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T-24	ENERGY CALC.

DESIGNER: X. ALEJANDRO CUETO

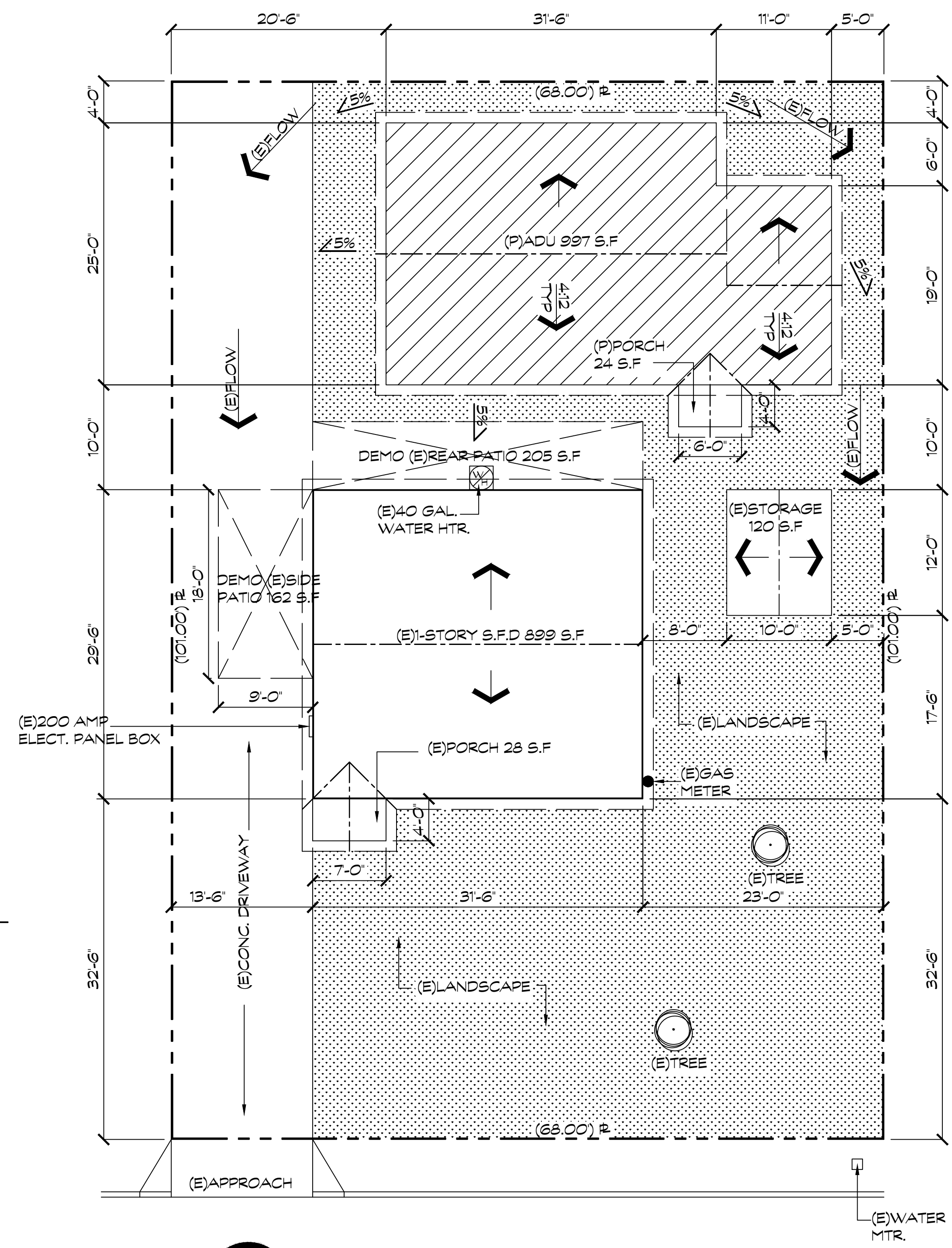
REVISIONS	BY

WK# (323)766-1692
 EMAIL: cueto@arcdesignservices.org
 WEBSITE: arcdesignservices.org



PROPOSED: ADU
 CLIENT: MR. ANTONIO (562)475-6102
 ADDRESS: 9127 BLUFORD AVE. WHITTIER, CA. 90602

DATE 03/27/24
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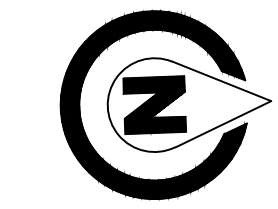
LOT COVERAGE:

LOT AREA	6,868 S.F.
(E)1-STORY S.F.D.	899 S.F.
(E)PORCH	28 S.F.
(P)ADU	997 S.F.
(P)PORCH	24 S.F.
TOTAL	1,948 S.F.

1,948/6,868 = .284 = 28% LOT COV.

LEGAL DESCRIPTION:
 APN# 8166-016-010
 TRACT#15431
 LOT-69
 ZONE-R-1
 TYPE OF CONST. VB
 OCCUPANCY-R3/U
 FIRE SPRINKLERED-NO
 PROJECT TO COMPLY W/ 2022 CRC,
 CEC, CMC, CPC, ENERGY, GREEN CODE,
 AND WHITTIER MUNICIPAL CODE.

SCOPE OF WORK:
 (P)ADU 997 S.F., (P)PORCH 24 S.F., DEMO
 (E) REAR PATIO 205 S.F., AND DEMO
 SIDE PATIO 162 S.F.



9127 BLUFORD AVE.
 PLOT PLAN SCALE 1/8"=1'-0"

KEY NOTES:

- 1 SHOWER W/30" DIA. CIRCLE, 1024 SQ INCH. MIN. W/72" HGH. PORTLAND CEMENT OR APPROVED EQUAL 3-WALLS(TEMPERED) SHOWER DOOR TO BE A MINIMUM OF 22" PER CPC 408.5. AND SHALL MAINTAIN 22" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS PER CPC 408.5 (ANTI-SCALDING OR THERMOSTATIC MIXING VALVES ARE REQUIRED AT SHOWERS)
- 2 HARDWIRED W/BATTERY BACK-UP SMOKE DETECTOR TYP. THE SMOKE ALARMS ARE IONIZATION SMOKE ALARMS WITH ALARM SILENCING SWITCH, OR PHOTOELECTRIC SMOKE ALARM IN ACCORDANCE WITH CRC R314.3.3. ALSO IN ACCORDANCE WITH UL 217. CRC R314.1.1
- 3 22" X 32" ATTIC ACCESS W/30" MIN. HEADRM
- 4 EXHAUST FAN 50 CFM MIN (ENERGY STAR RATED) W/HUMIDISTAT TYP. AND TO HAVE A DEDICATED SWITCH PER T-24 TYP.
- 5 21" X 31" STL. SINK W/GARBAGE DISPOSAL ON A SEPERATE CIRCUIT
- 6 30" STOVE W/HOOD 30" MIN. CLR. 280 CFM MIN.
- 7 HARDWIRED W/BATTERY BACK-UP CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH UL 2034. CRC R315.1.1 TYP.
- 8 HOSEBIB W/BACKFLOW PREVENTOR (ALL HOSEBIBS MUST BE PROTECTED BY AN ANTI SIPHON DEVICE COMPLYING W/ CPC SECTION 603)
- 9 1/2" MAX. DIFF BTWN. HOUSE AND LANDS
- 10 100 AMP. ELECTRICAL PANEL BOX
- 11 4" DIA OVAL VENT FOR DRYER W/BACK FLOW DAMPER
- 12 WHOLE HOUSE VENTILATION FAN; FAN SWITCH SHALL BE LABELED TO INFORM THE OCCUPANTS THAT IT CONTROLS THE INDOOR AIR QUALITY VENTILATION AND SHOULD BE KEPT ON ALWAYS. CFM- 28
- 13 TANKLESS WATER HEATER TO BE INSTALLED PER MANUFACTURE SPECS.
- 14 MINI SPLIT INSTALL PER MANUFACTURER SPECS.

DOOR SCHEDULE		
SYM	SIZE	TYPE
A	3'-0" X 6'-8" X 1 3/4"	S.C DOOR
B	2'-6" X 6'-8" X 1 3/8"	H.C DOOR
C	5'-0" X 6'-8" X 1 3/8"	LOUVERED BI-FOLD DR.
D	6'-0" X 6'-8" X 1 3/8"	DBL. MIRROR SLID. DR.
E	4'-0" X 6'-8" X 1 3/8"	DBL. MIRROR SLID. DR.

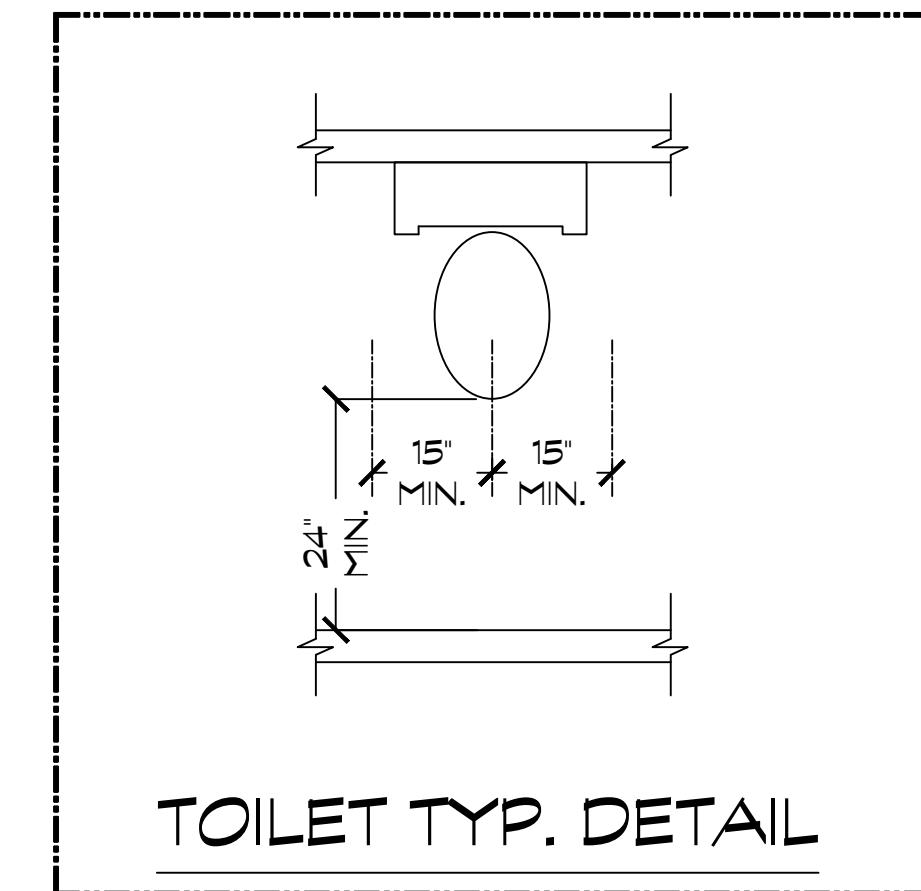
HEATING CALC:
 AREA 12,000 BTU FOR EVERY 400 S.F
 997/400= 2.5 X 12,000= 30,000 MIN BTU
 REQ. TO MAINTAIN 68 F 3'-0" ABOVE
 FINISH FLOOR

ELECTRICAL LEGEND
 ‡=SWITCH- D= DIMMER
 F= FLOURESCENT
 MS=MOTION SENSOR/PHOTO CONTROL
 VS=VACANCY SENSOR
 ALL LIGHTING TO BE HIGH EFFICACY PIN BASED
 LED

WINDOWS TO BE DUAL GLAZED (.32 U-FACTOR ; .25 SHGC)

WINDOW SCHEDULE		
SYM	SIZE	TYPE
1	4'-0" X 4'-0"	VINYL SLID.
2	3'-0" X 3'-0"	VINYL SLID.
3	3'-0" X 1'-0"	VINYL SLID. (TEMPERED)

THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.

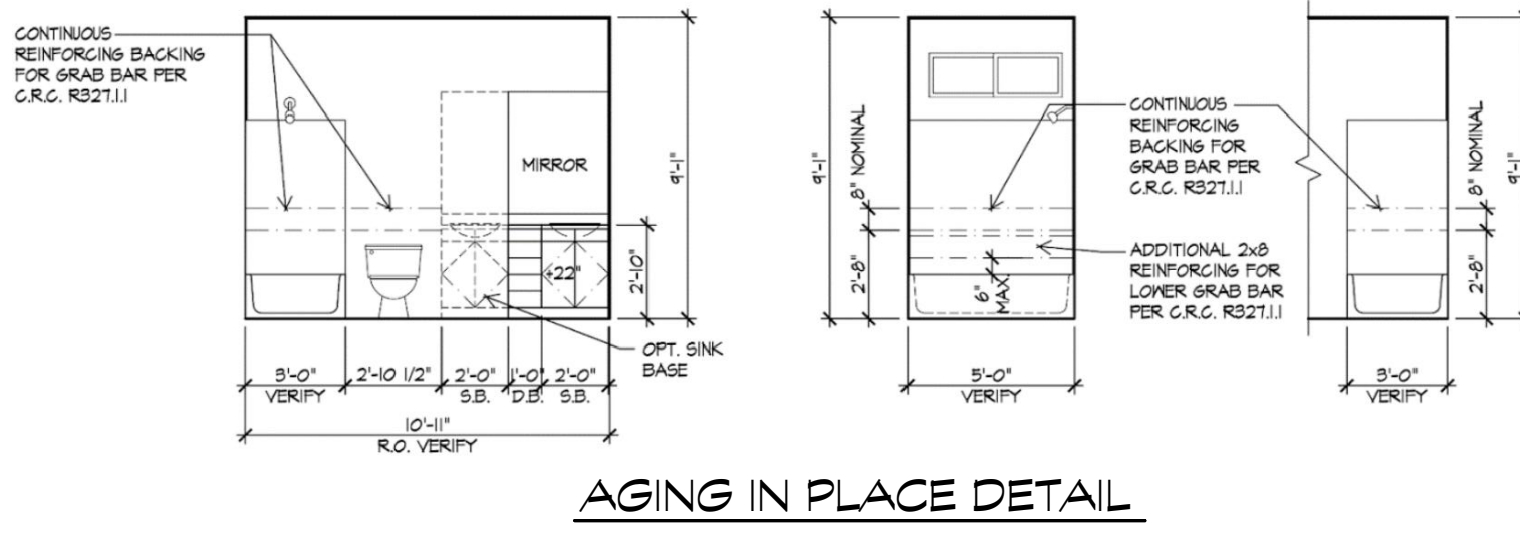


GRAB BAR NOTE:

REINFORCEMENT SHALL BE 2X8 SOLID LUMBER, INSTALLED BETWEEN 32" AND 39-1/4" ABOVE FINISHED FLOOR.

REINFORCEMENT SHALL BE INSTALLED ON ONE SIDE WALL AND THE BACK WALL OR BOTH SIDE WALLS OF THE WATER CLOSET, WHERE A GRAB BAR CAN BE INSTALLED IN THE FUTURE, WITH THE TOP OF THE GRAB BAR BETWEEN 33"-36" ABOVE FINISHED FLOOR.

REINFORCEMENT SHALL BE CONTINUOUS FOR THE SHOWER OR BATHTUB, WITH REINFORCEMENT INSTALLED ON THE BACK, HEAD, AND SIDE WALLS. AN ADDITIONAL REINFORCEMENT SHALL BE PROVIDED ON THE SIDE WALL FOR A FUTURE, LOWER GRAB BAR, NO MORE THAN 6" ABOVE THE RIM OF THE TUB.



AGING IN PLACE NOTES:

REINFORCEMENT FOR GRAB BARS, [R327.1.1] AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE 2ND OR 3RD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

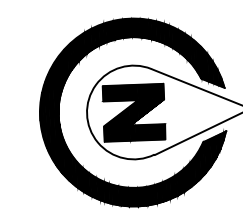
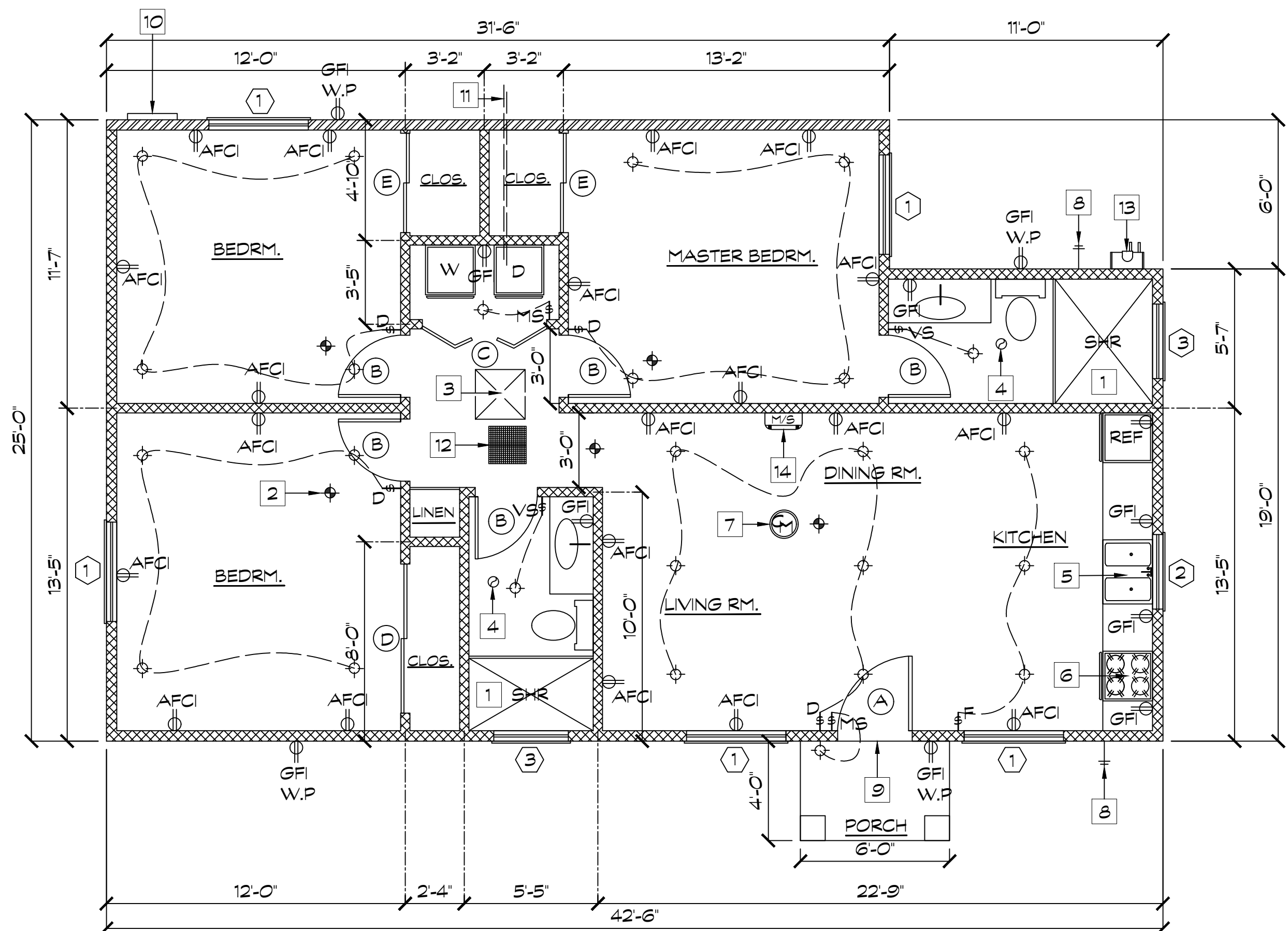
1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER (1-1/2" X 7-1/4" ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39-1/4" ABOVE THE FINISHED FLOOR, FLUSH WITH THE WALL FRAMING.
3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5. 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" ABOVE THE BATHTUB RIM.
6. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.

DESIGNER
 ARCDDESIGNSERVICES
 ALEX CUETO
 7841 STEWART AND GRAY RD.
 DOWNEY, CA 90241
 TEL.# (323)788-1892

TITLE-24
 AMBIENTE DESIGNS & PLANS
 NAZARIO MORALES
 P.O. BOX 578
 DOWNEY, CA 90241
 TEL.# (323)321-9074

NOTES:

1. ELECTRICAL RECEPTACLE OUTLET, SWITCH & CONTROL HEIGHTS. [R327.1.2] ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
2. INTERIOR DOORS. [R327.1.3] EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32" (36" DOOR), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A 2- OR 3-STORY SINGLE FAMILY DWELLING, ON THE 2ND OR 3RD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. REVISE DOOR SIZES TO COMPLY.
3. DOORBELL BUTTONS. [R327.1.4] DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48" MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.



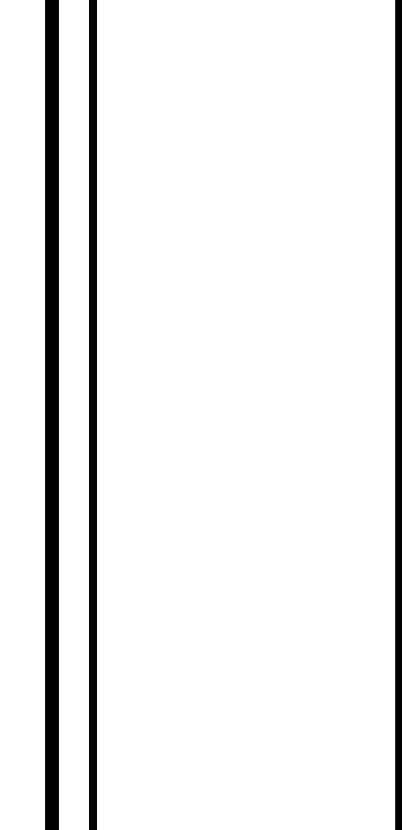
FLOOR PLAN SCALE 1/4"=1'-0"

LEGEND
 [Hatched Box] PROPOSED
 [Hatched Box] 5/8" TYPE 'X' GYP. BRD. FROM FLOOR TO ROOF SHTG. FOR 1-HR CONST.

REVISIONS	BY

DESIGNER: X ALEJANDRO CUETO
 WK# (323)788-1892
 EMAIL: cueto@arcdesignservices.org
 WEBSITE: arcdesignservices.org

ARC DESIGN SERVICES



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 CLIENT: MR. ANTONIO (562)475-6102
 ADDRESS: 9127 BLUFORD AVE. WHITTIER, CA. 90602

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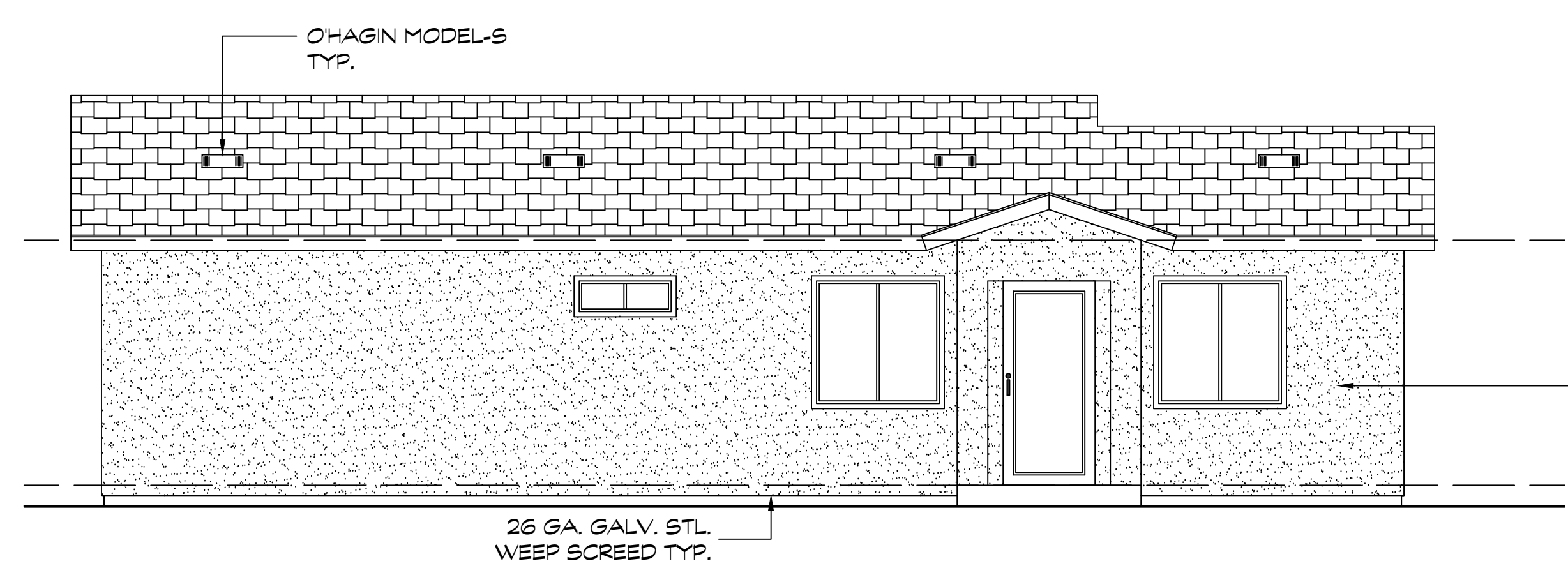


ATTIC VENT CALC:

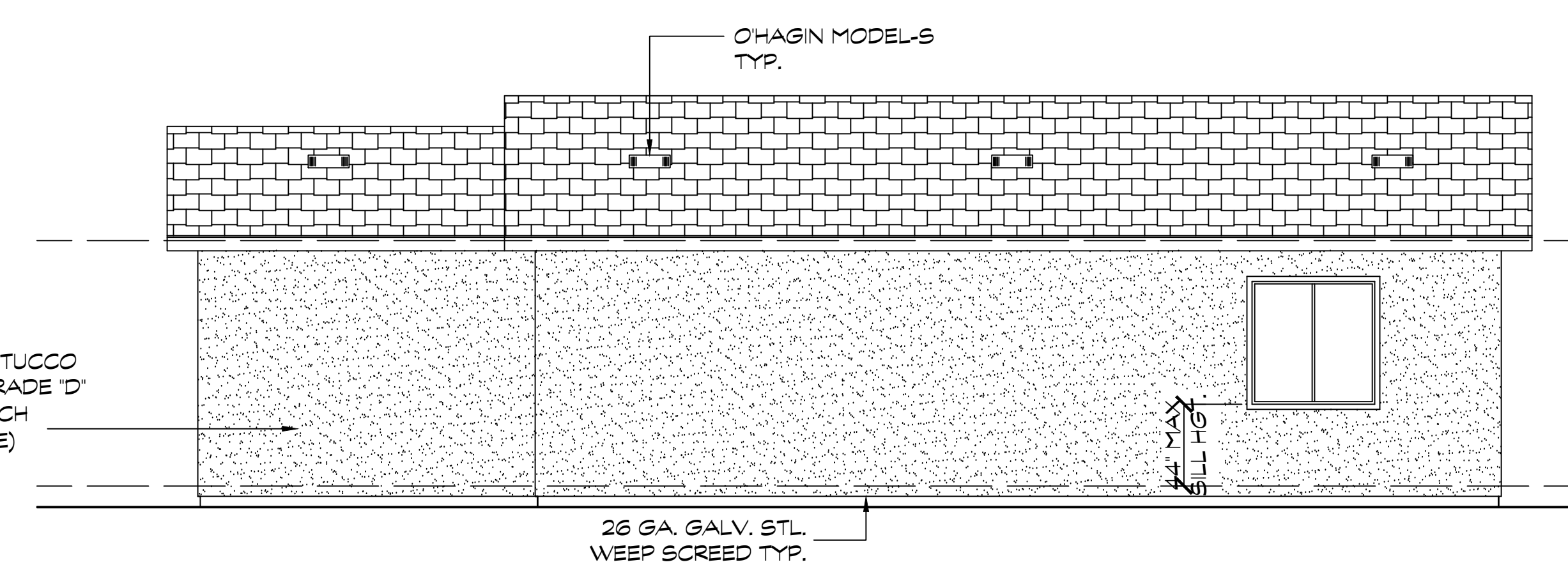
ATTIC AREA -	997 S.F.
997/150 = 6.6 X 144 =	950
(8) OHAGIN MODEL S (8) 97 =	776
(2) 14X24 LV (2) 119 =	238
TOTAL	1,014

1,014 > 950 OK.

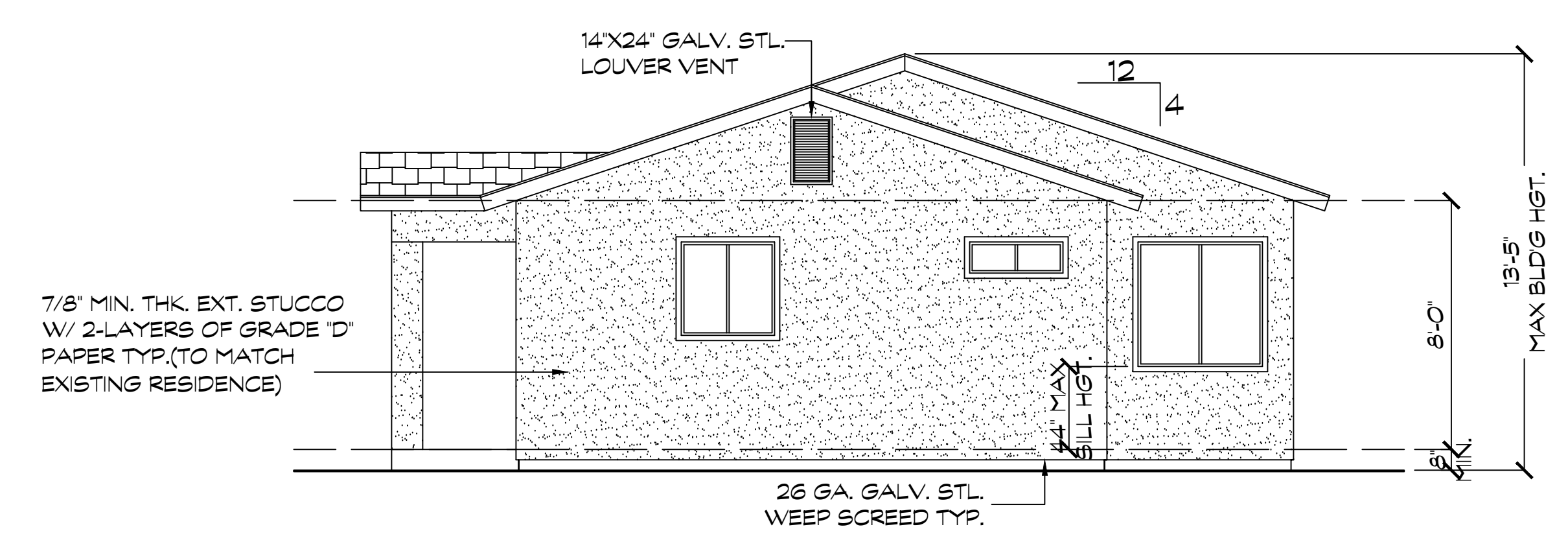
ROOFING:
 CLASS A COMP. SHINGLES
 OVER 1-LAYER OF 30# FELT.
 USE GALV. ROOF NAILS
 (FIRE RETARDANT) TO MATCH
 EXISTING RESIDENCE



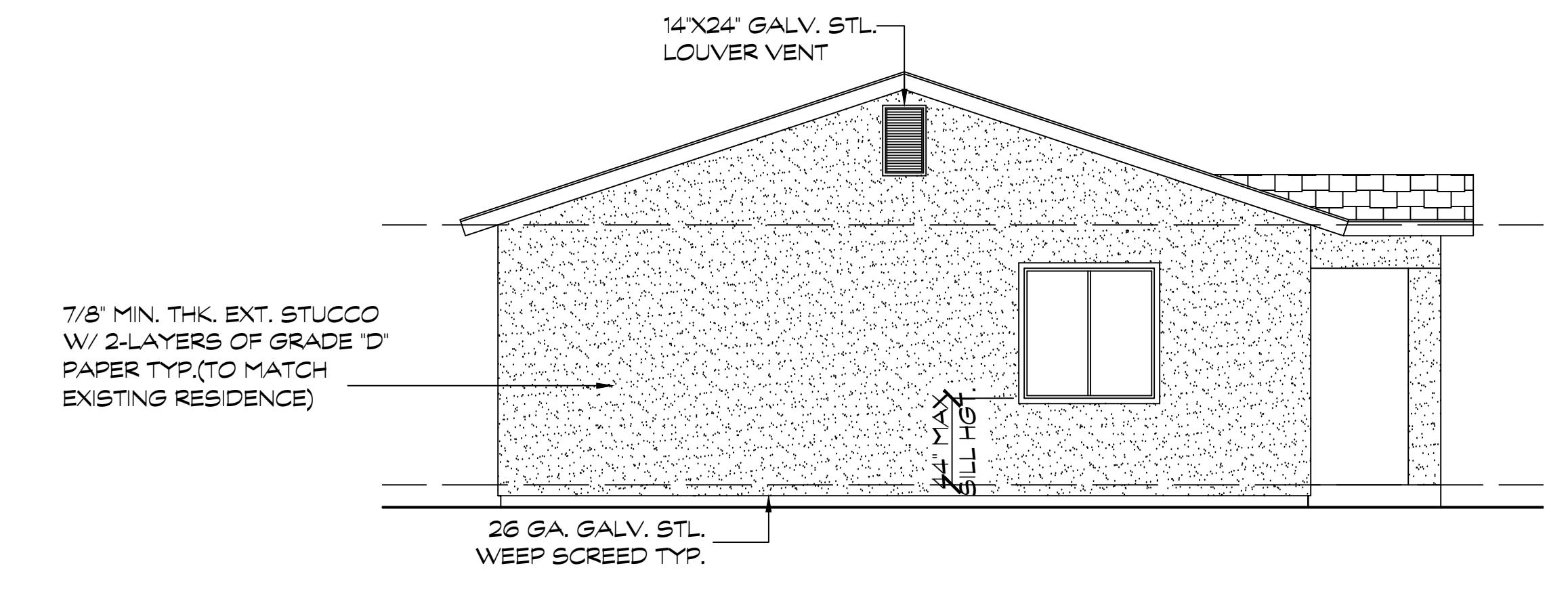
EAST ELEVATION SCALE 1/4"=1'-0"



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



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



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