Accessory Dwelling Unit Studio - 389 s.f. Laguna Hills, CA

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY, STUDIO, DETACHED 389 S.F. ACCESSORY DWELLING UNIT

LEGAL DESCRIPTION

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

SPANISH: 70 S.F.

RANCH: 71 S.F.

COMPANY

ADDRESS

PHONE

EMAIL

NAMF

PHONE

EMAIL

ADDRESS

CONTACT PERSON

PROPERTY OWNER:

BUILDING DEPARTMENT:

24035 EL TORO ROAD

P. (949)707-2600

MEDITERRANEAN: 71 S.F.

LAGUNA HILLS, CA 92653

LAGUNA HILLS BUILDING & SAFETY

APPLICANT A	GREEMEN
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APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY, IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT.

BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH

SHEET INDEX

TITLE SHEET EXTERIOR STYLE OPTIONS EROSION CONTROL PLAN SITE INFORMATION SITE PLAN (PROVIDED BY OWNER)
RESIDENTIAL MANDATORY FEATURES 2022 CALGREEN GENERAL NOTES DOOR AND WINDOW SCHEDULES FLOOR PLAN / ROOF PLAN MEDITERRANEAN FLOOR PLAN/ ROOF PLAN RANCH FLOOR PLAN / ROOF PLAN SPANISH MECHANICAL/PLUMBING/ELECTRICAL PLANS EXTERIOR ELEVATIONS MEDITERRANEAN EXTERIOR ELEVATIONS RANCH EXTERIOR ELEVATIONS SPANISH BUILDING SECTIONS MEDITERRANEAN BUILDING SECTIONS RANCH BUILDING SECTIONS SPANISH ARCHITECTURAL WALL FINISH DETAILS ARCHITECTURAL ROOF FINISH DETAILS STRUCTURAL NOTES & SPECIFICATIONS FOUNDATION AND FRAMING PLANS MEDITERRANEAN FOUNDATION AND FRAMING PLANS RANCH FOUNDATION AND FRAMING PLANS SPANISH STRUCTURAL DETAILS STRUCTURAL DETAILS

BUILDING INFORMATION

ENERGY CALC.

ENERGY CALC.

GOVERNING CODES:

APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA

SITE ADDRESS:

GOVERNING AGENCY: OCCUPANCY GROUP: R3 STORIES:

CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION. DETACHED ADUS REQUIRE THE PREPARATION OF A GRADING, DRAINAGE, AND EROSION CONTROL PLAN THAT COMPLIES WITH THE LAGUNA HILLS GRADING CODE AND GRADING MANUAL. SUBMIT GRADING PLANS PREPARED BY A REGISTERED CIVIL ENGINEER TO THE PUBLIC WORKS DEPARTMENT. ALL GRADING SUBMITTALS REQUIRE A SOILS REPORT/GEOTECHNICAL REPORT AND A HYDROLOGY STUDY/DRAINAGE REPORT. SIGNIFICANT PROJECTS WILL REQUIRE A WQMP. SEPARATE REVIEW PROCESS, FEES, AND FORMS APPLY ZONING INFORMATION **DIRECTORY VICINITY MAP**

HERS NOTES

INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(a)3, 10-103(b)1.A - BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE, FOR PROJECTS REQUIRING HERS VERIFICATION. THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF1R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE 2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED

CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(a)3, 10-103(b)1.A

3. CF1R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS

4. HERS TESTS REQUIRED FOR THIS PROJECT ARE:

VARIABLE CAPACITY HEAT PUMP - Ductless units entirely located in conditioned space, Airflow in habitable rooms, wall mounted thermostat in zones greater than 150 s.f., verify heat pump rated capacity, and Refrigerant charge. KITCHEN RANGE HOOD CFM VERIFICATION (100 CFM , = 3 SONES) IAQ MECHANICAL VENTILATION - See new ducting requirements Table 150.0-H

5. FOR IAQ FAN - SEE T24 SHEETS FOR CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTENT FAN). THIS FAN TO PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY

6. SOLAR IS REQUIRED: PV EXCEPTION 2: NO PV REQUIRED WHEN MINIMUM PV SIZE < 1.8 KWDC (SECTION 150.1(C)14) PV EXEMPTION BASED IN UPDATED ENERGY CALCULATIONS WITH 7. SPECIAL FEATURES: VCHP required items listed above, exposed slab flooring, and NEEA

NEW 2022 ELECTRIC READY REQUIREMENTS: PROVIDE SPACE FOR HEAT PUMP WATER HEATER. A 240v OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

rated heat pump water heater; specific brand/model or eq.

BUILDING CODE, CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CITY OF LAGUNA HILLS MUNICIPAL

X COMPLETED

SOILS REPORT

MEDITERRANEAN

X SELECTION(S)

STUCCO / COLOR

STONE VENEER / COLOR

WOOD SIDING / COLOR

FIBER CEMENT - SIDING / COLOR

RANCH

CITY OF LAGUNA HILLS, CA. TYPE OF CONSTRUCTION: VB

additional plan information

SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW

UPDATED TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS,

ND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT

THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T24.1) TO OBTAIN

provided by applicant:

TITLE SHEET (T1.1) INFORMATION FILLED OUT

OCFA RESIDENTIAL PLAN SUBMITTAL CRITERIA FORM

exterior style selection:

exterior wall material:

x SELECTION (SEE SHEET T1.2 FOR EXTERIOR RENDERING)

CITY OF LAGUNA HILLS ADU QUESTIONNAIRE

deferred submittals - sonarato

PROPOSED

STREET SIDE-

PROVIDED:

CONTACT CITY OF LAGUNA HILLS FOR THE INFORMATION BELOW

EMAIL: planning@lagunahillsCA.gov PHONE: (949)707-2600

eterred Submittais - :	separat
ermit to be obtained	by
pplicant:	

DISTANCE FROM NEAREST HIGH-QUALITY TRANSIT CORRIDOR (HQTC) -

X TO BE COMPLETED FIRE SPRINKLERS (WHEN REQUIRED)

ZONING:

OVERLAY

LOT SIZE

EXISTING FAR

PROPOSED FAR

LOT SLOPE

ADU SQ FT:

ALLOWED :

ALLOWED:

ADU BUILDING HEIGHT

OFF STREET PARKING

MAX. ALLOWABLE FAR

FLOOR AREA OF GARAGE:

EXISTING LOT COVERAGE:

ALLOWABLE LOT COVERAGE

PROPOSED LOT COVERAGE

ADU SETBACKS FROM PROPERTY LINE

STREET SIDE-

ADU SETBACKS FROM MAIN RESIDENCE

REQUIRED:

EXISTING HABITABLE SQ. FT.

TRUSS CALCULATIONS (WHEN REQUIRED) PHOTOVOLTAIC SYSTEM - THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU. F THERE IS AN EXISTING PHOTOVOLTAIC SYSTEM OF SUFFICIENT SIZE ON THE MAIN HOUSE TO ACCOMMODATE THE NEW ADU THEN HOMEOWNER IS TO PROVIDE A REPORT STATING THE EXISTING SIZE OF THE PV PANEL (WHEN REQUIRED)

roof framing:

X SELECTION ROOF FRAMING PER PLAN

ROOF TRUSSES - IN LIEU OF ROOF DETAILS PROVIDED ON THESE PLANS, HOMEOWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY OF LAGUNA HILLS FOR APPROVAL. INDICATE ON DEFERRED SUBMITTAL CHECKLIST ABOVE IF TRUSS PACKAGE WILL BE PROVIDED AS A DEFERRED

roof material:

X SELECTION

CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC. - IAMPO UES-ER 1900 MINIMUM 2-1/2:12 ROOF SLOPE.

ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES ESR-3537 COLOR OF ARCHITECTURAL GRADE SHINGLES

OTHER ROOF MATERIAL / COLOR / ICC / UL:

fire sprinkler information:

X SELECTION EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS EXISTING RESIDENCE <u>DOES NOT</u> CURRENTLY HAVE FIRE SPRINKLERS NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE

fire rated details:

X SELECTION

OTHER WINDOW COLOR

X SELECTION ROOF EAVE DETAIL 1,2,3,5,6,7/A5.2 WALL FINISH DETAIL 9B,12B,15B/ A5.1

FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN WALLS AND ROOF EAVES ARE LESS THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT FROM PROPERTY LINE IN SPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2). FIRE RATED DETAILS ABOVE ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILDING OR LESS THAN 6 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.

window and trim color:

WHITE DARK BRONZE

ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL FEXISTING HOUSE HAS FOUR OR MORE TOILETS WITH AN EXISTING 3 INCH SEWER DRAIN A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS SEPTIC - REQUIRES HEALTH DEPARTMENT APPROVAL

sewer waste water information:

X SELECTION

DISTANCE TO CONNECTION_

SIZE OF EXISTING SERVICE

electrical service information:

X SELECTION UPGRADED SERVICE EXISTING SERVICE TO REMAIN NEW SERVICE

NO PLEASE CHECK THE BOX THAT APPLIES TO YOUR PROJECT SITE

site / soils / foundation information

SIZE OF NEW SERVICE

_		
		IS THE PROJECT SITE FLAT?
		DOES THE PROJECT ABUT SEVERE ASCENDING OR DESCENDING SLOPES EXCEEDING 35%?
		DOES THE PROJECT INCLUDE RETAINING WALLS?
		DOES THE SITE CONTAIN ANY KNOWN GEOTECHNICAL HAZARDS?
		DOES THE EXISTING DWELLING ON THE SITE HAVE A CONVENTIONAL FOUNDATION?
		DOES THE EXISTING DWELLING FOUNDATION SHOW ANY SIGNS OF DISTRESS?

ITEMS CHECKED IN SHADED BOXES ABOVE REQUIRE ADDITIONAL INFORMATION TO ENSURE CODE COMPLIANCE

gas service information:

_	Χ	SELECTION	
		UPGRADED SERVICE	
		EXISTING SERVICE TO REMAIN	
		NEW SERVICE	
		SIZE OF EXISTING SERVICE	SIZE OF NEW SERVICE

EXAMPLE GAS PIPE DIAGRAM

TO BE UPDATED FOR SITE SPECIFIC CONDITIONS NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY DESIGNER OF CHOICE. CFH & BTUS PROVIDED AS SUGGESTED LOADS. OWNER/DESIGNER IS TO PROVIDE ACCURATE INFORMATION.

				TO THE CI	T SHALL BE KEPT TY OF LAGUNA CTOR		
(E)GAS METER BY PG&E CFH	(,	" F	GTH)		" 5155		
			-		" PIPE ('LENGTH)	(N)DRYER 35 CFH	
GAS CALC	ULATI	ONS					
APPLIANCE	QTY	CFH	TOTAL CFH	`	\\\;		
(NEW) DRYER	1	35	35				
(NEW) OVEN & RANGE	1	65	65		() (k)		
						" PIPE (N)	RANGE
						* TENCTHY &	OVEN
TOTAL GAS LOAD APPLIANCES = 100			SEHOLD TU/h		·	65	S CFH

ł						
SIZE	1/2"	3⁄4"	1"	1¼"	1½"	2"
CFH	44	92	173	355	532	1,02
	SIZE	PER TAB	PER TABLE 1216 SIZE ½" ¾"	PER TABLE 1216.2(1) CAL SIZE ½" ¾" 1"	PER TABLE 1216.2(1) CALIFORNIA SIZE ½" ¾" 1" 1¼"	72 74 1 174 172

City of Laguna Hills Pre-Approved **ADU Program**

FOLLOWING CONDITIONS:

BE RESPONSIBLE

BY USING THESE PERMIT READY CONSTRUCTION

RESTRICTED TO THE ORIGINAL PROJECT FOR WHI

ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR

THE CITY OF LAGUNA HILLS ONLY. THIS IS A

LIMITED SET OF STANDARDIZED ADU PLANS AND

LAGUNA HILLS **building department. Buildin**

CODES DO CHANGE OVER TIME AND RECIPIENT

CODES THEN IN EFFECT AT THE TIME OF THE

REDUCE THE RECIPIENT'S RESPONSIBILITY TO

SUBJECT PERMIT. THIS DOES NOT ELIMINATE O

VERIFY ANY AND ALL INFORMATION RELEVANT

THE RECIPIENT'S WORK AND RESPONSIBILITY ON

THIS PROJECT. DESIGN PATH STUDIO SHALL NO

FOR TRANSLATION ERRORS. DO NOT USE THES

EXPIRED OR IS REVOKED AT ALL.

CONSTRUCTION DOCUMENTS IF THE PERMIT HAS

. THE RECIPIENT RECOGNIZES AND ACKNOWLEDG

THAT THE USE OF THIS INFORMATION WILL BE AT

THEIR SOLE RISK AND WITHOUT ANY LIABILITY O

LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO

WARRANTIES OF ANY NATURE, WHETHER EXPRESS

OR IMPLIED, SHALL ATTACH TO THESE DOCUMENT

AND THE INFORMATION CONTAINED THEREON. AN'

PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD

LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY

USE OF THESE CONSTRUCTION DOCUMENTS FOR

OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR

CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS

NEGLIGENCE OR WILLEUL MISCONDUCT OF DESIGN

3. THE DESIGNS REPRESENTED BY THESE PLANS

4. IF THE RECIPIENT DOES NOT AGREE WITH THE

INDEMNITY DOES NOT APPLY TO THE SOLE

ARE COPYRIGHTED AND ARE SUBJECT TO

ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER

IMPROVEMENT UNDER THESE PLANS AT ALL.

PATH STUDIO OR ITS ARCHITECTS.

COPYRIGHT PROTECTION.

DOCUMENTS BY THE RECIPIENT OR BY OTHERS

WILL BE AT THE RECIPIENT'S RISK AND FULL

LEGAL RESPONSIBILITY. FURTHERMORE. THE

DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS

RECIPIENT WILL, TO THE FULLEST EXTENT

USE, REUSE, OR ALTERATION OF THESE

DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE

IT WAS PREPARED FOR THE PERMIT READY

SPECIFICATIONS APPROVED BY THE CITY OF

. THE USE OF THIS INFORMATION IS

revisions	
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description

drawn by

Title Sheet Studio

25 July 2025

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING LINIT (ADIA) PROCESSORY DE LINIT (ADIA) PROC IT WAS PREPARED FOR THE PERMIT READY
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CODES THEN IN EFFECT AT THE TIME OF THE
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REDUCE THE RECIPIENT'S RESPONSIBILITY TO REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE

BE RESPONSIBLE
FOR TRANSLATION ERRORS. DO NOT USE THESE
CONSTRUCTION DOCUMENTS IF THE PERMIT HAS
EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES
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AND THE INFORMATION CONTAINED THEREON. ANY
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WILL BE AT THE RECIPIENT'S RISK AND FULL
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RECIPIENT WILL, TO THE FULLEST EXTENT
PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD
DESIGN PATH STUDIO AND ITS ARCHITECTS
HARMLESS FROM ANY AND ALL CLAIMS, SUITS,
LIABILITY, DEMANDS, JUDGMENTS, OR COSTS
ARISING OUT OF OR RESULTING THERE FROM ANY
USE OF THESE CONSTRUCTION DOCUMENTS FOR
OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

City of Laguna Hills Pre-Approved ADU Program

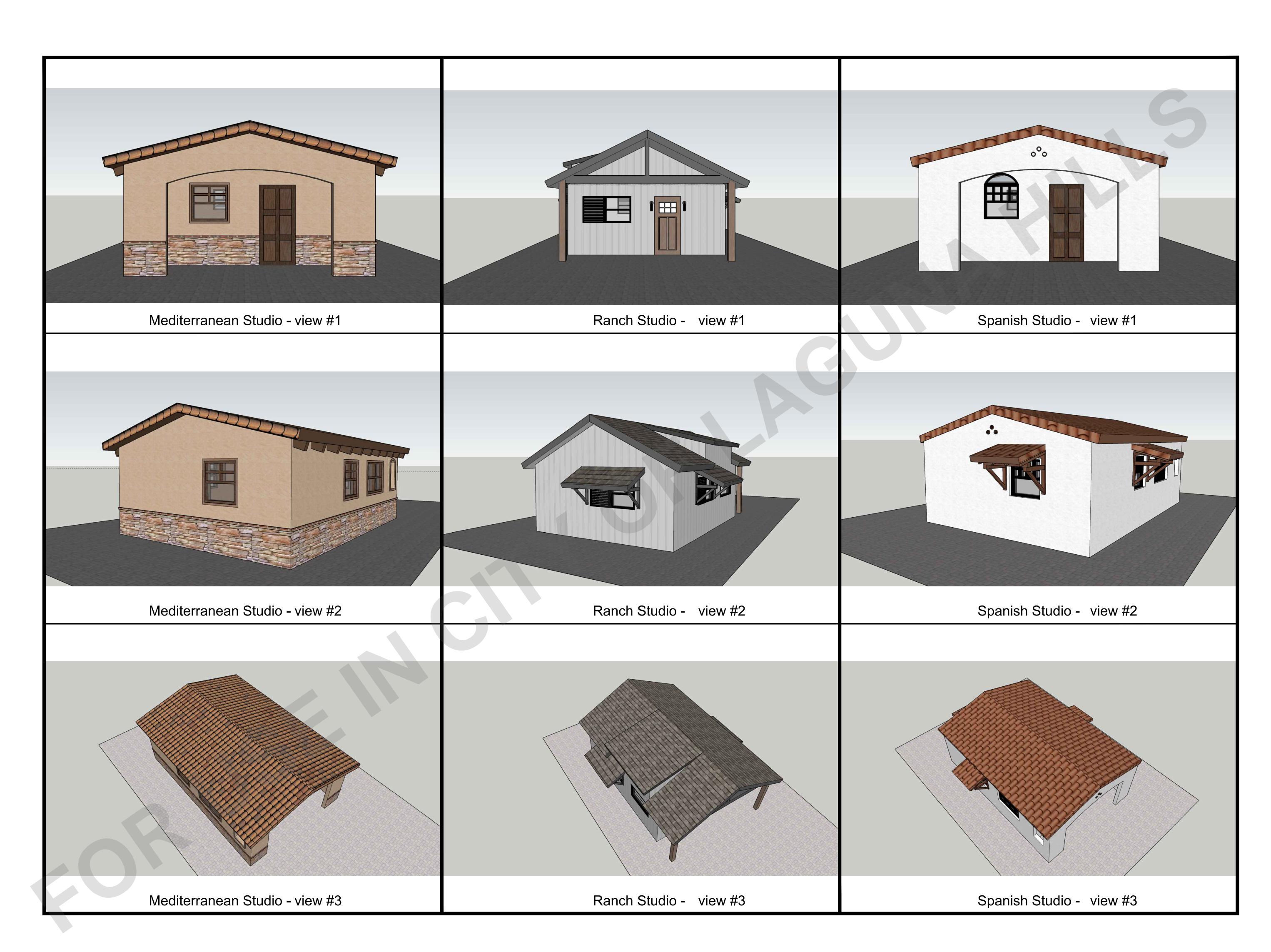
description

Exterior Style Options

25 July 2025

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO



EROSION AND SEDIMENT CONTROL PLAN (E&SC) REVIEW CHECKLIST

ity's Gra	ading Permit Number:					
lan Preparer's Name & Contact Information:						
roject A	ddress:					
ssessor	rs Parcel Number:					
	Review History					
First Re	<u>eview</u>					
	E&SC Plan Received on:					
] 1	Review Completed on:					
Second	Review					
]	E&SC Plan Received on:					
]	Review Completed on:					
Third R	Leview					
	E&SC Plan Received on:					
]	Review Completed on:					
	EW SUMMARY					
	E&SC Plan requires revisions. See comments on following pages.					
	E&SC Plan approved. Approved Date:					
Review	rer's Name: Date Completed:					
Review	ver's Phone Number:					
Review	rer's Email:					

Introduction

This erosion and sediment control plan (E&SC Plan) checklist has been developed for City staff's review and approval. The goal of the E&SC Plan is to 1) eliminate excess erosion; 2) eliminate non-storm runoff; 3) eliminate sediment and/or other pollutants from exiting the construction site; and 4) ensuring construction materials are managed properly.

Erosion control is any source control measure that protects the soil surface and prevents soil particles from being detached by rainfall, flowing water or wind. Erosion control is also referred to as soil stabilization. Erosion control consists of preparing the soil surface and implementing one or more erosion control measures to disturbed soil areas.

Sediment control is any practice that traps soil particles after they have been detached and moved by rain, flowing water or wind. Sediment control measures are usually passive systems that rely on filtering or settling the particles out of the water or wind that is transporting them. Sediment control measures include those practices that intercept and slow or detain the flow of storm water to allow sediment to settle and be trapped.

Steep Slope Construction

Special measures need to be implemented for steep slope conditions. The objective on steep slopes is to: 1) prevent as much storm water as possible from flowing over the top of the slope into the construction site, 2) to slow the water on the slope as much as possible and 3) to collect storm water and remove excess sediment before discharge to the storm drain system.

Steep slopes (over 3:1) should have devices at the top of the slope to limit storm water flow over and into a construction site. Wherever possible, the ground at the top of the slope should be graded and protected so storm water flows away from the construction site to the storm drain system. Measures should be implemented, as required, down the slope face to slow storm water runoff. Silt fences are recommended at the bottom of steep slopes and erosion control blankets and fiber rolls are good for placement on steep slopes. Other methods of covering the slope when rain is likely could be used such as plastic and spray on soil binders. Desilting basins located at the base of the slope should be utilized and designed to capture an average storm event. The desilting basin should allow enough detention time to remove excess sediment. If necessary a sock or bag filter may be needed to remove sediment from the desilting basin effluent so the water is clean before discharge to the storm drain system.

A good reference guide to develop and review erosion and sediment control plans may be found at www.cabmphandbooks.com.

Phasing to be used to maintain stablilized areas (vegetation or impervious cover) as much as possible during construction. Disturbed areas should be stabilized as soon as practical. Slopes inactive for up to two weeks shall be stabilized with seeding, soil binders, mulching, geotextiles, or mats, etc. in order to reduce the erosive impact of rain or runoff.

E&SC PLAN CHECKLIST

If an item is circled below, the E&SC Plan either doesn't provide the required information or that item is deficient and a correction to the plan must be made.

Site Conditions

- 1. Provide on the Plan the name and 24-hour contact information for the contractor/person responsible for maintaining the E&SC Plan.
- 2. Show property lines and existing and proposed structures.
- 3. Detail limits of site area disturbance.
- 4. Show existing and proposed contour lines.
- 5. Provide a schedule of grading and the erosion and sediment control methods that will be used and revised during the grading process (during phases of construction).

Erosion and Sediment Control

- 6. Show locations and details of erosion and sediment control measures.
- 7. Detail special measures required for steep slopes.
- 8. Detail vegetation methods for preventing erosion.
- 9. Show and detail desilting basins.
- 10. Show and detail steep slope measures utilized.

Tracking Control

- 11. Show and detail gravel or metal areas for trucks and other equipment to enter and leave property without tracking onto the public street.
- 12. Provide a description on how adjacent public and private roadways will be kept clean.

Wind Erosion Control

13. Indicate on the Plan notes the dust control practices to be used.

Materials and Waste Management

- 14. Show location of waste material dumpster and how dumpster is to be protected from rain (tarp).
- 15. Locate and detail onsite storage area for paint and building materials.
- 16. Detail and locate soil stockpiles and how they will be protected against erosion.
- 17. Provide a description on how the site is to be managed and kept clean each day.

Non-Storm Water Runoff Control

- 18. Add the required City water quality and erosion control notes to the E&SC Plan.
- Show location of and detail washout area/waste pit for disposal of "wet" construction materials such as concrete and stucco.
- 20. Show all storm drain inlets where runoff from site could enter the storm drain system and detail how the inlets will be protected from silt and debris from the site.
- 21. Prepare a Stormwater Pollution Prevention Plan (SWPPP).
- 22. File a Notice of Intent (NOI) with the Statewater Resources Control Board.

REVIEW COMMENTS AND REQUIRED CORRECTIONS

3 E&SC PLAN CHECKLIST

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

1. THE USE OF THIS INFORMATION IS

<u>_</u>

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SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR

SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE

CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHTED AND ARE SUBJECT TO
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4. IF THE RECIPIENT DOES NOT AGREE WITH THE
ABOVE CONDITIONS, DO NOT PROCEED WITH
CONSTRUCTION OF AN ADU OR OTHER
IMPROVEMENT UNDER THESE PLANS AT ALL.

projec

City of Laguna Hills Pre-Approved ADU Program

revisions

description

Erosion Control Plan

ate 25 July 2025

project no. LAGUNA HILLS ADU

drawn by DESIGN PATH STUDIO

eet no.T1.3

GRADING PERMITS ARE NOT REQUIRED FOR:

PROPERTY LINES.

RIGHT OF WAY NOTE

OWNER IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY, FAILURE TO DO SO WILL RESULT IN AN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW THE LOCATION OF

CONTACT THE LOCAL UTILITY COMPANIES AND/OR CITY OF LAGUNA HILLS ENVIRONMENTAL HEALTH (FOR SEPTIC SYSTEMS) REGARDING WATER SERVICE, GAS, AND ELECTRIC.

DRAINAGE NOTE NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES.WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MINIMUM OF 5 FEET AT 2 PERCENT AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY.

EARTHWORK NOTE

A. AN EXCAVATION BELOW THE EXISTING FINISHED GRADE FOR RE-COMPACTION WITHIN THE BUILDING ZONE (WITHIN FIVE FEET OF FOOTINGS) OR FOR BASEMENTS AND FOOTINGS FOR A BUILDING, MOBILE HOME, RETAINING WALL, SEPTIC SYSTEM, WELL OR STRUCTURE AUTHORIZED BY A BUILDING PERMIT. THIS SHALL NOT EXEMPT ANY FILL MADE WITH THE MATERIAL FROM SUCH EXCAVATION OR EXEMPT ANY EXCAVATION HAVING AN UNSUPPORTED HEIGHT GREATER THAN TWO FEET AFTER THE COMPLETION OF SUCH STRUCTURE. REGARDLESS OF EXEMPTION, THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED OF

H. AN EXCAVATION NOT INTENDED TO SUPPORT STRUCTURES OR MOBILE HOMES AND WHICH: (A) IS LESS THAN TWO FEET IN VERTICAL DEPTH OR (B) DOES NOT CREATE A CUT SLOPE GREATER THAN THREE FEET IN VERTICAL HEIGHT AND STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1). THIS EXEMPTION SHALL NOT APPLY WHEN FINISH GRADING IS PROPOSED, SUBSEQUENT TO A PERMIT AUTHORIZING ROUGH

A FILL LESS THAN ONE FOOT IN VERTICAL DEPTH, PLACED ON NATURAL TERRAIN WITH A SLOPE FLATTER THAN FIVE HORIZONTAL TO ONE VERTICAL (5:1), OR LESS THAN THREE FEET IN DEPTH, NOT INTENDED TO SUPPORT STRUCTURES OR MOBILE HOMES, WHICH DOES NOT EXCEED FIFTY CUBIC YARDS ON ANY SITE AND DOES NOT OBSTRUCT A DRAINAGE COURSE. THIS EXEMPTION SHALL NOT APPLY WHEN FINISH GRADING IS PROPOSED, SUBSEQUENT TO A PERMIT AUTHORIZING ROUGH GRADING.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NOTE

EROSION CONTROL MEASURES (E.G. BONDED FIBER MATRIX, VEGETATIVE COVER, JUTE MATTING) MUST BE IMPLEMENTED WHERE APPLICABLE TO PREVENT SOIL EROSION ON SITE. SEDIMENT CONTROL MEASURES

SILT FENCING, FIBER ROLLS, DETENTION BASINS) MUST BE IN PLACE TO PREVENT ERODED SOIL FROM

MATERIALS MANAGEMENT BMP MUST ALSO BE FOLLOWED TO ENSURE NO CONTACT OF RAINWATER WITH MATERIALS THAT MAY CONTRIBUTE TO WATER QUALITY DEGRADATION DOWNSTREAM (E.G. CONCRETE OR STUCCO WASHOUT AREAS, COVERED STORAGE AREAS FOR HAZARDOUS MATERIALS, PLACEMENT OF PORTABLE TOILETS OVER A PERVIOUS SURFACE).

POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NOTE

NO DIRECTLY CONNECTED IMPERVIOUS AREAS (DCIA) SHALL BE ALLOWED. DCIA MEANS STORM RUNOFF GENERATED AND CONVEYED VIA IMPERVIOUS AREAS, SUCH AS ROOF, ROOF DRAIN, DRIVEWAY, AND STREET. BMP MEASURES SHALL BE IDENTIFIED ON THE SITE PLAN. MOST COMMON MEASURES ARE DESIGNATED TURF AREAS, WHICH RECEIVE ROOF DRAINS AND RUNOFF FROM IMPERVIOUS AREAS. TURF AND LANDSCAPED AREAS THAT ARE DESIGNED FOR BMP'S SHALL BE DELINEATED ON PLANS AND A NOTE PLACED ON PLANS PROHIBITING MODIFICATION OR REMOVAL OF THE BMP LANDSCAPE AREAS WITHOUT A CITY PERMIT. RAIN GUTTERS FOR STORM WATER POLLUTION CONTROL PURPOSES, ALL RUNOFF FROM ALL ROOF DRAINS SHALL DISCHARGE ONTO GRASS AND LANDSCAPE AREAS PRIOR TO COLLECTION AND DISCHARGE ONTO THE STREET AND/OR INTO THE PUBLIC STORM DRAIN SYSTEM. GRASS AND LANDSCAPE AREAS DESIGNATED FOR STORM WATER POLLUTION CONTROL SHALL NOT BE MODIFIED WITHOUT A PERMIT

EXISTING SWIMMING POOL REQUIREMENTS

WHEN A BUILDING PERMIT IS ISSUED FOR THE CONSTRUCTION OF A NEW SWIMMING POOL OR SPA OR THE REMODELING OF AN EXISTING SWIMMING POOL OR SPA AT A PRIVATE SINGLE-FAMILY HOME, THE RESPECTIVE SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH AT LEAST TWO OF THE FOLLOWING SEVEN DROWNING PREVENTION SAFETY FEATURES:

(1) AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE SWIMMING POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME. (2) REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SPECIFICATIONS F2286 STANDARDS IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND

SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE. (3) AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921. (4) EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN." (5) A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54

INCHES ABOVE THE FLOOR ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT ACCESS TO THE SWIMMING POOL OR SPA. (6) AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED TYPE ALARMS. A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE, INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY

FEATURE. (7) OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS

(B) BEFORE THE ISSUANCE OF A FINAL APPROVAL FOR THE COMPLETION OF PERMITTED CONSTRUCTION OR REMODELING WORK, THE LOCAL BUILDING CODE OFFICIAL SHALL INSPECT THE DROWNING SAFETY PREVENTION FEATURES REQUIRED BY THIS SECTION AND, IF NO VIOLATIONS ARE FOUND, SHALL GIVE FINAL APPROVAL

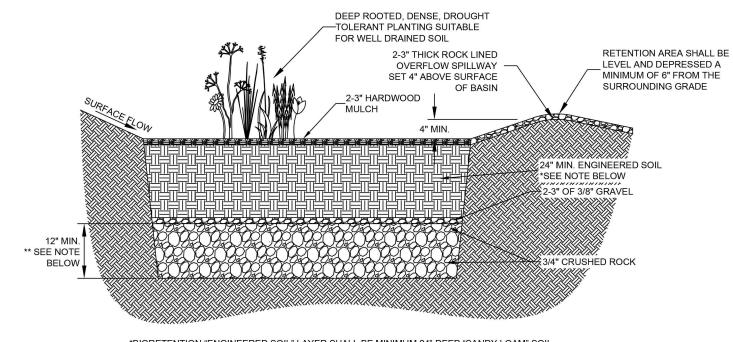
SITE NOTES

THE APPLICANT SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN SHOWING PROPERTY LINES, YARDS, DIMENSIONED SETBACKS, EASEMENTS, UTILITIES, STREETS, EXISTING AND PROPOSED BUILDINGS, MINIMUM SEPARATION FROM EXISTING STRUCTURES. AND FUEL MODIFICATION ZONES IF APPLICABLE

WHEN REQUIRED, THE APPLICANT SHALL IMPLEMENT SITE DESIGN STORMWATER BEST MANAGEMENT PRACTICES (BMP) AND LOW IMPACT DEVELOPMENT (LID) CONCEPTS SUCH AS IMPERVIOUS AREA DISPERSION. DRAINAGE TO NATURAL VEGETATION, REDUCTION IN IMPERVIOUS SURFACES, BREAKING UP HARDSCAPE AREA, ETC. SEE OPTION 'A' OR 'B'.

THE SUBMISSION OF ANY BUILDING, GRADING AND/OR DEVELOPMENT APPLICATIONS/PLANS SHALL INCLUDE ADEQUATE PROVISIONS TO PREVENT THE DISCHARGE OF POLLUTANTS BOTH ON AND OFF A CONSTRUCTION SITE. AT A MINIMUM THESE PROVISIONS SHALL INCLUDE: (1) FOR SITES THAT INCLUDE GROUND DISTURBING ACTIVITIES APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES; AND (2) SOIL STABILIZATION MEASURES; (3) WHERE PUMPING OF GROUND WATER MAY BE NECESSARY THE INCLUSION OF APPROPRIATE DEWATERING CONTROL MEASURES; (4) SITE-SPECIFIC SOURCE CONTROLS TO PREVENT THE RELEASE AND DISCHARGE OF ANY POLLUTANTS; AND (5) APPROPRIATE POLLUTION PREVENTION CONTROL MEASURES TO PREVENT THE RELEASE AND DISCHARGE OF ANY POLLUTANTS PER INDUSTRY ACCEPTABLE STANDARDS AS DEEMED APPROPRIATE BY THE CITY.

BIORETENTION DETAIL FOR STANDARD PROJECTS ONLY



*BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 24" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL. **3/4" CRUSHED ROCK LAYER SHALL BE A MINIMUM OF 12" BUT MAY BE DEEPENED TO INCREASE THE INFILTRATION AND STORAGE ABILITY OF THE BASIN.

THE EFFECTIVE AREA OF THE BASIN SHALL BE LEVEL AND SHALL BE SIZED BASED ON CITY OF ENCINITAS BMP DESIGN MANUAL CALCULATIONS

STORMWATER POLLUTION CONTROL BMP NOTES RELATIVE TO CONSTRUCTION ACTIVITIES

CONCRETE WASHOUT

CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS ILLEGAL TO WASH CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM OR ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.

CONSTRUCTION SITE ACCESS

A STABILIZED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.

CONSTRUCTION VEHICLES

A SPECIFIC AREA AWAY FROM GUTTERS AND STORMD RAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.

EROSION CONTROL

EROSION CONTROL MUST BE PROVIDED FOR ALL EROSIVE SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION, AND BONDED FIBER MATRIX NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER.

DIVERSION DIKES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION SITE. CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY. LARGE PROJECTS SHALL BE

CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY: THEY HELP DECREASE EROSION. TEMPORARY VEGETATION MUST BE PLANTED ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED FOR EROSION CONTROL PURPOSES. EROSION SHALL BE PREVENTED BY PLANTING FAST-GROWING

ANNUAL AND PERENNIAL GRASSES TO SHIELD AND BIND THE SOIL PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE, ONCE EXCAVATION AND GRADING ACTIVITIES ARE

COMPLETE. WATER USAGE FOR DUST CONTROL SHALL BE MINIMIZED. ON-SITE CONSTRUCTION MATERIAL STORAGE STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT SEEPAGE AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR

SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE. ELIMINATE OR REDUCE POLLUTION OF STORMWATER FROM STOCKPILES KEPT ON-SITE. STOCKPILES MAY INCLUDE SOIL, PARING MATERIALS, ASPHALT CONCRETE, AGGREGATE BASE, ETC, STOCKPILES SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER FLOWS AND STORM DRAIN INLETS. STOCKPILES SHALL BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER AT ALL TIMES.

TRAINING

CONTRACTORS' EMPLOYEES WHO PERFORM CONSTRUCTION IN THE CITY OF LAGUNA HILLS SHALL BE TRAINED TO BE FAMILIAR WITH THE CITY OF LAGUNA HIILS STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE PROPERTY OWNER(S) AND THE PRIME CONTRACTOR MUST INFORM SUBCONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.

NOTE: NO FILTER FABRIC IS TO BE USED IN THIS SECTION.

HARDWOOD MULCH, AND 20-30% TOPSOIL.

OF ENGINEERING SERVICES.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE AND UNUSED CONSTRUCTION MATERIALS. DUMPING OF UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN CARRY THEM INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED.

MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND CLEARED VEGETATION CAN BE RECYCLED. NON-RECYCLABLE MATERIALS MUST BE

POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE.

PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY FROM STORMDRAIN INLETS ON PERVIOUS SURFACES.

ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE STREET, GUTTER, AND STORMDRAIN. CONTRACTOR MUST ROUTINELY CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM CONSTRUCTION SITE

THE FOLLOWING DISCHARGES INTO THE STORM DRAIN SYSTEM ARE PROHIBITED

DISCHARGES THAT COULD HAVE AN IMPACT ON HUMAN HEALTH OR THE ENVIRONMENT, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE;

DISCHARGES THAT EXCEED ANY APPLICABLE WATER QUALITY STANDARD CONTAINED IN THE BASIN PLAN; AND DISCHARGES CONTAINING A HAZARDOUS SUBSTANCE EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY LISTED IN 40 CFR PARTS 117 AND 302; AND

MATERIALS THAT CAN CAUSE OR CONTRIBUTE TO POLLUTION OR A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARD INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENTS, SOLID OR LIQUID CHEMICALS SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES OR HERBICIDES, WOOD PRESERVATIVES OR SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO

VEHICLE/EQUIPMENT WASH WATER OR CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND CHLORINATED POTABLE WATER LINE FLUSHING.

UNLESS SPECIFICALLY EXEMPTED OR AUTHORIZED BY A STORMWATER PERMIT, ALL NONSTORMWATER DISCHARGES REQUIRE PRIOR APPROVAL BY THE LOCAL STORMWATER AGENCY OR THE STATE BOARD.

DURING CONSTRUCTION, TEMPORARY STORAGE OF SUCH MATERIALS, IDENTIFIED ABOVE, MUST OCCUR IN A DESIGNATED AREA, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUN OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

UNLESS SPECIFICALLY EXEMPTED OR AUTHORIZED BY A SEPARATE NPDES PERMIT, DEWATERING OF

WASTE MANAGEMENT

VEGETATED SWALE

— PER PLAN —

*"ENGINEERED SOIL" LAYER SHALL BE MINIMUM 6" DEEP "SANDY LOAM" SOIL MIX WITH NO

MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR

NOTE: VEGETATED SWALES ON GRADES OF MORE THAN 2.5% MUST INSTALL CHECK DAMS TO

LIMIT THE SLOPE OF THE SWALE TO 2.5% UNLESS OTHERWISE APPROVED BY THE DIRECTOR

DEPTH

_PER PLAN 🐴

TURF REINFORCEMENT MAT

6" MIN. ENGINEERED SOIL

*SEE NOTE BELOW

2" MIN. 3/8" GRAVEL

→ 24" MIN. → 16" MIN. 3/4" CRUSHED ROCK

IF APPLICABLE

NO SEEPAGE FROM DUMPSTERS SHALL BE DISCHARGED INTO

(B) EXAMPLE BMP

SWALE SHALL BE PLANTED WITH

PLANTS THAT ARE NOT PRONE TO -

ADEQUATE GROUNDCOVER OR TURF.

BLOCKING THE DRAINAGE FLOW MAY

ALSO BE PLANTED ON SIDE SLOPES.

STORMWATER. BERMS/DIKES SHALL BE PLACED AROUND DUMPSTERS TO DIVERT THE NATURAL STORM RUNOFF. DUMPSTERS SHALL BE CHECKED FREQUENTLY FOR LEAKS. DUMPSTER LIDS SHALL REMAIN CLOSED AT ALL DUMPSTERS WITHOUT LIDS SHALL BE PLACED WITHIN STRUCTURES WITH IMPERVIOUS ROOFING OR COVERED WITH TARPS IN ORDER TO AVOID RAIN CONTACT WITH ANY TRASH MATERIAL.

TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE.

FRAGMENTS; FUELS, OILS, LUBRICANTS, OR HYDRAULIC, RADIATOR AND BATTERY FLUIDS; FERTILIZERS;

CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOLIDS VIA SURFACE EROSION IS PROHIBITED.

FOLLOWING CONDITIONS:

BE RESPONSIBLE

BY USING THESE PERMIT READY CONSTRUCTION

RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH

ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR

CITY OF LAGUNA HILLS ONLY. THIS IS A

LIMITED SET OF STANDARDIZED ADU PLANS AND

AGUNA HILLS BUILDING DEPARTMENT. BUILDING

CODES DO CHANGE OVER TIME AND RECIPIENT

SHALL ENSURE FULL COMPLIANCE UNDER ALL

CODES THEN IN EFFECT AT THE TIME OF THE

REDUCE THE RECIPIENT'S RESPONSIBILITY TO

SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR

VERIFY ANY AND ALL INFORMATION RELEVANT TO

THE RECIPIENT'S WORK AND RESPONSIBILITY ON

FOR TRANSLATION ERRORS. DO NOT USE THESE

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THEIR SOLE RISK AND WITHOUT ANY LIABILITY OF

WARRANTIES OF ANY NATURE, WHETHER EXPRESS

OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS

AND THE INFORMATION CONTAINED THEREON. ANY

PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD

DOCUMENTS BY THE RECIPIENT OR BY OTHERS

WILL BE AT THE RECIPIENT'S RISK AND FULL

LEGAL RESPONSIBILITY, FURTHERMORE, THE

DESIGN PATH STUDIO AND ITS ARCHITECTS

LIABILITY, DEMANDS, JUDGMENTS, OR COSTS

INDEMNITY DOES NOT APPLY TO THE SOLE

ARE COPYRIGHTED AND ARE SUBJECT TO

ABOVE CONDITIONS, DO NOT PROCEED WITH

IMPROVEMENT UNDER THESE PLANS AT ALL.

CONSTRUCTION OF AN ADU OR OTHER

PATH STUDIO OR ITS ARCHITECTS.

COPYRIGHT PROTECTION.

HARMLESS FROM ANY AND ALL CLAIMS, SUITS,

ARISING OUT OF OR RESULTING THERE FROM AN' USE OF THESE CONSTRUCTION DOCUMENTS FOR

OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE

OR LOSS TO PERSONS OR PROPERTY, DIRECT OR

CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS

NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN

. THE DESIGNS REPRESENTED BY THESE PLANS

4. IF THE RECIPIENT DOES NOT AGREE WITH THE

RECIPIENT WILL TO THE FULLEST EXTENT

USE, REUSE, OR ALTERATION OF THESE

LEGAL EXPOSURE TO DESIGN PATH STUDIO, NO

. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES

THIS PROJECT. DESIGN PATH STUDIO SHALL NOT

DOCUMENTS, THE RECIPIENT ACKNOWLEDGES,

IT WAS PREPARED FOR THE PERMIT READY

SPECIFICATIONS APPROVED BY THE CITY OF

ACCEPTS AND VOLUNTARILY AFFIRMS THE

. THE USE OF THIS INFORMATION IS

City of Laguna Hills Pre-Approved **ADU Program**

revisions

description

25 July 2025

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO

FIRE NOTES

- 1. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FORM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SECTION
- ALL FIRE APPARATUS ROADS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NO LESS THAN 13 FEET 6 INCHES.
- 3. SITE PLAN SHALL PROVIDE DIMENSIONS SHOWING REQUIRED FIRE APPARATUS ACCESS ROADS. FIRE ACCESS ROADWAYS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET,
- EXCEPTIONS: 1. RESIDENTIAL DWELLINGS NOT IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL HAVE MINIMUM OF 20 FEET OF UNOBSTRUCTED IMPROVED WIDTH. 2. SINGLE-FAMILY RESIDENTIAL DRIVEWAYS SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLING SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED IMPROVED WIDTH.
- FIRE ACCESS ROADWAYS
- SURFACE FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS NOT LESS THAN 75,000 LBS AND

SHALL BE PROVIDED WITH AN APPROVED PACED SURFACE TO

- PROVIDE ALL-WEATHER DRIVING CAPABILITIES. GATED ENTRANCES WITH CARD READERS, GUARD STATIONS OR CENTER MEDIANS, WHICH WILL HAVE SEPARATED LANES OF ONE-WAY TRAFFIC, SHALL BE NOT LESS THAN 14 FEET WIDE PER LANE.
- EXISTING LEGAL LOTS THAT HAVE EASEMENTS ACCESS ROADWAYS LESS THAN 20 FEET WIDE THAT PROVIDE PRIMARY ACCESS TO OTHER LOTS SHALL RECORD A COVENANT GRANTING EASEMENT RIGHTS FOR EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES AND SHALL RELINQUISH RIGHTS TO BUILD ANY BUILDING, WALL, FENCE, OR OTHER STRUCTURE WITHIN 5 FEET OF THE EXISTING ACCESS EASEMENT. ALL DEAD END FIRE APPARATUS ACCESS ROADWAY IN EXCESS OF 150 FEET IN LENGTH SHALL BE
- PROVIDED WITH AND APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. ACCESS ROADS SERVING MORE THAN (4) FOUR DWELLING UNITS SHALL BE PROVIDED WITH A CUL-DE-SAC. THE MINIMUM UNOBSTRUCTED PAVED RADIUS WIDTH FOR A CUL-DE-SAC SHALL BE 36 FEET CURB LINE TO CURB LINE WITH NO PARKING. ALTERNATE TYPES OF TURN-AROUND (HAMMERHEADS, ETC.) MAY BE CONSIDERED BY THE FIRE MARSHAL AS NEEDED TO ACCOMPLISH THE INTENT OF THE FIRE CODE.

SHALL BE EQUIPPED WITH AN APPROVED EMERGENCY KEY-OPERATED SWITCH OVERRIDING ALL COMMAND FUNCTIONS AND OPENING THE GATE. WHERE THIS SECTION REQUIRES AN APPROVED KEY-OPERATED SWITCH, IT MAY BE DUAL-KEYED OR EQUIPPED WITH DUAL SWITCHES PROVIDED TO FACILITATE ACCESS BY LAW ENFORCEMENT PERSONNEL. (CFC SECTION 503.6 AMENDMENT)

4. SECURITY GATES: AN AUTOMATIC GATE ACROSS A FIRE ACCESS ROADWAY OR DRIVEWAY

ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED A MINIMUM OF 30 FEET FROM THE NEAREST EDGE OF THE ROADWAY AND SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE(S) SERVING THE

GENERAL NOTES

- 1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS 7. AND NOTES NOT SHOWN. 2. SEE BUILDING PLANS AND SCHEDULES FOR ALL 8.
- EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS. 3. YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS). THE PLANS MUST BE DESIGNED WITH THE WALL FINISH THICKNESS (I.E. 7/8" STUCCO, ETC.) ADDED TO THE PLAN FOR THE SETBACK

MEASUREMENT. THE FIELD INSPECTOR WILL ADD

- THE PLANNED WALL FINISH THICKNESS TO THE FOUNDATION SETBACK. 4. NEW ELECTRIC SERVICE IS TO BE LOCATED - POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER 10. PROJECTIONS, INCLUDING EAVES, MUST BE AT FREESTANDING STRUCTURES REQUIRE SEPARATE
- **REVIEWS AND PERMITS** 5. LANDSCAPE AND IRRIGATION WATER USE SHALL
- HAVE WEATHER OR SOIL BASED CONTROLLERS 6. ADU WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM OR WILL PROVIDE A COMPLYING SEPTIC
- CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND SHORING AND UNDERPINNING. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED SHOWING THE FOLLOWING: NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING AND PROPOSED BUILDINGS, AND STRUCTURES, LOCATION OF YARDS USED FOR ALLOWABLE INCREASE OF BUILDING AREA. DIMENSIONED SETBACKS, MINIMUM SEPARATION FROM EXISTING STRUCTURES AND FUEL MODIFICATION ZONES PER UNIFORM ADMINISTRATIVE CODE SECTION 302. IF A GRADING PLAN IS REQUIRED, INCORPORATE THE ENTIRE APPROVED GRADING PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS.

LEAST 24" FROM PROPERTY LINES.

GREEN BUILDING CODE NOTES

- SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT
- 2. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED.
- VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.
- INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.
- MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE
- PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE

OF THE LISTED METHODS LISTED IN CGC SECTION 4.503.3

7. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.

FILED WITH THE APPROVED PLANS

- 8. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.
- 9. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4,408,2.
- CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE 10. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0

11. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED,

- AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1
- 12. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.

DIVISION 2 - SITEWORK

1. SITE PREPARATION PROJECT IS TO BE STAKED OUT FOR OWNER APPROVAL BEFORE FOR EARTHWORKIS TO

2. SITE CLEARING STARTING WORK.

3. LINES AND LEVELS THE CONTRACTOR WILL VISIT THE SITE AND EVALUATE GRADE CONDITION. FOR BIDDING

a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH THE CITY OF

TO EXCAVATION.

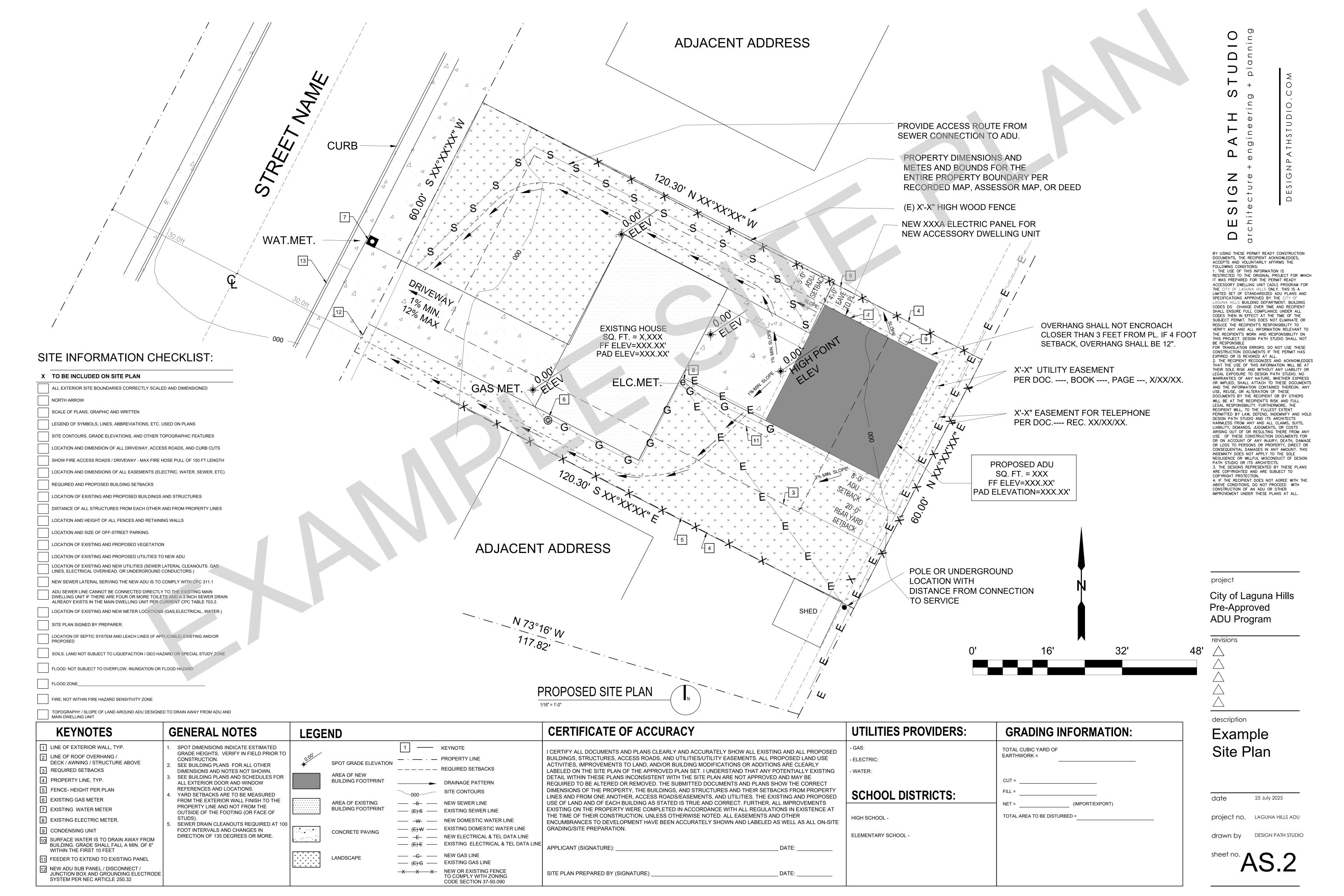
c. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL FINISH GRADES ARE TO SLOPE AWAY FROM THE BUILDING AND EXTERIOR PAVING 1/4" PER FOOT MINIMUM FOR A MINIMUM DISTANCE OF 5'-0". LOT DRAINAGE TO AVOID POOLING AT BUILDING.

CONTRACTOR WILL VERIFY WITH OWNER ALL PLANTING TO BE REMOVED PRIOR TO

PURPOSES, THE CONTRACTOR WILL CALCULATE HIS OWN CUT AND FILL QUANTITIES BASED ON THE SITE PLAN.

4. SHORING IS TO BE PROVIDE AS REQUIRED

ENCINITAS GRADING ORDINANCE b. THE CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall **GREEN BUILDING** not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. **SECTION 301 GENERAL** 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. - NOT USED **301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the 4.303.1.4.3 Metering Faucets. - NOT USED application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. **4.303.1.4.4 Kitchen Faucets.** The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.303.1.4.5 Pre-rinse spray valves. - NOT USED 4.106.4.3 for application. 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing buildings. - NOT USED lighting fixtures are not considered alterations for the purpose of this section. 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. 1701.1 of the California Plumbing Code. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1 et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A other important enactment dates. TABLE - MAXIMUM FIXTURE WATER USE 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] - NOT USED **FIXTURE TYPE FLOW RATE SECTION 302 MIXED OCCUPANCY BUILDINGS** SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI **302.1 MIXED OCCUPANCY BUILDINGS. - NOT USED** MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 DIVISION 4.1 PLANNING AND DESIGN LAVATORY FAUCETS (RESIDENTIAL) **ABBREVIATION DEFINITIONS:** LAVATORY FAUCETS IN COMMON & PUBLIC 0.5 GPM @ 60 PSI Department of Housing and Community Development USE AREAS California Building Standards Commission 1.8 GPM @ 60 PSI KITCHEN FAUCETS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development 0.2 GAL/CYCLE METERING FAUCETS Low Rise High Rise WATER CLOSET 1.28 GAL/FLUSH Additions and Alterations URINALS 0.125 GAL/FLUSH CHAPTER 4 4.304 OUTDOOR WATER USE RESIDENTIAL MANDATORY MEASURES 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water **SECTION 4.102 DEFINITIONS** Efficient Landscape Ordinance (MWELO), whichever is more stringent. The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are pervious material used to collect or channel drainage or runoff water. available at: https://www.water.ca.gov/ WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE 4.106 SITE DEVELOPMENT **EFFICIENCY 4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE management of storm water drainage and erosion controls shall comply with this section. 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent 4.408 CONSTRUCTION WASTE REDUCTION. DISPOSAL AND RECYCLING property, prevent erosion and retain soil runoff on the site. **4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section . Retention basins of sufficient size shall be utilized to retain storm water on the site. 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved management ordinance. Exceptions: 3. Compliance with a lawfully enacted storm water management ordinance. Excavated soil and land-clearing debris. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or 2. Alternate waste reduction methods developed by working with local agencies if diversion or are part of a larger common plan of development which in total disturbs one acre or more of soil. recycle facilities capable of compliance with this item do not exist or are not located reasonably (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. **4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan water include, but are not limited to, the following: in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 2. Water collection and disposal systems Identify the construction and demolition waste materials to be diverted from disposal by recycling, 3. French drains reuse on the project or salvage for future use or sale. Water retention gardens 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or 5. Other water measures which keep surface water away from buildings and aid in groundwater bulk mixed (single stream) Identify diversion facilities where the construction and demolition waste material collected will be **Exception**: Additions and alterations not altering the drainage path. 4. Identify construction methods employed to reduce the amount of construction and demolition waste 4.106.4 Electric vehicle (EV) charging for new construction. - NOT USED Specify that the amount of construction and demolition waste materials diverted shall be calculated 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. - NOT USED by weight or volume, but not by both. 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. - NOT USED 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. DIVISION 4.2 ENERGY EFFICIENCY Note: The owner or contractor may make the determination if the construction and demolition waste **4.201 GENERAL** materials will be diverted by a waste management company. 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION Section 4.408.1 4.303 INDOOR WATER USE 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, per square foot of the building area, shall meet the minimum 65% construction waste reduction and 4.303.4.4. requirement in Section 4.408.1 Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4... completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 1. Sample forms found in "A Guide to the California Green Building Standards Code 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense documenting compliance with this section. Specification for Tank-type Toilets. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.410 BUILDING MAINTENANCE AND OPERATION **4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact 4.303.1.2 Urinals. - NOT USED disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 4.303.1.3 Showerheads. 1. Directions to the owner or occupant that the manual shall remain with the building throughout the **4.303.1.3.1 Single Showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA 2. Operation and maintenance instructions for the following: WaterSense Specification for Showerheads. a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major **4.303.1.3.2 Multiple showerheads serving one shower**. When a shower is served by more than one appliances and equipment. showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by b. Roof and yard drainage, including gutters and downspouts. a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only c. Space conditioning systems, including condensers and air filters.

> Landscape irrigation systems. e. Water reuse systems.

3. Information from local utility, water and waste recovery providers on methods to further reduce

allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. Information about water-conserving landscape and irrigation design and controllers which conserve 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements. **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of DIVISION 4.5 ENVIRONMENTAL QUALITY **SECTION 4.501 GENERAL** The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. **SECTION 4.502 DEFINITIONS** 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. **COMPOSITE WOOD PRODUCTS.** Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere. MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). **4.503.1 GENERAL**. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. 4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, 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 methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation **4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1. Manufacturer's product specification. 2. Field verification of on-site product containers. 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of

the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic

See California Department of Public Health's website for certification programs and testing labs.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area

Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using

receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard

Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

(Emission testing method for California Specification 01350)

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

See California Department of Public Health's website for certification programs and testing labs.

Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January

by or before the dates specified in those sections, as shown in Table 4.504.5 by the enforcing agency. Documentation shall include at least one of the following: Chain of custody certifications. CCR, Title 17, Section 93120, et seq.). 4.505 INTERIOR MOISTURE CONTROL California Residential Code, Chapter 5, shall also comply with this section. ACI 302.2R-06. 3. A slab design specified by a licensed design professional. found in Section 101.8 of this code. of each piece verified. 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a integral (i.e., built-in) tub/shower combination 4.507 ENVIRONMENTAL COMFORT **702 QUALIFICATIONS**

RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER. DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) **4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.),

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested

- 1. Product certifications and specifications.
- 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see
- 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- 5. Other methods acceptable to the enforcing agency.

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the

- 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,
- 2. Other equivalent methods approved by the enforcing agency.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements
- 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end
- 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
- Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to

enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying

4.506 INDOOR AIR QUALITY AND EXHAUST

- 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 - a. Humidity controls shall be capable of adjustment between a relative humidity range less than or
 - equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of
 - b. A humidity control may be a separate component to the exhaust fan and is not required to be
- 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or
- 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J 2011 (Residential
- Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper

installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- . State certified apprenticeship programs. 2. Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations 4. Programs sponsored by manufacturing organizations.
- 5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.

1. Special inspectors shall be independent entities with no financial interest in the materials or the

project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE

FOLLOWING CONDITIONS: . THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR CITY OF LAGUNA HILLS ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF AGUNA HILLS **BUILDING DEPARTMENT. BUILDING** CODES DO CHANGE OVER TIME AND RECIPIENT CODES THEN IN EFFECT AT THE TIME OF THE

SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OF LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO

WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. . THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO 4. IF THE RECIPIENT DOES NOT AGREE WITH THE

ABOVE CONDITIONS, DO NOT PROCEED WITH

IMPROVEMENT UNDER THESE PLANS AT ALL.

CONSTRUCTION OF AN ADU OR OTHER

City of Laguna Hills Pre-Approved **ADU Program**

revisions		
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description

25 July 2025

project no. LAGUNA HILLS ADU

drawn by

DESIGN PATH STUDIO

resource consumption, including recycle programs and locations. hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING VERIFICATION WITH THE FULL CODE.

- AND CURRENT CPC, CMC AND CEC CODES DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY THE CITY
- VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.

OF LAGUNA HILLS.

- ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
- SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF LAGUNA HILLS BUILDING INSPECTOR
- AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY CONSTRUCTION, RECONSTRUCTION, OR CLOSURE OR THE ROADWAY, SIDEWALK OR RIGHT OF WAY. APPLICANT SHALL CONTACT ENGINEERING DEPARTMENT TO PROCESS.
- APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL
- APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
- 10. SUBMIT GRADING PLANS AND/OR PROVIDE ADU GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION.
- 11. THE PV SYSTEM WILL BE SUBMITTED UNDER A SEPARATE PERMIT A PHOTOVOLTAIC (SOLAR) SYSTEM BUILDING AND ELECTRICAL PERMIT SHALL BE ISSUED PRIOR TO ADU BUILDING FRAME INSPECTION REQUEST.
- SOIL REPORT REQUIREMENT: IF A SOILS REPORT IS REQUIRED BY THE LOCAL JURISDICTION, THE GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH CBC SECTION 1803.2 AND REPORTED IN ACCORDANCE WITH CBC SECTION 1803.6. -THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE CITY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER IS REQUIRED

ROOF NOTES

- FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
- UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF.
- ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
- BUILDING-INTEGRATED PHOTOVOLTAIC PRODUCTS INSTALLED AS THE ROOF COVERING SHALL BE TESTED, LISTED AND LABELED FOR FIRE CLASSIFICATION IN ACCORDANCE WITH SECTION R902.1 THROUGH R902.4.
- ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
- CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.3.3.
- SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER.
- THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).
- BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS, WHICH SHALL HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE).
- MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE).
- MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF 17. NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
- SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
- A CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS ON SHEET T1.1 THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING

ROOF NOTES (CONT'D)

FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.

PER SECTION R806.5/EM3.9.6: a. WHERE ONLY AIR-IMPERMEABLE IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. b. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCT. SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING w/ MIN. R VALUE BASED ON **CLIMATE ZONE PER TABLE R806.5** c. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCT. ROOF SHEATHING W/ MIN. R VALUE BASED ON CLIMATE ZONE PER TABLE R806.5.FOR CONDENSATION CONTROL

FLOOR PLAN NOTES

- ALL DIMENSIONS TO FACE OF STUD, U.N.O.
- ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
- REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN
- ALL ROOF DRAIN PIPES TO BE MIN. 2" STORM DRAINAGE SYSTEM UNLESS LOCAL CODE REQUIRES LARGER DRAIN SIZES **ROOF GUTTERS:**
- STYLE A . INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL, PLATE #1,#2 & #3,GUTTER. PAGE 6 - 11, WIDTH AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2 GUTTER: SIZE; PAGES 1,2, 3, 4, 5 &6, CHARTS#1,#2,#3,#4,#5#6 & 26.
- STYLE; PLATE #2, STYLE A, PAGE 9 EXPANSION; PLATE #6, PAGE 16 &17 HANGING; PLATE #19, FIG. C, PAGE 43. **DOWN SPOUTS:**

PLAIN RECTANGULAR.AS REQUIRED BY SMACNA MANUAL CHART #3, PAGE #3. SEE ARCHITECT FOR LOCATIONS OF DOWN SPOUTS. ALL DOWN SPOUTS ARE TO BE DESIGNED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2. DOWN SPOUTS ARE TO DEPOSIT DIRECTLY OVER A NDS 6 INCH SQUARE, MODEL 641 OR APPROVED EQUAL.(SEE SECTION 02710 MORE INFORMATION)

- TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
- DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.
- FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE (I.E. TRASH, RECYCLING, ECT.) 8. SILICON SEALANT AT GLAZING TO BE CLEAR, U.O.N.
- PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
- ALL FINISH MATERIAL MUST MEET ALL APPLICATION FIRE, LIFE SAFETY, AND BUILDING CODES, 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA. PARTICLE BOARD, MDF AND PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- OPERATION AND MAINTENANCE MANUAL: THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION.
- WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE SHALL BE A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. CRC R703.7.2.1, CBC 2512.1.2
- FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ECT) IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF HOT -DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (CRC R317.3, CBC 2304.10.5)
- ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (CRC R602.11.1, CBC 2308.3.2 ACCEPTANCE ALTERNATIVE SDPWS 4.3.6.4.3)
- FUTURE WATER HEATERS AND PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF SECTION 2-5314 AND TABLE 2-53G, TITLE 24, C.A.C.
- 15, 20 AND 30 AMP. RECEPTACLE OUTLETS SHALL BE INSTALLED NO MORE THAN 48" MEASURED FROM THE TOP OF OUTLET BOX AND NOT LESS THAN 15" FROM THE BOTTOM OF OUTLET BOX ABOVE THE FLOOR.
- SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION, BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING
- 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED AND 100% OF INERT MATERIALS ARE RECYCLED SALVAGED, COMPOSTED.

FLOOR PLAN NOTES (CONT'D)

- VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS, STAINS, CAULKS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISHED MATERIALS HAVE BEEN USED.
- INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED
- MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE 11. IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE | 13. OF THE LISTED METHODS LISTED IN CGC SECTION 4.505.3 PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED | 15 WITH THE APPROVED PLANS
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.
- PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.
- THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC
- DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1
- BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABEL TO DEMONSTRATE COMPETENCE
- IN THE DISCIPLINE THEY ARE INSPECTING. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOC. PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER A METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH TO SHOW SUBSTANTIAL CONFORMATION.
- NEW SINGLE FAMILY RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION **PER R327**
- A) AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM 6 ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.
- B) REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
- C) REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
- D) WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. E) SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE
- WALL FRAMING IS PROVIDED. F) BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES

MECHANICAL NOTES

ABOVE THE BATHTUB RIM.

- SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER **CURRENT PROTECTION.**
- WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.1)
- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203 .5.2.1, CMC 402.5
- SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)

MECHANICAL NOTES (CONT'D)

- WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)
- ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)
- THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLE 703.2) THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL
- DRAINAGE LINE IS 5. (CPC TABLE 703.2) PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR
- WATER HEATER. (CAL ENERGY CODE 150.0(N)). PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0
- INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)
- ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY) CODE 110.3(7).
- EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
- ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
- PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.
- PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303. SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.
- ALL HOSE CONNECTIONS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS. [CPC 603.3.3]

ELECTRICAL NOTES

- RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52. & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).
- ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B) THERE ARE TO BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH
- CIRCUITS WITHIN THESE AREAS CEC 210.11(C)1 BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM. b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY
- BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3. ALL 125-VOLT. SINGLE-PHASE. 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS AND AT WET BAR SINKS, WITHIN 6' OF A SINK, SHALL BE GFCI PROTECTED PER NEC ART.
- 210-8(A). WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)
- PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH OR THE FIXTURE NEEDS TO BE HIGH EFFICACY.
- OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
- A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)
- SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR **OVERCURRENT PROTECTION**
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
- A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150

PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)

- LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)(2)
- A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A 120/240 - VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS (CENC 150.0(N)1A)

ELECTRICAL NOTES (CONT'D)

- PER CEC 2022 150.0(N).1.A. IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
- BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
- A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND
- 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 ASSISTANCE.
- ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.
- DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR
- LUMINAIRE EFFICACY ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).

ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0

(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

- 1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED: A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). 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 ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
- 2. 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.
- 3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- 4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET 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.

(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

- 1. 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." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN
- ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. 2. 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."

(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

- 1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET 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." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED
- IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. 2. 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."

(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

- 1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET 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." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- 2. 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."

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4. IF THE RECIPIENT DOES NOT AGREE WITH THE

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revisions

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25 July 2025

project no. LAGUNA HILLS ADU

drawn by

DESIGN PATH STUDIO

FIRE SPRINKLER NOTES

1. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU

THEN THE FOLLOWING NOTES APPLY.

2. AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A

3. SECTION 903.2.8 GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. THIS INCLUDES SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS AND ALL RESIDENTIAL CARE FACILITIES REGARDLESS OF

4. SECTION 903.2.01 ADDITIONS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3 MAY BE REQUIRED TO BE INSTALLED THROUGHOUT STRUCTURES WHEN THE ADDITION IS MORE THAN 50% OF THE EXISTING BUILDING OR WHEN THE ALTERED BUILDING WILL EXCEED A FIRE FLOW OF 1,500 GALLONS PER MINUTE AS CALCULATED PER SECTION 507.3. THE FIRE CODE OFFICIAL MAY REQUIRE AN AUTOMATIC SPRINKLER SYSTEM BE INSTALLED IN BUILDINGS WHERE NO WATER MAIN EXISTS TO PROVIDE THE REQUIRED FIRE FLOW OR WHERE A SPECIAL HAZARD EXISTS SUCH AS: POOR ACCESS ROADS, GRADE, BLUFFS AND CANYON RIMS, HAZARDOUS BRUSH AND RESPONSE TIMES GREATER THAN 5 MINUTES BY A FIRE DEPARTMENT.

SECTION 903.2.01 REMODELS OR RECONSTRUCTION AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 MAY BE REQUIRED IF THE SCOPE OF WORK INCLUDES SIGNIFICANT MODIFICATION TO THE INTERIOR AND/OR ROOF OF THE BUILDING, AND THE COST OF THE INSTALLATION DOES NOT EXCEED 15 PERCENT OF THE VALUATION OF THE REMODEL.

6. LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS. A MINIMUM 1 INCH WATER SHALL BE INSTALLED.

7. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE

8. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING

ABBREVIATIONS

ACCESSORY DWELLING UNIT ABOVE FINISH FLOOR AMERICAN WIRE GAUGE BEST MANAGEMENT PRACTICE **BOUNDARY NAILING CUBIC FEET PER HOUR** CUBIC FEET PER MINUTE DOUBLE TOP PLATE FINISH FLOOR ELEVATION GARBAGE DISPOSAL GROUND-FAULT CIRCUIT INTERRUPTER **GALLON PER MINUTE** HOLDOWN INSTALLATION OR APPROVED EQUIVALENT ORIENTED STRAND BOARD POUNDS PER SQUARE INCH PARALLEL-STRAND LUMBER SAFETY DATA SHEET **UNLESS NOTED OTHERWISE** TYPE 5 B CONSTRUCTION WASHER AND DRYER WEATHER RESISTANT

___ ___

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FOLLOWING CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF LAGUNA HILLS ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF LAGUNA HILLS BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO

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4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

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25 July 2025

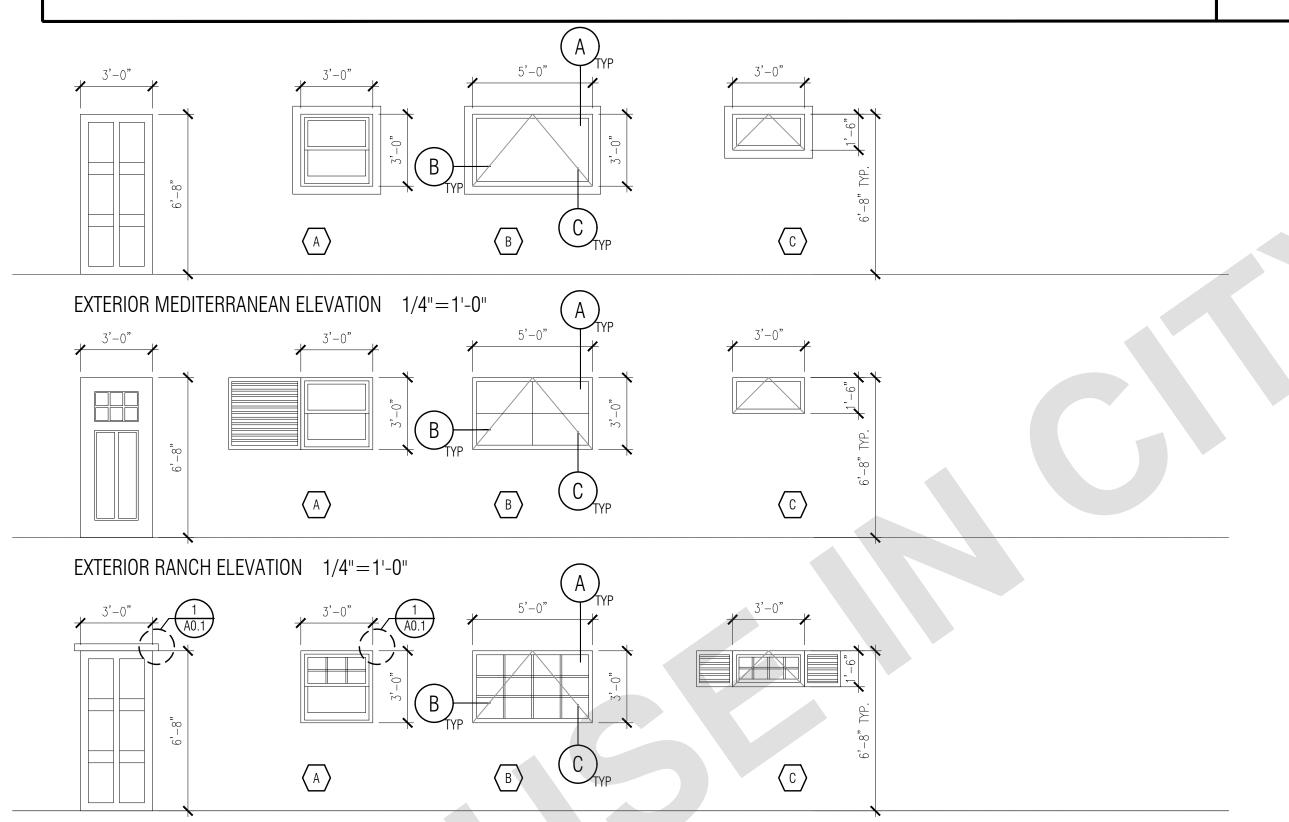
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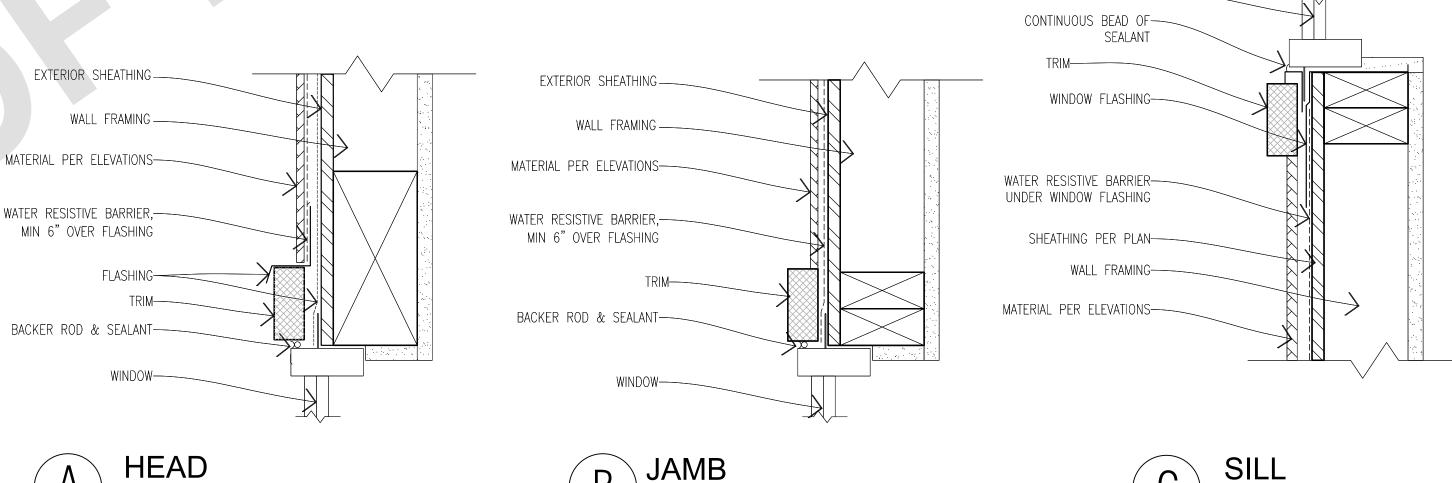
WIN	WINDOW SCHEDULE					DOOR SCHEDULE											
WINDOW		W SIZE	OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION REMARKS	DOOR	DOOR TYPE		DOOR S		CORE	MATERIAL	FRAME	LOCATION	REMARKS
Α	3'- ^{0"}	3'-0"	SINGLE HUNG	4	VINYL	6'-8"	STUDIO AREA	1	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	VYNL/GLS	WD	FRONT ENTRY	
В	5'- ^{0"}	3'- ^{0"}	AWNING	1	VINYL	6'-8"	LIVING ROOM	2	BI-FOLD DOOR	3'-0"	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	CLOSET	
С	3'- ^{0"}	1'- ^{6"}	AWNING	1	VINYL	6'-8"	BATHROOM	3	2 BI-FOLD DOOR	4'- ^{0"}	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	UTILITY CLOSET	LOUVERED
								4	SINGLE DOOR	3'-0"	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	BATHROOM	
l win	DOW I	NOTES	3														
 SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS). ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL. ALL GLAZING SHALL BE SPECTRALY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303 																	
CLEAR W	7. EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 310.1.						ET DOOR NOTES										
	8. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED. 9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND					 ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE. 											

- THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8%OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2.
- THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4 10. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE
- 11. FIRE-RESISTANCE RATED GLAZING TESTED AS PART OF A FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED PER NOTE #13
- 12. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)
 - -SLIDING/SWINGING GLASS DOORS -GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES
 - ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
 - -GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)
 - -GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
 - -GLAZING IN GUARDS AND RAILINGS -GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE
- 13. 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS:
 - 1. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR 2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
 - 3. HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR 4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

- 3. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- 4. DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S. 5. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- 6. DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1-1/2 INCH LOWER
- THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
- 7. GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE,
- 8. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4) -SLIDING/SWINGING GLASS DOORS
 - -GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
 - -GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)
 - -GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
 - -GLAZING IN GUARDS AND RAILINGS
 - -GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE
- 9. 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS:
 - 1. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
 - 2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
 - 3. HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR
 - 4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- 10. 708A.3 EXTERIOR DOORS. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING: 1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
 - 2. THE EXTERIOR SURFACE OR CLADDING SHALL BE IGNITION RESISTANT MATERIAL
 - 3. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - 3.1 STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.
 - 3.2 RAISED PANELS SHALL NOT BE LESS THAN 1-1/4" THICK. EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.
 - 4. THE EXTERIOR DOOR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO THE NFPA 252.
 - 5. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE IN SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707.
 - 6. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.







PLAN VIEW

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

SECTION VIEW

Pre-Approved **ADU Program** SILL **SECTION VIEW**

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description

Door & Window Schedules

BY USING THESE PERMIT READY CONSTRUCTION

RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH

ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR

LIMITED SET OF STANDARDIZED ADU PLANS AND

SPECIFICATIONS APPROVED BY THE CITY OF LAGUNA HILLS BUILDING DEPARTMENT. BUILDING

CODES DO CHANGE OVER TIME AND RECIPIENT

SHALL ENSURE FULL COMPLIANCE UNDER ALL

CODES THEN IN EFFECT AT THE TIME OF THE

REDUCE THE RECIPIENT'S RESPONSIBILITY TO

SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR

VERIFY ANY AND ALL INFORMATION RELEVANT TO

THE RECIPIENT'S WORK AND RESPONSIBILITY ON

THIS PROJECT. DESIGN PATH STUDIO SHALL NOT

FOR TRANSLATION ERRORS. DO NOT USE THESE

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2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES

THAT THE USE OF THIS INFORMATION WILL BE AT

THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO

WARRANTIES OF ANY NATURE, WHETHER EXPRESS

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EXPIRED OR IS REVOKED AT ALL.

DOCUMENTS, THE RECIPIENT ACKNOWLEDGES,

ACCEPTS AND VOLUNTARILY AFFIRMS THE

IT WAS PREPARED FOR THE PERMIT READY

1. THE USE OF THIS INFORMATION IS

FOLLOWING CONDITIONS:

BE RESPONSIBLE

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project no. LAGUNA HILLS ADU

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City of Laguna Hills Pre-Approved **ADU Program**

revisions

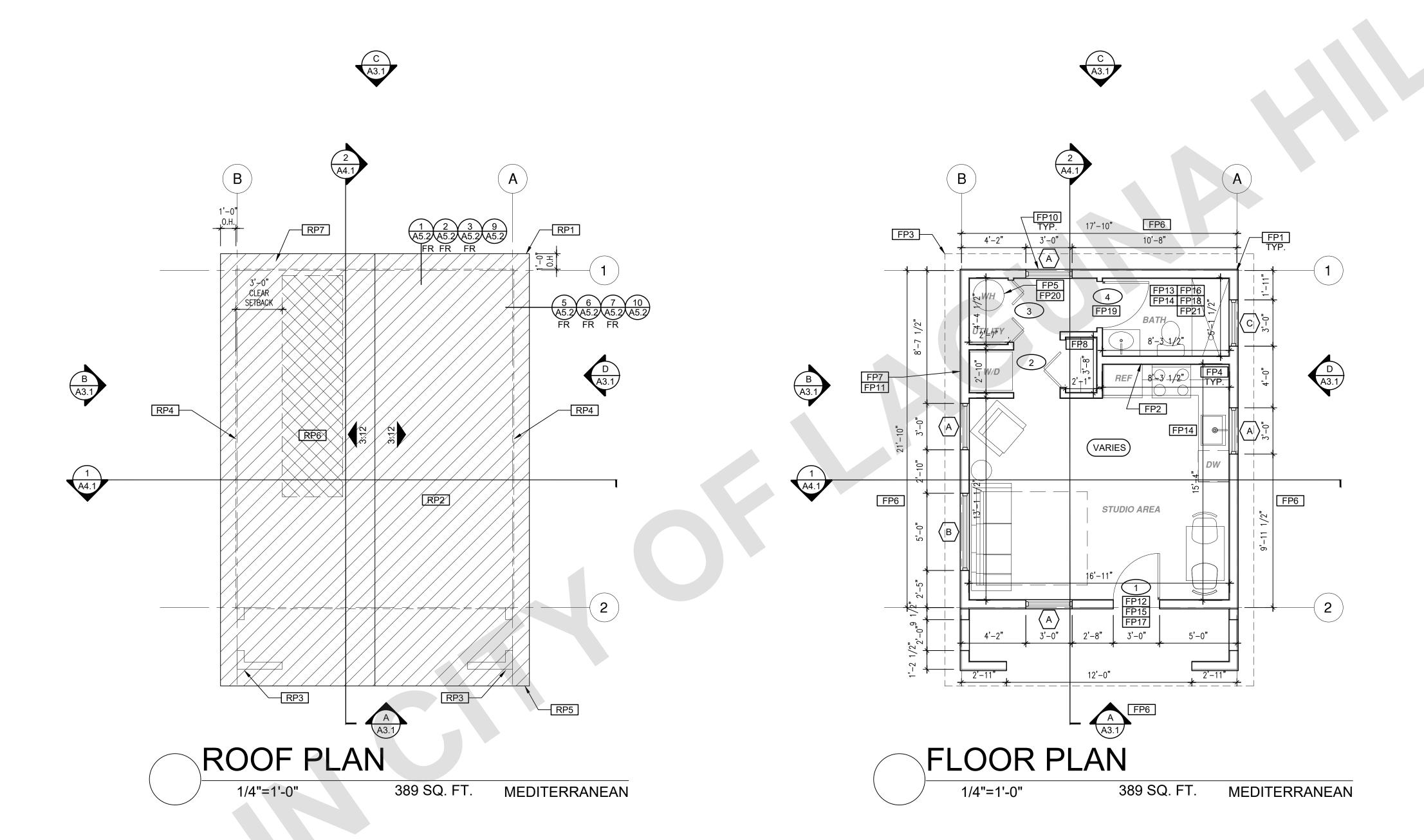
description

Floor Plan/ Roof Plan Mediterranean

25 July 2025

project no. LAGUNA HILLS ADU

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RP1 LINE OF ROOF OVERHANG FP1 STUD WALL SIZED PER STRUCTURAL FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR FP13 SHOWER ENCLOSURE MUST BE TEMPERED. X KEYNOTE APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR GLAZING IN THE WALLS/DOORS FACING OR **SECTION CUT** MIN DIMENSION > 5FT. MIN. SF. > 80SF. RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2 FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING CONTAINING BATHTUBS, SHOWERS, HOT TUBS, TUB WITH SHOWERS. MATERIALS USED AS BACKERS FOR PER CALIFORNIA ENERGY CODE SECTION 110.10(b) SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND WALL TILE IN TUB AND REINFORCED GYPSUM PANELS. INDOOR/OUTDOOR SWIMMING POOLS WHERE THE THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, FP3 LINE OF OVERHANG ABOVE NON-ASBESTOS FIBER CEMENT BACKER BOARD, OR RP3 SUPPORT POST BELOW BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS NON-ASBESTOS FIBER CEMENT REINFORCED AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS **ELEVATION** DOOR SYMBOL FP4 36" HIGH COUNTER OR 34" HIGH COUNTER FOR ADA COMPLIANCE, SEE SHEET G0.4 THAN 60" ABOVE THE STANDING SURFACE. CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION CALLOUT RP4 LINE OF WALLS BELOW EXCEPTION: GLAZING THAT IS MORE THAN 60", WITH MANUFACTURERS' RECOMMENDATIONS. SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF FP5 WATER HEATER MEASURED HORIZONTALLY, FROM THE WATER'S RP5 ROOF DOWNSPOUT FP17 DOOR BELL BUTTON TO BE NO MORE THEN EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 48" ABOVE EXTERIOR FLOOR OR LANDING OR SWIMMING POOL. SHOWER DOORS SHALL OPEN FP6 SLOPE SURFACE AWAY FROM BUILDING WINDOW SYMBOL FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO DETAIL RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET AS TO MAINTAIN NOT LESS THAN A 22-INCH DRAWING REF. UNOBSTRUCTED OPENING FOR EGRESS. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE FP7 DRYER VENT TERMINATION ON EXTERIOR WALL OR TO ROOF TO BE A MINIMUM OF 3 FT FROM ANY OPENING PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. 1 SF OF FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE NOTE #31 ON SHEET G0.2 FOR FURTHER INFORMATION. SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR FP8 CLOSET SHELF AND POLE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE WHERE THE WATER CLOSET IS NOT PLACED ADJACENT PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW WALL BELOW OR X'-X" CEILING HEIGHTS VENTING PER 150 SF OF ENCLOSED RAFTER AREA TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS COMPLIANT WATER -CONSERVING PLUMBING TO A SIDE WALL CAPABLE OF ACCOMMODATING A ROOF ABOVE FP9 EMERGENCY EGRESS WINDOW PLEASE SEE VENTING CALCULATIONS ON THIS SHEET FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FURTHER INFORMATION FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY FP10 WINDOW MUST HAVE A FRAME AND SASH CAPACITY OF THE PV SYSTEMS PER THE CF1R-PRF: OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE COMPRISED OF WELDED CORNERS, METAL APPROVED BY THE ENFORCING AGENCY. VARIES VAULTED CEILING SOLAR ZONE. REFER REINFORCEMENT IN THE INTERLOCK AREA, AND FP19 DOOR TO HAVE A NET CLEAR TO SOLAR NOTES ON CONSTRUCTED OF MULTIPANE TEMPERED GLAZING DOOR SERVED AND HAVE A MIN 36 INCH DEPTH OPENING OF 32" SHEET G0.2 WHERE INDICATED TYPICAL ALL WINDOWS MEASURED IN THE DIRECTION OF TRAVEL. **VENTING CALCULATIONS** FP20 DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM AREA FOR EXTERIOR LANDINGS SHALL BE PERMITTED TO FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP ROOF SLOPE HAVE A SLOPE NOT TO EXCEED 4" PER FOOT. WATER HEATER PER CEC 2022 SECTION 150.0(N) LANDINGS OR FINISHED FLOORS AT EGRESS DOOR FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL SEE MECHANICAL PLAN FOR VENTING SHALL NOT BE MORE THAN 1.5" LOWER THAN THE ROOFING ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH TOP OF THE THRESHOLD FOR OUTWARD SWINGING BE SIDE-HNGED AND SHALL PROVIDE A CLEAR WIDTH ENCLOSED RAFTER AREA. DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OF NOT LESS THAN 32 INCHES WHERE MEASURED ENCLOSED RAFTER AREA: 389 SF. BETWEEN THE FACE OF THE DOOR AND THE STOP, VENTILATION AREA REQUIRED: 389 SF./150SF.= 2.59 SF. WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE CONVERT TO SQ. IN: <u>2.59</u> SF. x 144 = <u>373</u> SQ. IN. MINIMUM VENTILATION AREA REQUIRED: <u>373</u> SQ. IN. NET FREE AREA DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE

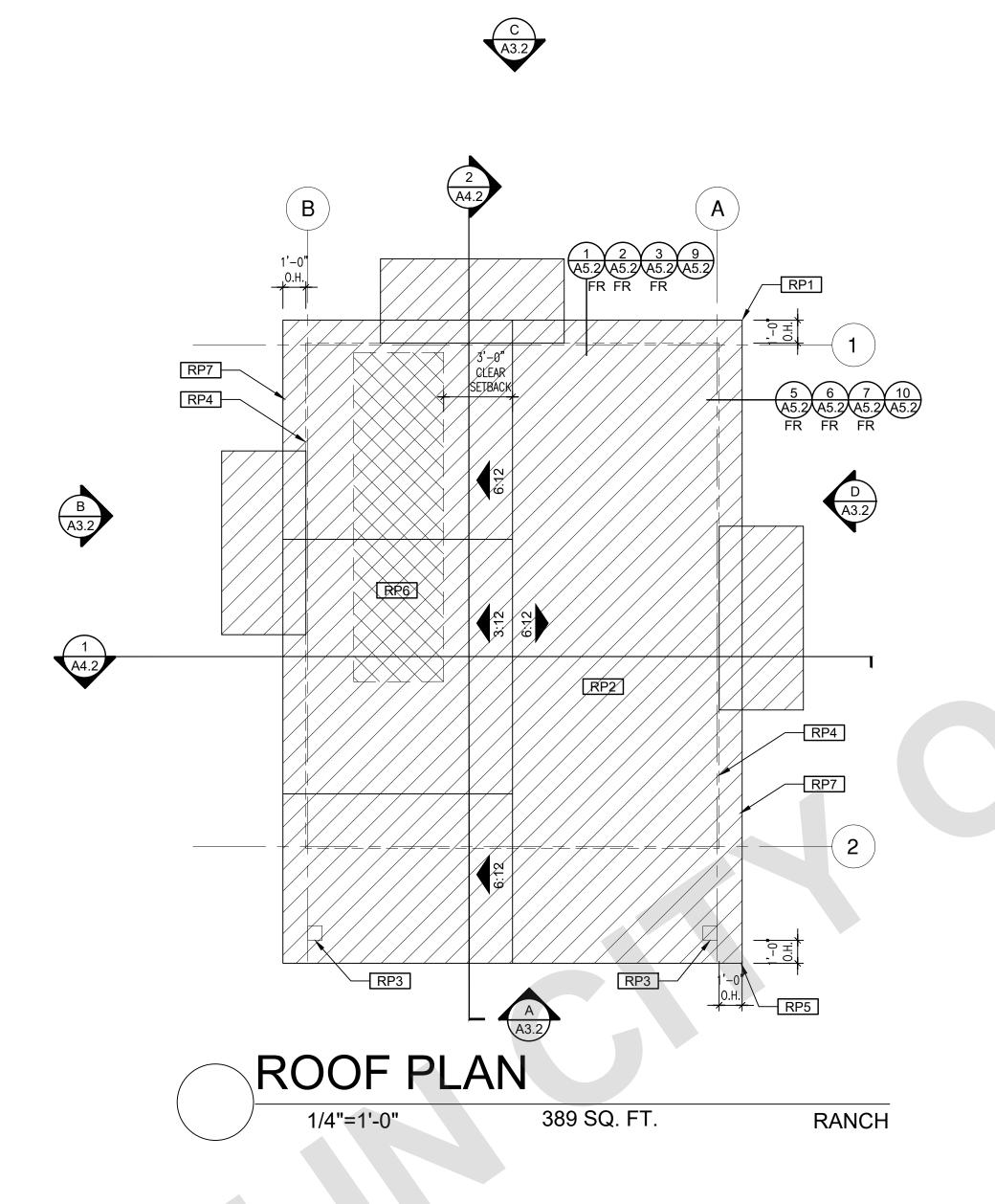
SOLAR READY NOTES

LEGEND

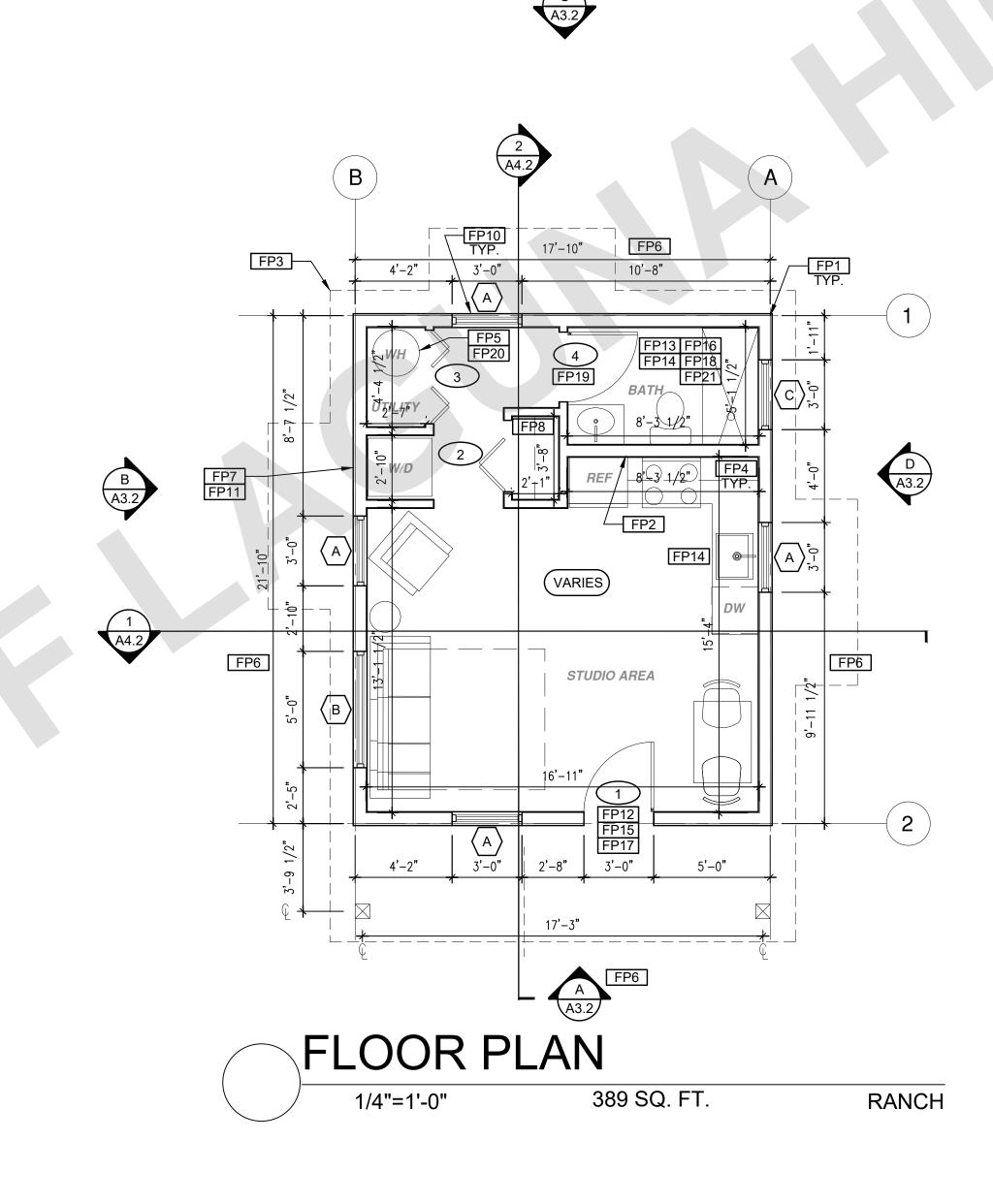
ROOF KEYNOTES

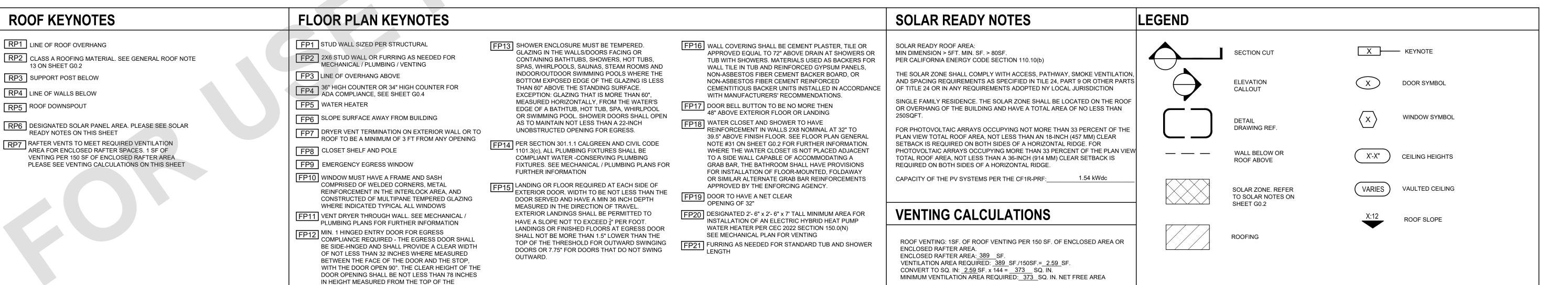
FLOOR PLAN KEYNOTES

THRESHOLD TO THE BOTTOM OF THE STOP



THRESHOLD TO THE BOTTOM OF THE STOP





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City of Laguna Hills Pre-Approved **ADU Program**

description

revisions

Floor Plan/ Roof Plan Ranch

25 July 2025

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO drawn by



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City of Laguna Hills Pre-Approved **ADU Program**

revisions

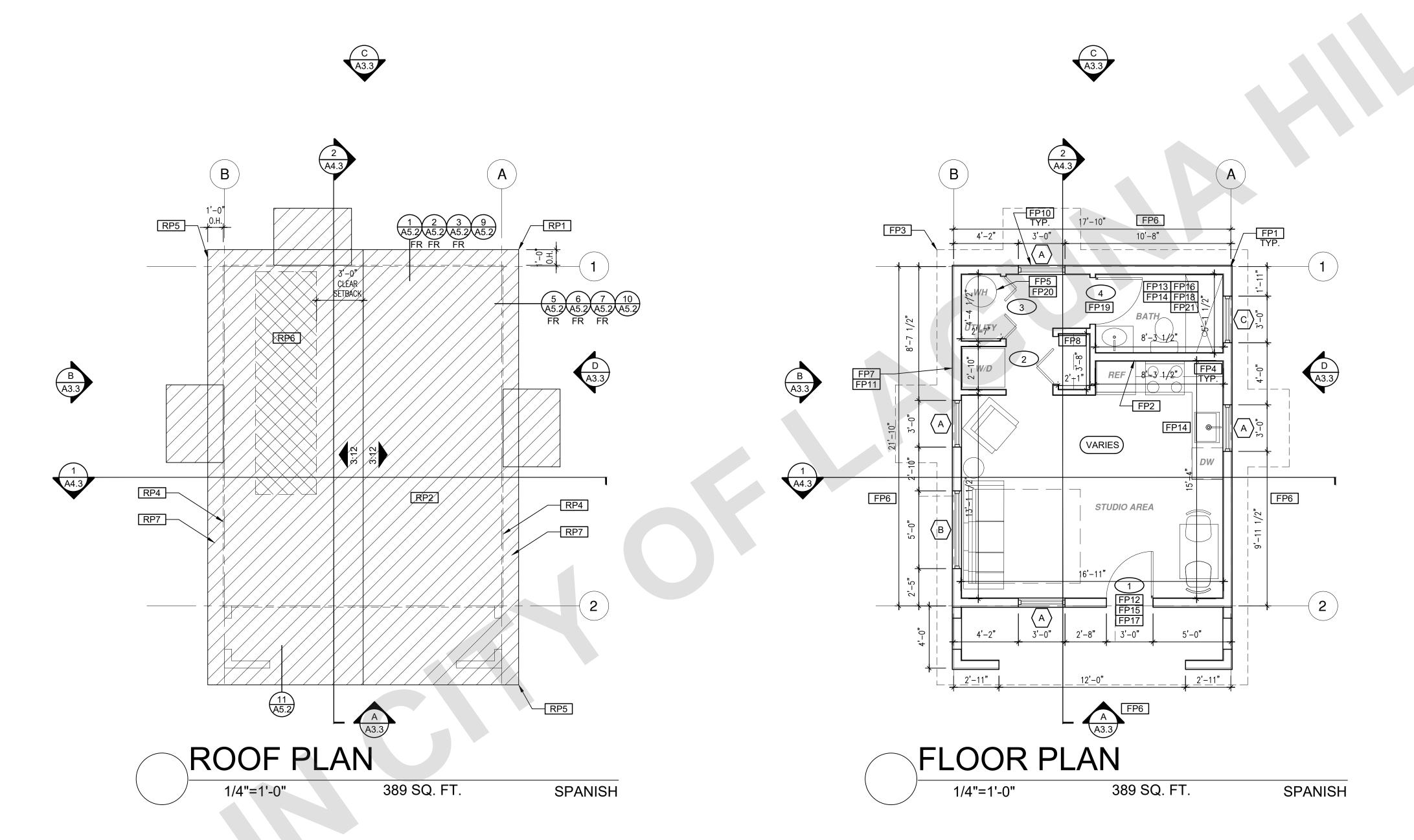
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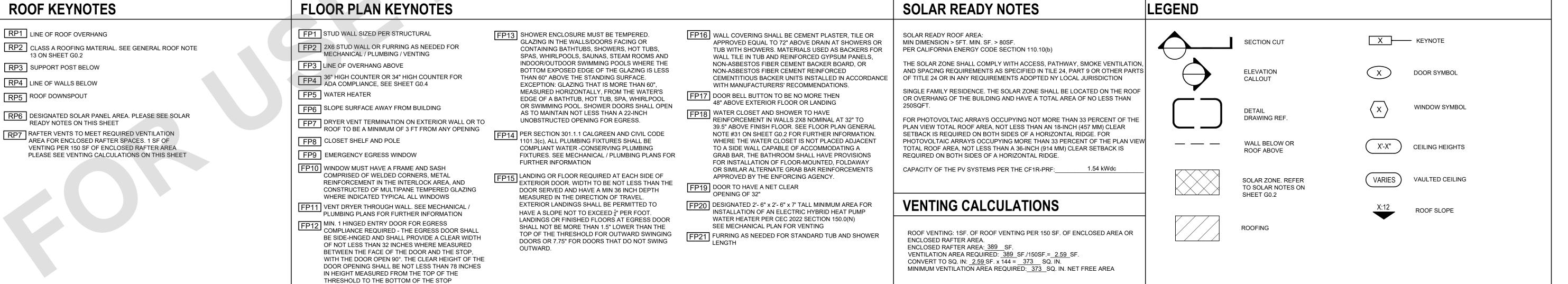
Floor Plan/ Roof Plan Spanish

25 July 2025

project no. LAGUNA HILLS ADU

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City of Laguna Hills
Pre-Approved ADU Program

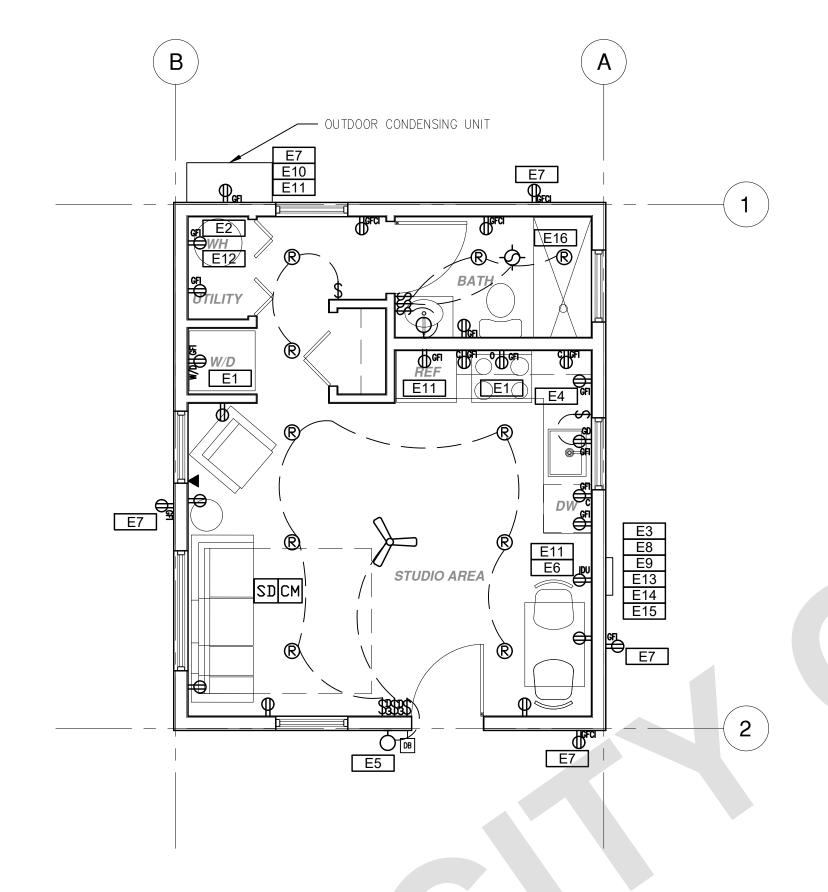
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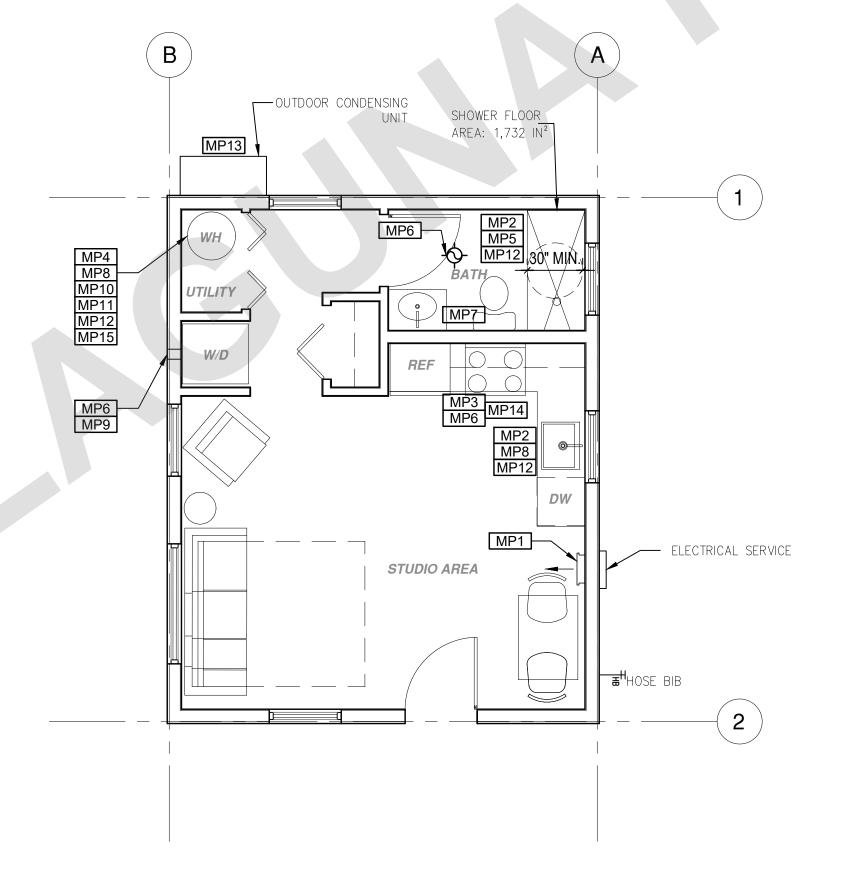
Mechanical/ Plumbing/ Electrical Plan

25 July 2025

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO





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

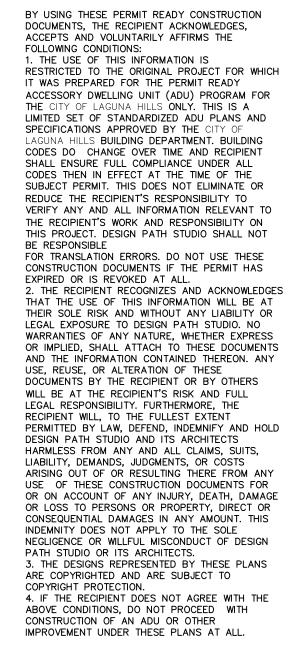
ABOVE THE CONTROLS WITH THE STRAPPING.

MECHANICAL / PLUMBING PLAN

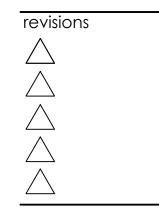
1/4"=1'-0"

MECHANICAL / PLUMBING KEYNOTES	ELECTRICAL KEYNOTES	MECHANICAL LEGEND	ELECTRICAL LEGEND	
MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH	E1 DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE OVEN. VERIFY REQUIREMENTS WITH APPLIANCE OF THE HEATING AND COCLING EQUIPMENT AND SHALL BE SPECIFICATIONS - ELECTRIC COOKTOP READTY REQUIREMENTS ARE TO BE IMPLEMENTED, SEE SHEET GO.2, ELECTRIC READY 150.0(u) FOR REQUIREMENTS E2 OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER HEATER WITHIN 3' OF WATER HEATER. E3 SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24"; ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR. E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL-ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4 E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4	EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR; SECTION 1203.3. CFM AND NOISE RATING MAXIMUM 3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50-80% HUMIDITY. ONE OR MORE FANS TO OPERATE CONTINUOUSLY AT REQUIRED CFM PER HERS NOTES ON 11.1 (OR GREATER) TO PROVIDE INDOOR AIR QUALITY. AT THE IAQ FAN SWITCH, A LABEL CLEARLY DISPLAYING THE FOLLOWING OR EQUIVALENT TEXT IS REQUIRED: "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS.: 1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT. 2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA I MANUEL D-2014 OR EQUIVALENT. 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT. RETURN AIR GRILLE, WALL MOUNTED	CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT. SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.) SUB PANEL R M THE UNIT.	\$\frac{1}{3}\$ \$\frac{1}{4}\$ FOUR-WAY SWITCH \$\frac{1}{5}\$ DIMMER SWITCH \$\frac{1}{5}\$ DIMMER SWITCH \$\frac{1}{5}\$ MOUNT 6" ABV COUNTER \$\frac{1}{5}\$ OCCUPANCY/VACANCY SENSOR **MICO** **WALL MOUNTED LIGHT* **CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB **WALL MOUNTED LIGHT*



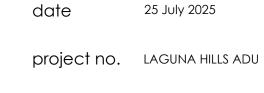






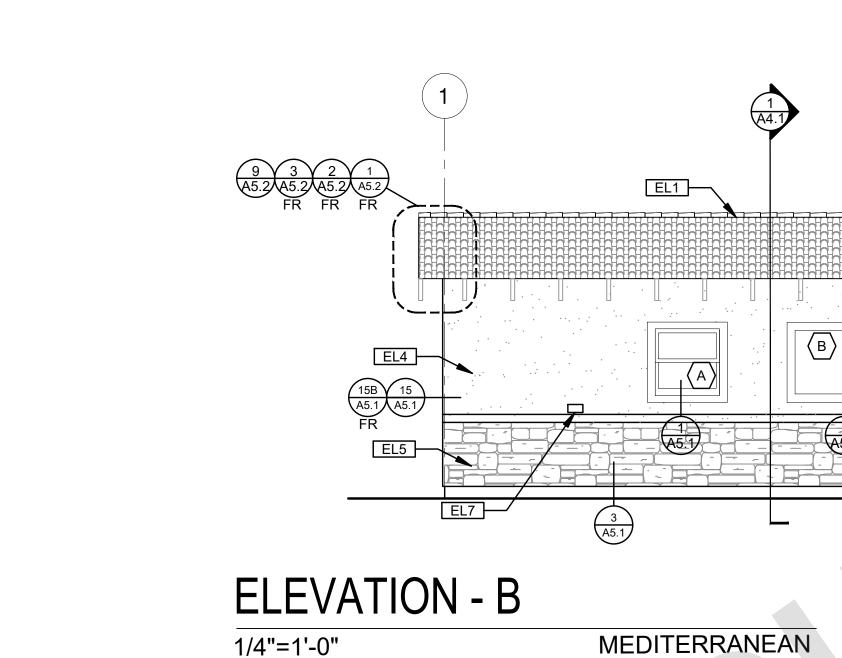
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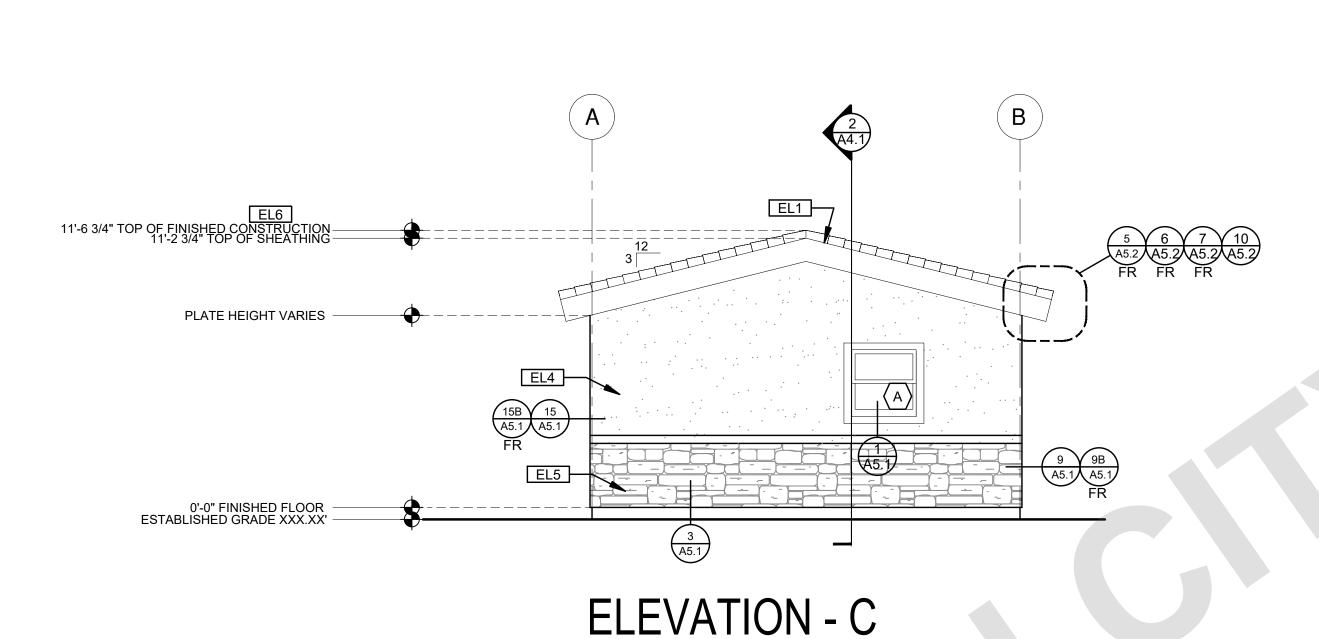
Exterior Elevations Mediterranean



DESIGN PATH STUDIO

drawn by





1/4"=1'-0"

ELEVATION - A

1/4"=1'-0"

MEDITERRANEAN

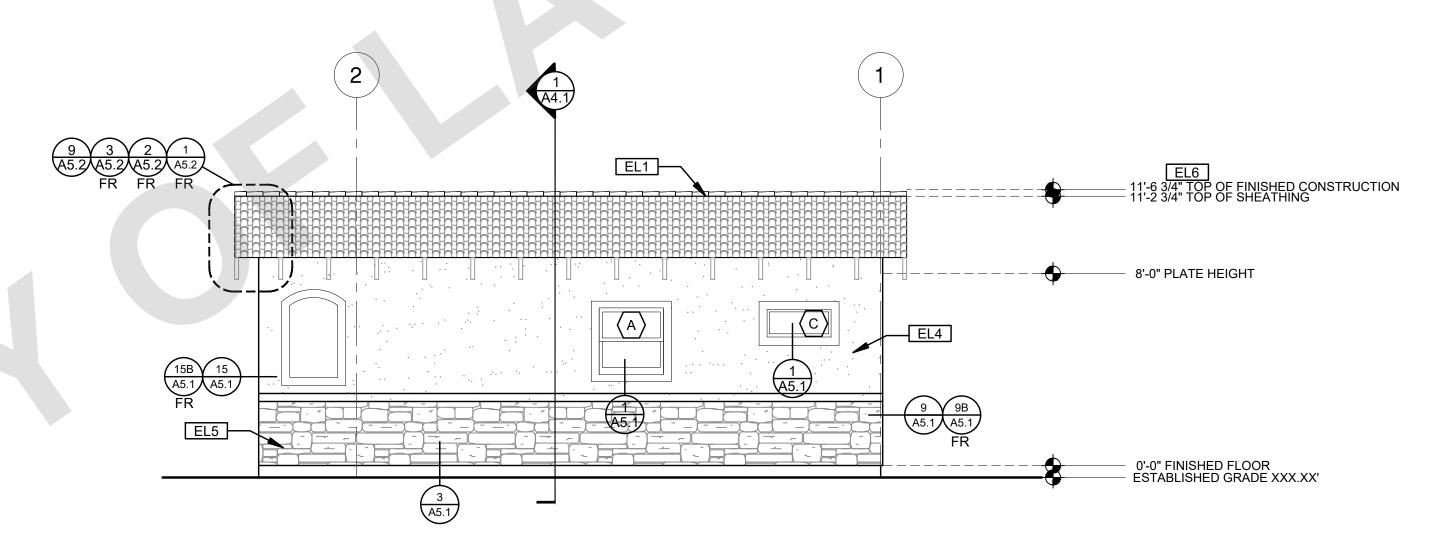
MEDITERRANEAN

EL6

PLATE HEIGHT VARIES

0'-0" FINISHED FLOOR ESTABLISHED GRADE XXX.XX'

11'-6 3/4" TOP OF FINISHED CONSTRUCTION 11'-2 3/4" TOP OF SHEATHING



8'-0" PLATE HEIGHT

0'-0" FINISHED FLOOR ESTABLISHED GRADE XXX.XX'

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

ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS EL2 BOARD & BATTEN EL3 SIDING EL4 STUCCO EL5 STONE VENEER EL6 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES EL7 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)	1. ALL DIMENSIONS TO FINISH FACE, U.N.O. 2. ALL DOORS SHOULD BE 3 172' FROM MEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O. 3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF BRANNINS. SUBCONTRACTOR TO VERRY ALL DIM. FINISH FLOOR TO LONG TRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ARY DISCREPANCIES. 4. REFER TO FRAMING PLANS FLOOR PLANS, AND SECTIONS FOR CLARRICATION AND DIMENSIONS. 5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS 6. LITH 8 PLASTER A MATERIAL STORE PLANS FLOOR SCHEDULAL BRANDLE AND MALE AND PROVIDED BY THE LITH AND PLASTER BROS. CASING BEADS. CONTROL. JOINTS SCHEDING SCREED SAID OF APPROVED BY THE LITH AND PLASTER BROS. CASING BEADS. CONTROL. JOINTS SCHEDING SCREED SAID OSCESSORIES ARE TO BE GALVANAED PROVIDE CASING BEADS. CASING BEADS. CONTROL. JOINTS SCHEDING SCREED SAID AGE DUILES OTHERWISE NOTED OCHEMINAL PLASTER STORE HAND APPLED (3) THREE COAT WORK, 78' THICK ON EVERFARES. THE COATS ARE TO COMES! OF A SCRALCH 188' AND TWO COATS ARE TO COMES! OF A SCRALCH 188' AND TWO COAT FINISH (19'M IN) COAT PROVIDENCIALS OF A SCRALCH 188' AND TWO COATS ARE TO COMES! OF A SCRALCH 188' AND TWO COATS ARE TO COMES! OF A SCRALCH 188' AND TWO COATS ARE TO COMES! OF A SCRALCH 188' AND TWO COATS ARE TO COMES! OF A SCRALCH 188' AND TWO COATS ARE TO COMES! OF A SCRALCH 188' AND TWO COATS ARE TO COMES! OF A SCRALCH 188' AND TWO COATS ARE TO COMES! OF A SCRALCH 188' AND A TWO COATS ARE TO COMES! OF A SCRALCH 188' AND A TWO COATS ARE TO COMES! OF A SCRALCH 188' AND A TWO COATS ARE TO COMES! OF A SCRALCH 188' AND A TWO COATS ARE TO COMES! OF A SCRALCH 188' AND A TWO COATS ARE TO COMES! OF A SCRALCH 188' AND A TWO COATS ARE TO COMES! OF A SCRALCH 188' AND A TWO COATS ARE TO COMES! OF A SCRALCH 188' AND A TWO COATS ARE TO COMES! OF A SCRALCH 188' AND A TWO COATS ARE TO COMES! OF A SCRALCH 188' AND A TWO COATS ARE TO COMES! OF A SCRALCH 188' AND A TWO COATS ARE TO COMES! OF A SCRALCH 188' AND A TWO COATS ARE TO COMES! OF A SCRALCH 188' AND A TWO COATS ARE TO COME THE ATTER AND A TWO COATS AND A TWO COATS A	SECTION CUT ELEVATION CALLOUT DETAIL DRAWING REF. ELEVATION MARKER SPRAY FIN. STUCCO SIDINS STONE VENEER STONE VENEER BOARD & BATTEN GLAZING ROOFING

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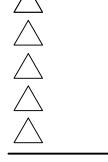
OR LOSS TO PERSONS OR PROPERTY, DIRECT OR

CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.

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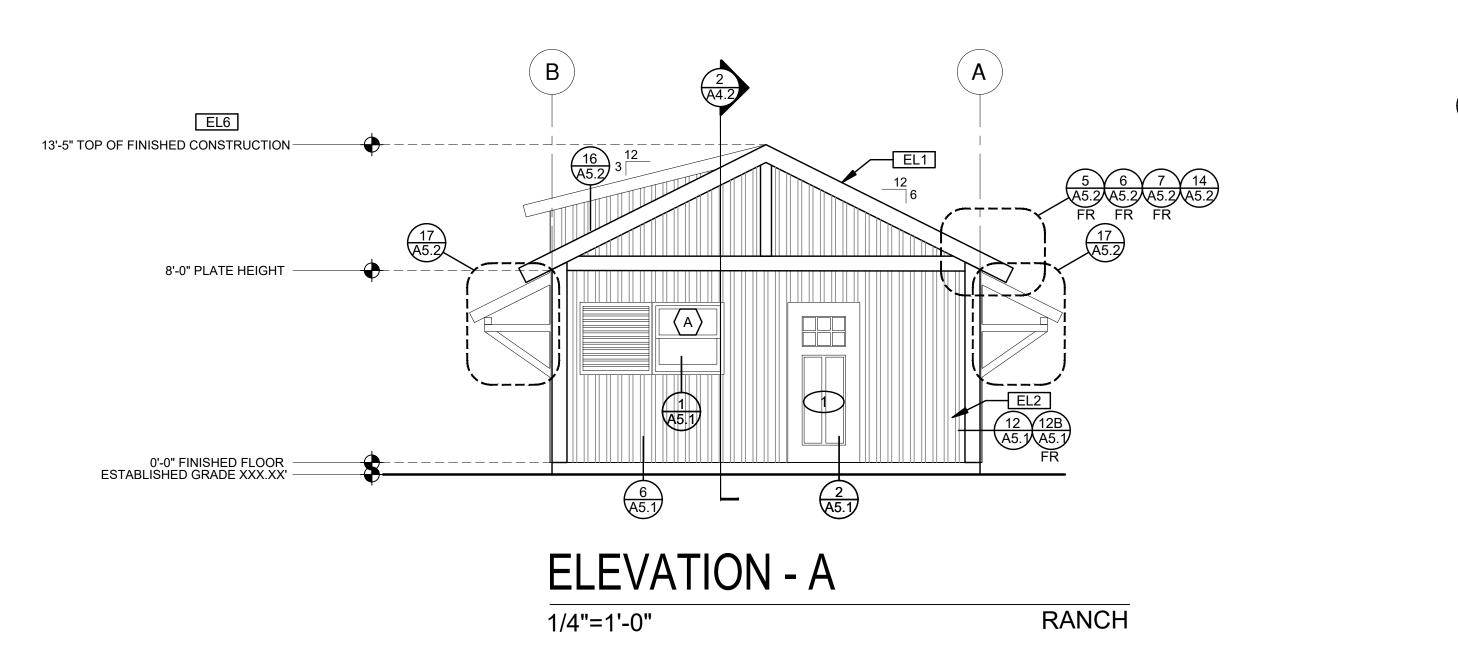
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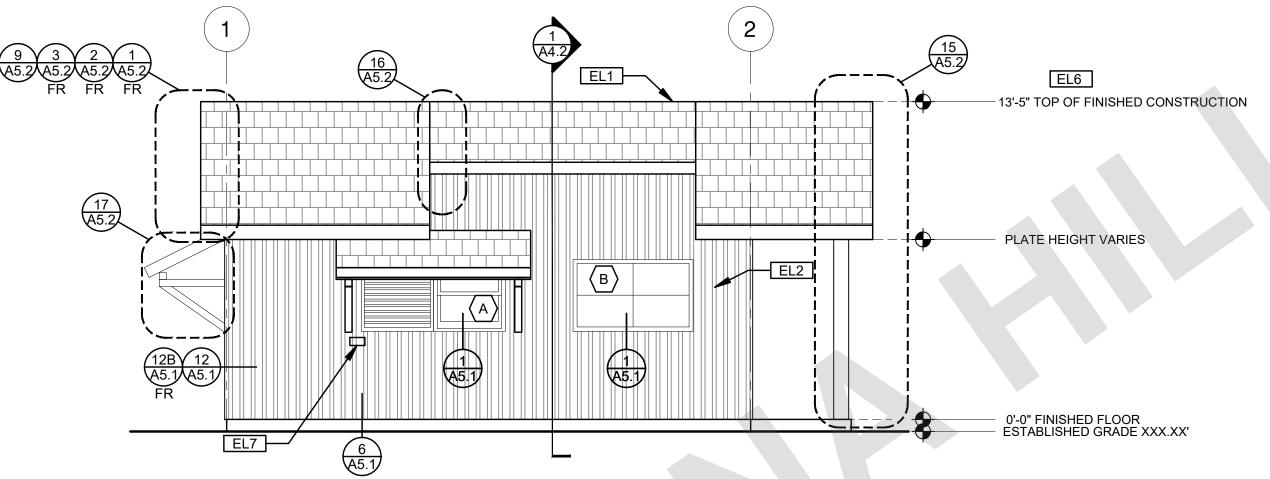
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Exterior Elevations Ranch

25 July 2025 project no. LAGUNA HILLS ADU

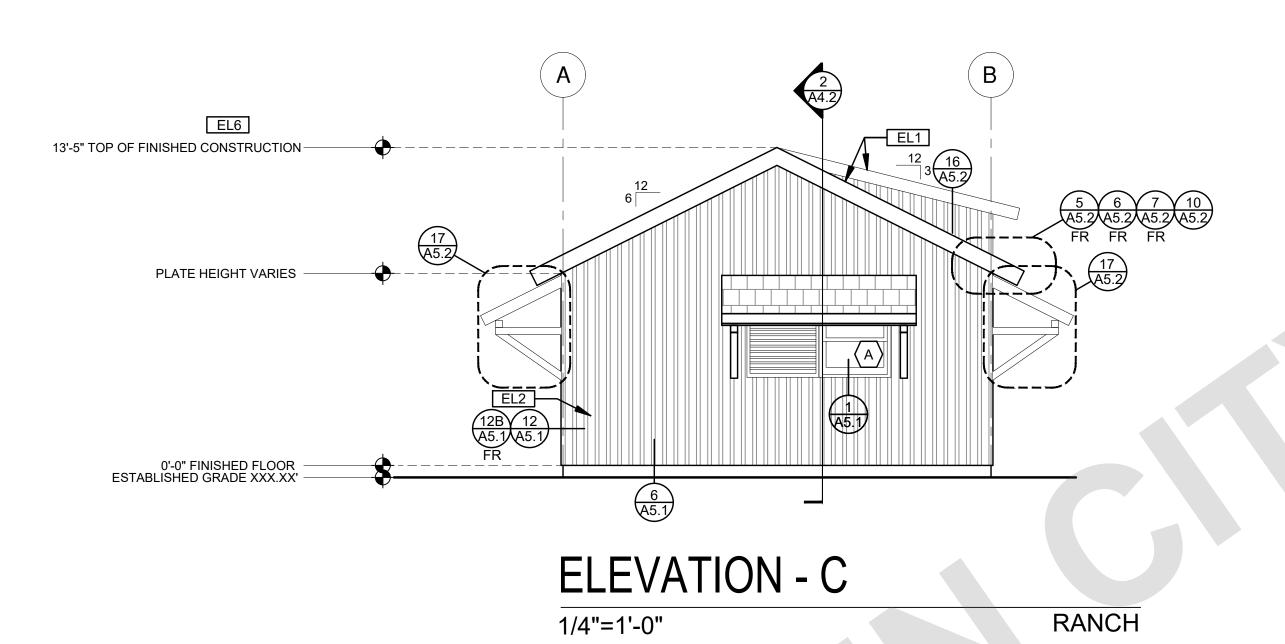
DESIGN PATH STUDIO drawn by

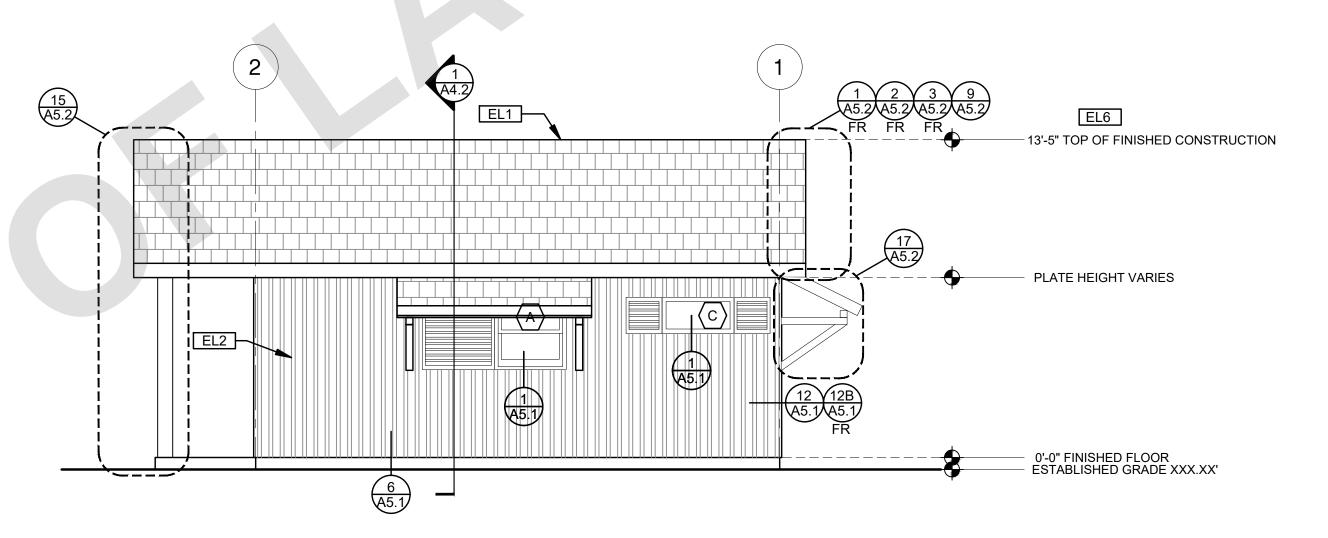




ELEVATION - B

RANCH 1/4"=1'-0"

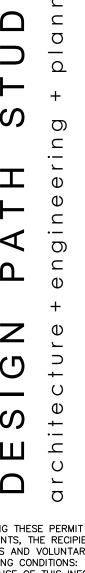


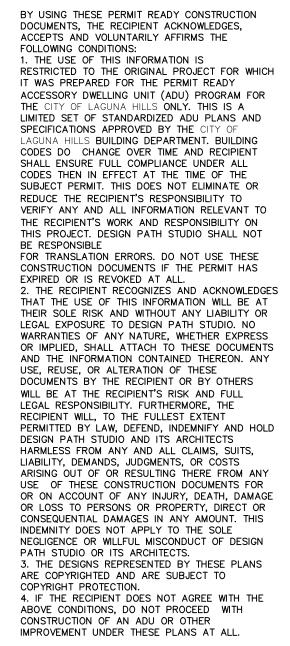


ELEVATION - D

RANCH 1/4"=1'-0"

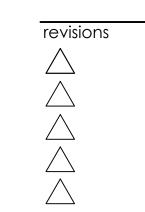
ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND		
EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS EL2 BOARD & BATTEN EL3 SIDING EL4 STUCCO EL5 STONE VENEER EL6 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES EL7 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)	1. ALL DIMENSIONS TO FINISH FACE, U.N.O. 2. ALL DOORS SHOULD BE 3 1/2′ FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O. 3. WRITTEN DIMENSIONS TO PECVALID OF SCALING OF DEAVINGS. SUBCONTRACTION TO VERIFY ALL DIM. FROR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES. 4. REFER TO FRAMING PLANS FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS 5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS 6. LATH & PLASTER A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US STYPM, MO. OA AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVE EQUAL. B. ALL PLASTER CORNER BEADS, CASINDS EADS, CONTROL, JOINTS EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED POVIDE CASING BEADS AT ALL DOINTS OF STUCCO TO DISSIMILAR SURFACES THE COURTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE COUNTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE COUNTS OF STUCCO TO DISSIMILAR SURFACES SURFESS OTHERWISE OF COUNTS OF STUCCO TO DISSIMILAR SURFACES SURFACES THE COUNTS OF STUCCO TO DISSIMILAR SURFACES THE COURTS OF STUCCO TO STUCCO T	SECTION CUT LELEVATION CALLOUT DETAIL DRAWING REF. ELEVATION MARKER SECTION CUT TEMPERED GLASS STONE VENEER BOARD & BATTEN GLAZING ROOFING		







City of Laguna Hills Pre-Approved ADU Program



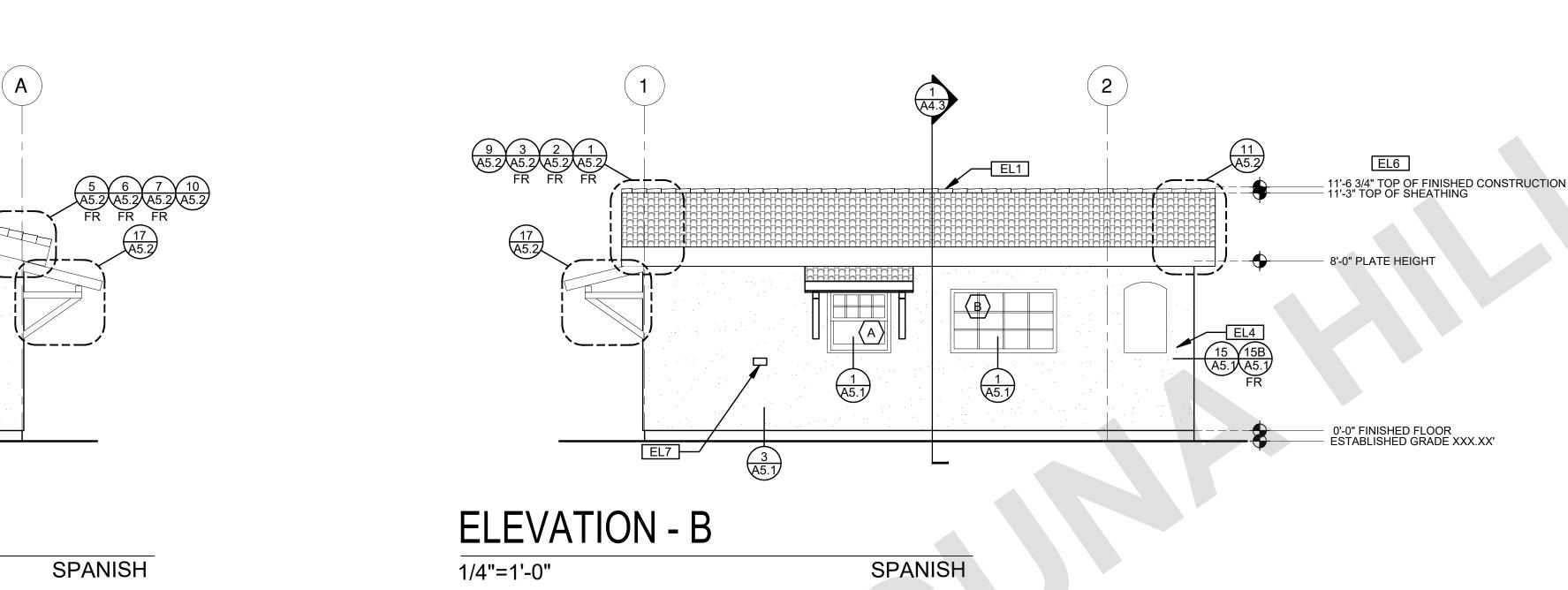
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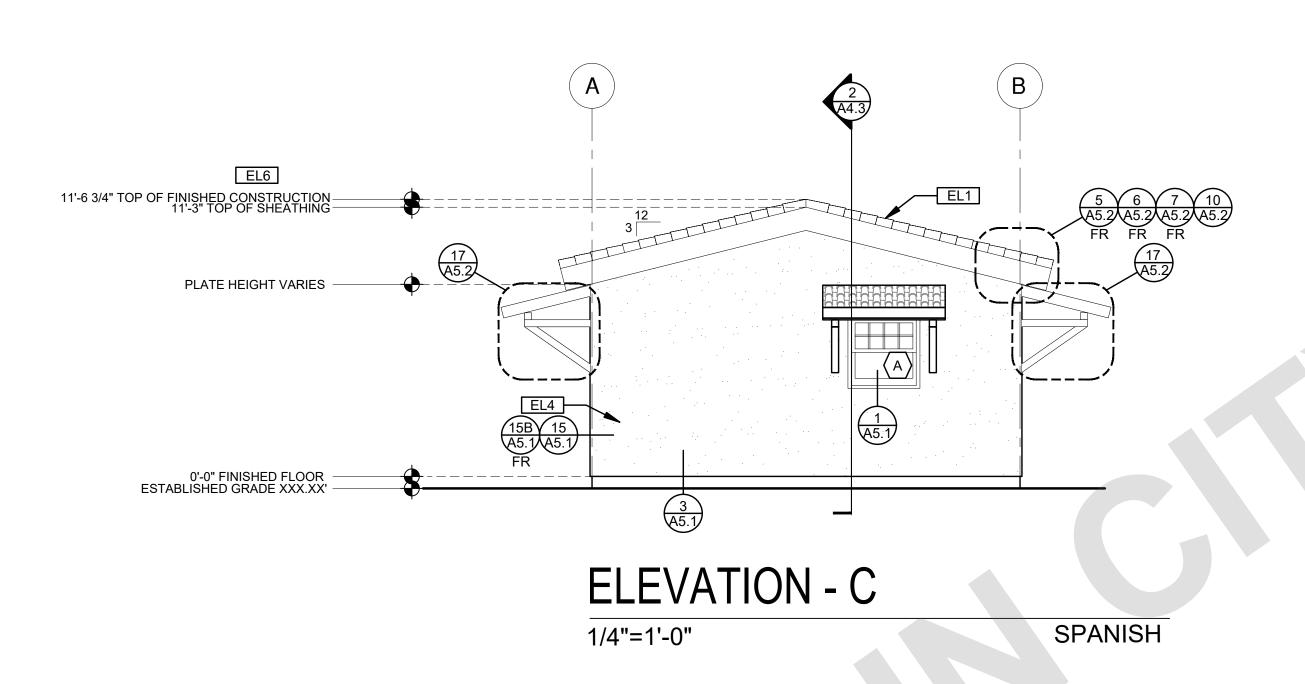
Exterior Elevations Spanish

project no. LAGUNA HILLS ADU

25 July 2025

DESIGN PATH STUDIO drawn by



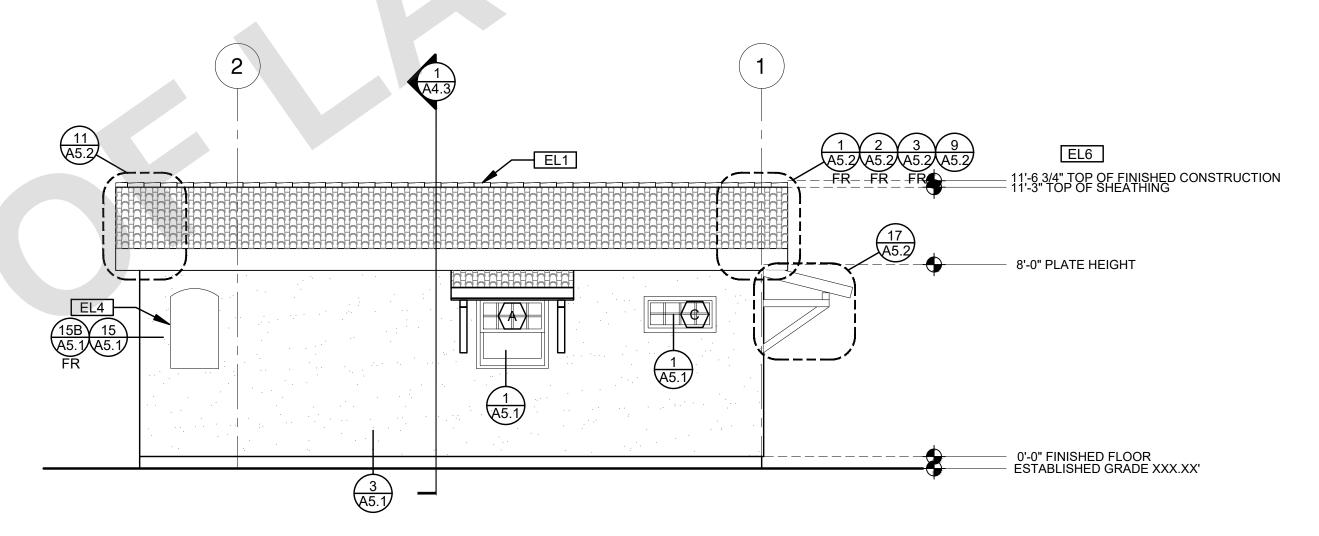


ELEVATION - A

1/4"=1'-0"

PLATE HEIGHT VARIES

0'-0" FINISHED FLOOR ESTABLISHED GRADE XXX.XX'



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

ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS EL2 BOARD & BATTEN EL3 SIDING EL4 STUCCO EL5 STONE VENEER EL6 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES EL7 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)	1. ALL DIMENSIONS TO FINISH FACE, U.N. O. 2. ALL DOORS SHOULD BE 3 12° FROM INCAREST INTERSECTING WALL AT HINGED SIDE, U.N. O. 3. WRITTEN DIMENSIONS TO REVALL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS TO CONSTRUCTION AND IMMENSIONS TO THE VERY ALL DIMENSIONS TO SELECTIONS FOR CLARIFICATION AND DIMENSIONS AND MEMBERS TO YOUR PRIVATE OF CONSTRUCTION AND IMMENSIONS. 4. REPER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS 5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS 6. LATH & PLASTER A MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL, B. ALL PLASTER CONNER BEAUS, CASING BRAUS, CONTROL OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED ST HERE COAT WORK, 78° THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONNIST OF A SORDATO HER WIND AND TWO COATT FINISH (15° MM), COAT PROPORTIONED AND INTO CONTRACTORS ASSOCIATION.	SECTION CUT



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City of Laguna Hills Pre-Approved ADU Program

revisions

description

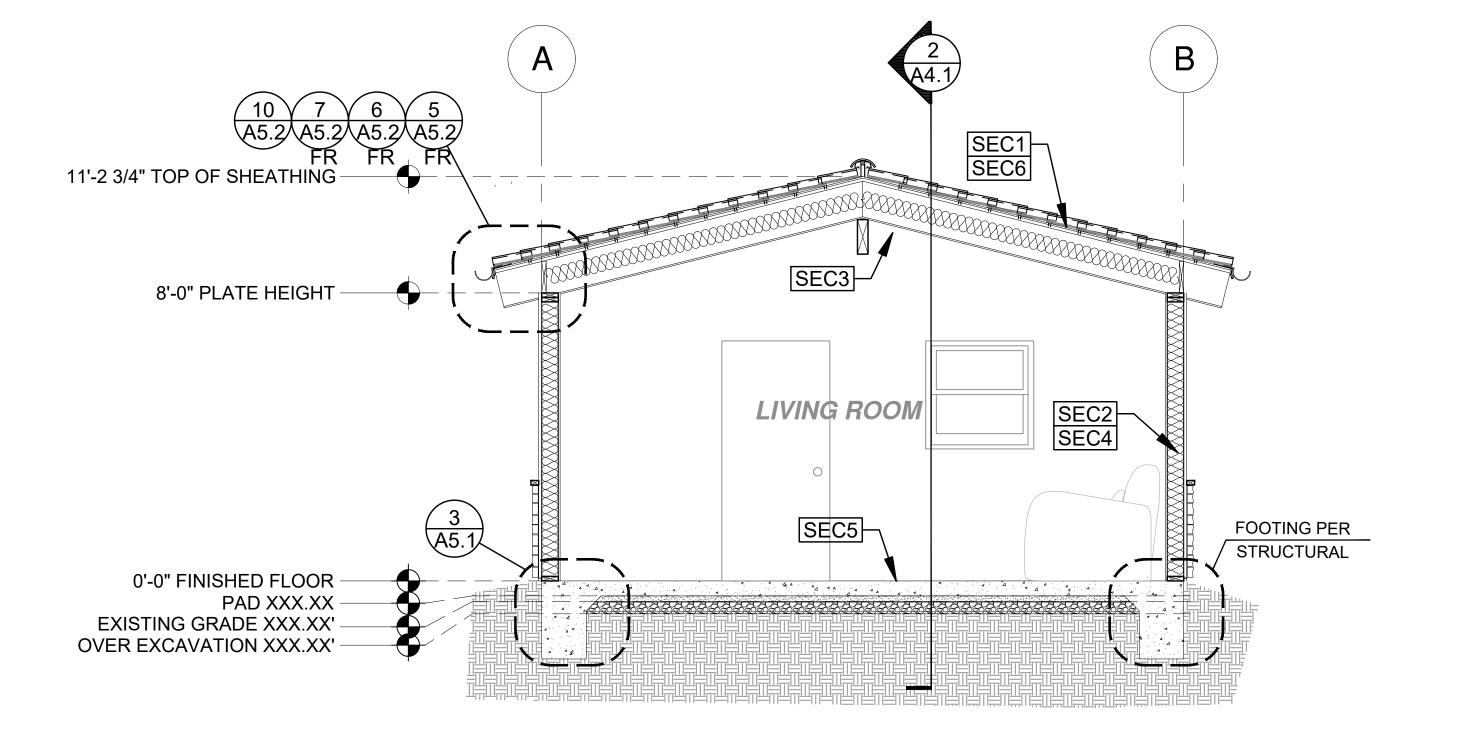
Building Sections Mediterranean

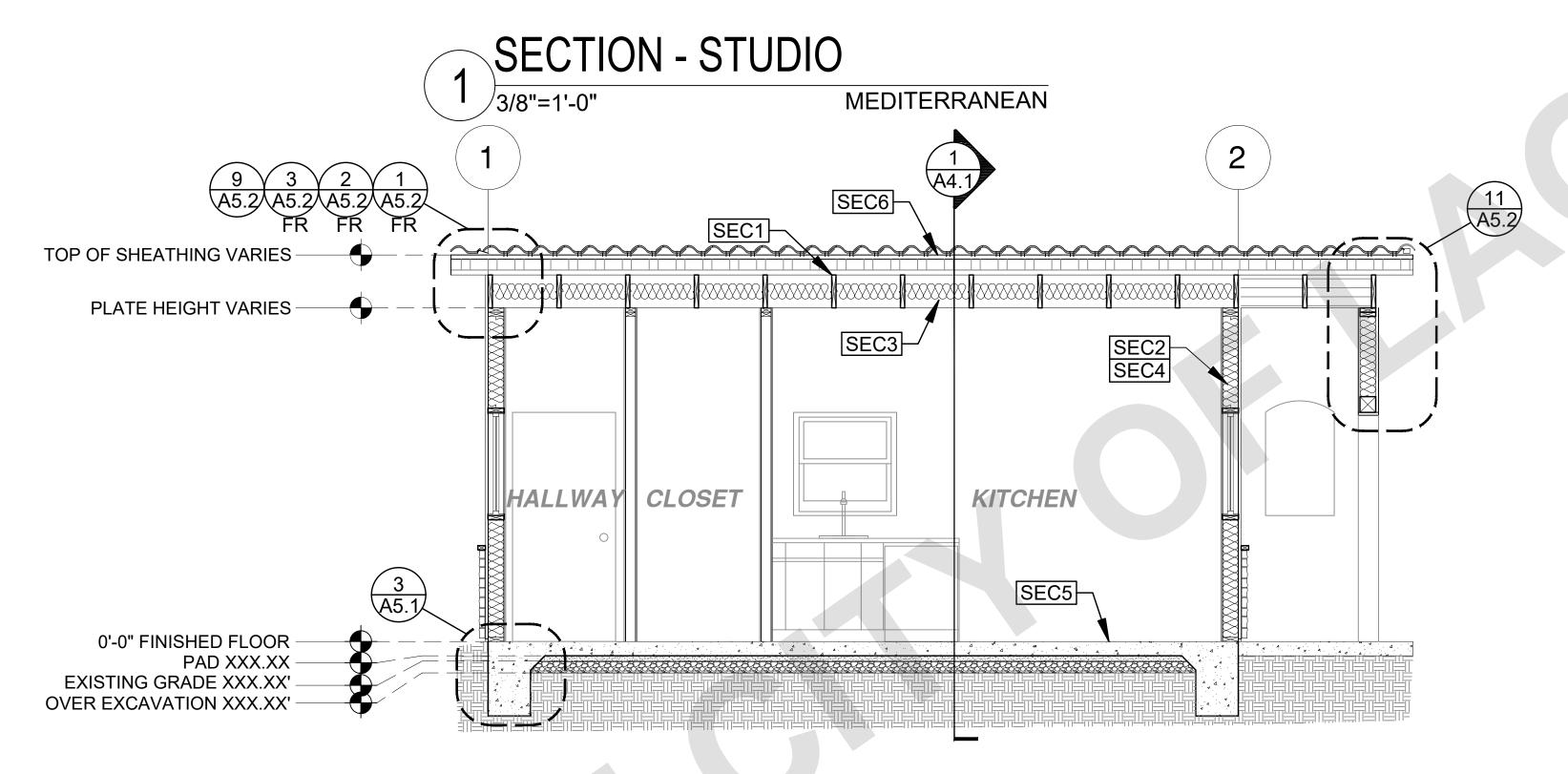
25 July 2025

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO

drawn by





SECTION - STUDIO

3/8"=1'-0"

M MEDITERRANEAN

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
SEC1 RAFTERS PER PLAN SEE STRUCTURAL SEC2 2X STUDS @ 16" O.C SEE STRUCTURAL SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS	1. NETALS SEE TAMS AND DETAILS TORLICATIONS. SEE TAMS AND DETAILS TORLICATIONS. SEE TAMS AND DETAILS TORLICATIONS. SEE TAMS AND DETAILS THE UPON INDIVIDUOUS PROVINCES. DUANTITY AND DORFIDERATION OF MISCHIAPOUS ROYAN DETAILS STEEL WORK ROLLING MISCHIAPOUS ROYAN DETAILS STEEL OR STEEL WORK ROLLING MISCHIAPOUS ROYAN DETAILS STEEL OR STEEL WORK ROLLING MISCHIAPOUS ROLLING STEEL S	SECTION CUT WIBER WITH CTURAL H WOOD ARD WITH RD ARD NERAL FIBER IN SUCH A PLACE FED IN ELEVATION DETAIL DRAWING REF. ELEVATION HARD LACE FED IN ELEVATION DETAIL DRAWING REF.

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revisions

City of Laguna Hills Pre-Approved ADU Program

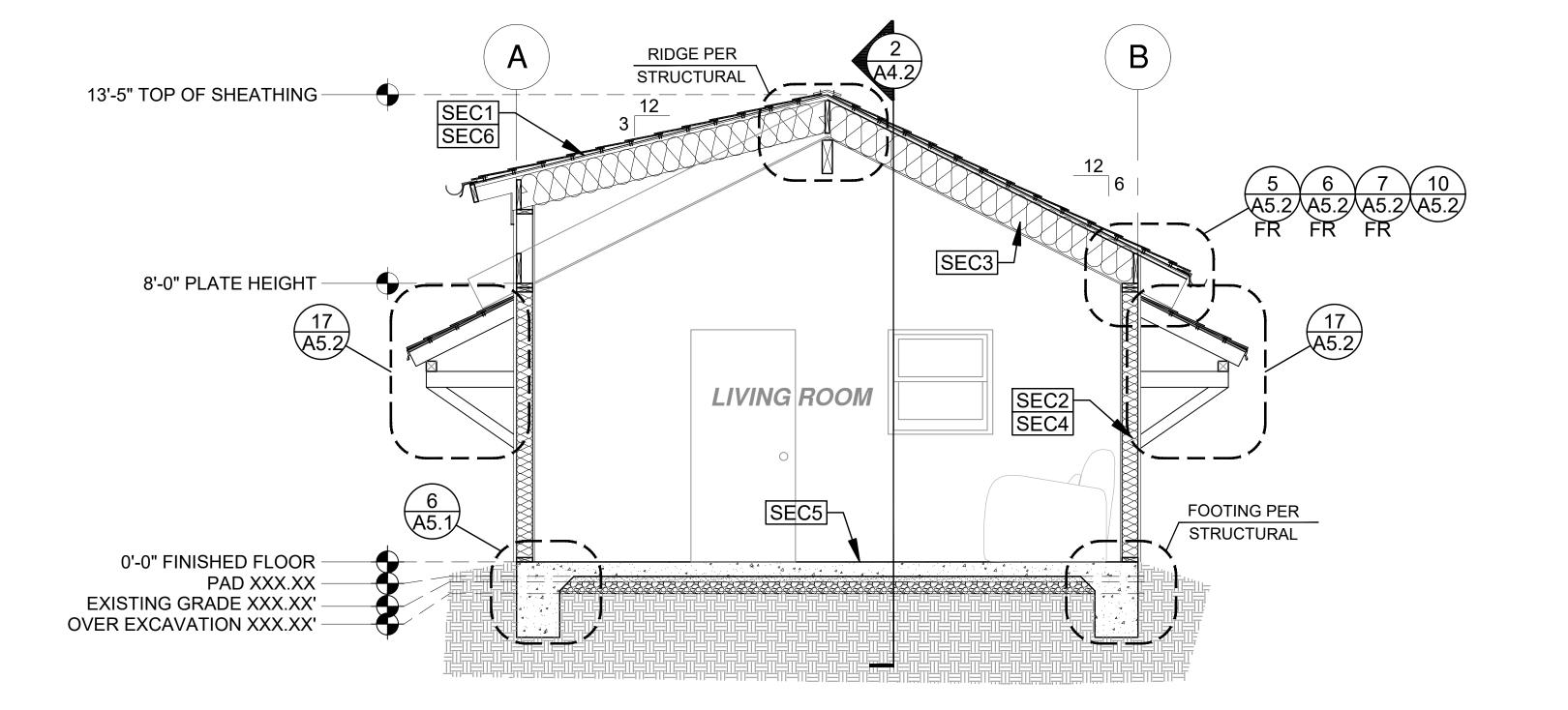
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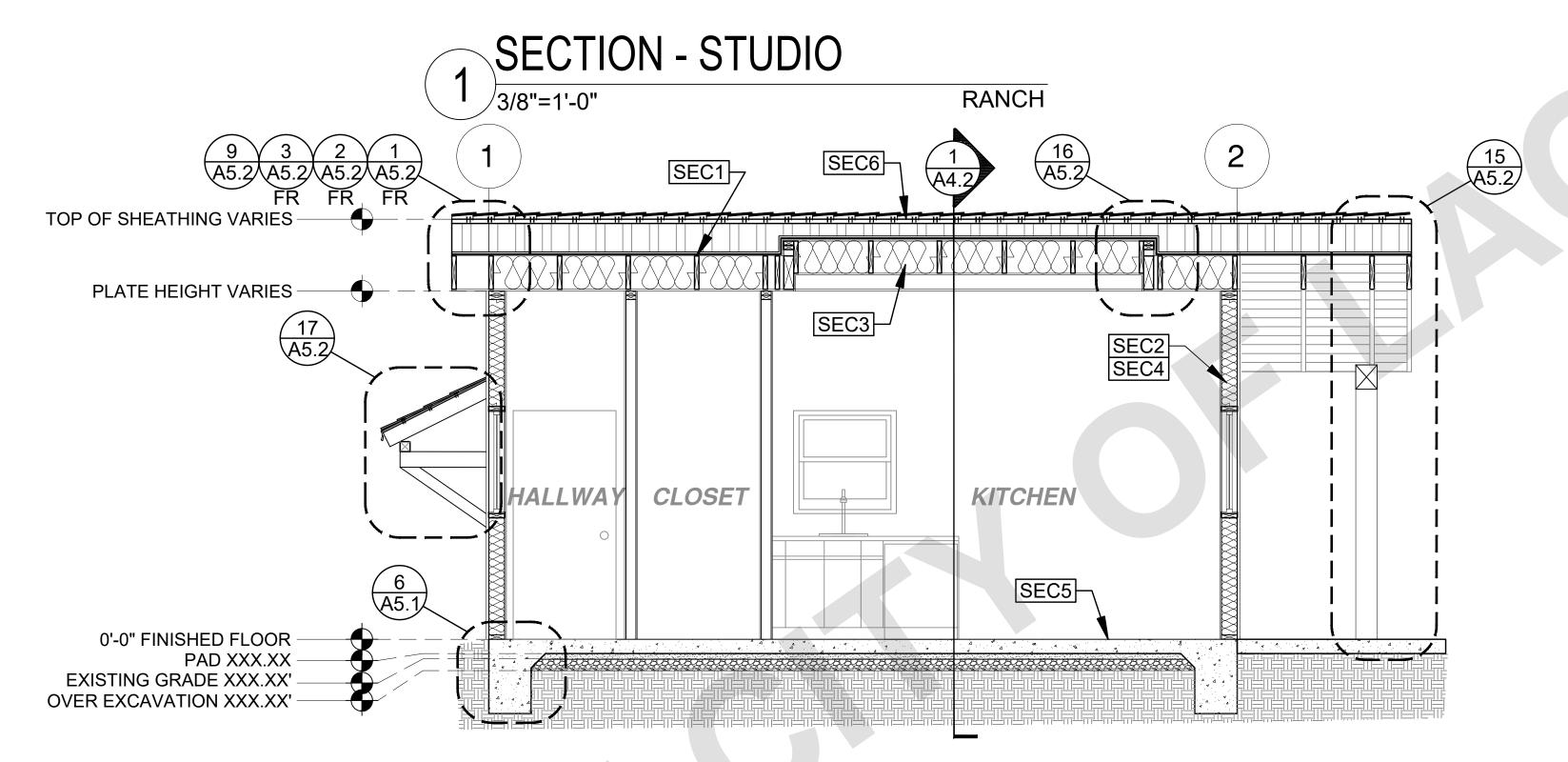
Building Sections Ranch

25 July 2025

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO drawn by





SECTION - STUDIO

3/8"=1'-0" RANCH

SECTION KEYNOTES	SECTION GENERAL NOTES			LEGEND
SEC1 RAFTERS PER PLAN SEE STRUCTURAL SEC2 2X STUDS @ 16" O.C SEE STRUCTURAL SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS	1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTEO CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS. FURNISH AND INSTALLALL SUCH ITEMS. FURNISH AND INSTALLAL SUCH INSTALLANCE. FURNISH AND INSTALLAL SUCH INSTALLANCE. FURNISH AND INSTALLAL SUCH INST	*KEYNOTES ONLY APPLY IF REFERNCED ON PLANS 1. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION 2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2022 CRC SECTION R302.11: 10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS	11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL NUMBER 2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE-HALF-INCH GYPSUM BOARD 6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD 7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION	ELEVATION CALLOUT DETAIL DRAWING REF. LEVATION MARKER

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RECIPIENT WILL, TO THE FULLEST EXTENT
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revisions

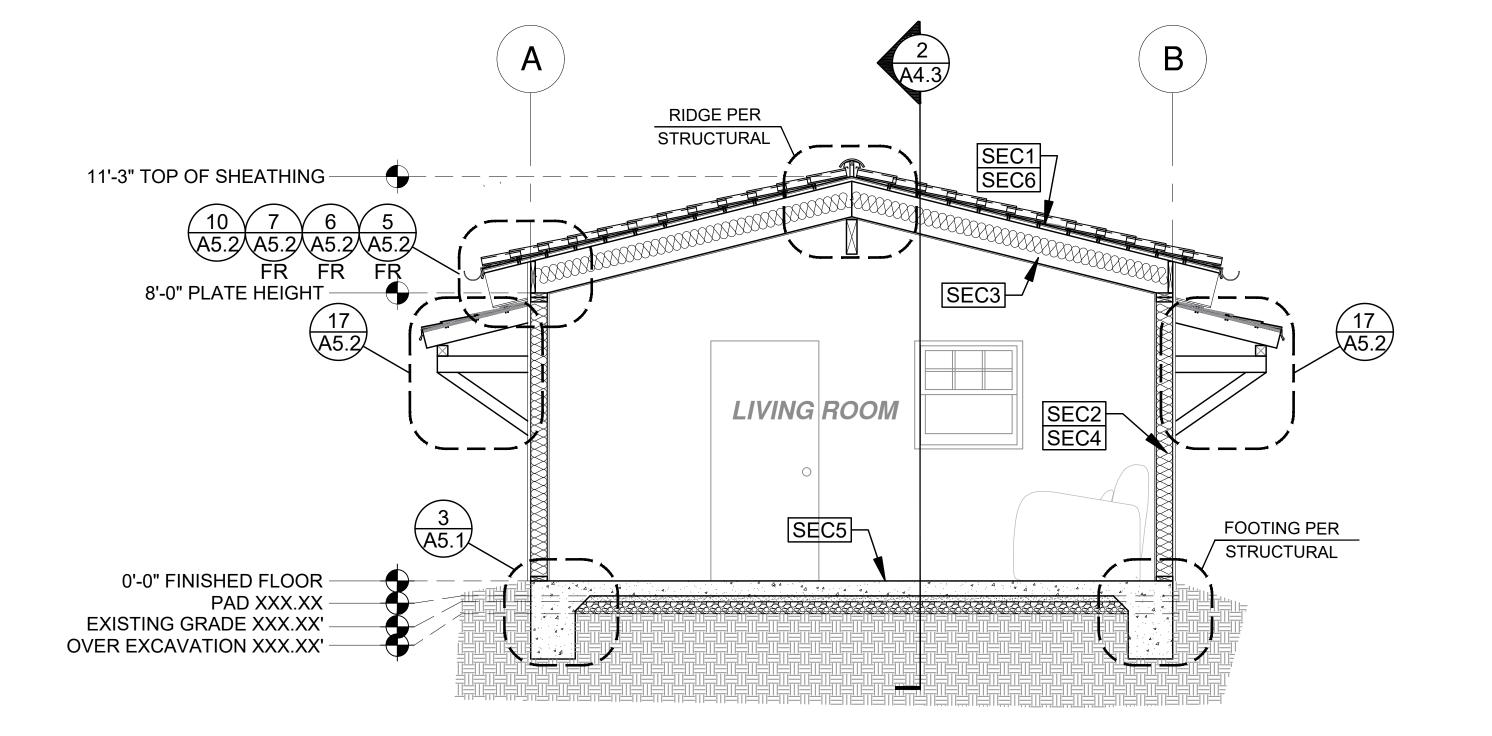
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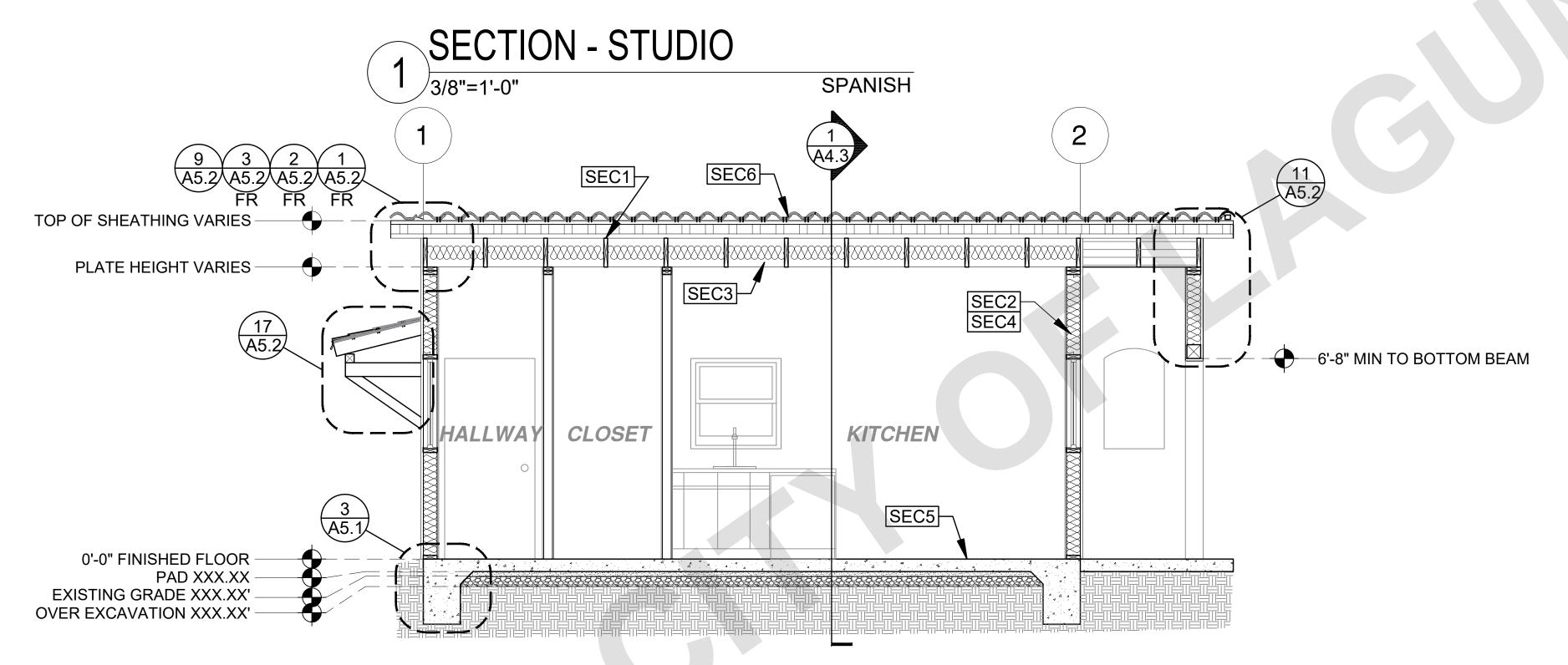
Building Sections Spanish

25 July 2025

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO drawn by





SECTION - STUDIO

3/8"=1'-0" SPANISH

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
SEC1 RAFTERS PER PLAN SEE STRUCTURAL SEC2 2X STUDS @ 16° O.C SEE STRUCTURAL SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS	1. NEPAIS OF PLAY AND DETAILS FOR LOCATIONS. QUANTITY AND CORPORATION SET UPON THE STORM TO AND DETAILS FOR LOCATIONS. QUANTITY AND CORPORATION SET UPON INCLUDING AND DETAILS FOR LOCATION AND AND AND AND AND AND AND AND AND AN	ELEVATION CALLOUT DETAIL DRAWING REF. ELEVATION MARKER

SCALE: $1\frac{1}{2}$ "=1'-0'

SCALE: $1\frac{1}{2}$ "=1'-0

SCALE: $1\frac{1}{2}$ "=1'-0"

SCALE: $1\frac{1}{2}$ "=1'-0

architecture + engineering + planning

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1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR

LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF LAGUNA HILLS BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED ON IS DEVOLUED AT ALL

EXPIRED OR IS REVOKED AT ALL. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project

City of Laguna Hills Pre-Approved ADU Program

revisions

\(\rightarrow \)
\(\rightarrow \)
\(\rightarrow \)

description

Architectural Details

date 25 July 2025

project no. LAGUNA HILLS ADU

drawn by DESIGN PATH STUDIO

SCALE: $1\frac{1}{2}$ "=1'-0'

et no. **A5.** 1

INSULATION @ UNVENTED ROOF ASSEMBLY

// IMPERMEABLE ONLY

DORMER TRANSITION AT RANCH

SCALE: 1"=1'-0

DESIGN PATH STUDIO

architecture + engineering + planning

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

4. IF THE RECIPIENT DOES NOT AGREE WITH THE

ABOVE CONDITIONS, DO NOT PROCEED WITH

IMPROVEMENT UNDER THESE PLANS AT ALL.

CONSTRUCTION OF AN ADU OR OTHER

project

City of Laguna Hills Pre-Approved ADU Program

revisions

\(\rightarrow{\}{\} \)

description

Architectural Details

date 25 July 2025

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO

sheet no.

drawn by

SCALE: 1"=1'-0'

INSULATION AT UNVENTED ROOF

ASSEMBLY-OVER/UNDER

INSULATION @ UNVENTED ROOF ASSEMBLY

A5.2

210. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF LAGUNA HILLS OF ANY DISCREPANCY, TYPICAL

211. PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.

212. ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED

213. RETROFIT MISPLACED HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS: MISPLACED HOLDOWN RETROFIT BOLT MIN EDGE DISTANCE REPLACEMENT HD 5/8" ALL-THREAD, EMBED 6" HDU2 5/8" ALL-THREAD, EMBED 6" 4.5" HDU4 5/8" ALL-THREAD, EMBED 9" 6" HDU5 HDU8 7/8" ALL-THREAD, EMBED 9" HDU8

HDU11

OR $\frac{5}{8}$ " TITEN HD, EMBED $5\frac{1}{2}$ " MIN.

·" TITEN HD, EMBED 5½" MIN.

214 RETROFIT 5 "EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHURS USE SIMPSON SEI-XP EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS. LOCATION REPLACEMENT SLAB EDGE, 1 3/4" DIST. SHEARWALL ⁵/₈ " ALL-THREAD, EPOXY, EMBED 3"

1" ALL-THREAD, EMBED 12" 7'

INTERIOR > 6," EDGE DIST. SHEARWALL OR NON-SHEAR

0.145 DIA. SHOT PINS SPACED 4 INCHES **NON-SHEAR** ANY OTHER APART ON SILL. (2) FOR EACH MISSING ANCHOR BOLT. MAX. OF (6) SHOT PINS EVERY 6 FT.

215. WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING: A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF

LAGUNA HILLS APPROVAL. B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED. C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE CITY OF LAGUNA HILLS RECOMMENDATIONS.

216. ALL HOLDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION

3. WOOD FRAMING CONSTRUCTION

300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.

301. ROOF SHEATHING SHALL BE \(\frac{19}{39}\)" OR \(\frac{5}{8}\)" C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (24/0) W/ 10D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.

302. TYPICAL WALL SHEATHING:

INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. 5" GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 6" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNBLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS.

EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE & EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X $\frac{7}{16}$ " STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.

303. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB. SHEATHING (WOOD STRUCTURAL PANELS) MUST MEET THE REQUIREMENTS OF DOC PS1 OR PS2 IN ACCORDANCE WITH NDS SDPWS.

304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING. 310. ENGINEERED BEAMS ARE AS FOLLOWS: "PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900). "LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325) (E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9") "LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800) "GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O. "IJC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION

LUMBER SPECIFICATIONS: ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING: 2X4 FRAMING LUMBER NOT LISTED BELOW STANDARD GRADE OR BETTER 92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS STUD GRADE OR BETTER 2X4 STUDS OVER 10' #2 OR BETTER 2X4 SILLS & PLATES STANDARD OR BETTER 2X6 STUDS. SILLS. & PLATES #2 OR BETTER 4X4 STUDS & POSTS STANDARD OR BETTER OR #1 4X6. 6X6. & LARGER STUDS & POSTS #1 OR BETTER 4X4, 4X6 BEAMS & HEADERS #2 OR BETTER 4X8, 4X10, 4X12, 4X14 BEAMS & HEADERS #1 OR BETTER 6X4 BEAMS & HEADERS #2 OR BETTER 6X6 & LARGER BEAM & HEADERS **#1 OR BETTER** 2X10 AND LARGER RAFTERS AND JOISTS #1 OR BETTER

312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS: BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED. SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW:

PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.

PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT.

STUDS AND PLATES: SEE STRUCTURAL DETAILS 14 & 15 ON SHEET S5 FOR NOTCHING AND BORING.

313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.

314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.

315. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.

316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.

317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS

318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION. 320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER

326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.

327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS FOR BUILDING, BALCONIES, PORCHES OR SIMILAR APPURTENANCES WHEN EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION OF A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION.

4. ICC-ES AND NER APPROVALS

APA PLYWOOD & OSB--ESR-2586 HTTP://WWW.ICC-ES.ORG 401. JOISTS AND RAFTERS AND BEAMS: TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153 BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336 LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403 ROSEBURG JOISTS & BEAMS--ESR-1210, 1251

402. WOOD CONNECTORS:

16D

GLU-LAM BEAMS-- ESR-1940

PACIFIC WOOD TECH - ESR 2909

400. PLYWOOD AND OSB PANELS:

SIMPSON CONNECTORS--ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320. 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046 IAPMO ER-112, 130, 143, 192, 262 USP LUMBER CONNECTORS--ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200 QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472

403. ADHESIVES & ANCHORS: SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508. SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771 SIMPSON TITEN HD--ICC-ESR-1056, 2713

HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269 | 5. NAILING & FASTENING

SIMPSON SHOT PINS ICC-ES ESR-2138

500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)

501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.

502. ALTERNATE NAILING FOR ROOF SHEATHING: 8D 2 $\frac{1}{2}$ " X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.

503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 8D $2\frac{1}{2}$ " X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL

504. S

0.162

1 **				AILS ARE SPECIF Y CUTLER OR EC	QUAL RISK CATEGORY	
NAIL	SIZES				C&C PRESSURES SEISMIC IMPORTANCE FACTOR Ss: 1.400 Sds: 1.120	Cs:
SIZE OF NAIL	STANDARD LENGTH		SIZE (INCHES)	PENETRATION REQUIRED	A	R:
BOX	NAILS		,		(-) ZONE 1 -42.0 psf -39.5 psf -39.3 psf METHOD: EQUIVALENT LATERAL FORCE	E PROCEDUR
6D 8D	2" 2 "	12 11	0.099 0.113	1" 1"	(-) ZONE 3 -87.5 psf -76.0 psf -75.2 psf	N BASE SHEAF
10D 12D	3" 3"	10 10	0.128 0.128	1 "	(+) ALL ZONES 16.5 psf 16.0 psf 16.0 psf 702. WIND DESIGN CRITERIA : WIND SPEED (V-ult)	
16D	3 "	10	0.135	1 "	RISK CATEGORY	
16D SINKE	-R 3" MON NA	9 Δ11 S	0.148	1 "	WALLS A _{EFFECTIVE} = 10 sf 21 sf 48 sf	
6D 8D 10D 12D	2" 2½ " 3" 3"	11 10 9 9	0.113 0.131 0.148 0.148	1" 1 " 1½"	(-) ZONE 4	ROOF LL PORCH LL

FULL REPORTS FOUND AT:

JOIST TO SILL, TOP PLATE, OR GIRDER, T.N. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER 8d Box @ 4" o.c. TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN 1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N. 2-1.75" Gage Staples, 2-8d Com, 3-10d Box 3-16d Box, 2-16d Com 2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND 2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING 3-16d Box, 2-16d Com BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS 32" o.c. FN Top & BTTM STAGGERED ON OPPOSITE SIDES 10d Box, 3"x0.131" nails, 3" 14 gage staples 24" o.c. FN Top & BTTM 2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples ENDS & SPLICES, FN LEDGER SUPPORTING JOISTS/RAFTERS 4-16d Box, 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES JOIST TO BAND OR RIM JOIST, END NAIL 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N. 2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples FOOTNOTES: aced at 6 inches at intermediate supports where spans are or more. For nailing of wood structural panel and ard diaphragms and shear walls, refer to Section 2305. Nails eathing are permitted to be common, box or casing. shall be 6 inches on center on the edges and 12 inches on

	,	l	INTERMEDIATE	
PARTICLEB	OARD WALL SHEATHING TO FRAMING	(IN)	SUPPORTS (IN)	
	16d Com or deformed; or $2\frac{3}{8}$ "x.113" nail (subfloor and wall)	6	12	
0.4	8d Com or deformed (roof) or $2\frac{3}{8}$ " x.113" nail (roof)	6 ^e	6	FOOTNOTEO
<u>3"-1"</u>	$1\frac{3}{4}$ " 16 Ga Staple, $\frac{7}{16}$ " crown (subfloor and wall)	4	8	FOOTNOTES:
	$2\frac{3}{8}$ " x.113"x.266" head nail (roof)	3,	3,	a. Nails spaced at 6 inches at intermediate supports where spans are
	$1\frac{3}{4}$ " 16 Ga Staple, $\frac{7}{16}$ " crown (roof)	3 ^f	3'	48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails
	8d Com or deformed (subfloor and wall)	6	12	for wall sheathing are permitted to be common, box or casing.
<u>19</u> " <u>-3</u> "	8d Com or deformed (roof) or $2\frac{3}{8}$ " x.113" nail (roof) d	6 ^e	6 e	b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel
	$2\frac{3}{8}$ " x.113"x.266" head nail, 2"16 Gage staple, $\frac{7}{16}$ " crown	4	8	supports at 16 inches (20 inches if strength axis in the long direction of
7/8"-1 ¹ / ₄ "	10d Com or (3"x0.148"); or deformed ($2\frac{1}{2}$ x.131"x.281 head)	6	12	the panel, unless otherwise marked). c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top
OTHER EXT	ERIOR WALL SHEATHING (FIBERBOARD)			plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
b 1"	$1\frac{1}{2}$ " x0.120", galvanized roofing nail ($\frac{7}{16}$ " head dia) or $1\frac{1}{4}$ " 16 Ga Staple w/ $\frac{7}{16}$ " or 1" crown	3	6	d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
2 <u>5</u> " 32	$1\frac{3}{4}$ " x0.120", galvanized roofing nail ($\frac{7}{16}$ " head dia) or $1\frac{1}{2}$ " 16 Ga Staple w/ $\frac{7}{16}$ " or 1" crown	3	6	e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate
WOOD STRI	JCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			supports within 48 inches of roof edges and ridges, nails shall be
3" & LESS	8d COMMON (2 ½"x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12	spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in
$\frac{7}{8}$ "-1"	8d COMMON ($2\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12	Exposure C. Spacing exceeding 6 inches on center at intermediate
$1\frac{1}{8}$ "- $1\frac{1}{4}$ "	10d COMMON (3"x0.148"); or deformed ($2\frac{1}{2}$ "x0.131"); or deformed ($2\frac{1}{2}$ "x0.120")	6	12	supports shall be permitted where the fastening is designed per the AWC NDS.
PANEL SIDII	NG TO FRAMING			e. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph
1/2" & LESS	6d corrosion-resistant siding (1 ⁷ / ₈ "x.106"); or 6d corrosion-resistant (2"x.099")	6	12	g. Nails and staples are carbon steel meeting the specifications of
1 -	8d corrosion-resistant siding $(2\frac{3}{8}$ "x0.128"); or 8d corrosion-resistant casing $(2\frac{1}{2}$ "x0.113")	6	12	ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering
INTERIOR P	ANELING			practice or approved under Section 104.11.
<u>1</u> "	4d casing $(1\frac{1}{2}$ "x0.080"); or 4d finish $(1\frac{1}{2}$ "x0.072")	6	12	
	6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches)	6	12	

DESIGN CRITERIA 8. STATEMENT OF SPECIAL INSPECTIONS 700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA

701. SEISMIC DESIGN CRITERIA: SOIL BEARING VALUE 1,500 psf SITE CLASS D (Default) 0.157

RESIDENTIAL CODE.

NG WALL ANALYSIS URE SEE STRUCTURAL AR, Cs, & R FACTORS.

6.5

123 mph 0.18

20 psf 20 psf

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A HOLDOWN ATTACHED.)

801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.

802. PER CBC 1705.13 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETTACHED ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE GRADE.

9. SOILS REPORT

A SOILS REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL. IN-LIEU OF THE SOILS REPORT A CONSERVATIVE VALUE FOR THE SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN OF THE BUILDING.

IMITED SET OF STANDARDIZED ADU PLANS AND

SPECIFICATIONS APPROVED BY THE CITY OF AGUNA HILLS **building department. Building** CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OF REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT, DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE

FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. THE RECIPIENT RECOGNIZES AND ACKNOWLEDG THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY O EGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRES OR IMPLIED, SHALL ATTACH TO THESE DOCUMENT AND THE INFORMATION CONTAINED THEREON. AN ISE REUSE OR ALTERATION OF THESE OCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY, FURTHERMORE, THE RECIPIENT WILL. TO THE FULLEST EXTEN PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLEUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS . THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO

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project

City of Laguna Hills Pre-Approved **ADU Program**

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description

Structural Notes & Specifications

25 July 2025 date

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO drawn by

sheet no.

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LEGEND

PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT

OF RAFTERS

* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER

GRADE SPECIFICATIONS.

- — HANGER TO BEAM/LEDGER

BEARING OR EXTENT

SHEARWALL & A.B. SPACING

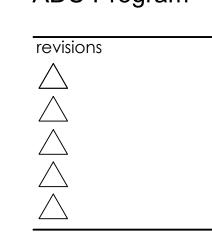
City of Laguna Hills Pre-Approved ADU Program

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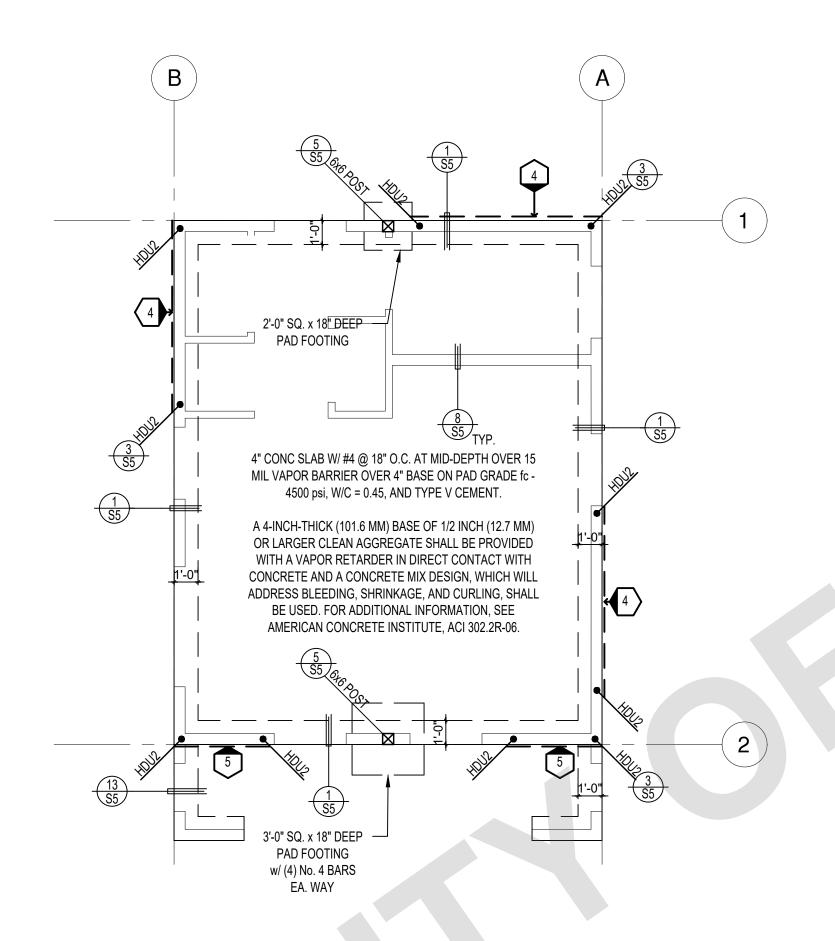
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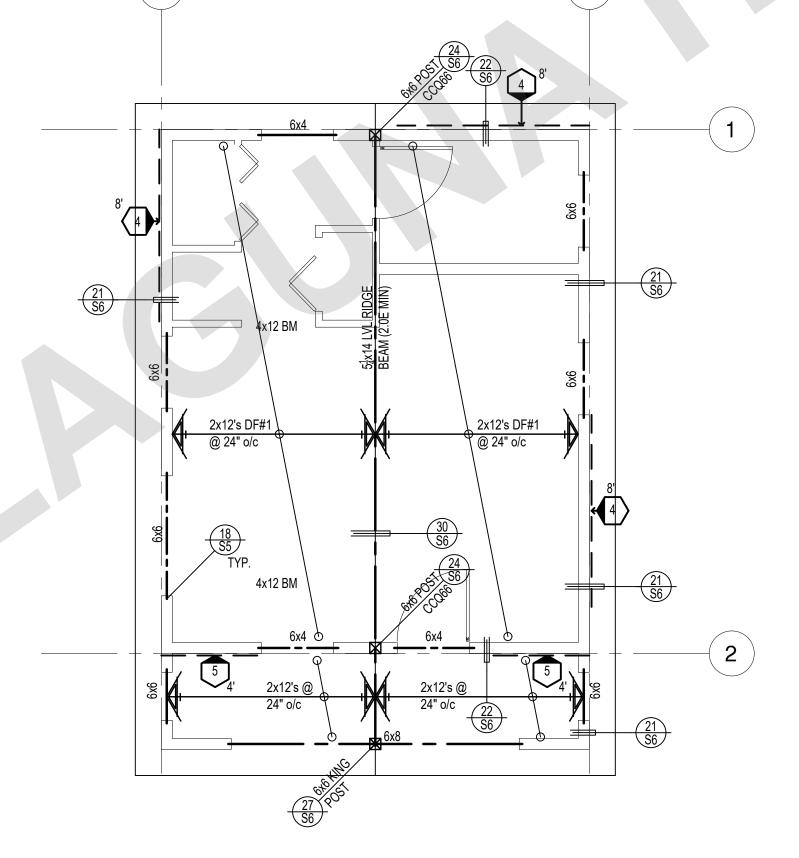
Mediterranean Foundation & Framing <u>Plan</u>

25 July 2025

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO drawn by





FOUNDATION PLAN 1/4"=1'-0" MEDITERRANEAN

ROOF FRAMING PLAN 1/4"=1'-0" MEDITERRANEAN

SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
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- THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
- PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH
- 5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- 6. SEE SHT S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- . FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	380*	490*	550*	665*	870*
ANCHOR BOLT SPACING	½" @ 48" or ½" @ 32"	5%" @ 32" or ½" @ 24"	½" @ 24" or ½" @ 16"	½" @ 24" or ½" @ 16"	½" @ 16" or ½" @ 12"	½" @ 12" or ½" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

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

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LEGEND

PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT

OF RAFTERS

* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER

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HANGER TO BEAM/LEDGER

BEARING OR EXTENT

SHEARWALL & A.B. SPACING

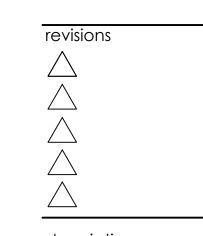
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description

Ranch Foundation & Framing <u>Plan</u>

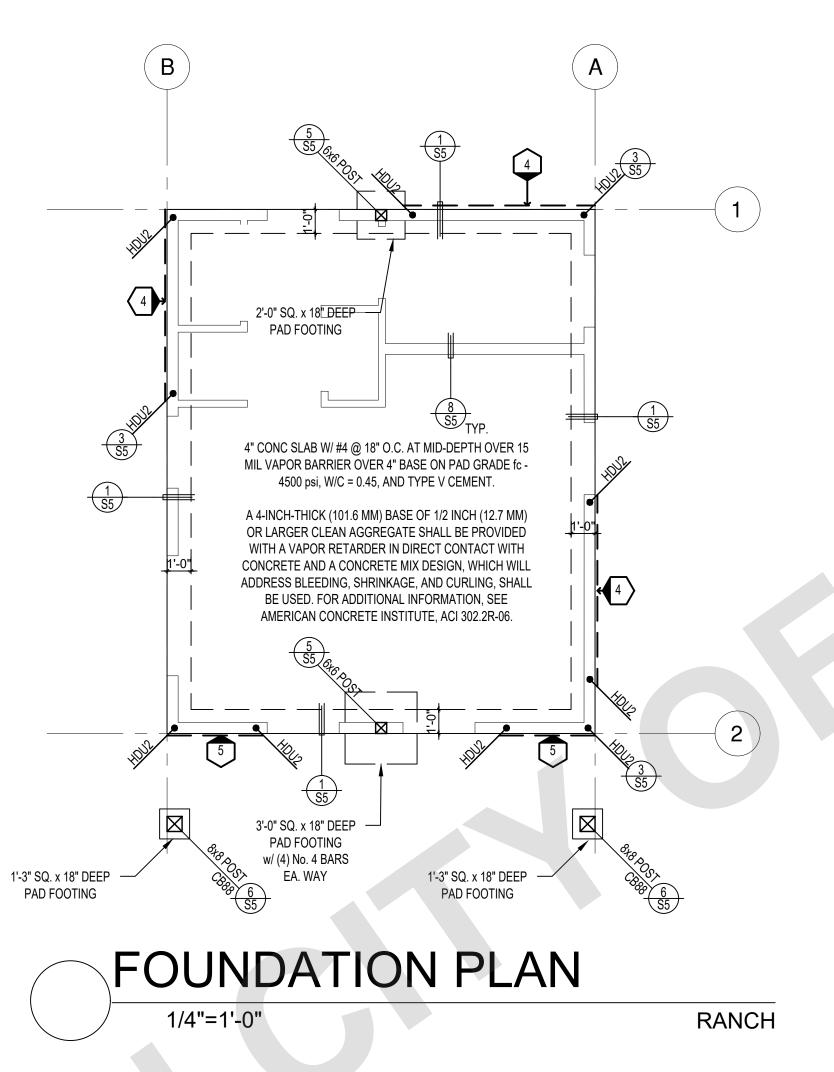
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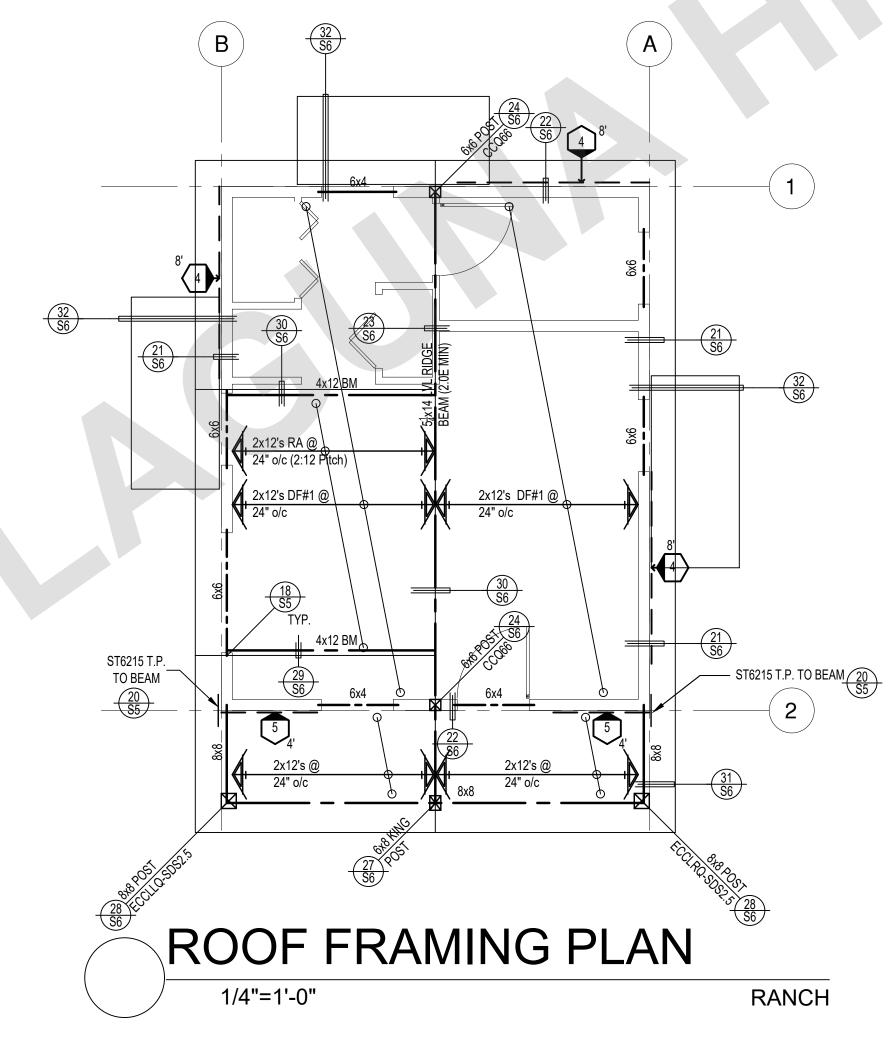
drawn by

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO

(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.





SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
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- PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH
- 5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- 6. SEE SHT S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- . POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2)
- FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	380*	490*	550*	665*	870*
ANCHOR BOLT SPACING	5½" @ 48" or ½" @ 32"	½" @ 32" or ½" @ 24"	⅓" @ 24" or ½" @ 16"	½" @ 24" or ½" @ 16"	½" @ 16" or ½" @ 12"	½" @ 12" or ½" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

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LEGEND

PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT

OF RAFTERS

* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER

GRADE SPECIFICATIONS.

- — HANGER TO BEAM/LEDGER

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SHEARWALL & A.B. SPACING

City of Laguna Hills Pre-Approved ADU Program

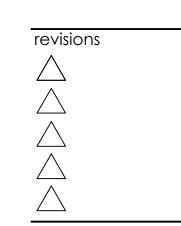
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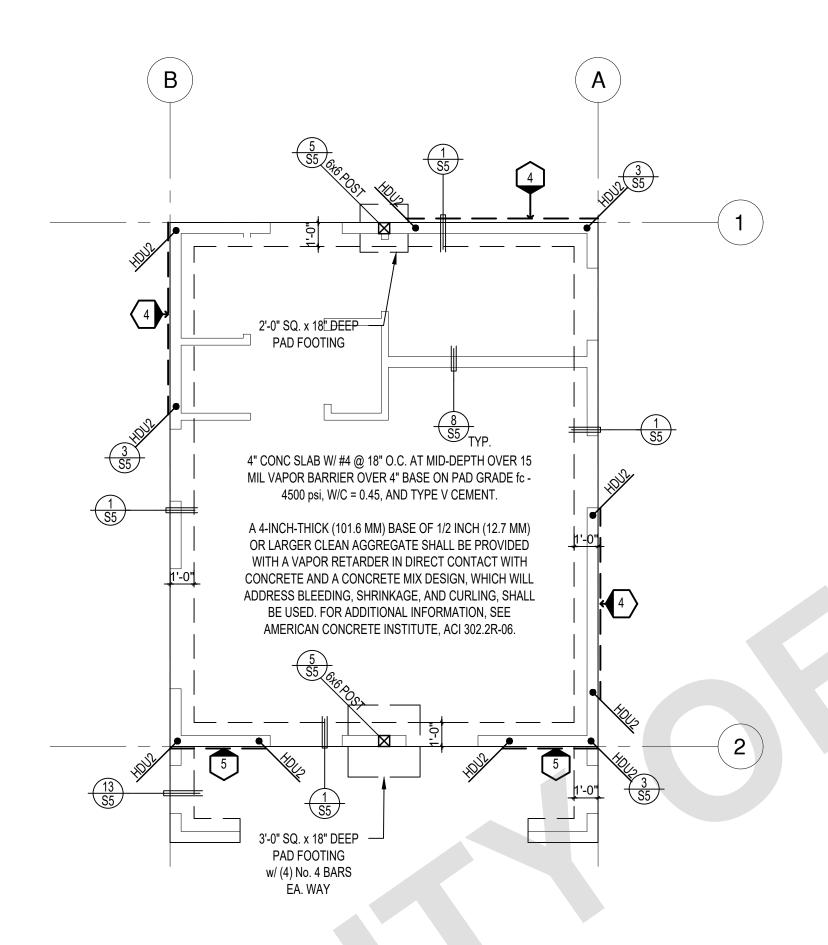
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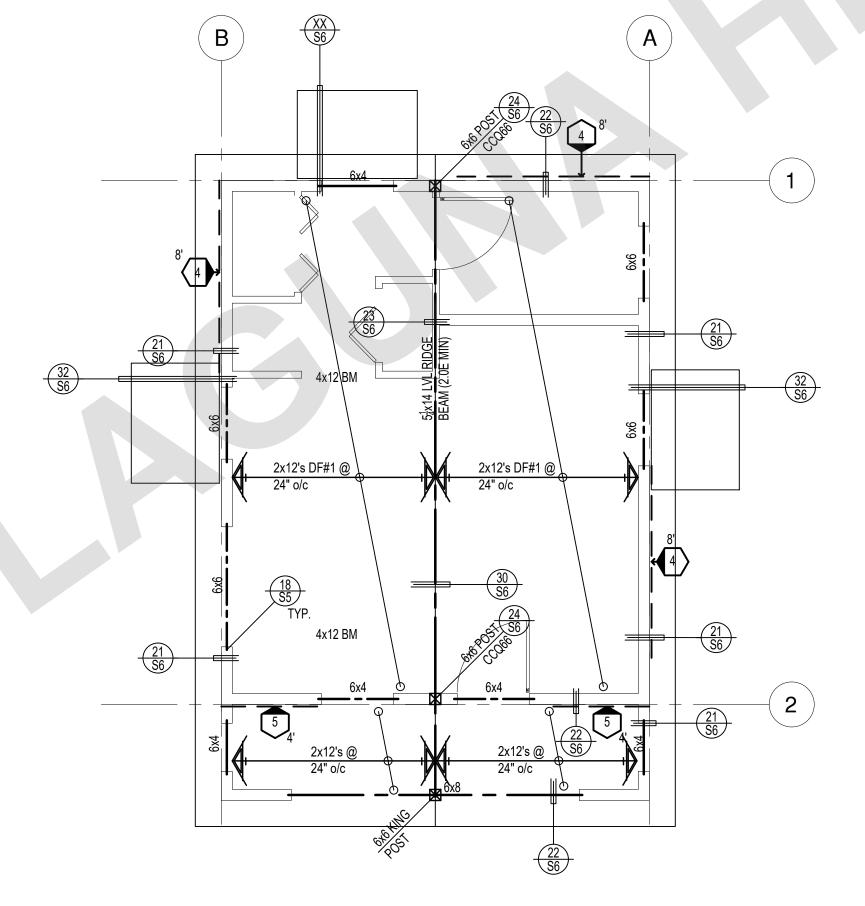
Spanish Foundation & Framing <u>Plan</u>

25 July 2025

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO drawn by









SHEAR WALL SCHEDULE (ASD VALUES)

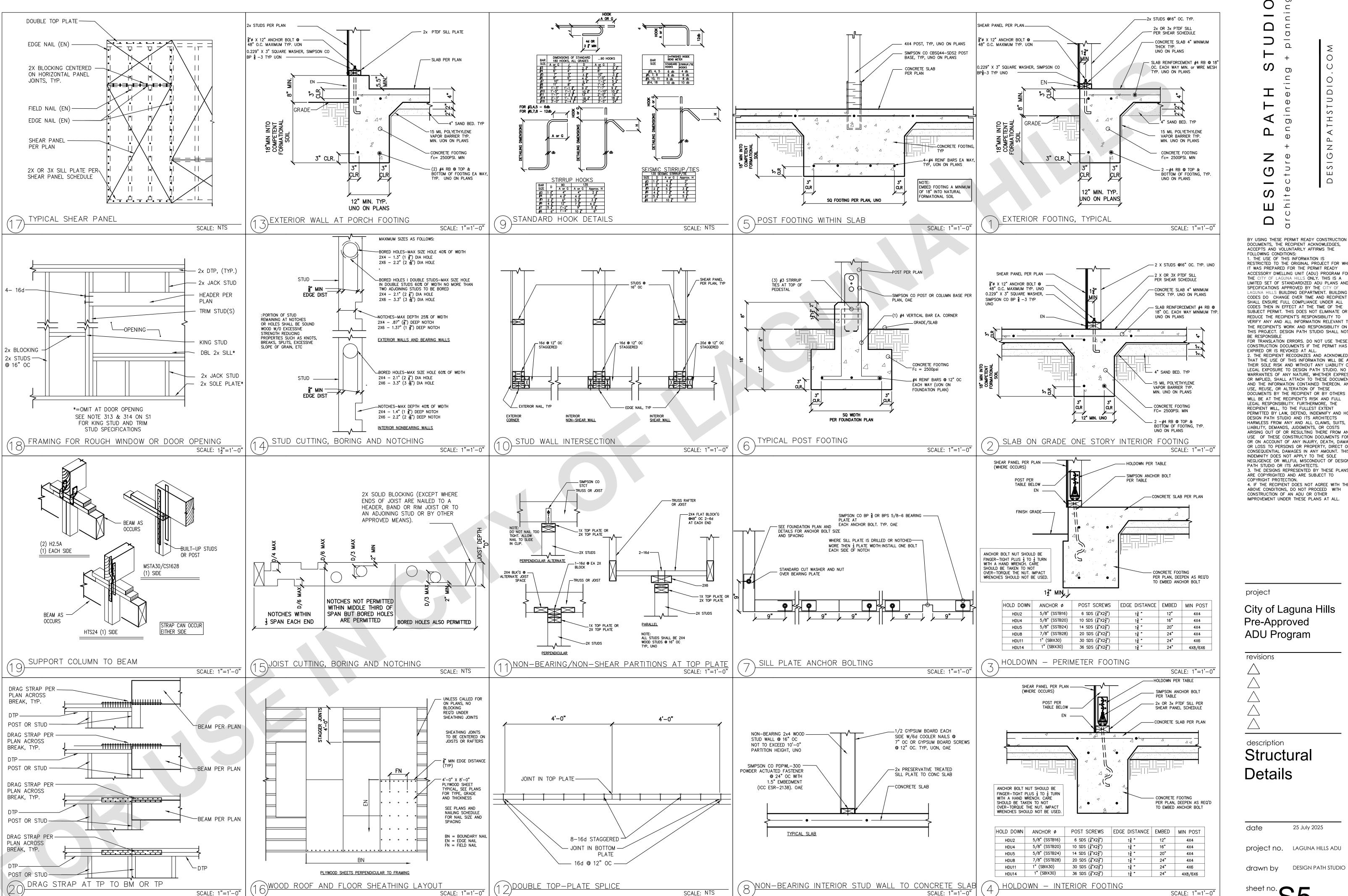
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	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/ ₃₂ " rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	380*	490*	550*	665*	870*
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- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.



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

project

City of Laguna Hills Pre-Approved **ADU Program**

revisions

description Structural Details

25 July 2025 project no. LAGUNA HILLS ADU

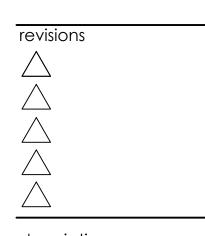
DESIGN PATH STUDIO

DESIGN PATH STUDIO architecture + engineering + planning

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

project

City of Laguna Hills Pre-Approved ADU Program



Structural Details

date 25 July 2025

project no. LAGUNA HILLS ADU

DESIGN PATH STUDIO

heet no.

drawn by

no. **S6**

CF1R-PRF-01-E

(EDR2total)

5.5

5.7

5.2

5.3

Compliance Margins

Efficiency¹ EDR

(EDR2efficiency)

12.8

13.4

12.3

12.4

HERS Provider: CHEERS lated to CHEERS. Therefore, CHEERS is not responsible for,

Report Generated: 2025-04-22 10:52:18

CF1R-PRF-01-E

15.28

(Page 5 of 12)

(Page 2 of 12)

Calculation Date/Time: 2025-04-22T10:51:20-07:00

Source Energy

(EDR1)

1.5

1.8

1.7

1.5

Input File Name: Laguna Hills ADU Studio.ribd22x

Total² EDR

(EDR2total)

30.7

31

30.9

Registration Date/Time: 04/22/2025 13:10

Calculation Date/Time: 2025-04-22T10:51:20-07:00

2.31

Input File Name: Laguna Hills ADU Studio.ribd22x

Report Version: 2022.0.000

Schema Version: rev 20220901

30.5

NTS, THE RECIPIENT ACKNOWLEDGES, AND VOLUNTARILY AFFIRMS THE NG CONDITIONS: JSE OF THIS INFORMATION IS TED TO THE ORIGINAL PROJECT FOR WHICH PREPARED FOR THE PERMIT READY DRY DWELLING UNIT (ADU) PROGRAM FOR OF LAGUNA HILLS ONLY. THIS IS A SET OF STANDARDIZED ADU PLANS AND ATIONS APPROVED BY THE CITY OF HILLS BUILDING DEPARTMENT. BUILDING O CHANGE OVER TIME AND RECIPIENT NSURE FULL COMPLIANCE UNDER ALL THEN IN EFFECT AT THE TIME OF THE PERMIT. THIS DOES NOT ELIMINATE OR THE RECIPIENT'S RESPONSIBILITY TO ANY AND ALL INFORMATION RELEVANT TO IPIENT'S WORK AND RESPONSIBILITY ON DJECT. DESIGN PATH STUDIO SHALL NOT ONSIBLE INSLATION ERRORS. DO NOT USE THESE JCTION DOCUMENTS IF THE PERMIT HAS OR IS REVOKED AT ALL. RECIPIENT RECOGNIZES AND ACKNOWLEDGES IE USE OF THIS INFORMATION WILL BE AT DLE RISK AND WITHOUT ANY LIABILITY OR XPOSURE TO DESIGN PATH STUDIO. NO TIES OF ANY NATURE, WHETHER EXPRESS IED, SHALL ATTACH TO THESE DOCUMENTS INFORMATION CONTAINED THEREON. ANY USE, OR ALTERATION OF THESE NTS BY THE RECIPIENT OR BY OTHERS AT THE RECIPIENT'S RISK AND FULL ESPONSIBILITY. FURTHERMORE, THE IT WILL, TO THE FULLEST EXTENT ED BY LAW, DEFEND, INDEMNIFY AND HOLD PATH STUDIO AND ITS ARCHITECTS 3S FROM ANY AND ALL CLAIMS, SUITS, DEMANDS, JUDGMENTS, OR COSTS OUT OF OR RESULTING THERE FROM ANY THESE CONSTRUCTION DOCUMENTS FOR ACCOUNT OF ANY INJURY, DEATH, DAMAGE TO PERSONS OR PROPERTY, DIRECT OR JENTIAL DAMAGES IN ANY AMOUNT. THIS TY DOES NOT APPLY TO THE SOLE NCE OR WILLFUL MISCONDUCT OF DESIGN TUDIO OR ITS ARCHITECTS. DESIGNS REPRESENTED BY THESE PLANS YRIGHTED AND ARE SUBJECT TO

G THESE PERMIT READY CONSTRUCTION

of Laguna Hills Approved J Program

HT PROTECTION.

E RECIPIENT DOES NOT AGREE WITH THE CONDITIONS, DO NOT PROCEED WITH JCTION OF AN ADU OR OTHER

MENT UNDER THESE PLANS AT ALL.

nergy

25 July 2025

ct no. LAGUNA HILLS ADU

DESIGN PATH STUDIO n by

BUILDING ENERGY ANALYSIS REPORT PROJECT: Laguna Hills ADU - 0 Studio Laguna Hills, CA Project Designer: Design Path Studio P.O. Box 230165 Encinitas, CA 92023 Report Prepared by: Design Path Studio 2825 Dewey Road San Diego, CA 92106 Job Number:

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Project Name: Laguna Hills ADU - 0 Studio **Calculation Date/Time:** 2025-04-22T10:51:20-07:00 (Page 3 of 12) Calculation Description: Title 24 Analysis Input File Name: Laguna Hills ADU Studio.ribd22x

4/22/2025

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards.

This program developed by EnergySoft Software – www.energysoft.com.

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2
Space Heating	0.01	0.05	1.11	8.36	-1.1	-8.31
Space Cooling	1.27	34.28	0.38	13.41	0.89	20.87
IAQ Ventilation	0.53	5.63	0.53	5.63	0	0
Water Heating	4.11	46.19	3.13	35.13	0.98	11.06
Self Utilization/Flexibility Credit		N		0		0
North Facing Efficiency Compliance Total	5.92	86.15	5.15	62.53	0.77	23.62
Space Heating	0.01	0.05	0.85	6.36	-0.84	-6.31
Space Cooling	1.27	34.28	0.39	14.51	0.88	19.77
IAQ Ventilation	0.53	5.63	0.53	5.63	0	0
Water Heating	4.11	46.19	3.12	35.02	0.99	11.17
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	5.92	86.15	4.89	61.52	1.03	24.63

Registration Number: 425-P010121687A-000-000-000000-0000 NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (Cand cannot guarantee, the accuracy or completeness of the information contained in this document. Registration Date/Time: 04/22/2025 13:10 HERS Provider: CHEERS sted to CHEERS. Therefore, CHEERS is not responsible for, Report Generated: 2025-04-22 10:52:18 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Laguna Hills ADU - 0 Studio

CF1R-PRF-01-E (Page 6 of 12)

Calculation Date/Time: 2025-04-22T10:51:20-07:00 Input File Name: Laguna Hills ADU Studio.ribd22x

REQUIRED PV SYS	TEMIC										
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.54	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

Calculation Description: Title 24 Analysis

he following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3) Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional letail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Quality insulation installation (QII) Indoor air quality ventilation Kitchen range hood

Verified Refrigerant Charge Airflow in habitable rooms (SC3.1.4.1.7)

Verified heat pump rated heating capacity Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5) Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION

Number of Ventilation Number of Water Number of Dwelling **Project Name** Number of Bedroom Number of Zones **Cooling Systems Heating Systems** Laguna Hills ADU - 0 Studio

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Calculation Date/Time: 2025-04-22T10:51:20-07:00 Project Name: Laguna Hills ADU - 0 Studio (Page 1 of 12) Calculation Description: Title 24 Analysis Input File Name: Laguna Hills ADU Studio.ribd22x

GENER	AL INFORMATION				
01	Project Name	Laguna Hills ADU - 0 Studio			
02	Run Title	Title 24 Analysis			
03	Project Location				
04	City	Laguna Hills	05	Standards Version	2022
06	Zip code		07	Software Version	EnergyPro 9.0
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft ²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft ²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	389	19	Glazing Percentage (%)	19.40%
20	ADU Bedroom Count	n/a			
	IANCE DECLIES				

This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.

01 Building Complies with Computer Performance

O3 This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Registration Number: 425-P010121687A-000-000-000000-0000 NOTICE: This document has been generated by California Home Energy Efficiency Rating Services and cannot guarantee, the accuracy or completeness of the information contained in this documer Registration Date/Time: 04/22/2025 13:10 HERS Provider: CHEERS Report Version: 2022.0.000 Report Generated: 2025-04-22 10:52:18 CA Building Energy Efficiency Standards - 2022 Residential Compliance Schema Version: rev 20220901

Project Name: Laguna Calculation Description			00000000000000000000000000000000000000	2025-04-22T10:51:20-07:00 na Hills ADU Studio.ribd22x		(Page 4 of
NERGY USE SUMMARY	and described successful and an analysis of the successful analysis of the successful analysis of the succes					
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR
Space Heating	0.01	0.05	0.81	6.09	-0.8	-6.04
Space Cooling	1.27	34,28	0.52	16.8	0.75	17.48
IAQ Ventilation	0.53	5.63	0.53	5.63	0	0
Water Heating	4.11	46.19	3.11	34.98	1	11.21
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	5.92	86.15	4.97	63.5	0.95	22.65
Space Heating	0.01	0.05	1.02	7.83	-1.01	-7.78
Space Cooling	1.27	34.28	0.44	14.68	0.83	19.6
IAQ Ventilation	0.53	5.63	0.53	5.63	0	0
Water Heating	4.11	46.19	3.12	35.11	0.99	11.08
Self Utilization/Flexibility Credit		OII.		0		0
West Facing Efficiency Compliance Total	5.92	86.15	5.11	63.25	0.81	22.9

Registration Number: 425-P010121687A-000-000-0000000-0000 Registration Date/Time: 04/22/2025 13:10 Report Generated: 2025-04-22 10:52:18 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

roject Name:		E - RESIDENTIAL	•				Calculati	on Date	Time:	2025-04-	22T10-	51:20-07:00		CF1R-PRF-01-6 (Page 7 of 12
Calculation Des	0											io.ribd22x		(Fage 7 01 12
calculation Des	cription. Title	24 Allalysis					iiiput rii	e ivallie.	Laguii	מא מווווז אט	o stud	10.11bu22x		
ZONE INFORMAT	ION													
01 02				03		04				05		06		07
Zone Name Zone Type		HVAC	System Nam	e z	Zone Floor	Area (ft ²)	Α	vg. Cei	ing Heigh	: \	Water Heating Sys	stem 1	Status	
ADU - 0 Stu	ıdio	Conditioned	Ductl	ess Mini Split	1	38	9			9 -		DHW Sys 1		New
OPAQUE SURFAC	ES								-	/ 		()		
01 02		02	0	3		04		05	17	06		07		08
Name		Zone	Constr	uction	Az	zimuth	Ori	entation	Gross Area (ft ²)		Window and Door Area (ft2)		Tilt (deg)	
Front Wall	AD	U - 0 Studio	R-19	19 Wall		0	Front		142		29		90	
Right Wall	AD	U - 0 Studio	R-19	9 Wall		270 Right		Right	174		13.5	5	90	
Back Wall	AD	U - 0 Studio	R-19	R-19 Wall		180		Back	155			9		90
Left Wall	AD	U - 0 Studio	R-19	19 Wall		90 Left		Left		240		24		90
OPAQUE SURFAC	ES - CATHEDRA	L CEILINGS						***						
01	02	03	04		05	06		07		08		09	10	11
Name	Zone	Construction	Azimut	h Orie	ntation	Area	(ft ²)	Skylight (ft ²)		Roof Ris		Roof Reflectance	Roof Emittar	ce Cool Roof
Roof (cath) Avg Pitch	ADU - 0 Studio	R-30 Roof No Attic	0 Fro		ront	ont 389					0.1		No	
FENESTRATION /	GLAZING			- 2	1 }	•			- 31			.,-		
01	02	03	04	05	06	07	08	09	10		11	12	13	14
Nama	T	Cuntons	Ouloutetieu	AiAb	Width	Height	94	Area	U-fac	U	-factor	succ	SUCC Course	Futurion Chadina
Name	Туре	Surface	Orientation	Azimuth	(ft)	(ft)	Mult.	(ft ²)	О-тас	tor	ource	SHGC	SHGC Source	Exterior Shading
Window A	Window	Front Wall	Front	0			1	9	0.3		NFRC	0.32	NFRC	Bug Screen
Door 1	Window	Front Wall	Front	0			1	20	0.3		NFRC	0.32	NFRC	Bug Screen
Window C	Window	Right Wall	Right	270			1	4.5	0.3		NFRC	0.32	NFRC	Bug Screen

Registration Number: 425-P010121687A-000-000-000000-0000 NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (and cannot guarantee, the accuracy or completeness of the information contained in this document Registration Date/Time: 04/22/2025 13:10 Report Generated: 2025-04-22 10:52:18 CA Building Energy Efficiency Standards - 2022 Residential Compliance Schema Version: rev 20220901

ENERGY USE INTENSITY Standard Design (kBtu/ft² - yr) Proposed Design (kBtu/ft² - yr) Compliance Margin (kBtu/ft² - yr) Margin Percentage **North Facing** Gross EUI¹ 37.93 35.61 2.32 6.12 Net EUI² 15.12 12.81 2.31 15.28 **East Facing** 37.93 35.46 2.47 6.51 Gross EUI¹ 15.12 12.66 2.46 South Facing 37.93 35.58 2.35 6.2 Gross EUI¹ 15.12 12.77 2.35 15.54 **West Facing** Gross EUI¹ 37.93 35.61 2.32 6.12

12.81

1. Gross EUI is Energy Use Total (not including PV) / Total Building Area. 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

Net EUI²

15.12

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Source Energy

37.3

37.1

37.3

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Name: Laguna Hills ADU - 0 Studio

Calculation Description: Title 24 Analysis

²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries

Proposed PV Capacity Scaling: North (1.54 kWdc) East (1.54 kWdc) South (1.54 kWdc) West (1.54 kWdc)

(EDR1)

Efficiency¹ EDR

(EDR2efficiency)

33.9

46.7

33.3

34.4

34.3

³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

Proposed Design

RESULT³: PASS

Project Name: Laguna Hills ADU - 0 Studio

Calculation Description: Title 24 Analysis

Standard Design

North Facing

East Facing

South Facing

West Facing

ENERGY DESIGN RATINGS

Registration Number: 425-P010121687A-000-000-000000-0000 NOTICE: This document has been generated by California Home Energy Efficiency Rating Services and cannot guarantee, the accuracy or completeness of the information contained in this document HERS Provider: CHEERS ated to CHEERS. Therefore, CHEERS is not responsible for, Registration Date/Time: 04/22/2025 13:10 Report Generated: 2025-04-22 10:52:18 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

Project Name: L	₋aguna Hills A	DU - 0 Studio					Calculat	tion Date	/Time:	2025	5-04-22T10:51	:20-07:00		(Page
Calculation Des	cription: Title	24 Analysis					Input Fi	le Name	Lagun	a Hill	s ADU Studio.r	ibd22x		
FENESTRATION /	GLAZING					1.								
01	02	03	04	05	06	07	08	09	10		11	12	13	:
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-fac	tor	U-factor Source	SHGC	SHGC Source	Exterior
Window A 2	Window	Right Wall	Right	270	1		1	9	0.3		NFRC	0.32	NFRC	Bug S
Window A 3	Window	Back Wall	Back	180			1	9	0.3	3	NFRC	0.32	NFRC	Bug S
Window B	Window	Left Wall	Left	90			1	15	0.3	3	NFRC	0.32	NFRC	Bug S
Window A 4	Window	Left Wall	Left	90	į.		1	9	0.3	3	NFRC	0.32	NFRC	Bug S
SLAB FLOORS	·									7				
01		02	03		04			05	1		06		07	08
Name		Zone	Area (ft ²)		Perimete	r (ft)	-	nsul. R-va nd Depth	lue	_	Insul. R-value and Depth	Carpete	ed Fraction	Heate
Slab-on-Grad	le AD	U - 0 Studio	389	5/	73			none			0	8	30%	No

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-30	None / None	0.033	Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board

Registration Number: 425-P010121687A-000-000-000000-0000

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Registration Number: 425-P010121687A-000-000-000000-0000

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CF1R-PRF-01-E

(Page 11 of 12)

Calculation Date/Time: 2025-04-22T10:51:20-07:00

Effectiveness - SRE | Indicator Display?

07

Includes Fault

08

HERS Provider: CHEERS elated to CHEERS. Therefore, CHEERS is not responsible for

Report Generated: 2025-04-22 10:52:18

Input File Name: Laguna Hills ADU Studio.ribd22x

IAQ Recovery

n/a

Registration Date/Time: 04/22/2025 13:10

Report Version: 2022.0.000

Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. **Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be

Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Househol

Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).

Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the

roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified

Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consu

average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor not exceeding U-0.184.

J-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access oractor must not exceed over. Active from interations initimating the release of active exceeding oractor of the second of the control of the second of the

as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.

Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material a

without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected fror physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).

Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class I vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).

Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of

Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted

Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled

Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor

a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

§ 150.0(e)2: area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. § 150.0(e)3: Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.

Space Conditioning, Water Heating, and Plumbing System:

Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other

10.0-§ 110.3:

10.0-§ 110.3:

10.2(a):

10.2(b):

10.2(b):

10.2(b):

10.2(a):

10.2(b):

10.2(b):

10.2(a):

10.2(b):

10.2(b):

10.2(a):

10.2(b):

10.2(b):

10.2(a):

10.2(b):

10.2(b

§ 110.3(c)6: hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

§ 150.0(k)1H: elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

§ 150.0(k)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. § 150.0(k)2B: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. *

Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned

\$ 150.0(k)2C: Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.

Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified

\$ 150.0(k)2E: must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.

Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.

§ 150.0(k)2K: Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or where the controls. Independent controls and so that shall be controlled independently from the arise. Inglining in the cabinets of shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.

Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets a controllock requirements must be used to made the controllock.

§ 110.10(a)1: application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency,

§110.10(b)1A: square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be

\$110.10(b)3A: Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the \$110.10(b)3B: Increase of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the

Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.

110.10(e)2: main Electrical Service Fairer. The main electrical service Fairer and the permanently marked as "For Future Solar Electric."

110.10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.

located on the roof or overhang of the building and have a total area no less than 250 square feet.

110.10(e)1: Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.

solar zone, measured in the vertical plane.

110.10(d): provided to the occupant.

2022 Single-Family Residential Mandatory Requirements Summary

Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *

Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8

Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not require

power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet

on and off. *

Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installe

in § 150.0(k)/2A.

Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminair

applicable requirements may be used to meet these requirements.

Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5

walts of power.

Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the

which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).

Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160

Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof

Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be

Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double po

to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of

the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.

Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a

setback thermostat.*

Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank

Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with

§ 110.5(e) Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.

\$ 150.0(c): framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0

§ 150.0(g)2: all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.

Fenestration Products, Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must h

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *

caulked, gasketed, or weather stripped.

Masonry walls must meet Tables 150.1-A or B. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

surface heat loss rating.

linen closet is closed.

§ 150.0(k)2B: to comply with § 150.0(k).

§ 150.0(k)1I:

§ 150.0(k)2A:

150.0(k)4:

Goods and Services (BHGS).

Schema Version: rev 20220901

USE, OR ALTERATION OF THESE NTS BY THE RECIPIENT OR BY OTHERS

AT THE RECIPIENT'S RISK AND FULL

25 July 2025

ct no. LAGUNA HILLS ADU

n by DESIGN PATH STUDIO

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Calculation Date/Time: 2025-04-22T10:51:20-07:00 (Page 9 of 12) Project Name: Laguna Hills ADU - 0 Studio Calculation Date/Time: 2025-04-22T10:51:20-07:00 Input File Name: Laguna Hills ADU Studio.ribd22x Calculation Description: Title 24 Analysis Input File Name: Laguna Hills ADU Studio.ribd22x SPACE CONDITIONING SYSTEMS 05 04 Building Envelope Air Leakage System Type **Heating Unit Name Cooling Unit Name Fan Name** N/A n/a n/a Ductless Mini Heat pump Heat Pump System Heat Pump System Split1 heating cooling 04 05 06 07 80 09

HVAC - HEAT PUMPS 02 04 05 06 07 08 09 10 11 13 Heating Cooling System Type Efficiency HSPF2 / Cap 47 Cap 17 **HERS Verification** EER / Controlled Type Type SEER2 Heat Pump Heat Pump System **VCHP-ductless** EERSEER 11.7 Not Zonal 1-hers-htpump System 1

Verified Verified Refrigerant Verified Verified Heating Verified Heating **Verified Airflow** Airflow Target Verified EER/EER2 SEER/SEER2 Charge HSPF/HSPF2 Cap 47 Cap 17 **Heat Pump System Not Required** Not Required 1-hers-htpump VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

08 Low Leakage Air Filter Sizing Certified Certified Indoor Fan not Airflow to Ductless Units **Ducts in** Airflow per Low-Static Habitable in Conditioned & Pressure non-continuous Running RA3.3 and Thermostat Conditioned VCHP System Rooms Space Drop Rating Fan Continuousl Space SC3.3.3.4.1 Heat Pump System 1 Not required Required Required Required Not required Not required Not required Not required

Registration Number: 425-P010121687A-000-000-000000-0000 NOTICE: This document has been generated by California Home Energy Efficiency Rating Services and cannot guarantee, the accuracy or completeness of the information contained in this documen Registration Date/Time: 04/22/2025 13:10 HERS Provider: CHEERS Report Version: 2022.0.000 Report Generated: 2025-04-22 10:52:18 CA Building Energy Efficiency Standards - 2022 Residential Compliance Schema Version: rev 20220901

RESI	DENTIAL N	MEAS	URES S	MMU	ARY						RMS-1
Project Na Laguna	ame Hills ADU - 0	Studio		Build	ding Type		gle Fami Iti Family		Addition Alone Existing+ Addition	on/Alteration	Date 4/22/2025
Project Ad				Cali	fornia Ene	rgy Clima	ite Zone	Total	Cond. Floor Area	Addition	# of Units
	na Hills			С	A Clim	ate Zor	ne 06		389	n/a	1
	ATION					Area					
Const	ruction Typ	ое		Cav	rity	(ft ²)	S	pecia	al Features		Status
Wall	Wood Framed			R 19		636					New
Roof	Wood Framed R	after		R 30		389					New
Slab	Unheated Slab-o	on-Grade		- no in:	sulation	389	Perim	= 73'			New
	STRATION	2	Total Area:		Glazing				New/Altered Ave		0.30
Orient				SHGC	Overl	nang	Sidef	ins	Exterior Sh	nades	Status
Front (N)		29.0	0.300	0.32	none		none		N/A		New
Right (W)		13.5	0.300	0.32	none		none		N/A		New
Rear (S)		9.0	0.300	0.32	none		none		N/A		New
Left (E)		24.0	0.300	0.32	none		none		N/A		New
4											
4					4						
1											
	SYSTEMS										
Qty.	Heating		Min. Ef		oling			n. Eff		rmostat	Status
Qty.		D	Min. Ef		oling it Heat Pu	тр		ı. Eff	The Setbac		Status New
Qty.	Heating	0				тр					
Qty.	Heating Electric Heat Pump					тр			Setbac	k	
Qty.	Heating Electric Heat Pump DISTRIBUT	ION	8.20 HSPF	= Spl	it Heat Pu		14.0	SEER	Setbac	Duct	New
Qty. 1 HVAC Locati	Heating Electric Heat Pump DISTRIBUT on	ION Hea	8.20 HSPF	E Spl	it Heat Pu	Duc		SEER	Setbac	Duct R-Value	New Status
Qty.	Heating Electric Heat Pump DISTRIBUT on	ION Hea	8.20 HSPF	= Spl	it Heat Pu		14.0	SEER	Setbac	Duct	New
Qty. 1 HVAC Locati	Heating Electric Heat Pump DISTRIBUT on	ION Hea	8.20 HSPF	E Spl	it Heat Pu	Duc	14.0	SEER	Setbac	Duct R-Value	New Status
Qty. 1 HVAC Location	Heating Electric Heat Pump DISTRIBUT on Mini Split	ION Hea	8.20 HSPF	E Spl	it Heat Pu	Duc	14.0	SEER	Setbac	Duct R-Value	New Status
Qty. 1 HVAC Location Ductless N	Heating Electric Heat Pump DISTRIBUT on Mini Split R HEATING	ION Hea	8.20 HSPi ating s / with Fan	Co Duci	oling	Duc n/a	14.0	seer	Setbac	Duct R-Value	Status New
HVAC Location Ductless M	Heating Electric Heat Pump DISTRIBUT on Mini Split R HEATING Type	ION Hea	8.20 HSPI	E Spl	oling tless	Duc n/a	14.0	ation	Setbac	Duct R-Value	Status New Status
HVAC Location Ductless M	Heating Electric Heat Pump DISTRIBUT on Mini Split R HEATING	ION Hea	8.20 HSPi ating s / with Fan	Co Duci	oling	Duc n/a	14.0	ation	Setbac	Duct R-Value	Status New

2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must § 150.0(m)13: be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.*
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)10. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biil&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)10.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand- controlled exhaust system meeting requirements of §150.0(o)1 Giii.enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1 Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1 Gvi.*
§ 150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/griles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confrm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G
ool and Spa Sys	tems and Equipment:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
8 110 4/b)1·	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated sugging and return lines, or built up connections to allow for future solar heating.

and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.

Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor § 150.0(k)1E: control, low voltage wiring, or fan speed control.

Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*

Water Heater Name (#) DHW Heater 1 (1)

HERS Verification

n/a

WATER HEATERS - NEEA HEAT PUMP 05 NEEA Heat Pump **NEEA Heat Pump** Duct Inlet Air Source | Duct Outlet Air Sour # of Units Tank Vol. (gal) Tank Location Model Brand RheemPROPH40T2R DHW Heater 1 ADU - 0 Studio Outside ADU - 0 Studio H37530

Solar Heating

System

n/a

Distribution

None

VATER HEATING - HERS VERIFICATION 03 04 05 06 07 **Compact Distribution** nower Drain Water Heat Pipe Insulation Parallel Piping **Compact Distribution** Recirculation Control Recovery

Project Name: Laguna Hills ADU - 0 Studio

Calculation Description: Title 24 Analysis

BUILDING ENVELOPE - HERS VERIFICATION

Required

01

DHW Sys 1

Quality Insulation Installation (QII) High R-value Spray Foam Insulation

02

Domestic Hot

Water (DHW)

Not Required

Standard

Distribution Type | Water Heater Name | Number of Units

DHW Heater 1

Registration Number: 425-P010121687A-000-000-0000000-0000 NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (and cannot guarantee, the accuracy or completeness of the information contained in this document HERS Provider: CHEERS ated to CHEERS. Therefore, CHEERS is not responsible for, Registration Date/Time: 04/22/2025 13:10 Report Generated: 2025-04-22 10:52:18 Report Version: 2022.0.000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Laguna Hills ADU - 0 Studio		PRF-01-I 12 of 12					
Calculation Description: Title 24 Analysis	Input File Name: Laguna Hills ADU Studio.ribd22x						
	- The Name: Edgana Tims 7.00 Stadio. II bazza						
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT							
L. I certify that this Certificate of Compliance documentation is accurate and complete.							
Occumentation Author Name:	Documentation Author Signature:						
/vonne St. Pierre	Yvonne St. Pierre						
Company:	Signature Date:						
Design Path Studio	04/22/2025						
Address:	CEA/ HERS Certification Identification (If applicable):						
P.O. Box 230165							
City/State/Zip:	Phone:						
Encinitas, CA 92023	(760) 484-0253						
RESPONSIBLE PERSON'S DECLARATION STATEMENT	7.						
certify the following under penalty of perjury, under the laws of the State of California:							
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the							
	ompliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regula						
The building design features or system design features identified on this Certificate of Compliance calculations, plans and specifications submitted to the enforcement agency for approval with this	are consistent with the information provided on other applicable compliance documents, workshee building permit application.	ts,					
Responsible Designer Name:	Responsible Designer Signature:						
/vonne St. Pierre	Yvonne St. Pierre						
Company:	Date Signed:						
Design Path Studio	04/22/2025						
Address:	License:						
P.O. Box 230165							
City/State/Zip:	Phone:						
Encinitas, CA 92023	(760) 484-0253						

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

outer vapor barrier.

5/6/22

HERS Provider: CHEERS ted to CHEERS. Therefore, CHEERS is not responsible for, Registration Number: 425-P010121687A-000-000-0000000-0000 Registration Date/Time: 04/22/2025 13:10 Report Generated: 2025-04-22 10:52:18 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

	2022 Single-Family Residential Mandatory Requirements Summary
Table Committee	2022 Single-Family Residential Mandatory Requirements Summary
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line fiter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5" x 2.5" x 7" suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.
ucts and Fans:	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼*, if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials othat has sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in
	these spaces must not be compressed.*
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of cuct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic damners.

Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible

manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.

Protection of Insulation, Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind.

Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.

Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.

Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter

racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing th

Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and

09 **Distribution Name** Thermostat Type

CF1R-PRF-01-E

(Page 10 of 12)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

03

Fan Efficacy

(W/CFM)

0.35

IAQ Fan Type

Exhaust

Heat/Energy

No

Project Name: Laguna Hills ADU - 0 Studio

Calculation Description: Title 24 Analysis

Airflow (CFM)

26

Registration Number: 425-P010121687A-000-000-000000-0000 DTICE: This document has been generated by California Home Energy Efficiency Rating Services di cannot guarantee, the accuracy or completeness of the information contained in this documen

Building Envelope:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

INDOOR AIR QUALITY (IAQ) FANS

Dwelling Unit

SFam IAQVentRpt

HVAC HEAT PUMPS - HERS VERIFICATION

RESI	DENTIAL MEA	SURES SU	JMMARY					RMS-1
	Hills ADU - 0 Stud	io	Building Type	e ☑ Singl ☐ Multi		Addition Alone Existing+ Addition	/Alteration	Date 4/22/202
Project Ad						Cond. Floor Area	Addition n/a	# of Unit
	na Hills		CA Clim	ate Zone	06	389		1
	ATION		0	Area (ft²)	0			04-4
	ruction Type		Cavity		Spec	ial Features		Status
Wall -	Wood Framed		R 19	636				New
Roof	Wood Framed Rafter		R 30	389				New
Slab	Unheated Slab-on-Grad	е	- no insulation	389	Perim = 73'			New
EENE	STRATION		76 -		10.40/			0.30
	ation Area(ft ²)	Total Area: U-Fac S		p Percentage	Sidefins	New/Altered Average Exterior Sha		Status
Front (N)	29.0	0.300	0.32 none		none	N/A	ues	New
Right (W)	13.5	0.300	0.32 none		none	N/A		New
Rear (S)	9.0	0.300	0.32 none		none	N/A		New
Left (E)	24.0	0.300	0.32 none		none	N/A		New
Len (E)	24.0	0.300	0.32 Hone		icrie	N/A		New
HVAC	SYSTEMS							
	Heating	Min. Eff	Cooling		Min. Ef	f Ther	mostat	Status
_	Electric Heat Pump	8.20 HSPF	Split Heat P	итр	14.0 SEEF			New
-			_,					0.0000
HVAC	DISTRIBUTION					D	uct	
Locati		eating	Cooling	Duct	Locatio	_	-Value	Status
Ductless N		ess / with Fan	Ductless	n/a		n		New
						.,,		
WATE	R HEATING							
Qty.	Туре	Gall	ons Min.	Eff [Distributi	on		Status
								New

ntilation and In	door Air Quality:
150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.*
150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand- controlled exhaust system meeting requirements of §150.0(o)16iii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi.*
150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/griles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G
ol and Spa Sys	tems and Equipment:
110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
hting:	
	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable
110.9:	requirements of § 110.9.*
150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
50.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight,

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City of Laguna Hills Pre-Approved ADU Program

revisions

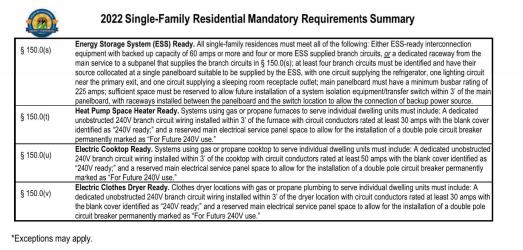
description

Example Energy Calculations

25 July 2025

project no. LAGUNA HILLS ADU

drawn by DESIGN PATH STUDIO



Airflow (cfm) Airflow (cfm/sqft) Airflow (cfm/Ton) Outside Air (%) Outside Air (cfm/sqft) Note: values above given at ARI conditions TIME OF SYSTEM PEAK
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak) 0 cfm Supply Fan Heating Coil 300 cfm ROOM COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak) 75 / 62 °F 75 / 62 °F 55 / 54 °F 46.9% **ROOM**

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Return Vented Lighting

Return Air Ducts

Supply Air Ducts

TOTAL SYSTEM LOAD

300 HVAC EQUIPMENT SELECTION

Return Fan

Supply Fan

4/22/2025

COIL COOLING PEAK COIL HTG. PEAK

 CFM
 Sensible
 Latent
 CFM
 Sensible

 184
 3,910
 200
 131
 5,171

Project Name
Laguna Hills ADU - 0 Studio
System Name
Ductless Mini Split

ENGINEERING CHECKS

Total Output (Btuh) Output (Btuh/sqft)

Output per System

Total Output (Btuh)

Total Output (Tons) Total Output (Btuh/sqft)

Total Output (sqft/Ton)

Cooling System

Air System CFM per System

Number of Systems

Heating System Output per System