

PROPOSED 2-STORY DUPLEX
and DETACHED ACCESSORY DWELLING UNIT (ADU)
Address: 10581 Lexington St., Stanton, CA. 90680

- APPLICABLE CODE
- 2022 CALIFORNIA BUILDING CODE (CBC)
 - 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2022 CALIFORNIA PLUMBING CODE (CPC)
 - 2022 CALIFORNIA MECHANICAL CODE (CMC)
 - 2022 CALIFORNIA ENERGY STANDARDS
 - 2022 CALIFORNIA FIRE CODE
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS (CGBSC)
 - CURRENT CITY'S ORDINANCES
 - CITY OF STANTON MUNICIPAL CODE

Important Notes

- ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER. ALL DEBRIS SHALL BE REMOVED FROM PREMISES, AND ALL AREAS SHALL BE LEFT IN A BROOM-CLEAN CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL LOCATE AND MAINTAIN A TRASH BIN AT THE SITE. SUCH BIN SHALL BE OF ADEQUATE DIMENSION TO KEEP THE SITE CLEAN AT ALL TIMES. THE BIN SHALL BE REMOVED AND EMPTIED AS REQUIRED.
- DUST RESULTING FROM SALVAGE, DEMOLITION AND REMOVAL WORK SHALL BE CONTROLLED TO PREVENT THE IMPOSITION OF A NUISANCE OR HAZARDOUS CONDITION TO THE ADJOINING PORTION OF THE PROJECT. THE USE OF WATER WILL NOT BE PERMITTED WHEN SUCH USE WOULD RESULT IN HAZARDOUS, OR OTHERWISE OBJECTIONABLE CONDITIONS.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES. FIRE EXTINGUISHERS (OTHER THAN THOSE TO BE INSTALLED UNDER THE GENERAL CONTRACT) SHALL BE PROVIDED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED PROTECTION, INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, AND ALL SUPPORTS NECESSARY TO MAINTAIN OVERALL STRUCTURAL INTEGRITY OF THE BUILDING.
- ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
- NO STRUCTURAL MEMBERS SHALL BE CUT TO ACCEPT PIPES, VENTS, DUCTS, ETC., EXCEPT AS DETAILED OR SPECIFIED HEREIN.
- ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
- ALL GLASS AND GLAZING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS WELL AS THE U.S. CONSUMER PRODUCT SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (47 FR, 13516 TITLE #16, CHAPTER 11, PART 1201).
- PROVIDE ATTIC DRAFT STOPS AND VENTILATION IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES.
- EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND/OR ORDINANCES.
- GENERAL CONTRACTOR SHALL SEAL ALL GAPS, HOLES, AND CRACKS IN THE BUILDING CONSTRUCTION AS REQUIRED TO CONTROL INFILTRATION OF INSECTS AND RODENTS.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE PRIOR TO START THE WORK.
- DISCREPANCIES, ERRORS, OMISSIONS, CONFLICTS, AND THE LIKE, APPEARING IN THE DRAWINGS COMPARE TO FIELD CONDITIONS SHALL BE BROUGHT TO THE ARCHITECT, DESIGNER AND ENGINEER OF RECORD ATTENTIONS BY THE CONTRACTOR AND/OR OWNER BEFORE COMMENCING THE WORK.
- WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS. LARGER SCALE DETAIL DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS, AND NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE STATE AND LOCAL BUILDING CODES AND ALL OTHER GOVERNING CODES, ORDINANCES, REGULATIONS, AND LAWS, BUILDING CODE 2019 CBC.
- ALL ASTM DESIGNATIONS SHALL BE AMENDED TO DATE UNLESS OTHERWISE NOTED.

Project Summary

PROJECT CONTACT/OWNER: SUNNY NGUYEN TEL:(714)742-5017
PROJECT ADDRESS: 10581 LEXINGTON ST., STANTON, CA. 90680

- * APN: 079-312-50
* ZONE: RM
* TYPE OF CONSTRUCTION: V.B.
* OCCUPANCY: R3
* FIRE SPRINKLER: YES (DUPLEX AND ADU)
* DUPLEX: TWO STORIES
* ADU: ONE STORY

- LOT SIZE = 9,240 SF.
- DEMOLITION
 - 2.1. EXISTING MAIN HOUSE = 1,390 SF.
 - 2.2. EXISTING 1-CAR GARAGE = 352 SF.
 - 2.3. EXISTING PORCH = 189 SF.
- PROPOSED 2-STORY DUPLEX: (EACH UNIT)
 - 3.1. FIRST FLOOR = 785 SF.
 - 3.2. SECOND FLOOR = 1,231 SF.
 - 3.3. 2-CAR GARAGE = 424 SF.
 - 3.4. PORCH = 33 SF.
 - 3.5. BALCONY = 39 SF.
- TOTAL LIVING AREA (EACH UNIT) = 785 + 1,231 = 2,016 SF.
- TOTAL DUPLEX LIVING SPACE = 2 * 2,016 = 4,032 SF.

- PROPOSED ADU
 - 4.1. LIVING SPACE = 503 SF.
- STRUCTURE COVERAGE (FOOTPRINT)
 - = (785 + 424 + 33)*2 + 503 = 2,987 SF.
- LOT COVERAGE (40% MAX.)
 - = FOOTPRINT / LOT SIZE * 100%
 - = 2,987 / 9,240 * 100% = 32%
- IMPERVIOUS SURFACE COVERAGE (60% MAX.)
 - = (2,987 + (480 + 408 + 981 + 425)SF. DRIVEWAY): 9,240
 - = 5,281 / 9,240 * 100% = 57%
- PARKING:
 - 8.1. COVERED PARKING: 4 TOTAL (2 FOR EACH UNIT)
 - 8.2. UNCOVERED PARKING: 4 TOTAL (2 FOR EACH UNIT)
 - 8.3. ADU PARKING: N/A. ADU IS WITHIN 0.3 MILES FROM BUS STOP ID 7141 AT KNOTT-CERRITOS (SEE VICINITY MAP)

SCOPE OF WORK

- DEMOLISH EXISTING HOUSE WITH PORCH AND 2-CAR GARAGE (1,244 SF.)
- ENLARGE DRIVEWAY PER CITY STANTON STANDARD.
- PROPOSED DUPLEX: EACH UNIT 2,016 SF. (3 BEDROOMS, 3.5 BATHROOMS) WITH PORCH 33 SF., BALCONY 39 SF. AND 2-CAR GARAGE 424 SF.
- PROPOSED DETACHED ADU 503 SF.(1 BEDROOM, 1 BATHROOM).
- NEW ELECTRICAL METER, NEW GAS AND NEW WATER METER FOR EACH UNIT OF DUPLEX AND ADU
- THE REQUIRED SOLAR PANELS FOR EACH UNIT OF DUPLEX AND ADU SHALL BE UNDER DEFERRED SUBMITTAL. THE REQUIRED SOLAR KW PER THE T-24 ENERGY CALCULATIONS IN THE NOTATION.

Vicinity Map



Project Site

Building Department Notes

- PROVIDE SAFETY GLAZING (TEMPERED GLASS) FOR THE FOLLOWING GLAZING: (SECTION 2406.4 CRC). (NOTE: ALL TEMPERED GLASS INDENTIFICATION MUST BE ETCHED OR CERAMIC FIXED ON THE GLASS AND BE VISIBLE).
 - a) GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR (OR SLIDING DOOR) NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
 - b) GLAZING IN WALL ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES A WALKING SURFACE.
- A CORROSION RESISTANT WEEP SCREED 2" BELOW PLATE 6" (2" FOR CONCRETE WALKWAY) ABOVE GRADE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING IS REQUIRED BELOW THE STUCCO AT THE FOUNDATION PLATE LINE.
- 7/8" MIN. THICK - COAT APPLICATION (SCRATCH - BROWN AND FINISH) OVER SELF-FURING GALVANIZED WIRE LATH OVER GRADE D BUILDING PAPER & WIRE BACKING.
- EXTERIOR LATH: PROVIDE TWO LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING.
- USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD.
- GREENBOARD GYPSUM OR WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED AS BACKING FOR CEILING FINISH INSIDE BATHROOM DUE TO CONDENSATION OR VAPOR.
- PROVIDE SEPARATE 1/2"Ø REBAR, 20" LONG AT BOTTOM NEW FOOTING FOR USER.
- ENCLOSED USABLE SPACE UNDER STAIR WAY REQUIRE 1-HR CONSTRUCTION ON ENCLOSED SIDE.
- ENCLOSED ATTIC SHALL BE VENTILATED BY MEAN OF SCREENED EAVE VENT & END WALL WITH MIN. NET AREA OF 1/150 OF VENTILATED AREA - TOTAL AREA OF VENTS.
- SEPARATE PERMIT(S) IS/ARE REQUIRED FOR ACCESSORY BUILDING, SWIMMING POOL, RETAINING WALL, WALLS OVER 3 FEET, ENLARGE DRIVEWAY APPROACH, ETC.
- WORKING HOURS ARE 7 AM TO 8 PM M-F, 9 AM TO 8 PM SATURDAY, NO WORK SUNDAY OR LEGAL HOLIDAYS.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED FROM CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGE INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- DUST CONTROL MEASURE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THIS PROJECT.
- PROVIDE BUILDING ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF 1/2 INCHES. ILLUMINATED.
- SITE SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- THE CONTRACTOR IS RESPONSIBLE TO FILL OUT THE RECYCLING PROGRAM FORMS AND SUBMIT TO THE BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
- EFFECTIVE JANUARY 1, 2014, SENATE BILL 407 REQUIRES A BUILDING PERMIT APPLICANT TO REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES IN PROPERTIES BUT AND AVAILABLE FOR USE ON OR BEFORE JANUARY 1, 1994 WITH WATER-CONSERVING PLUMBING FIXTURES AS A CONDITION FOR APPROVAL OF A FINAL BUILDING PERMIT FOR BUILDING ALTERATIONS OR IMPROVEMENTS. CONTRACTOR SHALL COMPLETE SB 407 AFFIDAVIT FORM AND SUBMIT TO THE INSPECTOR PRIOR TO FINAL INSPECTION. NON-COMPLIANT PLUMBING FIXTURE MEANS ANY OF THE FOLLOWING:
 - 18.1. ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH.
 - 18.2. ANY URINAL MANUFACTURED TO USE MORE THAN ONE GALLON OF WATER PER FLUSH.
 - 18.3. ANY SHOWERHEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE.
 - 18.4. ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER PER MINUTE.

Fire Blocking Notes

FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION R302.11 OF CRC AT THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.

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- A.1.2 DUPLEX FLOOR PLAN (SECOND FLOOR)
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- A.2 PROPOSED ADU: FLOOR PLAN, ELEVATIONS AND SECTIONS.
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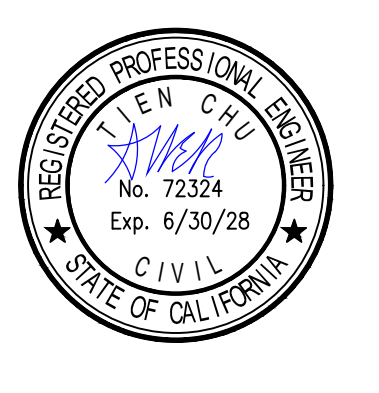
REVISIONS

NO.	DESCRIPTION	DATE

Designed By:

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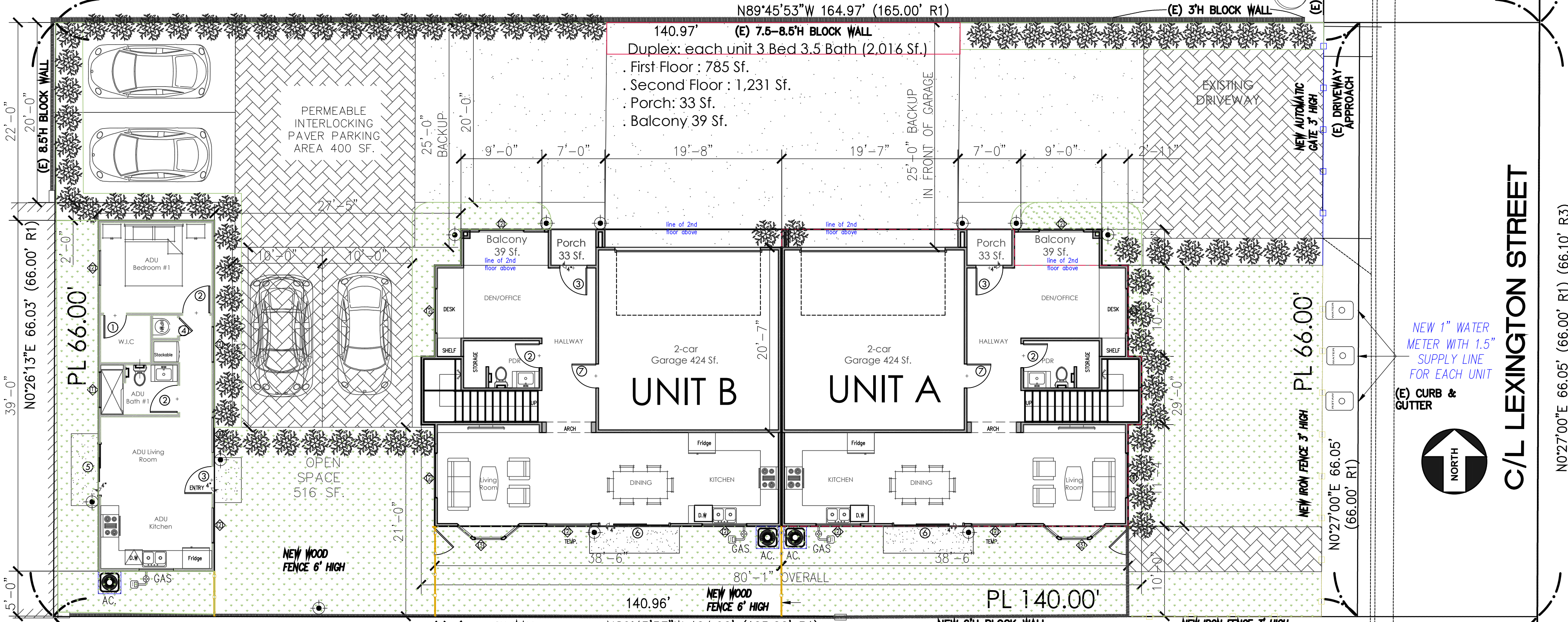
PROPOSED 2-STORY DUPLEX AND
DETACHED ADU

Address: 10581 Lexington St., Stanton, CA. 90680

PROJECT DATA, NOTES,
PROPOSED SITE PLAN

DATE	08/28/2026
SCALE	
DRAWN	
JOB#	TMC2327
SHEET#	

A.0



PROPOSED FIRST FLOOR SITE PLAN

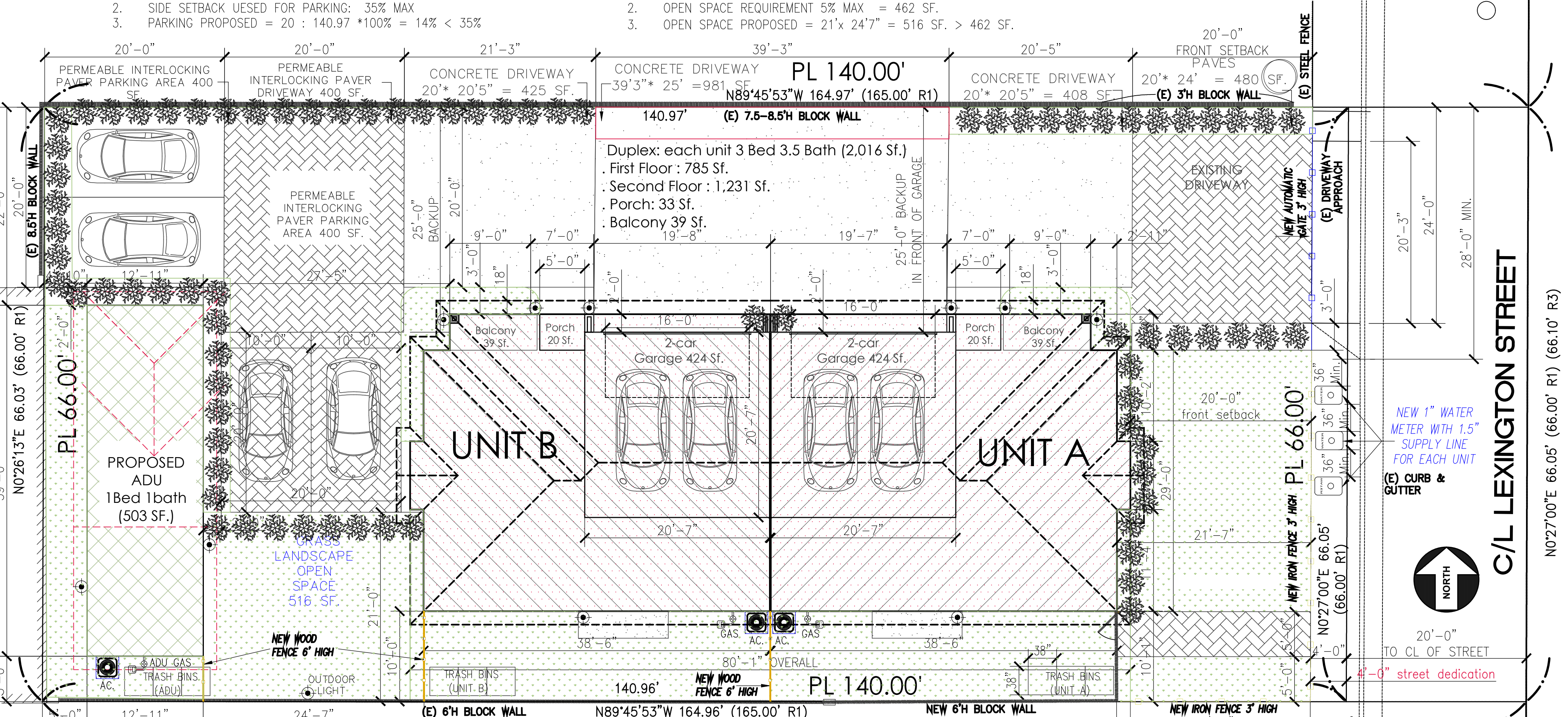
PARKING CALC.

- SIDE SETBACK 140.97 SF.
- SIDE SETBACK USED FOR PARKING: 35% MAX
- PARKING PROPOSED = 20 : 140.97 *100% = 14% < 35%

OPEN SPACE CALC.

- LOT SIZE 9,240 SF.
- OPEN SPACE REQUIREMENT 5% MAX = 462 SF.
- OPEN SPACE PROPOSED = 21'x 24'7" = 516 SF. > 462 SF.

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



PROPOSED SITE PLAN & ROOF PLAN

NOTE: MECHANICAL EQUIPMENT MAY NOT BE LOCATED IN THE FRONT SETBACK AREA AND MUST BE SCREENED FROM PUBLIC VIEW

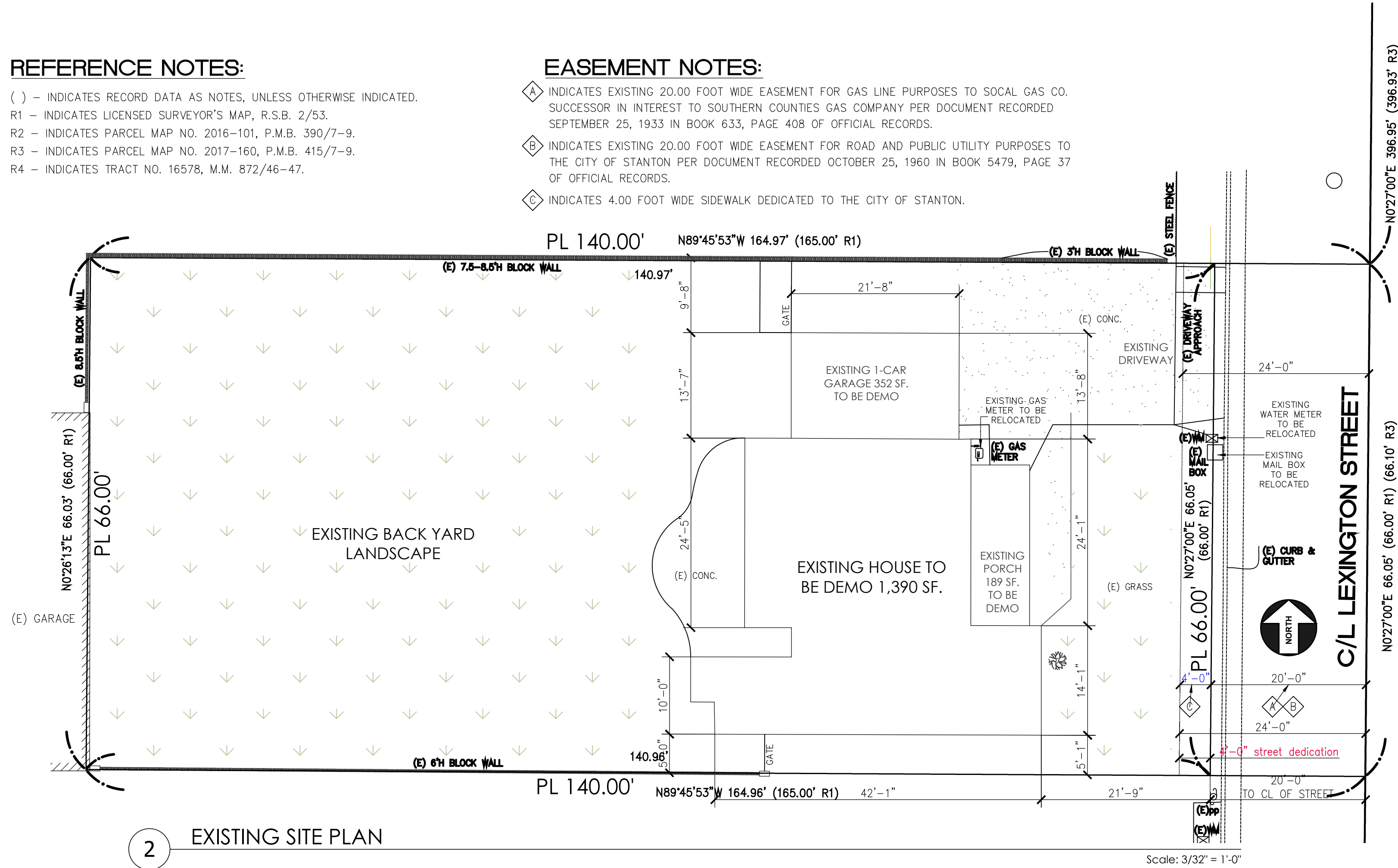
Scale: 1/8" = 1'-0"

REFERENCE NOTES:

() - INDICATES RECORD DATA AS NOTES, UNLESS OTHERWISE INDICATED.
R1 - INDICATES LICENSED SURVEYOR'S MAP, R.S.B. 2/53.
R2 - INDICATES PARCEL MAP NO. 2016-101, P.M.B. 390/7-9.
R3 - INDICATES PARCEL MAP NO. 2017-160, P.M.B. 415/7-9.
R4 - INDICATES TRACT NO. 16578, M.M. 872/46-47.

EASEMENT NOTES:

- INDICATES EXISTING 20.00 FOOT WIDE EASEMENT FOR GAS LINE PURPOSES TO SOCAL GAS CO. SUCCESSOR IN INTEREST TO SOUTHERN COUNTIES GAS COMPANY PER DOCUMENT RECORDED SEPTEMBER 25, 1933 IN BOOK 633, PAGE 408 OF OFFICIAL RECORDS.
- INDICATES EXISTING 20.00 FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES TO THE CITY OF STANTON PER DOCUMENT RECORDED OCTOBER 25, 1960 IN BOOK 5479, PAGE 37 OF OFFICIAL RECORDS.
- INDICATES 4.00 FOOT WIDE SIDEWALK DEDICATED TO THE CITY OF STANTON.

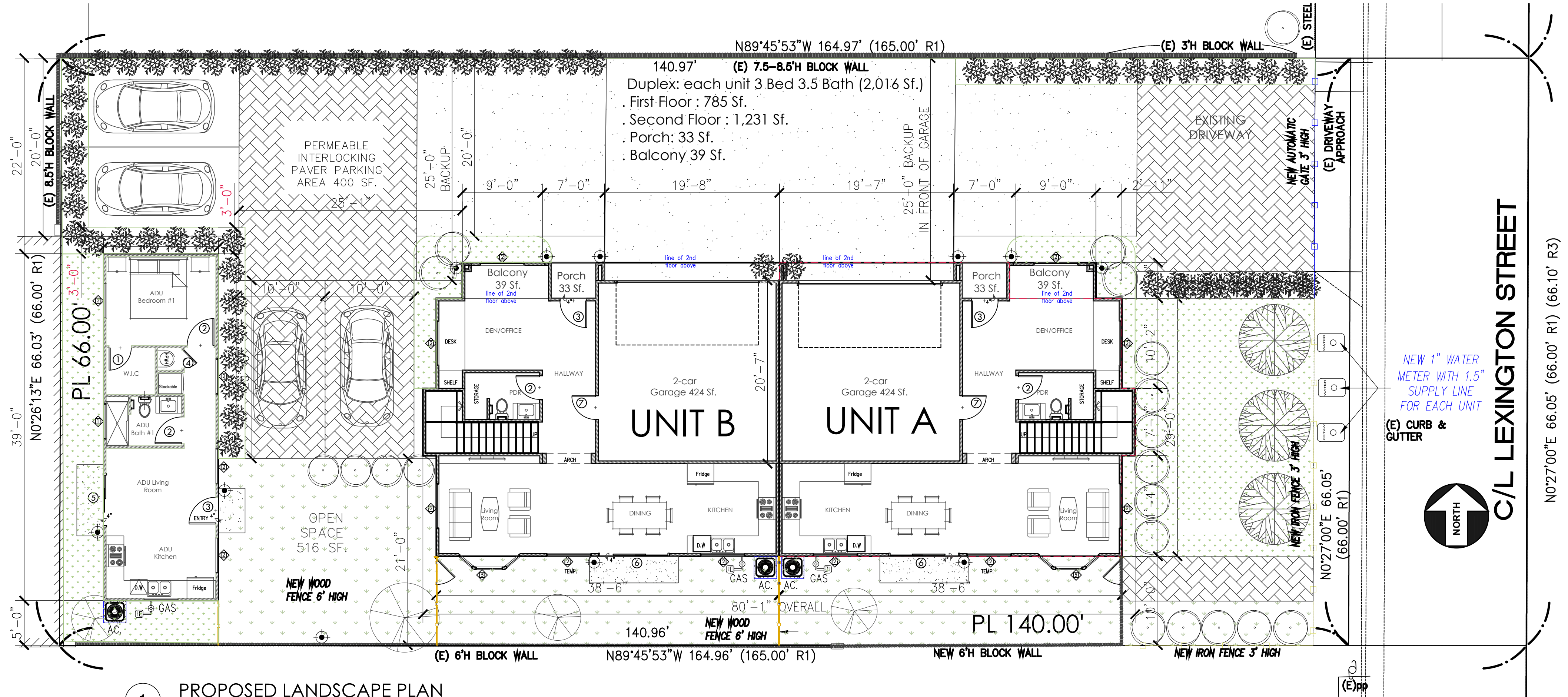


2 EXISTING SITE PLAN

LANDSCAPE PLANTS LEGEND				
LEGEND	SCIENTIFIC NAME Common Name	TYPE Location	Height at Maturation Time of Maturation	QUANTITY Size
	Parkinsonia x 'Desert Museum' Desert Museum palo verde	Deciduous As shown	20-30 feet 3-5 years	Quantity as shown 24" box
	Prunus Red flowering Peach	Evergreen Canopy As shown	15-20 feet 1-3 years	Quantity as shown 24" box
	Rosaceae Rose (species per owner's choice)	Perennial As shown on plan	3-5 feet 3-4 years	Total 10 minimum 1-gallon shrub every 3 feet with 2" mulch at bottom
	Raphiolepis indica India Hawthorn	Evergreen Along driveway	3-6 feet 20-30 years	Total 6 minimum 5-gallon shrub every 2 feet with 2" mulch at bottom
	Barbara Karst Bougainvillea or Fruit Trees per owner	Evergreen Vine Along perimeter	20-40 feet 3-5 years	Quantity as shown 5-gallon size every 20 feet
	Grass n/a	Grass As shown	n/a	n/a Area as shown
	Mulch n/a	Mulch As shown	n/a	2" Area as shown
	Vines n/a	n/a As shown	n/a	n/a As shown

LEGEND		
ITEM	SYMBOLS	DESCRIPTION
1		WINDOW
2		DOOR
6		EXISTING WALL
7		EXISTING WALL TO BE REMOVED
8		NEW 2x4 WALL
9		NEW 2x6 WALL
10		NEW FIRE-RATED WALL
11		LINE OF WALL BELOW ROOF

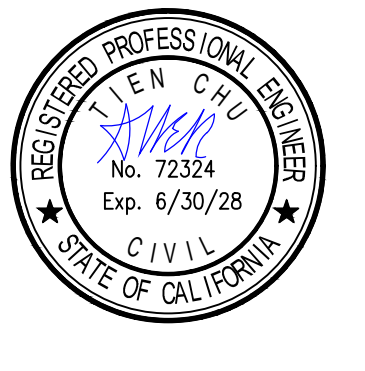
PLAN LEGEND		
ITEM	SYMBOLS	DESCRIPTION
1		EXIST'G HOUSE TO REMAIN
2		EXISTING LANDSCAPE AREA
3		NEW ADU ADDITION
4		EXISTING BLOCK WALL TO REMAIN
5		LINE OF WALL/BUILDING BELOW ROOF
6		PROPERTY LINE
7		ROOF LINE



1 PROPOSED LANDSCAPE PLAN

REVISIONS

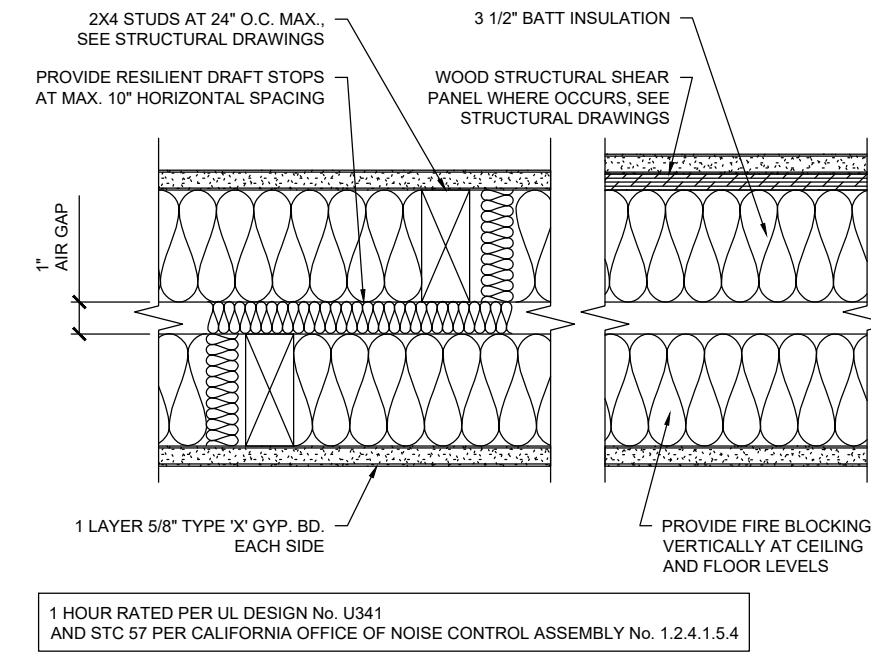
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PROPOSED 2-STORY DUPLEX AND
DETACHED ADU
Address: 10581 Lexington St., Stanton, CA. 90680

DEMOLITION PLAN and
PROPOSED LANDSCAPE PLAN.

DATE: 08/28/2026
SCALE:
DRAWN:
JOB#: TMC2327
SHEET#: **A.0.1**



2

Door and Window Notes

1. ALL DOORS & WINDOWS SHALL BE WEATHER TIED & PROVIDED WITH INSECT SCREEN-METAL. DOORS & WINDOWS SHALL BE IN COMPLIANCE WITH ANSI, STD. A13.0 OR A1342.
2. GLAZING & INSULATION SHALL CONFORM TO THE STATE ENERGY INSUL. STANDARD.
3. EXTERIOR DOOR SHALL BE SOLID CORE DOOR OR TEMPERED GLASS W/DEAD BOLT PER SECURITY ORDINANCE
4. DOOR TO GARAGE SHALL BE SOLID WOOD DOOR W/CLOSER AND WEATHER STRIPPING. 1" MAX DROP PER SECTION.
5. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED IN UBC.
6. ALL NEW DOORS & WINDOWS MUST COMPLY WITH BUILDING DEPARTMENT SECURITY STANDARD.

4. EACH BATHROOM, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS CONTAINING A BATHTUB OR SHOWER SHALL BE PROVIDED WITH MECHANICAL EXHAUST FANS (R303.3). UNLESS OTHERWISE SPECIFIED, THE EXHAUST FAN SHALL BE CAPABLE OF FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE ADJUSTED TO MAINTAIN RELATIVE HUMIDITY CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
5. AT TUB & SHOWER : WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL FROM FLOOR DRAIN TO 72" ABOVE FINISHED FLOOR. WALLS ABOVE FINISHED FLOOR SHALL BE 1/8" MOISTURE RESISTANT. GLASS ENCLOSED DOW & PANEL MUST BE 1/2" FULLY TYP. OR 1/4" LAM.
6. PROVIDE 30 INCHES CLEAR FOR WATER CLOSET ENCLOSURE AND 24 INCHES CLEARANCE IN FRONT OF WATER CLOSET.
7. BATHROOM ELECTRICAL CIRCUITS CANNOT TIE TO ANY OTHER ROOMS, EXCEPT OTHER BATHROOMS.
8. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR.
9. SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH AN IN-DOOR CONTROL VALVES OR THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE

PER SECTION 301.1 CALGOREN AND CIVIL CODE 1101.3(c), ALL NON-COMPLIANT PLUMBING FIXTURES WITHIN THIS RESIDENCE SHALL BE REPLACED WITH WATER-CONSERVING TOILETS AND LAVATORY FAUCETS. TOILETS AND LAVATORY FAUCETS INSTALLED PRIOR TO 01/01/94 ARE EXEMPT FROM THIS REQUIREMENT. (NOTE TO POER: THIS DOES NOT APPLY TO REPAIRS).

2. POTABLE WATER USE SHALL COMPLY WITH VALUES GIVEN IN CODE 4.303 FOR WATER CLOSET, SHOWERS, TUBS, SINKS AND LAVATORY BUREAUS. THE FOLLOWING TABLE SETS STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION.

	WATER CLOSET	1.26 GPM/FLUSH PER FLUSH (GPF) MAX.
2.1. URINALS	0.5 GPF MAX.	
2.2. SHOWER HEAD	2.0 GPF MAX.	
2.3. LAVATORY FAUCET	1.2 GPM, @ 60 PSI, MIN. 0.8 @ 20 PSI.	
2.4. KITCHEN FAUCET	1.8 GPM, @ 60 PSI	
2.5. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE SPECIFIED PERFORMANCE REQUIREMENTS OF SECTION 4.303.		

1. DRYER SHALL HAVE EXHAUST DUCT MIN. 4" DIAMETER TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER, DUCT LENGTH IS LIMITED TO 14' WITH 2 ELBOWS.
2. BATHROOM EXHAUSTS, DRYER EXHAUST, AND KITCHEN EXHAUST NEED TO BE CONNECTED TO A MANHOLE OF 3" FROM FRESH AIR INTAKE, SUCH AS WINDOWS/DOORS/VENTILATION TO HOUSE.
3. WHEN CLOSET IS USED FOR DRYER, PROVIDE MIN. 100 SQ. INCHES FOR MAKEUP AIR AT DOOR PER CMC 2013, SEC. 504.3.1.
4. PLUMBING VENT TERMINATIONS NEED TO BE AT LEAST 10" FROM FRESH AIR INTAKE OR VENTILATION.
5. B-VENTS NEED TO TERMINATE AT LEAST 4" FROM FRESH AIR INTAKES, WINDOWS, DOORS.
6. KITCHEN IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE RANGE HOOD OVER THE STOVE MAY BE USED TO MEET THIS REQUIREMENT, BUT THE RANGE HOOD MUST VENTED TO THE OUTSIDE; EXHAUSTING HOODS CANNOT BE USED. THE DUCTING FOR THIS EXHAUST FAN SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
7. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AN APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION. INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING.
8. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS PIPING CODE.

1. WATER HEATERS ARE PROHIBITED IN BEDROOMS, BATHROOMS, OR IN A CLOSET THAT OPENS INTO A BATHROOM OR BEDROOM.
2. WATER HEATERS LOCATED IN A GARAGE SHALL HAVE THE IGNITION SOURCE, OR PILOT LIGHT, ELEVATED MINIMUM 18" ABOVE FINISH FLOOR.
3. WATER PIPING SHALL BE INSULATED WITHIN THE FIRST 5 FEET OF WATER HEATER.
4. WATER HEATERS SHALL BE STRAPPED AT UPPER 1/3 AND LOWER 1/3 OF TANK PER GUIDELINES FOR EARTHQUAKE RESISTANT DESIGN OF BUILDINGS AND WATER HEATERS. APPROVED STRAP KITS MAY BE USED.
5. SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING COMPONENTS [150.0(N)]:
 - 5.1. GAS EXHAUST RECIPROCATING FAN THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS.
 - 5.2. EXHAUST VENT WITHIN 12" OF EXHAUST VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE EXHAUST WHERE THE EXHAUST IS INSULATED. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND PROVIDING NATURAL DRAINING WITHOUT PUMP ASSISTANCE.
 - 5.3. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST

1. PROVIDE UPPER GROUND FOR NEW PANEL AND SUB-PANEL (IF ANY) TO CONFORM WITH CEC ARTICLE 250.52(A)3
2. ALL GROUNDING ELECTRODES AS DESCRIBED IN 250.52(A)1) THROUGH (A)7) THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODES SYSTEM. WHERE NONE OF THESE GROUNDING ELECTRODES EXIST, ONE OR MORE OF THE GROUNDING ELECTRODES SPECIFIED IN 250.52(A)4) THROUGH (A)8) SHALL BE INSTALLED AND USED.
3. PROVIDE SEPARATE 1/2" Ø REBAR, 20" LONG AT BOTTOM @ NEW FOOTING AND @ NEW 200A. ELECTRIC METER FOR USE.
4. THE MINIMUM SIZE GROUND WIRE SHALL BE #6 CU OR #6 AL.
5. ALL SERVICES SHALL BE GROUND WITH A CONCRETE ENCASED ELECTRODE OR A GROUND ROD AND BONDED TO THE COLD WATER PIPE (INCLUDING GAS PIPING AT NEW ADDITION AREA)

PROPOSED 2-STORY DUPLEX AND
DETACHED ADU
Address: 10581 Lexington St., Stanton, CA. 90680

PROPOSED DUPLEX FLOOR
PLAN (First Floor).

SHEET#

A.1.1



Scale: 1/4" = 1'-0"

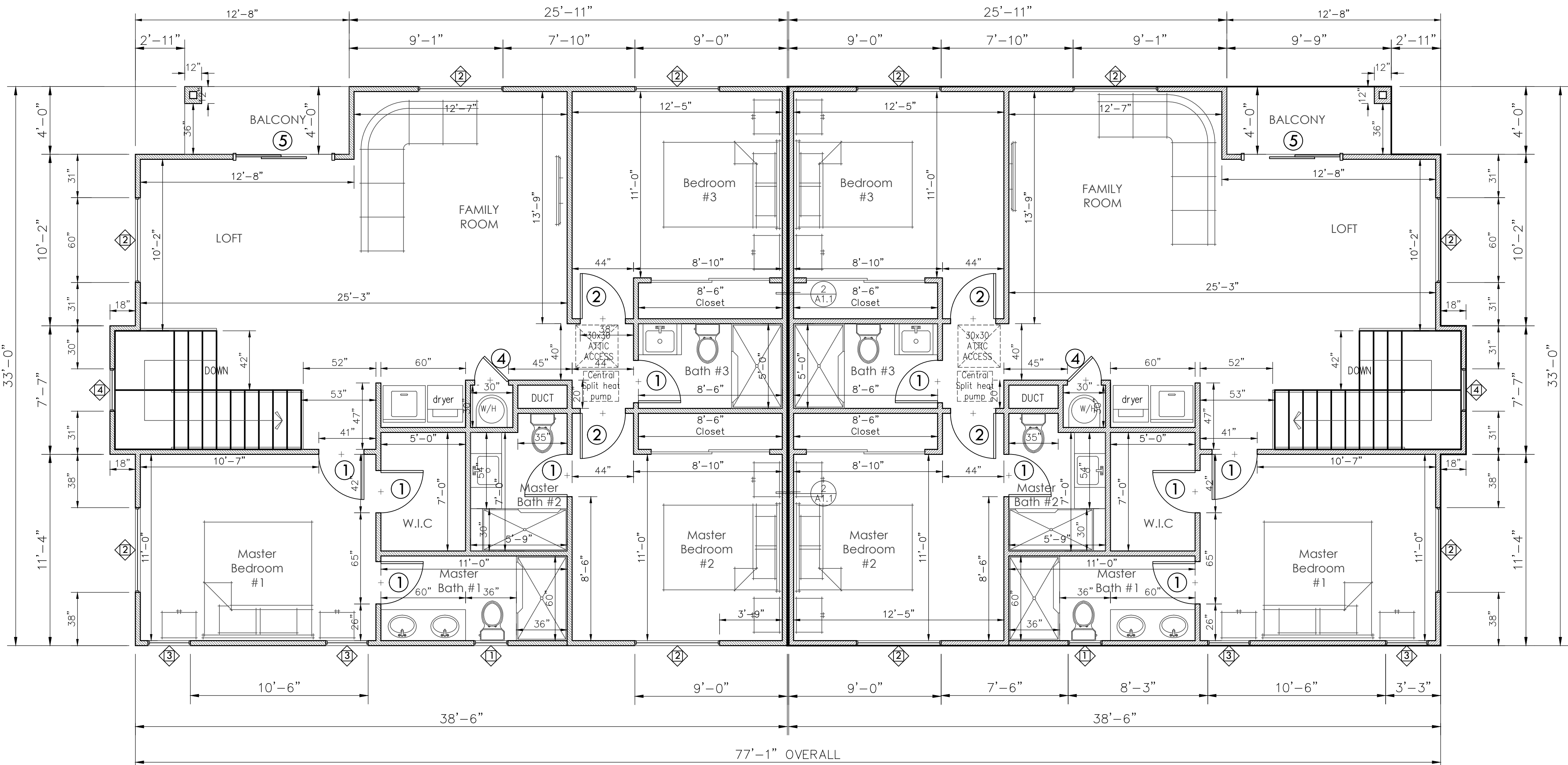
Floor Plan Keynotes

SYMBOLS OF REFERENCE: (V)

1. PROVIDE 5/8" THICK TYPE X GYPSUM BOARD AT GARAGE WALLS, CEILING, AND STRUCTURAL ELEMENTS SUPPORTING HABITABLE ROOMS ABOVE, OR FROM FLOOR TO ROOF SHEATHING WHERE GARAGE IS NEXT TO HOUSE.
2. PROVIDE 1-HOUR FIRE-RATED SEPARATE BETWEEN HOUSE AND GARAGE, BASED AND ADJ. SEE DETAIL 4/A.1.
3. NEW STAIR, 17 STEPS, 42" WIDTH, 7.75 INCHES RISE, 11 INCHES RUN INCLUDING 1-INCH NOSING
4. GRAB BAR, BACKING IN WALL FRAMING FOR FUTURE GRAB BAR INSTALLATIONS IN AT LEAST ONE ENTRY FLOOR BATHROOMING DEVICES SHALL BE BETWEEN 15" AND 48" ABOVE FINISH FLOOR.

X WINDOW SCHEDULE								
SYM	SIZE (wxh)	OPERATION	GLAZ'G.	MATERIAL	U-VALUE	SHGC	MFR.	REMARKS
①	2'-0" x 2'-0"	SLIDING	LOW E DUAL GLAZING	VINYL FRAME	0.29	0.22	PER OWNER'S CHOICE	NEW, OBSCURE, TEMPERED
②	5'-0" x 4'-0"	SLIDING			0.29	0.22		NEW
③	2'-6" x 4'-0"	SINGLE HUNG			0.29	0.22		NEW
④	2'-6" x 4'-0"	FIX			0.29	0.22		NEW
⑤	7'-0" x 4'-0"	BAY WINDOW			0.29	0.22		NEW

DOOR SCHEDULE							
#	SIZE	THK	TYPE	GLAZ'G	U-VAL	SHGC	REMARKS
①	2'-6" x 8'-0"	1 3/8"	INTERIOR SWINGING	NONE	—	—	NEW SOLID WOOD, PAINTED
②	2'-8" x 8'-0"	1 3/8"	INTERIOR SWINGING	NONE	—	—	NEW SOLID WOOD, PAINTED
③	3'-0" x 8'-0"	1 3/4"	ENTRY DOOR	NONE	—	—	NEW SOLID WOOD, PAINTED
④	2'-0" x 8'-0"	1 3/8"	EXTERIOR SWINGING	NONE	—	—	PROVIDE MIN. 100S.I. LOUVER VENT AT CLOSET DOOR FOR MAKE UP AIR
⑤	6'-0" x 8'-0"	1 3/8"	SLIDING DOOR	LOW E DOUBLE	0.29	0.22	NEW TEMPERED GLASS
⑥	8'-0" x 8'-0"	1 3/8"	SLIDING DOOR	LOW E DOUBLE	0.29	0.22	NEW TEMPERED GLASS
⑦	3'-0" x 8'-0"	1 3/8"	HOUSE TO GARAGE, FIRE-RATED SOLID CORE, SELF-LATCHING, TIGHT-FITTING	NONE	—	—	20 MIN. FIRE-RATED SOLID CORE, WITH SELF CLOSER IN RATED JAMB ASSEMBLY



1 PROPOSED DUPLEX FLOOR PLAN (SECOND FLOOR)

Scale: 1/4" = 1'-0"

LEGEND		
ITEM	SYMBOLS	DESCRIPTION
1		WINDOW
2		DOOR
6		NEW 2x4 WALL
7		NEW 2x6 WALL
8		LINE OF FIRE-RATED WALL

WINDOW SCHEDULE								
SYM	SIZE (wxh)	OPERATION	GLAZ'G.	MATERIAL	U-VALUE	SHGC	MFR.	REMARKS
1	2'-0" x 2'-0"	SLIDING	LOW E DUAL GLAZING	VINYL FRAME	0.29	0.22	PER OWNER'S CHOICE	NEW, OBSCURE, TEMPERED
2	5'-0" x 4'-0"	SLIDING			0.29	0.22		NEW
3	2'-6" x 4'-0"	SINGLE HUNG			0.29	0.22		NEW
4	2'-6" x 4'-0"	FIX			0.29	0.22		NEW
5	7'-0" x 4'-0"	BAY WINDOW			0.29	0.22		NEW

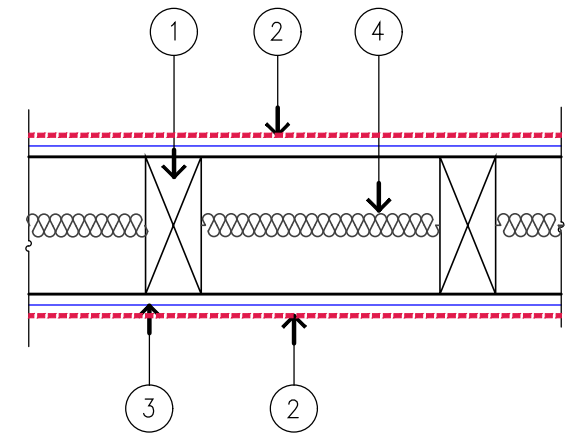
DOOR SCHEDULE						
#	SIZE	THK	TYPE	GLAZ'G.	U-VAL.	SHGC
1	2'-6" x 8'-0"	1 3/8"	INTERIOR SWINGING	NONE	—	—
2	2'-8" x 8'-0"	1 3/8"	INTERIOR SWINGING	NONE	—	—
3	3'-0" x 8'-0"	1 3/4"	ENTRY DOOR	NONE	—	—
4	2'-0" x 8'-0"	1 3/8"	EXTERIOR SWINGING	NONE	—	—
5	6'-0" x 8'-0"	1 3/8"	SLIDING DOOR	LOW E DOUBLE	0.29	0.22
6	8'-0" x 8'-0"	1 3/8"	SLIDING DOOR	LOW E DOUBLE	0.29	0.22
7	3'-0" x 8'-0"	1 3/8"	HOUSE TO GARAGE, FIRE-RATED SOLID CORE, SELF-LATCHING, TIGHT-FITTING	NONE	—	—

Uffer Ground Note	
1.	PROVIDE UFFER GROUND FOR NEW PANEL AND SUB-PANEL (IF ANY) TO CONFORM WITH CEC Article 250.52A (3)
2.	ALL GROUNDING ELECTRODES AS DESCRIBED IN 250.52(A)(1) THROUGH (A)(7) THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODES SYSTEM. WHERE NONE OF THESE GROUNDING ELECTRODES EXIST, ONE OR MORE OF THE GROUNDING ELECTRODES SPECIFIED IN 250.52(A)(4) THROUGH (A)(8) SHALL BE INSTALLED AND USED.
3.	PROVIDE SEPARATE 1/2"Ø REBAR, 20' LONG AT BOTTOM @ NEW FOOTING AND Ø NEW 200A. ELECTRIC METER FOR UFFER.
4.	THE MINIMUM SIZE GROUND WIRE SHALL BE #8 CU OR #6 AL.
5.	ALL SERVICES SHALL BE GROUNDED WITH A CONCRETE ENCASED ELECTRODE OR A GROUND ROD AND BONDED TO THE COLD WATER PIPE (INCLUDING GAS PIPING AT NEW ADDITION AREA)

Floor Plan Keynotes

SYMBOLS of REFERENCE: ①

1. PROVIDE 5/8" THICK TYPE X GYPSUM BOARD AT GARAGE WALLS, CEILING, AND STRUCTURAL ELEMENTS SUPPORTING HABITABLE ROOMS ABOVE, OR FROM FLOOR TO ROOF SHEATHING WHERE GARAGE IS NEXT TO HOUSE.
2. PROVIDE 1-HOUR FIRE-RATED SEPERATE BETWEEN HOUSE AND GARAGE, HOUSE AND ADU. SEE DETAIL 4/A.1
3. NEW STAIR, 17 STEPS, 42" WIDTH, 7.75 INCHES RISE, 11 INCHES RUN INCLUDING 1-INCH NOSING
4. GRAB BAR, BACKING IN WALL FRAMING FOR FUTURE GRAB BAR INSTALLATIONS IN AT LEAST ONE ENTRY FLOOR BATHROOM. WIRING DEVICES SHALL BE BETWEEN 15" AND 48" ABOVE FINISH FLOOR.



1-HOUR FIRE-RATED WALL (STC45) (INTERIOR)

Age-In-Place Notes

1. AGE-IN-PLACE; FALL PROTECTION:
 - 1.1. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH GRAB BAR REINFORCEMENT.
 - 1.2. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY
 - 1.3. REINFORCEMENT SHALL BE NOMIAL 2X8 LUMBER AND SHALL BE LOCATED BETWEEN 32 INCHES AND 39.5 INCHES ABOVE THE FINISHED FLOOR.
 - 1.4. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ON THE SIDE WALL AND THE BACK WALL.
 - 1.5. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 - 1.6. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
 - 1.7. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY
2. ELECTRICAL RECEPTABLES OUTLETS, SWITCHES AND CONTROLS SHALL BE LOCATED NOT MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR. (CRC R327.1.2)
3. EFFECTIVE JULY 1ST, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES MEASURED WITH THE DOOR OPEN AT A 90-DEGREE ANGLE. (CRC R327.1.3)
4. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON. (CRC R327.1.4). WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

Door and Window Notes

1. ALL DOORS & WINDOWS SHALL BE WEATHER TIED & PROVIDED WITH INSECT SCREEN-METAL. DOORS & WINDOWS SHALL BE IN COMPLIANCE WITH ANSI. STD. A13 OR A1342.
2. GLAZING & INSULATION SHALL CONFORM TO THE STATE ENERGY INSUL. STANDARD.
3. EXTERIOR DOOR SHALL BE SOLID CORE DOOR OR TEMPERED GLASS W/DEAD BOLT PER SECURITY ORDINANCE.
4. DOOR TO GARAGE SHALL BE SOLID WOOR DOOR W/CLOSER AND WEATHER STRIPPING. 1" MAX DROP PER SECTION.
5. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED IN UBC.
6. ALL NEW DOORS & WINDOWS MUST COMPLY WITH BUILDING DEPARTMENT SECURITY STANDARD.

Bathroom Notes

1. EACH BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS CONTAINING A BATHTUB OR SHOWER SHALL BE PROVIDED WITH APPROVED MECHANICAL VENTILATION (R303.3). UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
2. AT TUB & SHOWER : WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL FROM FLOOR DRAIN TO 72" ABOVE. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSED DOOR & PANEL MUST BE 1/8 FULLY TEMP. OR 1/4" LAM.
3. PROVIDE 30 INCHES CLEAR WIDTH FOR WATER CLOSET COMPARTMENT AND 24 INCHES CLEARANCE IN FRONT OF WATER CLOSET.
4. BATHROOM ELECTRICAL CIRCUITS CANNOT TIE TO ANY OTHER ROOMS, EXCEPT OTHER BATHROOMS.
5. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR.
6. SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.

Plumbing Notes

1. PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL NON-COMPLIANT PLUMBING FIXTURES WITHIN THIS RESIDENCE SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. BUILDING FINALED ON OR AFTER 01/01/94 ARE EXEMPT FROM THIS REQUIREMENT. (NOTE TO PCEB: THIS DOES NOT APPLY TO REPAIRS).
2. POTABLE WATER USE SHALL COMPLYES WITH VALUES GIVEN IN CGCBC 4.303 FOR WATER CLOSET, SHOWER HEADS, FAUCETS, AND LAVATOIRES; MAX. FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION.
 - 2.1. WATER CLOSET : 1.28 GALLONS PER FLUSH (GPF) MAX
 - 2.2. URINALS : 0.5 GPF. MAX
 - 2.3. SHOWER HEAD : 2.0 GPM. AT 80 PSI.
 - 2.4. LAVATORY FAUCET : 1.2 GPM. @ 60 PSI. MIN. 0.8 @ 20 PSI.
 - 2.5. KITCHEN FAUCET : 1.8 GPM. @ 60 PSI
 - 2.6. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE SPECIFIED PERFORMANCE REQUIREMENTS OF SECTION 4.303.2

Mechanical Notes

1. DRYER SHALL HAVE EXHAUST DUCT MIN. 4" DIAMETER TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14' WITH 2 ELBOWS.
2. BATHROOM EXHAUSTS, DRYER EXHAUST, AND KITCHEN EXHAUST NEED TO TERMINATE AT A MINIMUM OF 3' FROM FRESH AIR INTAKE, SUCH AS WINDOWS/DOORS/VENTILATION TO HOUSE.
3. WHEN CLOSET IS USED FOR DRYER, PROVIDE MIN. 100 SQ. INCHES FOR MAKEUP AIR AT DOOR PER CMC 2013, SEC. 504.3.1.
4. PLUMBING VENT TERMINATIONS NEED TO BE AT LEAST 10' FROM FRESH AIR INTAKE OR VENTILATION.
5. B-VENTS NEED TO TERMINATE AT LEAST 4' FROM FRESH AIR INTAKE, DORMERS, WINDOWS, DOORS.
6. KITCHEN IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE RANGE HOOD OVER THE STOVE MAY BE USED TO MEET THIS REQUIREMENT BUT THE RANGE HOOD MUST VENTED TO THE OUTSIDE. RECIRCULATING HOODS CANNOT BE USED. THE DUCTING FOR THIS EXHAUST FAN SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
7. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING.
8. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2022 CALIFORNIA PLUMBING CODE.

Water Heater Notes

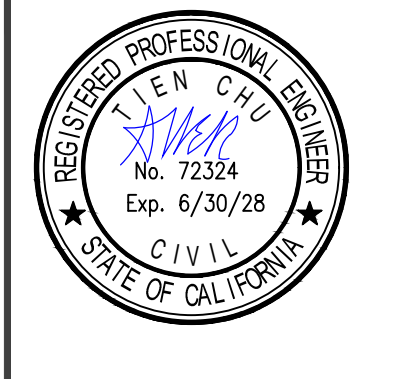
1. WATER HEATERS ARE PROHIBITED IN BEDROOMS, BATHROOMS, OR IN A CLOSET THAT OPENS INTO A BATHROOM OR BEDROOM.
2. WATER HEATERS LOCATED IN A GARAGE SHALL HAVE THE IGNITION SOURCE, OR PILOT LIGHT, ELEVATED MINIMUM 18" ABOVE FINISH FLOOR.
3. WATER PIPING SHALL BE INSULATED WITHIN THE FIRST 5 FEET OF WATER HEATER.
4. WATER HEATERS SHALL BE STRAPPED AT UPPER 1/3 AND LOWER 1/3 OF TANK PER GUIDELINES FOR EARTHQUAKE BRACING OF RESIDENTIAL WATER HEATERS. APPROVED STRAP KITS MAY BE USED.
5. SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING COMPONENTS [150.0(N)]
 - 5.1. A 120V. ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS.
 - 5.2. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASISTANCE.
 - 5.3. A GAS SUPPLY LINE WITH A CAPAQTY OF AT LEAST 200,000 BTU/HR.

REVISIONS

Designed By:

HEULU

Phone: (714) 227-9791
Email: heululu@gmail.com

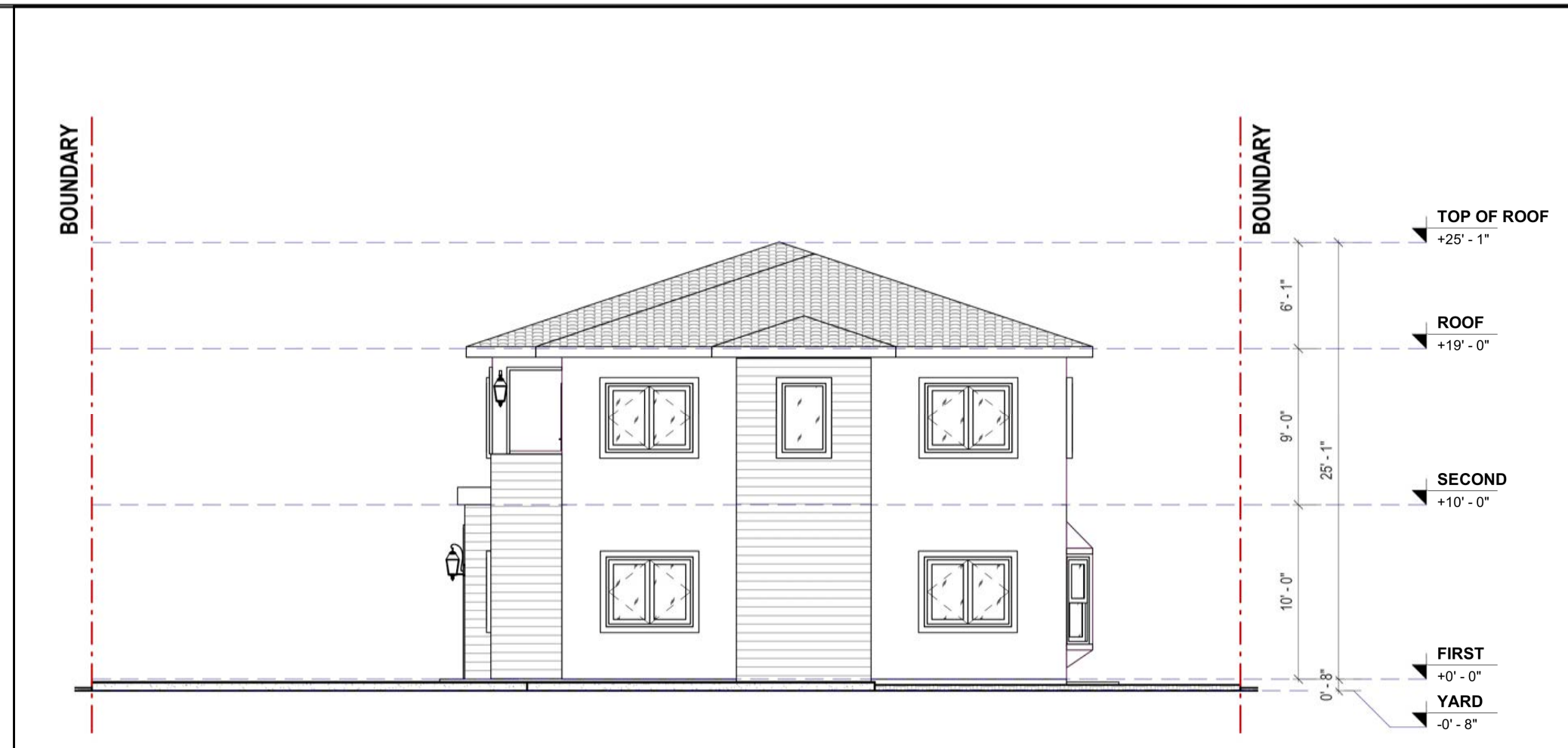


PROPOSED 2-STORY DUPLEX AND
DETACHED ADU
Address: 10881 Lexington St., Stanton, CA. 90680

PROPOSED DUPLEX FLOOR
PLAN (Second Floor).

DATE	08/28/2026
SCALE	
DRAWN	
JOB#	TMC2327
SHEET#	

A.1.2



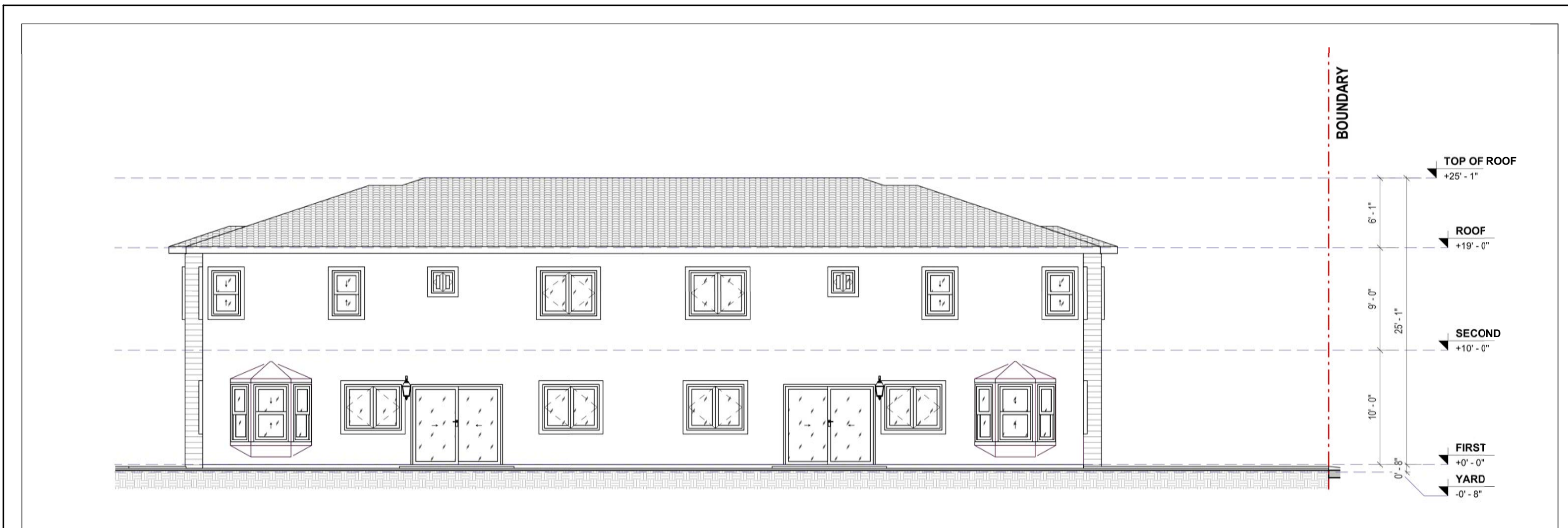
1 WEST ELEVATION

Scale: 1:100



2 EAST ELEVATION

Scale: 1:100



3 SOUTH ELEVATION

Scale: 1:100



4 NORTH ELEVATION

Scale: 1:100

PROPOSED BUILDING COLORS and MATERIALS

10581 Lexington Street, Stanton, CA.90680

C-1 STUCCO	C-2 STUCCO (ACCENT)	C-3 FASCIA and WINDOW TRIM
Behr Paint Almond Milk (OR-W05U)	Behr Paint Bali Sand (N250-2A)	Behr Paint Silent White (PPU26-13)
C-4 DOOR	C-5 ROOF	C-6 Composite Clading
Dunn-Edwards Espresso Macchiato DET680	Eagle Tile Roofing Style: Tapered Slate Color: 49655 Mount Dora Blend	Brand: Fiberon Model: Eden Collection Tupelo color
Exterior Light Fixture	ENTRY DOOR	GARAGE DOOR

ELEVATION KEYNOTES

- NEW STUCCO, FINISH STYLE AND COLOR TO MATCH MAIN HOUSE
- STUCCO OVER FOAM TRIM, PAINT COLOR TO MATCH MAIN HOUSE
- NEW D'HAGIN TAPERED LOW-PROFILE ROOF VENT
- NEW CONCRETE ROOF TILE, MIN. CLASS A, 12-18" WOOD OR APPROVED EQUAL, STYLE AND COLOR TO MATCH MAIN HOUSE, SLOPE 4:12 TO MATCH MAIN HOUSE (FIELD VERIFY)
- NEW FASCIA TO MATCH MAIN HOUSE FASCIA DIMENSION, STYLE, AND COLOR.
- ALL EXTERIOR LIGHT FIXTURES WILL BE DOWNWARD FACING

REVISIONS

NO.	DESCRIPTION	DATE

Designed By:

HIEULUU

Phone: (714) 227-8991
Email: hieuluu.cra@gmail.com



PROPOSED 2-STORY DUPLEX AND
DETACHED ADU
Address: 10581 Lexington St., Stanton, CA. 90680

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NEW DUPLEX ELEVATIONS

DATE	08/28/2026
SCALE	
DRAWN	
JOB#	TMC2327
SHEET#	

A.1.3

Designed By:

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PROPOSED 2-STORY DUPLEX AND
DETACHED ADU
Address: 10581 Lexington St., Stanton, CA. 90680

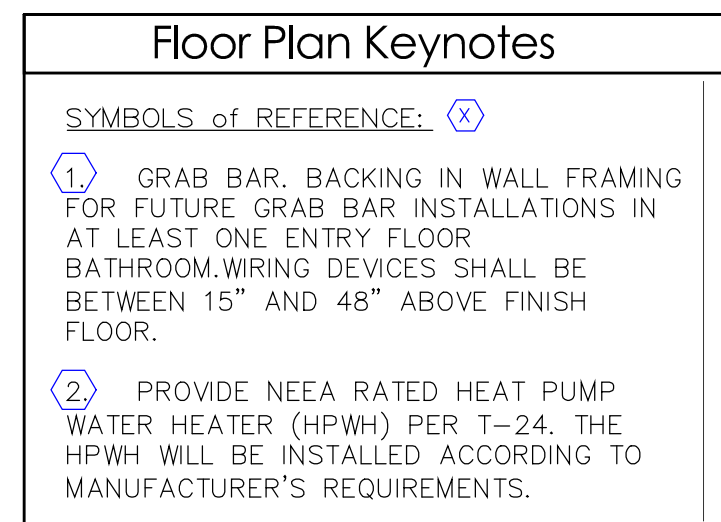
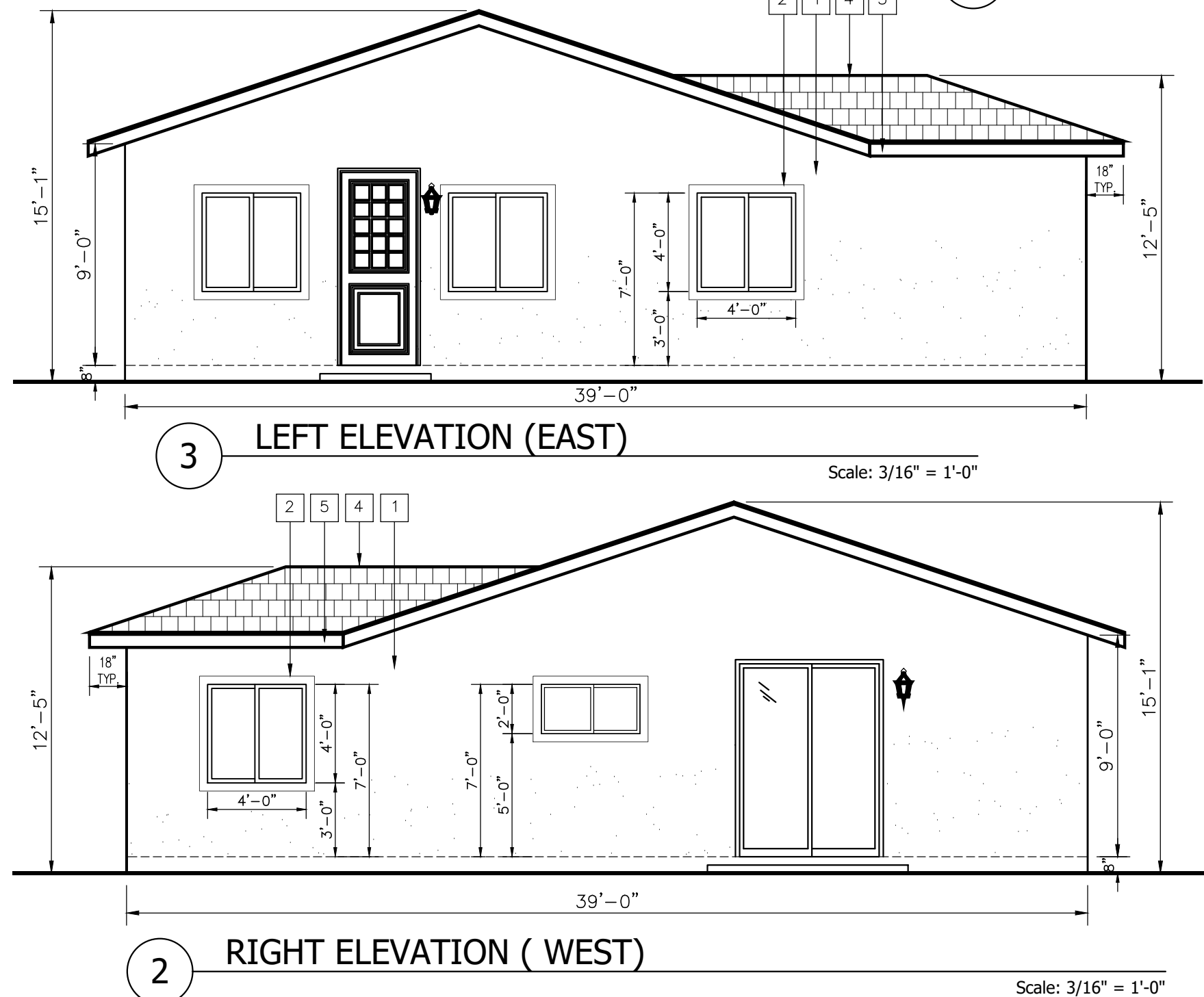
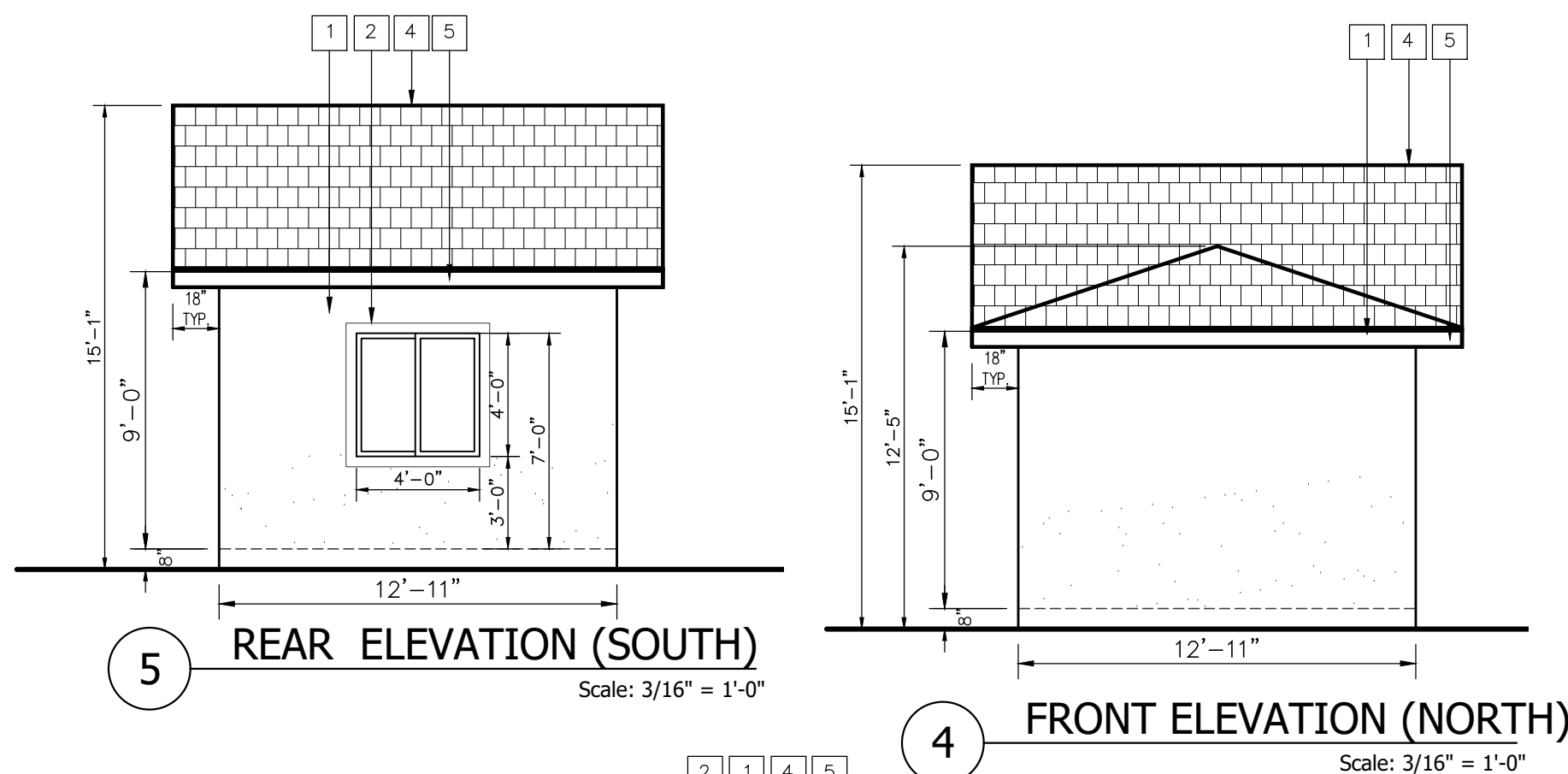
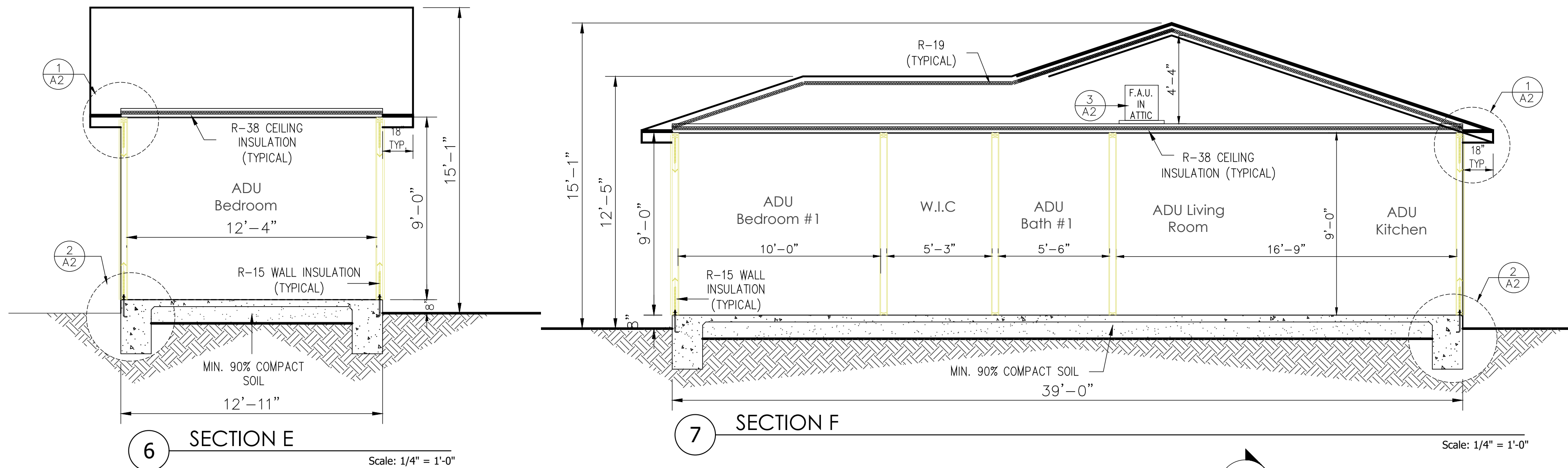
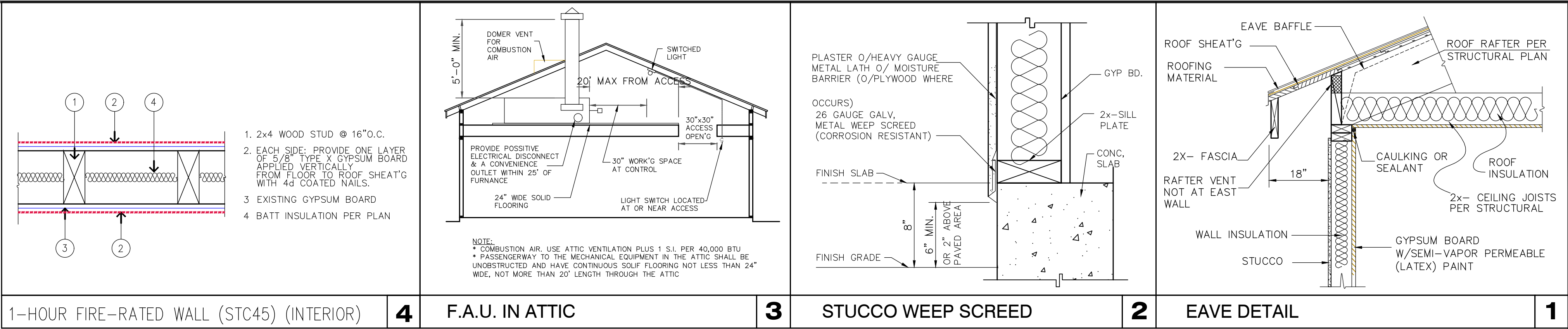
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PROPOSED 3D VIEWS

DATE	08/28/2026
SCALE	
DRAWN	
JOB#	TMC2327
SHEET#	

A.1.4



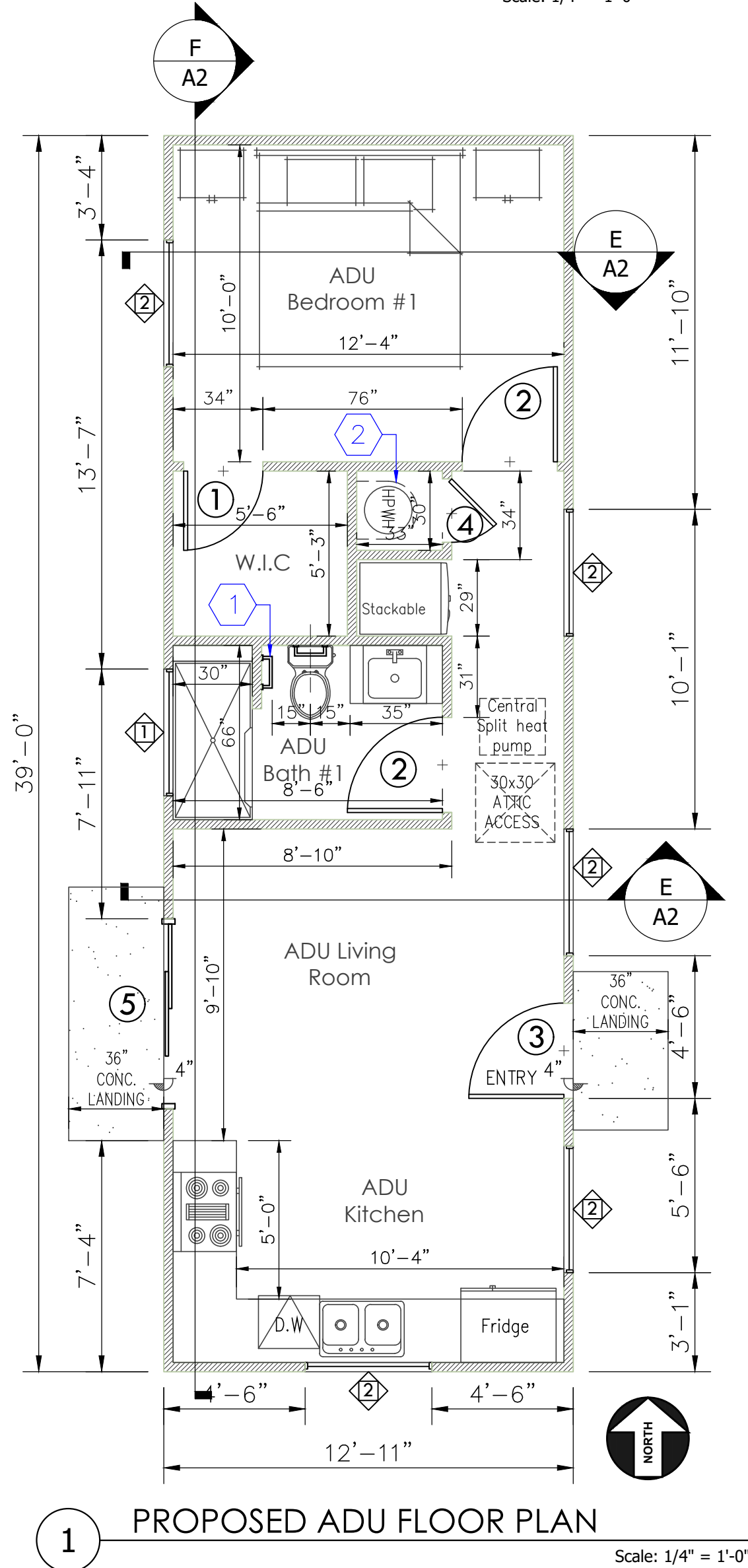


FLOOR PLAN LEGEND		
ITEM	SYMBOLS	DESCRIPTION
1	(X)	WINDOW AND WINDOW LABEL
2	(A)	DOOR AND DOOR TAG
3	(—)	EXISTING WALL TO REMAIN
4	(---)	EXISTING WALL TO BE REMOVED
5	(//)	NEW 2x WALL
6	(---)	ROOF LINE

ELEVATION KEYNOTES	
1	NEW STUCCO, FINISH STYLE AND COLOR TO MATCH MAIN HOUSE
2	STUCCO OVER FOAM TRIM, PAINT COLOR TO MATCH MAIN HOUSE
3	NEW O'HAGIN TAPERED LOW-PROFILE ROOF VENT
4	NEW CONCRETE ROOF TILE, MIN. CLASS A, ICC-ESR#1900 OR APPROVED EQUAL, STYLE AND COLOR TO MATCH MAIN HOUSE, SLOPE 4:12 TO MATCH MAIN HOUSE (FIELD VERIFY)
5	NEW FASCIA TO MATCH MAIN HOUSE FASCIA DIMENSION, STYLE, AND COLOR.

DOOR SCHEDULE							
#	SIZE	THK	TYPE	GLAZ'G.	U-VAL.	SHGC	REMARKS
①	2'-6" x 8'-0"	1 3/8"	INTERIOR SWINGING	NONE	—	—	NEW SOLID WOOD, PAINTED
②	3'-0" x 8'-0"	1 3/8"	INTERIOR SWINGING	NONE	—	—	NEW SOLID WOOD, PAINTED
③	3'-0" x 8'-0"	1 3/4"	ENTRY DOOR	NONE	—	—	NEW SOLID WOOD, PAINTED
④	2'-0" x 8'-0"	1 3/8"	EXTERIOR SWINGING	NONE	—	—	PROVIDE MIN. 100S.I. LOUVER VENT AT CLOSET DOOR FOR MAKE UP AIR
⑤	6'-0" x 8'-0"	1 3/8"	SLIDING DOOR	LOW E DOUBLE	0.29	0.22	NEW TEMPERED GLASS

WINDOW SCHEDULE								
SYM	SIZE (wxh)	OPERATION	GLAZ'G.	MATERIAL	U-VALUE	SHGC	MFR.	REMARKS
1	4'-0" x 2'-0"	SLIDING	LOW E DUAL GLAZING	VINYL FRAME	0.29	0.22	PER OWNER'S CHOICE	NEW, OBSCURE, TEMPERED
2	4'-0" x 4'-0"	SLIDING	✓	✓	0.29	0.22	✓	NEW



REVISIONS

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Email: hieulucra@gmail.com

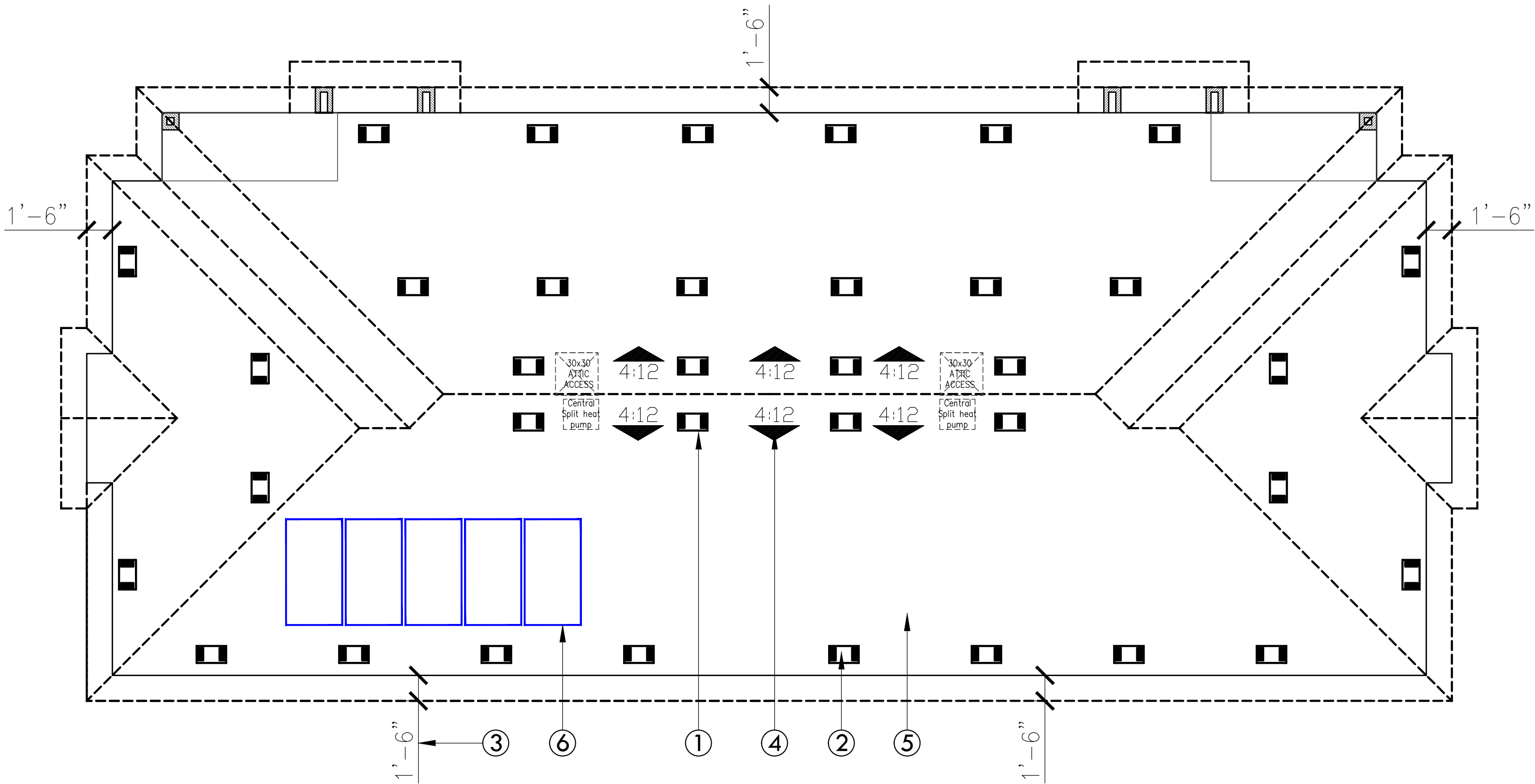
REGISTERED PROFESSIONAL
T. L. CHU
No. 72324
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

PROPOSED 2-STORY DUPLEX AND DETACHED ADU
Address: 10581 Lexington St., Stanton, CA. 90680
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PROPOSED ADU FLOOR PLAN, ELEVATIONS AND SECTIONS.

DATE 10/30/2025
SCALE
DRAWN
JOB# TMC2327
SHEET# **A.2**

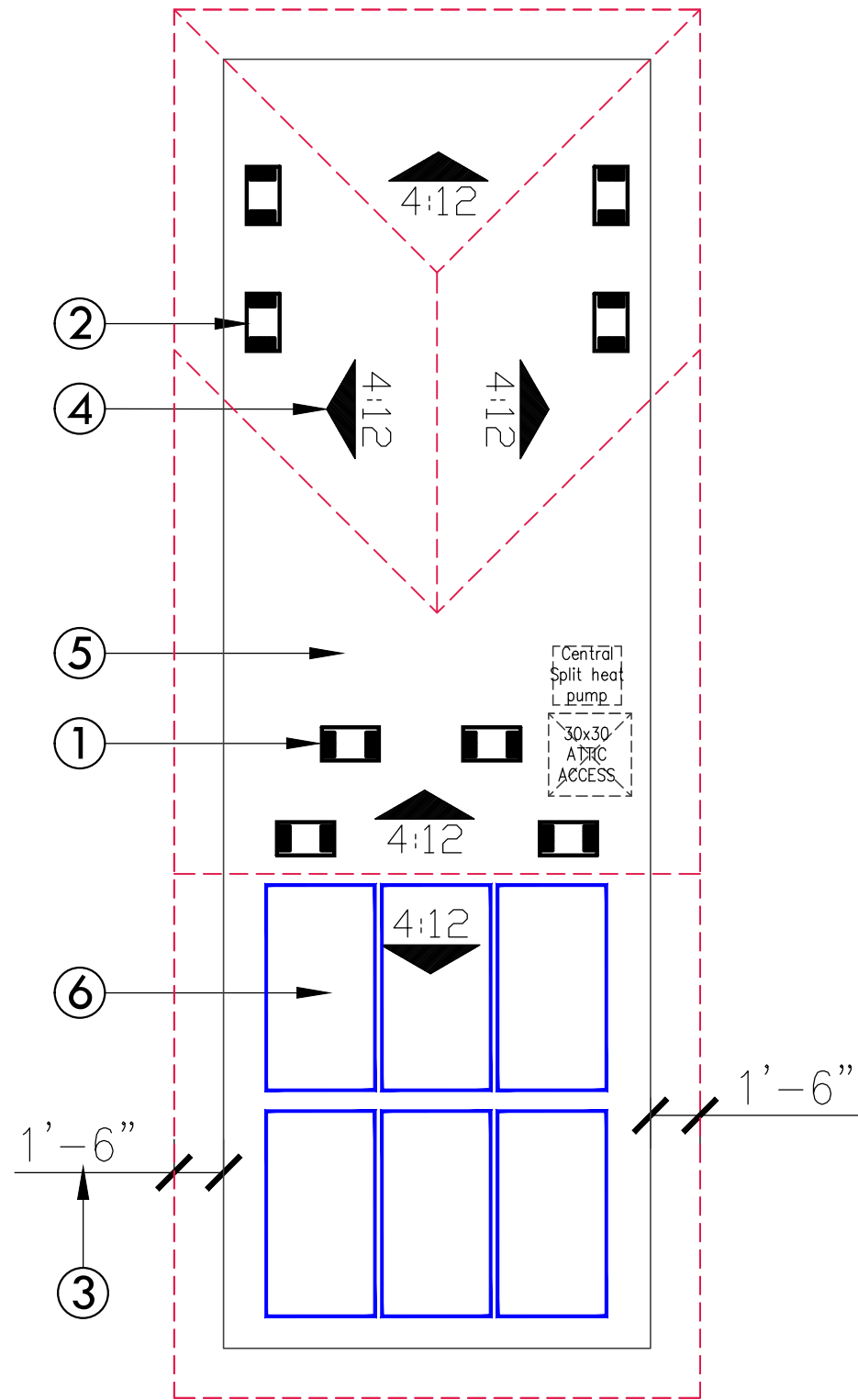
⊗ Roof Plan Notes	
①	O'HAGIN TAPERED LOW-PROFILE VENT, (HIGH VENTS),TYPICAL
②	O'HAGIN TAPERED LOW-PROFILE VENT, (LOW VENTS), TYPICAL
③	ROOF OVERHANG: 18" TYPICAL
④	ROOF SLOPE, 4:12 SLOPE (TYPICAL)
⑤	ROOF TYPE: CONCRETE ROOF FLAT TILE, MIN. CLASS A, ICC-ESR # 1900 OR APPROVED EQUAL.
⑥	DEDICATED SOLAR PANEL LOCATION, SOLAR SYSTEM BY SEPARATE PERMIT.
SOLAR SYSTEM NOTE	
1. PV SYSTEM IS REQUIRED AND WILL BE UNDER A SEPARATE PERMIT (DEFERRED SUBMITTAL)	
2. TOTAL DESIGNATE SOLAR ZONE AREA ON ROOF WILL BE MORE THAN 250 SF. THE SOLAR ZONE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FEET AND EACH AREA SHALL NOT BE LESS THAN 80 SQUARE FEET FOR TOTAL ROOF AREAS OF 10,000 SF. OR LESS.	
3. THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, EQUIPMENT, PARAPETS, AND STAIRWELLS.	
4. FOR ROOF SLOPE > 2:12, THE SOLAR ZONE SHALL NOT BE LOCATED HIGHER THAN (18 INCHES)(3- FEET) BELOW THE RIDGE AND SHALL NOT BE LOCATED CLOSER THAN 18-INCHES TO A HIP OR VALLEY IF PLACED ON BOTH SIDES OF THE HIP OR VALLEY. PROVIDE A MINIMUM 3-FOOT WIDE CLEAR ACCESS PATHWAY (MEASURE FROM THE LOAD BEARING WALL TO THE SOLAR ZONE) TO THE RIDGE ON ALL SIDE OF EACH ROOF SLOPE WHERE THE SOLAR ZONES ARE LOCATED.	
5. PROVIDE 1" CONDUIT LINE FOR ELECTRICAL PANEL	
6. THE MAIN ELECTRICAL SERVICE PANEL RATING OF 200 AMPS, THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS " FOR FUTURE SOLAR ELECTRIC"	



1 PROPOSED DUPLEX ROOF PLAN

Scale: 3/16" = 1'-0"

ATTIC VENTILATION CALC.	
ADU	
VENTILATION REQUIRE: $503 : 150 \times 144 = 483 \text{ S.I.}$	
• 50% AT EAVE: $483 \times 50\% = 241 \text{ S.I. (LOW VENTS)}$	
PROVIDE: (4) O'HAGIN TAPERED LOW-PROFILE ROOF VENT:	
= (4) * 72 S.I. = 288 S.I.	
• 50% AT 3' ABOVE EAVE: 241 S.I. (HIGH VENTS)	
PROVIDE: (4) O'HAGIN TAPERED LOW-PROFILE ROOF VENT:	
= (4) * 72 S.I. = 288 S.I.	
• TOTAL VENT. PROVIDED = $288 + 288 = 576 \text{ S.I.} > 483 \text{ S.I.}$	
DUPLEX	
* EACH UNIT :	
VENTILATION REQUIRE: $1,231 : 150 \times 144 = 1,182 \text{ S.I.}$	
• 50% AT EAVE: $1,182 \times 50\% = 591 \text{ S.I. (LOW VENTS)}$	
PROVIDE: (9) O'HAGIN TAPERED LOW-PROFILE ROOF VENT:	
= (9) * 72 S.I. = 648 S.I.	
• 50% AT 3' ABOVE EAVE: 591 S.I. (HIGH VENTS)	
PROVIDE: (9) O'HAGIN TAPERED LOW-PROFILE ROOF VENT:	
= (9) * 72 S.I. = 648 S.I.	
• TOTAL VENT. PROVIDED = $648 + 648 = 1,296 \text{ S.I.} > 1,182 \text{ S.I.}$	



2 PROPOSED ADU ROOF PLAN

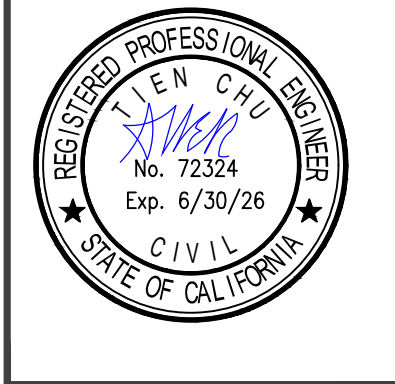
Scale: 3/16" = 1'-0"

REVISIONS	

Designed By:

hieu LUU

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PROPOSED 2-STORY DUPLEX AND
DETACHED ADU

Address: 10581 Lexington St., Stanton, CA. 90680

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PROPOSED ROOF PLANS

DATE	10/30/2025
SCALE	
DRAWN	
JOB#	TMC2327
SHEET#	A.3

ELECTRICAL LOAD CALCULATION - ADU

* LIGHTING REQUIREMENT	3W x 503 SF. = 1,509 W
* SMALL APPLIANCES	2 x 1,500 W = 3,000 W
* LAUNDRY	1 x 1,500 W = 1,500 W
* HPWH	4,500 W
* DISHWASHER	1,500 W
* GARBAGE DISPOSAL	800 W
* MICROWAVE	1,200 W
* WASHER DRYER	5,000 W
* RANGE	8,000 W
* ADDITION APPLIANCES OR CIRCUITS NOT CONSIDERED CONSTANT LOAD	2,500 W
SUB TOTAL OF WATTS	29,509 W
SUB TOTAL	-10,000 W
REMAINDER AT 40%	7,804 W
SUB TOTAL	+10,000 W
	17,804 W
* ENTER THE GREATER OF ALL HEATER OR AC LOADS COMBINED	4,600 W
TOTAL WATTAGE LOAD	22,404 W
SERVICE LOAD: 22,404 : 240	= 93 A.
NEW ELECTRIC PANEL 100A METER FOR ADU	

ELECTRICAL LOAD CALCULATION - DUPLEX

* LIGHTING REQUIREMENT	3W x 2,016 SF. = 6,048 W
* SMALL APPLIANCES	2 x 1,500 W = 3,000 W
* LAUNDRY	1 x 1,500 W = 1,500 W
* HPWH	4,500 W
* DISHWASHER	1,500 W
* GARBAGE DISPOSAL	800 W
* MICROWAVE	1,200 W
* WASHER DRYER	5,000 W
* OVEN	3,500 W
* RANGE	8,000 W
* ELECTRIC VEHICLE EV CHARGER	9,600 W
* ADDITION APPLIANCES OR CIRCUITS NOT CONSIDERED CONSTANT LOAD	2,500 W
SUB TOTAL OF WATTS	47,148 W
SUB TOTAL	-10,000 W
REMAINDER AT 40%	14,859 W
SUB TOTAL	+10,000 W
	24,859 W
* ENTER THE GREATER OF ALL HEATER OR AC LOADS COMBINED	4,600 W
TOTAL WATTAGE LOAD	29,459 W
SERVICE LOAD: 29,459 : 240	= 123 A.
NEW ELECTRIC METER 200A METER FOR EACH UNIT	

Whole-house Exhaust Fan Calculation - ADU

WHOLE-BUILDING EXHAUST FAN SHALL PROVIDE MINIMUM RATE OF 30 CFM ACCORDING TO EQUATION 4.1(a) BELOW:
 $Q_{fan} = 0.03 \cdot A_{floor} \cdot 7.5 \cdot (N_o \text{ of } bedrm + 1)$
 $= 0.03 \cdot 503 + 7.5 \cdot (1+1) = 30 \text{ CFM}$
* USE AIRSCAPE WHOLE HOUSE FAN, MODEL NUMBER 1.0 WHF
* SPECIFICATIONS:
* AIRFLOW (CFM): 1047/600 (HIGH/LOW)
* ACOUSTICAL (dBA) 53/43 (HIGH/LOW)
* FAN ENERGY CONSUMPTION (WATTS): 78/39 (HIGH/LOW)
FOLLOW MANUFACTURER'S INSTRUCTION FOR INSTALLATION AND OPERATING.
* 5" SMOOTH DUCT SIZE.
* MAXIMUM ALLOWABLE DUCT LENGTH = 135'

Whole-house Exhaust Fan Calculation - Each Unit of Duplex

WHOLE-BUILDING EXHAUST FAN SHALL PROVIDE MINIMUM RATE OF 91 CFM ACCORDING TO EQUATION 4.1(a) BELOW:
 $Q_{fan} = 0.03 \cdot A_{floor} \cdot 7.5 \cdot (N_o \text{ of } bedrm + 1)$
 $= 0.03 \cdot 2,016 + 7.5 \cdot (3+1) = 91 \text{ CFM}$
* USE AIRSCAPE WHOLE HOUSE FAN, MODEL NUMBER 1.0 WHF
* SPECIFICATIONS:
* AIRFLOW (CFM): 1047/600 (HIGH/LOW)
* ACOUSTICAL (dBA) 53/43 (HIGH/LOW)
* FAN ENERGY CONSUMPTION (WATTS): 78/39 (HIGH/LOW)
FOLLOW MANUFACTURER'S INSTRUCTION FOR INSTALLATION AND OPERATING.
* 5" SMOOTH DUCT SIZE.
* MAXIMUM ALLOWABLE DUCT LENGTH = 135'

Subpanel Notes

- AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
 - ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS; OR
 - A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SEC. 150-151. ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
- A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD 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.
- THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/ TRANSFER SWITCH WITHIN 3 FT. OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

Electric- Ready Notes

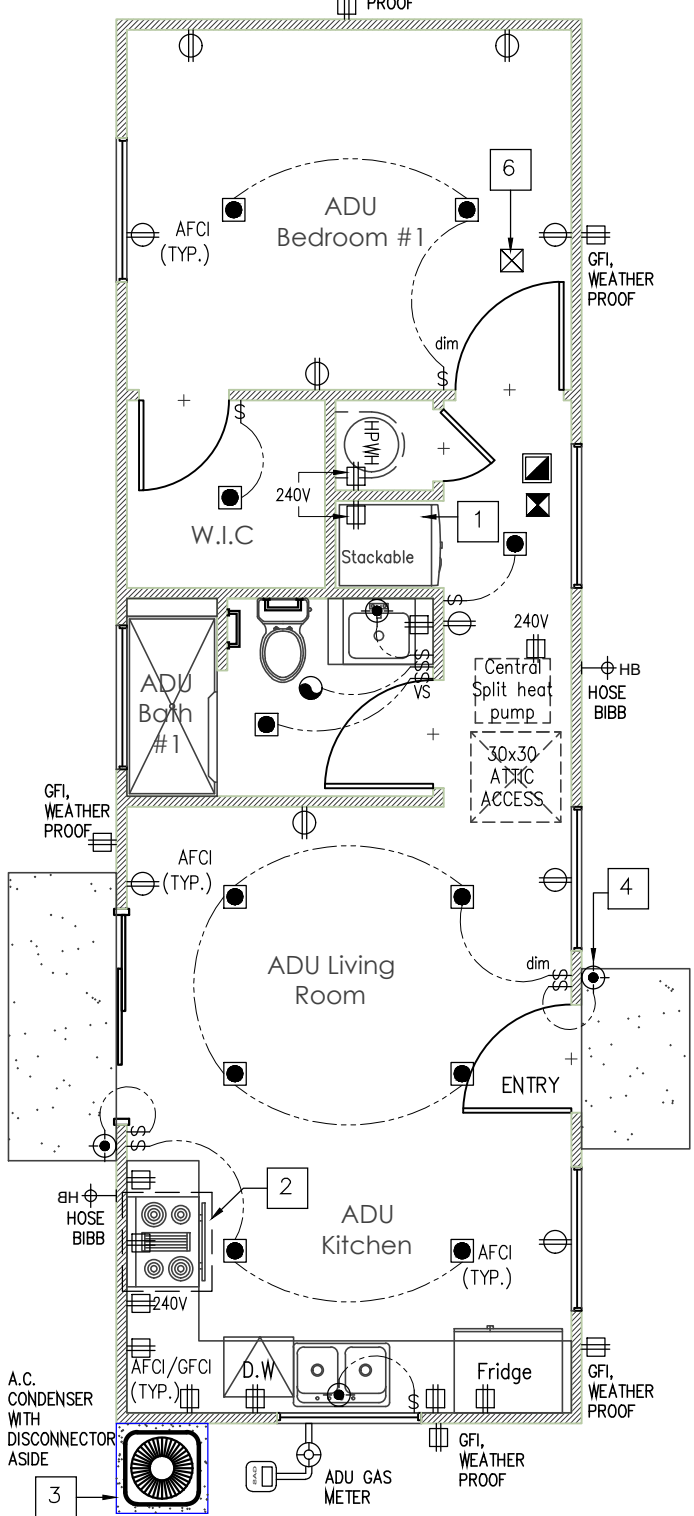
- ELECTRIC COOKTOP READY. SYSTEMS USING A GAS OR PROPANE COOKTOP SHALL INCLUDE
 - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FT. FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY."
 - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
- ELECTRICAL CLOTHES DRYER READY. SYSTEMS USING A GAS OR PROPANE DRYER SHALL INCLUDE
 - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FT. FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY."
 - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

ELECTRICAL LEGEND

ITEM	SYMBOLS	DESCRIPTION
1	$\3	3 WAY SWITCH
2	$\$$	SWITCH
3	$\$$	AFCI OUTLET, LISTED TAMPERED RESISTANT
4	$\$$	GFCI OUTLET GFCI and AFCI at KITCHEN COUNTER
5	$\$$	HIGH EFFICACY LIGHT MOTION CONTROL AND PHOTO-SENSOR COMBINATIONS ON EXTERIOR LIGHT
6	$\$$	RECESSED LIGHT FIXTURE
7	$\$$	HIGH EFFICACY LED RECESSED LIGHT FIXTURE, CERTIFIED TO THE ENERGY COMMISSION
8	$\$$	EXHAUST FAN WITH HUMIDISTAT - MIN. 50 CFM FOR INTERMITTENT VENTILATION
9	$\$DIM$	SWITCH DIMMER
10	$\$VS$	MOTION SENSOR/ VACANCY SENSOR SWITCH
11	$\$$	BATTERY SMOKE DETECTOR
12	$\$CD$	CARBON MONOXIDE ALARM
13	$\$$	HARD-WIRE ELECTRIC SMOKE DETECTOR WITH BATTERY BACK-UP
14	$\$$	HARD-WIRE ELECTRIC SMOKE DETECTOR & C.O. ALARM WITH BATTERY BACK-UP
15	$\$$	WHOLE-HOUSE VENTILATION FAN

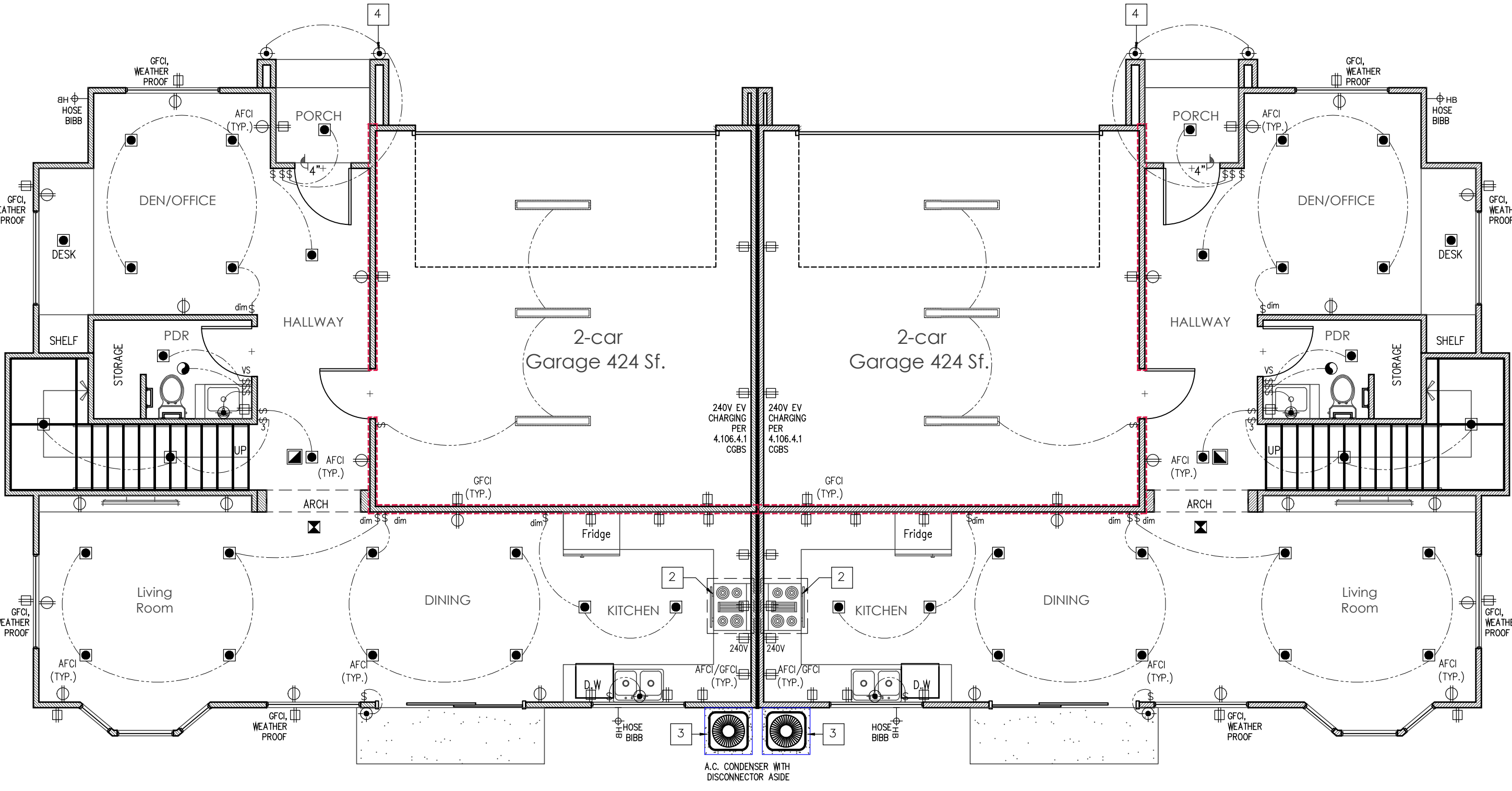
2 PROPOSED DUPLEX ELECTRICAL PLAN (Second Floor)

Scale: 3/16" = 1'-0"



3 PROPOSED ADU ELECTRICAL PLAN

Scale: 3/16" = 1'-0"



1 PROPOSED DUPLEX ELECTRICAL PLAN(First Floor)

Scale: 3/16" = 1'-0"

ELECTRICAL KEYNOTES

- MIN.4" DIAMETER TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14' WITH 2 ELBOWS.
- HOOD OVER ELECTRIC RANGE SHALL BE 160 CFM OR 85% CE FOR ELECTRIC RANGE OR 280 CFM OR 85% CE FOR NATURAL GAS RANGE.
- PROVIDE 3" THICK CONCRETE PAD UNDER AC CONDENSER FOR SUPPORTING
- OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON & OFF SWITCH, A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL OR CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL
- ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED A SURGE PROTECTION DEVICE. THE SPD SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO.
- SMOKE ALARM SHALL BE MIN. 36" AWAY FROM BATHROOM AND SHALL BE MIN. 20- FEET AWAY FROM PERMANENT COOKING DEVICE OR 10- FEET WITH PHOTO-ELECTRIC TYPE

Electrical Notes

- ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF GOVERNING AGENCIES & SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVING POWER & TELEPHONE COMPANIES.
- RECEPTACLES IN BATHROOMS SHALL BE ON A GROUND FAULT INTERRUPTOR CIRCUIT (GFI.)
- RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 14" ABOVE FLOOR UNLESS OTHERWISE NOTED.
- WALL SWITCHES TO BE 42" ABOVE FLOOR.
- PROVIDE OUTLETS 6' FROM CORNERS, 12' ON CENTER AND ON ANY WALL 2' OR GREATER.
- PROVIDE GFI/WEATHER-PROOF OUTLETS AT ALL EXTERIOR LOCATIONS.
- PROVIDE EXTERIOR LIGHTING AT OUTDOOR ENTRANCES AND EXITS.
- ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE. (CEC 210.12) LIGHTS, OUTLETS, SD, CM.
- ALL LUMINAIRES IN KITCHEN SHALL BE HIGH EFFICACY.
- LIGHTING IN BATHS, GARAGES, LAUNDRY, AND UTILITY ROOMS. ALL LUMINAIRE SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
- ALL LUMINAIRES SHALL BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSOR OR DIMMER.
- OUTDOOR LIGHTING ALL LUMINAIRES MOUNTED TO THE BUILDING OR OTHER BUILDING ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.
- NON-HIGH EFFICACY LUMINAIRES MUST BE SWITCHED ON A SEPARATE CIRCUIT MAXIMUM TIMER FROM EFFICACY LUMINAIRES.
- OCCUPANCY SENSOR MUST HAVE NO MANUAL OVERSIDE, 30 MINUTES AND BE MICROWAVE/ULTRASONIC OR PASSIVE INFRARED TYPE.
- PROVIDE MIN. OF TWO 20A. SMALL APPLIANCE BRANCH CIRCUIT AT KITCHEN.
- ALL FIX APPLIANCES SHALL BE INSTALLED ON A DEDICATE CIRCUIT.
- AT LEAST ONE LIGHTING SHALL BE INSTALLED IN THE ATTIC.
- PROVIDE DEDICATE 20A CIRCUIT BREAKER FOR WASHER & DRYER.
- AT LEAST ONE LIGHT OUTLET, CONTROLLED BY A WALL SWITCH, SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAY, GARAGE, AND AT EACH OUTDOOR ENTRANCE.
- BATHROOM EXHAUSTS, DRYER EXHAUST, AND KITCHEN EXHAUST NEED TO TERMINATE AT A MINIMUM OF 3' FROM FRESH AIR INTAKE, SUCH AS WINDOWS/DOORS/VENTILATION TO HOUSE.
- EXTERIOR RECEPTACLES TO BE WEATHER RESISTANT WITH IN USE TYPE COVER.
- INTERIOR RECEPTACLES NEED TO BE TAMPER RESISTANT.
- PROVIDE SEPARATE 1/2"Ø REBAR, 20' LONG AT BOTTOM Ø NEW FOOTING AND Ø NEW 200A. ELECTRIC METER FOR USER.
- THE MINIMUM SIZE GROUND WIRE SHALL BE #8 CU OR #6 AL.
- ALL SERVICES SHALL BE GROUNDED WITH A CONCRETE ENCASED ELECTRODE OR A GROUND ROD AND BONDED TO THE COLD WATER PIPE (INCLUDING GAS PIPING AT NEW ADDITION AREA)
- IN ALL AREAS SPECIFIED IN SECTION 210.52, ALL NON-LOCKING 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
- PROVIDE 120 V. ELECTRICAL RECEPTACLE WITHIN THREE FEET OF THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS.
- LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (CEC 410.10)
- RECESSED LIGHTING FIXTURES SHALL BE RATED AS AIR-TIGHT (AT) AND, WHEN INSTALLED IN AN INSULATED CEILING SHALL HAVE AN APPROVED ZERO CLEARANCE INSULATION COVER (CIC). (CA TITLE 24 SECTION 150). GARAGE, UTILITY ROOMS AND LAUNDRY ROOMS SHALL BE HIGH EFFICIENCY FIXTURES (E.G. FLUORESCENT) AND CONTROLLED WITH A VACANCY SENSOR.
- PAD SUPPORTING COMPRESSOR/CONDENSER SHALL BE A MINIMUM OF 3" ABOVE THE GRADE.
- EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH OPENINGS OF ¼" - ½" IN ANY DIMENSION.
- LANDINGS AT EXTERIOR DOORS SHALL BE EQUAL TO THE WIDTH OF THE DOOR AND THE LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED ¼" PER FOOT (2% SLOPE).
- SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS
- 33.1. A MINIMUM OF 20 FT. FROM PERMANENT COOKING EQUIPMENT(OR 10' WITH PHOTO-ELECTRIC TYPE).
- 33.2. A MINIMUM OF 3 FT. FROM BATHROOM.
- SMOKE ALARM AND DETECTOR WILL BE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURE'S INSTRUCTIONS.
- CARBON MONOXIDE SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS
- BATHROOM RECEPTACLE SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT.
- CLOTHES DRYER MOISTURE EXHAUST DUCT (MIN. 4 INCH DIA.) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14 FT. WITH 2 ELBOWS.
- ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT.
- THE SMOKE DETECTOR IS PHOTO-ELECTRIC TYPE.
- EACH KITCHEN IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE AND CAPTURE EFFICIENCY PER TABLE 150.0-G OR TABLE 160.2-G (MULTI-FAMILY).THE RANGE HOOD MUST VENT TO THE OUTSIDE. RECIRCULATING RANGE HOODS CANNOT BE USED.THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. THIS LOCAL EXHAUST FAN MAY OPERATE CONTINUOUSLY OR INTERMITTENTLY. INSTALLING THIS LOCAL EXHAUST FAN IN THE KITCHEN WILL ALLOW THE HOME OCCUPANT TO REGULATE THE INDOOR AIR QUALITY WHEN NEEDED.
- THE WHOLE-BUILDING VENTILATION EXHAUST FAN WILL OPERATE CONTINUOUSLY AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON/OFF SWITCH BUT THE SWITCH MUST BE LABELED CLEARLY DISPLAYING THE FOLLOWING TEXT, OR EQUIVALENT:"THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE SWITCH IN THE 'ON' POSITION AT ALL TIMES UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR."

REVISIONS

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PROPOSED 2-STORY DUPLEX AND DETACHED ADU

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PROPOSED ELECTRICAL PLANS.

DATE	10/30/2025
SCALE	
DRAWN	
JOB#	TMC2327
SHEET#	

E.1