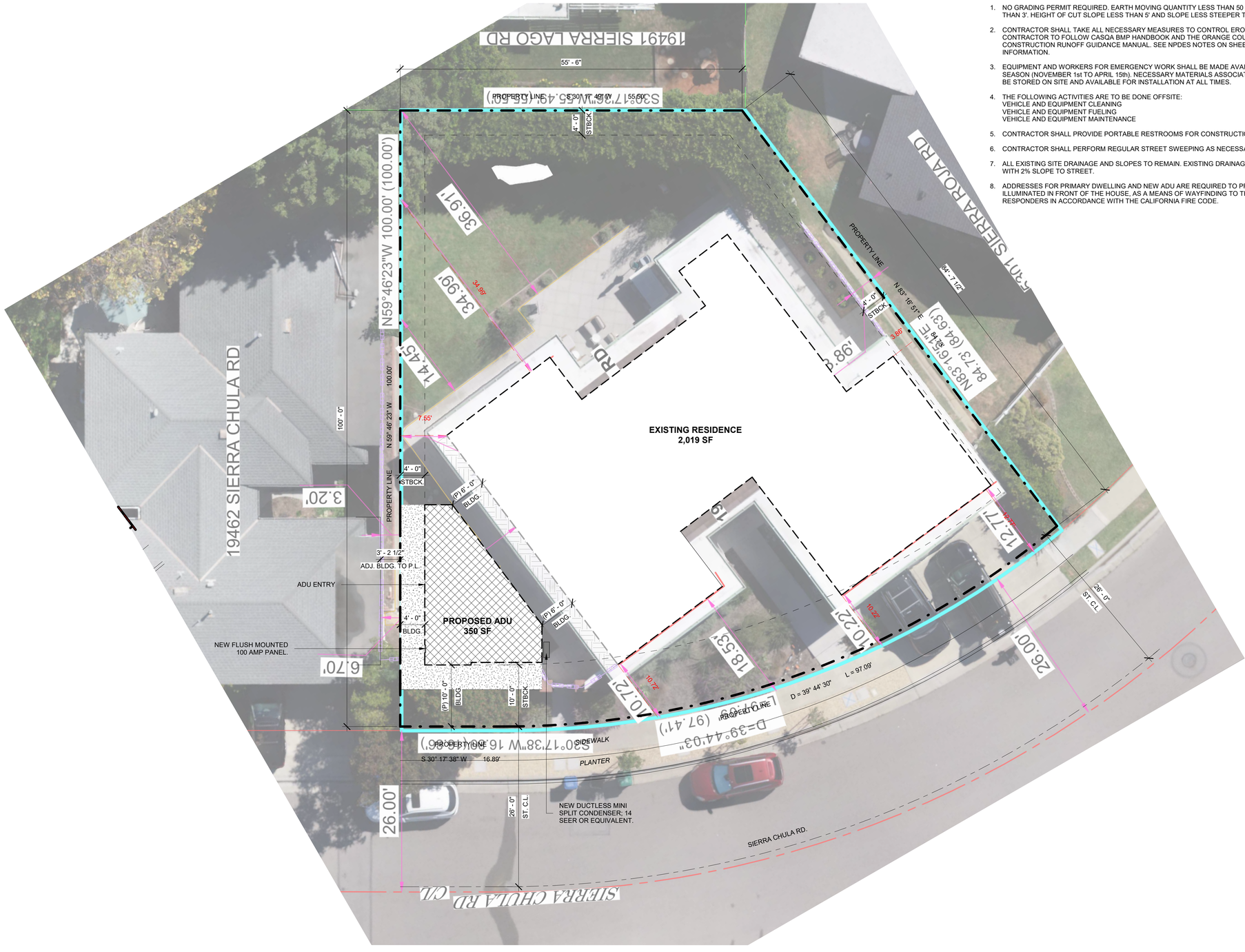


1 A1.0 SITE PLAN
1/8" = 1'-0"

SITE PLAN NOTES:

1. NO GRADING PERMIT REQUIRED. EARTH MOVING QUANTITY LESS THAN 50 CUBIC YARDS. HEIGHT OF FILL LESS THAN 3'. HEIGHT OF CUT SLOPE LESS THAN 5' AND SLOPE LESS STEEPER THAN 1.5 HORIZONTAL TO 1 VERTICAL.
2. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL EROSION AS INDICATED ON PLAN. CONTRACTOR TO FOLLOW CASQA BMP HANDBOOK AND THE ORANGE COUNTY STORMWATER PROGRAM CONSTRUCTION RUNOFF GUIDANCE MANUAL. SEE NPDES NOTES ON SHEET A0.1 FOR ADDITIONAL INFORMATION.
3. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING RAINY SEASON (NOVEMBER 1st TO APRIL 15th). NECESSARY MATERIALS ASSOCIATED WITH EROSION CONTROL SHALL BE STORED ON SITE AND AVAILABLE FOR INSTALLATION AT ALL TIMES.
4. THE FOLLOWING ACTIVITIES ARE TO BE DONE OFFSITE:
   VEHICLE AND EQUIPMENT CLEANING
   VEHICLE AND EQUIPMENT FUELING
   VEHICLE AND EQUIPMENT MAINTENANCE
5. CONTRACTOR SHALL PROVIDE PORTABLE RESTROOMS FOR CONSTRUCTION WORKERS.
6. CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING AS NECESSARY THROUGHOUT CONSTRUCTION.
7. ALL EXISTING SITE DRAINAGE AND SLOPES TO REMAIN. EXISTING DRAINAGE AWAY FROM STRUCTURE IS 5% WITH 2% SLOPE TO STREET.
8. ADDRESSES FOR PRIMARY DWELLING AND NEW ADU ARE REQUIRED TO PROPERLY BE DISPLAYED AND ILLUMINATED IN FRONT OF THE HOUSE, AS A MEANS OF WAYFINDING TO THE ADU FOR EMERGENCY RESPONDERS IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.

NOTE: OWNER/CONTRACTOR SHALL VERIFY THE COMPLETE ACCURACY OF THESE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION AND ORDERING OF MATERIALS FOR PURCHASE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF KYLE L. MADDUX PRIOR TO COMMENCEMENT OF THIS PROJECT.

K.L. MADDUX & ASSOCIATES
DESIGN + ENGINEERING
22362 GILBERTO SUITE 200
RANCHO SANTA MRG., CA, 92688
P: (949) 628-8598
E: kmaddux@klmaddux.com
W: www.klmaddux.com

JOB NO.: 25026

REGISTERED PROFESSIONAL ENGINEER KYLE L. LAWRENCE MADDUX C86632 CIVIL STATE OF CALIFORNIA

HOMEOWNER:
ALICIA STRAYER
19472 SIERRA CHULA RD.,
IRVINE, CA. 92603
714-421-9737
strayer.alicia@gmail.com
Project Status

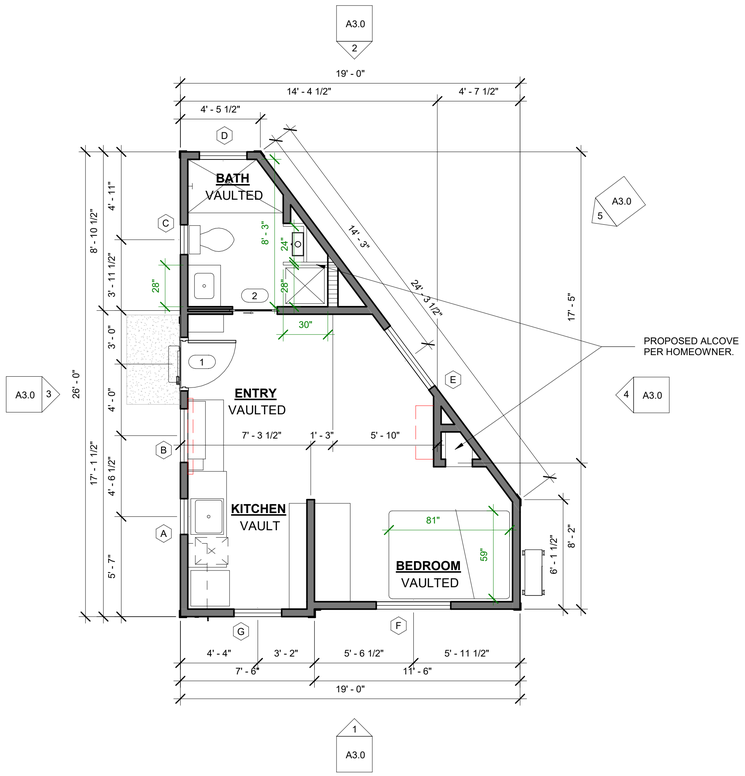
PROPOSED DETACHED ADU AT:

19472 SIERRA CHULA RD.,
IRVINE, CA. 92603

PROPOSED SITE PLAN

REV.	DATE	TYPE
1	09/30/26	1ST CITY SET

JOB NO.: 25026
DESIGN BY: KLM
DRAWN BY:
SCALE: 1/8" = 1'-0"
PROPOSED SITE PLAN
SHEET: A1.0



GENERAL NOTES:

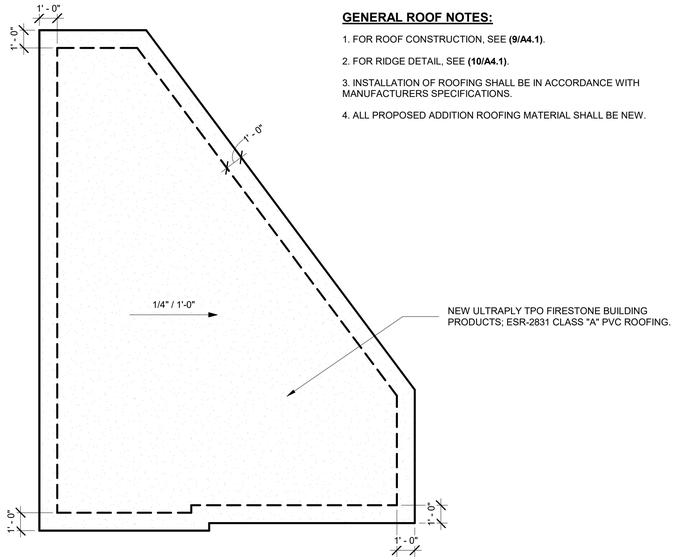
1. FOR FLOOR PLAN NOTES, SEE SHEET A0.1.
2. BATHROOM REMODEL WITH FINISHES PER OWNER'S DIRECTION. TOILETS SHALL BE MIN. 15" FROM WALL TO CENTERLINE & MIN. 24" FROM END OF TOILET TO WALL.
3. SHOWER IS REQUIRED TO HAVE A MINIMUM AREA FO 1,024 SQ. IN. AND THE FINISHED INTERIOR DIMENSION ENCOMPASSES A 30 IN. MIN DIAMETER CIRCLE, CPC 408.6.
4. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THA THAVE A VERTICAL HEIGHT OF 30 IN. OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQ. FT. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS (R807.1 CRC).
   A. ATTIC ACCESS OPENING SHALL BE NOT LESS THAN 22 IN. BY 30 IN. AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCEESS.

FLOOR PLAN LEGEND

- LINE INDICATES 1-HR. SEPARATION WALL
- (E) 2X4 STUD WALL; SEE STRUCT.
- (P) NEW 2X4 STUD WALL; SEE STRUCT.
- (P) NEW 2X4 1-HR FIRE-RATED WALL W/ TYPE "X" DRY WALL ON INTERIOR SIDE; MIN. 7/8 " THICK STUCCO ON EXTERIOR SIDE.
- (P) NEW 2X4 STUD WALL; SEE STRUCT.
- (P) NEW 2X6 STUD WALL; SEE STRUCT.
- **ROOM 9' - 0"** — ROOM NAME AND CEILING HEIGHT.
- 101 — (P) DOOR PER SCHEDULE ON SHEET A2.0.
- 1t — (P) WINDOW PER SCHEDULE ON SHEET A2.0.

1 A2.1 PROPOSED FLOOR PLAN

1/4" = 1'-0"

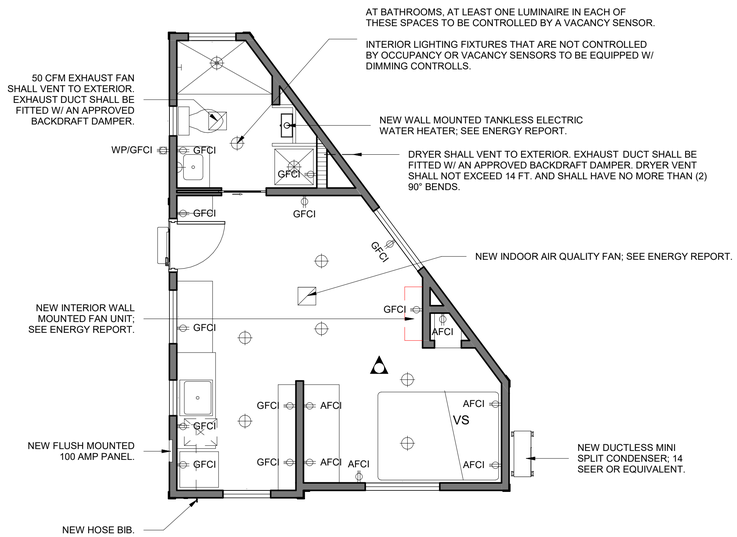


GENERAL ROOF NOTES:

1. FOR ROOF CONSTRUCTION, SEE **(9/A4.1)**.
2. FOR RIDGE DETAIL, SEE **(10/A4.1)**.
3. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
4. ALL PROPOSED ADDITION ROOFING MATERIAL SHALL BE NEW.

2 A2.1 PROPOSED ROOF PLAN

1/4" = 1'-0"



UTILITY PLAN LEGEND

- HIGH-EFFICACY RECESSED INTERIOR LED FIXTURE; 'VS' SIGNIFIES VACANCY SENSOR.
- HIGH-EFFICACY INTERIOR PENDANT LED LIGHT FIXTURE.
- HUMIDISTAT & EXHAUST FAN COMBO: 50 CFM MIN. IN BATHROOMS & 200 CFM MIN. IN KITCHEN.
- COMBINATION SMOKE (UL 217 RATED) & CARBON MONOXIDE (UL 2034/2075 RATED) ALARM; UNITS SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP.
- HIGH-EFFICACY WALL-MOUNTED INTERIOR LED FIXTURE.
- HIGH-EFFICACY WALL-MOUNTED EXTERIOR LED MOTION-SENSOR & PHOTO-SENSOR FIXTURE COMBO.
- GFCI — INTERIOR GFCI WALL RECEPTACLE AT 14" AFF OR 10" ABOVE COUNTER, UNO.
- WP/GFCI — EXTERIOR GFCI WALL RECEPTACLE AT 14" ABOVE FINISHED SURFACE; WATER PROTECTED.
- AFCI — NEW INTERIOR WALL RECEPTACLE AT 14" AFF, UNO.
- SINGLE POLE SWITCH.
- 3 — 3-WAY POLE SWITCH.
- VS — SINGLE POLE SWITCH WITH VACANCY SENSOR.
- CEILING MOUNTED LED LIGHT.

3 A2.1 PROPOSED UTILITY PLAN

1/4" = 1'-0"

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K.L. MADDUX & ASSOCIATES
DESIGN + ENGINEERING

22362 GILBERTO SUITE 200
RANCHO SANTA MRG., CA, 92688
P: (949) 628-8598
E: kmaddux@klmaddux.com
W: www.klmaddux.com

JOB NO.: 25026

REGISTERED PROFESSIONAL ENGINEER — KYLE L. LAWRENCE MADDUX — C86632 — CIVIL — STATE OF CALIFORNIA

HOMEOWNER:

ALICIA STRAYER
19472 SIERRA CHULA RD.,
IRVINE, CA. 92603
714-421-9737
strayer.alicia@gmail.com
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PROPOSED DETACHED ADU AT:

19472 SIERRA CHULA RD.,
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PROPOSED FLOOR, ROOF & UTILITY PLANS

REV.	DATE	TYPE
1	09/30/26	1ST CITY SET

JOB NO.: 25026

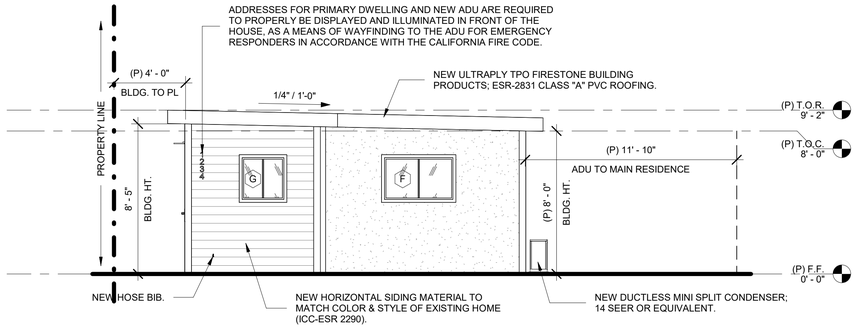
DESIGN BY: KLM

DRAWN BY:

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

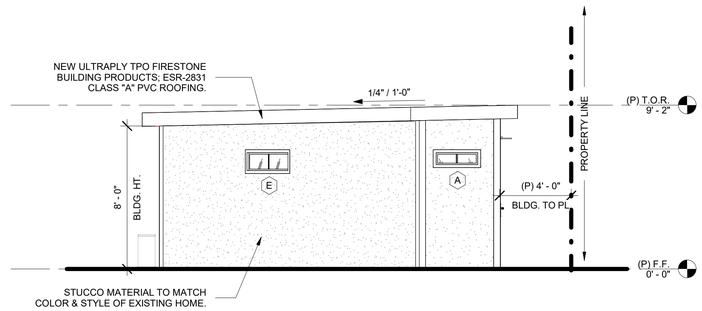
PROPOSED FLOOR, ROOF & UTILITY PLANS

SHEET: A2.1



1 A3.0 WEST ELEVATION

1/4" = 1'-0"

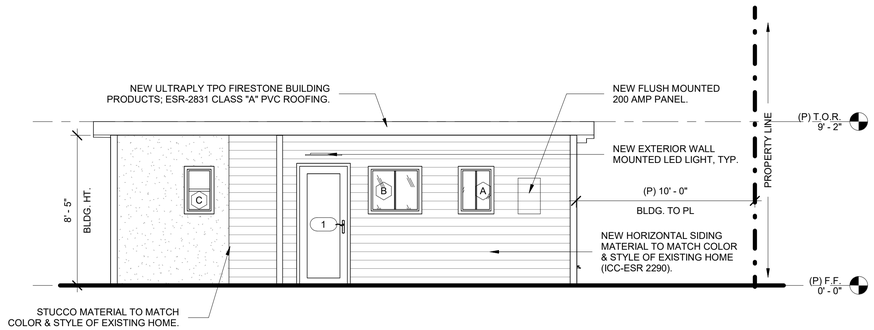


2 A3.0 EAST ELEVATION

1/4" = 1'-0"

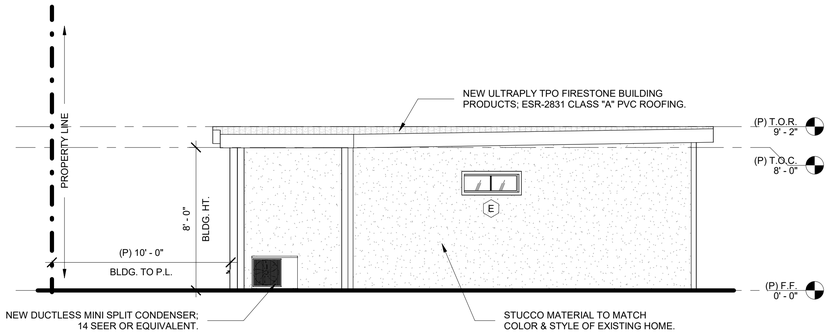
GENERAL NOTES:

1. FOR FLOOR PLAN NOTES, SEE SHEET A0.1.
2. UNDER-FLOOR VENTILATION OPENING SIZE AND LOCATIONS EQUAL TO 1/150 OF UNDER-FLOOR AREA OR 1/1500 OF UNDER-FLOOR AREA IF GROUND SURFACE IS COVERED WITH CLASS 1 VAPOR RETARDER MATERIAL.
   A. ONE VENTILATION OPENING SHALL BE WITHIN 3 FT. OF EACH CORNER OF THE BUILDING.
   B. OPENINGS SHALL HAVE ¼" MAXIMUM CORROSION RESISTANT METAL MESH COVERING (CRC R408.1, R408.2).



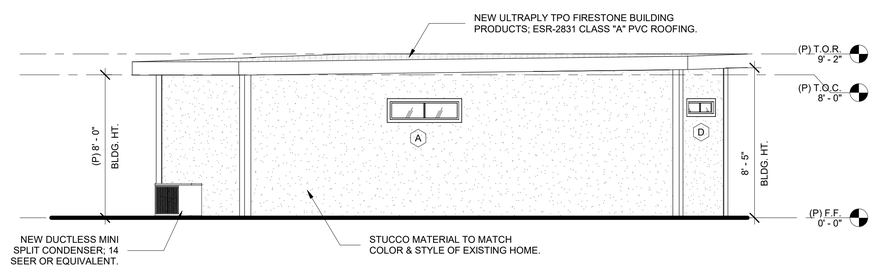
3 A3.0 NORTH ELEVATION

1/4" = 1'-0"



4 A3.0 SOUTH ELEVATION

1/4" = 1'-0"



5 A3.0 SOUTH EAST ELEVATION

1/4" = 1'-0"

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EXISTNG & PROPOSED ELEVATIONS

REV.	DATE	TYPE
1	09/30/26	1ST CITY SET

JOB NO.: 25026

DESIGN BY: KLM

DRAWN BY:

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

EXISTNG & PROPOSED ELEVATIONS

SHEET: A3.0