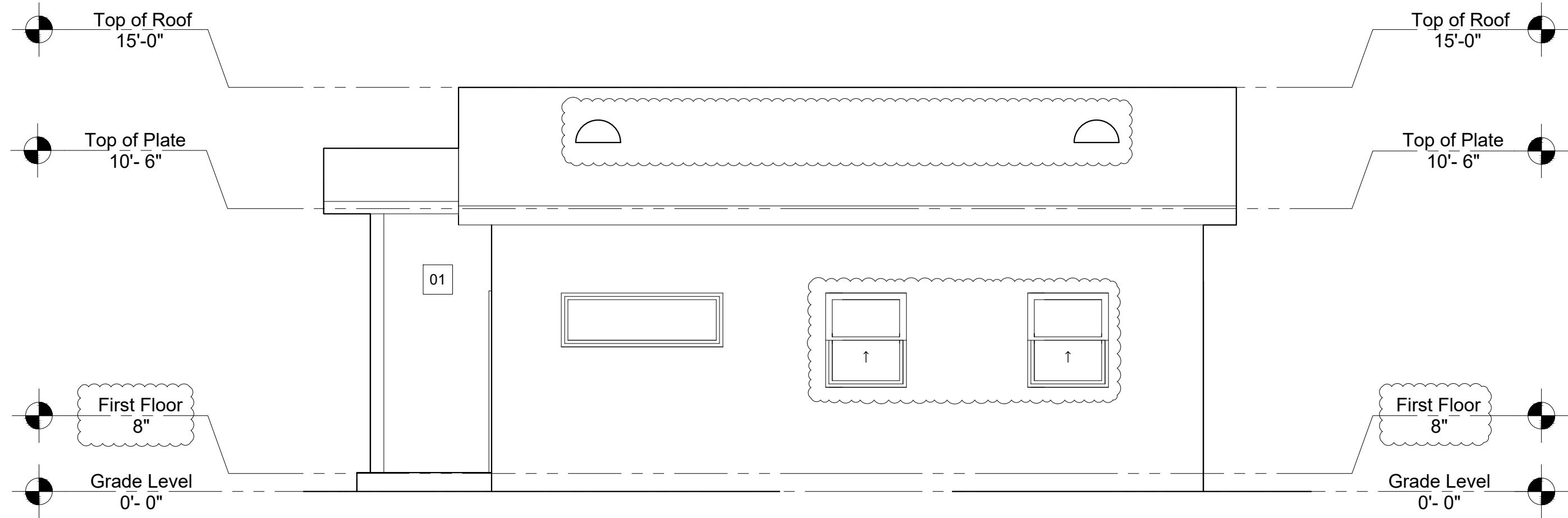
A FRONT ELEVATION -
SCALE: 1/4" = 1'0"



C LEFT ELEVATION -
SCALE: 1/4" = 1'0"



B REAR ELEVATION -
SCALE: 1/4" = 1'0"



D RIGHT ELEVATION -
SCALE: 1/4" = 1'0"

ELEVATION KEYNOTES:

- 01 COVERED FRONT PORCH AREA
- 02 PROPOSED ASPHALT SHINGLE ROOFING CLASS "A", ICC ESR-1475 OR EQUAL OVER A #30 FELT UNDER LAYMENT
- 03 CONCRETE LANDING
- 04 STUCCO
- 05 ADU ENTRY DOOR
- 06 6" X 6" POST

ATTIC VENTILATION:
ATTIC VENTILATION NEEDS TO BE AT LEAST 1/150 OF THE AREA WITH 50% REQUIRED VENTING LOCATED AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF REQUIRED VENTING PROVIDED BY EAVES OF CORNICE VENTS AND SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE. THE AREA OF VENTILATION MAY BE REDUCED TO 1/300 PROVIDED A VAPOR RETARDER IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION (2022 CBC 1203.2). OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING. A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHINGS. (R806.3) UNVENTED ATTIC ASSEMBLIES SHALL MEET ALL THE CONDITIONS IN SECTION R806.4.

CALCULATION
447 SF/150 X 144 = 429.12 SQ. IN.
18 IN. X 7 IN. GALVANIZED STEEL LOW PROFILE DORMER VENT
51 SQ. IN. X 6 = 486 SQ. IN.
REQUIRED < PROVIDED
429.12 SQ. IN. < 486 SQ. IN.

NOTE: MAKE SITE SPECIFIC MODIFICATIONS AS REQUIRED.

ELEVATION GENERAL NOTES:

1. ALL EXPOSED TRIM AND PLYWOOD TO BE RESAWN
2. OPENINGS SHALL HAVE CORROSION RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16" MIN TO 1/4" MIN OPENING.
3. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. TO ACCOMMODATE THE THICKNESS OF INSULATION PLUS THE REQUIRED 1" CLEARANCE, MEMBER SIZES MAY HAVE TO BE INCREASED FOR RAFTER-CEILING JOISTS.
4. INSULATION SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS TO PROVIDE ADEQUATE AIR FLOW.
5. PROVIDE AIR PATHS EQUAL TO 1/2 THE FREE AIR REQUIRED FOR VENTILATION FROM EXTERIOR UNDER FOOT UNIT LINE TO OPPOSITE EXTERIOR UNDER FLOOR UNIT LINE PASSING THROUGH INTERIOR STEM WALL/FLOOR JOIST BLOCKING.
6. THE SIZE AND PLACEMENT OF SOLAR PANELS SHALL BE SITE SPECIFIC. (DEFERRED SUBMITTAL FOR SOLAR PLAN)
7. THE EXTERIOR STUCCO: 1) 3-COAT, 7/8 INCH MINIMUM THICK, 2) HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS A 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING) PER 2022 CALIFORNIA RESIDENTIAL CODES 703.6.
8. MAINTAIN MORE THAN 5 FEET EAVE-TO-EAVE DISTANCE BETWEEN STRUCTURES AND/OR PROPERTY LINE.
9. FOR DOOR AND WINDOW INFORMATION AND WIDTH X HEIGHT, REFER TO SCHEDULE ON SHEET A5.0
10. WRITTEN DIMENSION TAKE PRECEDENCE OVER SCALED MEASUREMENTS. ALL DIMENSIONS TO BE FIELD VERIFIED AND PLAN PREPARER/DESIGNER TO BE IMMEDIATELY NOTIFIED IN CASE OF DISCREPANCIES.

RECOMMENDATION:

FROM A DESIGN STANDPOINT, IT IS RECOMMENDED THAT EXTERIOR TRIM MATCH OR BE COMPLIMENTARY TO EXISTING MAIN DWELLING. SINCE THIS IS SUBJECTIVE, IT IS IMPOSSIBLE TO ENFORCE AND WILL BE LEFT TO THE DISCRETION OF THE OWNER. WE ENCOURAGE DECORATIVE WINDOW FRAMES AND/OR SHUTTERS TO ENHANCE THE APPEARANCE OF THE UNIT.

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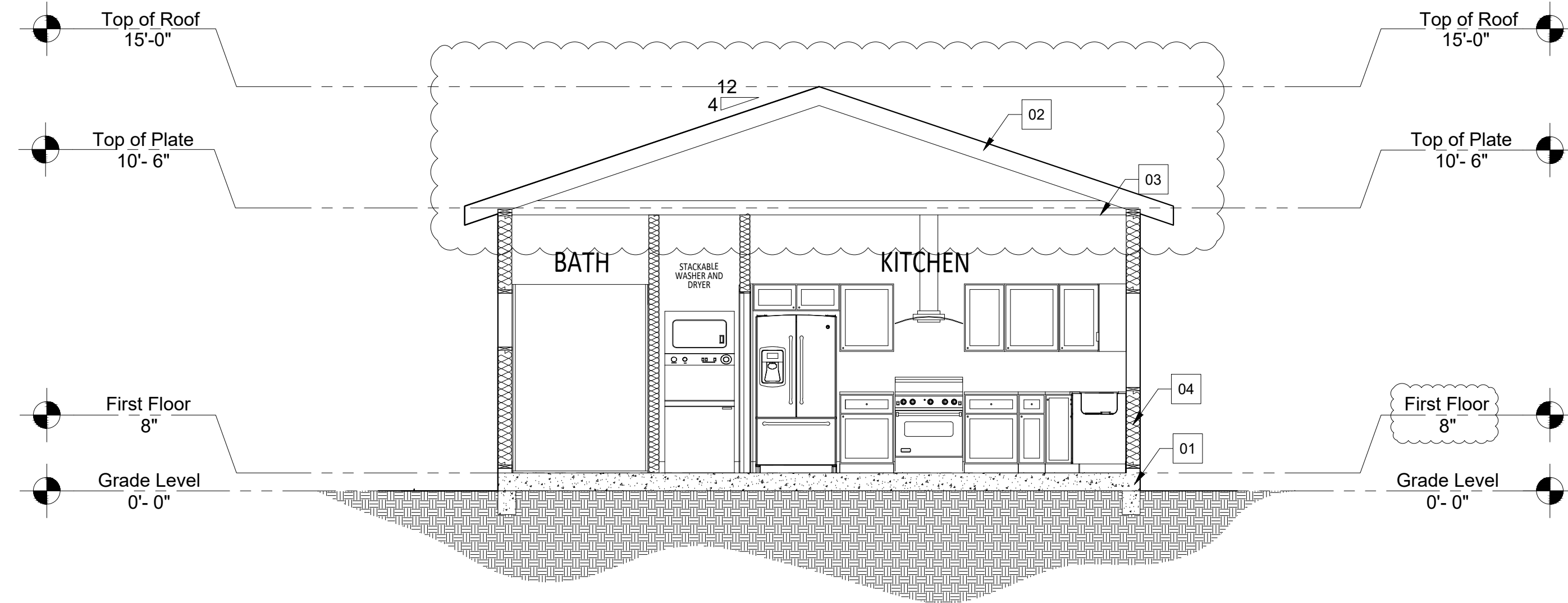
**PROPOSED DETACHED
ACCESSORY DWELLING UNIT**
SCAG PRE-APPROVED

**EXTERIOR
ELEVATIONS**

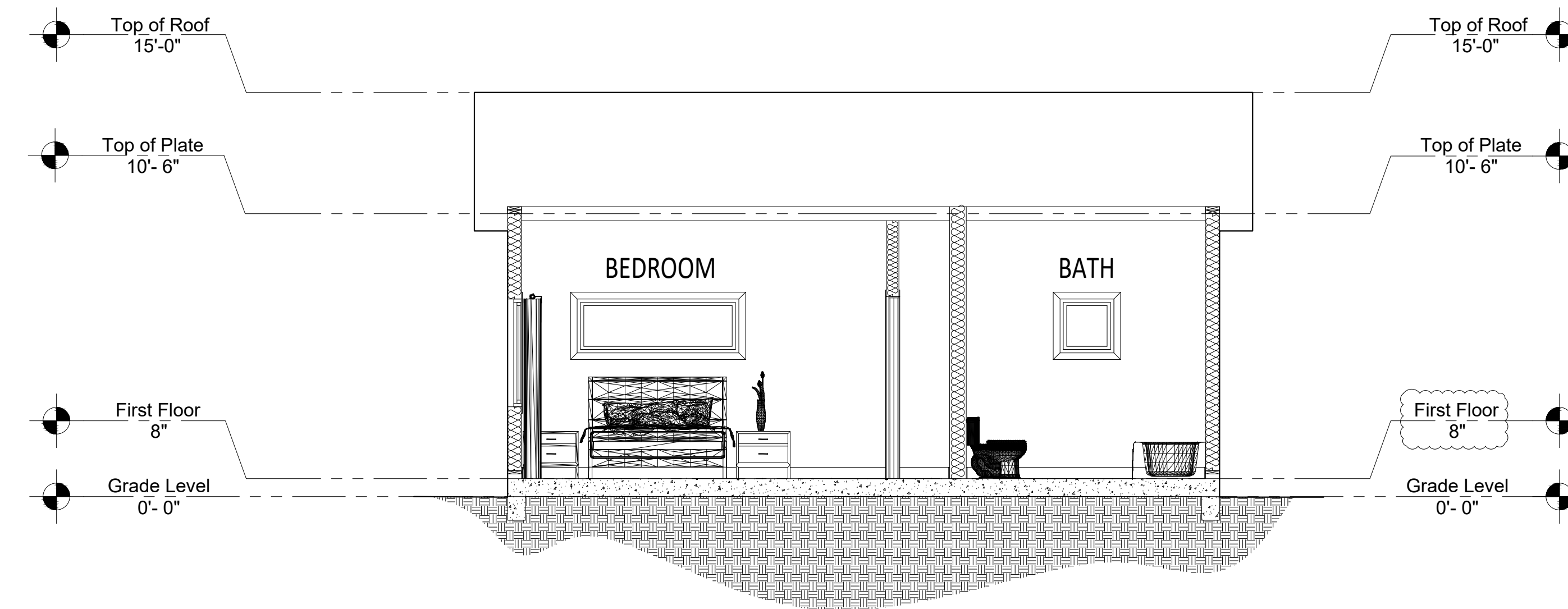
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SHEET NO.

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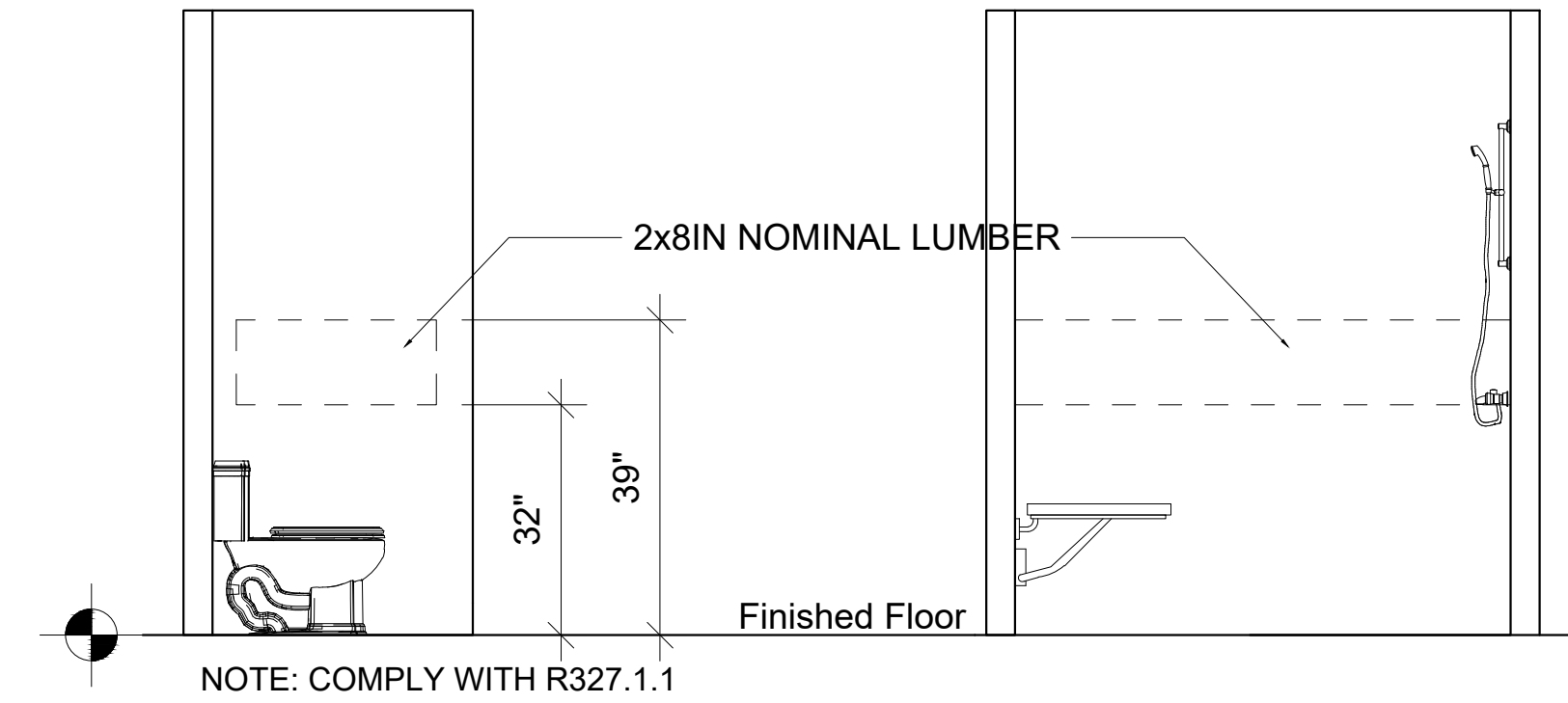
SECTION A'
SCALE: 1/4" = 1'0"



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

SECTION KEYNOTES:

- 01 RAISED FOUNDATION
- 02 PROPOSED ASPHALT SHINGLE ROOFING CLASS "A". ICCESR-1475 OR EQUAL OVER A #30 FELT UNDER LAYMENT
- 03 CEILING. CEILING INSULATION PER TILE 24 ENERGY CALCULATIONS
- 04 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS



GRAB BAR BLOCKING DETAIL
NOT TO SCALE

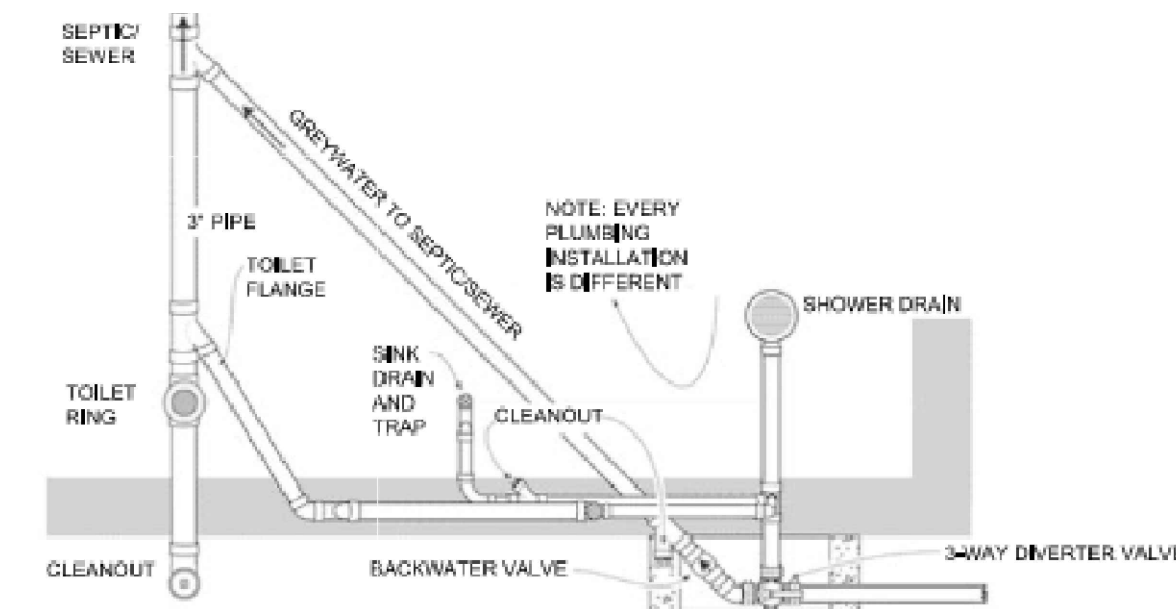
GREYWATER:

THIS NEWLY CONSTRUCTED SINGLE-FAMILY DWELLING UNIT SHALL BE PRE-PLUMBED FOR A GRAYWATER SYSTEM PERMITTED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE AND INCLUDING A STUB-OUT IN A CONVENIENT LOCATION FOR INTEGRATION OF THE GRAYWATER SYSTEM WITH LANDSCAPE IRRIGATION SYSTEMS AND ACCEPTING GRAYWATER FROM ALL SOURCES PERMISSIBLE IN CONFORMANCE WITH THE DEFINITION OF GRAYWATER AS PER SECTION 14876 OF THE CALIFORNIA WATER CODE. A GRAYWATER SYSTEM SHALL NOT BE PERMITTED WHERE A QUALIFIED SOILS ENGINEER DETERMINES IN A WRITTEN, STAMPED REPORT, OR A PERCOLATION TEST SHOWS, THAT THE ABSORPTION CAPACITY OF THE SOIL AT THE PROJECT SITE IS UNABLE TO ACCOMMODATE THE DISCHARGE OF A GRAYWATER IRRIGATION SYSTEM.

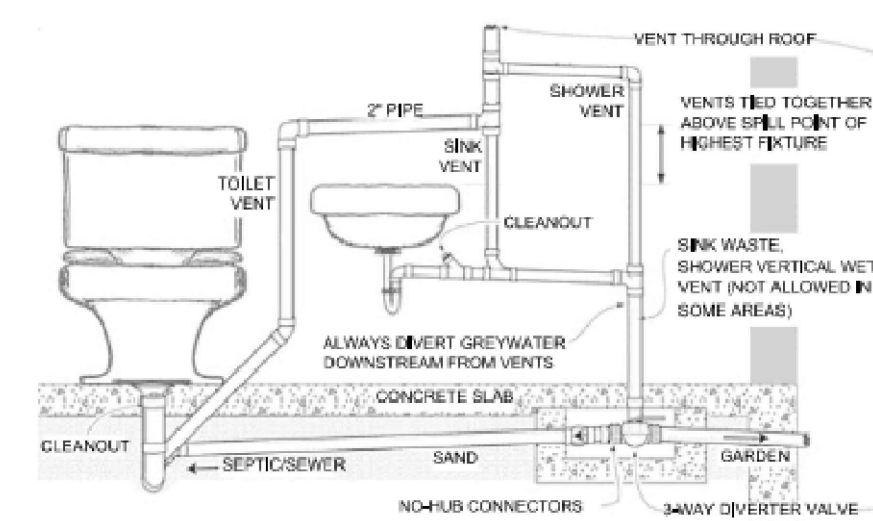
WHILE PRE-PLUMBING IS REQUIRED FOR THIS PRE-APPROVED ADU, AN ACTUAL GRAYWATER SYSTEM IS OPTIONAL.

DUAL WASTE PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM CLOTHES WASHERS, BATHTUBS, SHOWERS, AND BATHROOM/RESTROOM WASH BASINS TO BE USED FOR A GRAYWATER IRRIGATION SYSTEM.

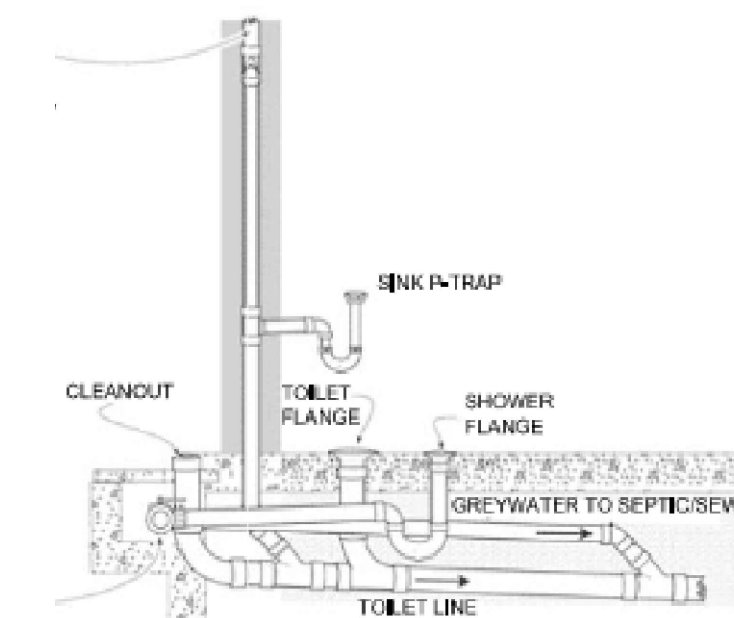
GREYWATER GENERAL DETAILS



PLAN VIEW
NOT TO SCALE



ELEVATION VIEW
NOT TO SCALE



SIDE VIEW
NOT TO SCALE



**PROPOSED DETACHED
ACCESSORY DWELLING UNIT**
SCAG PRE-APPROVED

**SECTION
AND
DETAILS**

DATE:
05.31.24
PROJECT NUMBER:

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A4.0

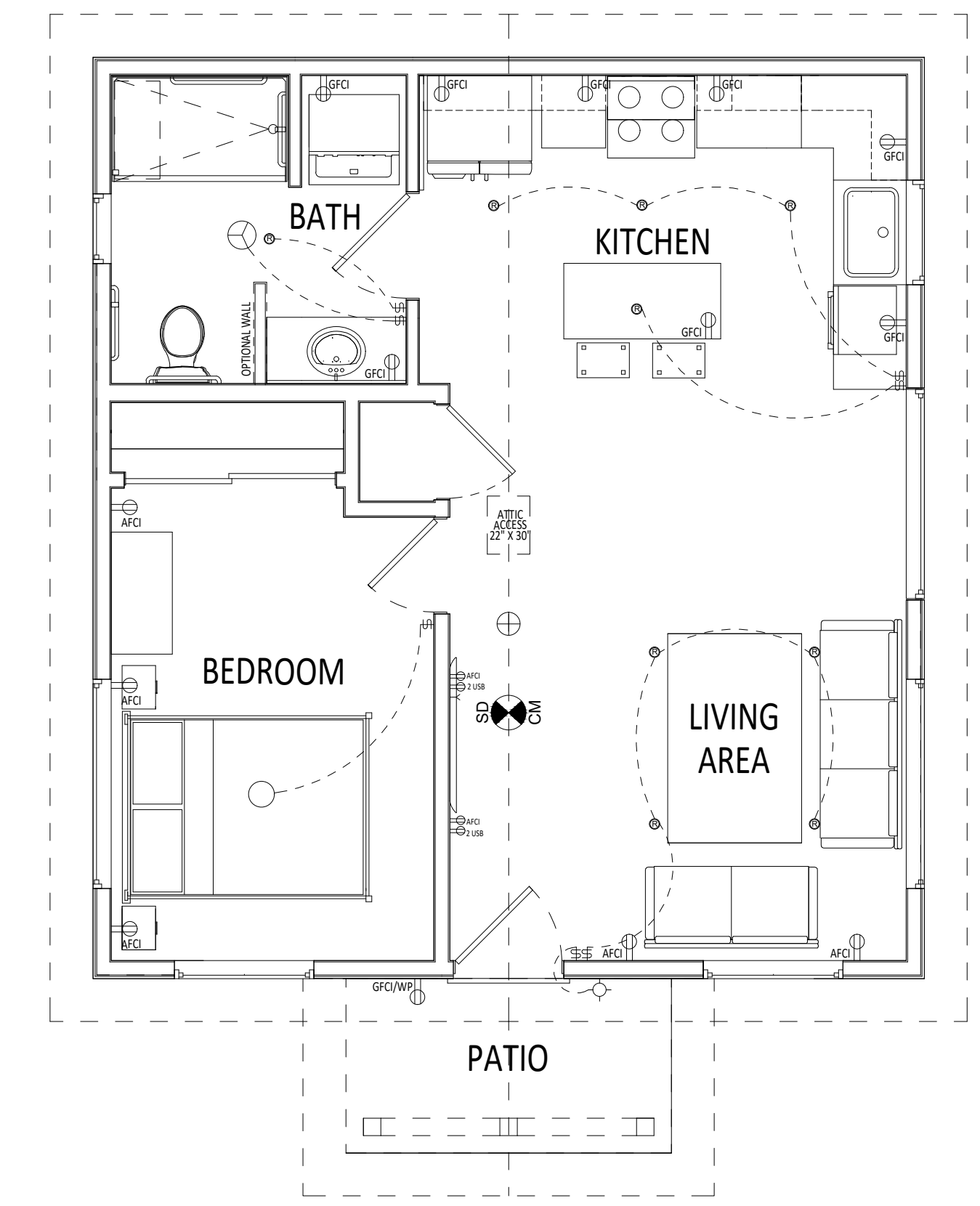
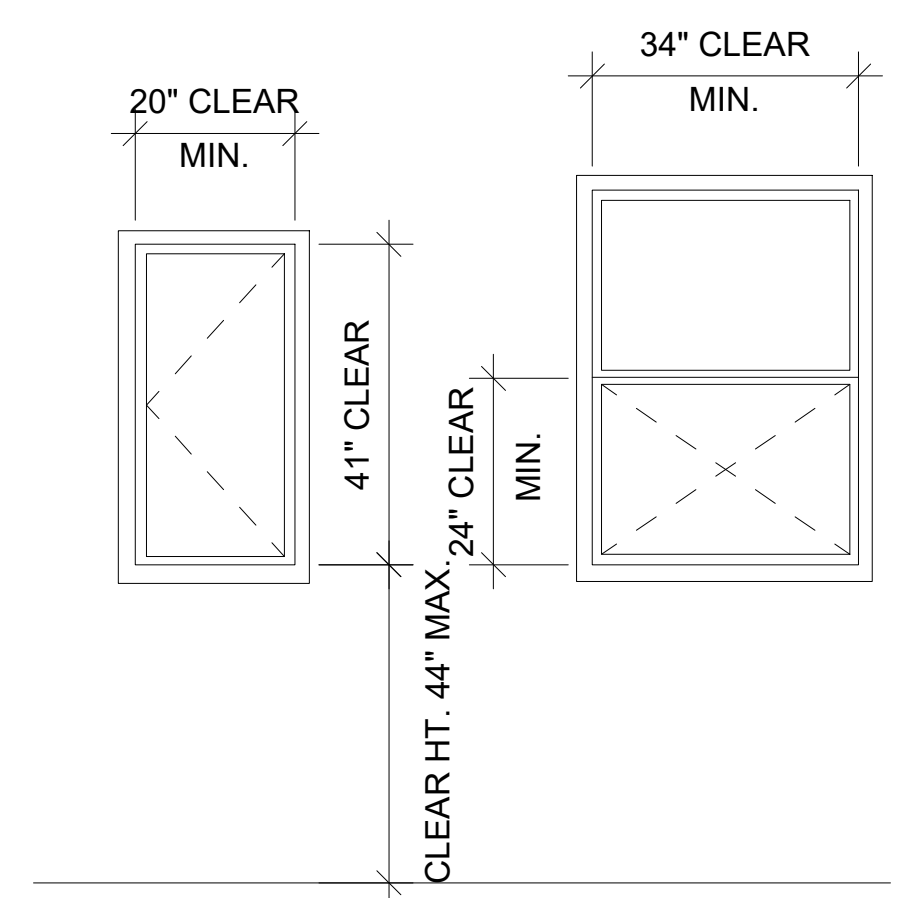
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DOOR SCHEDULE					
DOOR NUMBER	DOOR SIZE (Width X Height)	DOOR SIZE (Thk)	DOOR TYPE	CORE	NOTES
1	6'-0" X 6'-8"	1 3/4"	SLIDING DOOR	HOLLOW	CLOSET DOOR
2	3'-0" X 6'-8"	1 3/4"	SINGLE DOOR	SOLID	FRONT ENTRY DOOR W/ GLAZING
3	2'-8" X 6'-8"	1 1/2"	SINGLE DOOR	HOLLOW	COAT CLOSET DOOR
4	2'-8" X 6'-8"	1 3/4"	SINGLE DOOR	HOLLOW	BEDROOM DOOR
5	3'-0" X 6'-8"	1 3/4"	SINGLE DOOR	HOLLOW	BATHROOM DOOR

WINDOW SCHEDULE								
WINDOW NUMBER	WINDOW SIZE (Width X Height)	OPER.	QUANTITY	FRAME	HEAD HEIGHT	NOTES	U-FACTOR	SHGC
1	6'-0" X 2'-0"	Fixed	3	Vinyl	6'- 8"	Bedroom, Living , Dining	SEE T-24	
2	3'-0" X 3'-6"	Single Hung	1	Vinyl	6'- 8"	Kitchen		
3	4'-0" X 4'-0"	Glazed Single Hung	2	Vinyl	6'- 8"	Bedroom, Living Area		
4	2'-0" X 3'-0"	Opaque/Tempered Hung	1	Vinyl	6'- 8"	Bathroom		

WINDOW/DOOR NOTES:

- 01 ALL WINDOWS SHALL BE DOUBLE PANEL LOW "E" WINDOWS. CERTIFIED U-VALUE LABEL FOR ALL GLAZING.
- 02 ALL CASEMENT WINDOWS SHALL HAVE A MINIMUM 20" WIDTH CLEARANCE AND 41" HEIGHT CLEARANCE WITH A 5.7 SQFT OPENABLE AREA PER ESCAPE GUIDELINES.
- 03 ALL SLIDING WINDOWS SHALL HAVE A MINIMUM 34" WIDTH CLEARANCE AND 24" HEIGHT CLEARANCE WITH A 5.7 SQFT OPENABLE AREA PER ESCAPE GUIDELINES.
- 04 ALL OPERABLE WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" FROM FINISH FLOOR UNLESS THE ROOM HAS AN EXTERIOR FIRE EXIT.
- 05. DOORS WITH GLAZING SHALL HAVE TEMPERED GLASS. GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANEL
- 06. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. (2406.4)
 - a. INGRESS AND EGRESS DOORS.
 - b. PANELS IN SLIDING OR SWINGING DOORS.
 - c. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)
 - d. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE.
- 07. PROVIDE WINDOWS THAT ARE PROPERLY RATED AND CERTIFIED FOR THE WIND LOAD FOR THIS CLIMATE ZONE.
- 08. PROVIDE MOIST-STOP FLASHING AROUND ALL WINDOWS, DOORS AND OTHER OPENINGS.



ELECTRICAL PLAN:

- ⊖ GFCI RECEPTACLE OUTLET
- ⊕ SWITCH
- ⊕ SWITCH WITH DIMMER
- ⊕ WALL MOUNTED INDOOR LIGHT
- ⊕ EXHAUST FAN, WHITE 150 CFM SINGLE SPEED, HUMIDITY SENSING 0.6 SONE CEILING EXHAUST BATH FAN, ENERGY STAR* DUCTED TO OUTSIDE
- ⊗ INTERCONNECTED HARD-WIRED COMBINATION CARBON MONOXIDE / SMOKE DETECTOR IN WITH BATTERY BACK-UP
- ⊖ RECESSED CEILING LIGHT
- CEILING LIGHT FIXTURE
- ⊕ IAQ FAN



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**PROPOSED DETACHED
 ACCESSORY DWELLING UNIT**

**DOOR & WINDOW
 SCHEDULE**

DATE: **05.31.24**
 PROJECT NUMBER:

SHEET NO.

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