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ARCHITECTURAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLIANCE GOVERNING CODES AND REGULATION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSION AND CONDITION IN THE FIELD PRIOR TO COMMENCEMENT OF THE PROJECT. ANY DISCREPANCIES WHICH MAY A LATTER THE INTENT OF THE ARCHITECTURAL OR ENGINEERING DOCUMENT ARE TO BE BROUGHT TI IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING FOR APPROVAL OR MODIFICATION.
3. THESE DRAWING ARE DIAGRAMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE ALL ELEMENT OF THE SYSTEM AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEM IN ACCORDANCE WITH ALL LOCAL STATE AND NATIONAL CODES AND REGULATION.
4. ALL DIMENSION ARE NOMINAL TO THE FACE OF STUD CONCRETE BLOCK OR EDGE OF CONC.SLAB UNLESS NOTED OTHERWISE.WRITING DIMENSION SHALL HAVE PRESEDENCE OVER SCALED DIMENSION VERIFY ALL DIMENESIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES BUILDING
6. CONTRACTOR SHALL SUBMIT SHOP DRAWING TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND OR INSTALLATION.
7. ALL CEILING HEIGHT AT GROUND FLOOR ARE REFRENCED TO GROUND FINISH FLOOR ELEVATION AND ALL CEILING HEIGHT AT 2ND FLOOR ARE REFRECEND TO SECOND FINISH FLOOR ELEVATION.
8. NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING PROPERTY AND SHALL BE 3" MIN IN HEIGHT.
9. ALL WINDOWS AND DOORS SHALL BE IMPACT TINTED GLASS UNLESS OTHERWISE NOTED,
10. ALL EGRESS WINDOWS WILL HAVE CLEAR OPENNING MIN OF 20" WIDE X 24" HIGH W 5.7 SQFT MIN AREA.
11. ALL EGRESS WINDOWS SHALL HAVE OPERATING MECHANISM NO HEIGHER THAN 54" ABOVE FINISH FLOOR.AND OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44" (118MM) ABOVE FINISH FLOOR.
12. ALL PLUMBINGFIXTURES SHALL COMPLY WITH TABLE P604.4 OF FBC THE MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES ANDFIXTURE FITTING.
13. BATHROOMFLOOR AND BASE BOARD TO BE OF IMPERVIOUS MATERIAL.
14. TUBE AND SHOWER COMPARTEMNT SHALL HAVE FLOOR AND WALLS CONSTRUCTED OF SMOOT CORROSION RESISTANT AND NONABSORBENT WATER RESISTANT MATERIAL TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778MM) ABOVE THE COMPARTMENT FLOOR AT THEDRAIN.
15. PROVIDE 2 X 4 WOOD BLOCKING BETWEEN THE STUDS IN AREA TO HAVE EQUIPMENT LIKE GRAB RAILS BASE VANITY AN DOOR WALL CABINETS FOR MOUNTING THESE ITEM.
16. ALL GLASS DOORS AND ENCLOSED OF SHOWER AND OR BATH TUBS SHALL BE CAT 11 SAFETY GLASS.
17. ALL ATTIC OPENING SHALL BE FRAMED WITH 1" X 2" WOOD FRAMING.
18. ALL FRAMED WALL WITHIN GARAGES PERIMETERS TO HAVE R-11 INSULATION.
19. ALL INTERIOR WALLS OF A/C UNITS CLOSETS TO BE MOLD PROOF.
20. ALL INTERIOR WALLS IN BATHROOM TO BE MOLD RESISTANT.
21. ALLWORK SHALL BE PERFORMED IN STRICT ACCORADNCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADES IN A PROFESSIONAL AND WORK NOT CONFORMING WITH THESE STANDARDS MAY BE REJECTED BY THE ARCHITECT AND REBONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENCES TO THE OWNER.
22. ALL MATERIAL AND LABOR TO HAVE A ONE YEAR WARRANTY FROM DATE OF COMPLETION.
23. ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE AND MASONRY SHALL BE PRESSURE TREAT
24. PROVIDE 60 SQ INCHES BLOCK PER CAR IN ALL GARAGES.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE SITE.

DESCRIPTION

SCOPE OF WORK:
-ADDITION OF NEW NEW
DETACHED ADU AT THE BACK
OF PROPERTY.

PROJECT :

NEW DETACHED ADU

Client :

VERSATILE
CONSULTING LTD. LLC

Address :

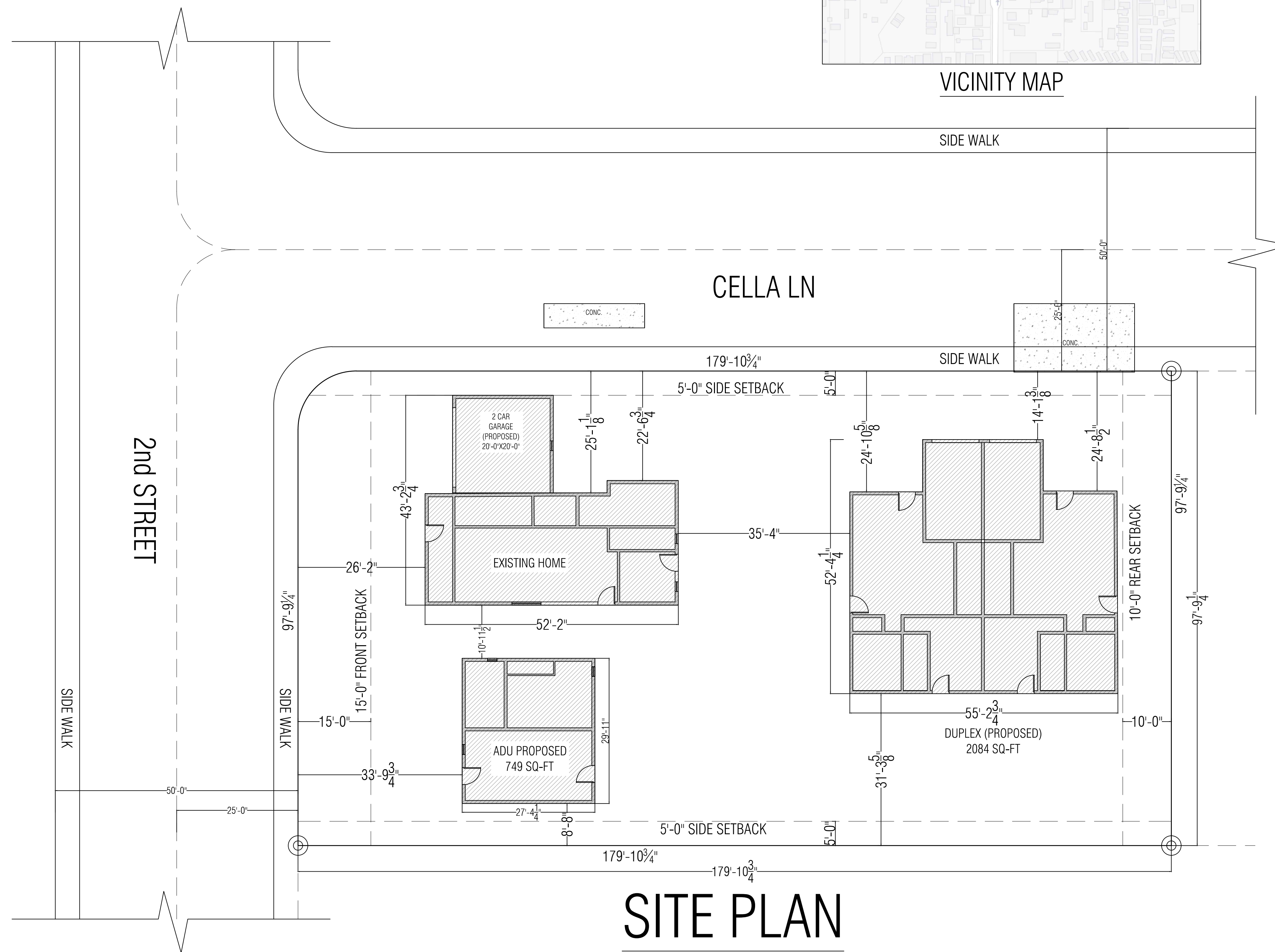
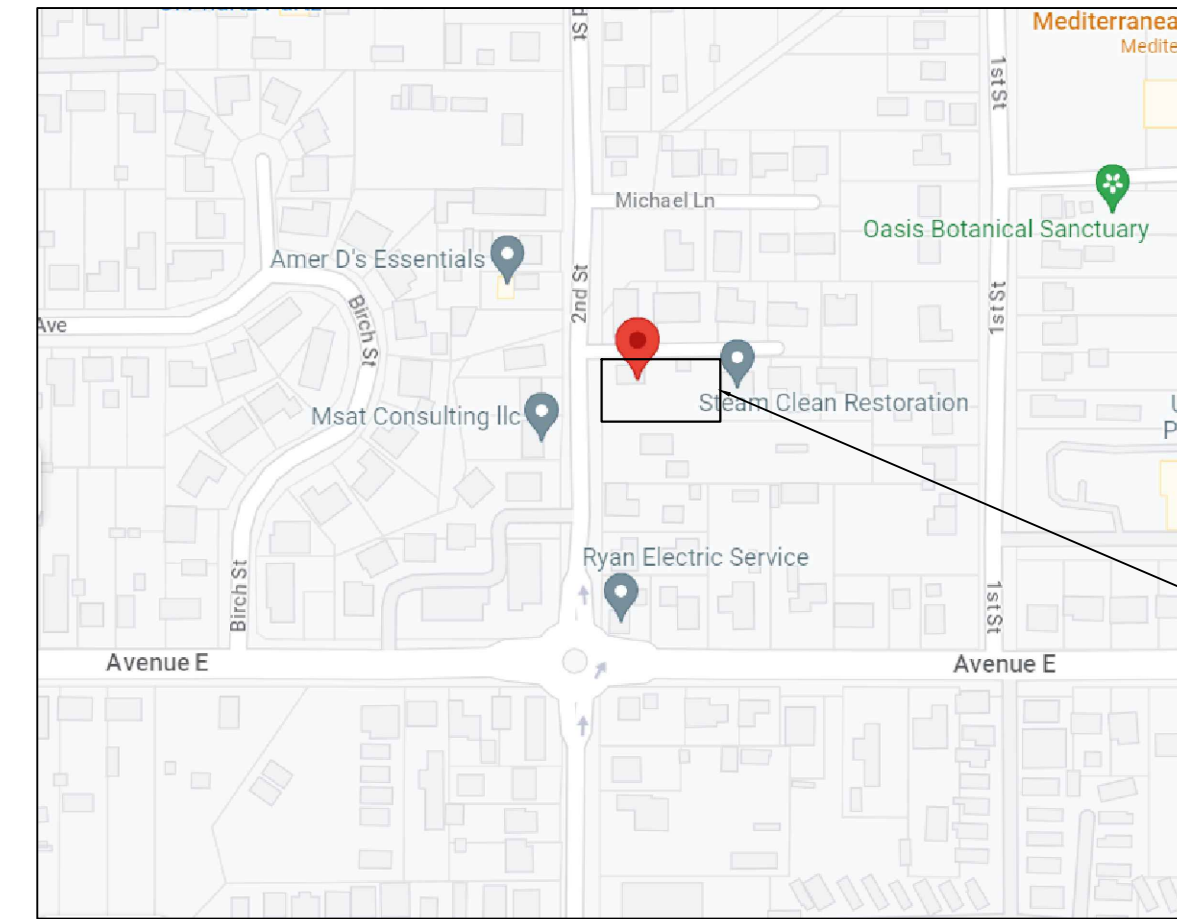
12431 2nd St,
Yucaipa, CA 92399, USA

DRAWING NO. : 025-Arc-0013

DATE : 12-08-2024

SHEET NO. A-00

SIGNATURE & STAMP:



SITE PLAN

NOTE

Client	VERSATILE CONSULTING LTD. LLC
--------	----------------------------------

Address:
12431 2nd St,
Yucaipa, CA 92399, USA

Project:

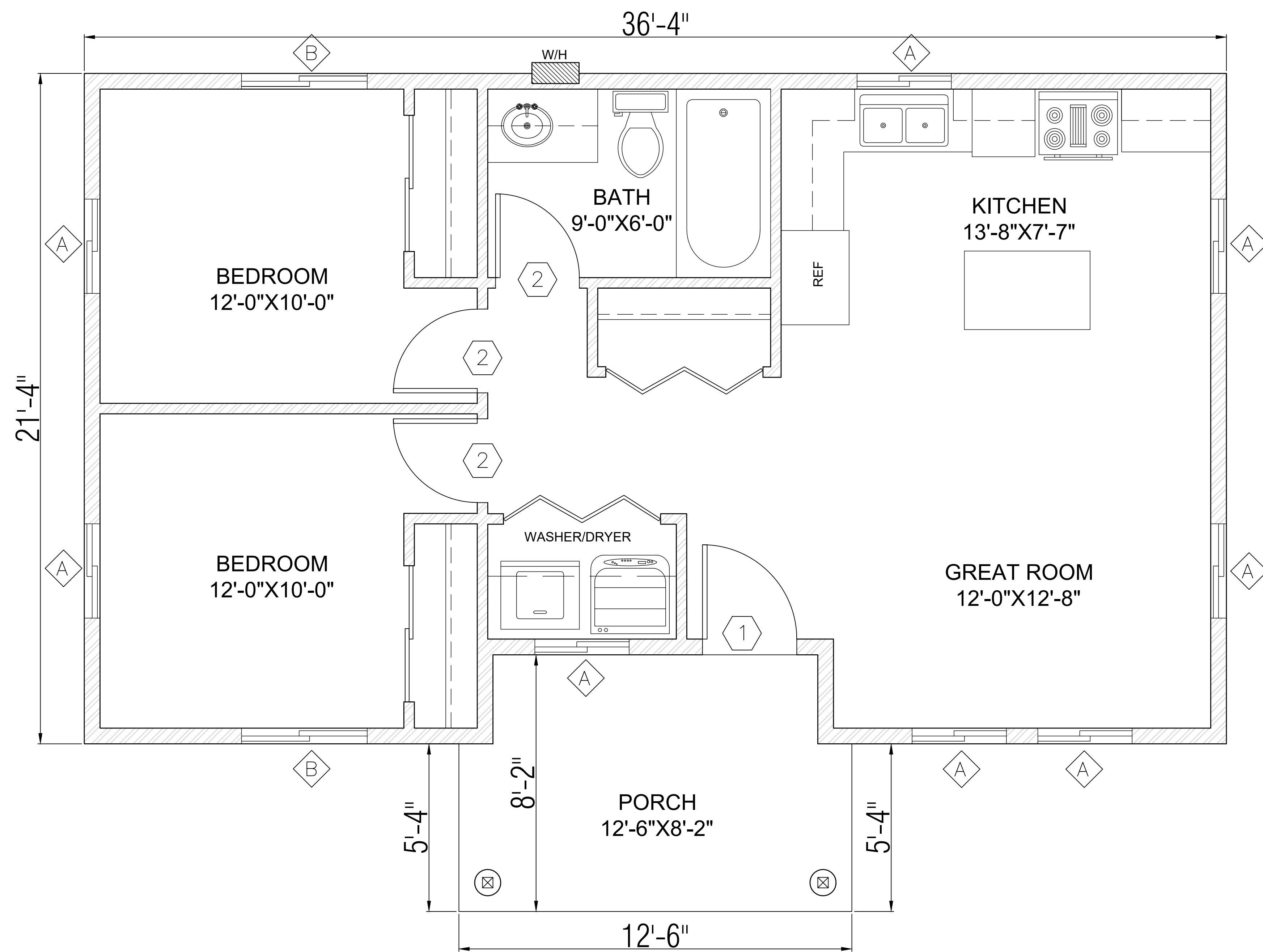
SHEET CONTENT;

SCALE: $1'-0'' = \frac{1}{4}"$

Project	Drawn By:
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Sheet Size:
18X24

Date:	12-08-2024
Sheet no:	01



FLOOR PLAN
745.8 sq-ft

WINDOW SCHEDULE								
MARK	SIZE	GLAZING	FRAME		U FACTOR	SHGC	SHADING	WIND PRESSURE
			MAT'L	FINISH				
A	3'-0"x3'-6"	DBL PANE	VINYLE	ENAMEL	0.32	0.50	INSECT SCREEN (DEFAULT)	+41.7/-46.3
B	4'-0"x3'-6"	DBL PANE	VINYLE	ENAMEL	0.32	0.50	INSECT SCREEN (DEFAULT)	+41.7/-46.3

DOOR SCHEDULE						
MARK	SIZE	COMMENTS	U FACTOR	SHGC	SHADING	WIND PRESSURE
1	3'-0"x7'-0"	1 3/8" SOLID CORE DOOR	0.32	0.50	INSECT SCREEN (DEFAULT)	+41.7/-46.3
2	2'-8"x7'-0"	1 3/8" SOLID CORE DOOR	0.32	0.50	INSECT SCREEN (DEFAULT)	
3	5'-0"x7'-0"	FOLDING DOOR	0.32	0.50	INSECT SCREEN (DEFAULT)	
4	4'-4"x7'-0"	SLIDING DOOR	0.32	0.50	INSECT SCREEN (DEFAULT)	

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Address :

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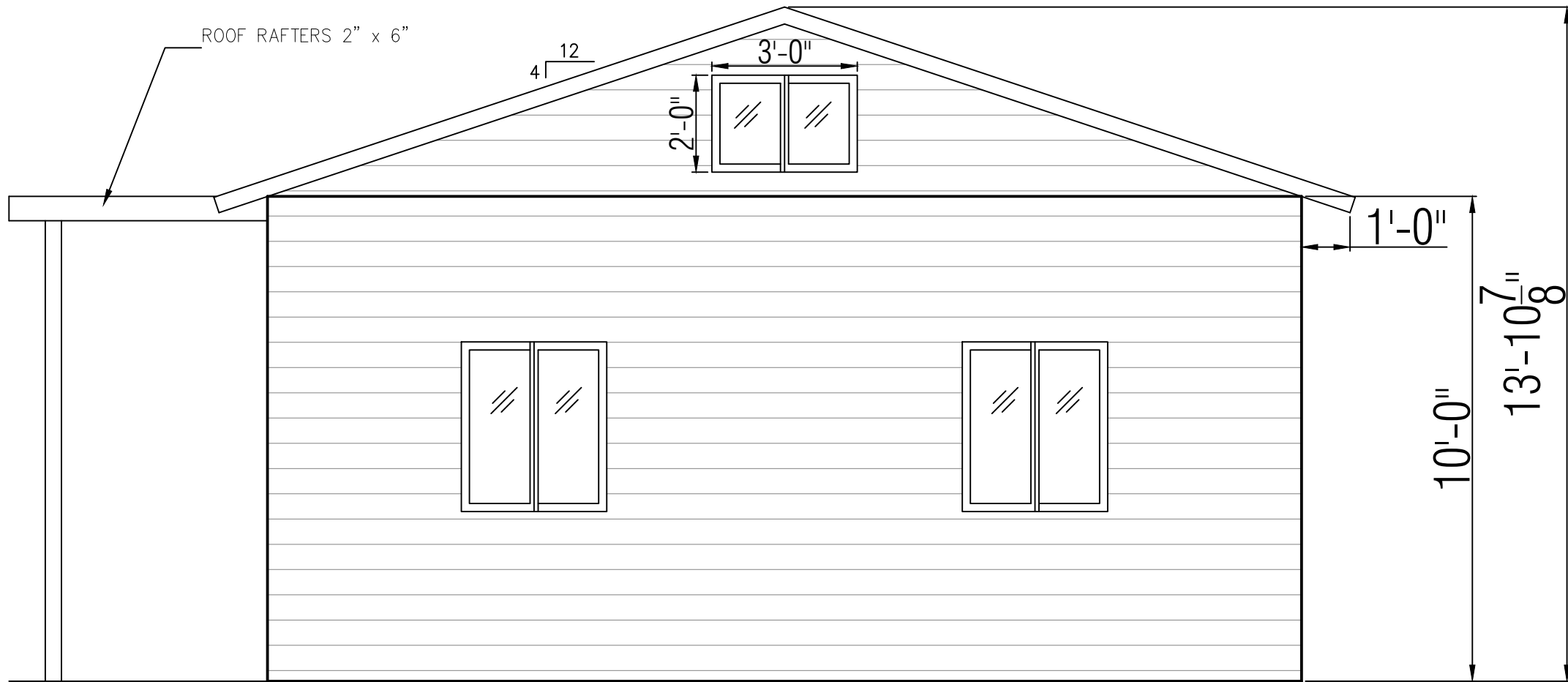
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DATE : 12-08-2024

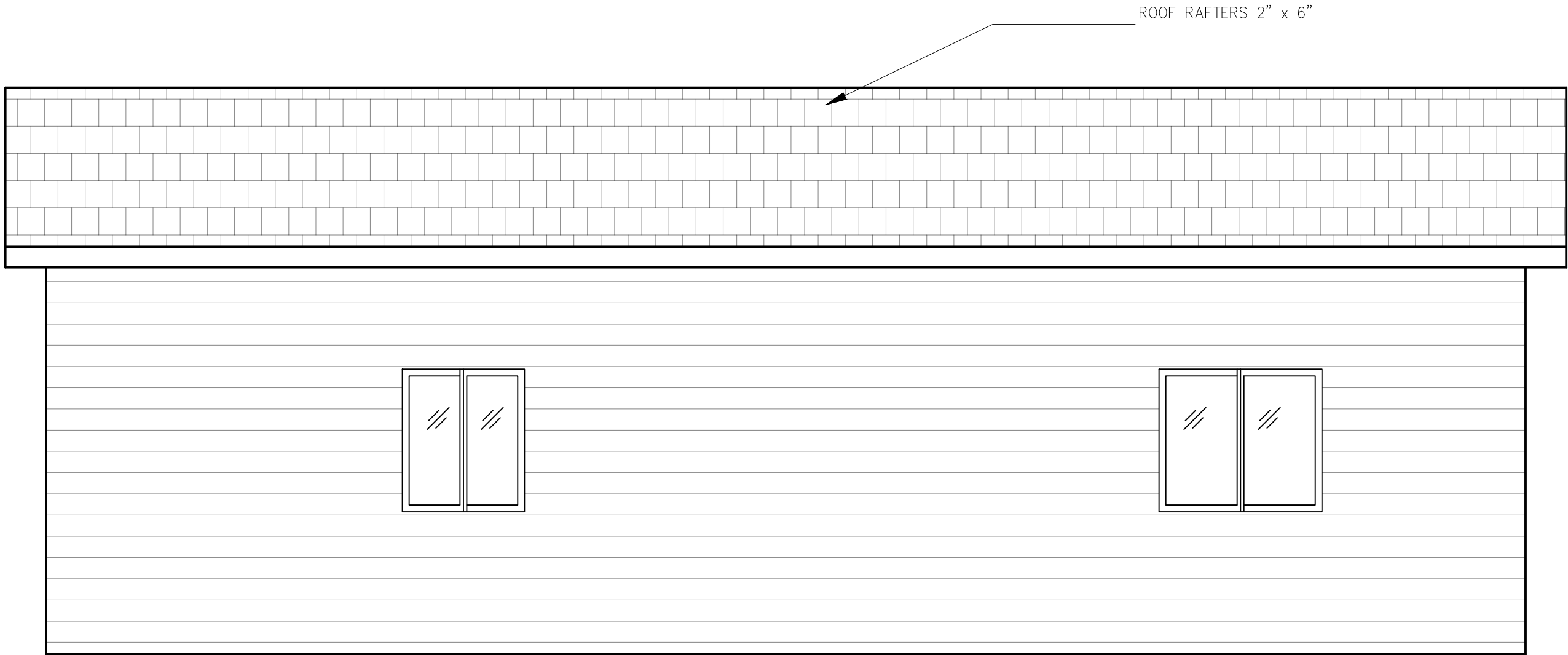
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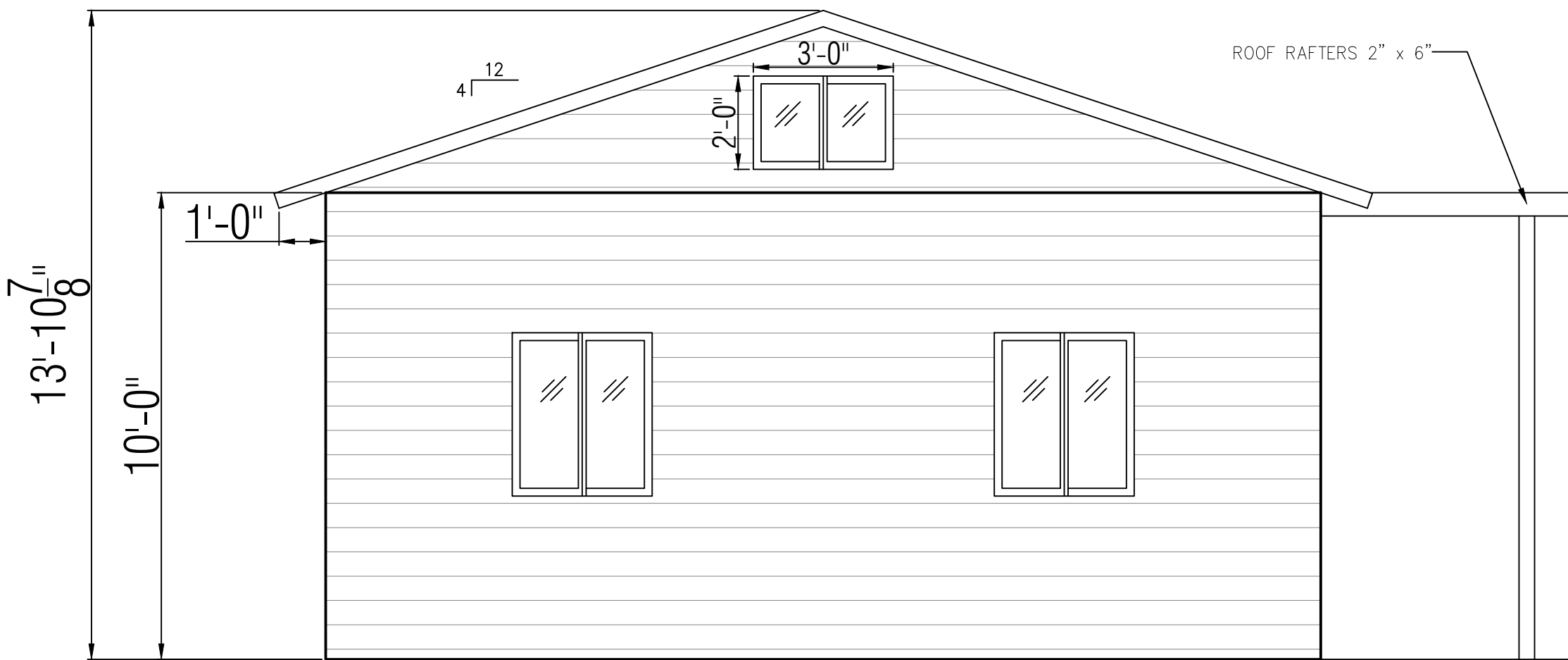
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RIGHT SIDE ELEVATION



BACK SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT SIDE ELEVATION

DESCRIPTION

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PROJECT :
NEW DETACHED ADU

Client :
VERSATILE
CONSULTING LTD. LLC

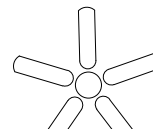
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DRAWING NO. : 025-Arc-0013

DATE : 12-08-2024

SHEET NO.
A-02

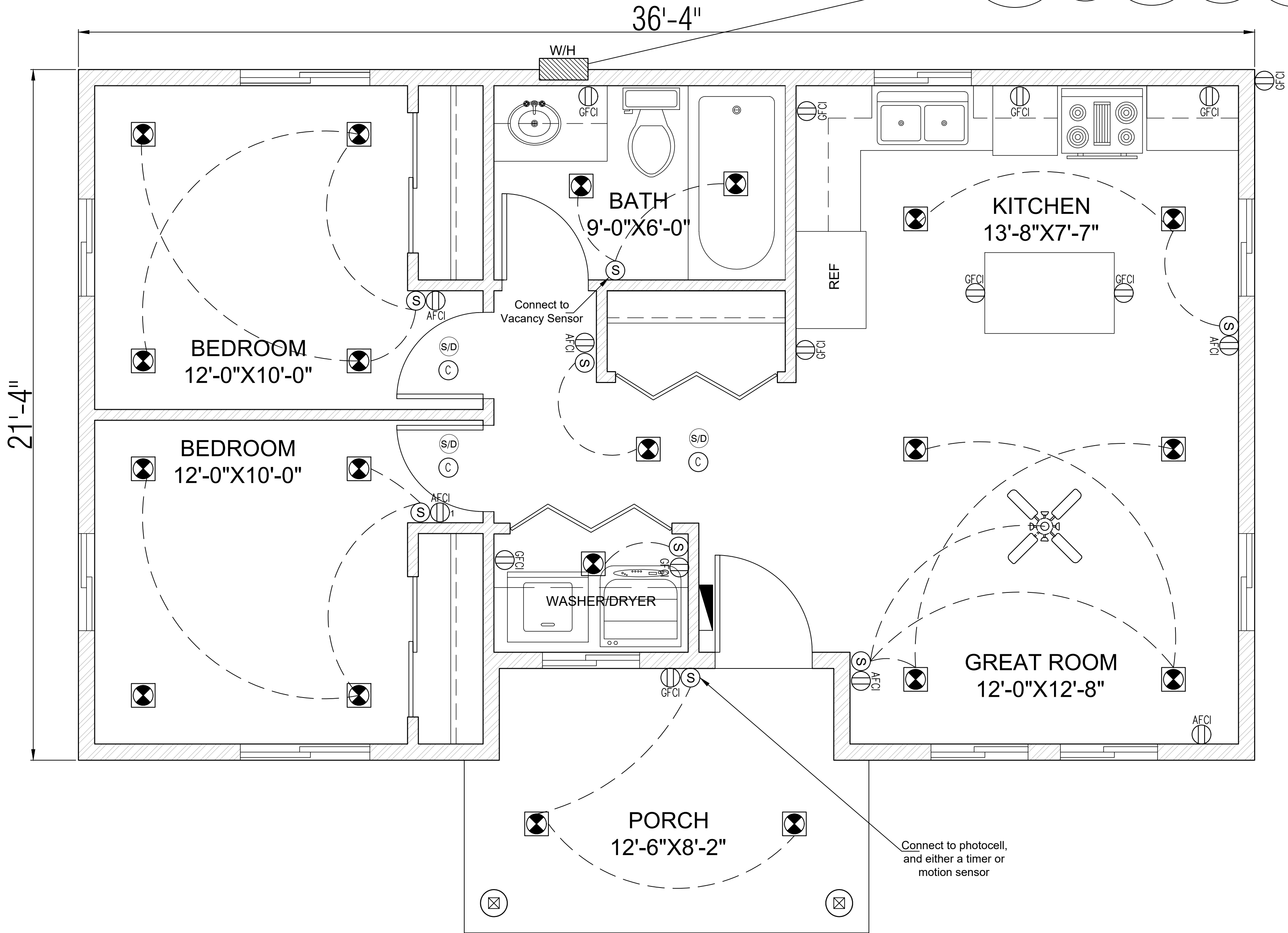
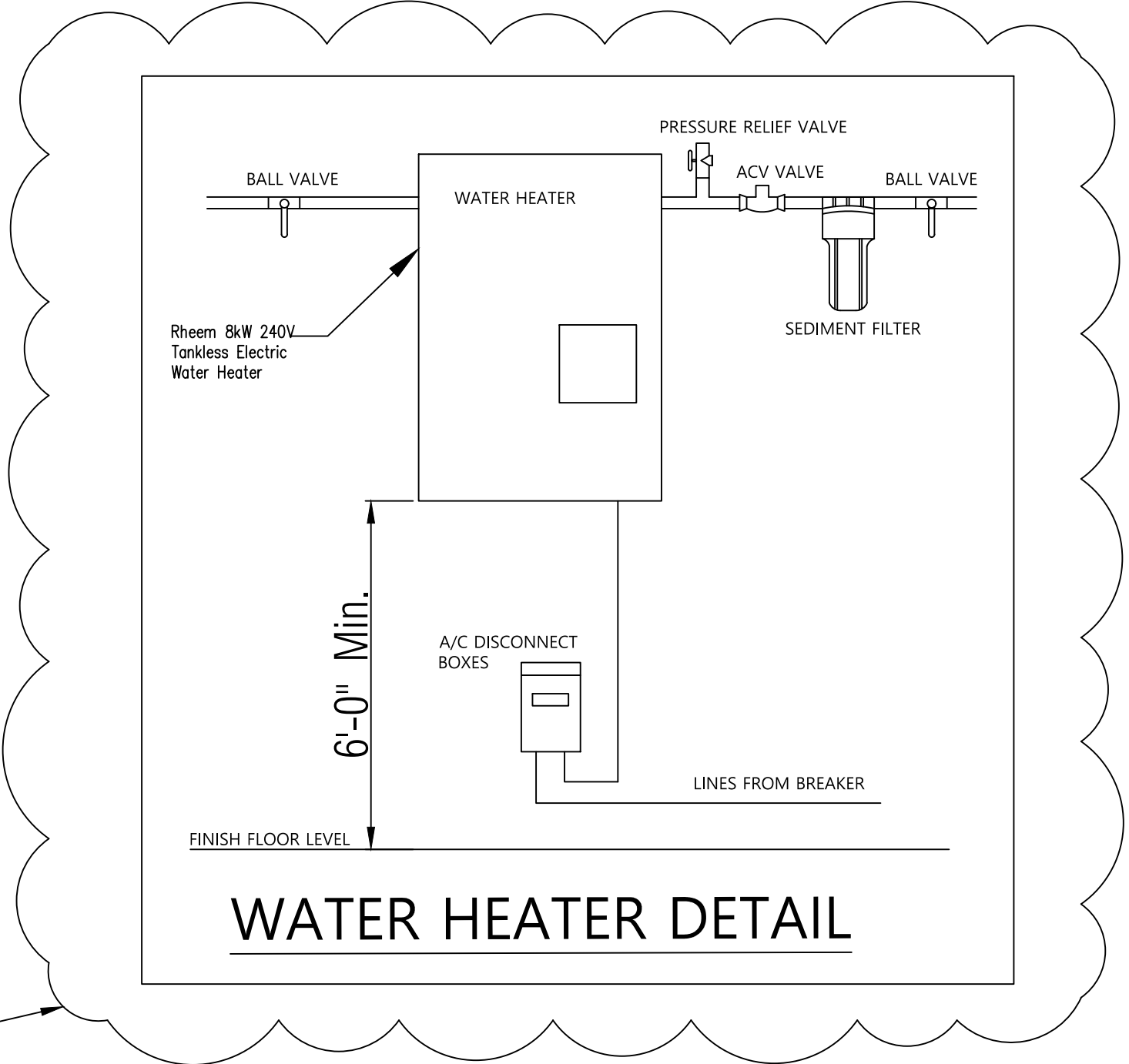
SIGNATURE & STAMP:

ELECTRICAL SYMBOL LEGEND			
	DEDICATED RECEPTACLE		ELECTRICAL METER
	110V RECEPTACLE		ELECTRICAL PANEL
	110V SWITCHED RECEPTACLE		EXHAUST FAN
	QUAD-PLEX RECEPTACLE		SMOKE DETECTOR
	WATER PROOF RECEPTACLE		Carbon Mono Oxide Detector
	GROUND FAULT CIRCUIT INTERRUPTER		TELEVISION JACK
	220V RECEPTACLE		THERMOSTAT
	FLOOR RECEPTACLE WITH BRASS COVER PLATE		PUSH BUTTON
	JUNCTION BOX		SWITCH
	TELEPHONE JACK		3-WAY SWITCH
	DATA PORT		4-WAY SWITCH
	ELECTRICAL CIRCUIT BREAKER		DIMMER SWITCH
	FUSE DISCONNECT		CEILING FAN WITH LIGHT
	6 RECESSED CEILING LIGHT		GARAGE DOOR OPENER
	MIRROR LIGHT		PORCH LANTERN
	RECESSED DOWN LIGHT		

PANEL TYPE: MLO

LOAD				PANEL RATING 150 AMPS				LOAD			
LOAD	WIRE SIZE	AMPS	CKT	BUS	CKT	AMPS	WIRE SIZE	LOAD	WIRE SIZE	AMPS	CKT
BEDROOM 1 OUTLETS	12	20	1	A	2	20	12	BATH OUTLETS	12	20	1
BEDROOM 1 LIGHTS	12	20	3		4	20	12	BATH LIGHTS	12	20	3
MINI SPLIT AC 1	12	20	5		6	50	6	STOVE	12	20	6
MINI SPLIT AC 2	12	20	7		8	50	6	ON DEMAND WATER HEATER	12	20	8
	12	20	9		10	40	8		12	20	8
KITCHEN LIGHTS	12	20	11		12	40	8	SMOKE DETECTOR	12	20	11
LIVING ROOM LIGHTS	12	20	13		14	20	12	SMALL APPLIANCE	12	20	13
KITCHEN OUTLETS	12	20	15		16	20	12	REFRIGERATOR	12	20	15
LIVING ROOM OUTLETS	12	20	17		18	20	12	TV	12	20	17
MICROWAVE	12	20	19		20	20	12	DISPOSAL	12	20	19
WASHER	12	20	21		22	20	12	DISHWASHER	12	20	21
DRYER	12	20	23		24	20	12	GENERAL LIGHTING	12	20	23
BEDROOM 2 OUTLETS	10	30	25		26	20	12		12	20	25
BEDROOM 2 LIGHTS	10	30	27		28	20	12		12	20	27
	12	20	29		30	20	12		12	20	29
	12	20	31		32						
			33		34						
			35		36						
			37		38						
			39		40						

LOAD CALCULATION
PANEL: MLO LOCATION NOTED AIC RATING 22,000 PHASE 1
GENERAL LIGHTING LOAD: 5,578 VA
FIXED APPLIANCE @75%: 3,450 VA
OTHER SERVICE LOADS: 30,598 VA
TOTAL SERVICE LOAD: 127.5 VA
SERVICE RATING: 150 AMPS



ELECTRICAL PLAN

DESCRIPTION

SCOPE OF WORK:
-ADDITION OF NEW NEW
DETACHED ADU AT THE
BACK OF PROPERTY.

PROJECT :
NEW DETACHED ADU

Client :
VERSATILE
CONSULTING LTD. LLC

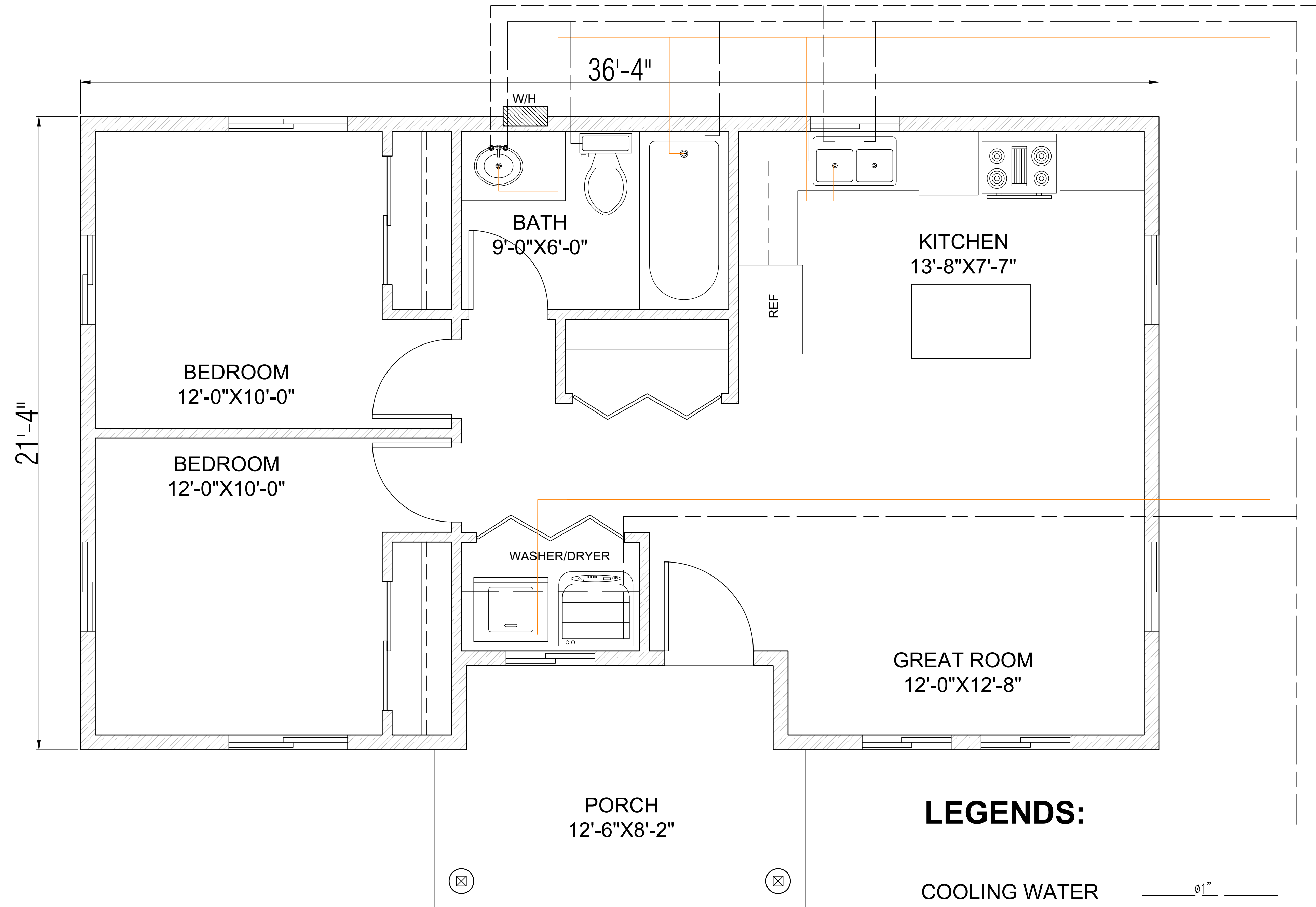
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12431 2nd St,
Yucaipa, CA 92399, USA

DRAWING NO. : 025-Arc-0013

DATE : 12-08-2024

SHEET NO.
A-03

SIGNATURE & STAMP:



PLUMBING PLAN

LEGENDS:

- COOLING WATER
- HOT WATER
- SANITARY
- Ø1"

Ø3"

Ø3"

DESCRIPTION

SCOPE OF WORK:
-ADDITION OF NEW NEW
DETACHED ADU AT THE
BACK OF PROPERTY.

PROJECT :

NEW DETACHED ADU

Client :

VERSATILE
CONSULTING LTD. LLC

Address :

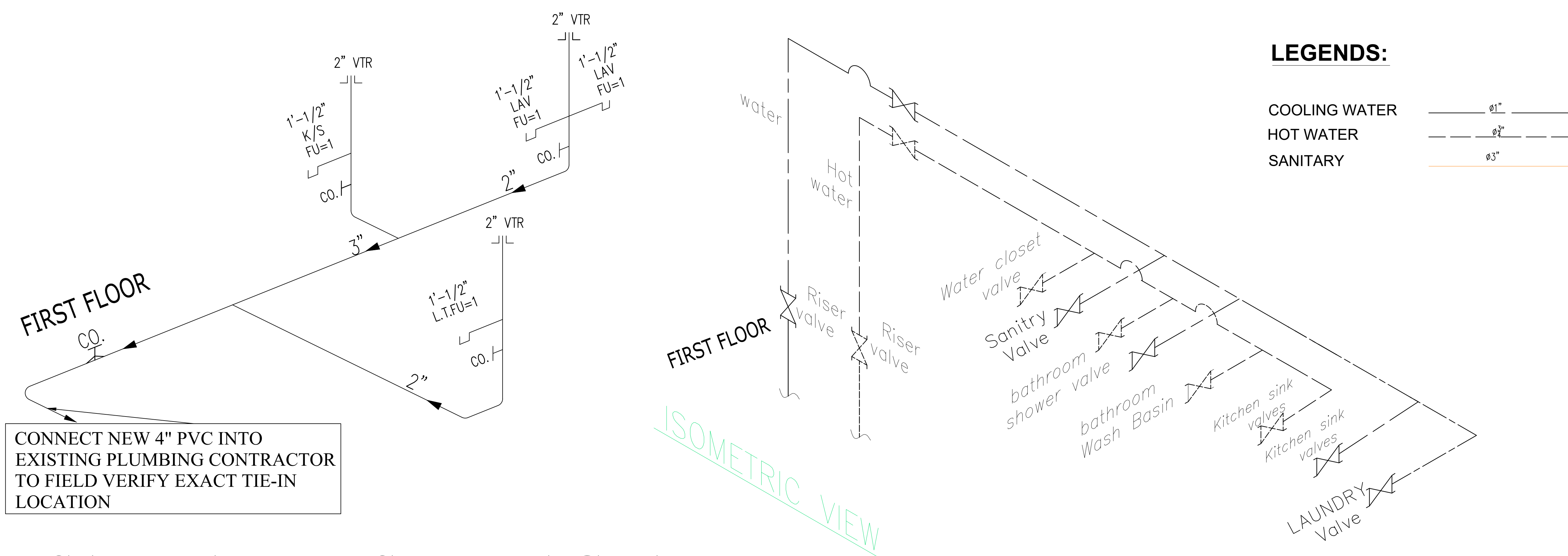
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Yucaipa, CA 92399, USA

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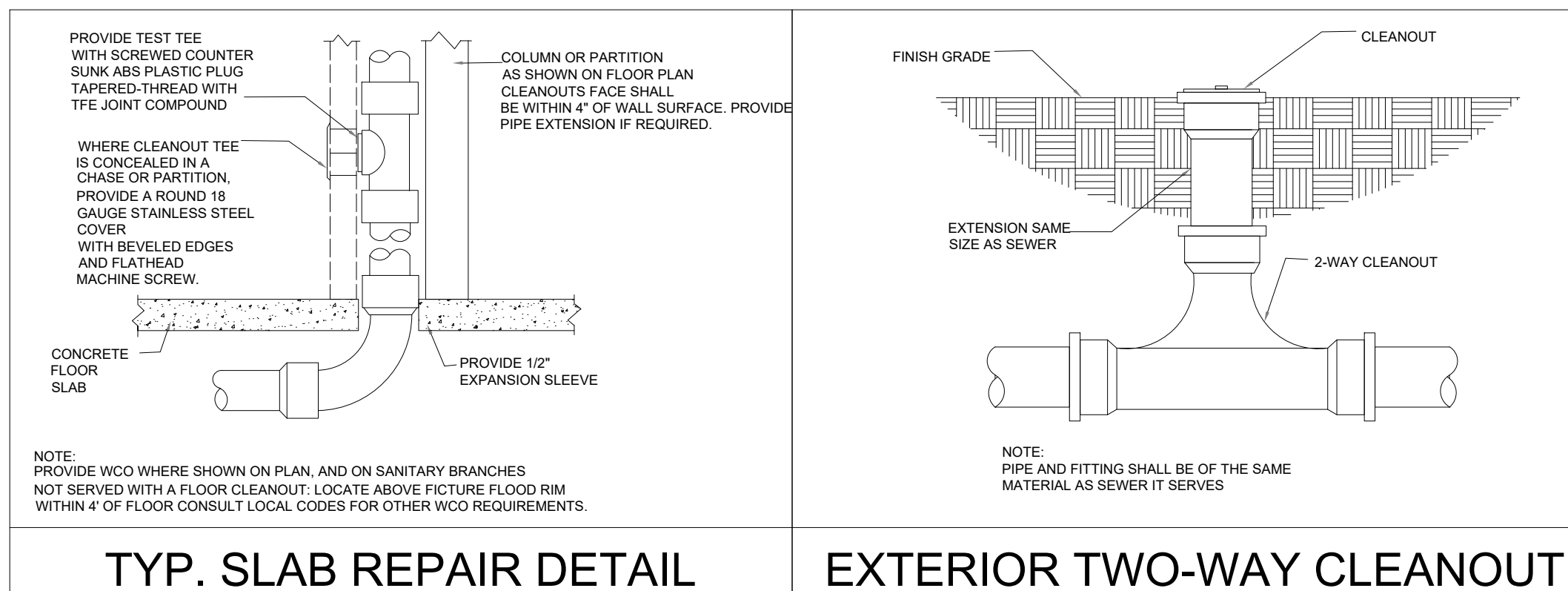
DATE : 12-08-2024

SHEET NO. A-04

SIGNATURE & STAMP:



SANITARY RISER DIAGRAM



FIXTURE CONNECTION SCHEDULE

ITEM	WASTE & SOIL	WATER	
		COLD	HOT
WATER CLOSET	3"	1/2"	-
TUB	1-1/2" *	1/2"	1/2"
LAVATORY	1-1/4"	1/2"	1/2"
SHOWER	2"	1/2"	1/2"

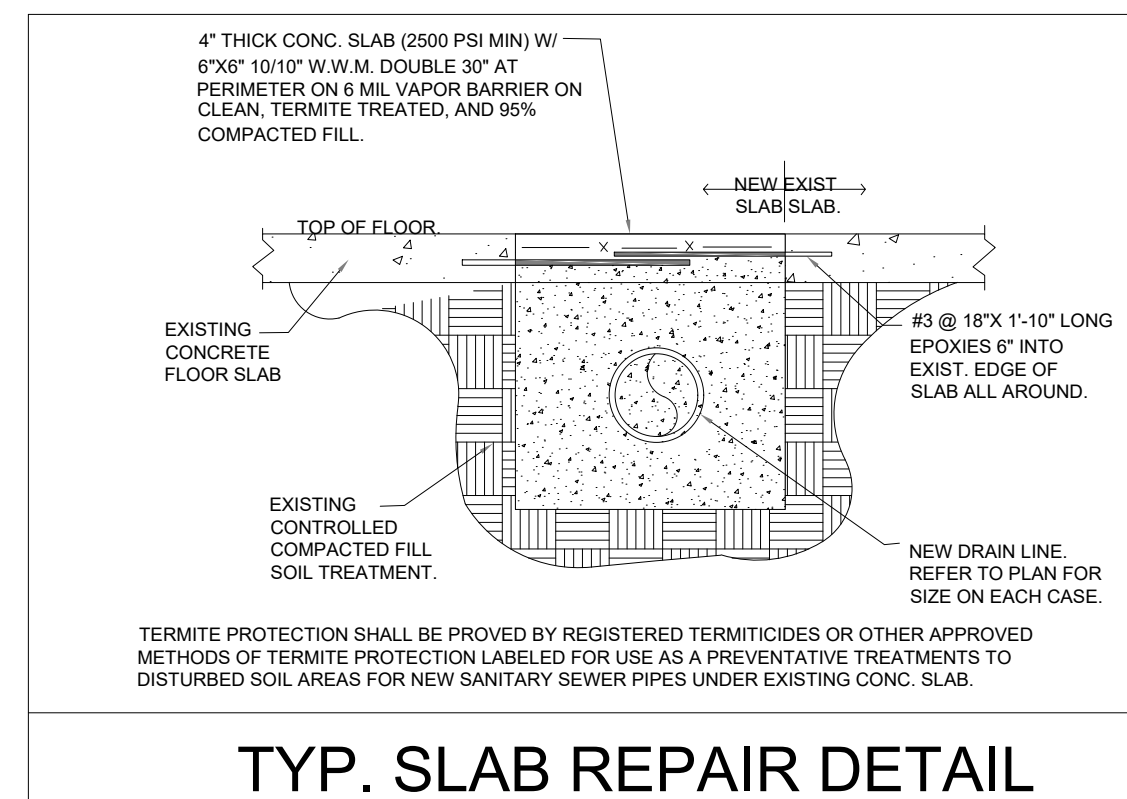
* DENOTE: 2" UNDER GROUND
NOTE: PROVIDE ANTI SCALED VALVE @ EACH SHOWER

PLUMBING SYMBOLS

K/S = KITCHEN SINK
W.C.O = WALL CLEAN OUT
C.O = CLEAN OUT VALVE
V.T.R = VENT THRU ROOF
S.V. = STUDOR VENT
W.C = WATER CLOSET
LAV. = LAVATORY
L.T. = LAUNDRY TUB
D.W = DISHWASHER



TRAP



DESCRIPTION

SCOPE OF WORK:
-ADDITION OF NEW NEW DETACHED ADU AT THE BACK OF PROPERTY.

PROJECT :

NEW DETACHED ADU

Client : VERSATILE CONSULTING LTD. LLC

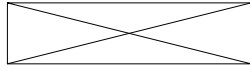
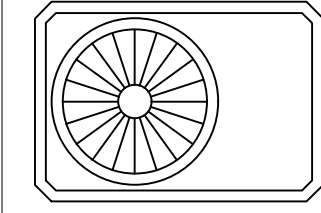
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Yucaipa, CA 92399, USA

DRAWING NO. : 025-Arc-0013

DATE : 12-08-2024

SHEET NO. A-05

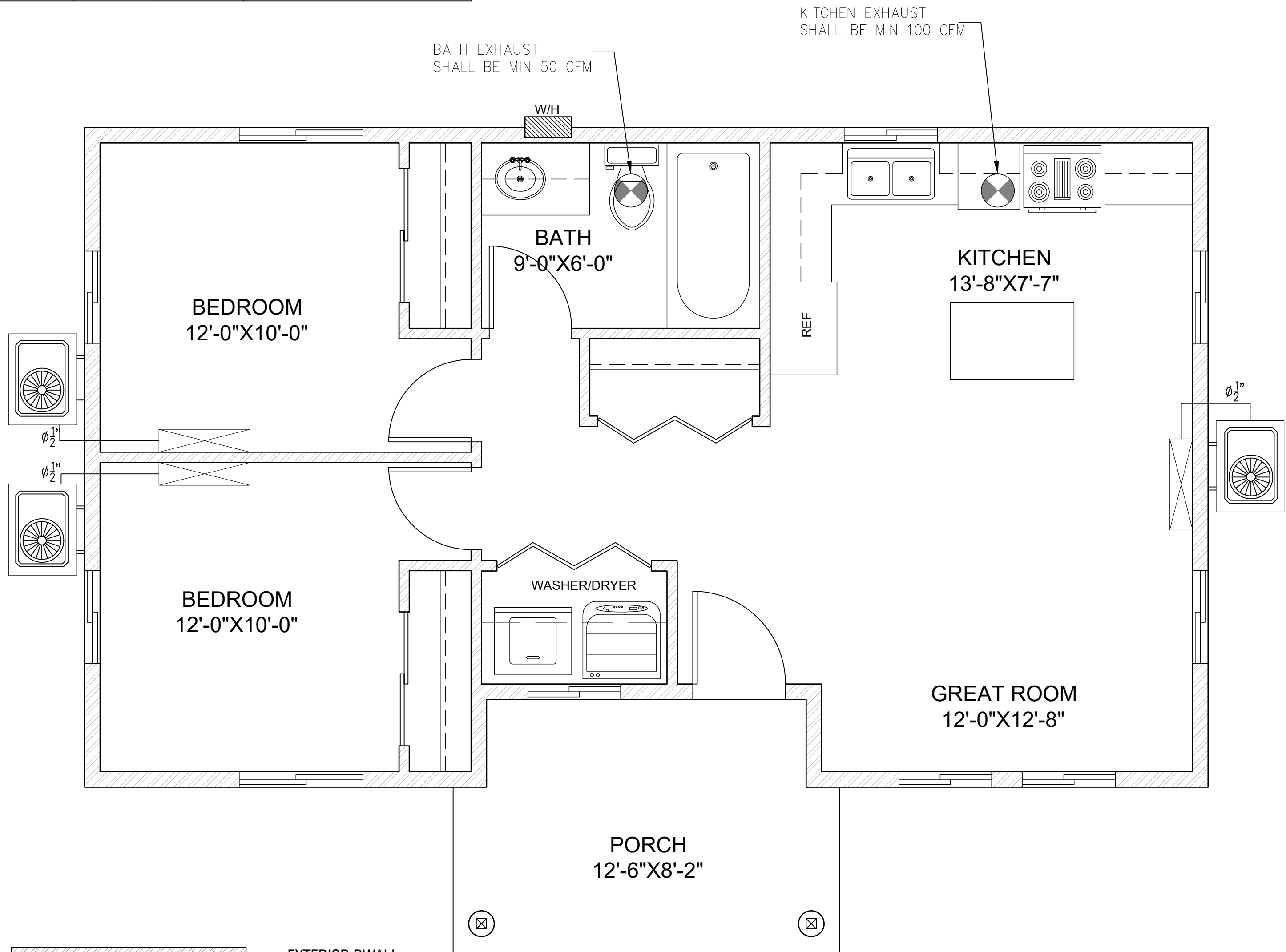
SIGNATURE & STAMP:

KEYN LEGEND	
AC UNIT	
AC CONDENSER	

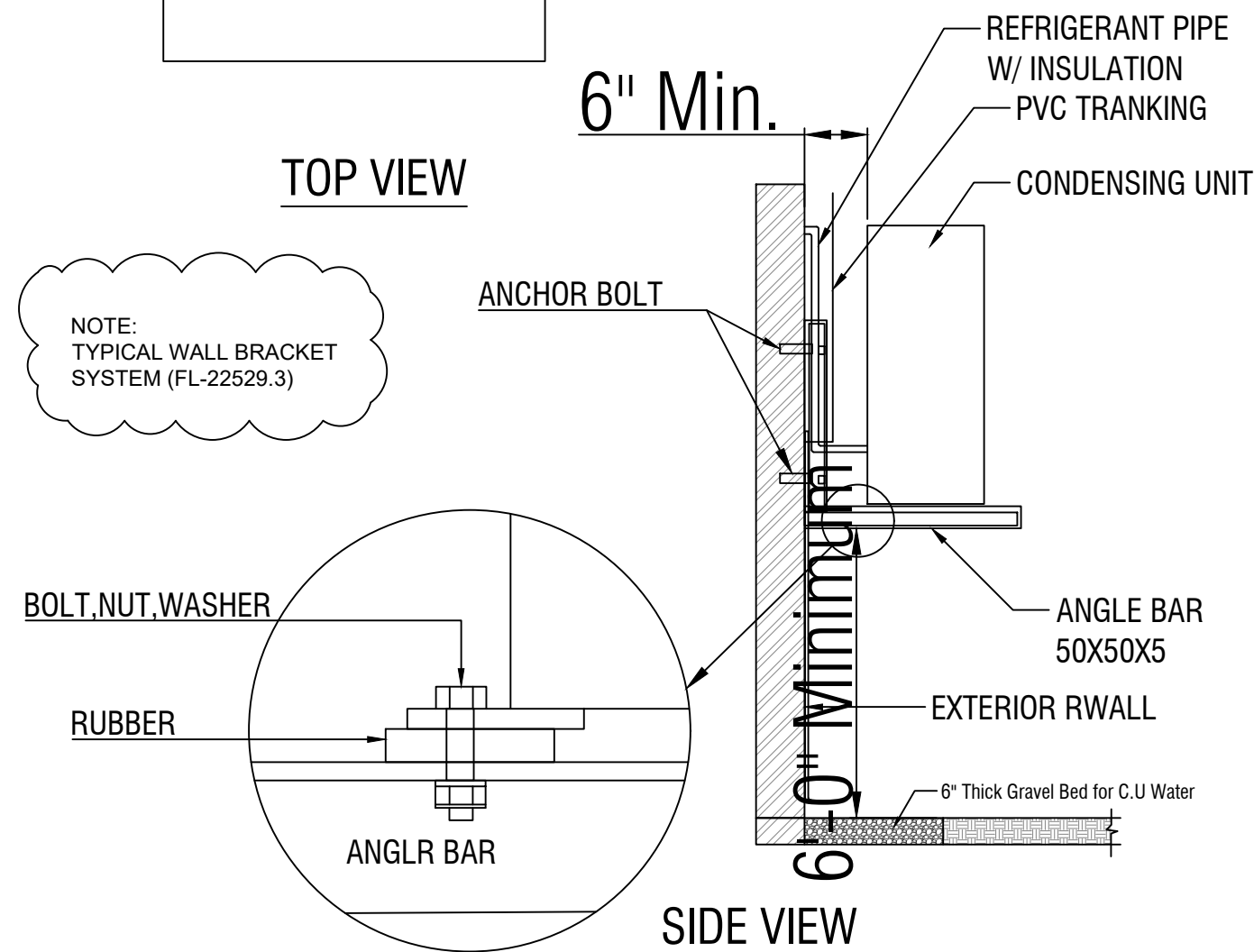
HVAC NOTES

- ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES JURISDICTION.
- HVAC CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND ARRANGE FOR ALL REQUIRED INSPECTIONS
- CONTRACTOR SHALL USE THE EQUIPMENT COMPATIBLE WITH THE REQUIRED SERVICES. PROVIDE ALL NECESSARY A/H UNIT ENCLOSURES SUPPLY AND RETURN AIR PLENUMS AND RETURN AIR FILTERS, ACCESSIBLE FOR EASY REPLACEMENT.
- RIGID DUCTWORK SHALL BE FABRICATED OF GALVANIZED SHEET METAL AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS.
- ALL SUPPLY AND RETURN AIR DUCTWORK SHALL BE INSULATED WITH R-8 INSULATION RETURN DUCT INSULATION MAY BE R-6.
- FLEXIBLE DUCTWORK SHALL BE FACTORY FURNISHED WITH 1" INCH THICK FIBERGLASS INSULATION AND VAPOR BARRIER, AND SHALL BEAR UL 181 LABEL MAX. LENGTH 6'-0"
- CEILING DIFFUSERS, SUPPLY AND RETURN AIR REGISTERS SHALL BE TITUS MODELS WITH FRAME STYLE AS SELECTED BY THE ARCHITECT/OWNER.
- FLEXIBLE CONNECTION SHALL BE PROVIDED AT EACH HVAC UNIT SUPPLY DUCT
- PROVIDE CONDENSATE DRAIN SIZED AND CONFIGURED AS RECOMMENDED BY THE MANUFACTURER. PROVIDE ACCESS PANELS FOR THE CEILING MOUNTED UNITS.
- PROVIDE RETURN AIR GRILLES WITH FILTERS FOR UNITS NOT FURNISHED WITH THE FILTERS. PROVIDE AIR FILTERS IN THE FRESH AIR INTAKES. PROVIDE ACCESS TO REPLACE THE FILTERS.
- DUCTWORK SHALL BE SIZED SO AS NOT TO EXCEED A PRESSURE DROP OF 0.1" FOP SUPPLY AND RETURN W.G./100 FT.
- MAINTAIN A MINIMUM OF 10' CLEARANCE BETWEEN OUTDOOR AIR INTAKES AND AND ALL EXHSUAT AND PLUMBING VENTS.
- CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL CEILING DIFFUSERS, EXHAUST REGISTERS, AND RETURN REGISTERS WITH CEILING GRID SYSTEM AND LIGHTING IN THE FIELD.
- CONTRACTOR SHALL PROVIDE ALL STARTERS (WITH CONTROL TRANSFORMERS) REQUIRED FOR THE EQUIPMENT OF THIS CONTRACT. STARTERS SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE ALL AUTOMATIC TEMPERATURE CONTROLS AND DEVICES. INSTALLATION AND WIRING SHALL BE BY THE ELECTRICAL CONTRACTOR. THIS CONTRACTOR SHALL MAKE FINAL ADJUSTMENTS OF SAME AT THE COMPLETION OF THE WORK.
- CONTRACTOR SHALL PROVIDE ALL FIRESTATS AND/OR SMOKE DETECTORS ETC. TO COMPLY WITH THE MECHANICAL CODE AND NFPA 90A
- ALL SYSTEMS SHALL BE BALANCED TO QUANTITIES INDICATED ON PLANS AND CONTRACTOR-CERTIFIED BALANCING REPORT SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL
- ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER.
- ALL AIR OUTLET COLOR/FINISH AS SELECTED BY ARCHITECT.
- ALL PENETRATIONS ADJACENT TO THE GARAGE MUST BE SEALED. ALL DOORS SHOULD BE PROVIDED WITH WEATHER STRIPPING. ALL CRACKS AT WALL BASE MUST BE SEALED.
- ALL PENETRATIONS ABOVE THE GARAGE MUST BE SEALED. ALL FLOOR AND CEILING JOIST BAYS MUST BE SEALED. ALL WALLS AND CEILINGS OF CONDITIONED SPACES MUST BE PAINTED.
- AIR HANDLING UNITS SHALL BE FURNISHED WITH MERV 8 OR BETTER FILTERS. THE FILTER HOUSING MUST BE SEALED.
- AIR HANDLING UNITS HAVE BEEN SIZED AND OUTSIDE AIR ADDED TO PROVIDE MAINTAIN POSITIVE PRESSURE IN THE AIR CONDITIONED SPACE.

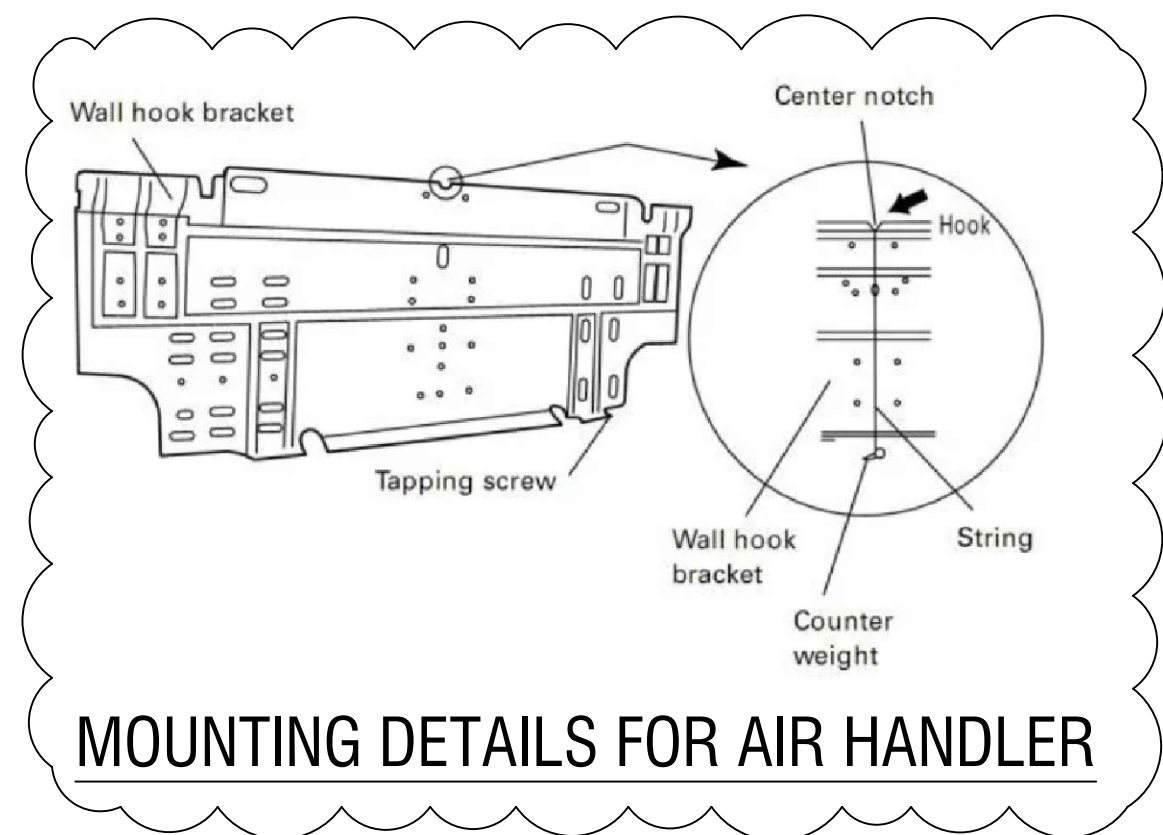
LOAD CALCULATION SUMMARY						
Sr.	SPACE NAME	SYSTEM	CONDITION SPACE AREA	PROVIDED	SEER	SPECIFICATION
AC-1	BEDROOM-1	DUCTLESS	120 sq-ft	1.0 Ton	2.00	ZENAIRE PRODUCT TYPE: DHP12AEC17Q
AC-2	BEDROOM-2	DUCTLESS	120 sq-ft	1.0 Ton	2.00	ZENAIRE PRODUCT TYPE: DHP12AEC17Q
AC-3	LIVING	DUCTLESS	150 sq-ft	1.0 Ton	2.00	ZENAIRE PRODUCT TYPE: DHP12AEC17Q



MECHANICAL PLAN



INSTALLATION OF CONDENSING UNIT SPLIT TYPE



DESCRIPTION

SCOPE OF WORK:
-ADDITION OF NEW NEW
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PROJECT :

NEW DETACHED ADU

Client : VERSATILE
CONSULTING LTD. LLC

Address :
12431 2nd St,
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DRAWING NO. : 025-Arc-0013

DATE : 12-08-2024

SHEET NO. A-06

SIGNATURE & STAMP:

DESCRIPTION

SCOPE OF WORK:
-ADDITION OF NEW NEW
DETACHED ADU AT THE
BACK OF PROPERTY.

PROJECT :

NEW DETACHED ADU

Client :
VERSATILE
CONSULTING LTD. LLC

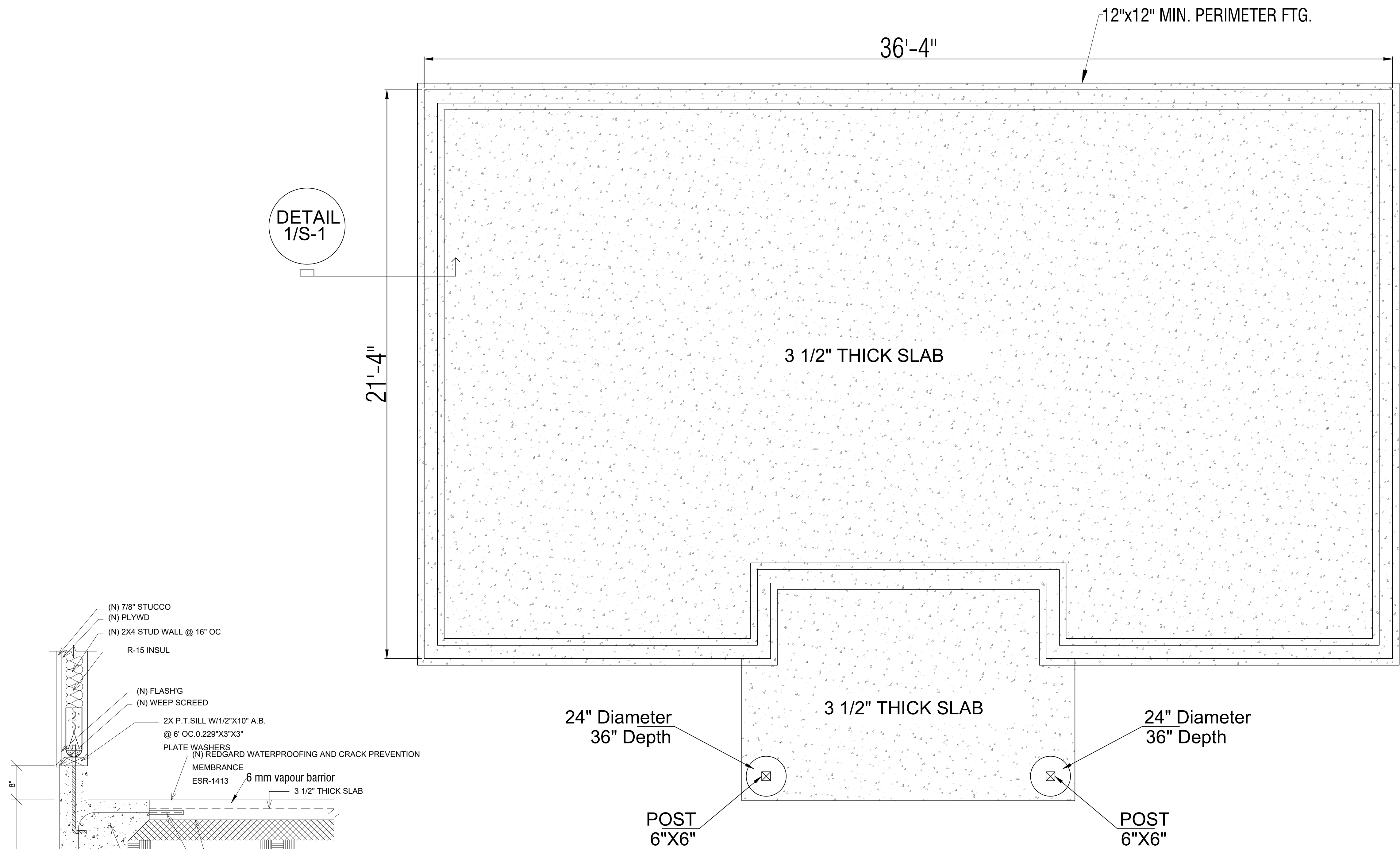
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Yucaipa, CA 92399, USA

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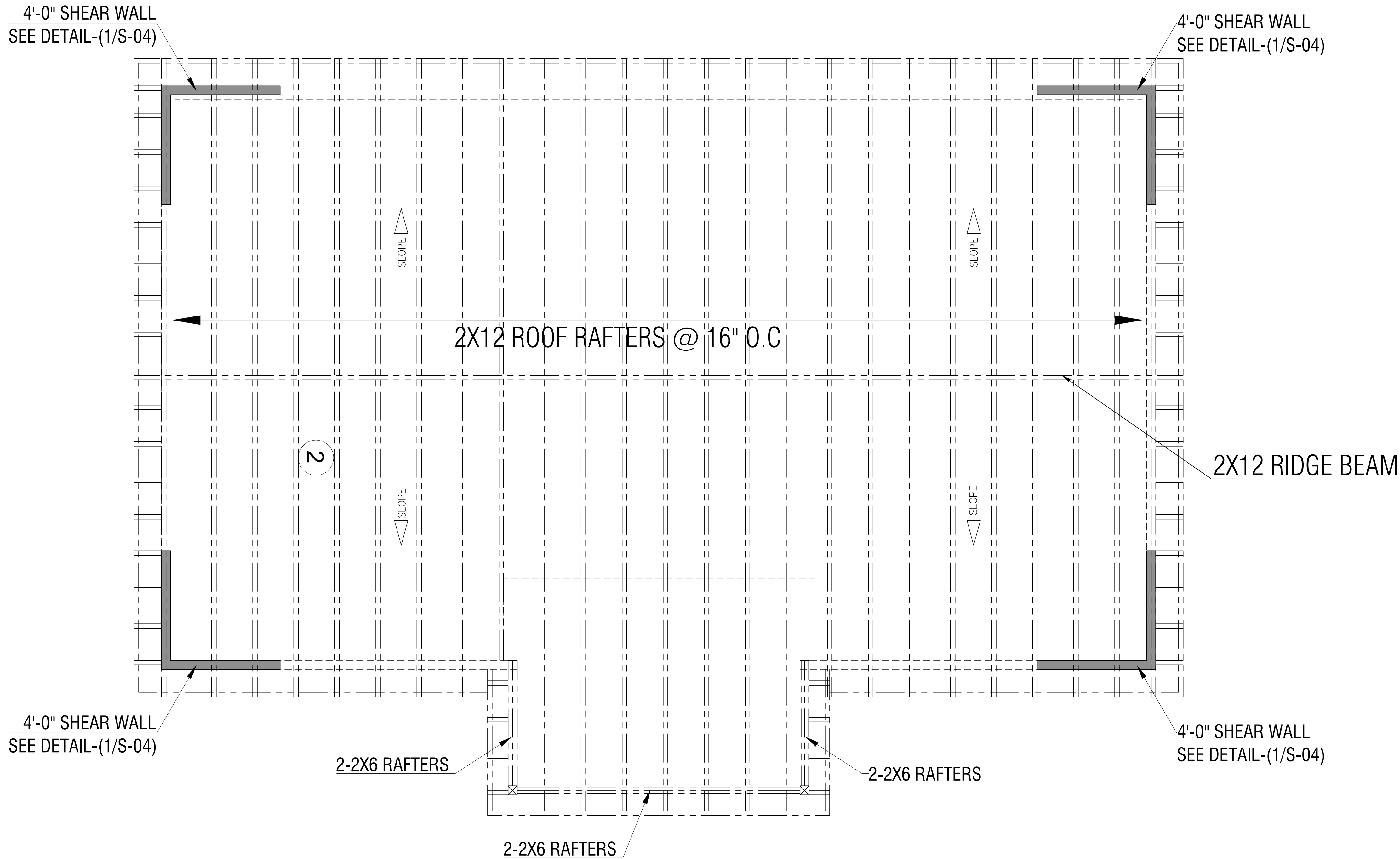
DATE : 12-08-2024

SHEET NO.
S-01

SIGNATURE & STAMP:

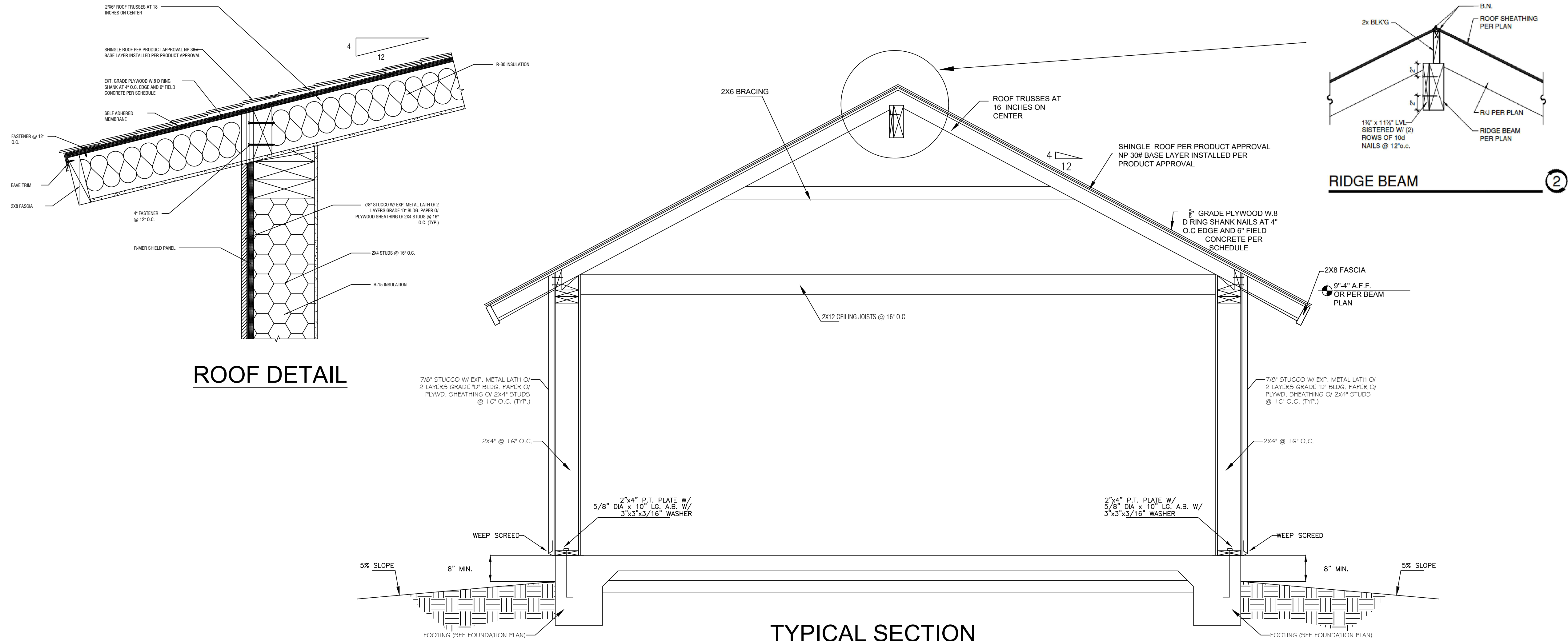


FOUNDATION PLAN

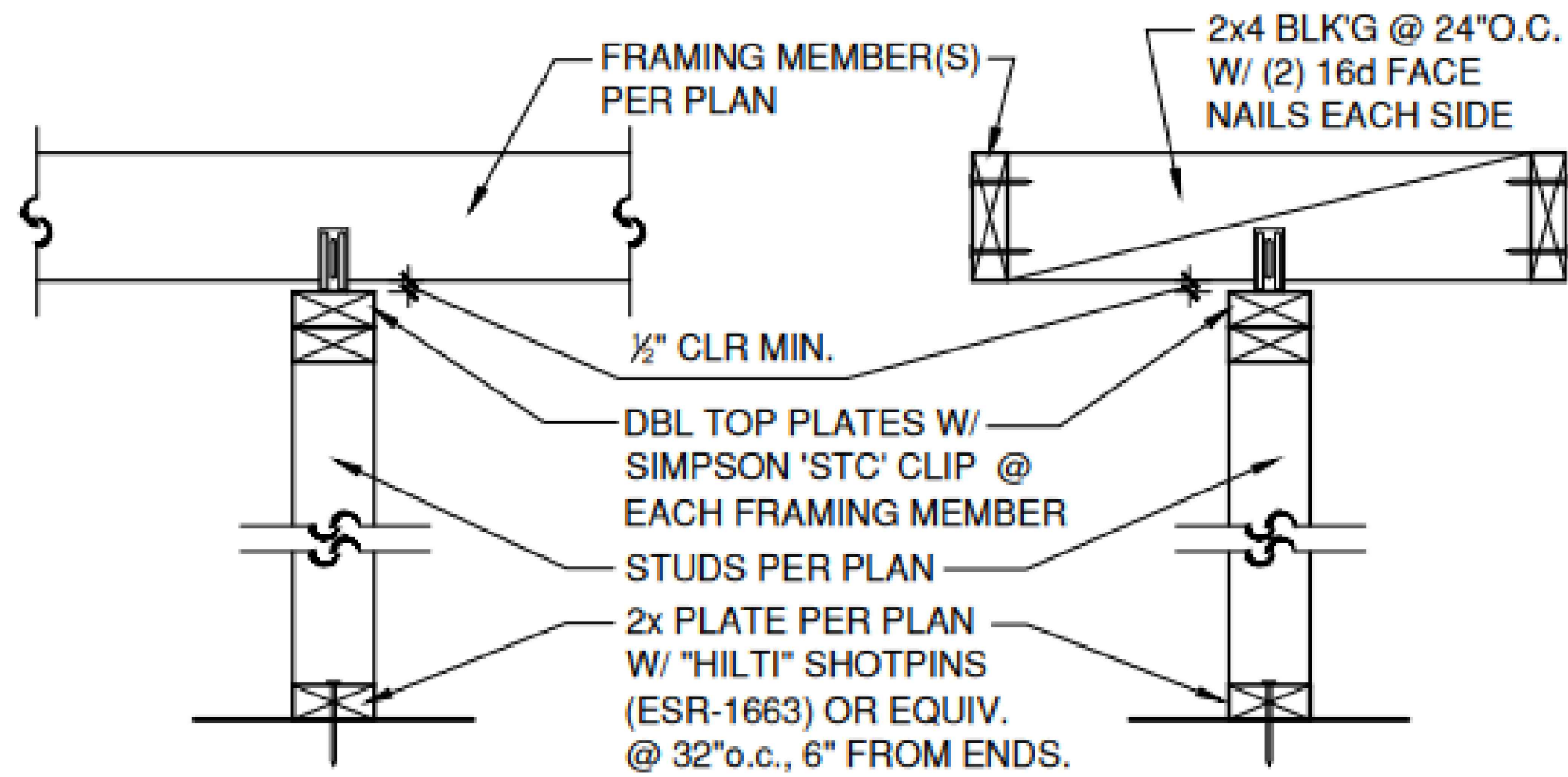


FRAMING PLAN

DESCRIPTION	
SCOPE OF WORK: -ADDITION OF NEW NEW DETACHED ADU AT THE BACK OF PROPERTY.	
PROJECT : NEW DETACHED ADU	
Client : VERSATILE CONSULTING LTD. LLC	
Address : 12431 2nd St, Yucaipa, CA 92399, USA	
DRAWING NO. :	025-Arc-0013
DATE :	12-08-2024
SHEET NO.	S-02
SIGNATURE & STAMP:	



TYPICAL SECTION



PERPENDICULAR FRAMING

PARALLEL FRAMING

TYP. NON-BEARING WALL

3

DESCRIPTION

SCOPE OF WORK:
-ADDITION OF NEW NEW
DETACHED ADU AT THE
BACK OF PROPERTY.

PROJECT :

NEW DETACHED ADU

Client :
VERSATILE
CONSULTING LTD. LLC

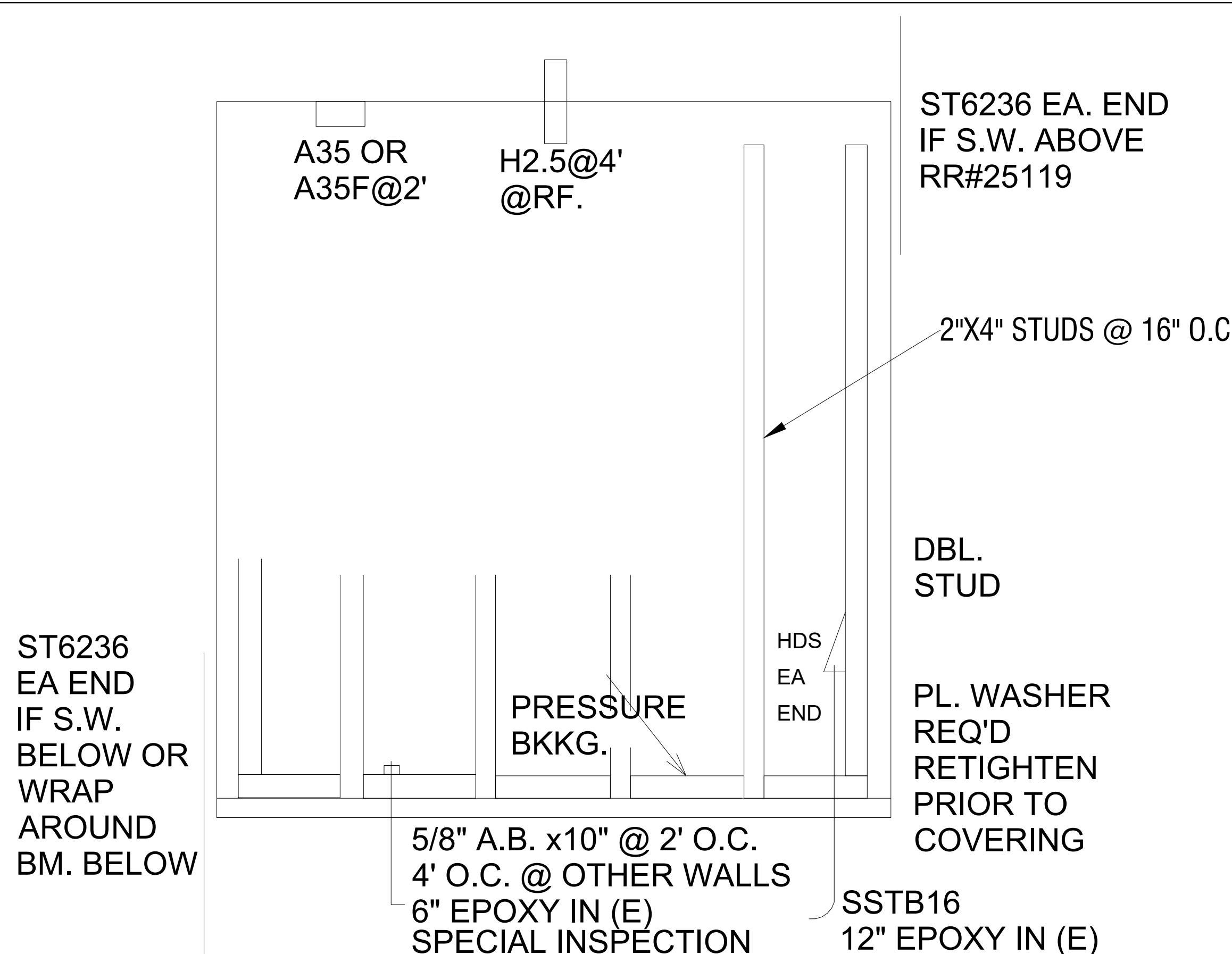
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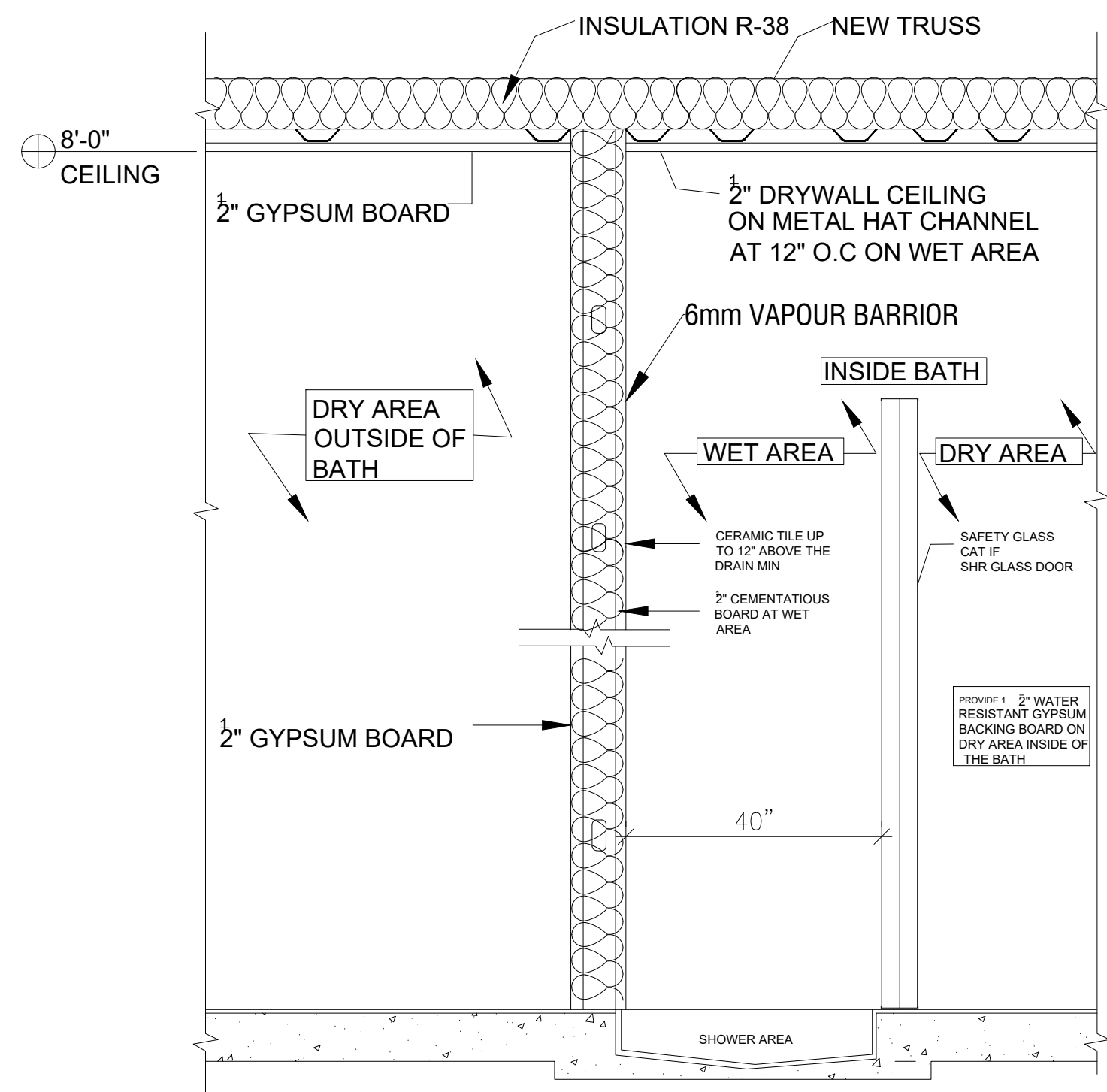
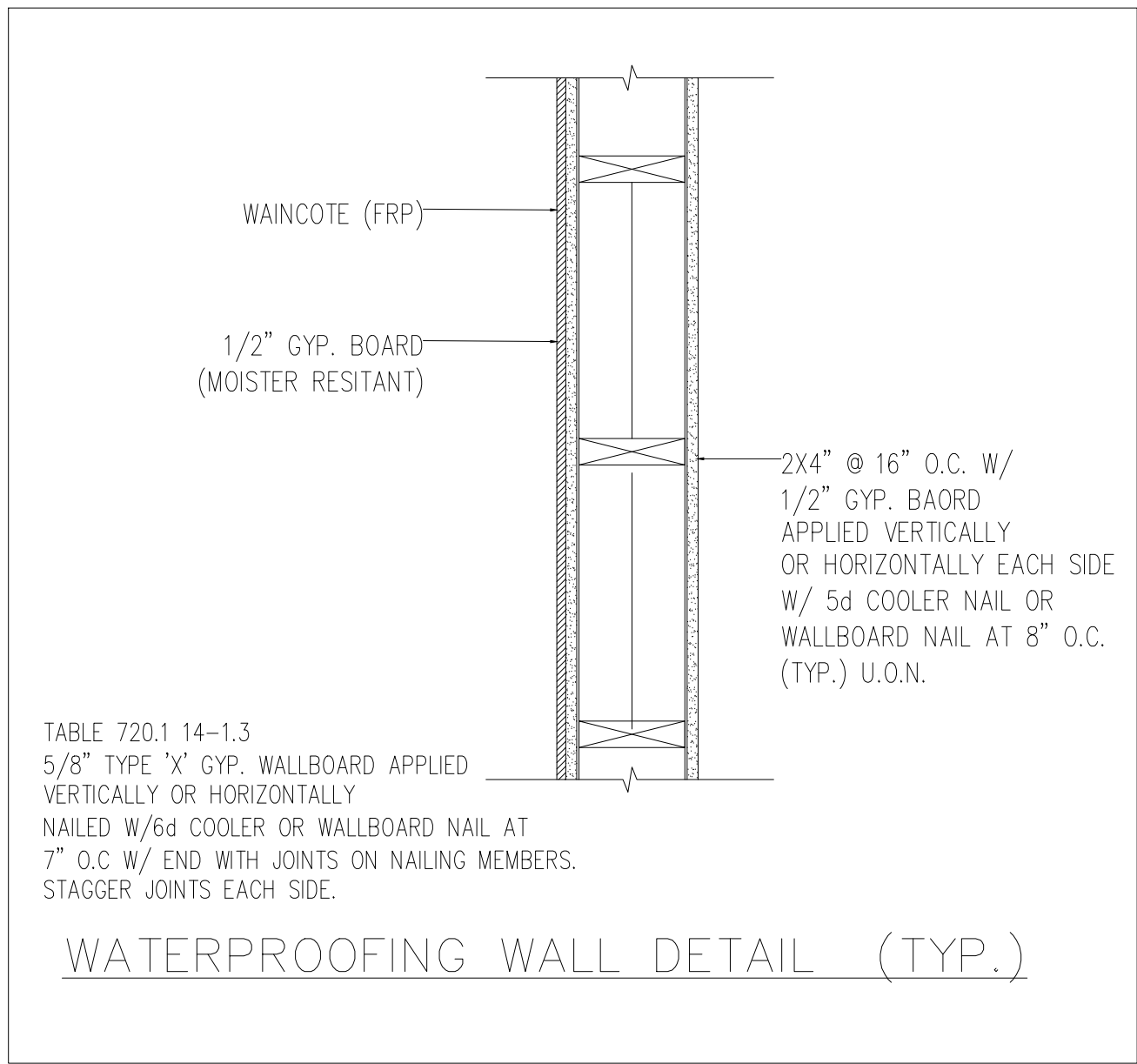
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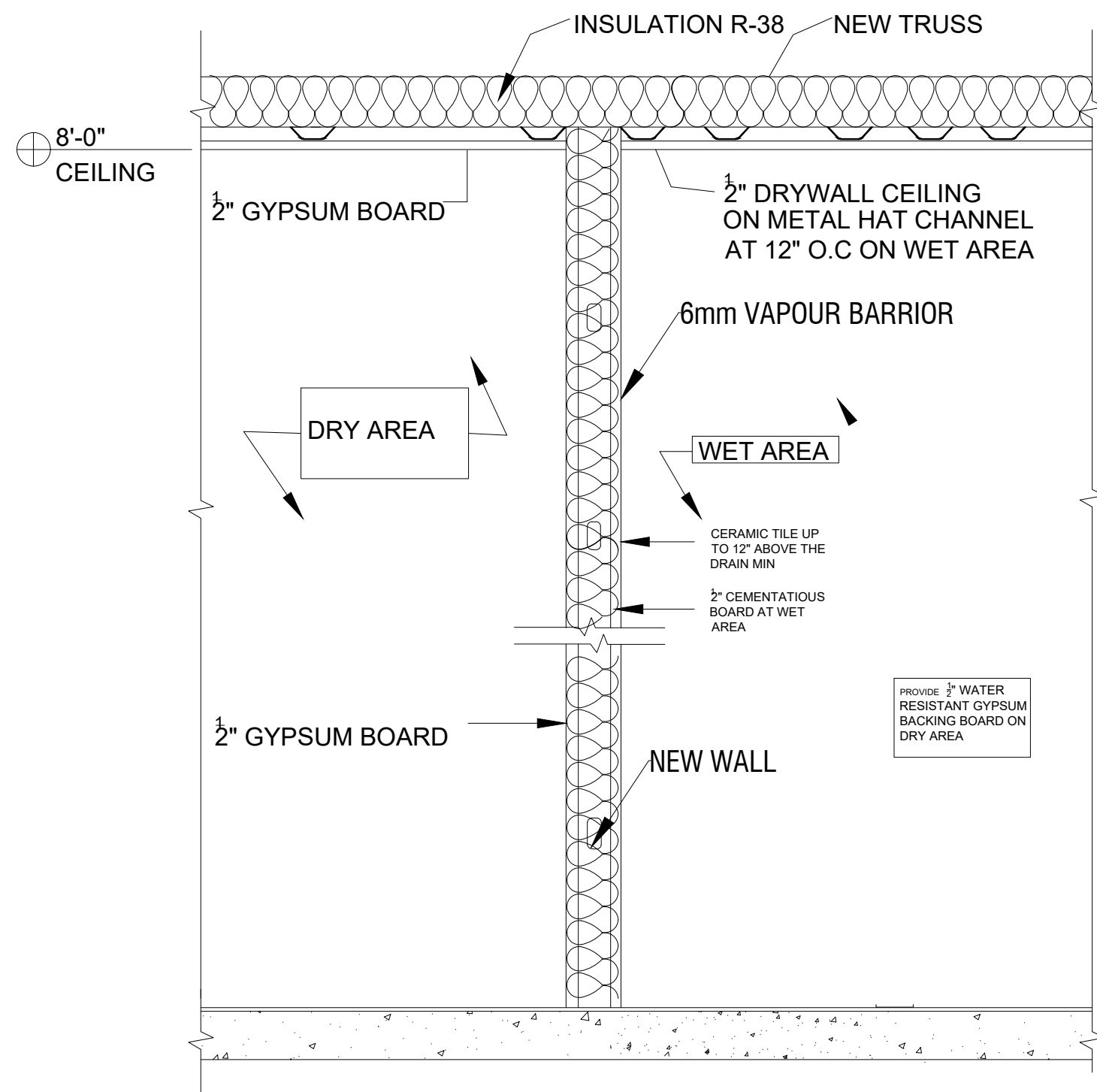
SIGNATURE & STAMP:



1 SHEAR WALL DET.
(N.T.S.) DETAIL-1



SHOWER SECTION DETAIL



NEW WALL PROTECTION

DESCRIPTION

SCOPE OF WORK:
-ADDITION OF NEW NEW
DETACHED ADU AT THE
BACK OF PROPERTY.

PROJECT :

NEW DETACHED ADU

Client :
VERSATILE
CONSULTING LTD. LLC

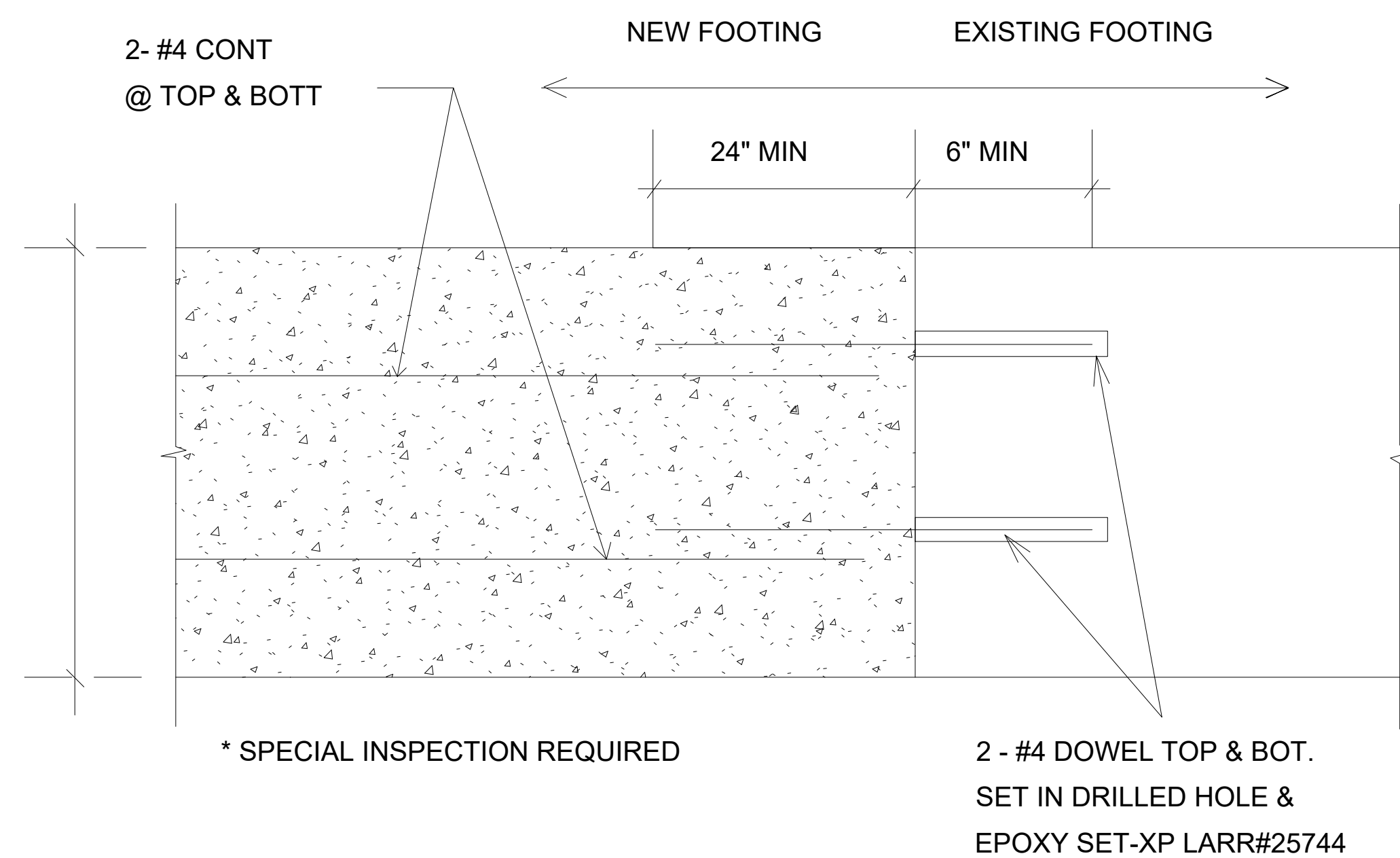
Address :
12431 2nd St,
Yucaipa, CA 92399, USA

DRAWING NO. : 025-Arc-0013

DATE : 12-08-2024

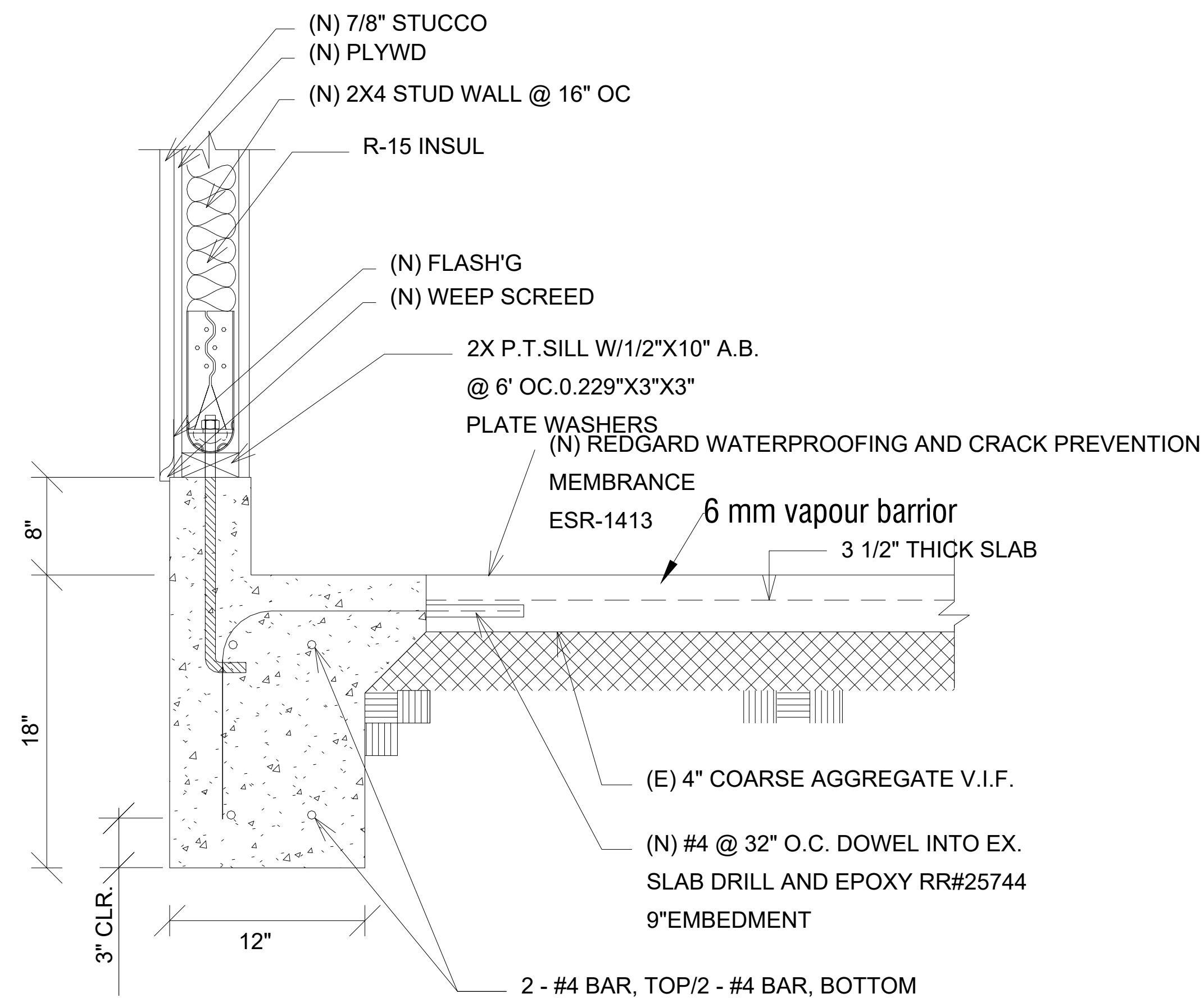
SHEET NO. S-04

SIGNATURE & STAMP:



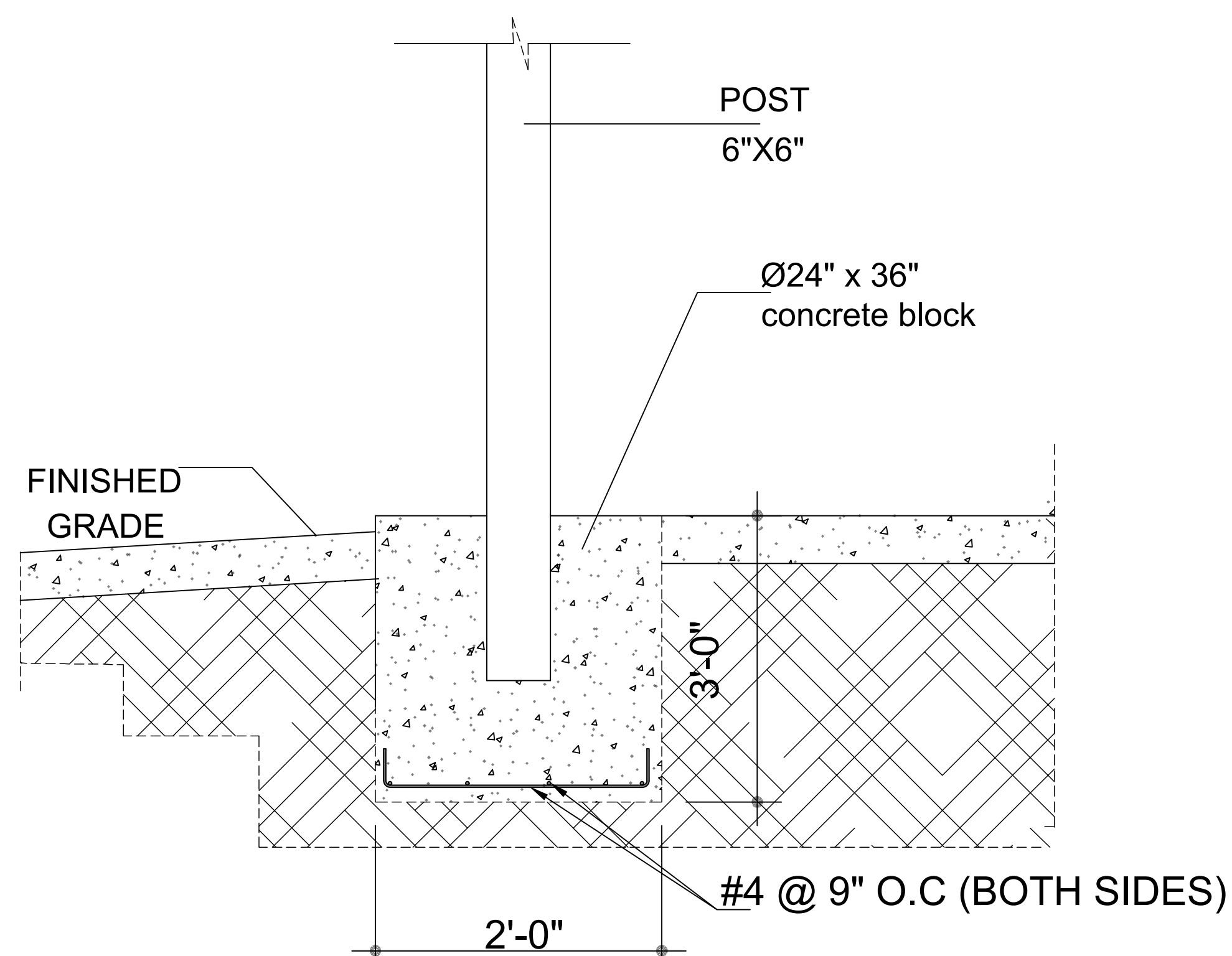
1

TYP. (N) TO (E) FOOTING CONNECTION
(N.T.S.)



2

(N) FOUNDATION DETAIL
(N.T.S.)



3

Simpson FPBB-44 COL. E-Z BASE

DESCRIPTION

SCOPE OF WORK:
-ADDITION OF NEW NEW
DETACHED ADU AT THE
BACK OF PROPERTY.

PROJECT :

NEW DETACHED ADU

Client :

VERSATILE
CONSULTING LTD. LLC

Address :

12431 2nd St,
Yucaipa, CA 92399, USA

DRAWING NO. : 025-Arc-0013

DATE : 12-08-2024

SHEET NO. S-05

SIGNATURE & STAMP:

DESCRIPTION

SCOPE OF WORK:
-ADDITION OF NEW NEW
DETACHED ADU AT THE
BACK OF PROPERTY.

PROJECT :
NEW DETACHED ADU

Client :
VERSATILE
CONSULTING LTD. LLC

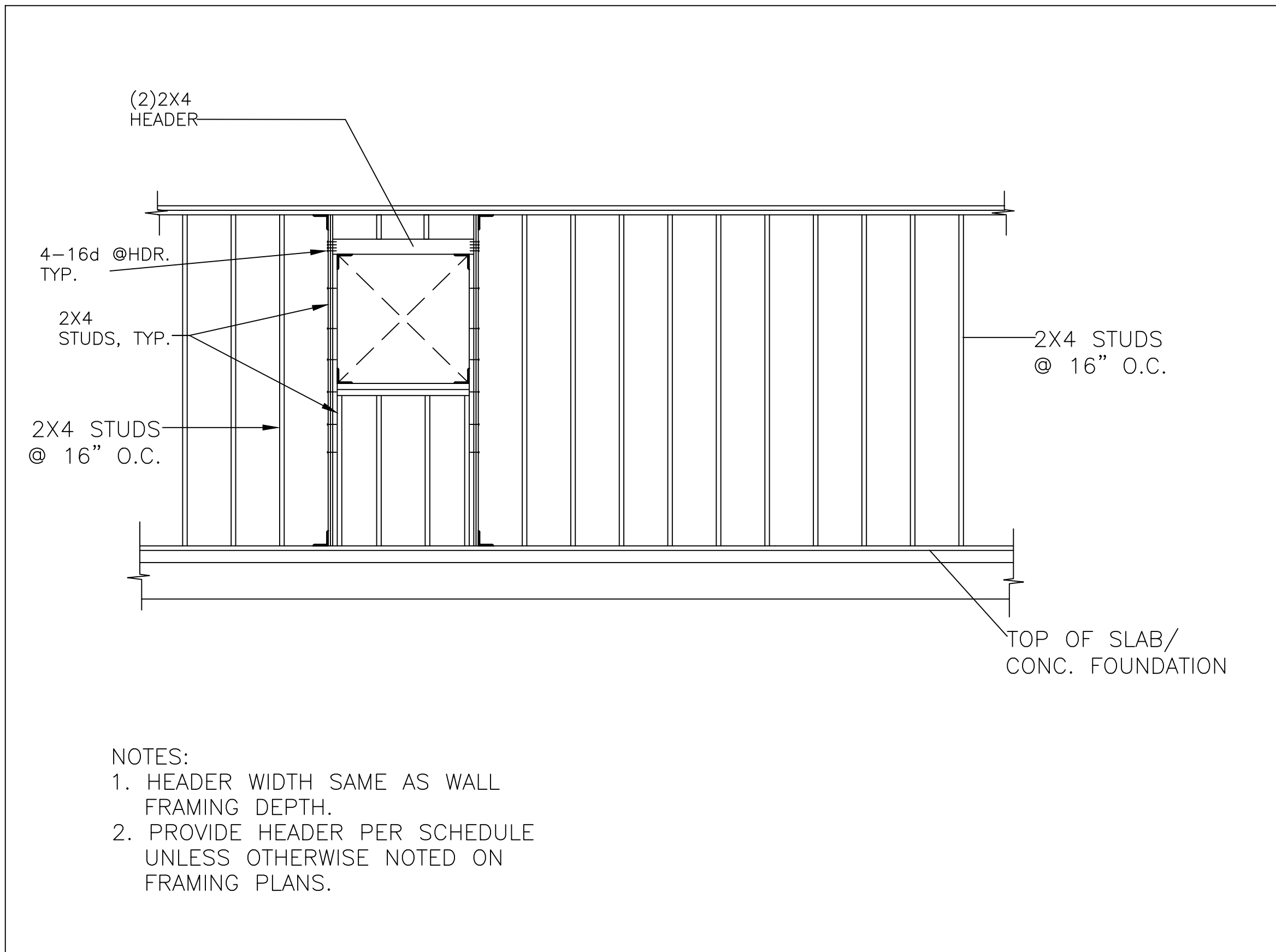
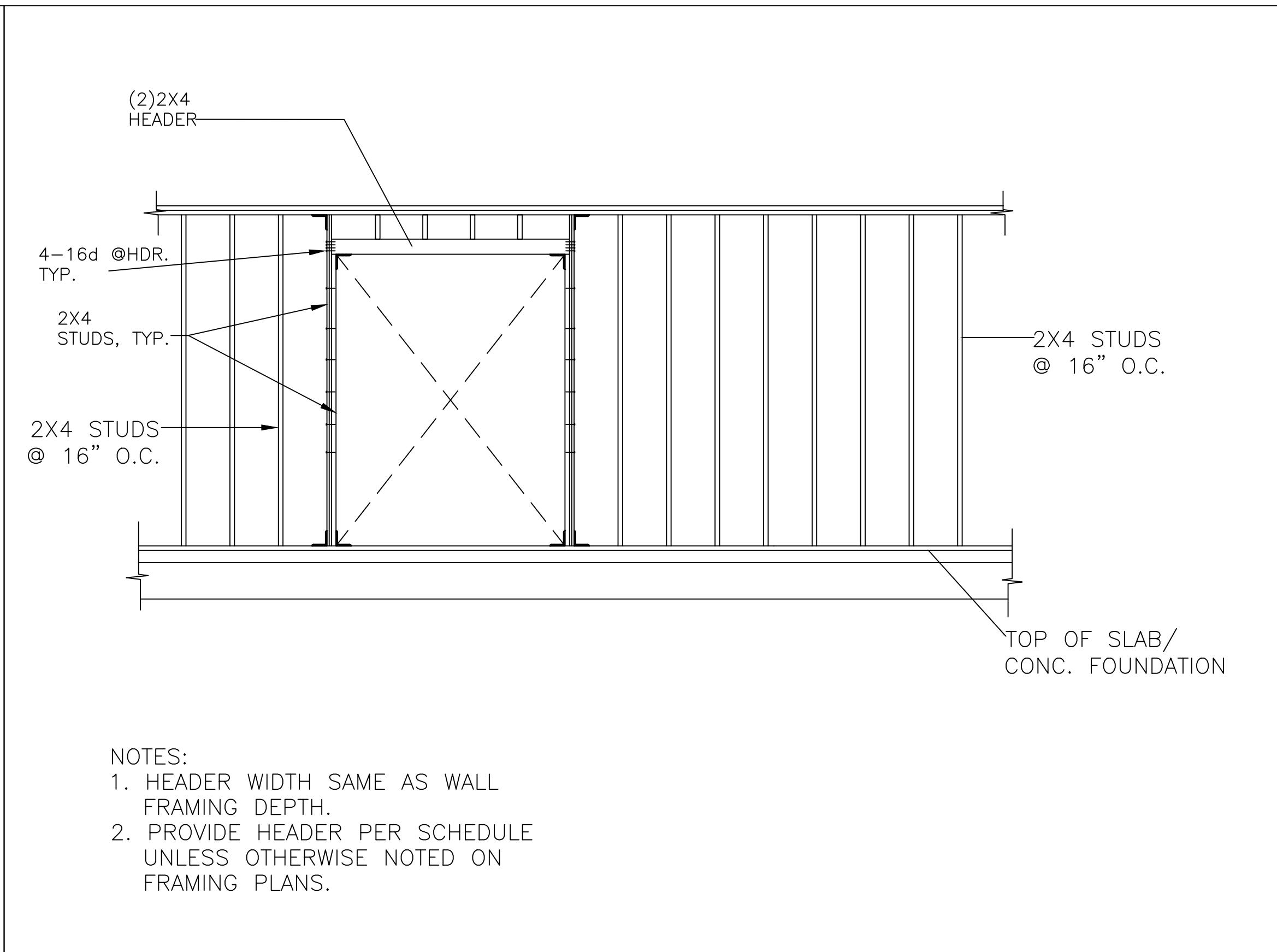
Address :
12431 2nd St,
Yucaipa, CA 92399, USA

DRAWING NO. : 025-Arc-0013

DATE : 12-08-2024

SHEET NO.
S-06

SIGNATURE & STAMP:

 Diagram showing a cross-section of a window opening framing. It includes labels for (2)2X4 HEADER, 4-16d @HDR. TYP., 2X4 STUDS, TYP., 2X4 STUDS @ 16" O.C., and TOP OF SLAB/ CONC. FOUNDATION. Below the diagram are notes: 1. HEADER WIDTH SAME AS WALL FRAMING DEPTH. 2. PROVIDE HEADER PER SCHEDULE UNLESS OTHERWISE NOTED ON FRAMING PLANS.	 Diagram showing a cross-section of a door opening framing. It includes labels for (2)2X4 HEADER, 4-16d @HDR. TYP., 2X4 STUDS, TYP., 2X4 STUDS @ 16" O.C., and TOP OF SLAB/ CONC. FOUNDATION. Below the diagram are notes: 1. HEADER WIDTH SAME AS WALL FRAMING DEPTH. 2. PROVIDE HEADER PER SCHEDULE UNLESS OTHERWISE NOTED ON FRAMING PLANS.
WINDOW OPENING FRAMING DETAIL	DOOR OPENING FRAMING DETAIL