SAMPLE RESIDENCE – NEW DETACHED ADU

456 EXAMPLE AVE, ANYTOWN, CA (FICTIONAL) · PERMIT DRAWING SET · PORTFOLIO SAMPLE BY BUILDPIXEL STUDIO – FICTITIOUS PROJECT, NOT FOR CONSTRUCTION

PROJECT DATA	
OWNER	SAMPLE RESIDENCE (FICTITIOUS)
SITE ADDRESS	456 EXAMPLE AVE, ANYTOWN, CA (FICTIONAL)
APN / ZONING	000-000-000 (FICT.) / R-1 SINGLE-FAMILY
LOT AREA	5,000 SF (50'-0" x 100'-0")
EXISTING	1-STORY SINGLE-FAMILY DWELLING, 1,440 SF (NO WORK)
PROPOSED	NEW DETACHED ADU, 480 SF, 1 BEDROOM / 1 BATH + PORCH
OCCUPANCY / TYPE	R-3 / V-B
STORIES / HEIGHT	1 STORY / 14'-5 1/16" RIDGE ABOVE GRADE (16'-0" MAX. – VERIFY)
FIRE SPRINKLERS	NOT REQUIRED IF NOT REQUIRED FOR THE MAIN HOUSE (VERIFY)
ADU SETBACKS	SIDE 6'-0" / REAR 6'-0" PROVIDED (4'-0" MIN.)
SEPARATION	10'-0" ADU TO MAIN HOUSE, WALL TO WALL
LOT COVERAGE	1,960 SF / 5,000 SF = 39.2% (HOUSE + ADU + PORCH)
PARKING	NONE ADDED – ADU PARKING EXEMPTIONS (VERIFY WITH AHJ)
UTILITIES	WATER, SEWER, ELECTRIC FROM MAIN HOUSE; NO GAS
CLIMATE ZONE	PER TITLE 24 ENERGY REPORT (BY OTHERS)

SCOPE OF WORK

1. CONSTRUCT A NEW 1-STORY DETACHED ACCESSORY DWELLING UNIT (ADU) OF 480 SF IN THE REAR YARD: 1 BEDROOM, 1 BATHROOM, OPEN KITCHEN / LIVING AND A COVERED ENTRY PORCH.
2. WOOD-FRAME CONSTRUCTION: 2x6 EXTERIOR WALLS @ 16" O.C. ON A CONCRETE SLAB-ON-GRADE WITH CONTINUOUS PERIMETER FOOTINGS; PRE-ENGINEERED WOOD TRUSSES @ 24" O.C.; 4:12 GABLE ROOF WITH CLASS A ASPHALT SHINGLES; 9'-0" PLATE HEIGHT.
3. NEW UTILITY CONNECTIONS FROM THE EXISTING MAIN HOUSE: WATER LINE, SEWER LATERAL AND ELECTRICAL SUBPANEL FEEDER (SEE A-1). ALL-ELECTRIC BUILDING – NO GAS SERVICE.
4. SITE WORK: CONCRETE PORCH SLAB AND 4'-0" WALK, FINISH GRADING FOR DRAINAGE AWAY FROM THE BUILDING. NO WORK TO THE EXISTING MAIN HOUSE.

CODE BASIS

– 2025 CALIFORNIA BUILDING CODE (CBC) AND RESIDENTIAL CODE (CRC)
– 2025 CALIFORNIA ELECTRICAL CODE (CEC)
– 2025 CALIFORNIA PLUMBING CODE (CPC) AND MECHANICAL CODE (CMC)
– 2025 CALIFORNIA ENERGY CODE (TITLE 24, PART 6))
– 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
– 2025 CALIFORNIA FIRE CODE (CFC)
– CALIFORNIA ADU LAW (GOV. CODE §66310 ET SEQ.) + LOCAL ADU ORDINANCE

CODE BASIS IS TYPICAL – VERIFY THE EDITIONS IN FORCE WITH THE AHJ AT SUBMITTAL.

DEFERRED SUBMITTALS / BY OTHERS

1. PRE-ENGINEERED ROOF TRUSSES: MANUFACTURER'S CALCULATIONS AND LAYOUT, TO BE APPROVED BEFORE INSTALLATION.
2. TITLE 24 ENERGY COMPLIANCE REPORT (CF1R) – BY OTHERS, REQUIRED WITH THE PERMIT APPLICATION.
3. LATERAL / STRUCTURAL CALCULATIONS AND SOILS REPORT – ONLY IF REQUIRED BY THE AHJ.

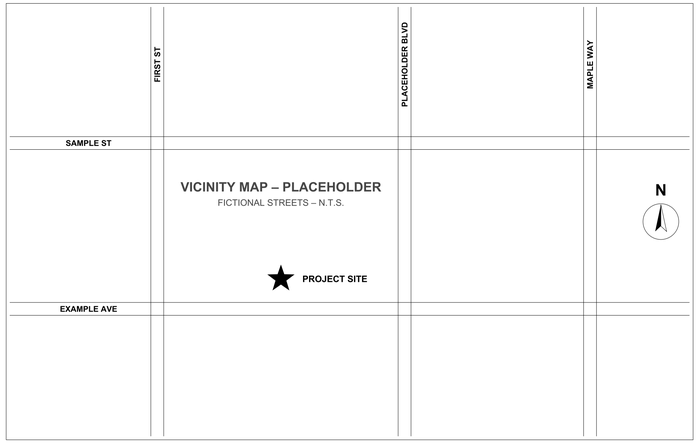
ADU COMPLIANCE SUMMARY

REQUIREMENT	ALLOWED / REQUIRED	PROVIDED
FLOOR AREA (DETACHED ADU)	1,200 SF MAX. (VERIFY LOCAL)	480 SF
HEIGHT ABOVE GRADE	16'-0" STATE MIN. ALLOWANCE	14'-5 1/16"
SIDE / REAR SETBACK	4'-0" MIN.	6'-0" / 6'-0"
SEPARATION FROM MAIN HOUSE	PER LOCAL ORDINANCE	10'-0"
UNRATED EXTERIOR WALLS	5'-0" MIN. FROM P.L.	6'-0"
INDEPENDENT ENTRANCE	REQUIRED	YES – COVERED PORCH
KITCHEN + BATHROOM	INDEPENDENT FACILITIES	YES – SEE A-2
BEDROOM EMERGENCY ESCAPE	CRC R310	WINDOW A – SEE A-5
SMOKE / CO ALARMS	CRC R314 / R315	YES – SEE A-2

PROJECT TEAM

ROLE	
OWNER	SAMPLE RESIDENCE (FICTITIOUS)
DRAFTING	BUILDPIXEL STUDIO – J.K.
STRUCTURAL / LATERAL	BY OTHERS – ONLY IF REQUIRED BY AHJ
TITLE 24 ENERGY	BY OTHERS (CF1R)
ROOF TRUSSES	MANUFACTURER – DEFERRED SUBMITTAL
SOILS	BY OTHERS – ONLY IF REQUIRED BY AHJ

SHEET	TITLE
A-0	COVER SHEET
A-1	SITE PLAN
A-2	FLOOR PLAN
A-3	EXTERIOR ELEVATIONS
A-4	BUILDING SECTION & ROOF PLAN
A-5	SCHEDULES & DETAILS



SYMBOLS

- A / A-4 — BUILDING SECTION – SECTION / SHEET
- 1 / A-3 — EXTERIOR ELEVATION – VIEW / SHEET
- 3 / A-5 — DETAIL CALLOUT – DETAIL / SHEET
- 1 / A-2 — VIEW TITLE – VIEW / SHEET
- A — WINDOW TYPE – SEE SCHEDULE ON A-5
- 1 — DOOR NUMBER – SEE SCHEDULE ON A-5
- 1 — KEYNOTE – SEE KEYNOTES ON SAME SHEET
- SD / SC — SMOKE ALARM (SD) / SMOKE + CO ALARM (SC)
- LEVEL DATUM

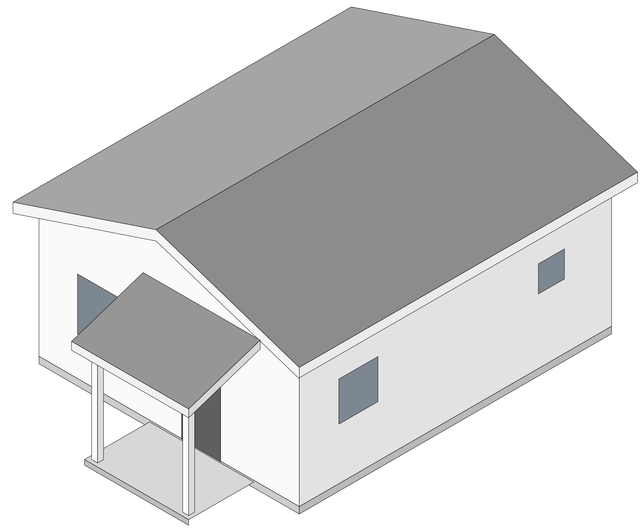
GENERAL NOTES

1. THIS SET IS A PORTFOLIO SAMPLE PREPARED BY BUILDPIXEL STUDIO FOR A FICTITIOUS PROJECT. OWNER, ADDRESS AND PARCEL DATA ARE FICTIONAL. NOT FOR CONSTRUCTION OR PERMIT SUBMITTAL.
2. DESIGN VALUES SHOWN ARE TYPICAL; FINAL DESIGN TO BE VERIFIED BY THE LOCAL BUILDING OFFICIAL OR A LICENSED PROFESSIONAL. NO ENGINEER'S OR ARCHITECT'S SEAL AND NO CODE APPROVAL IS CLAIMED ON THESE DRAWINGS.
3. ALL WORK SHALL COMPLY WITH THE CODES LISTED UNDER CODE BASIS AS ADOPTED AND AMENDED BY THE LOCAL JURISDICTION (AHJ).
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BEFORE STARTING WORK. DO NOT SCALE DRAWINGS.
5. DIMENSIONS ARE TO FACE OF STUD AT EXTERIOR WALLS AND TO CENTERLINE OF STUD AT INTERIOR WALLS U.N.O.
6. WOOD FRAMING: DOUGLAS FIR-LARCH NO. 2 OR BETTER; SILL PLATES ON CONCRETE PRESSURE-TREATED. CONVENTIONAL FRAMING PER CRC CHAPTER 6; BRACED WALL PANELS PER CRC R602.10 – TO BE VERIFIED (LATERAL DESIGN BY A LICENSED PROFESSIONAL WHERE REQUIRED).
7. ROOF TRUSSES: PRE-ENGINEERED, DESIGNED BY THE TRUSS MANUFACTURER FOR THE LOCAL LOADS (DEFERRED SUBMITTAL).
8. CONCRETE f'c 2,500 PSI MIN. (VERIFY); REINFORCING ASTM A615 GRADE 60. ANCHOR BOLTS 5/8" DIA. x 10" @ 6'-0" O.C. MAX. AND 12" MAX. FROM PLATE ENDS, WITH 3"x3"x0.229" PLATE WASHERS.
9. FOOTINGS BEAR ON UNDISTURBED NATIVE SOIL; 1,500 PSF PRESUMPTIVE BEARING (CRC TABLE R401.4.1) – VERIFY. SOILS REPORT IF REQUIRED BY THE AHJ.
10. ENERGY: INSULATION, GLAZING U-FACTOR / SHGC, HVAC AND WATER HEATING PER THE TITLE 24 REPORT (BY OTHERS). VALUES ON THESE DRAWINGS ARE TYPICAL PLACEHOLDERS TO BE CONFIRMED BY THAT REPORT.
11. SMOKE AND CARBON MONOXIDE ALARMS: HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED (CRC R314 / R315).
12. BATHROOM EXHAUST FAN: ENERGY STAR, DUCTED TO THE EXTERIOR, HUMIDISTAT CONTROLLED (CALGREEN 4.506.1).
13. FINISH GRADE SHALL FALL 6" MIN. WITHIN THE FIRST 10'-0" AWAY FROM THE FOUNDATION (CRC R401.3).
14. CONSTRUCTION WASTE: RECYCLE OR SALVAGE 65% MIN. OF NON-HAZARDOUS CONSTRUCTION WASTE (CALGREEN 4.408).
15. CALL 811 AT LEAST 2 WORKING DAYS BEFORE ANY EXCAVATION.
16. INSPECTIONS AS REQUIRED BY THE BUILDING DEPARTMENT (TYPICAL: FOUNDATION, UNDER-SLAB PLUMBING, FRAMING, INSULATION, DRYWALL, FINAL).

ABBREVIATIONS

ABBR.	MEANING
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
C/L	CENTERLINE
CLG.	CEILING
C.O.	CLEANOUT
CONC.	CONCRETE
CONT.	CONTINUOUS
DS	DOWNSPOUT
EA.	EACH
EXIST.	EXISTING
F.F.	FINISHED FLOOR
FTG.	FOOTING
GYP. BD.	GYPSUM BOARD
HDR.	HEADER
MFR.	MANUFACTURER

ABBR.	MEANING
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
P.L.	PROPERTY LINE
PT	PRESSURE-TREATED
R.O.	ROUGH OPENING
SF	SQUARE FEET
T.O.	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/D	WASHER / DRYER
WH	WATER HEATER
WRB	WEATHER-RESISTIVE BARRIER
W/	WITH



1 / A-0 **AXONOMETRIC VIEW FROM SOUTH-EAST**

N.T.S. – ILLUSTRATION ONLY

BUILDPIXEL STUDIO
CAD DRAFTING SERVICES

PORTFOLIO SAMPLE – FICTITIOUS PROJECT – NOT FOR CONSTRUCTION

PROJECT
SAMPLE RESIDENCE
NEW DETACHED ADU
456 EXAMPLE AVE
ANYTOWN, CA (FICTIONAL ADDRESS)

SHEET TITLE
COVER SHEET

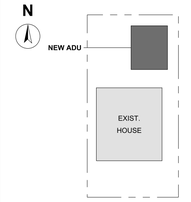
SCALE
AS NOTED

DATE	DRAWN BY
11/06/2026	J.K.
CHECKED BY	JOB NO.
—	BPS-ADU-1106
REVISION	SHEET SIZE
0	ANSI D 24x36

REVISIONS

REV	DATE	DESCRIPTION
0	11/06/2026	ISSUED – PORTFOLIO SAMPLE

KEY PLAN (N.T.S.)



DESIGN BASIS
2025 CBC / CRC (TYPICAL) – VERIFY WITH AHJ
2025 CA ENERGY CODE (TITLE 24-6), CALGREEN, CPC, CMC, CEC
TYPICAL VALUES – FINAL DESIGN TO BE VERIFIED BY THE LOCAL BUILDING OFFICIAL OR A LICENSED PROFESSIONAL.

ADU SUMMARY
DETACHED ADU – 480 SF, 1 STORY
1 BEDROOM / 1 BATH
OCCUPANCY R-3 / CONSTR. TYPE V-B
ALL-ELECTRIC (NO GAS)

OWNER
SAMPLE RESIDENCE (FICTITIOUS)
456 EXAMPLE AVE
ANYTOWN, CA

PREPARED BY
BUILDPIXEL STUDIO – CAD DRAFTING
DRAWN BY J.K.
DRAFTING SERVICES ONLY

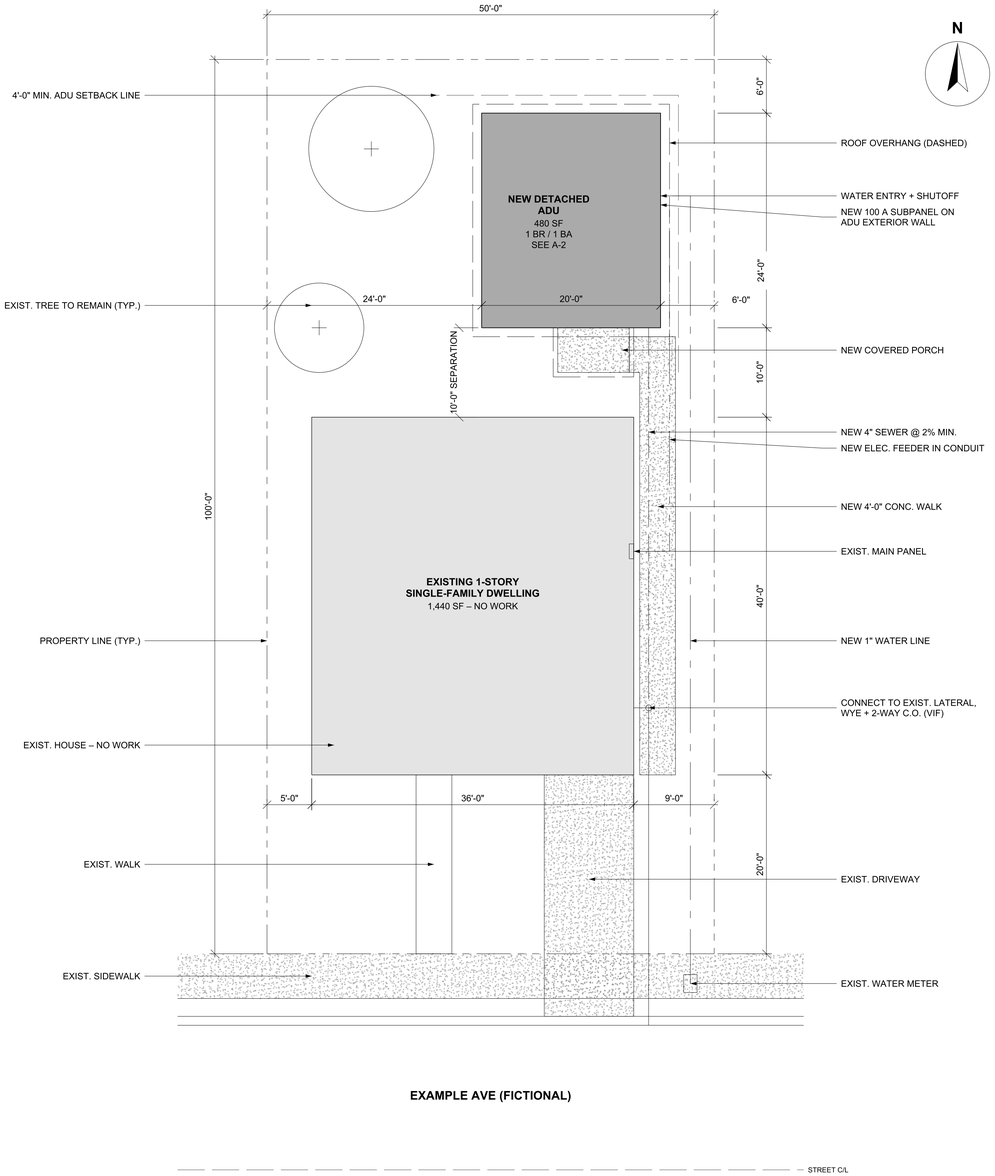
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A-2 FLOOR PLAN
A-3 EXTERIOR ELEVATIONS
A-4 BUILDING SECTION & ROOF PLAN
A-5 SCHEDULES & DETAILS

PROFESSIONAL SEAL
NO PROFESSIONAL SEAL. DRAFTING SAMPLE – NOT REVIEWED OR APPROVED

FILE
BPS-ADU-1106_A-0.dwg

SHEET NO.
A-0



1 A-1 **SITE PLAN**

1/8" = 1'-0"

0 8'-0" 16'-0"

SITE DATA	
LOT AREA	5,000 SF
EXIST. HOUSE FOOTPRINT	1,440 SF
NEW ADU (CONDITIONED)	480 SF
NEW PORCH (COVERED)	40 SF
TOTAL LOT COVERAGE	1,960 SF (39.2%)
ADU HEIGHT ABOVE GRADE	14'-5 1/16" (16'-0" MAX.)

SETBACKS

SETBACK / SEPARATION	REQUIRED	PROVIDED
ADU – SIDE (EAST)	4'-0"	6'-0"
ADU – REAR (NORTH)	4'-0"	6'-0"
ADU – SIDE (WEST)	4'-0"	24'-0"
ADU TO MAIN HOUSE	10'-0" (VERIFY)	10'-0"
HOUSE – FRONT (EXIST.)	20'-0"	20'-0"
HOUSE – SIDE (EXIST.)	5'-0"	5'-0"

UTILITY NOTES

1. SEWER: NEW 4" PVC (SCH. 40 / SDR 35) BUILDING SEWER FROM THE ADU AT 1/4" PER FT (2%) MIN., CONNECTED TO THE EXISTING HOUSE LATERAL WITH A WYE AND A 2-WAY CLEANOUT. VERIFY THE DEPTH AND CONDITION OF THE EXISTING LATERAL (CAMERA INSPECTION RECOMMENDED).
2. WATER: NEW 1" TYPE K COPPER OR PEX WATER LINE FROM THE EXISTING SERVICE, 12" MIN. COVER, WITH A FULL-PORT SHUTOFF VALVE AT THE ADU. VERIFY METER CAPACITY; A SEPARATE METER IS NOT REQUIRED (VERIFY WITH PURVEYOR).
3. ELECTRICAL: NEW 100 A SUBPANEL AT THE ADU EXTERIOR WALL, FED UNDERGROUND IN SCH. 40 PVC CONDUIT FROM THE MAIN SERVICE PANEL (LOAD CALCULATION BY ELECTRICIAN; SERVICE UPGRADE IF REQUIRED). 18" MIN. COVER.
4. NO GAS SERVICE – ALL-ELECTRIC ADU (HEAT PUMP SPACE CONDITIONING AND WATER HEATING).
5. STORM WATER: GUTTERS AND DOWNSPOUTS TO SPLASH BLOCKS DIRECTED TO LANDSCAPE AREAS; NO DISCHARGE ONTO ADJACENT PROPERTIES.
6. LOCATE ALL EXISTING UNDERGROUND UTILITIES (CALL 811) AND KEEP SEWER AND WATER IN SEPARATE TRENCHES OR SEPARATED PER CPC 609.2.

SITE NOTES

1. SITE PLAN IS BASED ON FICTIONAL DATA – A BOUNDARY / TOPOGRAPHIC SURVEY IS RECOMMENDED TO CONFIRM LOT LINES AND SETBACKS ON A REAL PROJECT.
2. EXTERIOR WALLS ARE 6'-0" MIN. FROM THE PROPERTY LINES AND EAVES 5'-0" MIN.: NO FIRE-RESISTANCE RATING REQUIRED (CRC TABLE R302.1(1)) – VERIFY.
3. FINISH GRADE: 6" MIN. FALL WITHIN 10'-0" OF THE BUILDING; 6" MIN. CLEARANCE FROM GRADE TO WOOD FRAMING.
4. PROTECT EXISTING TREES AND LANDSCAPING TO REMAIN. NO TREE REMOVAL IS PROPOSED.
5. ADU ADDRESS NUMBERS VISIBLE FROM THE STREET AND AT THE ADU ENTRY (CFC 505.1) – VERIFY WITH AHJ.

SITE PLAN LEGEND

- PROPERTY LINE
- 4'-0" MIN. ADU SETBACK LINE
- EXISTING BUILDING (NO WORK)
- NEW ADU
- CONCRETE / PAVING
- NEW SEWER
- EXISTING SEWER LATERAL
- NEW WATER LINE
- NEW ELECTRICAL FEEDER (UNDERGROUND)
- ROOF OUTLINE ABOVE

BUILDPIXEL STUDIO
CAD DRAFTING SERVICES

PORTFOLIO SAMPLE – FICTITIOUS PROJECT – NOT FOR CONSTRUCTION

PROJECT
SAMPLE RESIDENCE
NEW DETACHED ADU
456 EXAMPLE AVE
ANYTOWN, CA (FICTIONAL ADDRESS)

SHEET TITLE
SITE PLAN

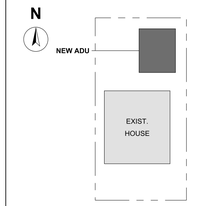
SCALE
1/8" = 1'-0"

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11/06/2026	**J.K.**
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REVISION	SHEET SIZE
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KEY PLAN (N.T.S.)



DESIGN BASIS
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ADU SUMMARY
DETACHED ADU – 480 SF, 1 STORY
1 BEDROOM / 1 BATH
OCCUPANCY R-3 / CONSTR. TYPE V-B
ALL-ELECTRIC (NO GAS)

OWNER
SAMPLE RESIDENCE (FICTITIOUS)
456 EXAMPLE AVE
ANYTOWN, CA

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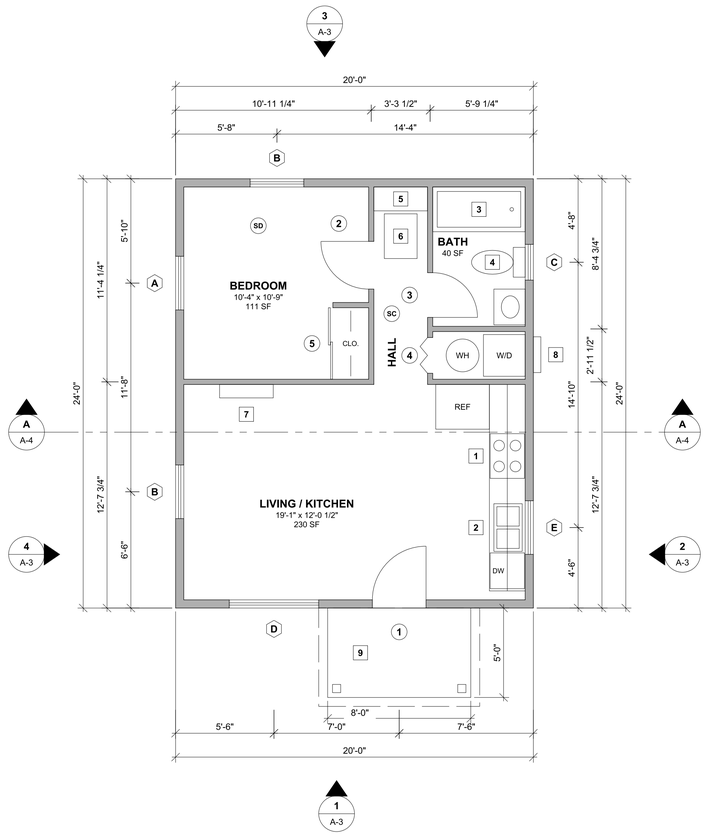
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PROFESSIONAL SEAL
NO PROFESSIONAL SEAL.
DRAFTING SAMPLE – NOT REVIEWED OR APPROVED

FILE
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SHEET NO.
A-1



FLOOR PLAN KEYNOTES

1. 30" ELECTRIC RANGE; RANGE HOOD DUCTED TO THE EXTERIOR, 100 CFM MIN. (CALGREEN 4.506 / CMC).
2. DOUBLE-BOWL SINK, 1.8 GPM FAUCET MAX. + DISHWASHER (DW); UPPER CABINETS SHOWN DASHED.
3. 60"x30" TUB / SHOWER: CEMENT BOARD + TILE TO 72" AFF MIN., PRESSURE-BALANCE OR THERMOSTATIC MIXING VALVE, SAFETY GLAZING AT ANY ENCLOSURE.
4. WATER CLOSET 1.28 GPF MAX., 15" MIN. TO C/L EACH SIDE, 24" MIN. CLEAR IN FRONT; VANITY WITH LAVATORY (1.2 GPM MAX.); EXHAUST FAN 50 CFM MIN., HUMIDISTAT CONTROLLED, DUCTED TO THE EXTERIOR.
5. LINEN CABINET (OPEN SHELVES) AT THE END OF THE HALL.
6. ATTIC ACCESS 22"x30" MIN. IN THE HALL CEILING, 30" MIN. HEADROOM ABOVE (CRC R807.1).
7. DUCTLESS MINI-SPLIT HEAT PUMP – HIGH-WALL INDOOR UNIT; OUTDOOR UNIT ON A PAD, SEE A-1. CONDENSATE TO AN APPROVED LOCATION.
8. NEW 100 A ELECTRICAL SUBPANEL ON THE EXTERIOR WALL, 30" W x 36" D MIN. CLEAR WORKING SPACE (CEC 110.26).
9. COVERED ENTRY PORCH: CONCRETE SLAB 1 1/2" MAX. BELOW THE THRESHOLD, SLOPED 1/4" PER FT AWAY FROM THE DOOR; 6x6 POSTS ON STANDOFF BASES.

EQUIPMENT LEGEND

REF	REFRIGERATOR SPACE, 36" W
DW	DISHWASHER (UNDER COUNTER)
W/D	STACKED WASHER / DRYER – DRYER VENTED TO EXTERIOR, 14'-0" MAX. WITH 2 ELBOWS
WH	HEAT-PUMP WATER HEATER, 50 GAL (VERIFY TITLE 24) – LOUVERED DOOR / DUCTING PER MFR.
CLO.	CLOSET WITH SHELF + POLE (DASHED)

WALL LEGEND

2x6 EXTERIOR WALL @ 16" O.C.: 1/2" GYP. BD., R-21 BATTS, 7/16" OSB SHEATHING, WRB, FIBER-CEMENT LAP SIDING (SEE 3/A-5)

2x4 INTERIOR WALL @ 16" O.C.: 1/2" GYP. BD. EACH SIDE; SOUND BATTS AT BATH / BEDROOM WALLS; WATER-RESISTANT GYP. BD. AT WET AREAS

GENERAL FLOOR PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUD AT EXTERIOR WALLS AND TO CENTERLINE OF STUD AT INTERIOR WALLS U.N.O. OPENING DIMENSIONS ARE TO THE CENTERLINE OF THE ROUGH OPENING.
2. CEILING HEIGHT: 9'-0" TO THE TOP OF PLATE, FLAT GYPSUM BOARD CEILING ON THE TRUSS BOTTOM CHORDS THROUGHOUT.
3. DOOR AND WINDOW SIZES, TYPES AND GLAZING: SEE SCHEDULES ON A-5. HEADERS PER A-5.
4. SAFETY (TEMPERED) GLAZING WHERE REQUIRED BY CRC R308.4: IN AND NEXT TO DOORS, AT TUB / SHOWER ENCLOSURES AND WITHIN 60" OF THE TUB, AND IN LARGE PANES NEAR THE FLOOR.
5. BEDROOM EMERGENCY ESCAPE OPENING (WINDOW A) PER CRC R310: 5.7 SF MIN. NET CLEAR OPENING, 24" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, SILL 44" MAX. ABOVE THE FLOOR.
6. SMOKE ALARMS IN EACH BEDROOM AND OUTSIDE THE SLEEPING AREA; SMOKE + CO ALARM IN THE HALL. HARDWIRED, INTERCONNECTED, BATTERY BACKUP (CRC R314 / R315).
7. WATER-RESISTANT GYPSUM BOARD AT THE BATH AND LAUNDRY; CEMENT BOARD BEHIND TILE AT THE TUB / SHOWER.
8. PROVIDE SOLID BLOCKING FOR CABINETS, GRAB BAR BACKING AT THE TUB AND WATER CLOSET, TV AND SHELVING.
9. ALL-ELECTRIC: NO GAS PIPING. HEAT PUMP SPACE CONDITIONING AND WATER HEATING PER TITLE 24 REPORT.
10. KITCHEN AND BATH RECEPTACLES GFCI / AFCI PROTECTED PER CEC; ELECTRICAL LAYOUT BY THE ELECTRICAL CONTRACTOR (NOT SHOWN).

AREA SUMMARY

ROOM	AREA
LIVING / KITCHEN	230 SF
HALL	32 SF
BATH	40 SF
LAUNDRY / WH	14 SF
BEDROOM	111 SF
NET ROOM AREA (INSIDE FACE OF STUD)	427 SF
GROSS AREA (20'-0" x 24'-0", OUTSIDE OF STUD)	480 SF
COVERED PORCH (NOT CONDITIONED)	40 SF

1 / A-2 **FLOOR PLAN**
1/4" = 1'-0"
0 4'-0" 8'-0"

BUILDPIXEL STUDIO
CAD DRAFTING SERVICES

PORTFOLIO SAMPLE – FICTITIOUS PROJECT – NOT FOR CONSTRUCTION

PROJECT
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NEW DETACHED ADU
456 EXAMPLE AVE
ANYTOWN, CA (FICTIONAL ADDRESS)

SHEET TITLE
FLOOR PLAN

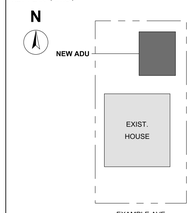
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11/06/2026	**J.K.**
CHECKED BY	JOB NO.
—	**BPS-ADU-1106**
REVISION	SHEET SIZE
0	**ANSI D 24x36**

REVISIONS

REV	DATE	DESCRIPTION
0	11/06/2026	ISSUED – PORTFOLIO SAMPLE

KEY PLAN (N.T.S.)



DESIGN BASIS
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DETACHED ADU – 480 SF, 1 STORY
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OWNER
SAMPLE RESIDENCE (FICTITIOUS)
456 EXAMPLE AVE
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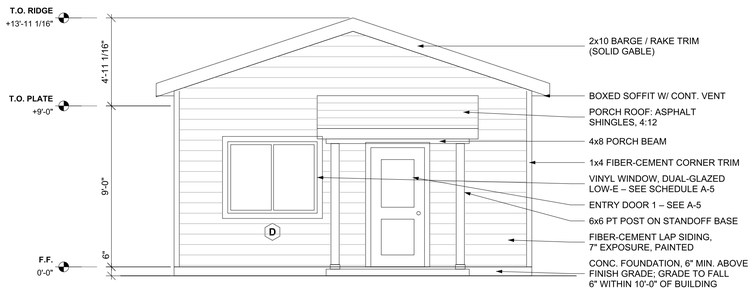
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PROFESSIONAL SEAL
NO PROFESSIONAL SEAL
DRAFTING SAMPLE – NOT REVIEWED OR APPROVED

FILE
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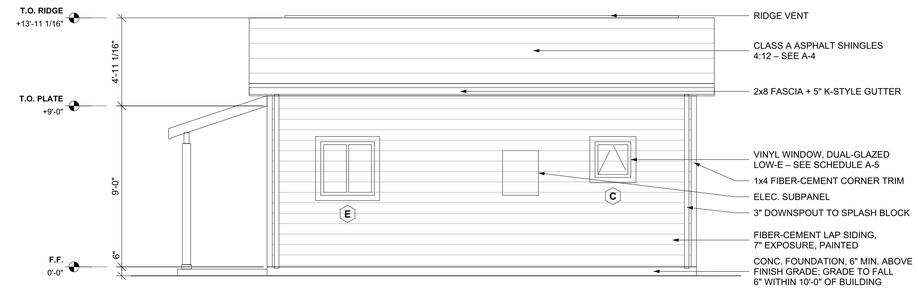
SHEET NO.
A-2



1 A-3 **SOUTH ELEVATION (ENTRY)**

1/4" = 1'-0"

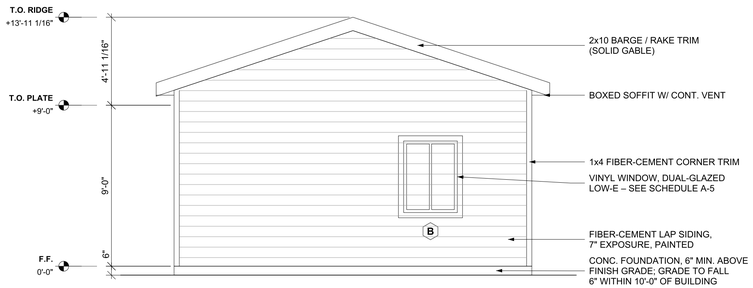
0 4'-0" 8'-0"



2 A-3 **EAST ELEVATION**

1/4" = 1'-0"

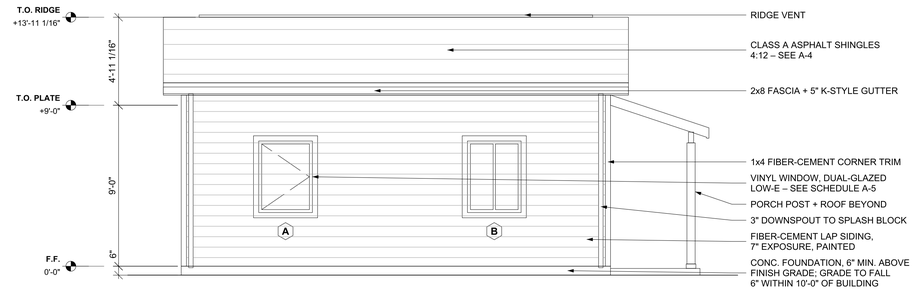
0 4'-0" 8'-0"



3 A-3 **NORTH ELEVATION**

1/4" = 1'-0"

0 4'-0" 8'-0"



4 A-3 **WEST ELEVATION**

1/4" = 1'-0"

0 4'-0" 8'-0"

ELEVATION NOTES

1. EXTERIOR FINISHES ARE TYPICAL FOR THIS SAMPLE – FINAL COLORS AND MATERIALS BY OWNER, SUBJECT TO ANY LOCAL ADU DESIGN STANDARDS (VERIFY WITH AHJ).
2. ROOF: CLASS A ASPHALT COMPOSITION SHINGLES OVER SYNTHETIC UNDERLAYMENT ON 1/2" CDX PLYWOOD OR 7/16" OSB SHEATHING; DRIP EDGE AT EAVES AND RAKES. 4:12 MIN. SLOPE FOR STANDARD UNDERLAYMENT.
3. WALLS: FIBER-CEMENT LAP SIDING OVER WRB (2 LAYERS GRADE D OR EQUAL) ON 7/16" OSB SHEATHING; FLASH ALL OPENINGS, PENETRATIONS AND THE PORCH LEDGER PER MANUFACTURER.
4. ATTIC VENTILATION: CONTINUOUS SOFFIT VENTS + RIDGE VENT, SEE CALCULATION ON A-4. GABLE ENDS ARE SOLID.
5. GUTTERS AND DOWNSPOUTS AT BOTH EAVES AND THE PORCH; DISCHARGE TO SPLASH BLOCKS AWAY FROM THE FOUNDATION.
6. WINDOW TAGS REFER TO THE WINDOW SCHEDULE ON A-5. WINDOW HEADS AT 7'-0" AFF U.N.O.
7. HEIGHTS ARE MEASURED FROM THE FINISHED FLOOR (F.F. = 0'-0"); FINISH GRADE IS 6" BELOW F.F. AT THE BUILDING. MAXIMUM HEIGHT ABOVE GRADE 14'-5 1/16".
8. EXTERIOR LIGHT AT THE ENTRY (HIGH-EFFICACY, PHOTOCELL / MOTION SENSOR PER TITLE 24) AND ADDRESS NUMBERS VISIBLE FROM THE ACCESS PATH.

EXTERIOR FINISHES

ITEM	MATERIAL	COLOR
ROOF	CLASS A ASPHALT SHINGLES	CHARCOAL
SIDING	FIBER-CEMENT LAP, 7" EXP.	LIGHT GREY
TRIM / FASCIA	FIBER-CEMENT / 2x8 WOOD	WHITE
WINDOWS	VINYL, DUAL-GLAZED LOW-E	WHITE
ENTRY DOOR	FIBERGLASS, HALF LITE	ACCENT
GUTTERS / DS	ALUMINUM, 5" K / 3"	WHITE
PORCH	6x6 PT POSTS, CONC. SLAB	WHITE / NAT.

BUILDPIXEL STUDIO
CAD DRAFTING SERVICES

PORTFOLIO SAMPLE – FICTITIOUS PROJECT – NOT FOR CONSTRUCTION

PROJECT

SAMPLE RESIDENCE
NEW DETACHED ADU
456 EXAMPLE AVE
ANYTOWN, CA (FICTIONAL ADDRESS)

SHEET TITLE

EXTERIOR ELEVATIONS

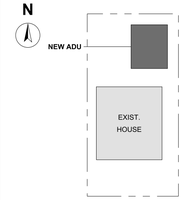
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1/4" = 1'-0"

DATE	DRAWN BY
11/06/2026	**J.K.**
CHECKED BY	JOB NO.
—	**BPS-ADU-1106**
REVISION	SHEET SIZE
0	**ANSI D 24x36**

REVISIONS

REV	DATE	DESCRIPTION
0	11/06/2026	ISSUED – PORTFOLIO SAMPLE

KEY PLAN (N.T.S.)



DESIGN BASIS

2025 CBC / CRC (TYPICAL) – VERIFY WITH AHJ
2025 CA ENERGY CODE (TITLE 24-6), CALGREEN, CPC, CMC, CEC
TYPICAL VALUES – FINAL DESIGN TO BE VERIFIED BY THE LOCAL BUILDING OFFICIAL OR A LICENSED PROFESSIONAL.

ADU SUMMARY

DETACHED ADU – 480 SF, 1 STORY
1 BEDROOM / 1 BATH
OCCUPANCY R-3 / CONSTR. TYPE V-B
ALL-ELECTRIC (NO GAS)

OWNER

SAMPLE RESIDENCE (FICTITIOUS)
456 EXAMPLE AVE
ANYTOWN, CA

PREPARED BY

BUILDPIXEL STUDIO – CAD DRAFTING
DRAWN BY J.K.
DRAFTING SERVICES ONLY

SHEET INDEX

A-0 COVER SHEET
A-1 SITE PLAN
A-2 FLOOR PLAN
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A-4 BUILDING SECTION & ROOF PLAN
A-5 SCHEDULES & DETAILS

PROFESSIONAL SEAL

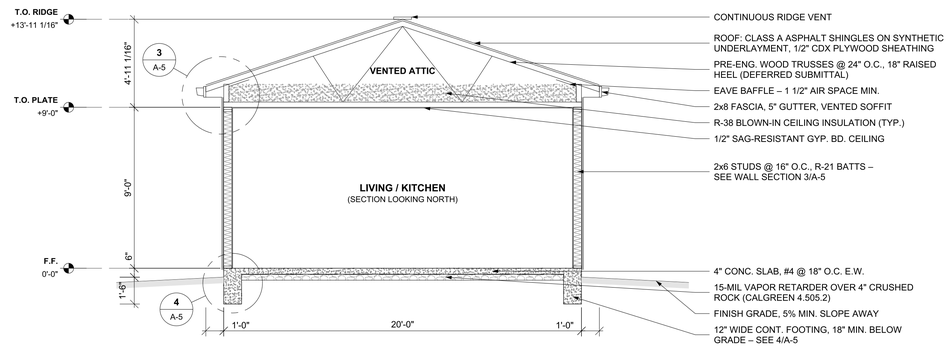
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DRAFTING SAMPLE – NOT REVIEWED OR APPROVED

FILE

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SHEET NO.

A-3

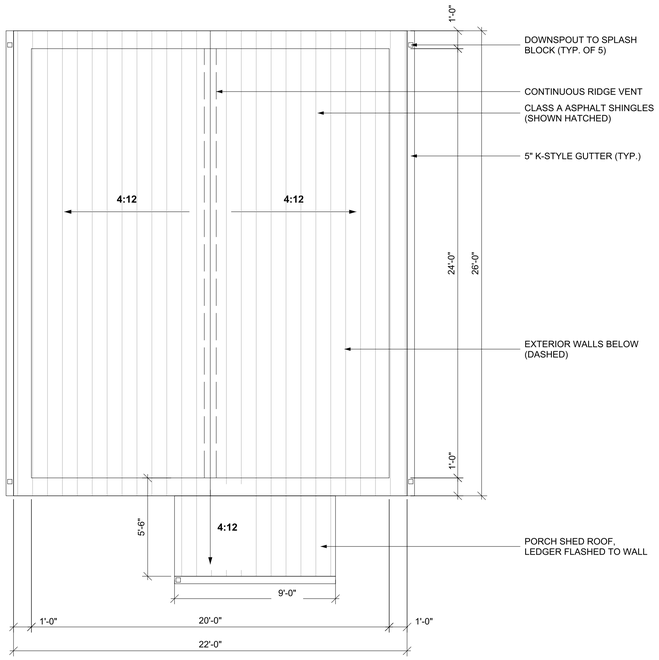


A
A-4

BUILDING SECTION A

1/4" = 1'-0"

0 4'-0" 8'-0"



B
A-4

ROOF PLAN

1/4" = 1'-0"

0 4'-0" 8'-0"

ASSEMBLIES (TYPICAL)

1. ROOF / CEILING: CLASS A ASPHALT SHINGLES, SYNTHETIC UNDERLAYMENT, 1/2" CDX PLYWOOD (OR 7/16" OSB) SHEATHING ON PRE-ENGINEERED TRUSSES @ 24" O.C. WITH 18" RAISED HEEL; R-38 BLOWN-IN INSULATION; 1/2" SAG-RESISTANT GYPSUM BOARD CEILING.
2. EXTERIOR WALL: FIBER-CEMENT LAP SIDING, WRB, 7/16" OSB SHEATHING, 2x6 STUDS @ 16" O.C. WITH R-21 BATTS, 1/2" GYPSUM BOARD. CONTINUOUS INSULATION ONLY IF REQUIRED BY THE TITLE 24 REPORT.
3. INTERIOR WALL: 2x4 STUDS @ 16" O.C., 1/2" GYPSUM BOARD EACH SIDE; SOUND BATTS AT BATH / BEDROOM.
4. FLOOR / FOUNDATION: 4" CONCRETE SLAB WITH #4 @ 18" O.C. EACH WAY OVER A 15-MIL VAPOR RETARDER AND 4" OF 1/2" CRUSHED ROCK; 12" WIDE CONTINUOUS PERIMETER FOOTING, 18" MIN. BELOW GRADE.

ATTIC VENTILATION

ITEM	VALUE
VENTED ATTIC AREA	480 SF
REQUIRED NFA @ 1/150 (CRC R806.2)	461 SQ IN
SOFFIT VENT 48 LF x 9 SQ IN/LF	432 SQ IN
RIDGE VENT 24 LF x 18 SQ IN/LF	432 SQ IN
TOTAL NFA PROVIDED	864 SQ IN ≥ 461 OK

NFA PER VENT PRODUCT LISTING – VALUES SHOWN ARE TYPICAL.

ENERGY FEATURES (TYPICAL)	
CEILING INSULATION	R-38 BLOWN-IN
WALL INSULATION	R-21 BATTS (2x6) + C.I. IF REQ'D
SLAB EDGE	PER TITLE 24 (UNHEATED SLAB)
WINDOWS / GLAZED DOORS	U-0.30 MAX., SHGC 0.23 MAX.
ROOF	CLASS A; COOL ROOF IF REQ'D BY T-24
SPACE CONDITIONING	DUCTLESS MINI-SPLIT HEAT PUMP
WATER HEATING	HEAT-PUMP WATER HEATER
VENTILATION	WHOLE-DWELLING FAN (ASHRAE 62.2)
SOLAR PV	PER TITLE 24 / AHJ (VERIFY ADU EXEMPTION)

PLACEHOLDERS – FINAL VALUES PER THE TITLE 24 ENERGY COMPLIANCE REPORT (BY OTHERS).

ROOF NOTES

1. TRUSS LAYOUT, BRACING, HOLD-DOWN CONNECTORS AND GIRDER DESIGN BY THE TRUSS MANUFACTURER (DEFERRED SUBMITTAL). TRUSS-TO-PLATE CONNECTORS AT EVERY TRUSS.
2. ROOF SHEATHING NAILING AND BLOCKING PER CRC TABLE R602.3(1) OR THE TRUSS / LATERAL DESIGN, WHICHEVER GOVERNS.
3. DRIP EDGE AT ALL EAVES AND RAKES; STEP AND COUNTER FLASHING AT THE PORCH LEDGER.
4. KEEP ALL VENTS, BAFFLES AND INSULATION CLEAR OF THE SOFFIT VENT OPENINGS.
5. ROOF COVERING CLASS A; VERIFY ANY ADDITIONAL WILDLAND-URBAN INTERFACE (CRC R337) REQUIREMENTS WITH THE AHJ.

BUILDPIXEL STUDIO
CAD DRAFTING SERVICES

PORTFOLIO SAMPLE – FICTITIOUS PROJECT – NOT FOR CONSTRUCTION

PROJECT

SAMPLE RESIDENCE
NEW DETACHED ADU
456 EXAMPLE AVE
ANYTOWN, CA (FICTIONAL ADDRESS)

SHEET TITLE

BUILDING SECTION & ROOF PLAN

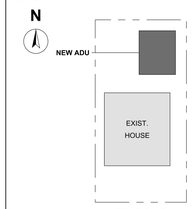
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DATE: **11/06/2026** | DRAWN BY: **J.K.**
CHECKED BY: **—** | JOB NO.: **BPS-ADU-1106**
REVISION: **0** | SHEET SIZE: **ANSI D 24x36**

REVISIONS

REV	DATE	DESCRIPTION
0	11/06/2026	ISSUED – PORTFOLIO SAMPLE

KEY PLAN (N.T.S.)



DESIGN BASIS

2025 CBC / CRC (TYPICAL) – VERIFY WITH AHJ
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1 BEDROOM / 1 BATH
OCCUPANCY R-3 / CONSTR. TYPE V-B
ALL-ELECTRIC (NO GAS)

OWNER

SAMPLE RESIDENCE (FICTITIOUS)
456 EXAMPLE AVE
ANYTOWN, CA

PREPARED BY

BUILDPIXEL STUDIO – CAD DRAFTING
DRAWN BY J.K.
DRAFTING SERVICES ONLY

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PROFESSIONAL SEAL

NO PROFESSIONAL SEAL. DRAFTING SAMPLE – NOT REVIEWED OR APPROVED

FILE

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SHEET NO.

A-4

1 A-5 DOOR SCHEDULE

N.T.S.

NO.	LOCATION	QTY	SIZE (W x H)	TYPE	MATERIAL	HARDWARE	REMARKS
1	ENTRY	1	3'-0" x 6'-8"	SWING, EXTERIOR	INSUL. FIBERGLASS, 1/2 LITE	ENTRY LOCKSET + DEADBOLT	TEMPERED LITE, U 0.30 MAX.
2	BEDROOM	1	2'-8" x 6'-8"	SWING	SOLID-CORE WOOD	PRIVACY	—
3	BATH	1	2'-6" x 6'-8"	SWING	SOLID-CORE WOOD	PRIVACY	3/4" UNDERCUT
4	LAUNDRY / WH	1	2'-0" x 6'-8"	BIFOLD	LOUVERED WOOD	PASSAGE	COMBUSTION-FREE, VENTED
5	CLOSET	1	4'-0" x 6'-8"	BYPASS SLIDING	HOLLOW-CORE WOOD	FLUSH PULLS	—

ALL DOORS 1 3/8" (INTERIOR) / 1 3/4" (EXTERIOR) THICK. EXTERIOR DOOR: WEATHERSTRIPPED, THRESHOLD 1/2" MAX., LANDING 1 1/2" MAX. BELOW (CRC R311.3.1).

FRAMING NOTES

1. HEADER SIZES ARE TYPICAL FOR A 20'-0" WIDE BUILDING WITH A TRUSS ROOF AND LOW SNOW LOAD – VERIFY WITH CRC TABLE R602.7(1). (1) JACK + (1) KING STUD EACH SIDE OF EVERY OPENING MIN.
2. EAVE WALLS (EAST / WEST) ARE BEARING; GABLE-END WALLS (SOUTH / NORTH) ARE NON-BEARING.
3. WALL BRACING / SHEAR WALLS: 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS, NAILED 8d @ 6" EDGES / 12" FIELD, PER CRC R602.10 – TO BE VERIFIED; HOLD-DOWNS ONLY IF REQUIRED BY A LATERAL DESIGN.
4. FIREBLOCKING AND DRAFTSTOPPING PER CRC R302.11 / R302.12.
5. ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESSURE-TREATED LUMBER: HOT-DIP GALVANIZED OR STAINLESS STEEL.

2 A-5 WINDOW SCHEDULE

N.T.S.

TAG	QTY	SIZE (W x H)	OPERATION	HEAD	SILL	NET CLEAR OPENING (APPROX.)	GLAZING	REMARKS
A	1	3'-0" x 4'-0"	CASEMENT	7'-0"	3'-0"	2'-6 1/2" x 3'-6 1/2" = 9.0 SF	DUAL LOW-E, U-0.30	EGRESS – SEE NOTE
B	2	3'-0" x 4'-0"	SLIDER	7'-0"	3'-0"	1'-0 1/2" x 3'-6 1/2" = 3.7 SF	DUAL LOW-E, U-0.30	—
C	1	2'-0" x 2'-0"	AWNING	7'-0"	5'-0"	1'-6 1/2" x 1'-6 1/2" = 2.4 SF	DUAL LOW-E, U-0.30	TEMPERED, OBSCURE
D	1	5'-0" x 4'-0"	SLIDER	7'-0"	3'-0"	2'-0 1/2" x 3'-6 1/2" = 7.2 SF	DUAL LOW-E, U-0.30	TEMPERED (NEAR DOOR)
E	1	3'-0" x 3'-0"	SLIDER	7'-0"	4'-0"	1'-0 1/2" x 2'-6 1/2" = 2.6 SF	DUAL LOW-E, U-0.30	OVER SINK

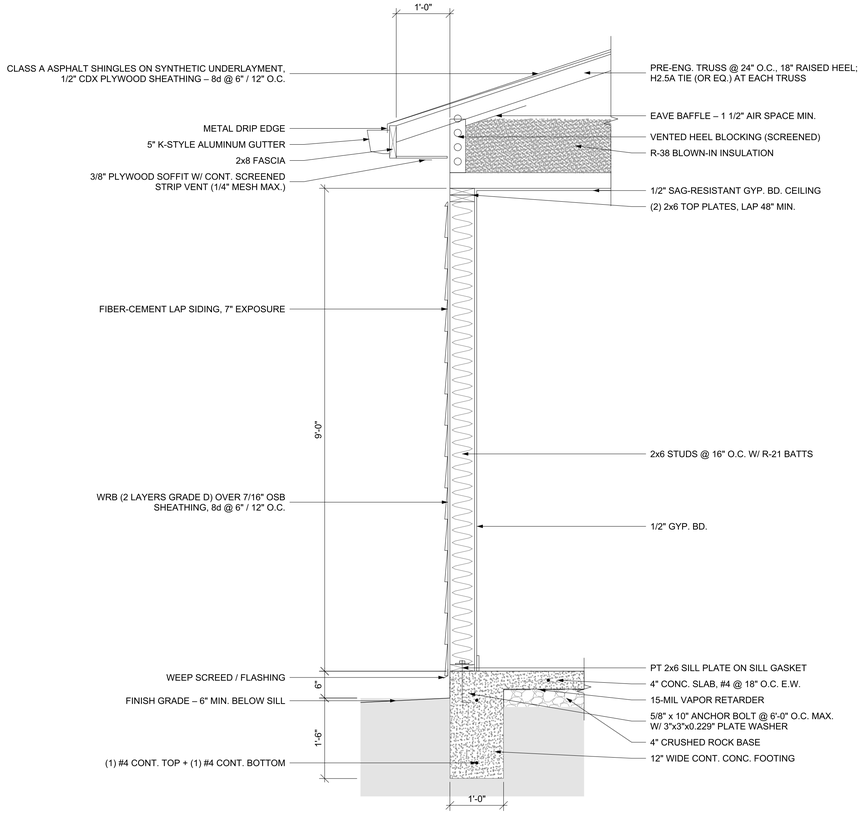
SIZES ARE NOMINAL ROUGH OPENINGS. NET CLEAR OPENING ESTIMATED WITH A 2 3/4" FRAME / SASH DEDUCTION PER SIDE – VERIFY WITH THE MANUFACTURER.
HEAD AND SILL HEIGHTS ABOVE FINISHED FLOOR. ALL GLAZING DUAL-PANE LOW-E, NFRC LABELED; SAFETY GLAZING PER CRC R308.4.

EGRESS CHECK

EMERGENCY ESCAPE – WINDOW A (CRC R310)	REQUIRED	PROVIDED
NET CLEAR OPENING	5.7 SF MIN.	9.0 SF – OK
NET CLEAR HEIGHT	24" MIN.	3'-6 1/2" – OK
NET CLEAR WIDTH	20" MIN.	2'-6 1/2" – OK
SILL HEIGHT ABOVE FLOOR	44" MAX.	3'-0" – OK
OPERATION	NO KEYS / TOOLS	CASEMENT – OK

HEADER SCHEDULE (TYPICAL)

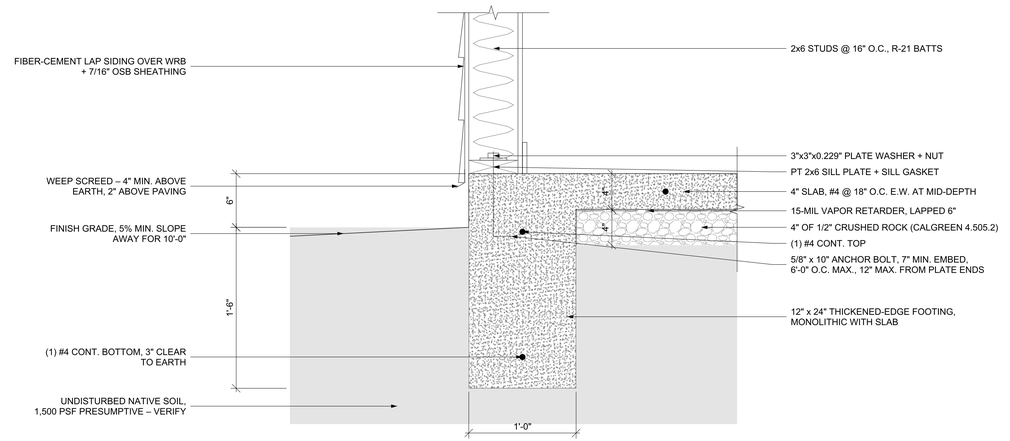
OPENING WIDTH	BEARING (E / W)	NON-BEARING (S / N)
UP TO 3'-0"	(2) 2x6	(2) 2x4 FLAT OR (2) 2x6
3'-1" TO 5'-0"	(2) 2x8	(2) 2x6
5'-1" TO 6'-0"	(2) 2x10	(2) 2x8



3 A-5 TYPICAL WALL SECTION

3/4" = 1'-0"

0 1'-0" 2'-0"



4 A-5 SLAB EDGE / FOOTING DETAIL

1 1/2" = 1'-0"

0 0'-6" 1'-0"

BUILDPIXEL STUDIO
CAD DRAFTING SERVICES

PORTFOLIO SAMPLE – FICTITIOUS PROJECT – NOT FOR CONSTRUCTION

PROJECT
SAMPLE RESIDENCE
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SHEET TITLE
SCHEDULES & DETAILS

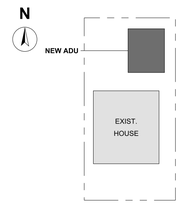
SCALE
AS NOTED

DATE	DRAWN BY
11/06/2026	**J.K.**
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REVISION	SHEET SIZE
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PROFESSIONAL SEAL
NO PROFESSIONAL SEAL. DRAFTING SAMPLE – NOT REVIEWED OR APPROVED

FILE
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SHEET NO.
A-5
SHEET 6 OF 6