SITE PLAN PREPARED BY (SIGNATURE) \_\_\_\_\_ DATE: \_\_\_\_\_ DATE: \_\_\_\_

FILL: (XX CY) MAX. HEIGHT FILL: (XX CY)

REMEDIAL GRADING: (XX CY)

FIBER CEMENT - SIDING / COLOR

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 FO THE CITY OF ENCINITAS ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF NCINITAS BUILDING DEPARTMENT. BUILDING CODES CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN FEFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE TH RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND

DESIGN PATH STUDIO SHALL NOT BE RESPONSIBL FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS XPIRED OR IS REVOKED AT ALL. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGE HAT THE USE OF THIS INFORMATION WILL BE A THEIR SOLE RISK AND WITHOUT ANY LIABILITY ( LEGAL 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 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 AN 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 WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.

project

PRADU City of Encinitas

revisions

description

Title Sheet

## Month 20##

project no. 20##\_xxxxx

drawn by

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

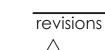
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2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS WILL BE AT THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT OR BY OTHERS WILL BE AT 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

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
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ARE CONSCIULTED AND ARE SUBJECT TO 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.



PRADU City of Encinitas





Material

## Options

## Month 20##

project no. 20##\_xxxxxx

drawn by



3 Bedroom -SIDING

3 Bedroom -STUCCO

view #1



3 Bedroom -SIDING



view #2



3 Bedroom -STUCCO view #2





3 Bedroom -SIDING view #3

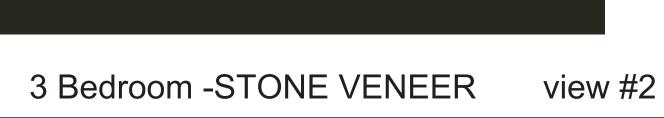


3 Bedroom -STONE VENEER





3 Bedroom -STONE VENEER view #3



Eliminate or reduce pollution of stormwater from

the perimeter at all times.

trash material.

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 stormdrain inlets. Stockpiles shall

be covered or protected with soil stabilization measures

and provided with a temporary sediment barrier around

Contractors' employees who perform construction in the

City of Encinitas stormwater pollution control

City of Encinitas shall be trained to be familiar with the

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.

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

No seepage from dumpsters shall be discharged into

stormwater. Berms/dikes shall be placed around

to divert the natural storm runoff. Dumpsters shall be

closed at all times. Dumpsters without lids shall be

placed within structures with impervious roofing or

Many construction materials, including solvents, water-

based paints, vehicle fluids, broken asphalt and

Non-recyclable materials must be taken to an

call EDCO at (760) 436-4151.

checked frequently for leaks. Dumpster lids shall remain

covered with tarps in order to avoid rain contact with any

concrete, wood, and cleared vegetation can be recycled.

appropriate landfill or disposed of as hazardous waste.

the Hazardous Waste Hotline toll free at (800) 714-

Pollutants shall be kept off exposed surfaces. Place

Portable toilets must be in good working order and

from stormdrain inlets on pervious surfaces.

All construction debris shall be kept away from the

trash cans and recycling receptacles around the site.

checked frequently for leaks. Contractor shall provide

secondary containment and locate portable toilets away

street, gutter, and stormdrain. Contractor must routinely

and clean up material that may have traveled away from

For information on disposal of hazardous material, call

1195. For information on landfills and to order dumpsters

#### **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

#### A specific area away from gutters and stormdrain shall

be designated for construction vehicles parking, vehicle refueling, and routine equipment maintenance. All major repairs shall be made off-site.

 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 control measures.
- Remove existing vegetation only when absolutely necessary. Large projects shall be conducted in phases to avoid unnecessary removal of the natural ground 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

SEVEN DROWNING PREVENTION SAFETY FEATURES:

ACCESS TO THE SWIMMING POOL OR SPA.

POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME.

SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE.

#### Right-of-Way Note

Owner is to obtain a construction permit from the Engineering Department at least 48 hours 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 the property line.

All utilities serving this site shall be installed underground.

#### **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**

Earthwork, cut or fill, which is over 50 cubic yards, requires an additional Engineering Grading Permit.

Provide earthwork quantities \_\_\_\_ cubic yards cut, \_\_\_\_cubic yards fill, \_\_\_\_ cubic yards import/export \_\_\_\_ cubic yards over-excavation and re-compaction

#### **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 (e.g. silt fencing, fiber rolls, detention basins) must be in place to prevent eroded soil from leaving site. 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.

#### **Grading/Improvement Plans/Permits**

If a grading/improvement plan/permit is approved for the project site, it shall supersede all grading, drainage, onsite, offsite, and storm water Best Management Practice improvements contained in these plans in the event of conflict.

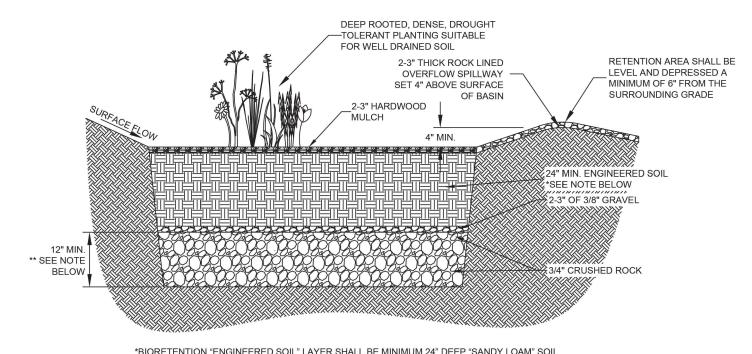
#### **Total Area of New Impervious Surfaces =** (Increase to building footprint, patios, decks, hardscape, etc.)

#### Total Area of Replaced Impervious Surfaces =

(Replacement to building footprint, patios, decks, hardscape, etc.)

#### 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

## **BIORETENTION DETAIL** FOR STANDARD PROJECTS ONLY DEEP ROOTED, DENSE, DROUGHT



MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND. 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOI \*\*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

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. APPLICANT IS REQUIRED TO INCORPORATE** THESE CONCEPTS WITH NEW CONSTRUCTION IN LIEU OF OPTION 'A' OR 'B' ABOVE.

#### **GRAYWATER SYSTEM**

NEWLY CONSTRUCTED SINGLE-FAMILY DWELLING UNITS SHALL BE PRE -PLUMBED FOR A GRAYWATER SYSTEM PERMITTED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE AND INCLUDING A STUB -OUT IN A CONVENIENT LOCATION FOR INTEGRATION OF THE GRAYWATER SYSTEM WITH LANDSCAPE IRRIGATION SYSTEMS AND ACCEPTING GRAYWATER FROM ALL SOURCES PERMISSIBLE IN CONFORMANCE WITH THE DEFINITION OF GRAYWATER AS PER SECTION 14876 OF THE CALIFORNIA WATER CODE, A GRAYWATER SYSTEM SHALL NOT BE PERMITTED WHERE A QUALIFIED SOILS ENGINEER DETERMINES IN A WRITTEN, STAMPED REPORT, OR A PERCOLATION TEST SHOWS THAT THE ABSORPTION CAPACITY OF THE SOIL AT THE PROJECT SITE IS UNABLE TO ACCOMMODATE THE DISCHARGE OF A GRAYWATER IRRIGATION SYSTEM.

### BMP DRAINAGE TYPE

A - BIORETENTION BASIN - SURFACE FLOW WITH SPILLWAY

IS GREATER THAN 500 SQ. FT. SIZING CALCULATION REQUIRED

HARDWOOD MULCH, AND 20-30% TOPSOIL.

stormwater bioretention:

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

IS NOT GREATER THAN 500 SQ. FT. SIZING CALCULATION NOT REQUIRED

SQ. FT. TOTAL NEW AND/OR REMOVED AND REPLACED IMPERVIOUS SURFACES

OF ENGINEERING SERVICES.

C - SITE DESIGN AND LOW IMPACT DEVELOPMENT

NOT REQUIRED

В

SWALE SHALL BE PLANTED WITH

ADEQUATE GROUNDCOVER OR TURF.

BLOCKING THE DRAINAGE FLOW MAY

ALSO BE PLANTED ON SIDE SLOPES.

PLANTS THAT ARE NOT PRONE TO

#### **ELECTRIC VEHICLE CHARGING**

B - VEGETATED SWALE

NEW CONSTRUCTION SHALL COMPLY WITH SECTIONS A4. 106. 8. 1- ATE A4. 106. 8. 2. AND A4. 106. 8. 3 TO FACILITATE THE FUTURE INSTALLATION AND USE OF ELECTRIC VEHICLE CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625. **EXCEPTIONS: ON A CASE -BY CASE BASIS. WHERE THE LOCAL** ENFORCING AGENCY HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE BASED UPON ONE OR MORE OF THE FOLLOWING CONDITIONS:

**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

SQ. FT. x 4% = SQ. FT. (MIN BMP AREA REQUIRED)

TURF REINFORCEMENT MAT

6" MIN. ENGINEERED SOIL

\*SEE NOTE BELOW

── 16" MIN. 3/4" CRUSHED ROCK

1. WHERE THERE IS NO COMMERCIAL POWER SUPPLY.

2. WHERE THERE IS EVIDENCE SUBSTANTIATING THAT MEETING THE REQUIREMENTS WILL ALTER THE LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS ON THE UTILITY SIDE OF THE METER SO AS TO INCREASE THE UTILITY SIDE COST TO THE HOMEOWNER OR THE DEVELOPER BY MORE THAN \$ 400.00 PER DWELLING UNIT.

#### FIRE NOTES

FOUND, SHALL GIVE FINAL APPROVAL

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, EXCEPTIONS: 1. RESIDENTIAL DWELLINGS NOT IN THE VERY HIGH POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SECTION

**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

(1) AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE SWIMMING

(2) REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

(4) EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO

(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

(6) AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF

INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 "STANDARD SAFETY SPECIFICATION FOR

RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND

INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN

(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

(B) BEFORE THE ISSUANCE OF A FINAL APPROVAL FOR THE COMPLETION OF PERMITTED

INFRARED TYPE ALARMS. A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE,

DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY

THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS

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

ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE

THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL

SPECIFICATIONS F2286 STANDARDS IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND

(3) AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921.

WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN."

RESPECTIVE SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH AT LEAST TWO OF THE FOLLOWING

ALL FIRE APPARATUS ROADS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NO LESS THAN 13 FEET 6 INCHES.

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. 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.

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

ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE(S) SERVING THE GATE

#### **GENERAL NOTES**

1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS 7. CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS AND NOTES NOT SHOWN. 2. SEE BUILDING PLANS AND SCHEDULES FOR ALL

EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS. 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. NEW ELECTRIC SERVICE IS TO BE LOCATED - POOLS,

SPAS, WALLS, FENCES, PATIO COVERS AND OTHER 10. FREESTANDING STRUCTURES REQUIRE SEPARATE **REVIEWS AND PERMITS** 

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 SYSTEM.

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. PROJECTIONS, INCLUDING EAVES, MUST BE AT LEAST 24" FROM PROPERTY LINES.

#### **GREEN BUILDING CODE NOTES**

IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.

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

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

OF THE LISTED METHODS LISTED IN CGC SECTION 4.503.3 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 FILED WITH THE APPROVED PLANS

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

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.

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 CONTRACTOR WILL VERIFY WITH OWNER ALL PLANTING TO BE REMOVED PRIOR TO STARTING WORK.

3. LINES AND LEVELS THE CONTRACTOR WILL VISIT THE SITE AND EVALUATE GRADE CONDITION. FOR BIDDING PURPOSES, THE CONTRACTOR WILL CALCULATE HIS OWN CUT AND FILL QUANTITIES BASED ON THE SITE PLAN.

4. SHORING IS TO BE PROVIDE AS REQUIRED

5. EARTH WORK a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH THE CITY OF **ENCINITAS GRADING ORDINANCE** 

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

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE 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 ENCINITAS ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF NCINITAS BUILDING DEPARTMENT. BUILDING CODES 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 FLIMINATE 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 RESPONSIBL FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS XPIRED OR IS REVOKED AT ALL.

THE RECIPIENT RECOGNIZES AND ACKNOWLEDGE 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 EXPRES OR IMPLIED, SHALL ATTACH TO THESE DOCUMENT AND THE INFORMATION CONTAINED THEREON. AN' USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FUL 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 AN 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 WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS COPYRIGHT PROTECTION. 4 IF THE RECIPIENT DOES NOT AGREE WITH TH ABOVE CONDITIONS, DO NOT PROCEED WITH

CONSTRUCTION OF AN ADU OR OTHER

IMPROVEMENT UNDER THESE PLANS AT ALL

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**PRADU** City of Encinitas

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#### Site Information

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photovoltaic systems, electric vehicle chargers, water-heating systems and other major

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

appliances and equipment.

d. Landscape irrigation systems.

e. Water reuse systems.

b. Roof and yard drainage, including gutters and downspouts.

resource consumption, including recycle programs and locations.

c. Space conditioning systems, including condensers and air filters.

**4.303.1.3.2 Multiple showerheads serving one shower**. When a shower is served by more than one

a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only

showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by

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

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

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.), by or before the dates specified in those sections, as shown in Table 4.504.5 **4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: 1. Product certifications and specifications. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 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 INTERIOR MOISTURE CONTROL 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 California Residential Code, Chapter 5, shall also comply with this section. **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, Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional. 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 found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. 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 recommendations prior to enclosure. 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. integral (i.e., built-in) 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination 4.507 ENVIRONMENTAL COMFORT

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

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 QUALIFICATIONS** 

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

1. State certified apprenticeship programs. 2. Public utility training programs.

3. 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:

. 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. 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** 

**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

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

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

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)

**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.

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RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH

Q

IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF ENCINITAS ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF ENCINITAS BUILDING DEPARTMENT. BUILDING CODES 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 O 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. FURTHERMORF. 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 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 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.

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- AND CURRENT CPC, CMC AND CEC CODES.

  3. 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
- OF ENCINITAS.

  4. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.
- 5. 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.
- 6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF ENCINITAS BUILDING INSPECTOR
- 7. 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.
- 8. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL.
- 9. 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.
- 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.
- 2. 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**

- 1. 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.
- 2. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF.
- 3. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
- 4. 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 R902.1.4.
- 5. 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.
- 6. 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.
- 7. SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER.
- 8. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).
- 9. 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).
- 10. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE).
- 11. MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
- 2. 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.
- 13. 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)

14. 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.

15. PER SECTION R806.5/EM3.9.6:
a. IF INSULATION IS AIR PERMEABLE AND IT IS INSTALLED
DIRECTLY BELOW THE ROOF SHEATHING WITH RIGID BOARD OR
SHEET INSULATION WITH A MINIMUM R-4 VALUE INSTALLED
ABOVE THE ROOM SHEATHING. (OR)
b. IF THE INSULATION IS AIR-IMPERMEABLE AND IS IN DIRECT
CONTACT WITH THE UNDERSIDE OF THE OF THE ROOF
SHEATHING. (OR)

ROOF SHEATHING:
AN AIR-IMPERMEABLE LAYER IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING AND AN ADDITIONAL LAYER OF AIR PERMEABLE INSULATION IS TO BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

c. IF TWO LAYERS OF INSULATION ARE INSTALLED BELOW THE

#### 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.
- 4. 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 & #7

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 2304.10.5.1)
- 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)
- 5. 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 DEPT.
- 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.
- 20. 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.
- 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
  OF THE LISTED METHODS LISTED IN CGC SECTION 4.503.3
  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
  WITH THE APPROVED PLANS

MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE

- 23. 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 4.106.2.
- 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 4.410.0
- 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 OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOC. PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER 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 ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

  B) REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER

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

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 ABOVE THE BATHTUB RIM.

#### **MECHANICAL NOTES**

- 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.)
- 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
- 4. 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)
- 8. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 3 (CPC TABLE 703.2)
- THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 4. (CPC TABLE 703.2)
- PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).
- BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N).

PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE

- INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)
- 3. 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
- 5. 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 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.

#### **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 .0(K)21)
- LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)(2)

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

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
- 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.
- 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.
- 9. 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 CALLEDRINA ELECTRICAL.
- 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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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 ENCINITAS ONLY. THIS IS A LIMITED

ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF ENCINITAS ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF CINITAS BUILDING DEPARTMENT. BUILDING CODES 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 THI 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 RESPONSIBL FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGE

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revisions

description

### General Notes

project no. 20##\_xxxxxx

drawn by

G0.2

## Month 20##

#### CBC CHAPTER 7A - MATERIALS & CONSTRUCTION

METHODS FOR EXTERIOR WILDLIFE EXPOSURE IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE THESE NOTES SHALL APPLY. THE JURISDICTION HAS DETERMINED THAT THIS PROJECT IS IN A WILDLIFE -URBAN INTERFACE AREA. PLEASE SHOW COMPLIANCE WITH THE FOLLOWING ITEMS FOR NEW BUILDINGS, PER THE 2022 CBC

- BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS A GROUP U OCCUPANCY AND NOT EXCEEDING 120 SQUARE FEET IN FLOOR AREA. WHEN LOCATED AT LEAST 30 FEET FROM AN APPLICABLE BUILDING.
- BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIES AS A GROUP U OCCUPANCY OF ANY SIZE LOCATED LEAST 50' FROM AN APPLICABLE BUILDING.
- BUILDINGS CLASSIFIED AS A GROUP U AGRICULTURE BUILDING AS DEFINED IN SECTION 202 OF THE CODE (SEE ALSO APPENDIX C - GROUP U AGRICULTURE BUILDINGS ), WHEN LOCATED AT LEAST 50' FROM AN APPLICABLE BUILDING.

#### **REQUIREMENTS:**

- 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS EXCEPTION: CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS
- 705A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL - SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. AT LEAST 36-INCH -WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
- 705A.4 ROOF GUTTER. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
- 706A.2 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME And EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS:
  - A) THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST B) THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST C) THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F
- 706A.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING A) VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 16 - INCH AND SHALL NOT EXCEED 18 - INCH IN DIAMETER B) THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE
- C) THE MESH MATERIAL SHALL BE CORROSION RESISTANT. 707A.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4:
  - 1. NONCOMBUSTIBLE MATERIAL 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2. 3. FIRE-RETARDANT-TREATED WOOD, THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF
- SECTION 2303.2. 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

- 8. 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL ASSEMBLIES OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS, UNLESS THEY ARE COVERED BY AN EXTERIOR WALL COVERING COMPLYING WITH SECTION 707A.3:
  - 1. ASSEMBLY OF SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE. OR SET CLOSE TOGETHER AND WELL SPIKED.
  - 2. LOG WALL CONSTRUCTION ASSEMBLY
  - 3. ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION 707A.4.1
  - 4. ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A TEN MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1
  - 5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITH A 1-HOUR FIRE RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL263
  - 6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LAYER OF § -INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
  - 7. ASSEMBLY SUITABLE FOR EXTERIOR EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUEL AS COMPLYING WITH A 1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
- 707A.5 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:
  - 1. NON COMBUSTIBLE MATERIAL
  - 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AN SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
  - 3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF **SECTION 2303.2**
  - 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
  - 5. ONE LAYER OF \( \frac{5}{8} \)" TYPE X GYPSUM SHEATHING APPLIES BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK.
  - 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIES AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR THE EXTERIOR FIRE EXPOSURE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DEIGN MANUAL.
  - EXCEPTION TO SECTION 707A.5: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS
- 10. 707A.6 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
  - NONCOMBUSTIBLE MATERIAL 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND
  - SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE
  - AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
  - 5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF FLOOR PROJECTION.
  - 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIED TO THE UNDERSIDE OF THE RAFTER TAIS OR SOFFIT, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
  - 7. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN **ASTM E2957**
  - 8. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3

EXCEPTION TO SECTION 707A.6: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

- 11. 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
  - NON COMBUSTIBLE MATERIAL 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
- 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 5. ONE LAYER OF \( \frac{5}{8} \) TYPE X GYPSUM SHEATHING APPLIED
- BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT. 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND

SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION

- FIRE RESISTANCE DESIGN MANUAL 7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957 8. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN
- EXCEPTION TO SECTION 707A.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
- 12. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ON OF THE FOLLOWING:
  - 1. NONCOMBUSTIBLE MATERIAL

SFM STANDARD 12-7A-3

- 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND
- SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED
- BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY,
- INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL 7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10
- WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957. 8. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD
- EXCEPTION TO SECTION 707A.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
- 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS
- CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: 1. NONCOMBUSTIBLE MATERIAL 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT
- MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED
- FLOOR PROJECTION 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION

BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE

- FIRE RESISTANCE DESIGN MANUAL 7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
- 8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

EXCEPTION TO SECTION 707A.9: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL

SPIKED.

## 707A.10 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE

- ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE
- **FOLLOWING:** 1. NONCOMBUSTIBLE MATERIAL
- 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
- 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR
- FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 5. ONE LAYER OF \( \frac{5}{8} \)" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE APPENDAGE PROJECTION
- 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE APPENDAGE. INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
- 7. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST
- PROCEDURES SET FORTH IN ASTM E2957. 8. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.
- **EXCEPTION TO SECTION 707A.10: STRUCTURAL COLUMNS** AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED
- 15. 708A.2 EXTERIOR GLAZING. THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
  - 1. EXTERIOR WINDOWS
  - 2. EXTERIOR GLAZED DOORS
  - GLAZED OPENINGS WITHIN EXTERIOR DOORS
  - 4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS
  - 5. EXTERIOR STRUCTURAL GLASS VENEERS
  - 6. SKYLIGHTS 7. VENTS
- 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR
- 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.
- 17. 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. TEH 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 3/4" 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. 18. 708A.3.1 EXTERIOR DOOR GLAZING. GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION 708A2.1

#### FIRE SPRINKLER NOTES

- IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY. 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 C16 LICENSED SPRINKLER CONTRACTOR.
- 3. SECTION 903.2 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 OCCUPANT LOAD.
- 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
- 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
- A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING SHALL BE TESTED.

REQUIRED AT FINAL INSPECTION.

**ABBREVIATIONS** ACCESSORY DWELLING UNIT AFF ABOVE FINISH FLOOR AMP AMPERE AWG AMERICAN WIRE GAUGE **BMP** BEST MANAGEMENT PRACTICE BM BEAM BN **BOUNDARY NAILING BOTTOM** COUNTER CALC CALCULATION CUBIC FEET PER HOUR CFM CUBIC FEET PER MINUTE CONC CONCRETE CONTINUOUS CONT DBL DOUBLE DIAMETER DTP DOUBLE TOP PLATE DW DISH WASHER EQ **EQUAL** FFE FINISH FLOOR ELEVATION FIN **FINISH** FR FIRE RATED GAL GALLON GD GARBAGE DISPOSAL GROUND-FAULT CIRCUIT INTERRUPTER GALVANIZED IRON GL GLASS GPM **GALLON PER MINUTE** GYP **GYPSUM** HLW **HALLOW** HGT HEIGHT HDR **HEADER** HDU HOLDOWN INSTALLATION

OR APPROVED EQUIVALENT ON CENTER

OPER **OPERATION** OVEN ORIENTED STRAND BOARD POUNDS PER SQUARE INCH PARALLEL-STRAND LUMBER

PT POST TENTION QNTY QUANTITY REQ REQUIRED REF REFRIGERATOR REINF REINFORCED SDS SAFETY DATA SHEET SIM SIMILAR SF SQUARE FOOTAGE SHT SHEET **TEMPERED** 

LEVEL

MINIMUM

LVL

MIN

OAE

OC

PSI

PSL

THICK **THICKNESS** TYP **TYPICAL** UNO **UNLESS NOTED OTHERWISE** VΒ TYPE 5 B CONSTRUCTION W/D WASHER AND DRYER

**VOLT** 

WD WOOD WH WATER HEATER WR WEATHER RESISTANT

project no. 20##\_xxxxxx

drawn by

## Month 20##

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project

**PRADU** City of Encinitas

revisions

description

General Notes

WIN	DOW	SCHE	ULE									DOC	R SCHEDUL	.E				
MINIDOM		)W SIZE	ODED	ONTV	FDAME	HEAD	LOCATION	DEMARKO.	VHFSZ NOTES	SHGC	II EACTOR	DOOR	DOOD TVD5	DOOF	R SIZE	CODE MATERIAL E		VHFSZ NOTES
WINDOW	WIDTH	HEIGHT	OPER.	QNTY	FRAME	HEIGHT	LOCATION	REMARKS	SEE SHEET G0.3 (WHEN REQ'D)	SHGC	U- FACTOR	DOOR	DOOR TYPE	WIDTH HEIG	нт тніс	CORE MATERIAL F	AME LOCATION	SEE SHEET G0.3 (WHEN REQ'D)
А	6'- <sup>0"</sup>	2'-0"	SLIDER	1	VINYL	6'-8"	LIVING ROOM		NOTES # 15, 16	0.23	0.3	1	DOUBLE DOOR	6'- <sup>0"</sup> 6'- <sup>8</sup>	" 1-3/4'	GL VNL/GLASS V	NYL FRONT - ENTRY HINGED DOOR WITH GLAZING	NOTES # 15, 16, 17, 18
В	2'-0"	2'-0"	SLIDER	2	VINYL	6'-8"	BATHROOM TE	EMPERED (ADJACENT)	NOTES # 15, 16	0.23	0.3	2	SINGLE DOOR	3'- <sup>0"</sup> 6'- <sup>8</sup>	" 1-3/4'	HLW WOOD	/D BATHROOM DOOR	
С	6'- <sup>0"</sup>	4'-0"	SLIDER	4	VINYL	6'-8"	BEDROOM EG	GRESS WINDOW NOTE #7	NOTES # 15, 16	0.23	0.3	3	SINGLE DOOR	2'- <sup>6"</sup> 6'- <sup>8</sup>	" 1-3/4'	HLW WOOD	/D BATHROOM DOOR	
D	3'- <sup>0"</sup>	3'-0"	SLIDER	1	VINYL	6'-8"	KITCHEN		NOTES # 15, 16	0.23	0.3	4	SINGLE DOOR	2'- <sup>6"</sup> 6'- <sup>8</sup>	" 1-3/4'	HLW WOOD	/D BEDROOM DOOR	
												5	SINGLE DOOR	3'- <sup>0"</sup> 6'- <sup>8</sup>	" 1-3/4'	HLW WOOD	/D BEDROOM DOOR	
												6	SLIDER	10'- <sup>0"</sup> 6'- <sup>8</sup>	" 1-3/4'	HLW WOOD	/D SLIDING CLOSET	
												7	SLIDER	10'- <sup>0"</sup> 6'- <sup>8</sup>	" 1-3/4'	HLW WOOD	/D SLIDING CLOSET	
												8	SLIDER	10'- <sup>0"</sup> 6'- <sup>8</sup>	" 1-3/4'	HLW WOOD	/D SLIDING CLOSET	
												9	SINGLE DOOR	2'- <sup>6"</sup> 6'- <sup>8</sup>	" 1-3/4'	HLW WOOD	/D BEDROOM DOOR	
												10	SLIDER	6'- <sup>0"</sup> 6'- <sup>8</sup>	" 1-3/4'	GL VNL/GLASS V	NYL SIDE ENTRY - FROM BEDROOM	NOTES # 15, 16, 17, 18
WIN	DOW I	NOTES			•		•					11	SINGLE DOOR	2'- <sup>6"</sup> 6'- <sup>8</sup>	" 1-3/4'	HLW WOOD	/D CLOSET	
						. =	AVO (ALL ODEDADI E MINIDOMO TO LIA					12	SINGLE DOOR	2'- <sup>6"</sup> 6'- <sup>8</sup>	" 1-3/4'	HLW WOOD	/D WATER HEATER CLOSET	NOTES # 15, 16, 17, 18

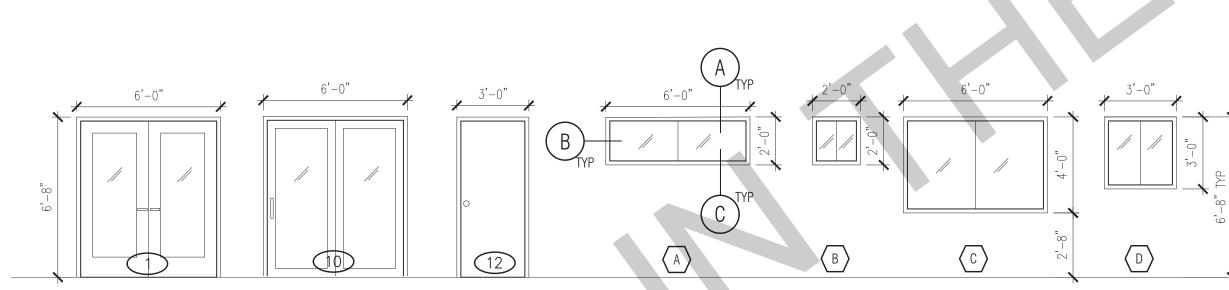
- 1. SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- 2. ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
  3. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
- 4. ALL GLAZING SHALL BE SPECTRALY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- 4. ALL GLAZING SHALL BE SPECTRALY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS
  5. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
- 6. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
- 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
- 8. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND <u>VISIBLE WHEN THE UNIT IS GLAZED</u>.
  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 R303

  A) 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
- B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4

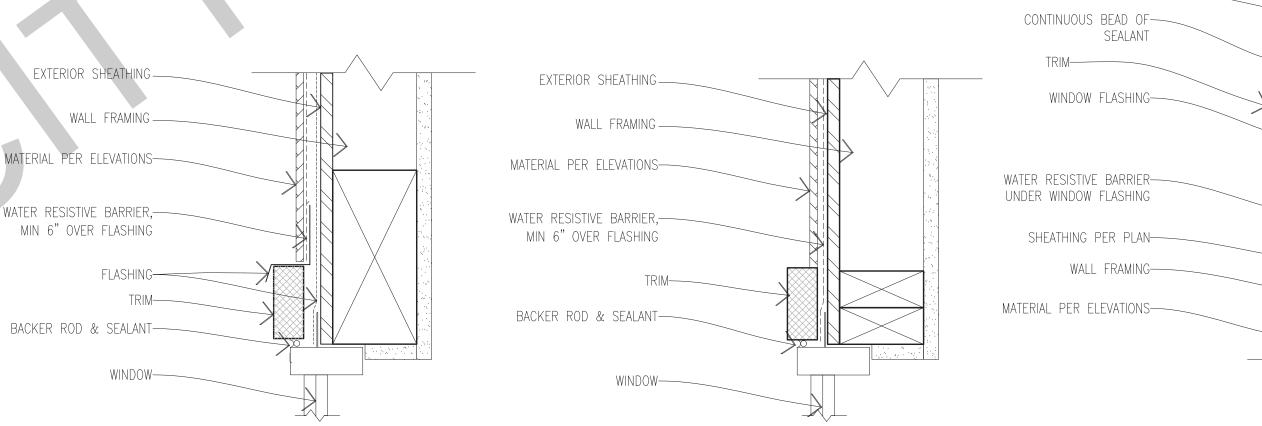
  10. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A
- 11. FIRE-RESISTENCE RATED GLAZING TESTED AS PART OF A FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED OF MULIT-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENT OF SECTION 2406, CONSTRUCTED OF GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.

#### **DOOR NOTES**

- 1. ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- 2. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
- 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 1-½ INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
- 7. GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATNG-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE,
- 8. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE OF APPROVED
- NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.



WINDOWS AND DOORS IN ELEVATION SCALE: 1/4"=1'-0"





B JAMB PLAN VIEW

C SILL SECTION VIEW

WINDOW-

WINDOW DETAILS

SCALE: 3"=1'-0"

architecture + planning

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revisions

description

Schedules & Notes

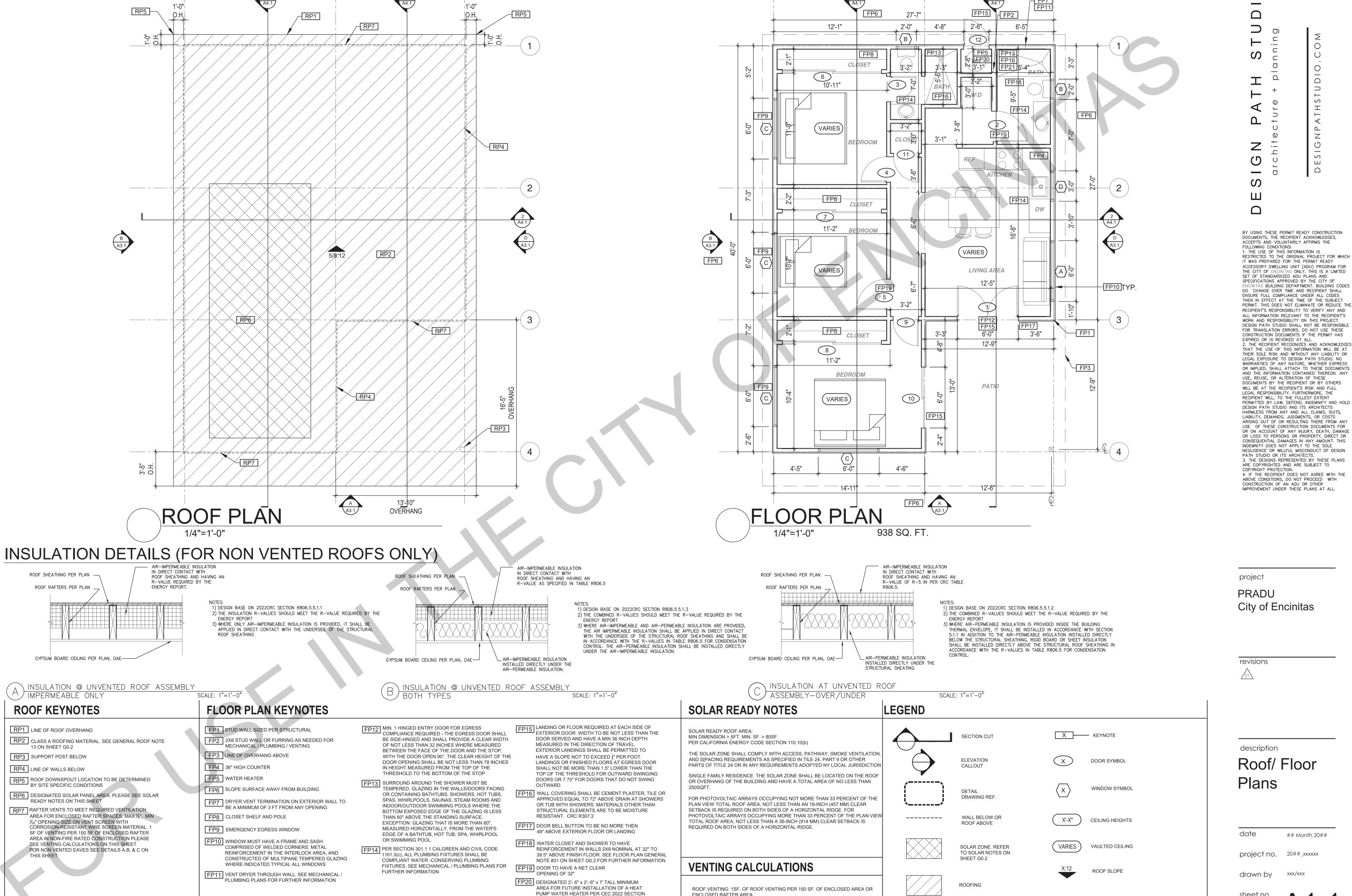
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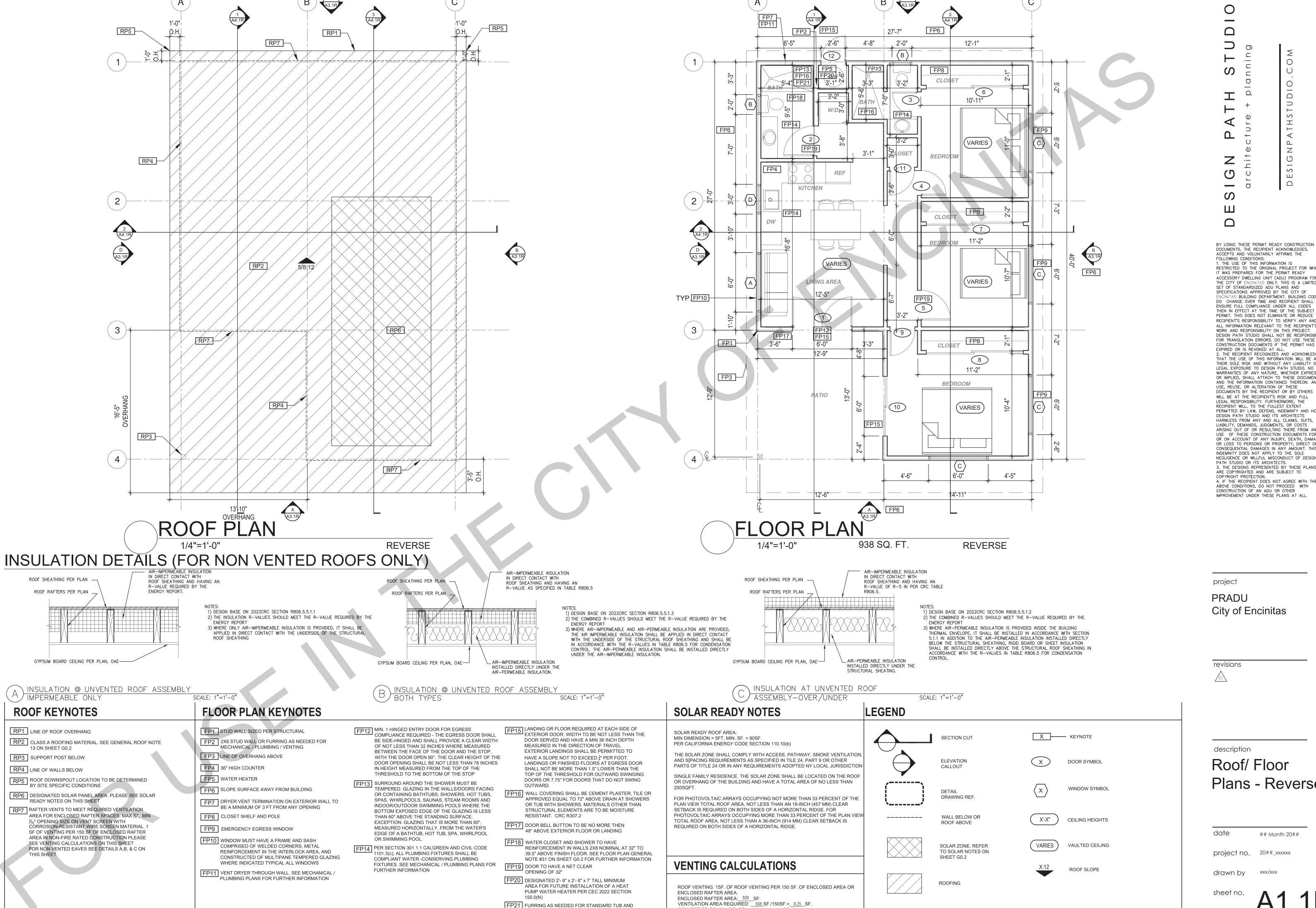
ENCLOSED RAFTER AREA.

FP21 FURRING AS NEEDED FOR STANDARD TUB AND

SHOWER LENGTH

ENCLOSED RAFTER AREA: 938 SF.
VENTILATION AREA REQUIRED: 938 SF./150SF.= 6.25 SF.

CONVERT TO SQ. IN: <u>6.25</u> SF. x 144 = <u>900</u> SQ. IN. MINIMUM VENTILATION AREA REQUIRED: <u>900</u> SQ. IN.



FP21 FURRING AS NEEDED FOR STANDARD TUB AND

SHOWER LENGTH

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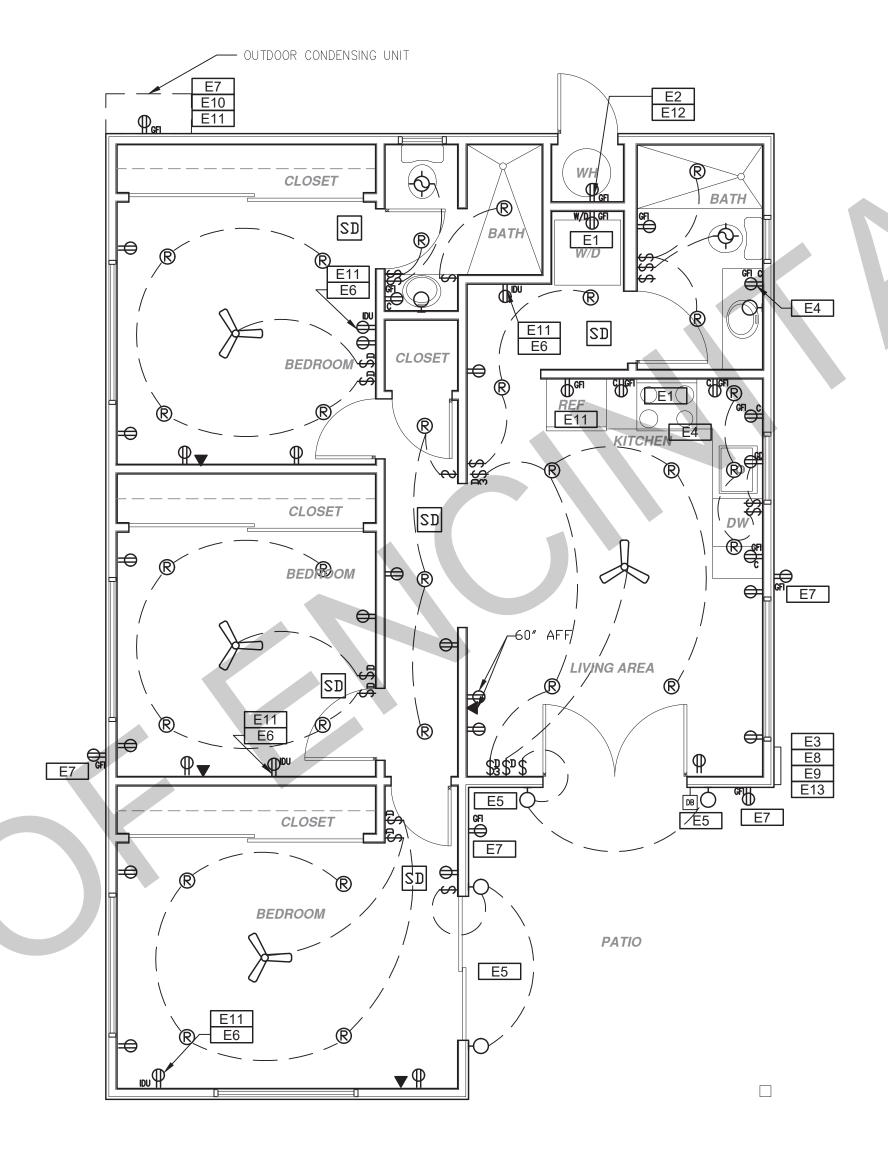
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City of Encinitas

Roof/ Floor Plans - Reverse

## Month 20##

project no. 20##\_xxxxxx



## MECHANICAL / PLUMBING PLAN

ELECTRICAL PLAN \* SEE SHEET AS.1 FOR ELECTRIC VEHICLE CHAGRINING REQUIREMENTS

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description

MECHANICAL / PLUMBING KEYNOTES MP1 INDOOR UNIT MINI SPLIT SYSTEM. MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH, LAVATORIES LIMITED TO 1.2 GPM, KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANT EXCEED 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8GALLONS PER MIN AT 60 PSI., AND SHOWERS NOT EXCEED 1.8 GPM. AT 80 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATERSENCE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c)

MP3 EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3) MP4 NEW 40 GAL. HEAT PUMP WATER HEATER - TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE

MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS

MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5) MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF

WATER HEATER BOTH REQUIRE 1" INSULATION

MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH 14' WITH MAXIMUM OF TWO 90° ELBOWS.EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT

MP10 NEW WATER HEATER WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR AND CLEARANCES PER

MANUFACTURER REQUIREMENTS. MP11 WATER HEATER SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED

MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED:  $\frac{1}{2}$ " PIPE ( $\frac{1}{2}$ " INSULATION);  $\frac{3}{4}$ " PIPE (1" INSULATION); 1" TO 1-1/2" PIPE (1-1/2" INSULATION)

MP13 OUTDOOR CONDENSING UNIT TO BE PIPED TO

MP14 RANGE HOOD DUCTED TO EXTERIOR. FAN IS TO BE EITHER INTERMITTENT 100CFM OR CONTINUOUS 5 AIR CHANGES PER HOUR AND MUST HAVE A SONE RATING OF 1 FOR CONTINUOUS FAN AND 3 FOR INTERMITTENT FAN.

**ELECTRICAL KEYNOTES** E1 DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC E9 SEPARATE GROUND ELECTRODE SYSTEM PER DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE E2 OUTLET FOR NEW WATER HEATER WITHIN 3' OF WATER HEATER. LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 E3 ELECTRICAL - SUB PANEL LOCATION FEET OF THE EQUIPMENT. THIS RECEPTACLE

E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED

■ EXISTING PANEL- ALUMINUM CONDUCTOR

BURIED UNDER GROUND WITH AWG ALLOWABLE

E8 OVER-CURRENT FEEDER TO EXTEND TO

VOLTAGE DROP PER CEC 250.4

E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY SHALL BE GFCI-WP PROTECTED. E11 A DISCONNECTING MEANS CAPABLE OF → WITH CEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING EACH COUNTER SPACE 12" OR WIDER; SHALL BE MOTOR-COMPRESSORS AND CONTROLLERS INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24"; ISLAND IN PENINSULAR FROM THE CIRCUIT CONDUCTOR IS REQUIRED COUNTERTOPS 12" X 24" LONG (OR GREATER) WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11 SHALL HAVE AT LEAST ONCE RECEPTACLE

E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED E12 PER CEC 2022 150.0(N).1.A.: THE DESIGNATED SPACE AND WATER HEATER AND IS TO COMPLY TO BE HIGH EFFICACY OR CONTROLLED BY A WITH ELECTRICAL NOTES 15&16 ON SHEET G0.2 COMBINATION PHOTOCONTROL / MOTION E13 CONTRACTOR TO VERIFY MAIN PANEL E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT

RETURN AIR GRILLE, WALL MOUNTED

<del>└──┼</del> HOSE BIB

MECHANICAL / PLUMBING LEGEND **ELECTRICAL LEGEND** FIRE DETECTION

MECHANICAL 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.

> 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. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR

**EQUIVALENT** CM 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. SUPPLY AIR DIFFUSER, WALL MOUNTED THERMOSTAT

POWER/DATA SD SMOKE DETECTORS PER SECTION R314 TAMPER RESISTANT RECEPTACLE DETECTORS SHALL BE PERMANENTLY WIRED WALL MOUNTED, 110 V DUPLEX U.O.N. WITH BATTERY BACKUP. SOUND AN ALARM GFI = WATER PROOF GFCI AUDIBLE IN ALL SLEEPING AREAS. ALARM CT = COOKTOP/ GRILL 240 V DEVICES SHALL BE INTERCONNECTED IN SUCH A

O = OVEN 240 V MANNER THAT THE ACTUATION OF ONE ALARM MW = MICROWAVE 110 V WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT. GD = GARBAGE DISPOSAL 110 V R = RANGE 220V SHALL COMPLY WITH THE FOLLOWING: C = COUNTER HEIGHT 6" ABV COUNTER AT LEAST 3' FROM THE TIP OF THE BLADE OF IDU = INDOOR UNIT POWER 84" AFF A CEILING-MOUNTED FAN W/D = WASHER/DRYER 30AMP/ 240AMP

 NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM PHONE / DATA / MEDIA AT LEAS 20' FROM A COOKING APPLIANCE CEILING, WATERPROOF OUTLET OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM FLOOR MOUNTED DUPLEX PER NFPA 72 SECTION 29.8.3.4 ITEM 4 AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM

RECEPTACLE, VERIFY LOCATION IN SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)

SWITCHING LIGHTING SWITCH, MOUNT AT 43" AFF

THREE-WAY SWITCH

MOUNT 6" ABV COUNTER

CEILING FAN/LIGHT COMBO

FOUR-WAY SWITCH

DIMMER SWITCH

CIRCUIT WIRING

DOOR BELL

BUTTON

CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB

CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB WALL MOUNTED LIGHT

JUNCTION BOX FLUSH CEILING MOUNTED UNDER COUNTER LIGHTING

LOW VOLTAGE, LANDSCAPE LIGHT FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)

BATHROOM EXHAUST FAN REQUIREMENTS: PER CGBC 4.506.1- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF </= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN)

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS:ES 150.0(K) \*IN THE BATHROOMS, AT LEAST ONE FIXTURE SHALL BE HIGH EFFICACY AND ALL REMAINING FIXTURES SHALL BE HIGH EFFICACY OR BE CONTROLLED BY A VACANCY SENSOR.

\*LIGHTING INSTALLED IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH

EFFICACY AND BE CONTROLLED BY VACANCY SENSORS.

Electrical/ Plumbing

Mechanical/

## Month 20##

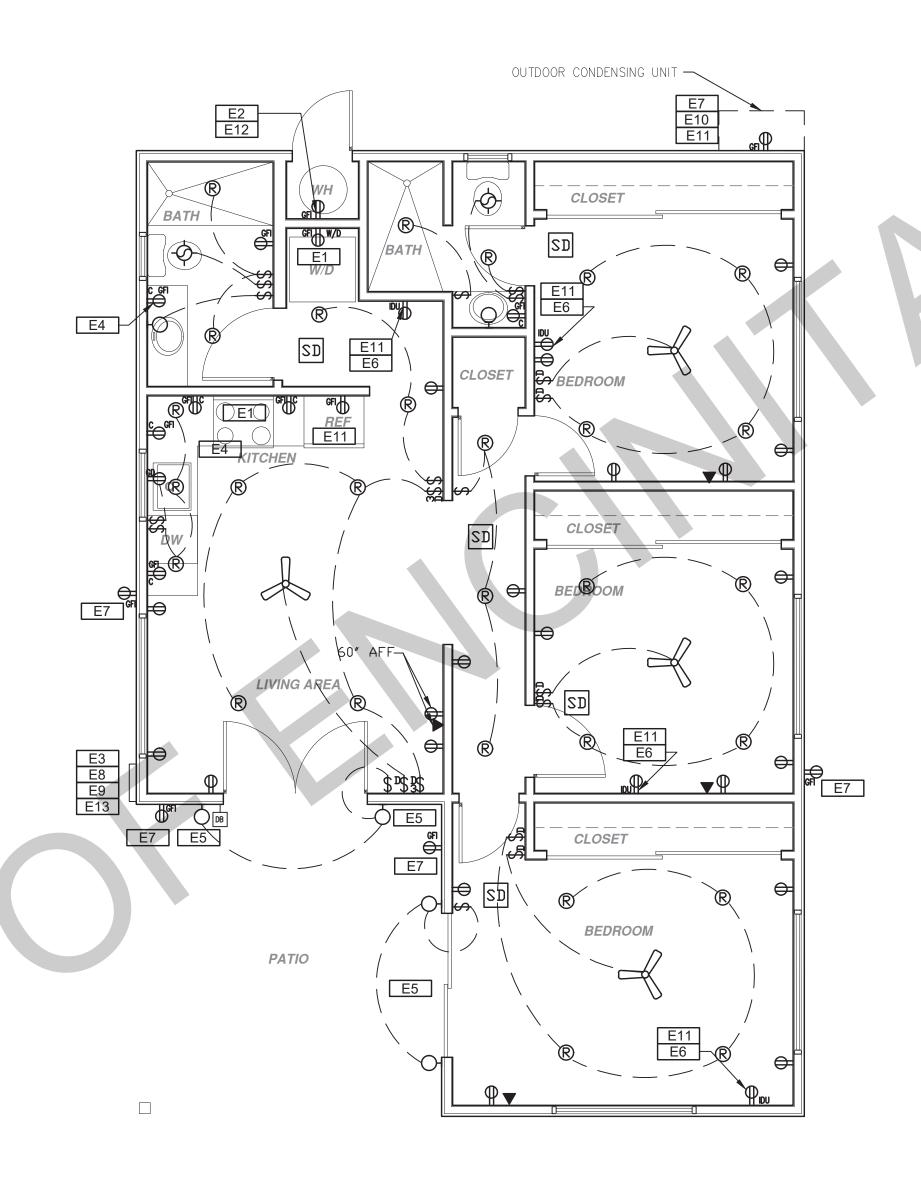
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**ELECTRICAL KEYNOTES** 

MECHANICAL / PLUMBING KEYNOTES



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

**ELECTRICAL LEGEND** 

\* SEE SHEET AS.1 FOR ELECTRIC VEHICLE CHAGRINING REQUIREMENTS

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Mechanical/
Electrical/
Plumbing
Plans - Reverse

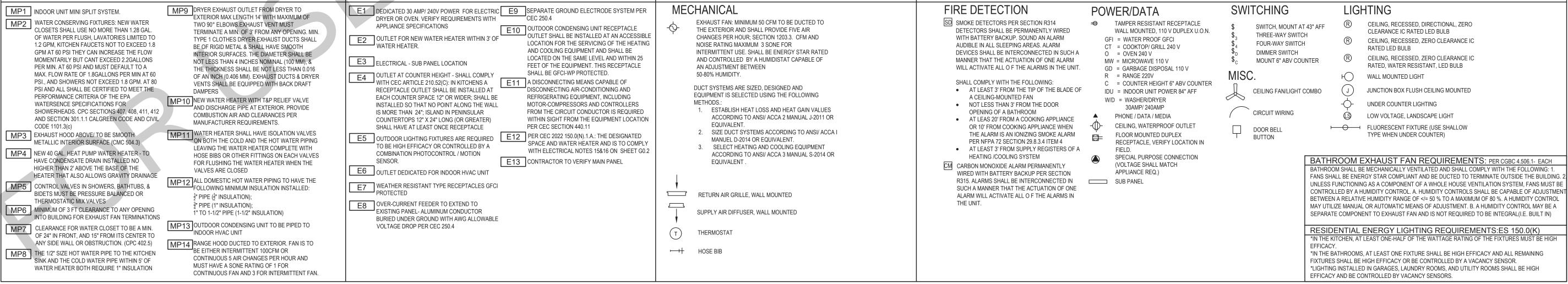
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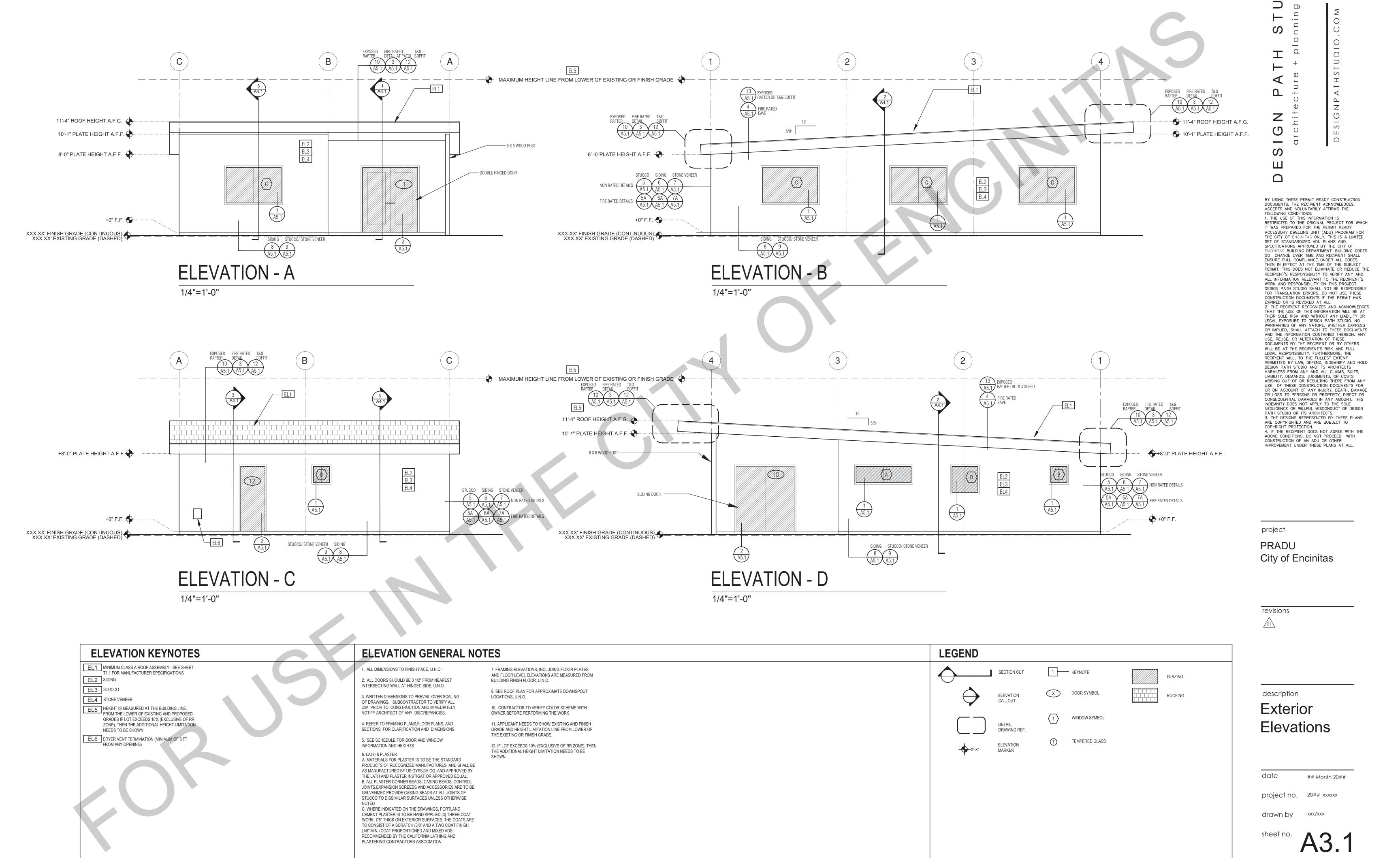
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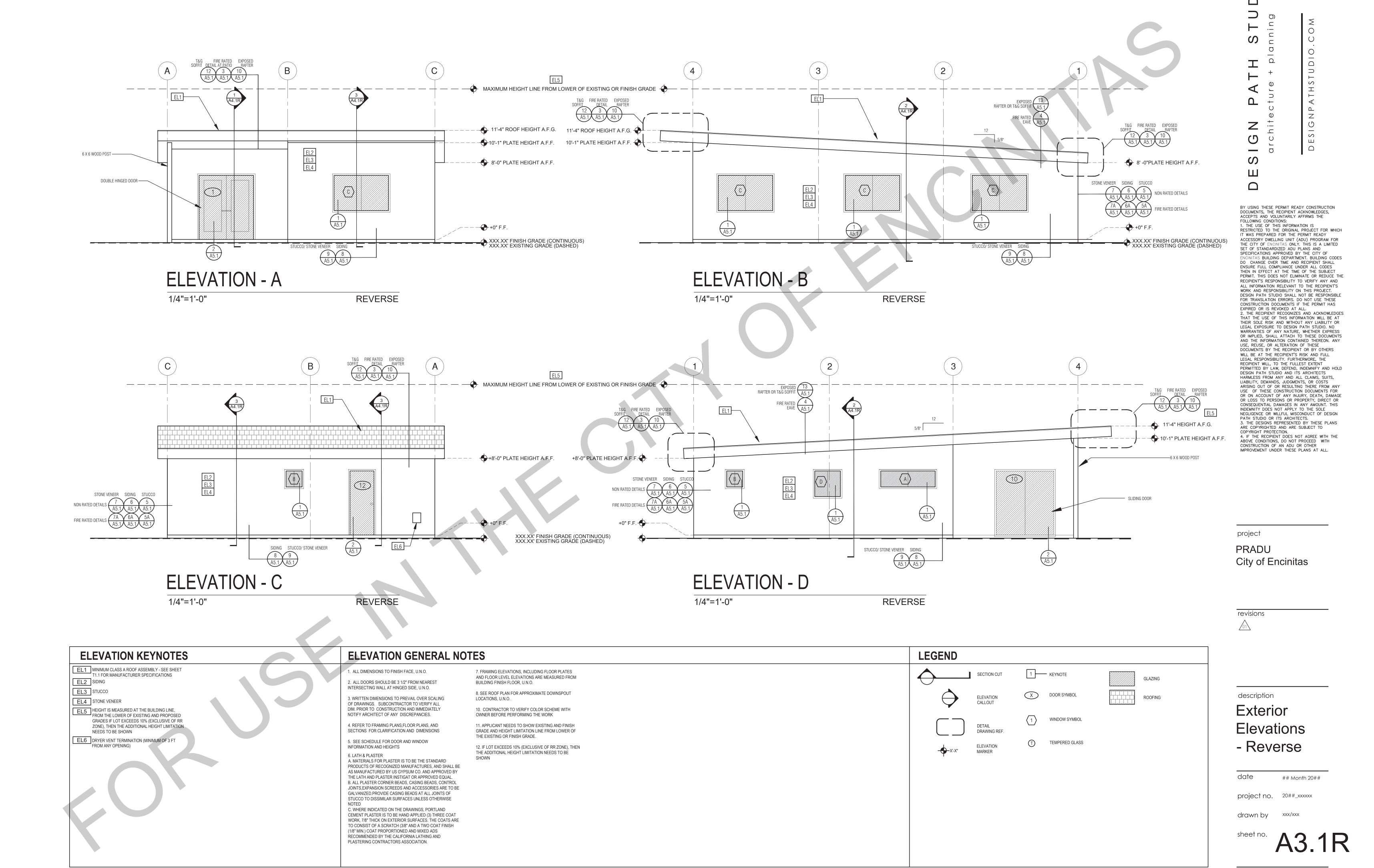
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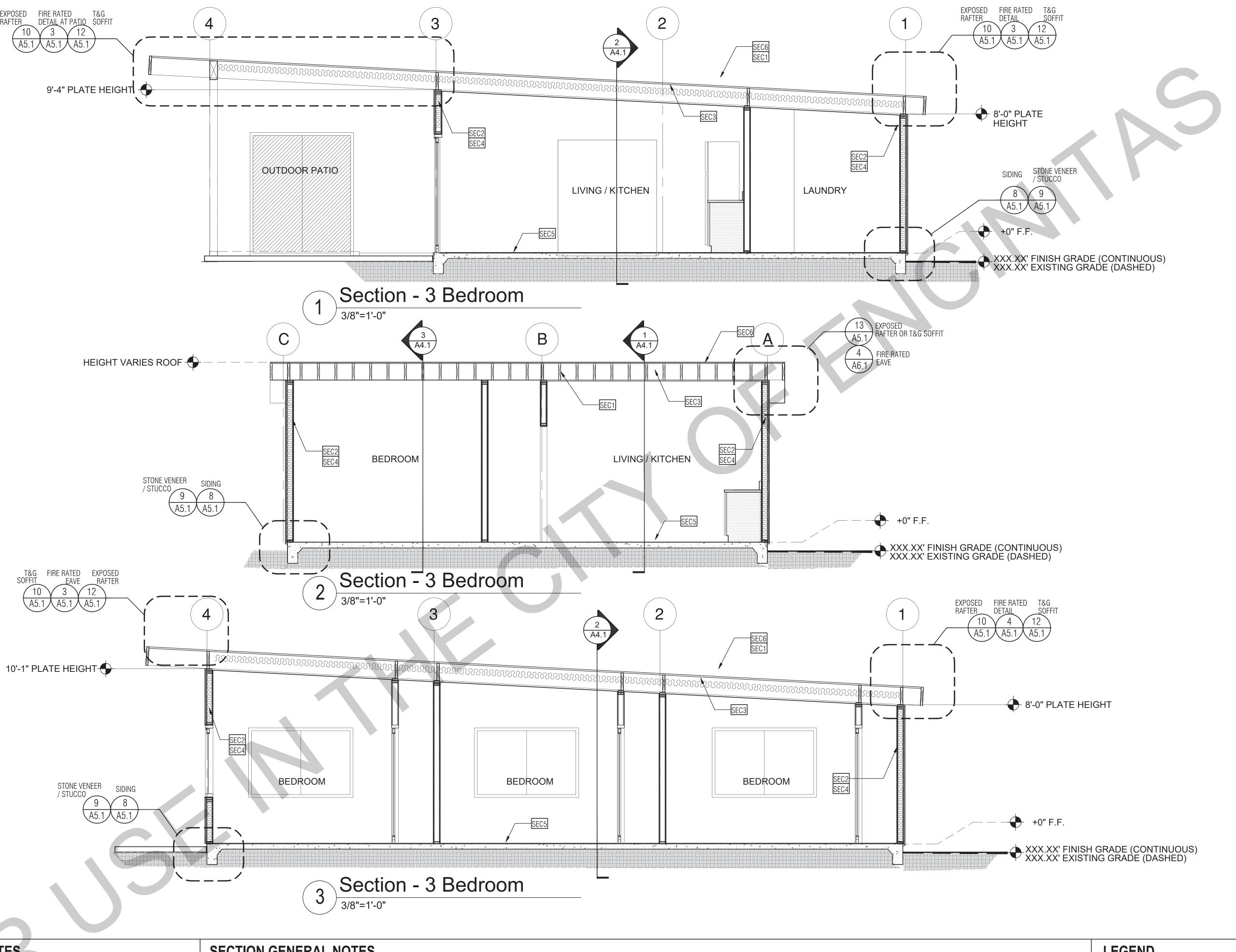
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MECHANICAL / PLUMBING LEGEND







#### SECTION KEYNOTES **SECTION GENERAL NOTES LEGEND** 11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL 9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND 8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW 3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF 6. FLASHING AND SHEET METAL SEC1 RAFTERS PER PLAN SEE STRUCTURAL CONSIST OF FOLLOWING MATERIALS: CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND SEE PLANS AND DETAILS FOR LOCATIONS, SECTION CUT RAFTERS TO ACCOMMODATE RECESSED LIGHTS ALL FLASHING AND COUNTER FLASHING IS TO BE 1. TWO-INCH NOMINAL NUMBER SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL COVE CEILINGS SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, QUANTITY AND CONFIGURATION OF EXHAUST FANS OR OTHER GALVANIZED AND INSTALLED AS PER SMACNA 2.TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH MISCELLANEOUS IRON AND STEEL WORK INCLUDING ELECTRICAL/MECHANICAL FIXTURES ELEVATIONS, DETAILS, & STRUCTURAL PLANS. STANDARDS. ALL PROPOSED FLASHING AND SHEET BROKEN LAP JOINTS 10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, \*KEYNOTES ONLY APPLY IF REFERNCED ON PLANS METAL MATERIALS, GAUGE AND INSTALLATION IS TO 3.THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL 4. WOOD SOFFIT/CEILING, SIDING & TRIM WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED 1. INSULATION: REFER TO TITLE 24 REPORT FOR POST ANCHORS AND LIKE ITEMS. BE IN ACCORDANCE WITH SMACNA MANUAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD ALL NAILS, FASTENERS AND HARDWARE MUST BE MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS **ELEVATION** ADDITIONAL RATINGS, REQUIREMENTS, AND FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY SEC4 WALL INSULATION PER TITLE 24 ENERGY STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STRUCTURAL PANELS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE CALLOUT TO MAKE A COMPLETE 4.THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH STAPLES ARE NOT PERMITTED CALCULATIONS SHALL NOT BE REQUIRED TO MEET THE ASTM E136 2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING 7. IN CONCEALED SPACES BETWEEN STAIR INSTILLATION WHETHER OR NOT SPECIFICALLY JOINTS BACKED BY 0.75-INCH PARTICLE BOARD REQUIREMENTS SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL DETAILED OR NOTED ON THE STRINGERS AT THE TOP AND BOTTOM OF THE RUN. LOCATIONS PER 2019 CRC SECTION R302.11: 5.ONE-HALF-INCH GYPSUM BOARD FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE THERMAL INSULATION IS TO BE FOIL BACKED BATT ENCLOSED SPACES UNDER STAIRS SHALL COMPLY DRAWINGS. ALL EXTERIOR METAL AND HARDWARE A. SECTION R302.11-6.ONE-FOURTH-INCH CEMENT-BASED MILLBOARD **SECTION R1003.19** 1. FIREBLOCKING SHALL BE PROVIDED IN SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE ROOF IS TO BE GALVANIZED. STEEL IS TO BE INSULATION WITH AN R VALUE NOT LESS SPECIFIED WITH SECTION R302.7. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS 7.BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER CONCEALED SPACES OF STUD WALLS AND PARTITIONS, ASTM A3. PLAN FOR MANUFACTURER SPECIFICATIONS IN THE TITLE 24 ENERGY CALCULATIONS. AT OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A DRAWING REF. REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION INCLUDING FURRED SPACES AND PARALLEL ROWS OF BATHROOMS, LAUNDRY ROOM, AND MASTER 2. RAFTER VENTS ARE TO BE STAINLESS STEEL MANNER AS TO BE SECURELY RETAINED IN PLACE STUDS OR STAGGERED STUDS, AS FOLLOWS: BED/BATHROOMS INSULATION IS TO MESH AND ARE TO BE SIZED TO MEET REQUIRED 8.CELLULOSE INSULATION INSTALLED AS TESTED IN VENTILATION TO ENCLOSED RAFTER SPACES. MAX BE PROVIDED WITH SOUND INSULATION, A. VERTICALLY AT CEILING AND FLOOR ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE ELEVATION 1/2" MIN 1/2" OPENING SIZE ON VENT SCREEN WITH SPECIFIC APPLICATION MARKER B. HORIZONTALLY AT INTERVALS NOT CORROSION-RESISTANT WIRE SCREEN MATERIAL.

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project

PRADU
City of Encinitas

revisions

description

#### Building Sections

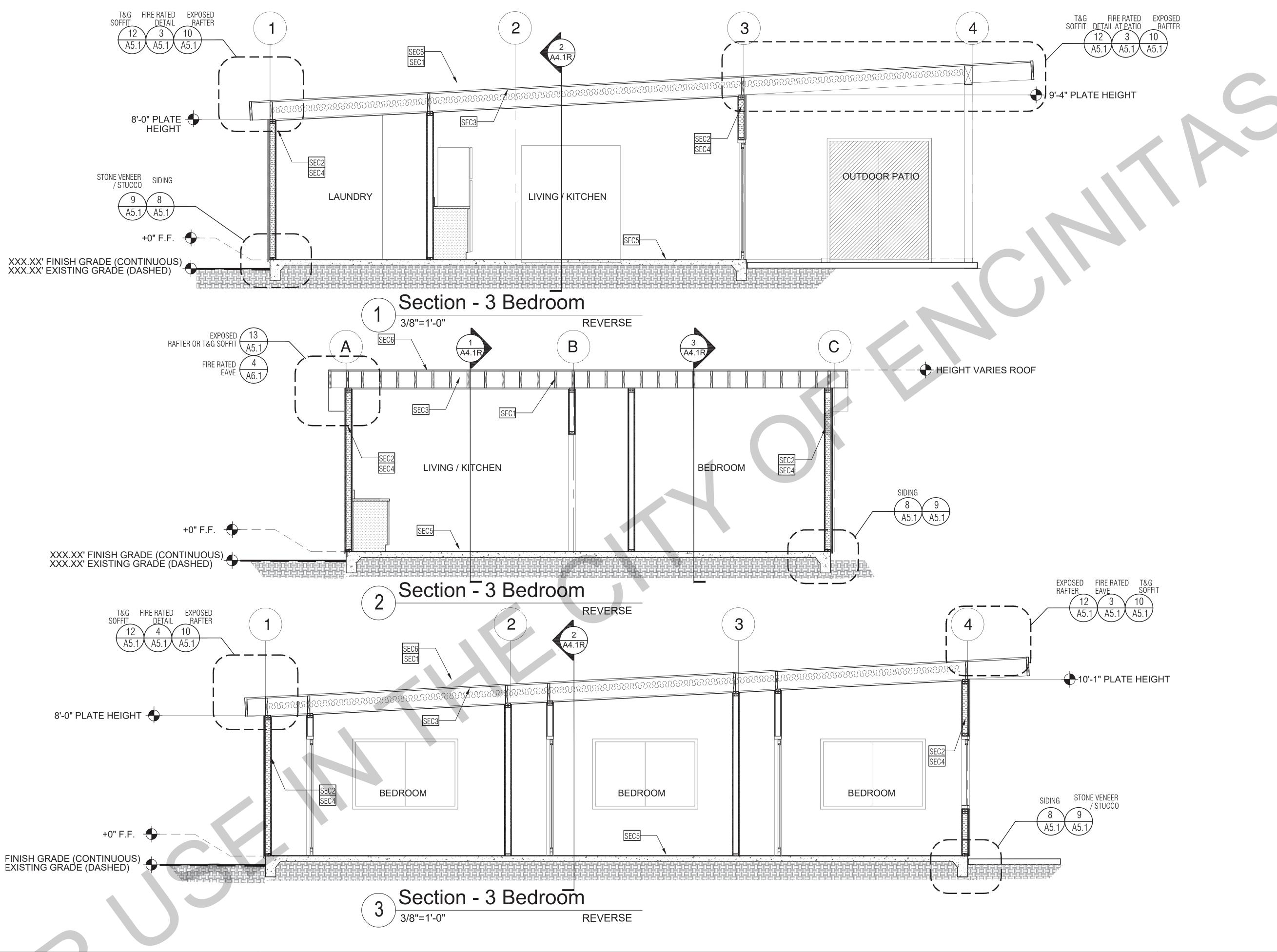
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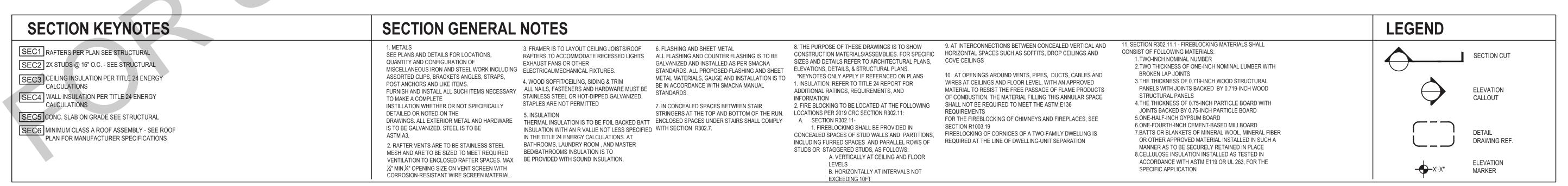
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Building
Sections
- Reverse

date ## Month 20##

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A4.1R

T&G SOFFIT AT EAVE - NON FIRE RATED

EXPOSED RAFTERS AT EAVE - NON FIRE RATED

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# Architectural Details

date ## Month 20##
project no. 20##\_xxxxx

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OPEN ROOF OVERHANG - NON FIRE RATED

A5.1

318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL

319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.

320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF

PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

PENETRATIONS.

304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS

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.

MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH

6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2) BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N. 4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples 2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N. 2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N. 16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c FLAT BLKNG TO TRUSS AND WEB, F.N. 4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples CEILING JOISTS TO TOP PLATE, T.N. 3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1 CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1 3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 3-10d Com, 4-10d box, 4-3"x0.131" nails, 4-3" 14 gage staples COLLAR TIE TO RAFTER, F.N. 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5 RAFTERS TO RIDGE VALLEY OR HIP; OR FATER TO 2" RIDGE BEAM 4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples **ENDNAIL** 16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN STUD TO STUD (NOT AT BRACED WALL PANELS) 16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL) BUILT-UP HEADER (2" TO 2"), FN EA. EDGE 16d Com @ 16" o.c OR 16d Box @ 12" o.c. CONT. HEADER TO STUD. T.N. 4-8d Com, 4-10d Box, 5-8d box TOP PLATE TO TOP PLATE 16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL 24" MIN LAP SPLICE EA. SIDE 8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL UNBRACED WALL: 16" o.c. FN UNBRACED WALL: 12" o.c. FN 16d Box, 3" x 0.131" nails, 3" 14 gage staples BRACED WALL: 16"o.c. FN 2-16d Com, 3-16d Box,4-3"x.131" nails,4-3" 14 gage staples STUD TO TOP OR BOTTOM PLATE **TOENAIL** 4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples ENDNAIL 3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples 2-16d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N. 1" BRACE TO EACH STUD AND PLATE, F.N. 3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples 1"x6" SHEATHING TO EACH BEARING, F.N 3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box 4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box 1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N. 4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples 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 2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND 3-16d Box, 2-16d Com 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 4-16d Box, 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES LEDGER SUPPORTING JOISTS/RAFTERS **FULL REPORTS FOUND AT** HTTP://WWW.ICC-ES.ORG 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 WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND EDGES INTERMEDIATE PARTICLEBOARD WALL SHEATHING TO FRAMING (IN) SUPPORTS (IN) 16d Com or deformed; or  $2\frac{3}{8}$ "x.113" nail (subfloor and wall) 8d Com or deformed (roof) or  $2\frac{3}{8}$ " x.113" nail (roof) FOOTNOTES:  $1\frac{3}{4}$ " 16 Ga Staple,  $\frac{7}{16}$ " crown (subfloor and wall)  $2\frac{3}{8}$ " x.113"x.266" head nail (roof) a. Nails spaced at 6 inches at intermediate supports where spans are  $1\frac{3}{4}$ " 16 Ga Staple,  $\frac{7}{16}$ " crown (roof) 48 inches or more. For nailing of wood structural panel and 8d Com or deformed (subfloor and wall) for wall sheathing are permitted to be common, box or casing.  $\frac{19}{32}$   $\frac{3}{4}$  8d Com or deformed (roof) or  $2\frac{3}{8}$  x.113" nail (roof) 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 supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).  $\frac{7}{8}$ " -1 $\frac{1}{4}$ " | 10d Com or (3"x0.148"); or deformed (2 $\frac{1}{2}$  x.131"x.281 head) 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 plate in accordance with this schedule, the number of toenails in the OTHER EXTERIOR WALL SHEATHING (FIBERBOARD) rafter shall be permitted to be reduced by one nail.  $1\frac{1}{2}$ " 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 d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667. e. Tabulated fastener requirements apply where the ultimate design  $1\frac{3}{4}$ " 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 wind speed is less than 140 mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate NOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is  $\frac{3}{4}$ " & LESS |8d COMMON (2  $\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") greater than 130 mph in Exposure B or greater than 110 mph in 12 Exposure C. Spacing exceeding 6 inches on center at intermediate 8d COMMON ( $2\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") supports shall be permitted where the fastening is designed per the 12 10d COMMON (3"x0.148"); or deformed ( $2\frac{1}{2}$ "x0.131"); or deformed ( $2\frac{1}{2}$ "x0.120") AWC NDS. e. Fastening is only permitted where the ultimate design wind speed is PANEL SIDING TO FRAMING less than or equal to 110 mph g. Nails and staples are carbon steel meeting the specifications of  $\frac{1}{2}$ " & LESS | 6d corrosion-resistant siding (1 $\frac{7}{8}$ "x.106"); or 6d corrosion-resistant (2"x.099") ASTM F1667. Connections using nails and staples of other materials, 8d corrosion-resistant siding  $(2\frac{3}{8}$ "x0.128"); or 8d corrosion-resistant casing  $(2\frac{1}{9}$ "x0.113") such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11. 12 4d casing  $(1\frac{1}{2}$ "x0.080"); or 4d finish  $(1\frac{1}{2}$ "x0.072") 6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches) 7. DESIGN CRITERIA 8. STATEMENT OF SPECIAL INSPECTIONS 700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA 800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH RESIDENTIAL CODE. ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED 701. SEISMIC DESIGN CRITERIA: FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A SOIL BEARING VALUE 1,500 psf **HOLDOWN ATTACHED.)** SITE CLASS D (Default) SEISMIC DESIGN CATEGORY 801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR RISK CATEGORY NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE SEISMIC IMPORTANCE FACTOR FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS. 1.245 0.442 802. PER CBC 1705.11 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETTACHED ONE- AND BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL GRADE. CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS. 702. WIND DESIGN CRITERIA 9. SOILS REPORT WIND SPEED (V-ult) 124 mph RISK CATEGORY PER CITY OF ENCINITAS. A SOILS REPORT OR SOILS LETTER **EXPOSURE** PREPARED BY A SOIL'S ENGINEER THAT ADDRESS THE SUITABILITY INTERNAL PRESSURE COEF 0.18 OF THE SITE SOIL FOR THE PROPOSED ADU IS REQUIRED EXCEPT EXTERIOR CLADDING (0.6W) A. STRUCTURE IS TO BE CONSTRUCTED ON A CERTIFIED PAD

SIMPSON/USP HANGER

LU, LUS, LUC, OR HU

HU OR HWU

SIZE

0.099

0.113

0.128

0.128

0.135

0.148

0.113

0.131

0.148

0.148

0.162

10D

16D

PENETRATION

1 "

 $1\frac{1}{4}$ "

03. DESIGN LOADING

28 psf

20 psf

ROOF DL

**ROOF LL** 

HHUS OR HWU

HHUS OR HWU

HHUS OR HWU

Q

DOCUMENTS. THE RECIPIENT ACKNOWLEDGES. ACCEPTS AND VOLUNTARILY AFFIRMS THE THE USE OF THIS INFORMATION IS T WAS PREPARED FOR THE PERMIT READY

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IMPROVEMENT UNDER THESE PLANS AT ALL

project

**PRADU** City of Encinitas

revisions

description

Structural Notes & Specifications

date ## Month 20##

project no. 20##\_xxxxx

drawn by

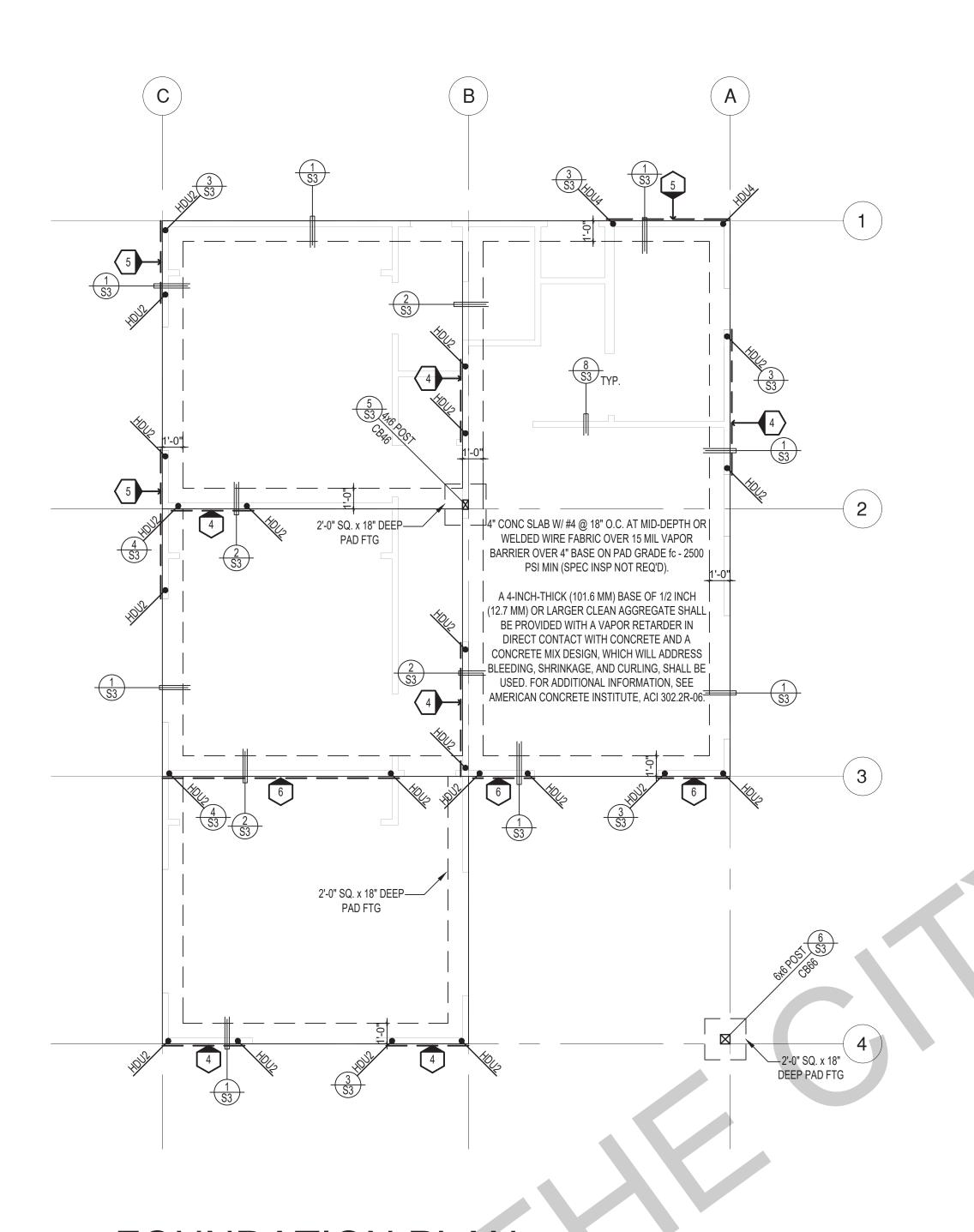
B. THE CITY HAS A COMPACTION REPORT ON RECORD FOR

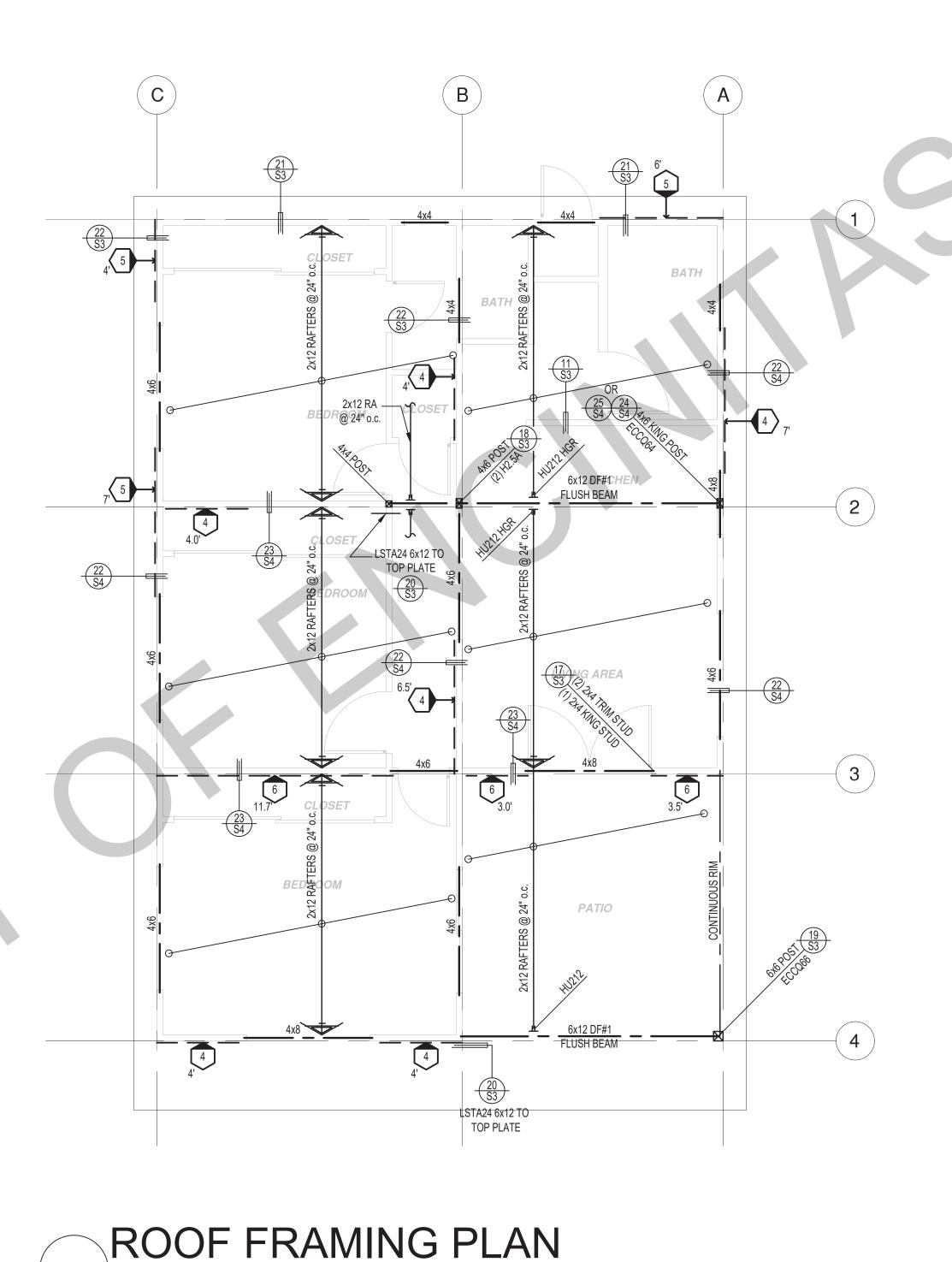
C. THE CITY HAS A SOILS REPORT ON FILE FOR THE SITE.

D. OTHER CIRCUMASTANCES SUBJECT TO REVIEW AND

APPROVAL BY THE BUILDING OFFICIAL ON A CASE-BY-CASE BASIS.

THE SITE





# architecture + planning

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project

PRADU
City of Encinitas

revisions

LEGEND

PER SCHEDULE

**BOLT TYPE HOLDOWN** 

BEARING OR EXTENT

OF RAFTERS

HANGER TO BEAM/LEDGER

BEARING OR EXTENT

OF JOISTS

SHEARWALL & A.B. SPACING

description

Foundation/ Framing Plans

project no. 20##\_xxxxx

drawn by xxx/xxx

la a d ... a

S2

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

#### SHEAR WALL SCHEDULE (ASD VALUES)

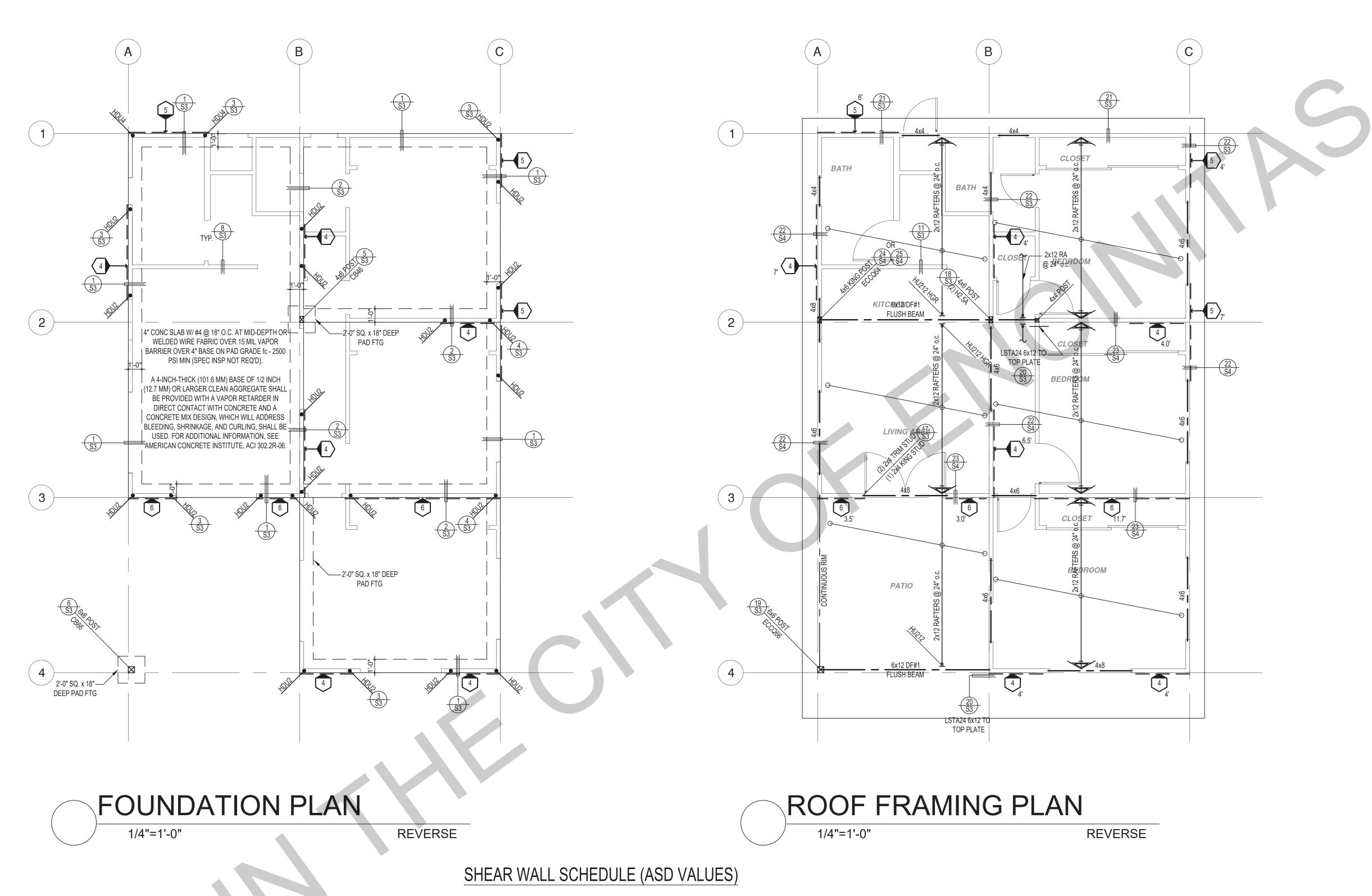
1/4"=1'-0"

#### FOUNDATION NOTES

- 1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x4 @ 16" O.C.
- 3. 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")
- 4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
- 5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- 6. SEE SHT S3 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- 7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
- 8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.
- 9 6 8  $\mbox{\ensuremath{\%}}"$  ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs 3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" 3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 41/2" o/c edge, 12" o/c field, blocked  $^{15}$ / $_{32}$ " rated STRUCT 1 panel, (1) side w/ 10d @ 3" <sup>15</sup>/<sub>32</sub>" rated STRUCT 1 panel, (1) side w/ 10d @ 2" SHEARWALL DESCRIPTION 3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" 4½" o/c edge, 12" o/c field, blocked (See footnote 3) o/c edge, 12" o/c field 3x abutting panel studs o/c edge, 12" o/c field 3x abutting panel studs o/c edge, 12" o/c field 3x abutting panel studs (See footnotes 1& 4) blocked (See footnote 3 & 4) blocked (See footnote 3, 4, & 5) (See footnote 3) blocked (See footnote 3 & 4) blocked (See footnote 3, 4, & 5) 350\* 260\* 490\* 550\* 665\* 870\* ½" @ 48" 5%" @ 32" ½" @ 24" ½" @ 24" 5⁄8" @ 12" ½" @ 16" ANCHOR BOLT SPACING 1/2" @ 32" 1/2" @ 24" ½" @ 16" 1/2" @ 16" ½" @ 8" 1/2" @ 24"  $\frac{1}{4}$ "x4 $\frac{1}{2}$ "  $\frac{1}{4}$ "x4 $\frac{1}{2}$ " 3½"  $4\frac{1}{2}$ " 16d (0.148") SILL NAILING SDS screws @ 8" SDS screws @ 8" SPACING OF A35/LTP4 32" O.C. 18" O.C. 12" O.C. 8" O.C. 12" O.C. 8" O.C. FRAMING TO TOP PLATE

#### 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.)
- (3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE ½" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE ¾" MIN. FROM THE EDGE OF SHEATHING.
- (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.



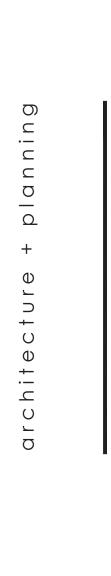
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	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 41/2" o/c edge, 12" o/c field, blocked (See 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/ <sub>32</sub> " 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*	350*	490*	550*	665*	870*
ANCHOR BOLT SPACING	½" @ 48" or ½" @ 32"	½" @ 32" or ½" @ 24"	½" @ 24" or ½" @ 16"	½" @ 24" or ½" @ 16"	½" @ 16" or ½" @ 24"	½" @ 12" or ½" @ 8"
16d (0.148") SILL NAILING	6"	4½"	3½"	3"	½"x4½" SDS screws @ 8"	½"x4½" SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

#### SHEAR WALL FOOTNOTES

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project

LEGEND

PER SCHEDULE

SHEARWALL & A.B. SPACING

**BOLT TYPE HOLDOWN** 

BEARING OR EXTENT

OF RAFTERS

=── - HANGER TO BEAM/LEDGER

BEARING OR EXTENT

PRADU
City of Encinitas

revisions

description

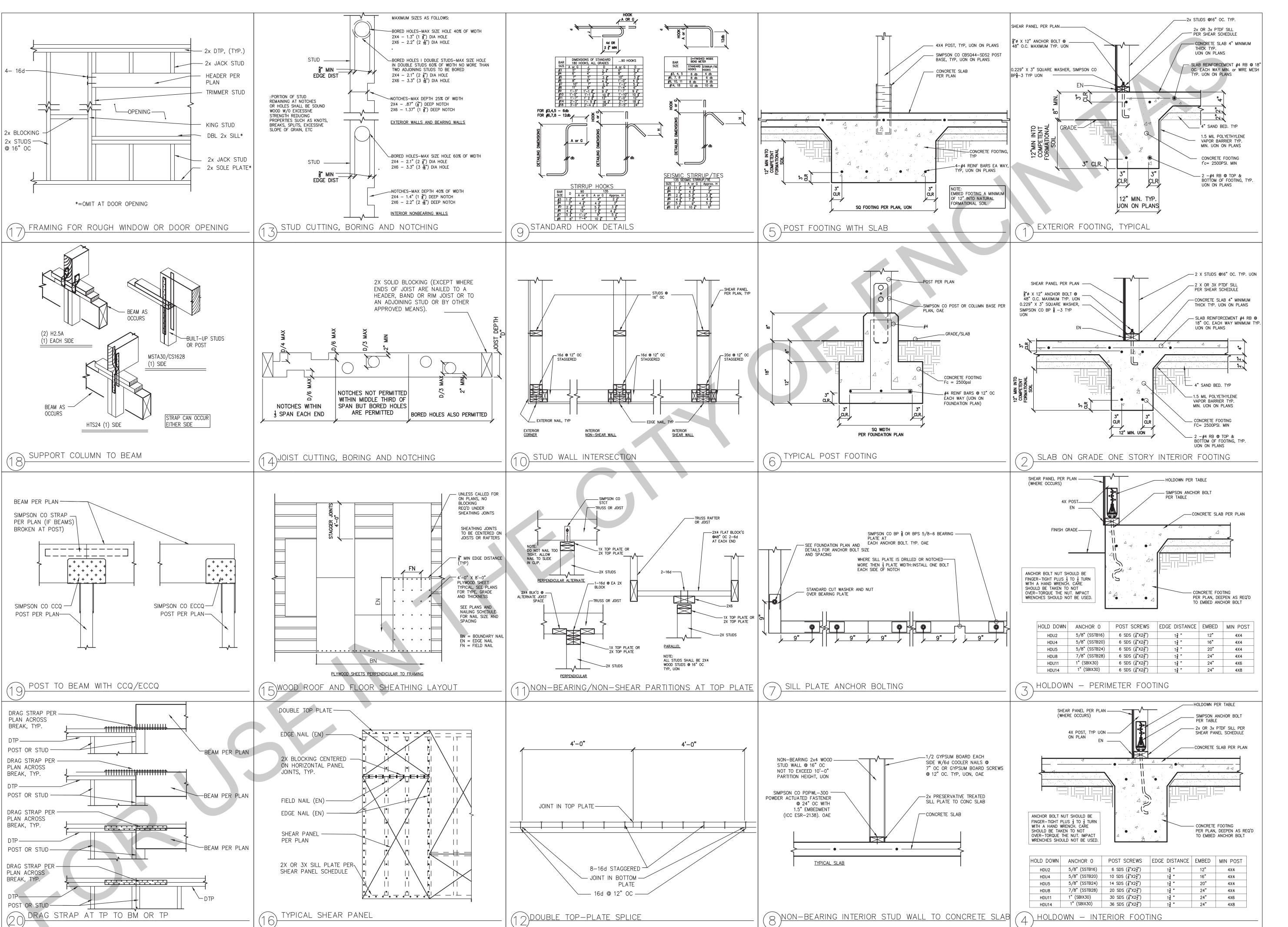
Foundation/ Framing Plans - Reverse

date ## Month 20##

project no. 20##\_xxxxxx

drawn by

S2R



architecture + planning

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project

PRADU

City of Encinitas

# Structural Details

date ## Month 20##
project no. 20##\_xxxxx
drawn by xxx/xxx

**S**3

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Project Name: PRADU 3 Bed (2022) Calculation Date/Time: 2023-02-03T18:18:34-08:00 (Page 3 of 13) Input File Name: PRADU-3Bed (2022).ribd22x Calculation Description: Title 24 Analysis

2/15/2023

e EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and 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 <sup>2</sup> -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.25	1.1	1.22	8.82	-0.97	-7.72
Space Cooling	0.52	12.08	0.11	3.24	0.41	8.84
IAQ Ventilation	0.48	5.1	0.48	5.1	0	0
Water Heating	2.22	24.89	1.66	18.37	0.56	6.52
Self Utilization/Flexibility Credit	٨			0		0
North Facing Efficiency Compliance Total	3.47	43.17	3.47	35.53	0	7.64
Space Heating	0.25	1,1	_11 1 2,	7.16	-0.75	-6.06
Space Cooling	0.52	12.08 R S	P R 0.05	D E R <sub>2.11</sub>	0.47	9.97
IAQ Ventilation	0.48	5.1	0.48	5.1	0	0
Water Heating	2.22	24.89	1.66	18.35	0.56	6.54
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	3.47	43.17	3.19	32.72	0.28	10.45

Registration Number: 223-P010018670A-000-000-0000000-0000 Registration Date/Time: 2023-02-14 15:27:33 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-02-03 18:19:37 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Project Name: PRADU 3 Bed (2022) Calculation Date/Time: 2023-02-03T18:18:34-08:00 (Page 6 of 13) Input File Name: PRADU-3Bed (2022).ribd22x Calculation Description: Title 24 Analysis

01	02	03	04	05	06	07	08	09	10	11	12
OC 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 Acce (%)
2.28	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

Exposed slab floor in conditioned zone 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 detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

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 INFORM	ATION		· · · · · · · · · · · · · · · · · · ·		,	
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
PRADU 3 Bed (2022)	935	1	3	1	0	1

Registration Date/Time: 223-P010018670A-000-000-0000000-0000 2023-02-14 15:27:33 CalCERTS inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Generated: 2023-02-03 18:19:37 Report Version: 2022.0.000 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E (Page 1 of 13) Project Name: PRADU 3 Bed (2022) Calculation Date/Time: 2023-02-03T18:18:34-08:00 Calculation Description: Title 24 Analysis Input File Name: PRADU-3Bed (2022).ribd22x

GENERAL INFORMATION Project Name PRADU 3 Bed (2022) Run Title Title 24 Analysis Project Location City of Encinitas Standards Version 2022 Software Version EnergyPro 9.0 Zip code 92024 Front Orientation (deg/ Cardinal) All orientations Climate Zone 7 Building Type | Single family Number of Dwelling Units Number of Stories 1 Addition Cond. Floor Area (ft<sup>2</sup>) 0 Existing Cond. Floor Area (ft<sup>2</sup>) n/a Fenestration Average U-factor 0.3 Total Cond. Floor Area (ft<sup>2</sup>) 93 Glazing Percentage (%) 21.50% ADU Bedroom Count n/a

COMPLIANCE RESULTS

01 Building Complies with Computer Performance 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. 03 This building incorporates one or more Special Features shown below

Registration Number: 223-P010018670A-000-000-0000000-0000 Registration Date/Time: 2023-02-14 15:27:33 HERS Provider: CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-02-03 18:19:37

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Project Name: PRADU 3 Bed (2022) Calculation Date/Time: 2023-02-03T18:18:34-08:00 (Page 4 of 13) Calculation Description: Title 24 Analysis Input File Name: PRADU-3Bed (2022).ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.25	1.1	1	7.18	-0.75	-6.08
Space Cooling	0.52	12.08	0.13	3.77	0.39	8.31
IAQ Ventilation	0.48	5.1	0.48	5.1	0	0
Water Heating	2.22	24.89	1.65	18.32	0.57	6.57
Self Utilization/Flexibility Credit	A			0		0
South Facing Efficiency Compliance Total	3.47	43.17	3.26	34.37	0.21	8.8
Space Heating	0.25	1.1	1.04	7.54	-0.79	-6.44
Space Cooling	0.52	12.08	P R 0.07 V	E R <sup>2.36</sup>	0.45	9.72
IAQ Ventilation	0.48	5.1	0.48	5.1	0	0
Water Heating	2.22	24.89	1.66	18.36	0.56	6.53
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	3.47	43.17	3.25	33.36	0.22	9.81

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CF1R-PRF-01-E CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: PRADU 3 Bed (2022) Calculation Date/Time: 2023-02-03T18:18:34-08:00 (Page 7 of 13) Calculation Description: Title 24 Analysis Input File Name: PRADU-3Bed (2022).ribd22x ZONE INFORMATION

ZONE IN ORMANON		12				
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Status
ADU - 3 Bed	Conditioned	Minisplit ADU3 Bed1	935	9	DHW Sys 1	New
		102	9,8	13.		
OPAQUE SURFACES		•	,,			

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft <sup>2</sup> )	Window and Door Area (ft2)	Tilt (deg)
Front Wall ADU- 3 Bed	ADU - 3 Bed	R-15 Wall	0	Front	284	64.02	90
Right Wall ADU- 3 Bed	ADU - 3 Bed	R-15 Wall	270	Right	360	65	90
Back Wall ADU- 3 Bed	ADU - 3 Bed	R-15 Wall	180	Back	221	0	90
Left Wall ADU- 3 Bed	ADU - 3 Bed	R-15 Wall	90	Left	360	72	90

OPAQUE SURFAC	ES - CATHEDRAL C	CEILINGS	1							
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft <sup>2</sup> )	Skylight Area (ft <sup>2</sup> )	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof (cath) ADU- 3 Bed	ADU - 3 Bed	R-30 Roof No Attic	0	Front	935	0	0.8	0.1	0.85	No

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft <sup>2</sup> )	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Fr Door #1	Window	Front Wall ADU- 3 Bed	Front	0	6	6.67	1	40.02	0.3	NFRC	0.23	NFRC	Bug Screen
Window #C	Window	Front Wall ADU- 3 Bed	Front	0	6	4	1	24	0.3	NFRC	0.23	NFRC	Bug Screen

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: PRADU 3 Bed (2022) Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-02-03T18:18:34-08:00 Input File Name: PRADU-3Bed (2022).ribd22x

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		Energy Design Ratings			<b>Compliance Margins</b>	
	Source Energy (EDR1)	Efficiency <sup>1</sup> EDR (EDR2efficiency)	Total <sup>2</sup> EDR (EDR2total)	Source Energy (EDR1)	Efficiency <sup>1</sup> EDR (EDR2efficiency)	Total <sup>2</sup> EDR (EDR2total)
Standard Design	37.1	46.6	36.5			
		Proposed	Design	•		
North Facing	36.9	38.4	33.3	0.2	8.2	3.2
East Facing	36.1	35.4	32.2	1	11.2	4.3
South Facing	36.4	37.1	32.9	0.7	9.5	3.6
West Facing	36.3	36	32.4	0.8	10.6	4.1
		RESULT <sup>3</sup>	: PASS	nc		

<sup>2</sup>Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries <sup>3</sup>Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded Standard Design PV Capacity: 2.28 kWdc
Proposed PV Capacity Scaling: North (2.28 kWdc) East (2.28 kWdc) South (2.28 kWdc) West (2.28 kWdc)

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Project Name: PRADU 3 Bed (2022) Calculation Date/Time: 2023-02-03T18:18:34-08:00 (Page 5 of 13) Calculation Description: Title 24 Analysis Input File Name: PRADU-3Bed (2022).ribd22x

	Standard Design (kBtu/ft <sup>2</sup> - yr )	Proposed Design (kBtu/ft <sup>2</sup> - yr )	Compliance Margin (kBtu/ft <sup>2</sup> - yr )	Margin Percentage
North Facing				
Gross EUI <sup>1</sup>	20.61	19.94	0.67	3.25
Net EUI <sup>2</sup>	7.49	6.82	0.67	8.95
East Facing				
Gross EUI <sup>1</sup>	20.61	19.66	0.95	4.61
Net EUI <sup>2</sup>	7.49	6.55	0.94	12.55
South Facing				
Gross EUI <sup>1</sup>	20.61	19.78	0.83	4.03
Net EUI <sup>2</sup>	7.49	6.66	0.83	11.08
West Facing	HE	RS PROV	TDER	
Gross EUI <sup>1</sup>	20.61	19.73	0.88	4.27
Net EUI <sup>2</sup>	7.49	6.61	0.88	11.75

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Project Name: P	KADU 3 Bed	(2022)					Calculat	ion Date	e/Time: 2023	3-02-03T18:1	8:34-08:00		(Page 8 of
Calculation Desc	cription: Title	e 24 Analysis					Input Fi	le Name	: PRADU-3Be	ed (2022).ribo	122x		
ENESTRATION /	GLAZING	SE.			18	28	8 8		8				
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shad
SI Door #10	Window	Right Wall ADU- 3 Bed	Right	270			1	40	0.3	NFRC	0.23	NFRC	Bug Screer
Window #D	Window	Right Wall ADU- 3 Bed	Right	270			1	9	0.3	NFRC	0.23	NFRC	Bug Screer
Window #A.	Window	Right Wall ADU- 3 Bed	Right	270			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
Window #B	Window	Right Wall ADU- 3 Bed	Right	270			1	4	0.3	NFRC	0.23	NFRC	Bug Screen
Window (3) #C.	Window	Left Wall ADU- 3 Bed	Left	90			1_	72	0.3	NFRC	0.23	NFRC	Bug Screer

01	02	03	04	05	-06	07	08	09	10	11	12	13	14
J 10,000 40			Overhang				Left	Fin			Righ	t Fin	
Window	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Тор Uр	Dist L	Bot Up	Depth	Тор Uр	Dist R	Bot Up
Fr Door #1	16	3.08	2	2	0	0	0	0	0	0	0	0	0
Window #C	3.25	4	2	2	0	0	0	0	0	0	0	0	0

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project PRADU

City of Encinitas

revisions

description

Energy

## Month 20##

project no. 20##\_xxxxxx

drawn by xxx/xxx

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13

Heat Pump System

Cap 17

CalCERTS inc.

Certified Indoor Fan not

non-continuous Running

Verified Heating Verified Heating

Cap 47

**HERS Verification** 

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Controlled

Verified

HSPF/HSPF2

Airflow per

RA3.3 and

SC3.3.3.4.1

Low Leakage

Ducts in

Conditioned

Space

Effectiveness - SRE | Indicator Display?

Includes Fault

Input File Name: PRADU-3Bed (2022).ribd22x

Cooling

Verified Refrigerant

Charge

Air Filter Sizing

& Pressure

Drop Rating

IAQ Recovery

2023-02-14 15:27:33

City of Encinitas

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CONSTRUCTION OF AN ADU OR OTHER

Energy Calculations

## Month 20##

project no. 20##\_xxxxxx

drawn by xxx/xxx

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E (Page 10 of 13) Calculation Date/Time: 2023-02-03T18:18:34-08:00 Project Name: PRADU 3 Bed (2022) Calculation Description: Title 24 Analysis Input File Name: PRADU-3Bed (2022).ribd22x

WATER HEATING SYS	STEMS											
01	02	03		04	0	5	06		07		08	09
Name	System Type	Distribution Type	Water H	eater Name	Number	of Units	Solar Hea Syster	_	Compact Distribution	1	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW	Heater 1	:	1	n/a		None		n/a	DHW Heater 1 (1)
WATER HEATERS - N	EEA HEAT PUMP											
01	02	02	T	04			O.F.		ne .		07	00

DHW Heater 1	1	40	Rheem	RheemPROPH40T2R H375SO	Outside	ADU - 3 Bed	ADU - 3 Bed
			~ 1/ 1				
WATER HEATING - HERS	VERIFICATION						
01	02	03		04	05	06	07
Name	Pipe Insulation	Parallel P	iping Compact I	Distribution	pact Distribution Re	circulation Control Sh	nower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Requ	ired Not R	equired	None	Not Required	Not Required

SPACE CONDITIONIN	IG SYSTEMS							
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Minisplit ADU3 Bed1	Heat pump heating cooling	Heat Pump System	1	Heat Pump System	1	n/a	n/a	Setback

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Project Name: PRADU 3 Bed (2022)	Calculation Date/Time: 2023-02-03T18:18:34-08:00 (Page 13 of 13)
Calculation Description: Title 24 Analysis	Input File Name: PRADU-3Bed (2022).ribd22x
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name:  Yvonne St Pierre	Documentation Author Signature:  **Uvonne St Pierre**
Company: Design Path Studio	Signature Date: 2023-02-14 15:27:33
Address: 364 Second St Suite 2	CEA/ HERS Certification (dentification (If applicable): C 34789
City/State/Zip: Encinitas, CA 92024	Phone: 760-944-1443
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
	ompliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.  are consistent with the information provided on other applicable compliance documents, worksheets,
Responsible Designer Name: Yvonne St Pierre	Responsible Designer Signature:  Vonne St Pierre
Company: Design Path Studio	Date Signed: 2023-02-14 15:27:33
Address: 364 Second St Suite 2	License: C 34789

760-944-1443

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Tank Location Duct Inlet Air Source Duct Outlet Air Source

	Schema Version: rev 20220901	
2022 Single-Famil	y Residential Mandatory Requirements Summar	у

1	,,
§ 150.0(m)13:	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 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 nomin 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 RA3.3.1

§ 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)1Biilištiv. 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 §15.0.0(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 mube measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles 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 iminimum 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
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 of 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 dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
3 1101140/11	dedicated section and retain intes, or built in or built up connections to allow for lattine solar fleating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
,	
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.  Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time
§ 110.4(b)2: § 110.4(b)3:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.  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.
§ 110.4(b)2: § 110.4(b)3: § 110.5:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.  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.  Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.  Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump
§ 110.4(b)2: § 110.4(b)3: § 110.5: § 150.0(p):	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.  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.  Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.  Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.  Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable
§ 110.4(b)2: § 110.4(b)3: § 110.5: § 150.0(p): .ighting:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.  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.  Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.  Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.  Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*  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 lighting integral to exhaust fans, kitchen and the properties of the proper
§ 110.4(b)2: § 110.4(b)3: § 110.5: § 150.0(p): ighting: § 110.9:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.  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.  Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.  Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.  Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*  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 licosets with an efficacy of at least 45 lumens per watt.
§ 110.4(b)2: § 110.4(b)3: § 110.5: § 150.0(p): .ighting: § 150.0(k)1A:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.  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.  Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.  Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.  Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*  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 integral to drawers, cabinets, and li dosets with an efficacy of at least 45 lumens per walt.  Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*  Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airlige.
§ 110.4(b)2: § 110.4(b)3: § 110.5: § 150.0(p): .ighting: § 150.0(k)1A: § 150.0(k)1B:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.  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.  Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.  Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.  Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*  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 I closels with an efficacy of a tleast 45 lumens per watt.  Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *  Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtig and must be sealed with a gasket or caulik. 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
§ 110.4(b)2: § 110.4(b)3: § 110.5: § 150.0(p): .ighting: § 150.0(k)1A: § 150.0(k)1B: § 150.0(k)1C:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.  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.  Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.  Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.  Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *  Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath varity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and lighting with an efficacy of at least 45 lumens per watt.  Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *  Recessed Downlight Luminaires in Cellings. Luminaires recessed into cellings must not contain screw based sockets, must be airlig and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Project Name: PRADU 3 Bed (2022) Calculation Date/Time: 2023-02-03T18:18:34-08:00 (Page 9 of 13) Input File Name: PRADU-3Bed (2022).ribd22x Calculation Description: Title 24 Analysis SLAB FLOORS 02 Edge Insul. R-value Edge Insul. R-value Name Zone Area (ft<sup>2</sup>) Perimeter (ft) Carpeted Fraction Heated and Depth and Depth Slab-on-Grade ADU-3 ADU - 3 Bed none No Bed OPAQUE SURFACE CONSTRUCTIONS 06 Total Cavity Interior / Exterior Continuous U-factor Surface Type **Construction Name** Assembly Layers R-value R-value Inside Finish: Gypsum Board R-15 Wall None / None Cavity / Frame: R-15 / 2x4 **Exterior Walls** 2x4 @ 16 in. O. C. Exterior Finish: 3 Coat Stucco 41**\**\_LI Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood 2x12 @ 24 in. O. C. R-30 None / None R-30 Roof No Attic Cathedral Ceilings Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board BUILDING ENVELOPE - HERS VERIFICATION Quality Insulation Installation (QII) High R-value Spray Foam Insulation | Building Envelope Air Leakage CFM50 CFM50 Not Required Not Required n/a

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD** CF1R-PRF-01-E Calculation Date/Time: 2023-02-03T18:18:34-08:00 (Page 12 of 13) Project Name: PRADU 3 Bed (2022) Calculation Description: Title 24 Analysis Input File Name: PRADU-3Bed (2022).ribd22x

Registration Number: 223-P010018670A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220901 HERS Provider CalCERTS inc. Report Generated: 2023-02-03 18:19:37

2022 Single-Family Residential Mandatory Requirements Summary 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 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.

Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.

Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the \$ 150.0(h)38: manufacturer's instructions.

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. \* 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 tapse), 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.

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

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:

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.

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 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 1%; If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than 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.\* these spaces must not be compressed. \*

Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct 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.

Field-Fabricated Duct Systems, Field-fabricated duct systems must comply with applicable requirements for; pressure-sensitive tapes, mastics, seafants, and other requirements specified for duct construction.

Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.

Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, and advantage and alexance and alexance that years. 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. nsulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic over). Celfular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating. cover). Cellular roam insuration must be protected as above or permanent and the cover of the co outer vapor barrier.

Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an

Registration Date/Time: 2023-02-14 15:27:33 Registration Number: 223-P010018670A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

CalCERTS inc. Report Generated: 2023-02-03 18:19:37

Energy Pro uses ASHRAE method for HVAC sizing.

2023-02-14 15:27:33

ccupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in dance 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 cks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

04 05 06 07

HSPF2 / Cap 47 Cap 17

Verified

SEER/SEER2

Wall Mount

Thermostat

Heat/Energy

Registration Date/Time:

2022 Single-Family Residential Mandatory Requirements Summary

Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).

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 caulked, geaked or, weather stripped.

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 Consume

Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 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 must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage, insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exilitation.

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.

Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood

framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.1

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 II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(q).

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

Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in

regulated appliances must be certified by the manufacture to the California Energy Commission.

HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.

Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance

heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and 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 waer heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.

§ 110.3(c)3: Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

150.0(k)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.

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.

Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required power, emit no more than 150 umens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or

\$ 150.0(d): Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.\*

Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from

\$ 150.0(g)2: Approximate in climate comes in and to, a class for class in value increase in a class in a class

§ 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, ventilaton, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other

NOTE. Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach

Building Envelope:

Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or

110.6(a)1: less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. \*

Report Version: 2022.0.000

Schema Version: rev 20220901

Recovery?

Heating

Verified EER/EER2

**Ductless Units** 

Space

Habitable in Conditioned

IAQ Fan Type

Exhaust

Project Name: PRADU 3 Bed (2022)

HVAC - HEAT PUMPS

Heat Pump

System 1

Heat Pump System

1-hers-htpump

Calculation Description: Title 24 Analysis

VCHP-ductless

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

Airflow (CFM)

Registration Number: 223-P010018670A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Low-Static

VCHP System

Certified Airflow to

Fan Efficacy

0.35

sed. Review the respective section for more information

caulked, gasketed, or weather stripped.

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

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

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 150.0(e)1;

5/6/22

Goods and Services (BHGS).

(W/CFM)

§ 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 on and off.\*

Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed § 150.0(k)2B: to comply with § 150.0(k). 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 in § 150.0(k)2A.

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

\$ 150.0(k)2F: |

\$ 150.0(k)2 located on the roof or overhang of the building and have a total area no less than 250 square feet. \*

§ 150.0(k)2K: Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or 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 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

watts 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 § 110.10(a)1: application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, 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 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 16 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)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north. 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

Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for

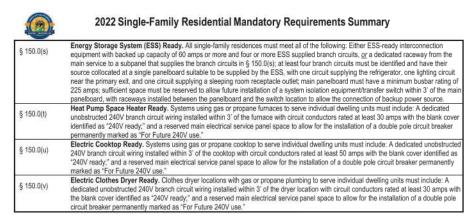
roof dead load and roof live loac must be clearly indicated on the construction documents.

Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a \$ 110.10(c): 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 provided to the occupant. § 110.10(e)1: Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps. Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pol

circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:



\*Exceptions may apply.

5/6/22

ENGINEERING CHECKS Number of Systems Heating System Output per System Total Output (Btuh) Return Vented Lighting Output (Btuh/sqft) Return Air Ducts Cooling System Ventilation Output per System Supply Fan Total Output (Btuh) Supply Air Ducts Total Output (Tons) Total Output (Btuh/sqft) TOTAL SYSTEM LOAD Total Output (sqft/Ton) Air System 300 HVAC EQUIPMENT SELECTION CFM per System Airflow (cfm) Airflow (cfm/sqft) Airflow (cfm/Ton) Outside Air (%) 0.0% Total Adjusted System Output
Outside Air (cfm/sqft) 0.00 (Adjusted for Peak Design conditions) Note: values above given at ARI conditions

TIME OF SYSTEM PEAK

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak) 35 °F 68 °F 35 °F 68 °F 68 °F 105 °F Supply Fan Heating Coil 300 cfm ROOM COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak) 75 / 62 °F 75 / 61 °F 55 / 54 °F 46.8% ROOM

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY 2/15/2023 Floor Area 935 PRADU 3 Bed(2022)
System Name
Minisplit ADU--3 Bed COIL COOLING PEAK COIL HTG. PEAK 
 CFM
 Sensible
 Latent
 CFM
 Sensible

 423
 9,120
 572
 274
 10,919
  $\circ$ 

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project

PRADU City of Encinitas

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revisions

description Energy Calculations

## Month 20##

project no. 20##\_xxxxxx

drawn by