

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOGRAPHICAL ENGINEER'S REPORT.

BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

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BUILDING INFORMATION

GOVERNING CODES:

APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CITY OF ENCINITAS MUNICIPAL CODE.

GOVERNING AGENCY:

CITY OF ENCINITAS, CA

OCCUPANCY GROUP:

R3

STORIES:

1

TYPE OF CONSTRUCTION:

VB

PROJECT INFORMATION

APN: _____

LEGAL DESCRIPTION:

(BLOCK MAP LOTS)

YEAR OF ORIGINAL CONSTRUCTION OF EXISTING RESIDENCE:

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A ONE STORY, 3 BEDROOM, 2 BATH, DETACHED ADU: 938 S.F., PORCH AREA: 275 SF

Accessory Dwelling Unit

3 Bedroom - 938 S.F.

Encinitas, CA

DIRECTORY

PROPERTY OWNER:

NAME: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

BUILDING DEPARTMENT:

CITY OF ENCINITAS

505 S VULCAN AVE.

ENCINITAS, CA 92024

PHONE: (760) 633-2730

PERMIT READY PLANS PREPARED BY:

DESIGN PATH STUDIO

P.O. BOX 230165

ENCINITAS, CA 32024

PHONE: (619) 292-8807

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:

COMPANY: _____

CONTACT PERSON: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

SAMPLE AVERAGE LOT SLOPE DIAGRAM

AVERAGE LOT SLOPE CALCULATION: PER CH.30.16.01086e
FOR LOTS THAT EXCEED AN AVERAGE LOT SLOPE OF 10% ADDITIONAL HEIGHT RESTRICTIONS WILL APPLY PER EMC30.16
LOT RUN LINE #1: (CHANGE IN ELEVATION/DISTANCE) = .XX(100) = XX%
LOT RUN LINE #2: (CHANGE IN ELEVATION/DISTANCE) = .XX(100) = XX%
LOT RUN LINE #3: (CHANGE IN ELEVATION/DISTANCE) = .XX(100) = XX%
AVERAGE LOT SLOPE = (COMBINE AVERAGE SLOPE OF THREE LOT RUN LINES)

REQUIRED INFORMATION - TO BE COMPLETED BY OWNER

information to be provided by homeowner:

REF.	X	COMPLETED / ACKNOWLEDGED
SHEET T1.1	<input type="checkbox"/>	TITLE SHEET (T1.1) INFORMATION FILLED OUT
SHEET T1.1	<input type="checkbox"/>	SITE PLAN TO INCLUDE ALL SITE SPECIFIC INFORMATION LISTED IN THE CHECKLIST ON THE EXAMPLE SITE PLAN ON THIS SHEET
SHEET G0.1	<input type="checkbox"/>	CAL GREEN CHECKLIST
SHEETS T24.1 - T24.3	<input type="checkbox"/>	UPDATED TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T24.1) TO OBTAIN UPDATES TO THE REPORT.
SEPARATE PERMIT	<input type="checkbox"/>	PHOTOVOLTAIC PERMIT OR EXISTING CONDITION INFORMATION. SEE DEFERRED SUBMITTAL CHECKLIST ON THIS SHEET FOR MORE INFORMATION
SEPARATE PERMIT	<input type="checkbox"/>	FIRE SPRINKLER PERMIT (IF APPLICABLE) SEE FIRE SPRINKLER INFORMATION CHECKLIST ON THIS SHEET FOR FURTHER INFORMATION
BY OWNER	<input type="checkbox"/>	SOILS REPORT AND FOUNDATION APPROVAL LETTER (IF APPLICABLE)
CITY FORM	<input type="checkbox"/>	CONSTRUCTION & DEMOLITION WASTE MANAGEMENT PLAN
CITY FORM	<input type="checkbox"/>	BOUNDARY CERTIFICATION (REQUIRED FOR ADUs WITHIN 5' OF PROPERTY LINE)
CITY FORM	<input type="checkbox"/>	HOUSING DEVELOPMENT TRACKING FORM
CITY FORM	<input type="checkbox"/>	STORM WATER INTAKE FORM & STANDARD SWOMP
CITY FORM	<input type="checkbox"/>	BUILDING PERMIT CALCULATION - BUILDING SQUARE FOOTAGE
CITY FORM	<input type="checkbox"/>	GREEN BUILDING CHECKLIST
CITY FORM	<input type="checkbox"/>	HOLD HARMLESS AGREEMENT

sewer waste water information:

X SELECTION

☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN

☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL

☐ IF EXISTING HOUSE HAS FOUR OR MORE TOILETS WITH AN EXISTING 3 INCH SEWER DRAIN, A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS

☐ SEPTIC - REQUIRES HEALTH DEPARTMENT APPROVAL

DISTANCE TO CONNECTION _____

electrical service information:

X SELECTION

☐ EXISTING SERVICE TO REMAIN

☐ UPGRADE SERVICE

☐ NEW SERVICE

SIZE OF EXISTING SERVICE _____ SIZE OF NEW SERVICE _____

CONTACT SDGE REGARDING ELECTRIC SERVICES TO THIS DETACHED ADU. EXISTING SERVICE UPGRADE OR NEW SERVICE WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF ENCINITAS. SEE EXAMPLE SITE PLAN, SHEET T1.1, FOR MORE INFORMATION

fire sprinkler information:

X SELECTION

☐ EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS

☐ EXISTING RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS

☐ PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)

☐ PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)

NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE SPRINKLERS OR IS LOCATED IN VHFSZ

fire rated details

X SELECTION

☐ ROOF DETAILS 3/AS.1 & 4/5.1

☐ WALL FINISH DETAILS 5A, 6A, 7A/AS.1

☐ WINDOW & DOOR HIGH FIRE SEVERITY NOTES 14, 15, 16, & 17 ON G0.3

☐ FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN WALLS AND ROOF EAVES ARE LESS THAN 6 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT FROM PROPERTY LINE IN SPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2). FIRE RATED DETAILS ABOVE ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILDING OR LESS THAN 6 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.

HERS NOTES

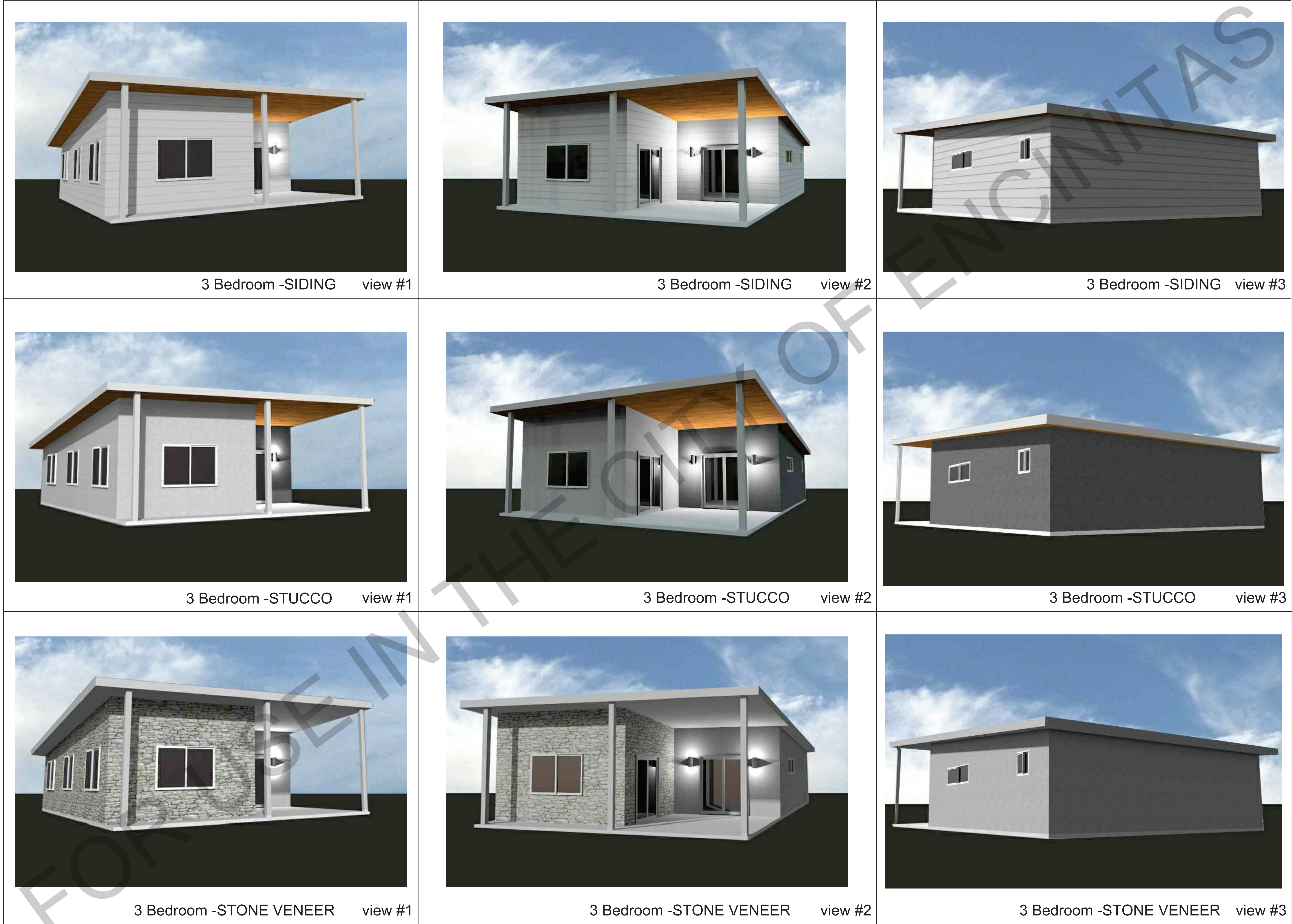
1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS – EES 10-103(A)3, 10-103(B)1.A – BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CFIR FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.

2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED & REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 29 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(A)3, 10-103(B)1.A.

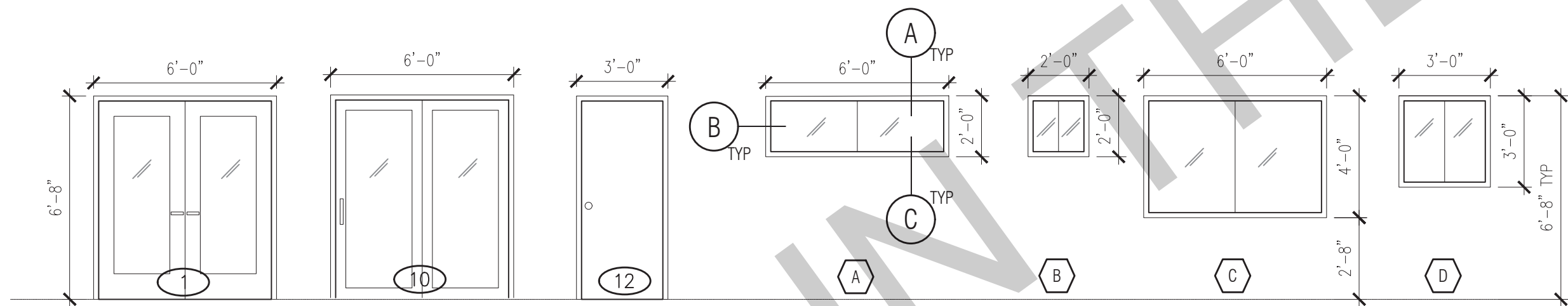
3. CFIR REGISTRATION FORMS ARE LOCATED ON THE PLANS. A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE.

4. HERS TESTS REQUIRED FOR THIS PROJECT ARE:
REFRIGERANT CHARGE VERIFIED HEAT PUMP HEATING CAPACITY
KITCHEN RANGE HOOD CFM VERIFICATION(100 CFM & <= 3 SONES, CEC LISTED)
IAQ MECHANICAL VENTILATION – STUDIO-25, 1BED-31 CFM, 2BED-44 CFM, 3BED – 57 CFM
5. FOR IAQ FAN – ABOVE CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTENT FAN). THIS FAN TO PROVIDE WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.

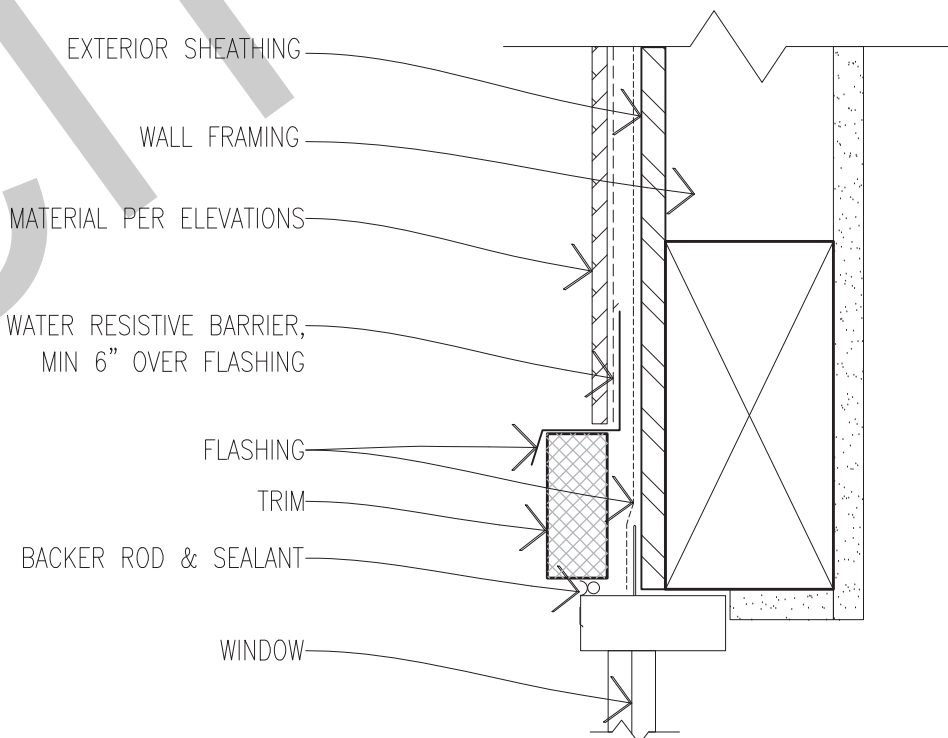
6. SOLAR IS REQUIRED FOR THIS PROJECT –
STUDIO – SOLAR EXEMPTION TAKEN.
1 BED – SOLAR EXEMPTION TAKEN.
2 BED – 1.86



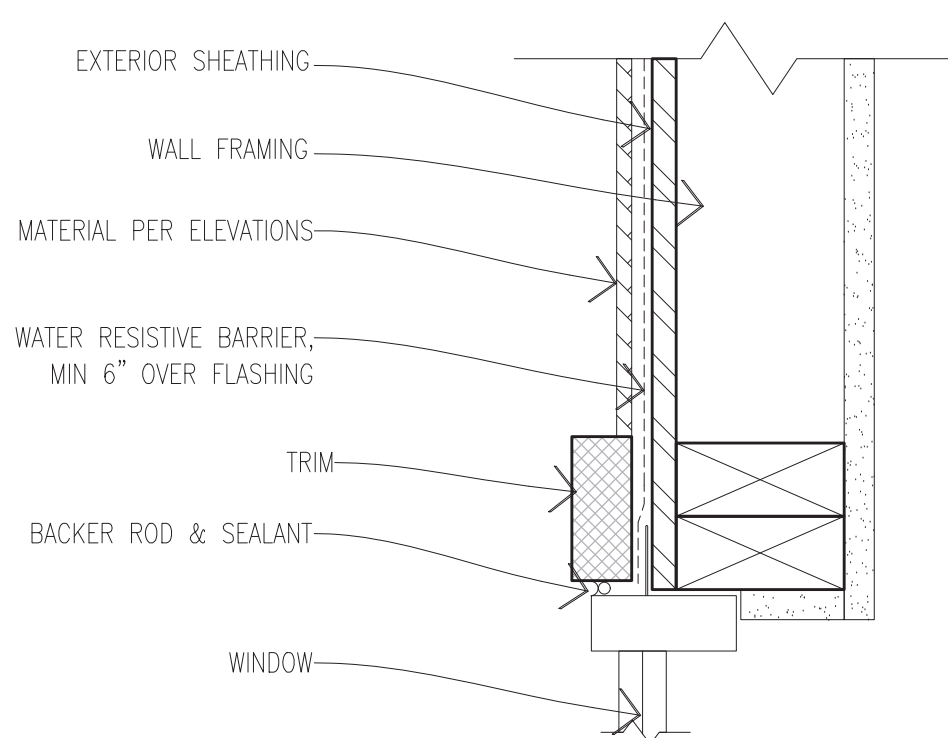
WINDOW SCHEDULE											DOOR SCHEDULE										
WINDOW	WINDOW SIZE		OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET G0.3 (WHEN REQ'D)	SHGC	U- FACTOR	DOOR	DOOR TYPE	DOOR SIZE			CORE	MATERIAL	FRAME	LOCATION	VHFSZ NOTES SEE SHEET G0.3 (WHEN REQ'D)
	WIDTH	HEIGHT												WIDTH	HEIGHT	THICK.					
A	6'-0"	2'-0"	SLIDER	1	VINYL	6'-8"	LIVING ROOM		NOTES # 15, 16	0.23	0.3	1	DOUBLE DOOR	6'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	FRONT - ENTRY HINGED DOOR WITH GLAZING	NOTES # 15, 16, 17, 18
B	2'-0"	2'-0"	SLIDER	2	VINYL	6'-8"	BATHROOM	TEMPERED (ADJACENT)	NOTES # 15, 16	0.23	0.3	2	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM DOOR	
C	6'-0"	4'-0"	SLIDER	4	VINYL	6'-8"	BEDROOM	EGRESS WINDOW NOTE #7	NOTES # 15, 16	0.23	0.3	3	SINGLE DOOR	2'-5"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM DOOR	
D	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	KITCHEN		NOTES # 15, 16	0.23	0.3	4	SINGLE DOOR	2'-5"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM DOOR	
												5	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM DOOR	
												6	SLIDER	10'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	SLIDING CLOSET	
												7	SLIDER	10'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	SLIDING CLOSET	
												8	SLIDER	10'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	SLIDING CLOSET	
												9	SINGLE DOOR	2'-5"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM DOOR	
												10	SLIDER	6'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	SIDE ENTRY - FROM BEDROOM	NOTES # 15, 16, 17, 18
												11	SINGLE DOOR	2'-5"	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSET	
												12	SINGLE DOOR	2'-5"	6'-8"	1-3/4"	HLW	WOOD	WD	WATER HEATER CLOSET	NOTES # 15, 16, 17, 18
WINDOW NOTES											DOOR NOTES										
<div>1. SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).</div> <div>2. ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS</div> <div>3. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.</div> <div>4. ALL GLAZING SHALL BE SPECTRALY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.</div> <div>5. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D</div> <div>6. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303</div> <div>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</div> <div>8. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.</div> <div>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</div> <div>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</div> <div>B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4</div> <div>10. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE</div> <div>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 MULTI-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.</div>											<div>1. ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.</div> <div>2. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.</div> <div>3. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.</div> <div>4. DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.</div> <div>5. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.</div> <div>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</div> <div>7. GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.</div> <div>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.</div>										



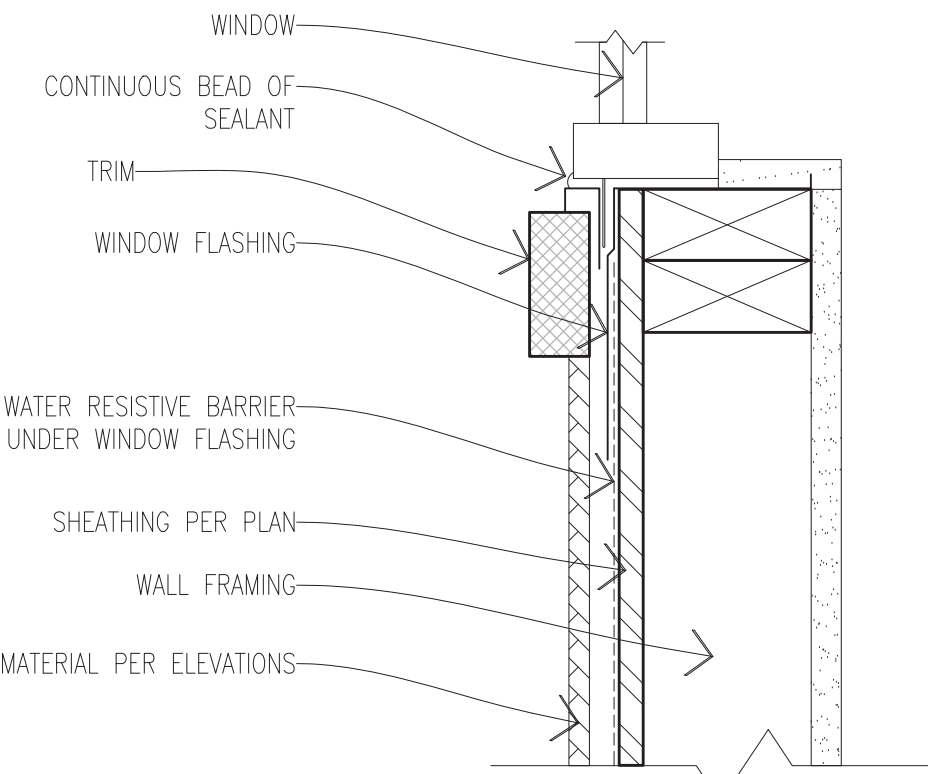
WINDOWS AND DOORS IN ELEVATION
SCALE: 1/4"=1'-0"



A HEAD
SECTION VIEW



B JAMB
PLAN VIEW



C SILL
SECTION VIEW

WINDOW DETAILS
SCALE: 3"=1'-0"

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
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 SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF ENCINITAS BUILDING DEPARTMENT. BUILDING CODES DO 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.
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 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 ANY 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.

project
PRADU
City of Encinitas

revisions
01

description
Schedules
& Notes

date
Month 20##

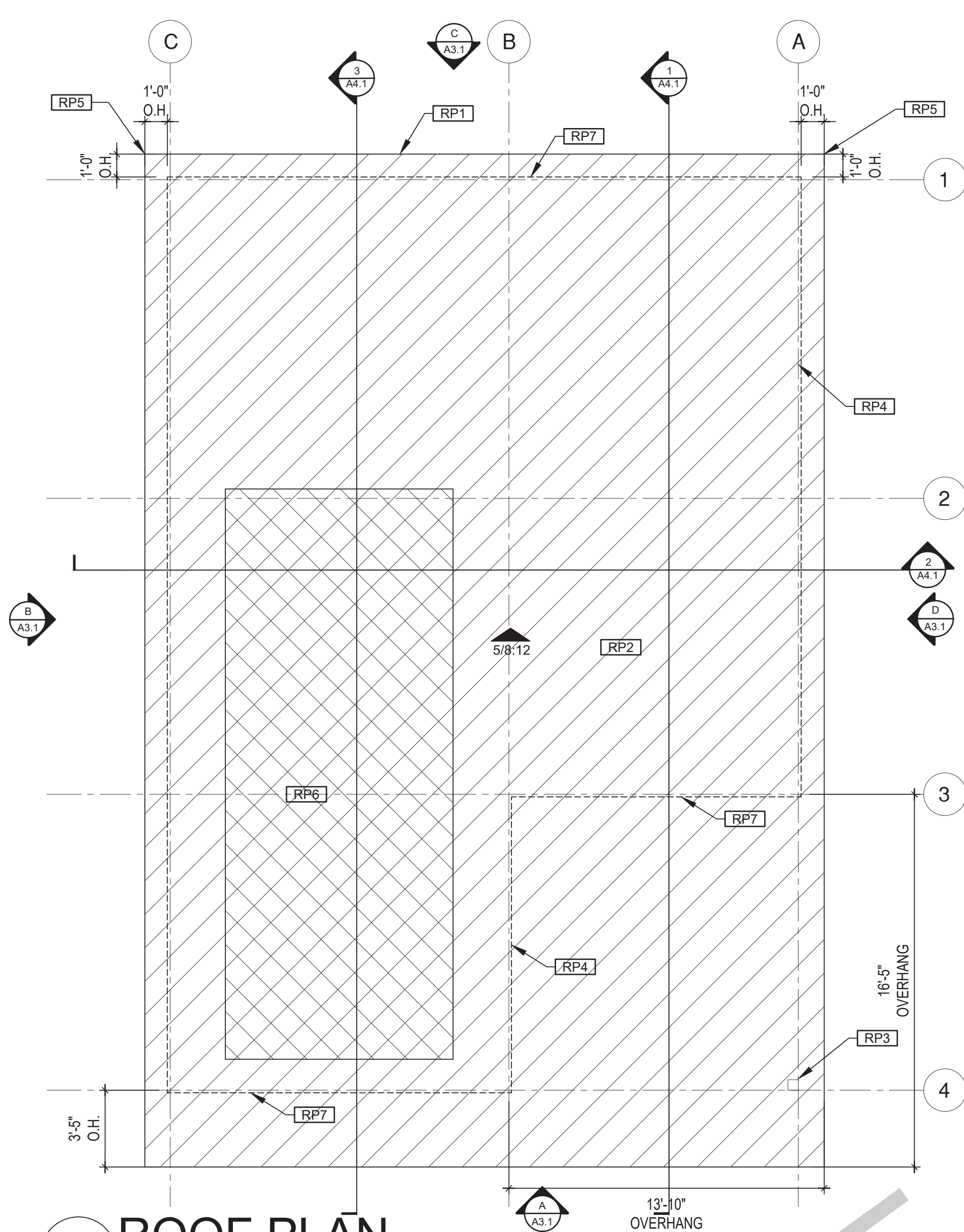
project no.
20##_xxxxx

drawn by
xxx/xxx

sheet no.
A0.1

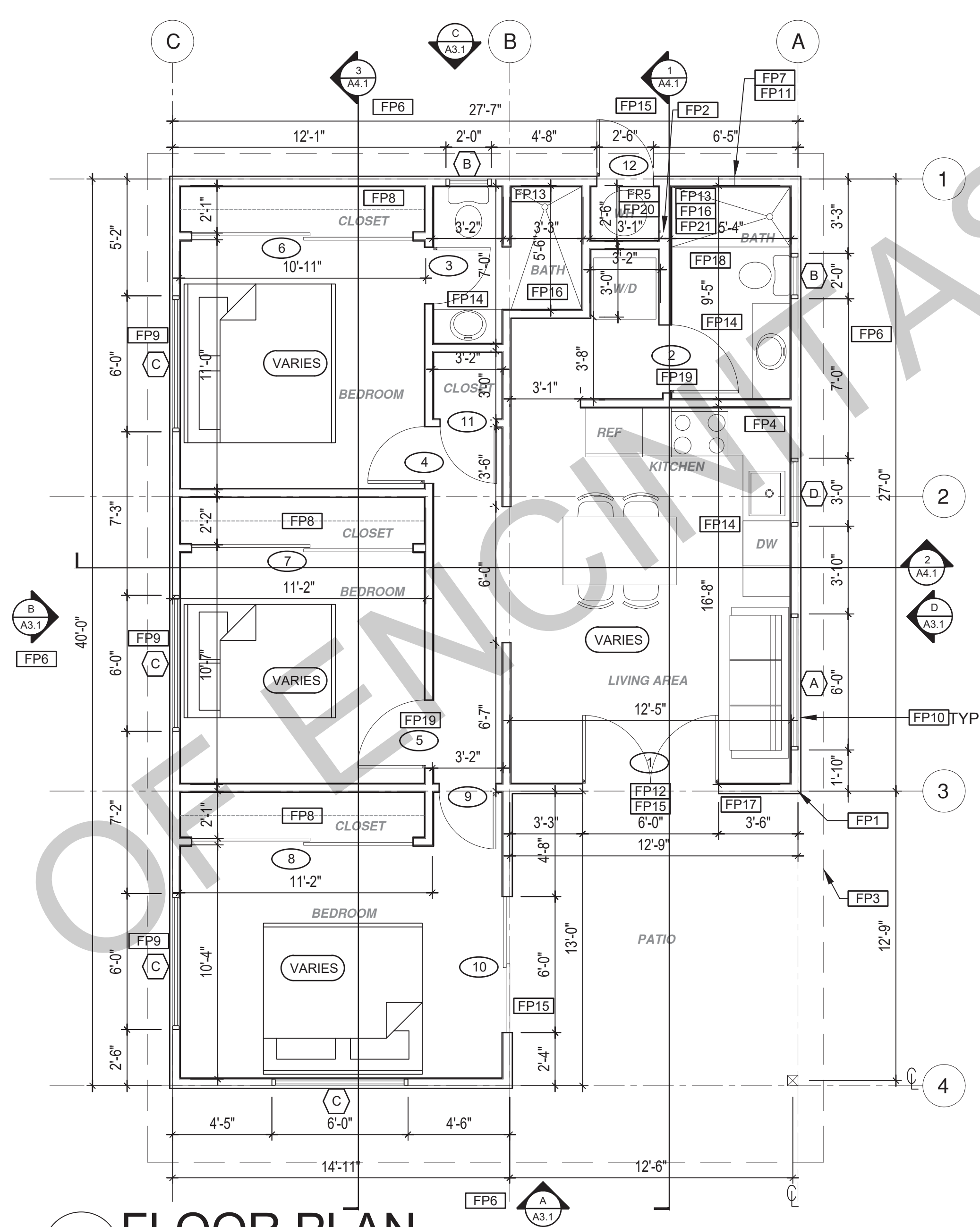
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ROOF PLAN

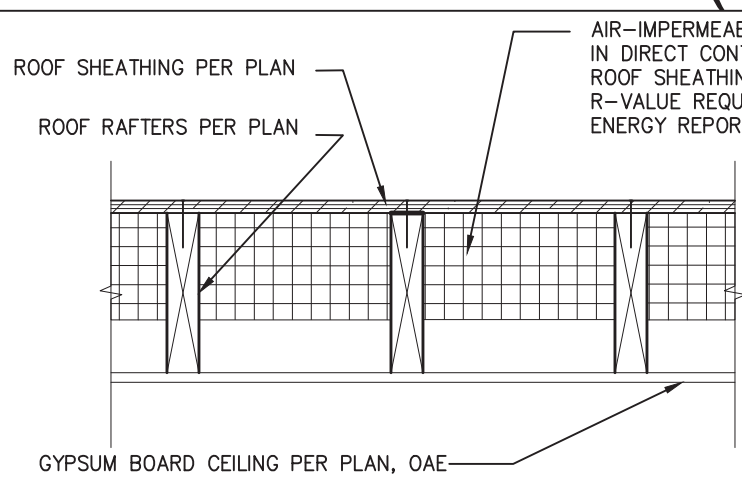
1/4"=1'-0"



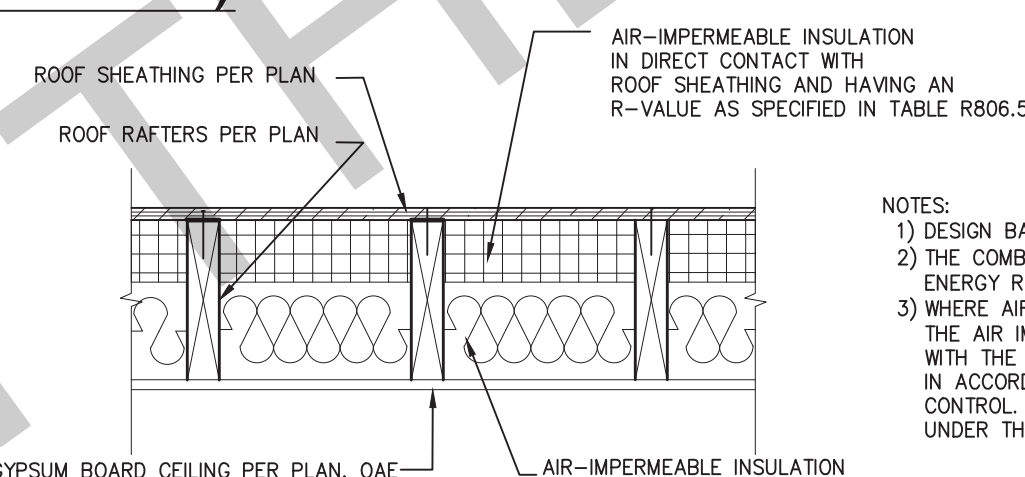
FLOOR PLAN

938 SQ. FT.

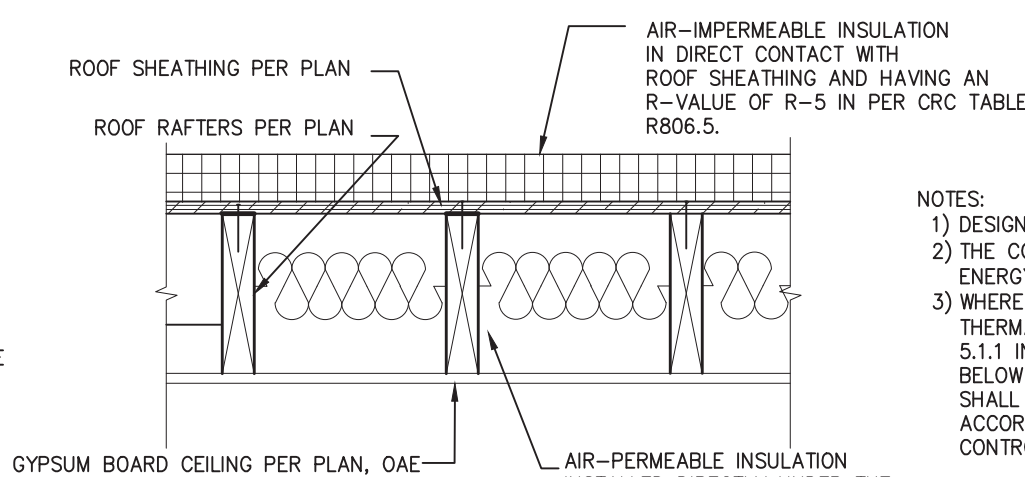
INSULATION DETAILS (FOR NON VENTED ROOFS ONLY)



- NOTES:
- 1) DESIGN BASE ON 2022CRC SECTION R806.5.5.1.1
 - 2) THE INSULATION R-VALUES SHOULD MEET THE R-VALUE REQUIRED BY THE ENERGY REPORT
 - 3) WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING



- NOTES:
- 1) DESIGN BASE ON 2022CRC SECTION R806.5.5.1.3
 - 2) THE COMBINED R-VALUES SHOULD MEET THE R-VALUE REQUIRED BY THE ENERGY REPORT
 - 3) WHERE AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.



- NOTES:
- 1) DESIGN BASE ON 2022CRC SECTION R806.5.5.1.2
 - 2) THE COMBINED R-VALUES SHOULD MEET THE R-VALUE REQUIRED BY THE ENERGY REPORT
 - 3) WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1.1 IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.

A INSULATION @ UNVENTED ROOF ASSEMBLY IMPERMEABLE ONLY

SCALE: 1"=1'-0"

ROOF KEYNOTES

- RP1** LINE OF ROOF OVERHANG
- RP2** CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2
- RP3** SUPPORT POST BELOW
- RP4** LINE OF WALLS BELOW
- RP5** ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS
- RP6** DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET
- RP7** RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES: MAX 1/4", MIN 1/8", OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS ON THIS SHEET FOR NON VENTED EAVES SEE DETAILS A.B. & C ON THIS SHEET

FLOOR PLAN KEYNOTES

- FP1** STUD WALL SIZED PER STRUCTURAL
- FP2** 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING
- FP3** LINE OF OVERHANG ABOVE
- FP4** 36" HIGH COUNTER
- FP5** WATER HEATER
- FP6** SLOPE SURFACE AWAY FROM BUILDING
- FP7** DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING
- FP8** CLOSET SHELF AND POLE
- FP9** EMERGENCY EGRESS WINDOW
- FP10** WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS
- FP11** VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- FP12** MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
- FP13** SURROUND AROUND THE SHOWER MUST BE TEMPERED GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60", MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL
- FP14** PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c) ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-CONSERVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- FP15** LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" PER FOOT. LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD.
- FP16** WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. CRC R307.2
- FP17** DOOR BELL BUTTON TO BE NO MORE THAN 48" ABOVE EXTERIOR FLOOR OR LANDING
- FP18** WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X6 NOMINAL AT 32" TO 36" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #31 ON SHEET G0.2 FOR FURTHER INFORMATION
- FP19** DOOR TO HAVE A NET CLEAR OPENING OF 32"
- FP20** DESIGNATED 2'-6" x 2'-6" x 7' TALL MINIMUM AREA FOR FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)
- FP21** FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH

C INSULATION AT UNVENTED ROOF ASSEMBLY-OVER/UNDER

SCALE: 1"=1'-0"

SOLAR READY NOTES

- SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)
- THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION
- SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.
- 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.

VENTING CALCULATIONS

ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA

ENCLOSED RAFTER AREA: 938 SF.

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

CONVERT TO SQ. IN. 6.25 SF. x 144 = 900 SQ. IN.

MINIMUM VENTILATION AREA REQUIRED: 900 SQ. IN.

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- WALL BELOW OR ROOF ABOVE
- SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2
- ROOFING
- KEYNOTE
- DOOR SYMBOL
- WINDOW SYMBOL
- CEILING HEIGHTS
- VAULTED CEILING
- ROOF SLOPE

project

PRADU
City of Encinitas

revisions

01

description

Roof/ Floor
Plans

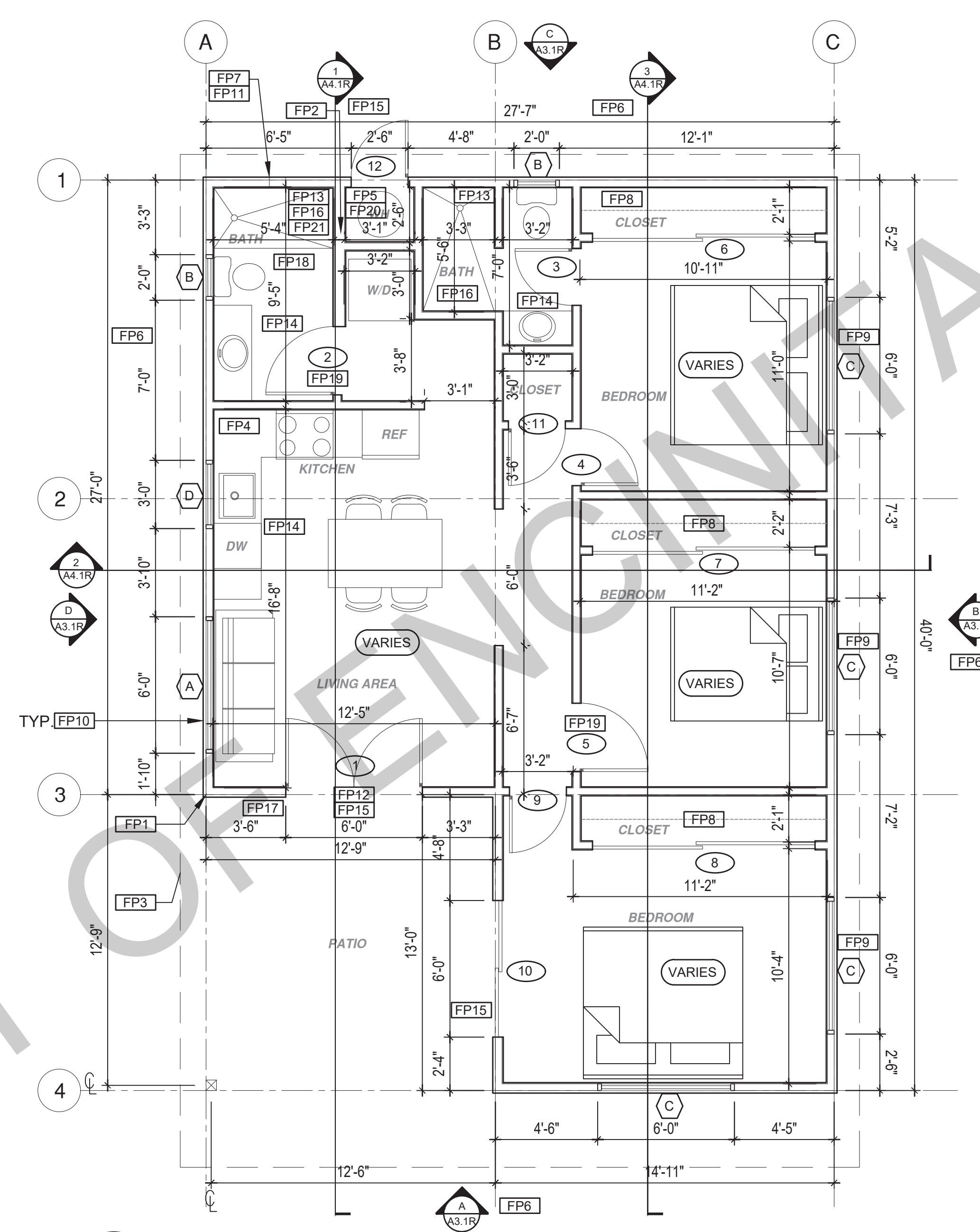
date ## Month 20##

project no. 20##_#####

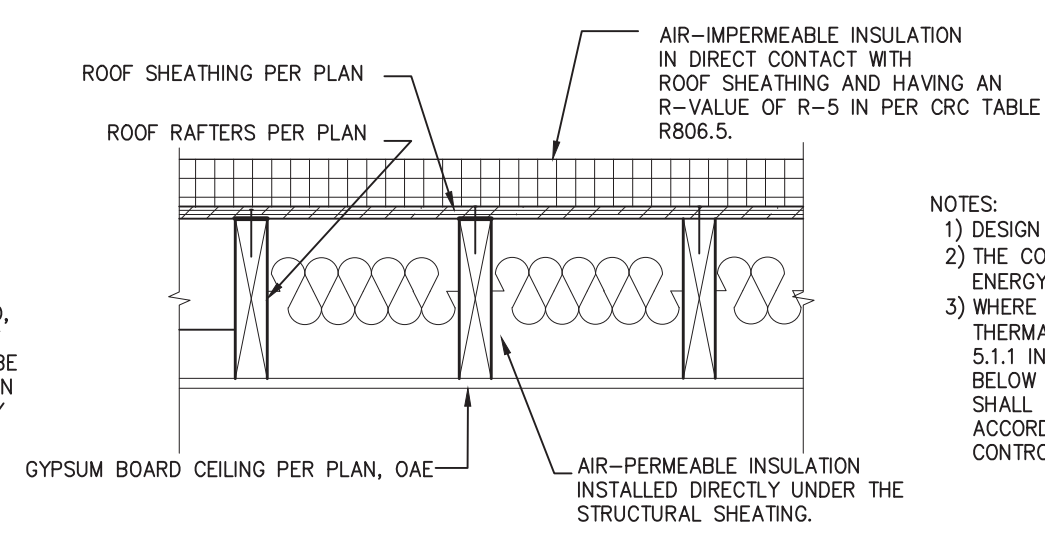
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A1.1



FLOOR PLAN
1/4"=1'-0" 938 SQ. FT. REVERSE



- NOTES:
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INSULATION AT UNVENTED ROOF ASSEMBLY—OVER/UNDER

SCALE: 1"=1'-0"

LEGEND

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ENCLOSED RAFTER AREA.
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	SECTION CUT		KEYNOTE
	ELEVATION CALLOUT		DOOR SYMBOL
	DETAIL DRAWING REF.		WINDOW SYMBOL
	WALL BELOW OR ROOF ABOVE		CEILING HEIGHTS
	SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2		VAULTED CEILING
	ROOFING		ROOF SLOPE

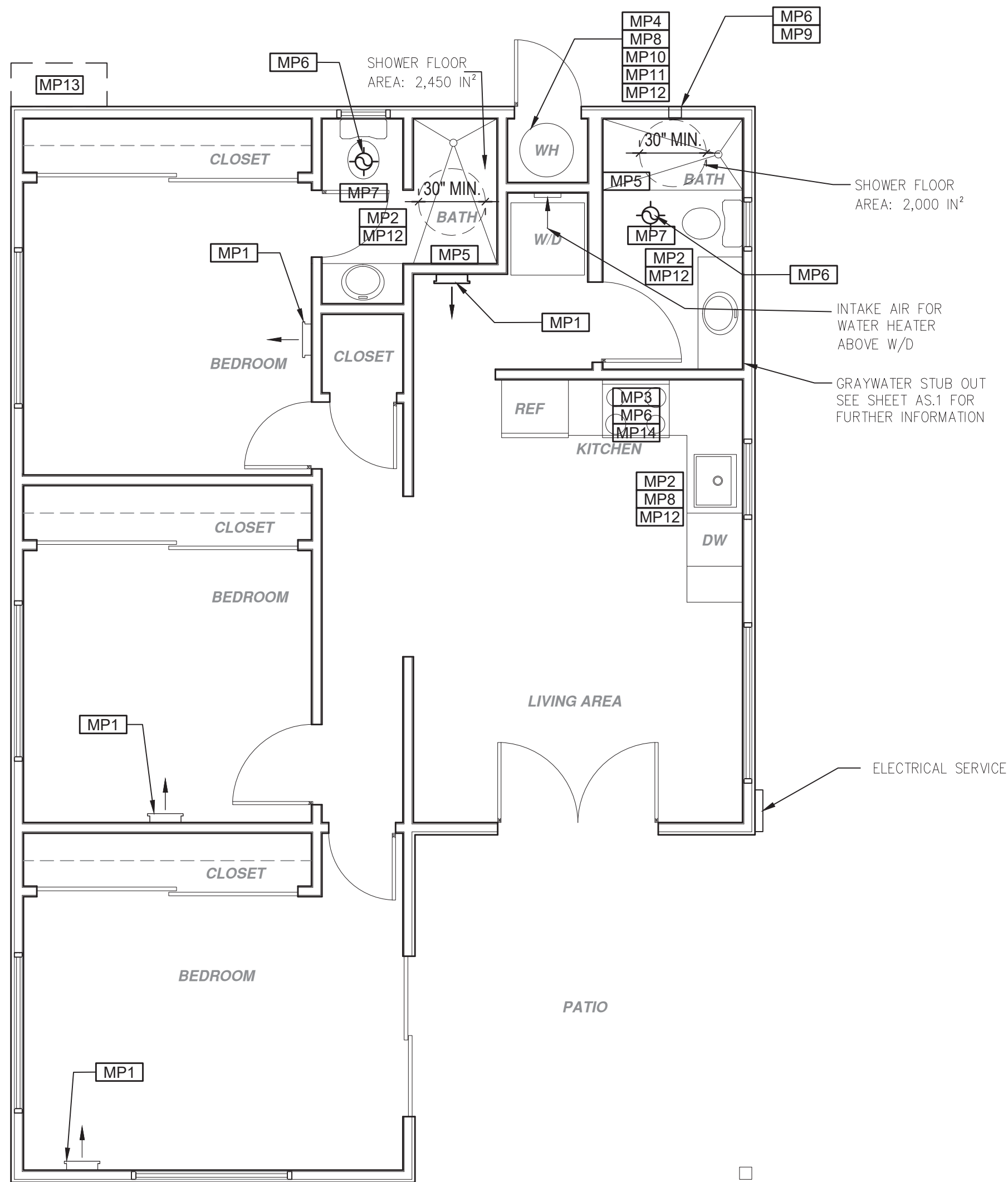
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sheet no

A1.1R

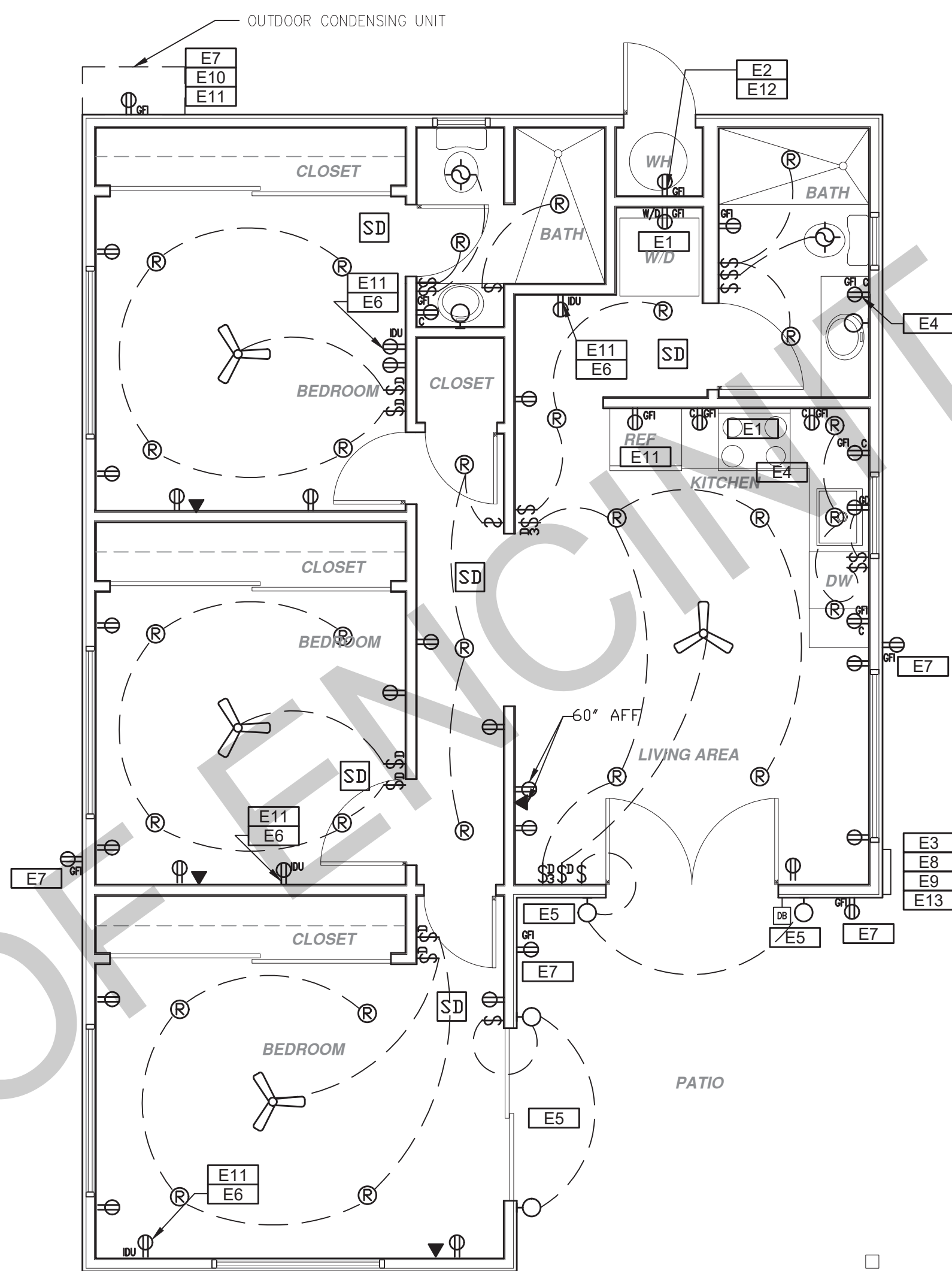
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1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF ENCINITAS ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF ENCINITAS BUILDING DEPARTMENT. BUILDING CODES DO 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.
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 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 ANY 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.
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MECHANICAL / PLUMBING PLAN

1/4"=1'-0"



ELECTRICAL PLAN

1/4"=1'-0"

* SEE SHEET AS.1 FOR ELECTRIC VEHICLE CHARGING REQUIREMENTS

project

PRADU
City of Encinitas

revisions



description

Mechanical/ Electrical/ Plumbing Plans

date ## Month 20##

project no. 20##_xxxxxx

drawn by xxx/xxx

sheet no.

A2.1

MECHANICAL / PLUMBING KEYNOTES	ELECTRICAL KEYNOTES	MECHANICAL / PLUMBING LEGEND	ELECTRICAL LEGEND
<p>MP1 INDOOR UNIT MINI SPLIT SYSTEM.</p> <p>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 CANNOT EXCEED 2.2 GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8 GALLONS 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 WATERSENSE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.36).</p> <p>MP3 EXHAUST HOOD ABOVE/TO BE SMOOTH METALLIC INTERIOR SURFACE. (CMC 594.3).</p> <p>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.</p> <p>MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE-BALANCED OR THERMOSTATIC MIX VALVES.</p> <p>MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS.</p> <p>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).</p> <p>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.</p> <p>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 DAMPERS.</p> <p>MP10 NEW WATER HEATER WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.</p> <p>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 VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED.</p> <p>MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: 2" PIPE (2" INSULATION); 1" PIPE (1" INSULATION); 1" TO 1-1/2" PIPE (1-1/2" INSULATION).</p> <p>MP13 OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT.</p> <p>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.</p>	<p>E1 DEDICATED 30 AMP/240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS.</p> <p>E2 OUTLET FOR NEW WATER HEATER WITHIN 3' OF WATER HEATER.</p> <p>E3 ELECTRICAL - SUB PANEL LOCATION.</p> <p>E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C); IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONE RECEPTACLE.</p> <p>E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.</p> <p>E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT.</p> <p>E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED.</p> <p>E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4.</p> <p>E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4.</p> <p>E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.</p> <p>E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11.</p> <p>E12 PER CEC 2022 150.0(N), 1.A - THE DESIGNATED SPACE AND WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 158.16 ON SHEET G0.2.</p> <p>E13 CONTRACTOR TO VERIFY MAIN PANEL.</p>	<p>MECHANICAL</p> <p>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.</p> <p>DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:</p> <ol style="list-style-type: none">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 1 MANUAL D-2014 OR EQUIVALENT.3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT. <p>RETURN AIR GRILLE, WALL MOUNTED</p> <p>SUPPLY AIR DIFFUSER, WALL MOUNTED</p> <p>THERMOSTAT</p> <p>HOSE BIB</p>	<p>FIRE DETECTION</p> <p>S9 SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.</p> <p>SHALL COMPLY WITH THE FOLLOWING:</p> <ul style="list-style-type: none">• AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN.• NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM.• AT LEAST 20" FROM A COOKING APPLIANCE OR 10" FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4.• AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING/COOLING SYSTEM. <p>24 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 OF THE ALARMS IN THE UNIT.</p> <p>POWER/DATA</p> <p>TAMPER RESISTANT RECEPTACLE</p> <p>WALL MOUNTED, 110 V DUPLEX U.O.N.</p> <p>GFI = WATER PROOF GFCI</p> <p>CT = COOKTOP/ GRILL 240 V</p> <p>O = OVEN 240 V</p> <p>MW = MICROWAVE 110 V</p> <p>GD = GARBAGE DISPOSAL 110 V</p> <p>R = RANGE 220V</p> <p>C = COUNTER HEIGHT 6" ABV COUNTER</p> <p>IDU = INDOOR UNIT POWER 84" AFF</p> <p>WD = WASHER/DRYER</p> <p>30AMP/240AMP</p> <p>PHONE / DATA / MEDIA</p> <p>CEILING, WATERPROOF OUTLET</p> <p>FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.</p> <p>SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)</p> <p>SUB PANEL</p> <p>SWITCHING</p> <p>SWITCH, MOUNT AT 43" AFF</p> <p>THREE-WAY SWITCH</p> <p>FOUR-WAY SWITCH</p> <p>DIMMER SWITCH</p> <p>MOUNT 6" ABV COUNTER</p> <p>MISC.</p> <p>CEILING FANLIGHT COMBO</p> <p>CIRCUIT WIRING</p> <p>DOOR BELL BUTTON</p> <p>LIGHTING</p> <p>CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB</p> <p>CEILING, RECESSED, ZERO CLEARANCE IC RATED, LED BULB</p> <p>CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB</p> <p>WALL MOUNTED LIGHT</p> <p>JUNCTION BOX FLUSH CEILING MOUNTED</p> <p>UNDER COUNTER LIGHTING</p> <p>LOW VOLTAGE, LANDSCAPE LIGHT</p> <p>FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)</p> <p>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. 2. 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.(E. BUILT IN)</p> <p>RESIDENTIAL ENERGY LIGHTING REQUIREMENTS-ES 150.0(K)</p> <p>*IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY.</p> <p>*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.</p> <p>*LIGHTING INSTALLED IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND BE CONTROLLED BY VACANCY SENSORS.</p>

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REVERSE



* SEE SHEET AS.1 FOR ELECTRIC VEHICLE CHARGING REQUIREMENTS

description
Mechanical/
Electrical/
Plumbing
Plans - Reverse

project no. 20##_xxxxxx

drawn by xxx/xxx

sheet no

A2.1R

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project

PRADU
City of Encinitas

revisions



description

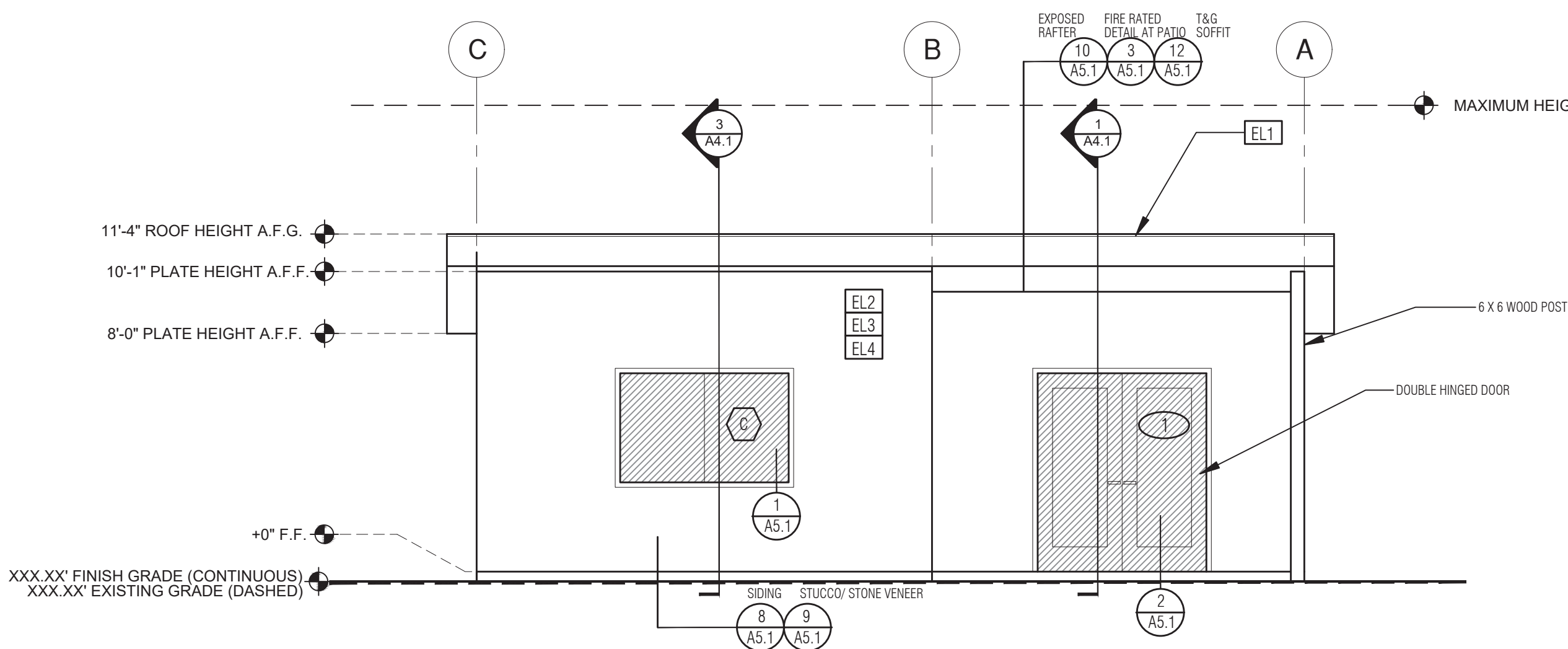
Exterior
Elevations

date ## Month 20##

project no. 20##_xxxxxx

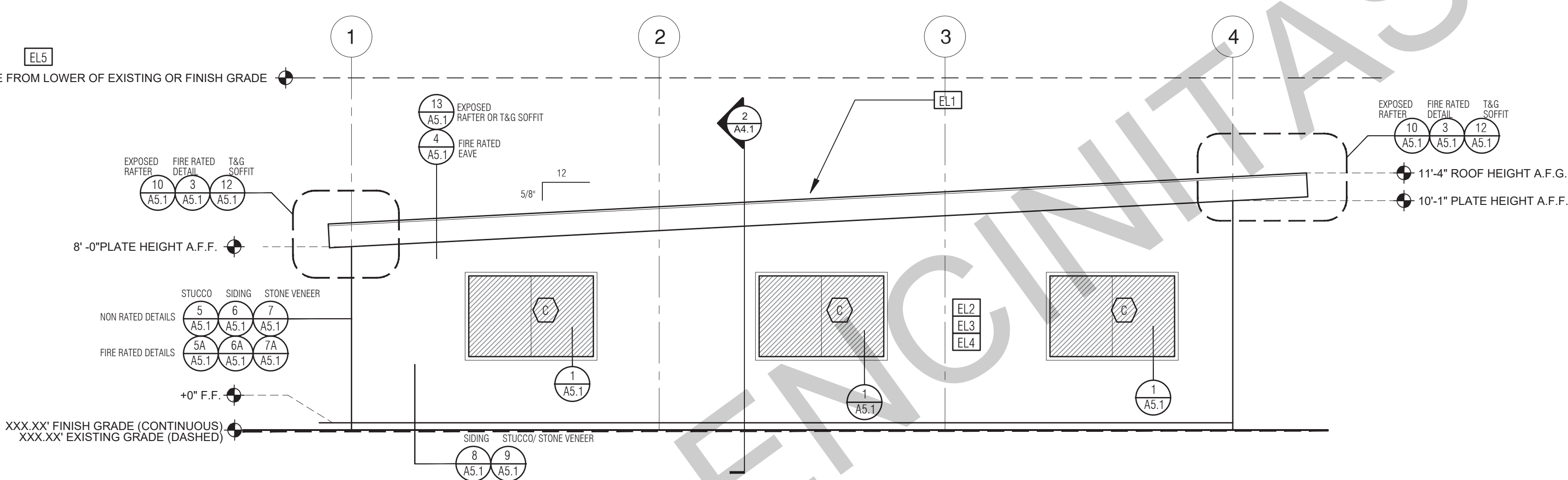
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sheet no. A3.1



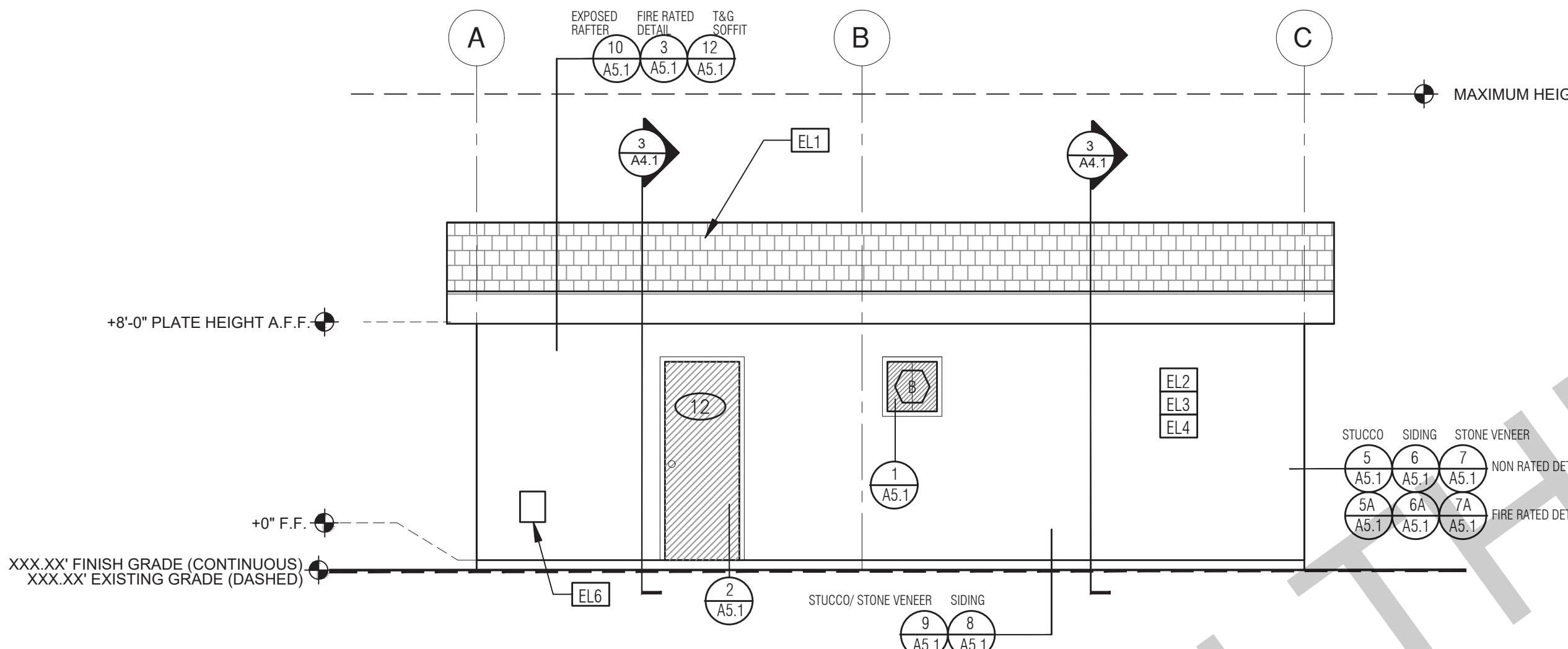
ELEVATION - A

1/4"=1'-0"



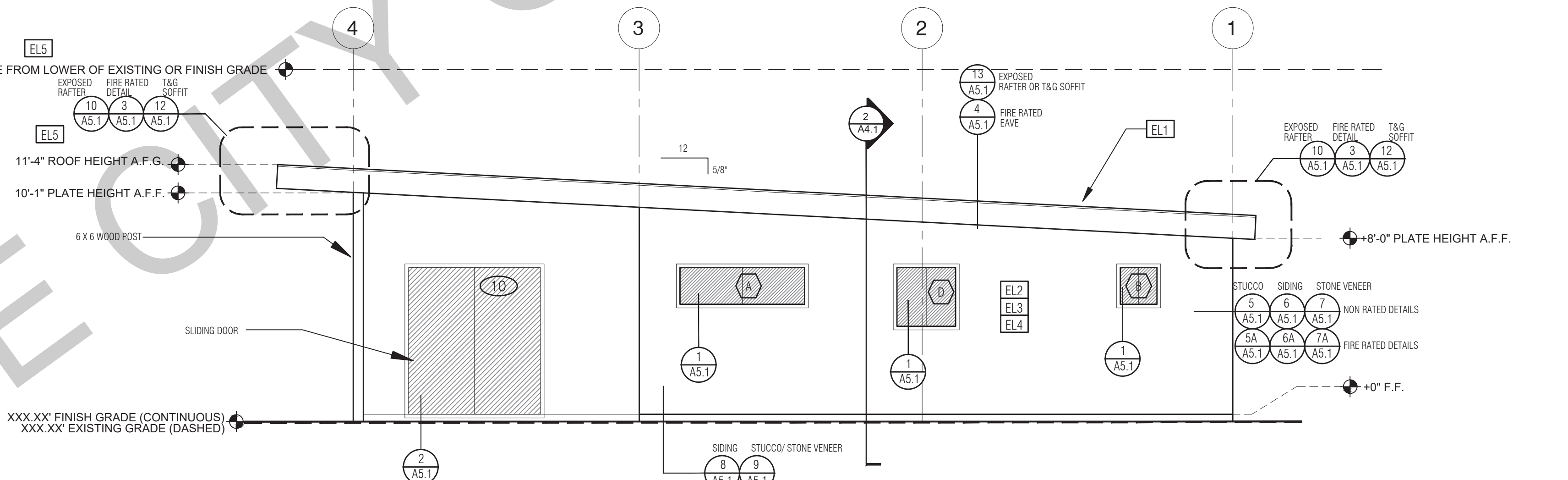
ELEVATION - B

1/4"=1'-0"



ELEVATION - C

1/4"=1'-0"



ELEVATION - D

1/4"=1'-0"

ELEVATION KEYNOTES

- EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
- EL2 SIDING
- EL3 STUCCO
- EL4 STONE VENEER
- EL5 HEIGHT IS MEASURED AT THE BUILDING LINE FROM THE LOWER OF EXISTING AND PROPOSED GRADES IF LOT EXCEEDS 10% (EXCLUSIVE OF RR ZONE), THEN THE ADDITIONAL HEIGHT LIMITATION NEEDS TO BE SHOWN
- EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS
5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS
6. LATH & PLASTER
 - A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL
 - B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS, EXPANSION SCREDS AND ACCESSORIES ARE TO BE GALVANIZED. PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED
 - C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.) COAT PROPORTIONED AND MIXED ADS RECOMMENDED BY THE CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION.
7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
10. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK
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LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- ELEVATION MARKER
- KEYNOTE
- DOOR SYMBOL
- WINDOW SYMBOL
- TEMPERED GLASS
- GLAZING
- ROOFING

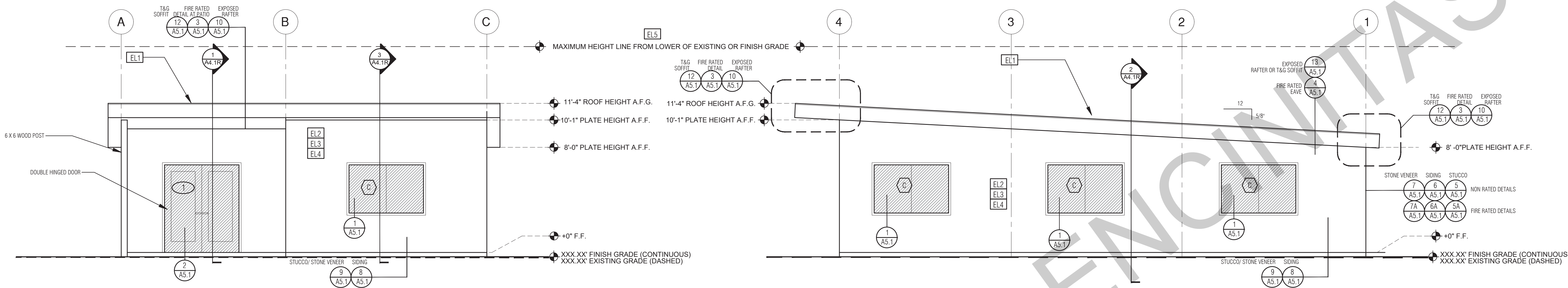
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ELEVATION - A

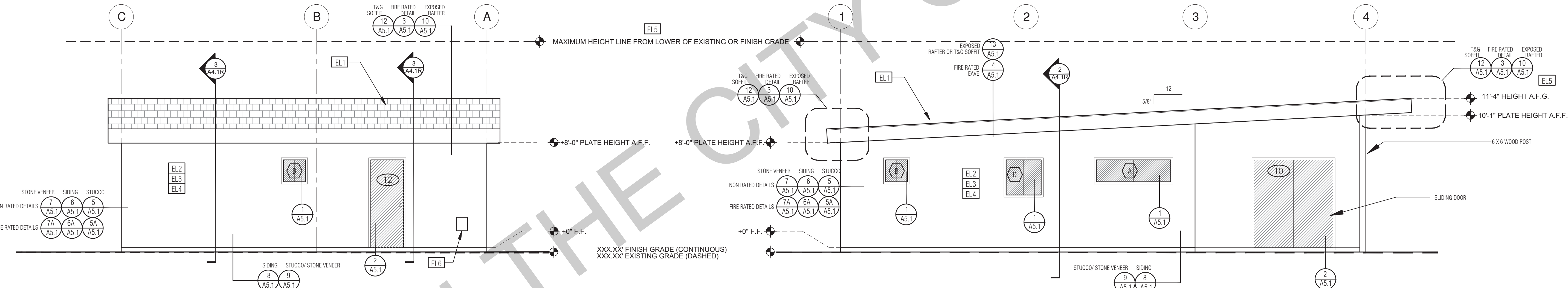
1/4"=1'-0"

REVERSE

ELEVATION - B

1/4"=1'-0"

REVERSE



ELEVATION - C

1/4"=1'-0"

REVERSE

ELEVATION - D

1/4"=1'-0"

REVERSE

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- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- ELEVATION MARKER
- KEYNOTE
- DOOR SYMBOL
- WINDOW SYMBOL
- TEMPERED GLASS
- GLAZING
- ROOFING

project

PRADU
City of Encinitas

revisions

01

description

Exterior
Elevations
- Reverse

date

Month 20##

project no.

20##_xxxxxx

drawn by

xxx/xxx

sheet no.

A3.1R

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project

PRADU
City of Encinitas

revisions



description

Building
Sections

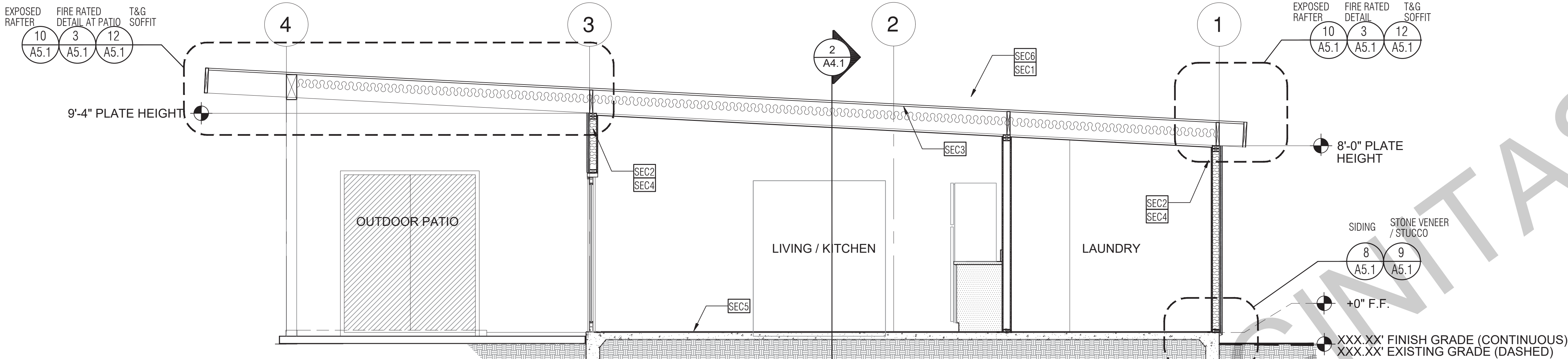
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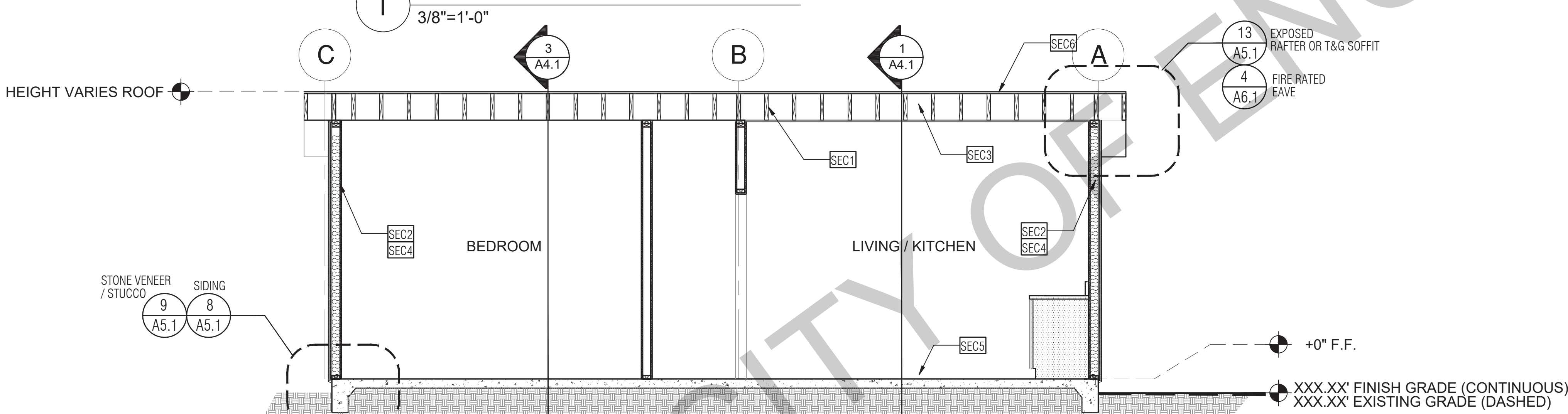
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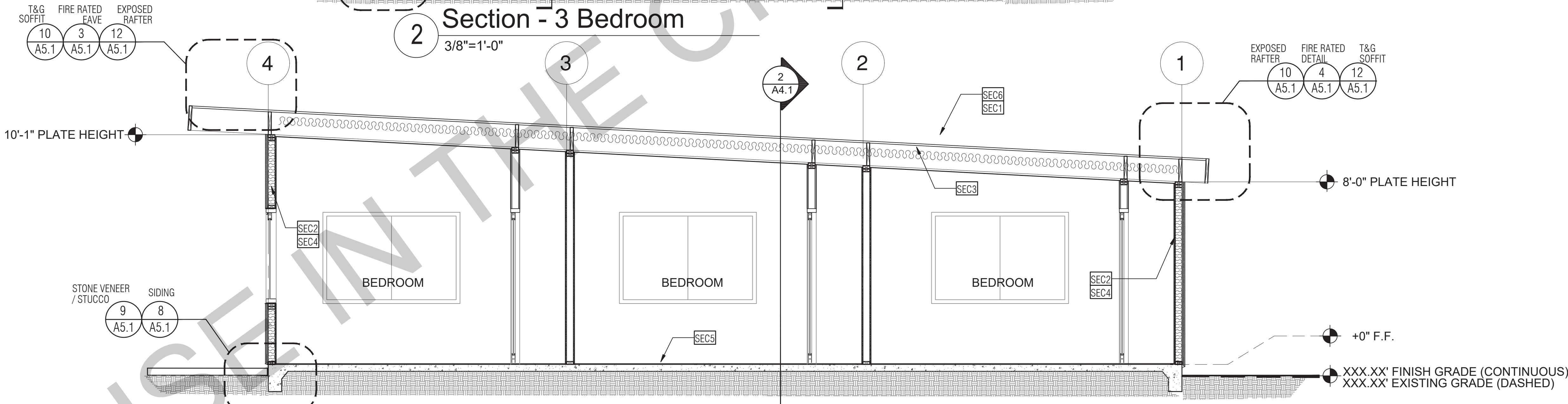
A4.1



Section - 3 Bedroom
3/8"=1'-0"



Section - 3 Bedroom
3/8"=1'-0"



Section - 3 Bedroom
3/8"=1'-0"

SECTION KEYNOTES

- SEC1** RAFTERS PER PLAN SEE STRUCTURAL
SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL
SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS
SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS
SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL
SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE ROOF PLAN FOR MANUFACTURER SPECIFICATIONS

SECTION GENERAL NOTES

1. METALS
SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS.
FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A5.
2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/8" OPENING SIZE ON VENT SCREEN WITH CORROSION RESISTANT WIRE SCREEN MATERIAL.
3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.
4. WOOD SOFFIT/CEILING, SIDING & TRIM
ALL WALLS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.
5. INSULATION
THERMAL INSULATION IS TO BE FOIL BACKED BATT INSULATION WITH AN R VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.
6. FLASHING AND SHEET METAL
ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.
7. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS.
"KEYNOTES ONLY APPLY IF REFERENCED ON PLANS"
1. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2019 CRC SECTION R302.11:
A. SECTION R302.11.1
1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
A. VERTICALLY AT CEILING AND FLOOR LEVELS
B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT
9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS
10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES. SEE SECTION R1003.19
FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION
11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
1. TWO-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
5. ONE-HALF-INCH GYPSUM BOARD
6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION

LEGEND

- SECTION CUT
 ELEVATION CALLOUT
 DETAIL DRAWING REF.
 ELEVATION MARKER

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project

PRADU
City of Encinitas

revisions

01

description

Building
Sections
- Reverse

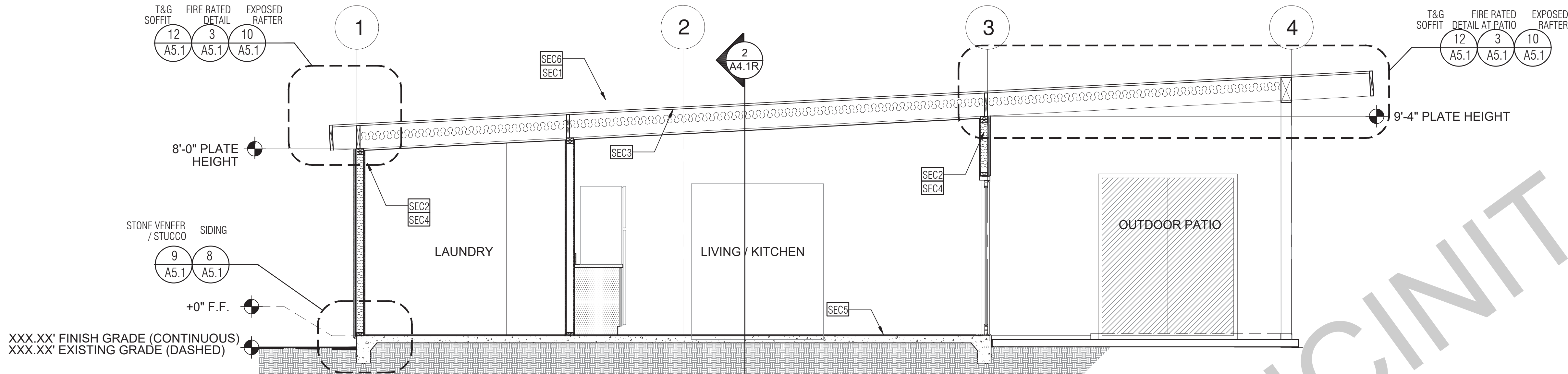
date ## Month 20##

project no. 20##_xxxxxx

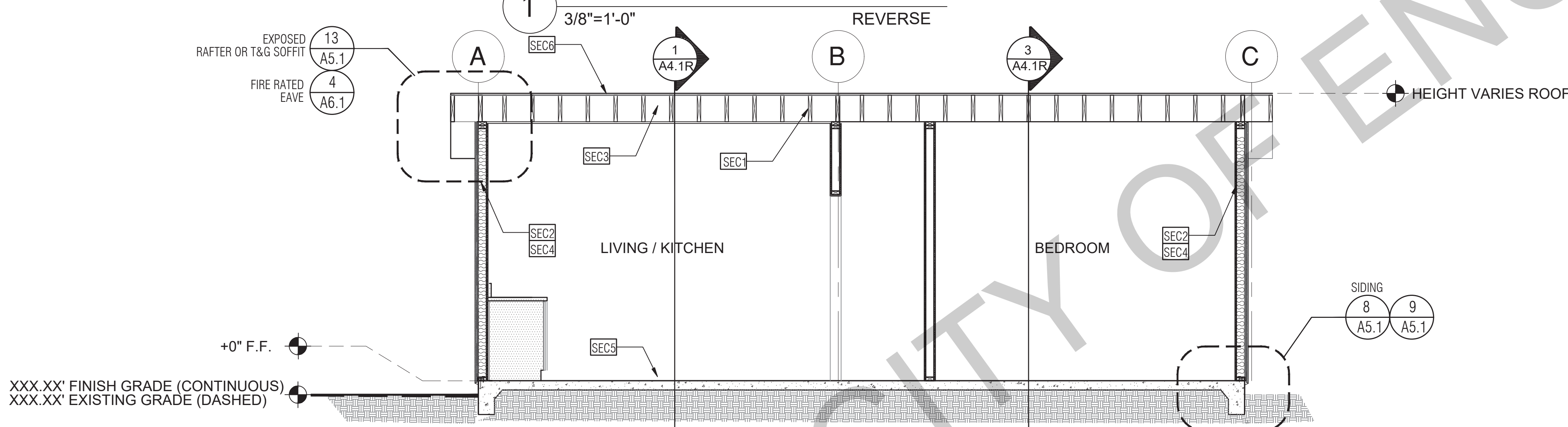
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sheet no.

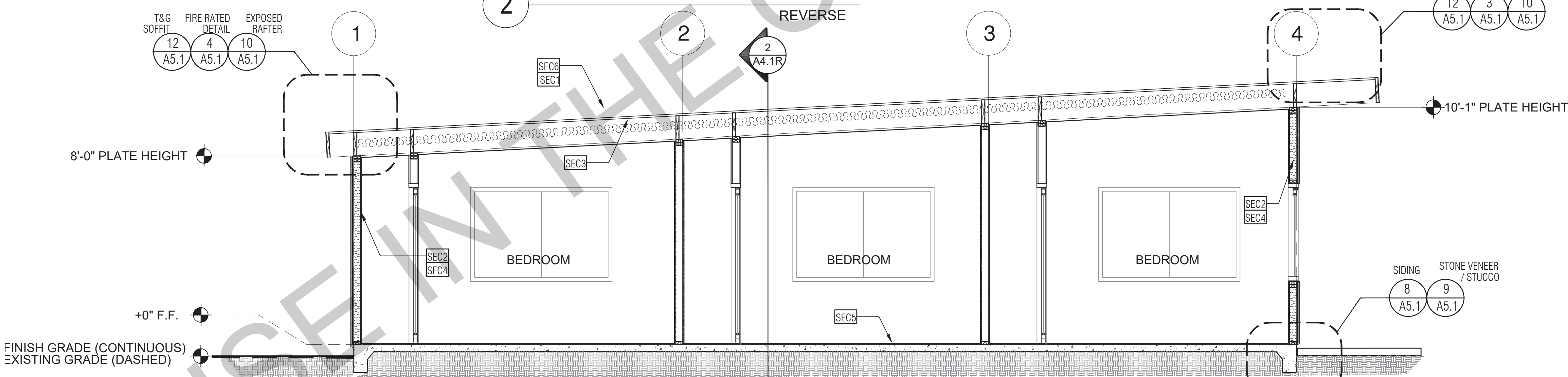
A4.1R



Section - 3 Bedroom



Section - 3 Bedroom



Section - 3 Bedroom

SECTION KEYNOTES

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THERMAL INSULATION IS TO BE FOIL BACKED BATT INSULATION WITH AN R VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.

6. FLASHING AND SHEET METAL
ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.
7. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

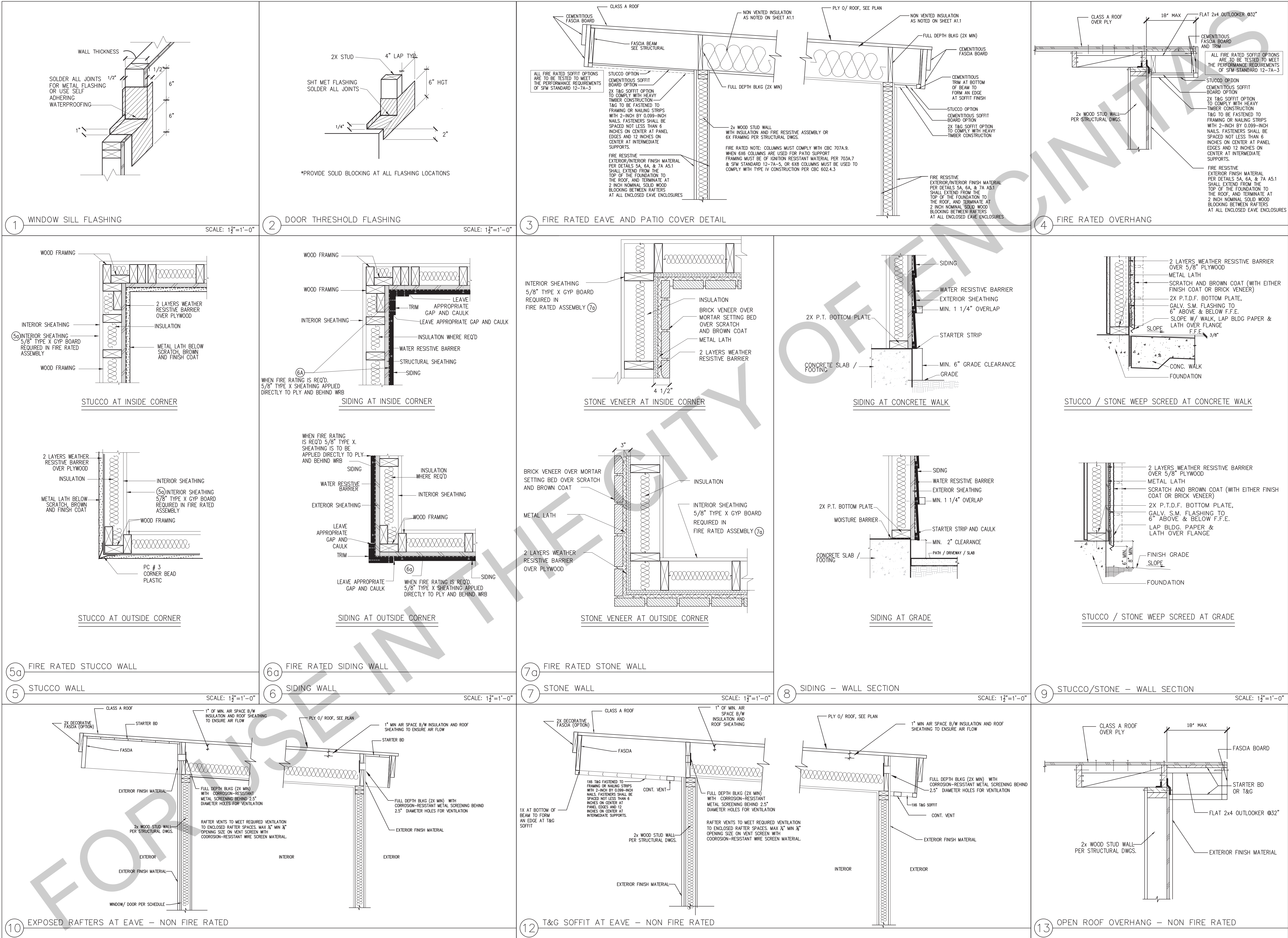
8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS.
"KEYNOTES ONLY APPLY IF REFERENCED ON PLANS"
1. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION
2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2019 CRC SECTION R302.11:
A. SECTION R302.11:
1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
A. VERTICALLY AT CEILING AND FLOOR LEVELS
B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS
10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS
FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19
FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION

11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
1. TWO-INCH NOMINAL NUMBER
2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
5. ONE-HALF-INCH GYPSUM BOARD
6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION

LEGEND

- SECTION CUT
 ELEVATION CALLOUT
 DETAIL DRAWING REF.
 ELEVATION MARKER



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

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 SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF ENCINITAS BUILDING DEPARTMENT. BUILDING CODES DO 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.
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 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 THEREFROM ANY 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.

project

PRADU
City of Encinitas

revisions



description

Architectural
Details

date

Month 20##

project no.

20##_xxxxxx

drawn by

xxx/xxx

sheet no.

A5.1

2. CONCRETE FOUNDATION CONSTRUCTION

THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.

201. CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.
202. SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S4, CENTERED IN SLAB.
203. REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER
204. PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14'-0" O/C MAX.
205. SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + $\frac{3}{8}$ ", LENGTH <= $1\frac{1}{2}$ ") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF $1\frac{3}{4}$ " FROM THE EDGE OF CONCRETE.
206. EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE $\frac{5}{8}$ " DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.
207. ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR.
208. SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE.
209. ALL HOLDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL 3&4/S4 FROM EXTERIOR CORNER OF SLAB.
210. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF ENCINITAS OF ANY DISCREPANCY, TYPICAL.
211. PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.
212. ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.
213. RETROFIT MISPLACED HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS:

MISPLACED HOLDOWN	RETROFIT BOLT	REPLACEMENT HARDWARE
LSTD08, HTT4	$\frac{5}{8}$ " ALL-THREAD, EMBED 9"	HTT4
STDH10, STDH14, HTT5	$\frac{5}{8}$ " ALL-THREAD, EMBED 9"	HTT5
LTT20B	$\frac{5}{8}$ " ALL-THREAD, EMBED 7"	LTT20B
LTT20B	ATTACH TO EXISTING A.B.	LTT20B
HDU8	$\frac{7}{8}$ " ALL-THREAD, EMBED 15"	HDU8
214. RETROFIT $\frac{3}{8}$ " & $\frac{5}{8}$ " EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS.

LOCATION	TYPE	REPLACEMENT
SLAB EDGE, 1.334" DIST.	SHEARWALL	$\frac{5}{8}$ " ALL-THREAD, EPOXY, EMBED 3" OR $\frac{3}{8}$ " TITEN HD, EMBED 3" MIN.
INTERIOR > 6" EDGE DIST.	SHEARWALL OR NON-SHEAR	$\frac{5}{8}$ " TITEN HD, EMBED 3" MIN.
ANY OTHER	NON-SHEAR	0.145 DIA. SHOT PINS SPACED 4 INCHES APART ON SILL. (2) FOR EACH MISSING ANCHOR BOLT. MAX. OF (6) SHOT PINS EVERY 6 FT.
215. WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING:
 - A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF ENCINITAS APPROVAL.
 - B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED.
 - C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE CITY OF ENCINITAS RECOMMENDATIONS.

3. WOOD FRAMING CONSTRUCTION

300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.

301. ROOF SHEATHING SHALL BE $\frac{15}{16}$ " OR $\frac{5}{8}$ " C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (24/0) W/ 8D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.

302. TYPICAL WALL SHEATHING:
INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. $\frac{5}{8}$ " GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 7" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNBLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS.

EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE $\frac{7}{8}$ " EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X $\frac{11}{16}$ " STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.

303. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB.

304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4'-0" LAP SPICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE ON ONE SIDE AND TOP WHERE LAP SPICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.

3. WOOD FRAMING CONSTRUCTION (CONT.)

305. TYPICAL SHEAR TRANSFER:
ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C
OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS.

SILL PLATE ANCHORS:

306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES.
SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR
BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C
MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.

307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR
MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH
SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT.
(SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.)
IF OTHER TREATMENTS ARE USED, SEE NOTE 309.

308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD:
ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH
ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER
ASTM A153.

ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH
ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305,
OR 316 STAINLESS STEEL.

WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT,
ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE
TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

309. RE-TIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.

310. ENGINEERED BEAMS ARE AS FOLLOWS:
"PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900).
"LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325).
(E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9")
"LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800).
"GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O.
"IJC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS.
AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC
APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS
SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

311. LUMBER SPECIFICATIONS:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH, STUDS, PLATES & BLOCKING:
2X4 FRAMING LUMBER NOT LISTED BELOW STANDARD GRADE OR BETTER
92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS STUD GRADE OR BETTER
2X4 STUDS OVER 10' #2 OR BETTER
2X4 SILLS & PLATES STANDARD OR BETTER
2X6 STUDS, SILLS, & PLATES #2 OR BETTER
4X4 STUDS & POSTS STANDARD OR BETTER OR #1
4X6, 6X6, & LARGER STUDS & POSTS #1 OR BETTER
4X4, 4X6, 4X8, 4X10 BEAMS & HEADERS #2 OR BETTER
4X12, 4X14 BEAMS & HEADERS #1 OR BETTER
6X4 BEAMS & HEADERS #2 OR BETTER
6X6 & LARGER BEAM & HEADERS #1 OR BETTER
2X6 AND LARGER RAFTERS AND JOISTS #2 OR BETTER

312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS:
BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES
AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE
RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING
JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR
LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR
BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER
APPROVAL OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW:

PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE,
AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN
THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM,
EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS.
HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.

PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE
END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A
MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT
RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE
BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED
ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN
WRITING FROM THE ENGINEER OR ARCHITECT.

STUDS AND PLATES: SEE STRUCTURAL DETAILS 13 & 14 ON SHEET S4 FOR NOTCHING
AND BORING.

313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM
OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE
TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.

314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM
OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE
TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.

315. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.

316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER
WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT.
PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.

317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS

318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL
PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

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

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

3. WOOD FRAMING CONSTRUCTION (CONT.)

321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT.

322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:

BEAM OR JOIST	SIMPSON/USP HANGER
RAFTERS	LU, LUS, LUC, OR HU
1.75 X LSL AND LVL	HU, HUS, OR WPU
2.69 X PSL AND LVL	HU OR HWU
3.5 X PSL AND LVL	HHUS OR HWU
5.25 X PSL AND LVL	HHUS OR HWU
7 X PSL AND LVL	HHUS OR HWU

AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALL OUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALL OUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS.

323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.

324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED:

- APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES
- APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL.)
- APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED.
- HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.

325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER

326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.

4. ICC-ES AND NER APPROVALS

400. PLYWOOD AND OSB PANELS: APA PLYWOOD & OSB-ESR-2586	FULL REPORTS FOUND AT: HTTP://WWW.ICC-ES.ORG
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401. JOISTS AND RAFTERS AND BEAMS:
TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL-ICC-ES ESR-1387, 1153,
BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND-ICC-ESR-1040, 1336
LOUISIANA JOIST JOISTS & BEAMS-ESR-1305, 2403
ROSEBURG JOISTS & BEAMS-ESR-1210, 1251
GLU-LAM BEAMS-ESR-1940
PACIFIC WOOD TECH- ESR 2909

402. WOOD CONNECTORS:
SIMPSON CONNECTORS-ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2677, 2920, 3046
IAPMO ER-112, 130, 143, 192, 262
USP LUMBER CONNECTORS-ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200
QUICK DRIVE WOOD SCREWS-ICC-ES ESR-1472

403. ADHESIVES & ANCHORS:
SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)-ICC-ES ESR-1772, 2508.
SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS-ICC-ES ES-1771
SIMPSON TITEN HD-ICC-ESR-1056, 2713
SIMPSON SHOT PINS ICC-ES ESR-2138
HILTI X-DN, X-ZF, X-CF SHOT PINS-ICC-ES ESR-1663, 1752, 2269

5. NAILING & FASTENING

500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)

501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.

502. ALTERNATE NAILING FOR ROOF SHEATHING:
8D 2 1/2" X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.

503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR
8D 2 1/2" X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL

504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED:
10D 2 1/2" X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL

SIZE OF NAIL	STANDARD LENGTH	WIRE GAUGE	SIZE (INCHES)	PENETRATION REQUIRED
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BOX NAILS

6D	2"	12 □	0.099	1"
8D	2 □ "	11 □	0.113	1"
10D	3"	10 □	0.128	1 □ "
12D	3"	10 □	0.128	1 □ "
16D	3 □ "	10	0.135	1 □ "
16D SINKER 3"		9	0.148	1 □ "

COMMON NAILS

6D	2"	11 □	0.113	1"
8D	2 1/2 □ "	10	0.131	1 □ "
10D	3"	9	0.148	1 1/2 "
12D	3"	9	0.148	1 1/4 "
16D	3 □ "	8	0.162	1 1/2 "

6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2)

	BLKING AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER
	BLKING AT CEILING RAFTERS OR TRUSSES NOT AT WALL. TOP PLATE TO R
	BLKING AT CEILING RAFTERS OR TRUSSES NOT AT WALL. TOP PLATE TO R
	BLKING TO TRUSS AND WELD, F.N.
	CEILING JOISTS TO TOP PLATE, T.N.
	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER. LAPS OVER PART
	CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER
	DOLLAR TIE TO RAFTER, F.N.
	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
	TOENAIL
	ENDNAIL
	STUD TO STUD (NOT AT BRACED WALL PANELS)
	STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL)
	BUILT-UP HEADER (2" TO 2"), FN EA, EDGE
	CONT. HEADER TO STUD, T.N.
	TOP PLATE TO TOP PLATE
	TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), F.
	24" MIN LAP SPLICE EA, SIDE
	BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL
	UNBRACED WALL: 16" o.c. FN
	UNBRACED WALL: 12" o.c. FN
	BRACED WALL: 16" o.c. FN
	STUD TO TOP OR BOTTOM PLATE
	TOENAIL
	ENDNAIL
	TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N.
	1" BRACE TO EACH STUD AND PLATE, F.N.
	"x6" SHEATHING TO EACH BEARING, F.N.
	"x8" SHEATHING AND WIDER TO EACH BEARING, F.N.
	JOIST SILL, BAND JOIST, OR GIRDER, T.N.
	RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER
	"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N.
	2" SUBFLOOR TO JOIST OR GIRDER, F.N. OR BLND
	2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING
	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS
	32" o.c. FN Top & BTM STAGGERED ON OPPOSITE SIDES
	24" o.c. FN Top & BTM
	ENDS & SPLICES, FN
	LEDGER SUPPORTING JOISTS/RAFTERS
	JOIST TO BAND OR RIM JOIST, END NAIL
	BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N.
	WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHING
	PARTICLEBOARD WALL SHEATHING TO FRAMING
$\frac{1}{8}" \times \frac{1}{2}"$	16d Com or deformed; or 2 $\frac{1}{2}$ " x .113" nail (subfloor and wall) 8d Com or deformed (roof) or 2 $\frac{1}{2}$ " x .113" nail (roof) $\frac{1}{2}" \times \frac{1}{2}"$ 16 Ga Staple, $\frac{1}{2}"$ crown (subfloor and wall) 2 $\frac{1}{2}" \times \frac{1}{2}"$.266" head nail (roof) $\frac{1}{2}" \times \frac{1}{2}"$ 16 Ga Staple, $\frac{1}{2}"$ crown (roof)
$\frac{19}{32}" \times \frac{3}{4}"$	8d Com or deformed (subfloor and wall) 8d Com or deformed (roof) or 2 $\frac{1}{2}" \times \frac{1}{2}"$ nail (roof) ^d 2 $\frac{1}{2}" \times \frac{1}{2}"$.266" head nail, 2" 16 Ga staple, $\frac{1}{2}"$ crown
$\frac{3}{8}" \times \frac{1}{2}"$	10d Com or (3"x0.148"); or deformed (2 $\frac{1}{2}" \times \frac{1}{2}"$.281 head)
	OTHER EXTERIOR WALL SHEATHING (FIBERBOARD)
$\frac{1}{2}"^b$	$\frac{1}{2}" \times 0.120"$, galvanized roofing nail ($\frac{1}{16}"$ head dia) or $\frac{1}{2}" \times \frac{1}{2}"$ 16 Ga Staple
$\frac{3}{8}"^b$	$\frac{1}{2}" \times 0.120"$, galvanized roofing nail ($\frac{1}{16}"$ head dia) or $\frac{1}{2}" \times \frac{1}{2}"$ 16 Ga Staple
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT
$\frac{1}{2}" \times \frac{1}{2}"$ ^a	8d COMMON (2 $\frac{1}{2}" \times 0.131"$); or deformed (2"x0.113"); or deformed (2
$\frac{1}{2}" \times \frac{1}{2}"$ ^b	8d COMMON (2"x0.131"); or deformed (2"x0.113"); or deformed (2
$\frac{1}{2}" \times \frac{1}{2}"$ ^c	10d COMMON (3"x0.148"); or deformed (2 $\frac{1}{2}" \times \frac{1}{2}"$.131"); or deformed (
	PANEL SIDING TO FRAMING
$\frac{1}{2}"^c$	8d corrosion-resistant siding ($\frac{1}{16}" \times 0.106"$); or 6d corrosion-resistant (2
$\frac{1}{2}"^c$	8d corrosion-resistant siding (2 $\frac{1}{2}" \times 0.128"$); or 8d corrosion-resistant
	INTERIOR PANELING
$\frac{1}{2}"^c$	4d casing (1 $\frac{1}{2}" \times 0.080"$); or 4d finish (1 $\frac{1}{2}" \times 0.072"$) 6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24

7. DESIGN CRITERIA

01. SEISMIC DESIGN CRITERIA:	
SOIL BEARING VALUE	1,500 psf
SOIL CLASS	D (Default)
SEISMIC DESIGN CATEGORY	D
RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR	1
Ss	1.245
S1	0.442
BASIS SEISMIC FORCE RESISTING SYSTEM: BEARING WALL ANALYSIS	
METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL	
CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS.	
02. WIND DESIGN CRITERIA :	
WIND SPEED (V-ult)	124 mph
RISK CATEGORY	II
EXPOSURE	C
INTERNAL PRESSURE COEF	0.18
EXTERIOR CLADDING (0.6W)	13 psf
03. DESIGN LOADS:	
ROOF DL	28 psf
ROOF LL	20 psf

CHAPTER 23, TABLE 2304.10.2)

				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
				2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples
				16d Com, 3"x 131" nails, 3"x14 gage staples @ 6" o.c.
				4-8d box, 3-8d Com, 3-10d box, 3-3"x 0.131 nails, 3-3" 14 gage staples
				3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
				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"x 0.131" nails, 4-3" 14 gage staples
				3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
				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
				16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN
				16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN
				16d Com @ 16" o.c. OR 16d Box @ 12" o.c.
				4-8d Com, 4-10d Box, 5-8d box
				16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN
				8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples
				16d Com
				16d Box, 3" x 0.131" nails, 3" 14 gage staples
				2-16d Com, 3-16d Box, 4-3"x 131" nails, 4-3" 14 gage staples
				4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples
				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
				3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples
				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
				4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples
				4-8d box, 3-8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN
				2-1.75" Gage Staples, 2-8d Com, 3-10d Box
				3-16d Box, 2-16d Com
				3-16d Box, 2-16d Com
				2d Com
				10d Box, 3"x0.131" nails, 3" 14 gage staples
				2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
				4-16d Box, 3-16d Com, 4-10d Box, 4-3"x0.131, 4-3" 14ga. STAPLES
				3-16d Com, 4-10d Box, 4-3"x0.131, 4-3" 14ga. STAPLES
				2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples
AND	EDGES (IN)	INTERMEDIATE SUPPORTS (IN)		
	6 ^a	12 ^a		
	4	8		
	3 ^f	3 ^f		
	3 ^b	3 ^b		
	6 ^a	12 ^a		
	4	8		
	6	12		
1" crown	3	6		
1" crown	3	6		
MING	6	12		
	6	12		
	6	12		
	6	12		
x0.113")	6	12		
	6	12		
	6	12		

8. STATEMENT OF SPECIAL INSPECTIONS

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLLOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD'S WITHOUT A HOLLOWN ATTACHED.)

801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.

802. PER CBC 1705.11 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE GRADE.

9. SOILS REPORT

PER CITY OF ENCINITAS, A SOILS REPORT OR SOILS LETTER PREPARED BY A SOIL'S ENGINEER THAT ADDRESS THE SUITABILITY OF THE SITE SOIL FOR THE PROPOSED ADU IS REQUIRED EXCEPT

- A. STRUCTURE IS TO BE CONSTRUCTED ON A CERTIFIED PAD
- B. THE CITY HAS A COMPACTION REPORT ON RECORD FOR THE SITE
- C. THE CITY HAS A SOILS REPORT ON FILE FOR THE SITE.
- D. OTHER CIRCUMSTANCES SUBJECT TO REVIEW AND APPROVAL BY THE BUILDING OFFICIAL ON A CASE-BY-CASE BASIS.

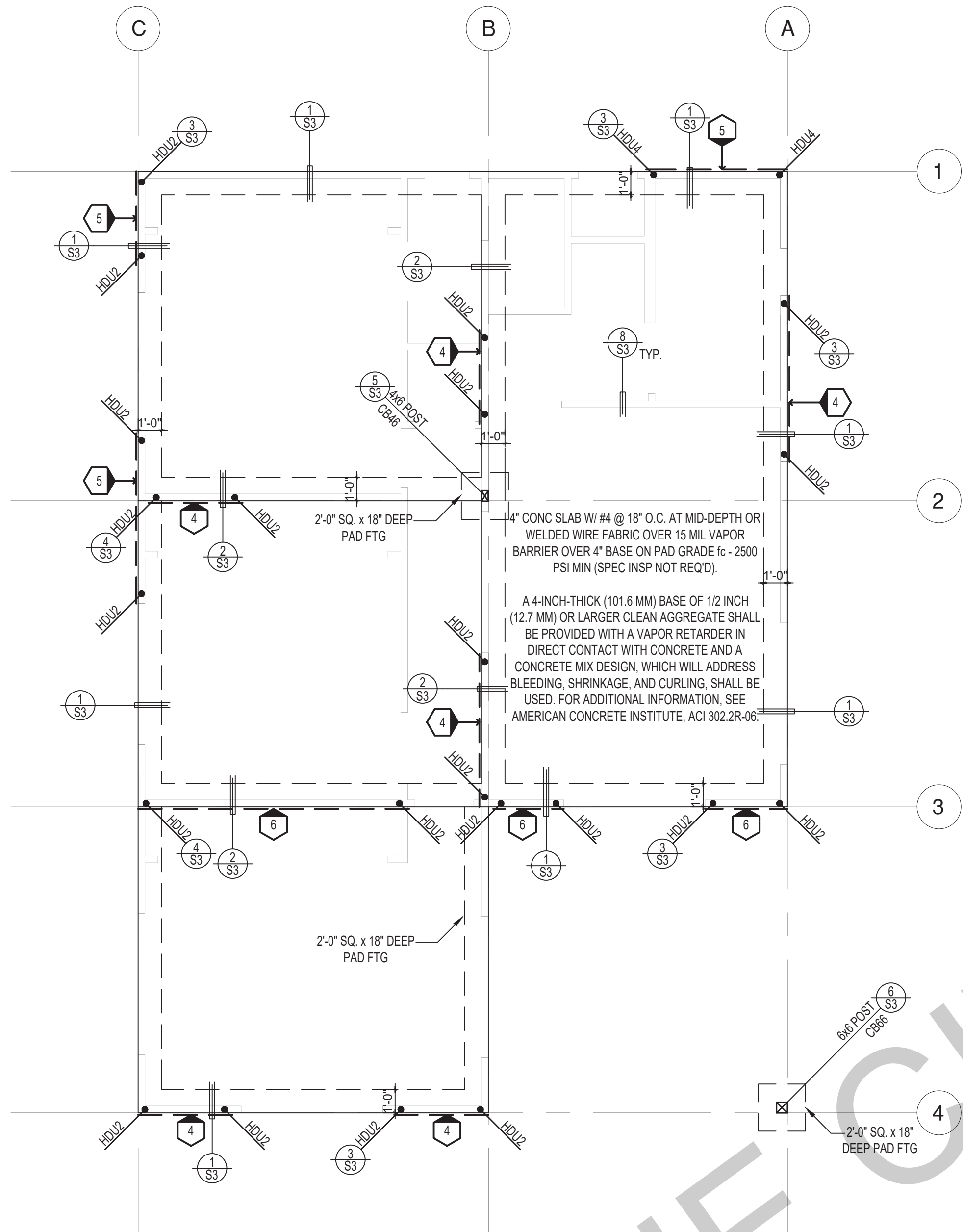
BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

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 SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF ENCINITAS BUILDING DEPARTMENT. BUILDING CODES DO 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.

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 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 ANY 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.

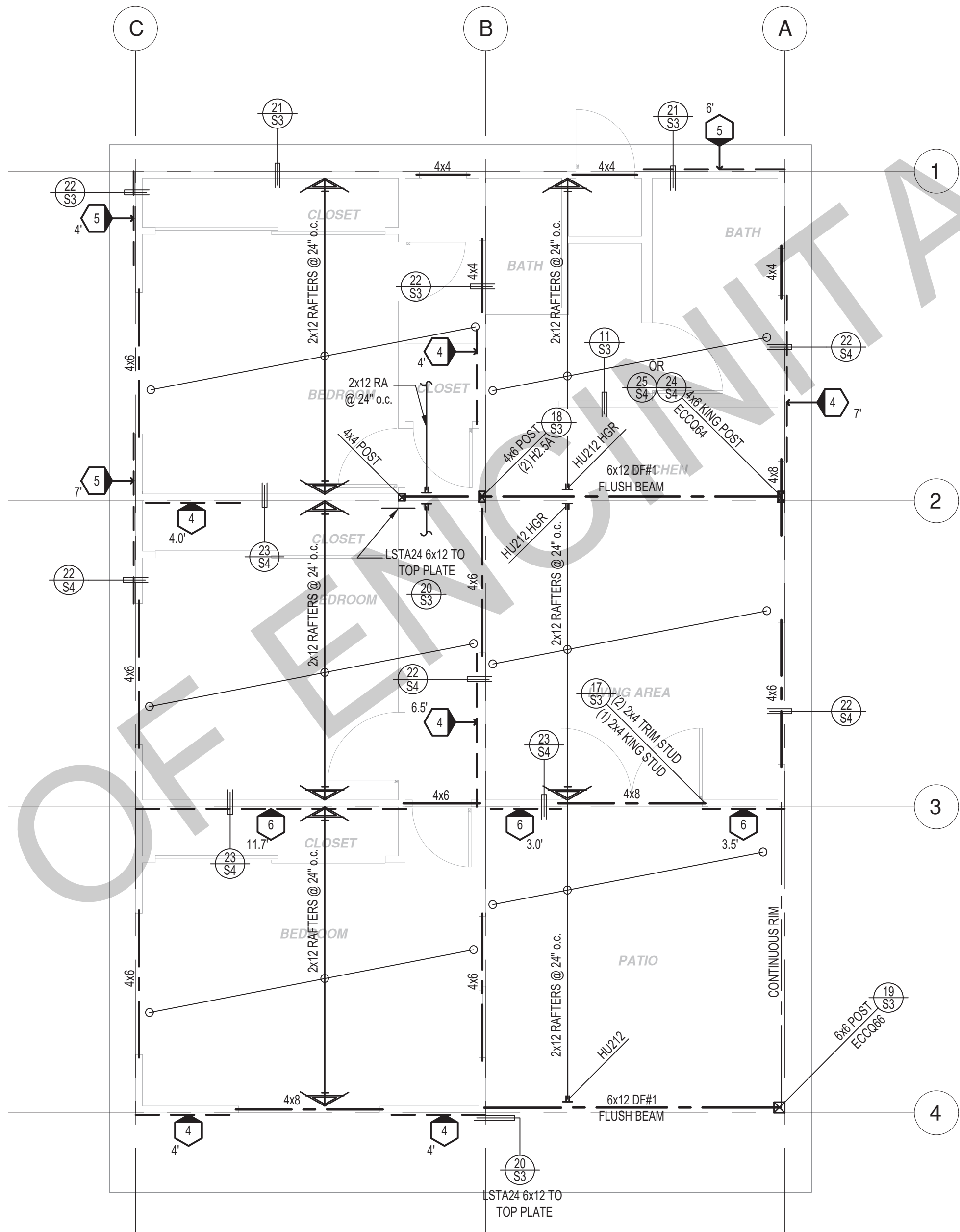
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.

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.



FOUNDATION PLAN

1/4"=1'-0"



ROOF FRAMING PLAN

1/4"=1'-0"

SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES	
1.	ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2.	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.

	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 @ 4 1/2" 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)	1 1/2" 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)	1 1/2" 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	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 24"	5/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4 1/2"	3 1/2"	3"	1 1/2" x 4 1/2" SDS screws @ 8"	1 1/2" x 4 1/2" SDS screws @ 8"
SPACING OF A35LTP4 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

- (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. SHEARWALL SHALL 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 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" 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.

LEGEND

- X' SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

project

PRADU
City of Encinitas

revisions

01

description

Foundation/
Framing Plans

date

Month 20##

project no.

20##_xxxxxx

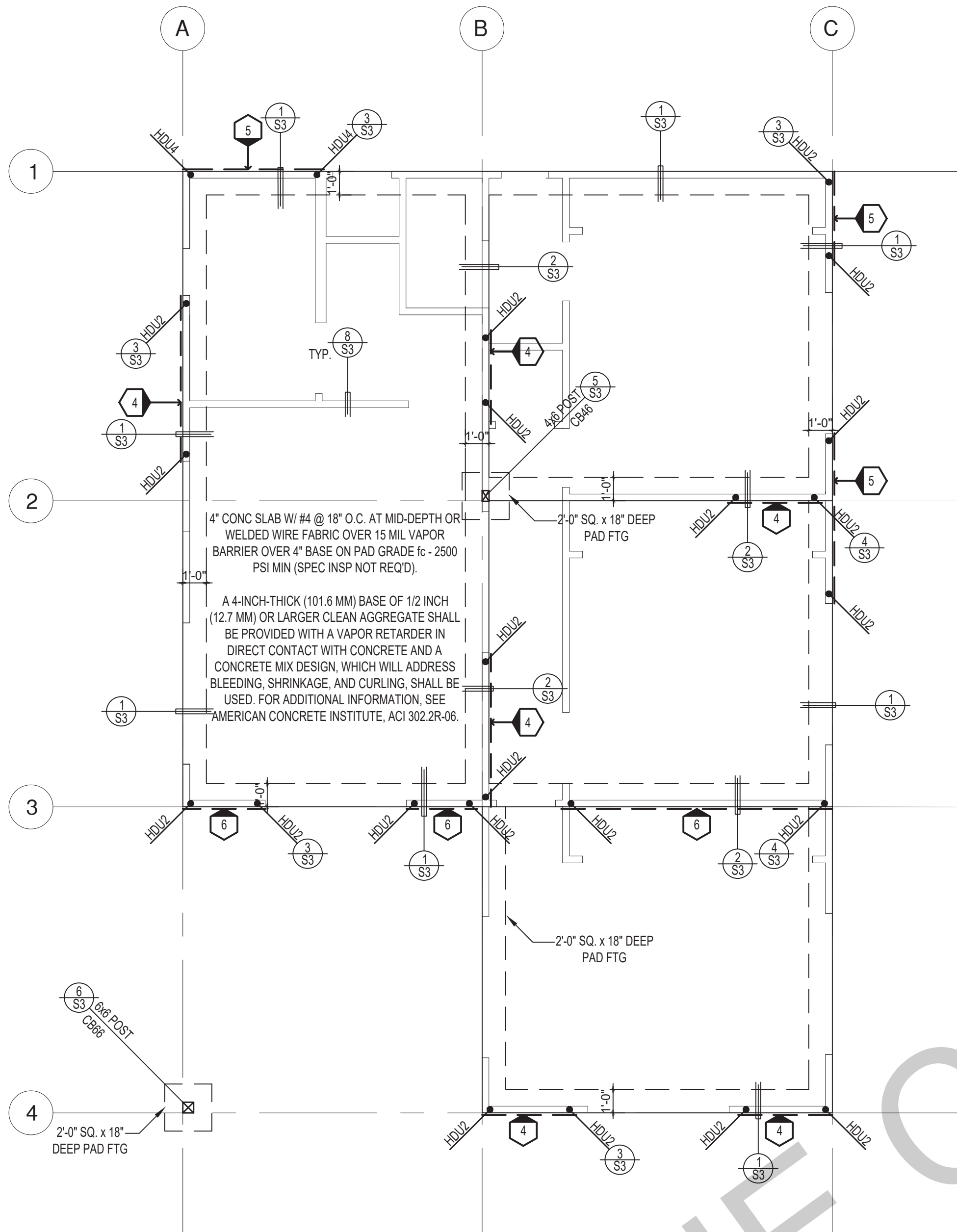
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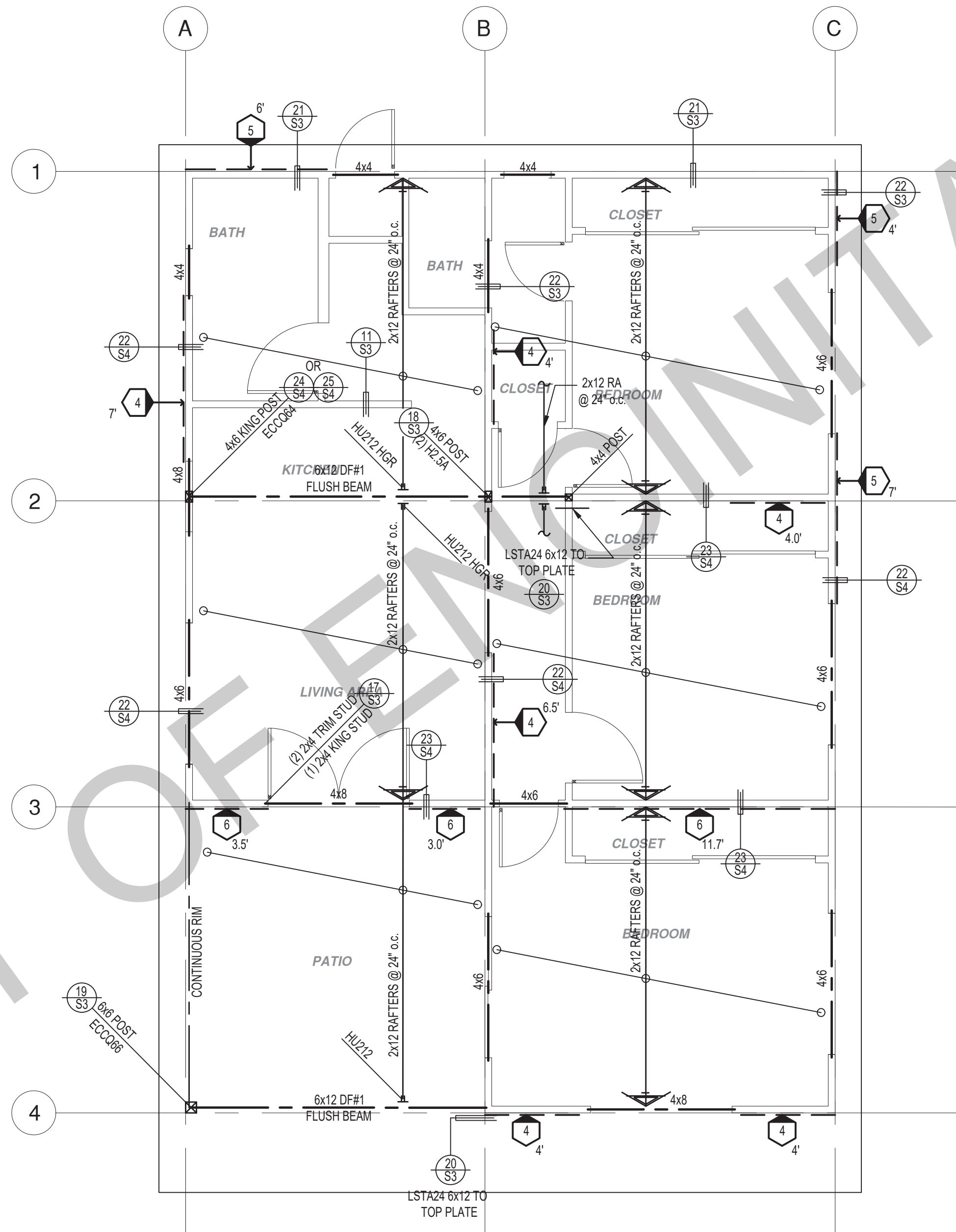
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3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.



FOUNDATION PLAN

1/4"=1'-0"

REVERSE



ROOF FRAMING PLAN

1/4"=1'-0"

REVERSE

SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES	
1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.	
2. 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.	

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	3/4" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/4" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4 1/2" o/c edge, 12" o/c field, blocked (See footnote 3)	3/4" 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)	3/4" 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)	1 1/2" 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)	1 1/2" 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	3/8" @ 48" or 1/2" @ 32"	3/8" @ 32" or 1/2" @ 24"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 16" or 1/2" @ 24"	3/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4 1/2"	3 1/2"	3"	1 1/2" x 4 1/2" SDS screws @ 8"	1 1/2" x 4 1/2" SDS screws @ 8"
SPACING OF A308 TP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

LEGEND	
	X" SHEARWALL & A.B. SPACING PER SCHEDULE
	BOLT TYPE HOLDOWN
	BEARING OR EXTENT OF RAFTERS
	HANGER TO BEAM/LEDGER
	BEARING OR EXTENT OF JOISTS

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. SHEARWALLS SHALL 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 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" 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.

project

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City of Encinitas

revisions



description

Foundation/
Framing Plans
- Reverse

date

Month 20##

project no.

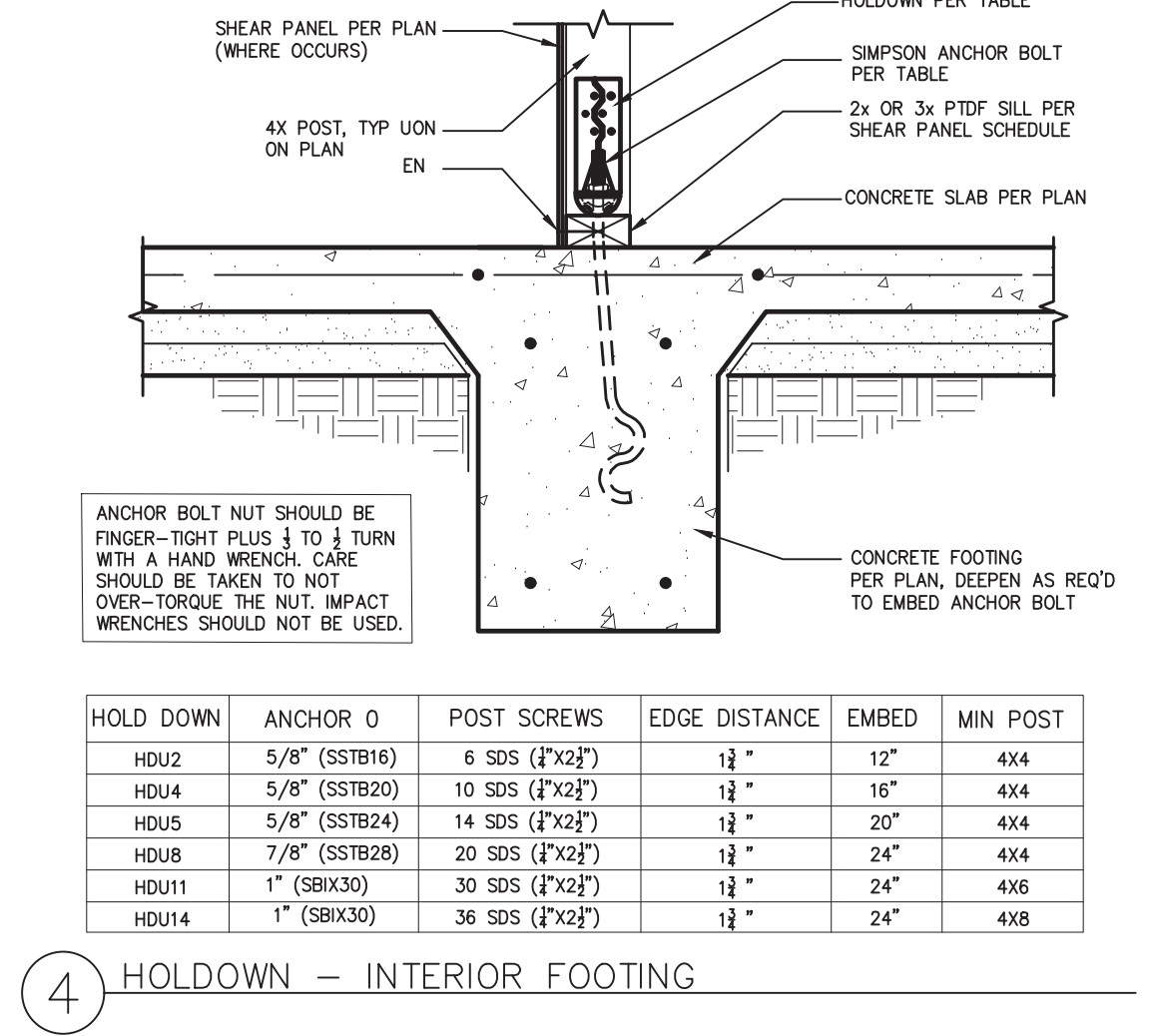
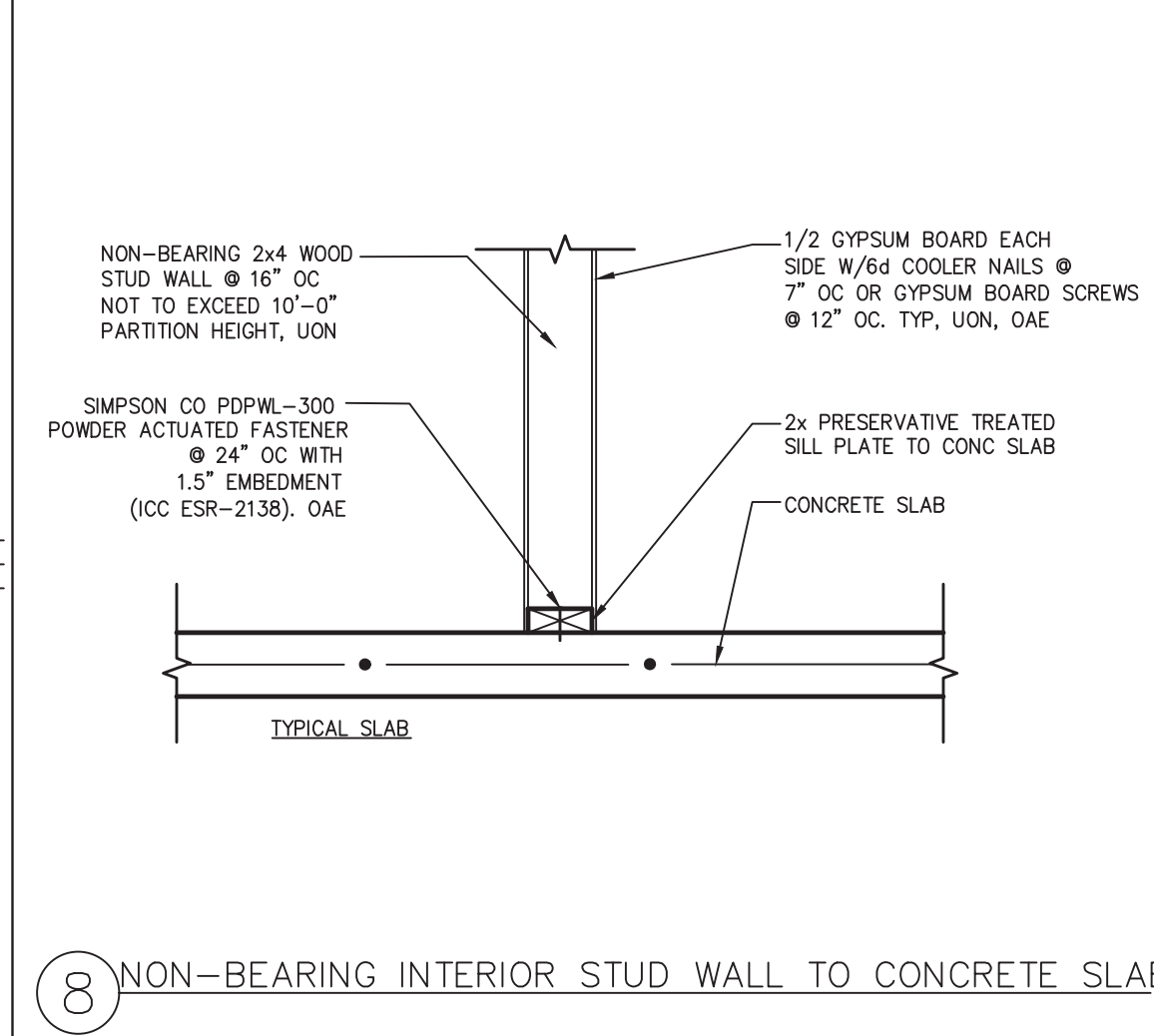
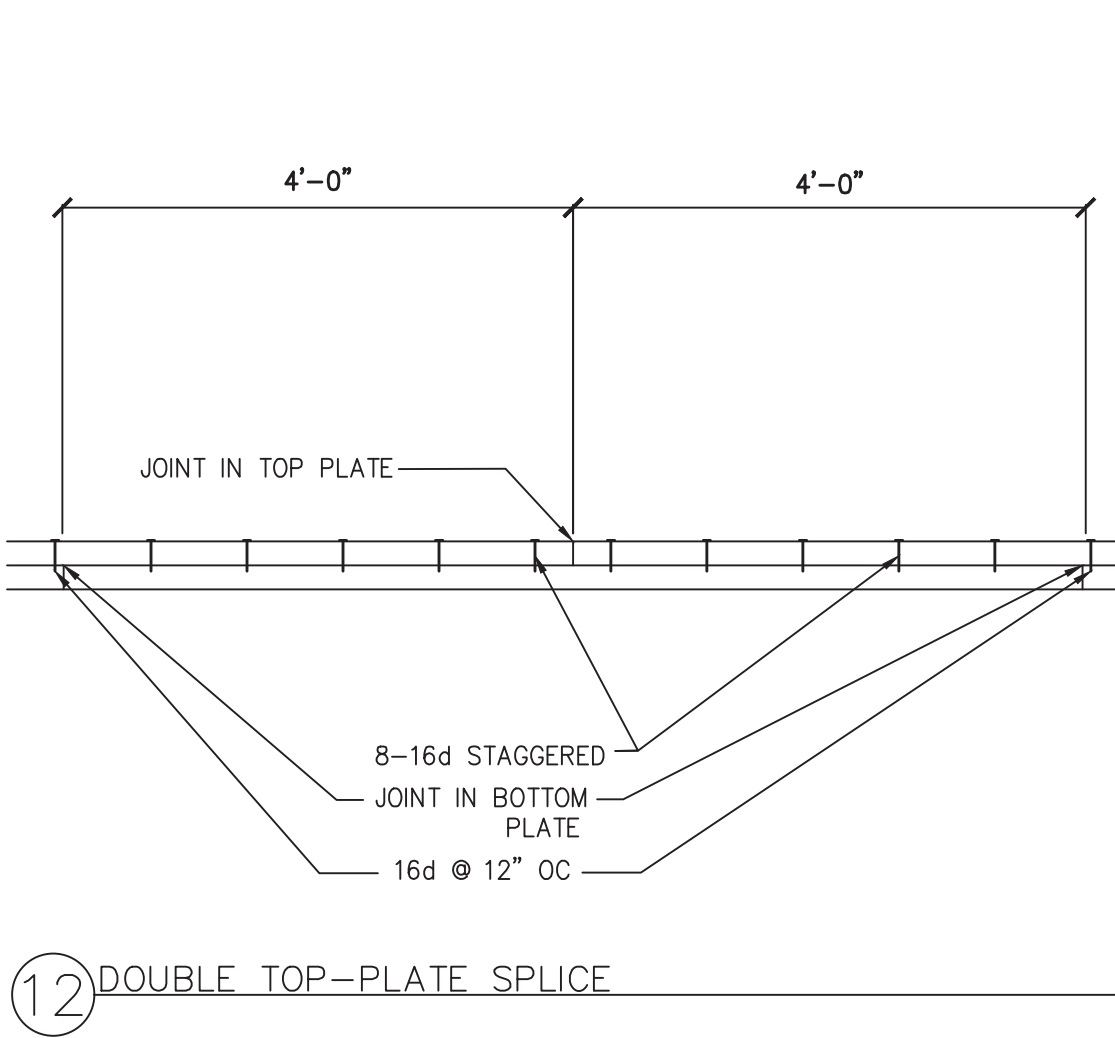
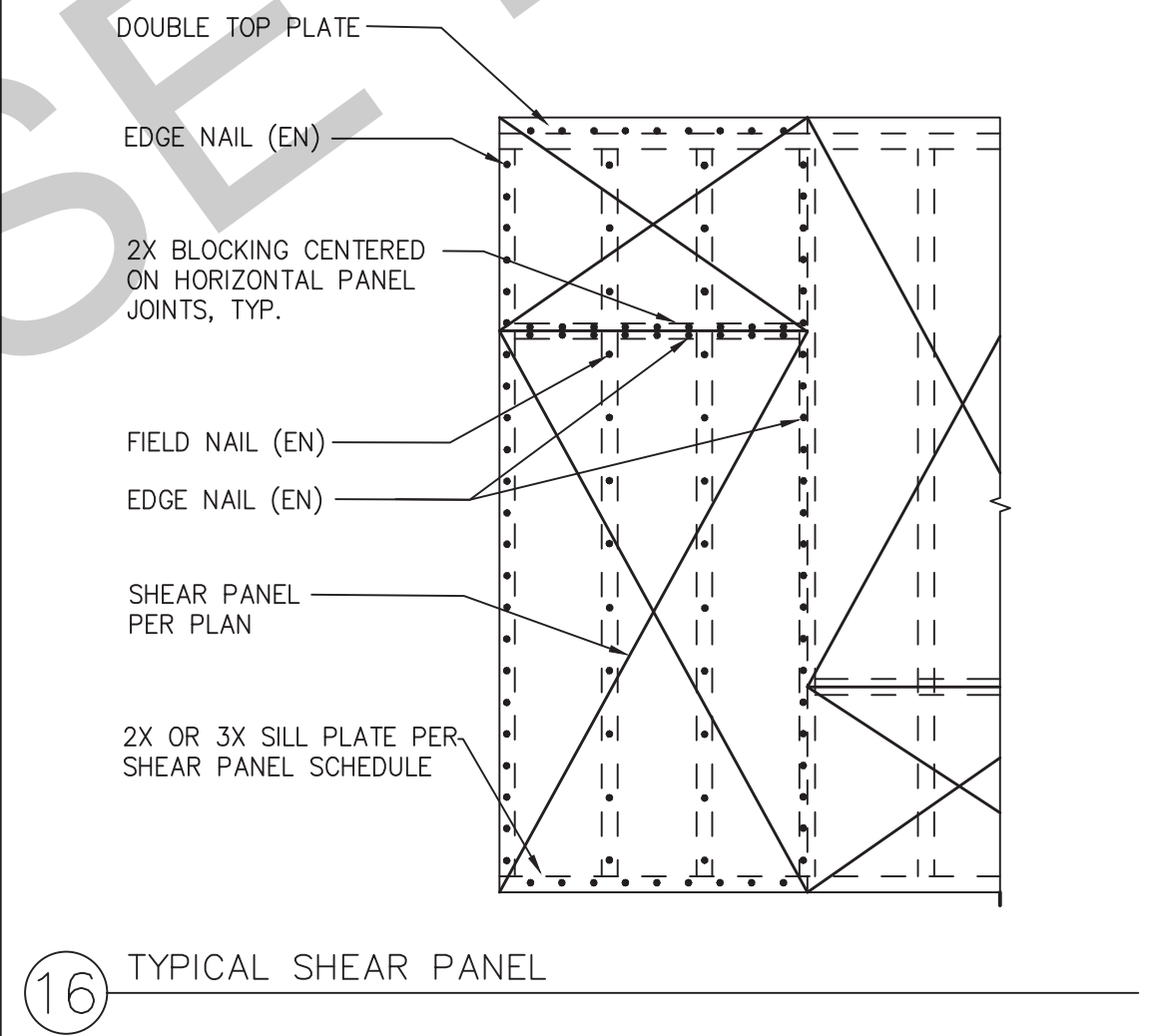
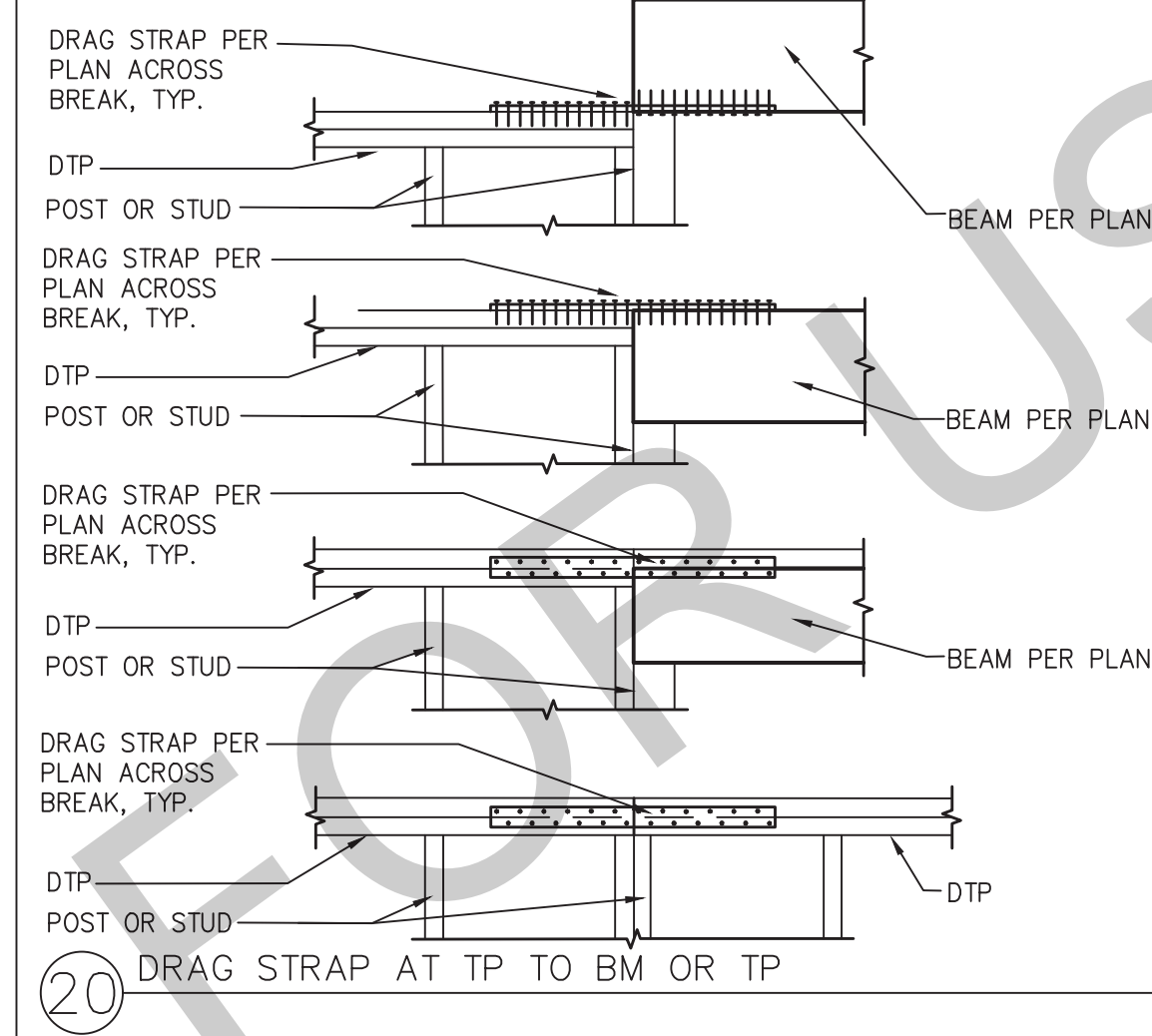
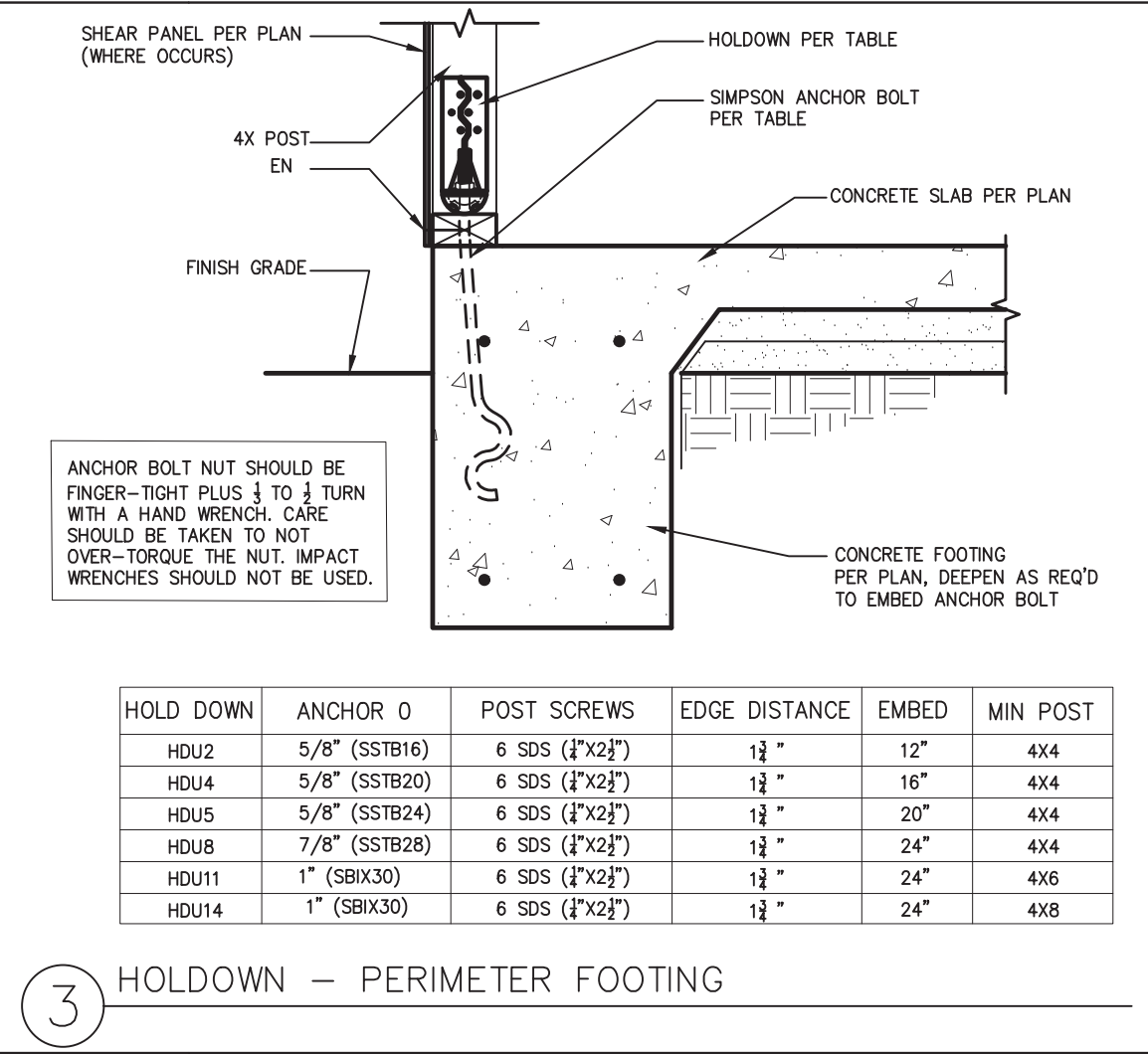
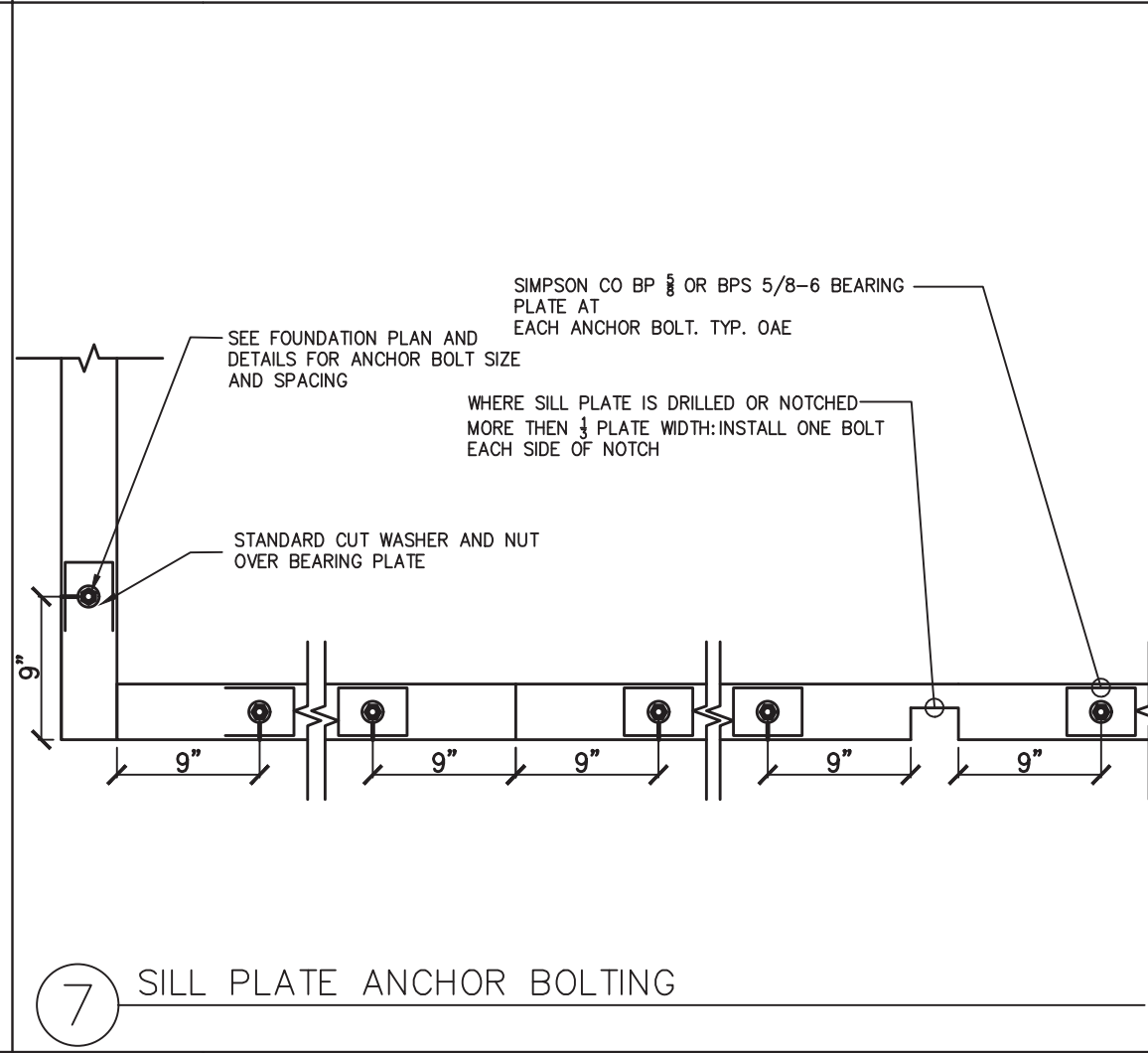
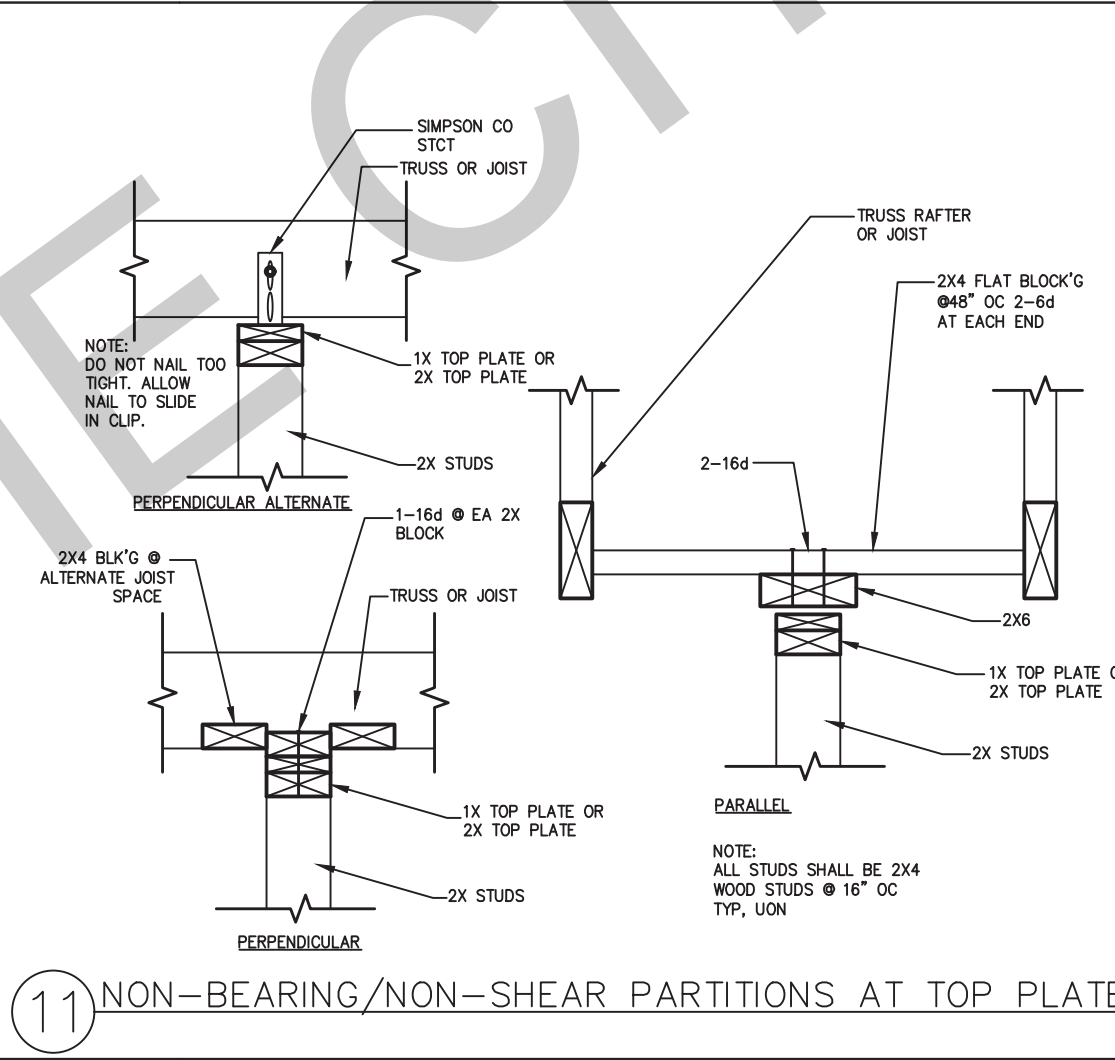
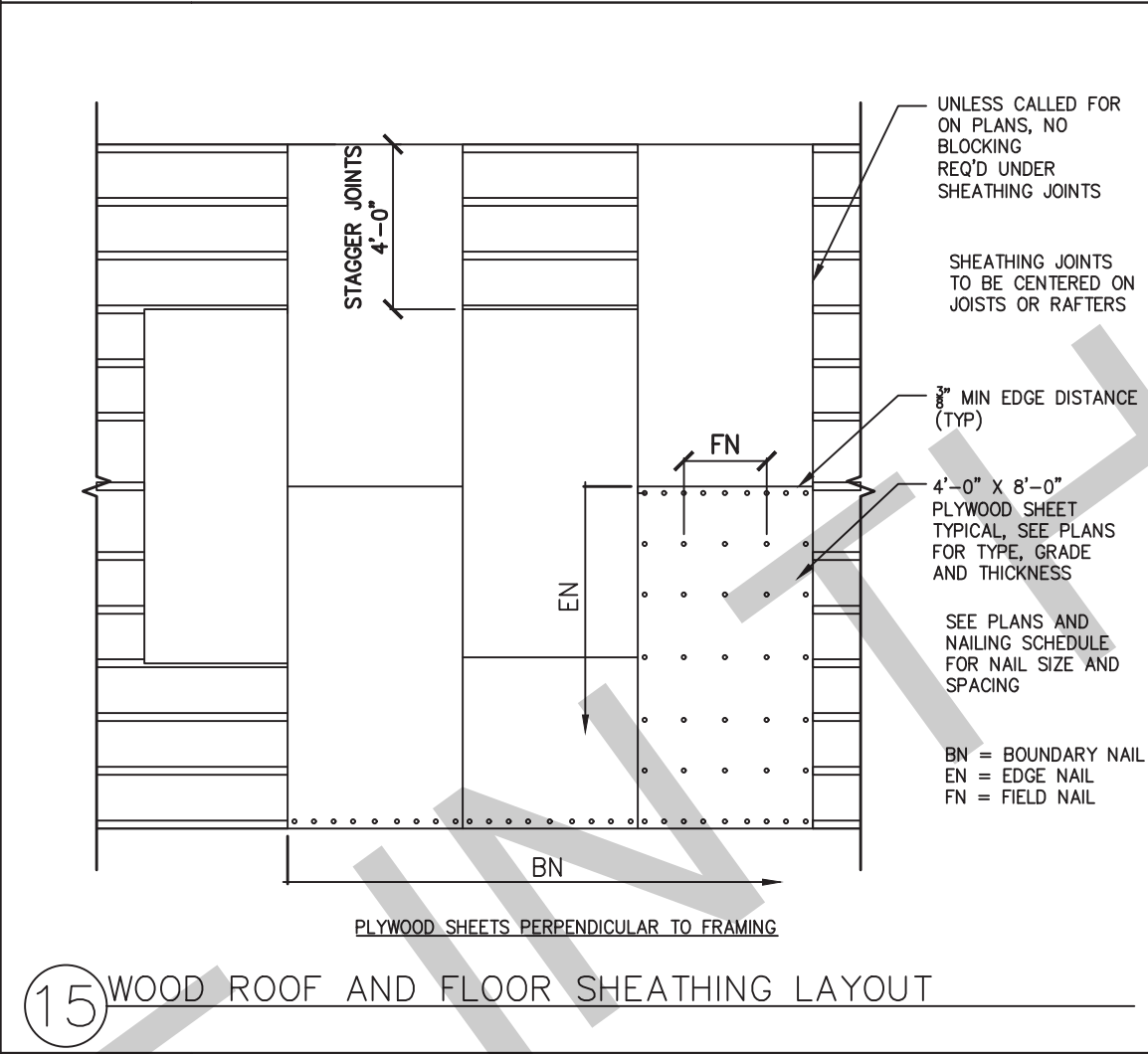
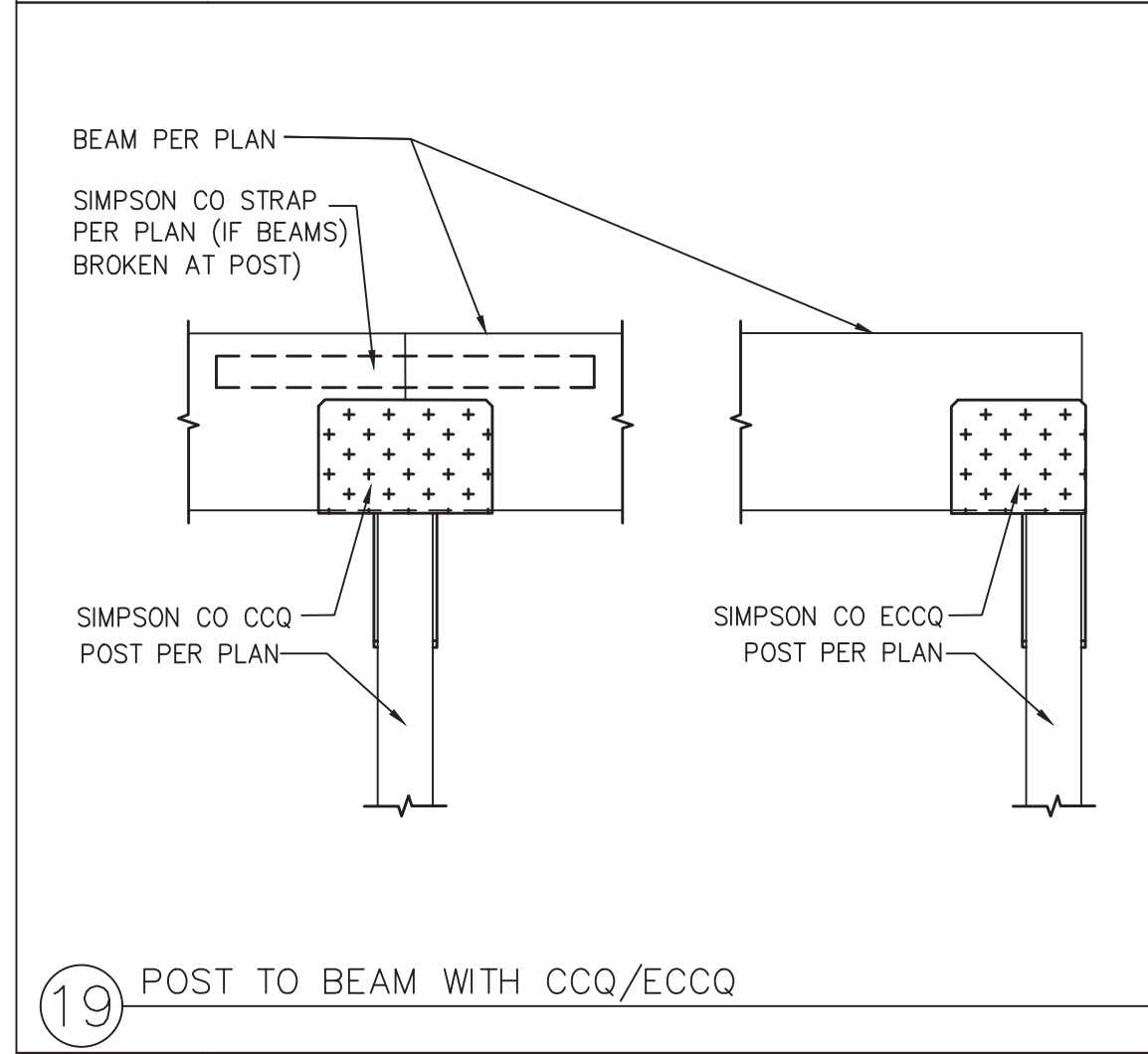
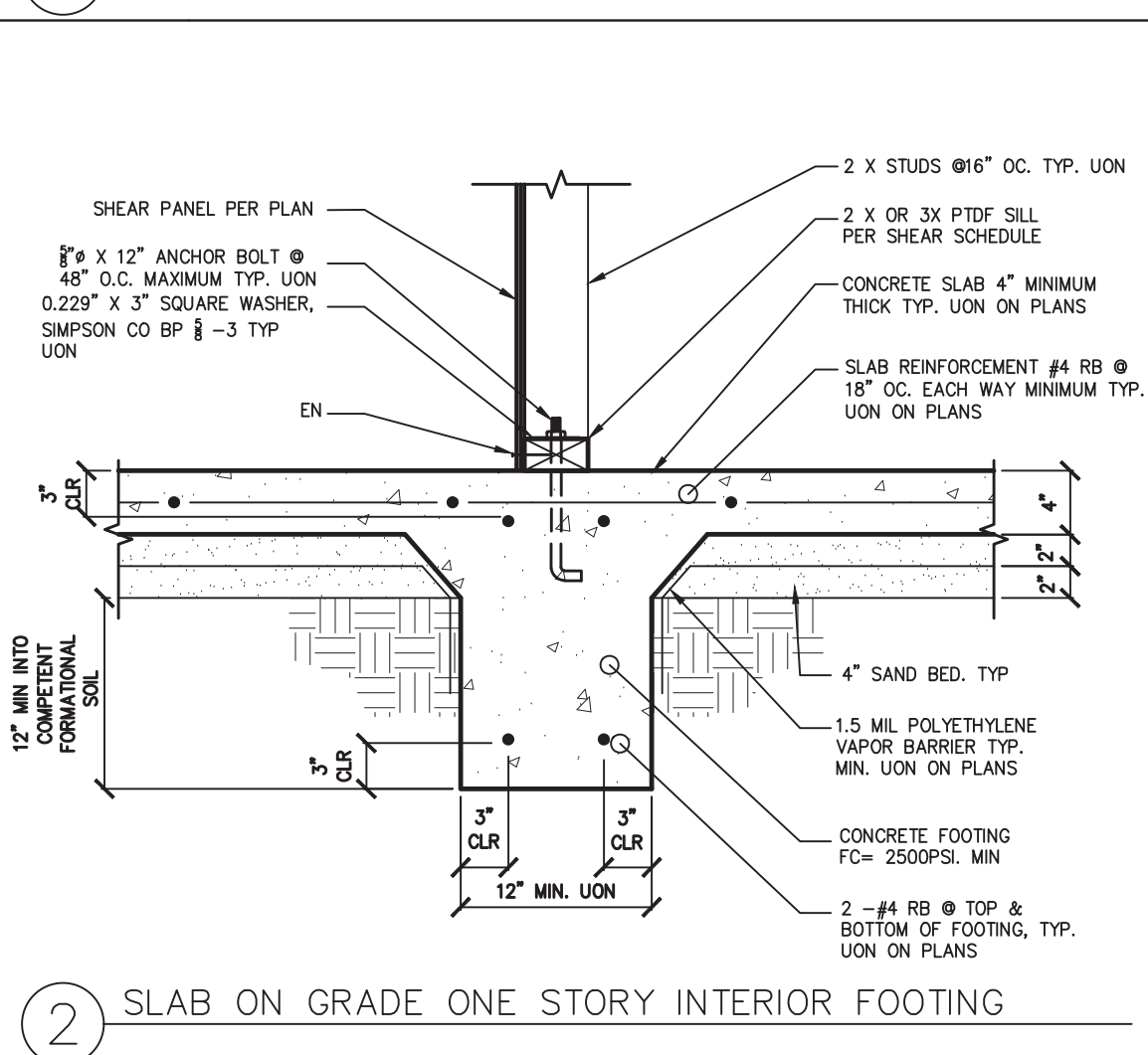
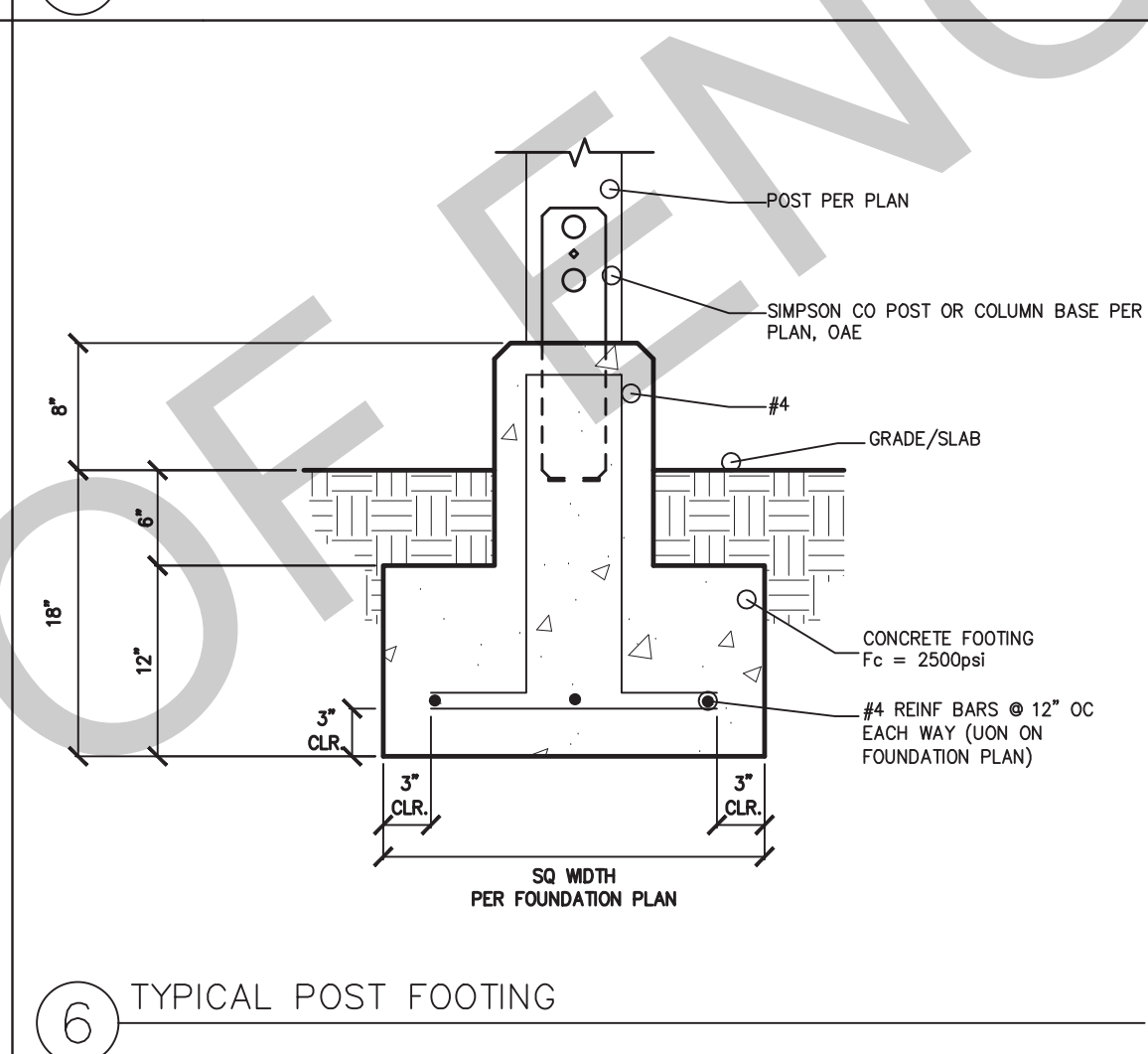
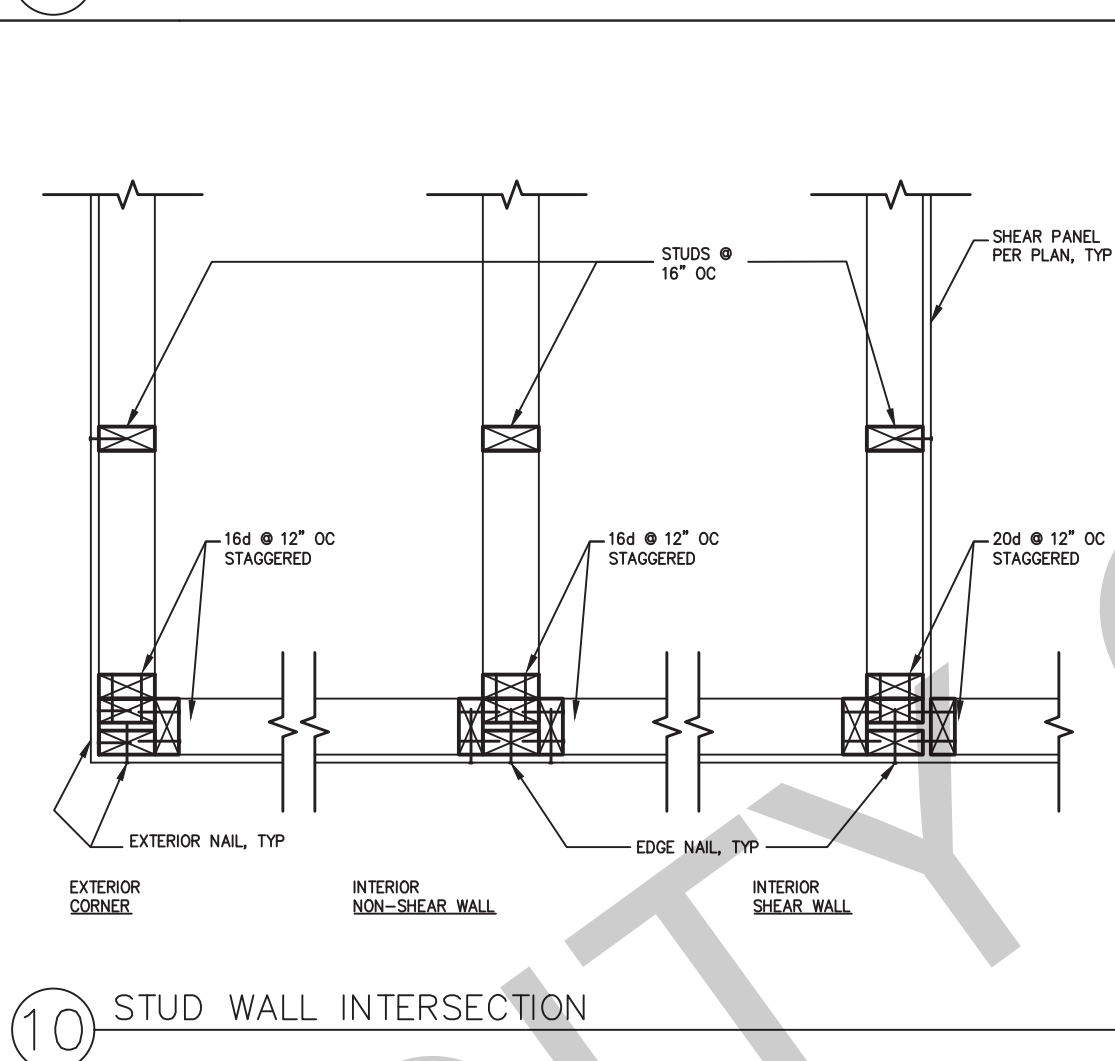
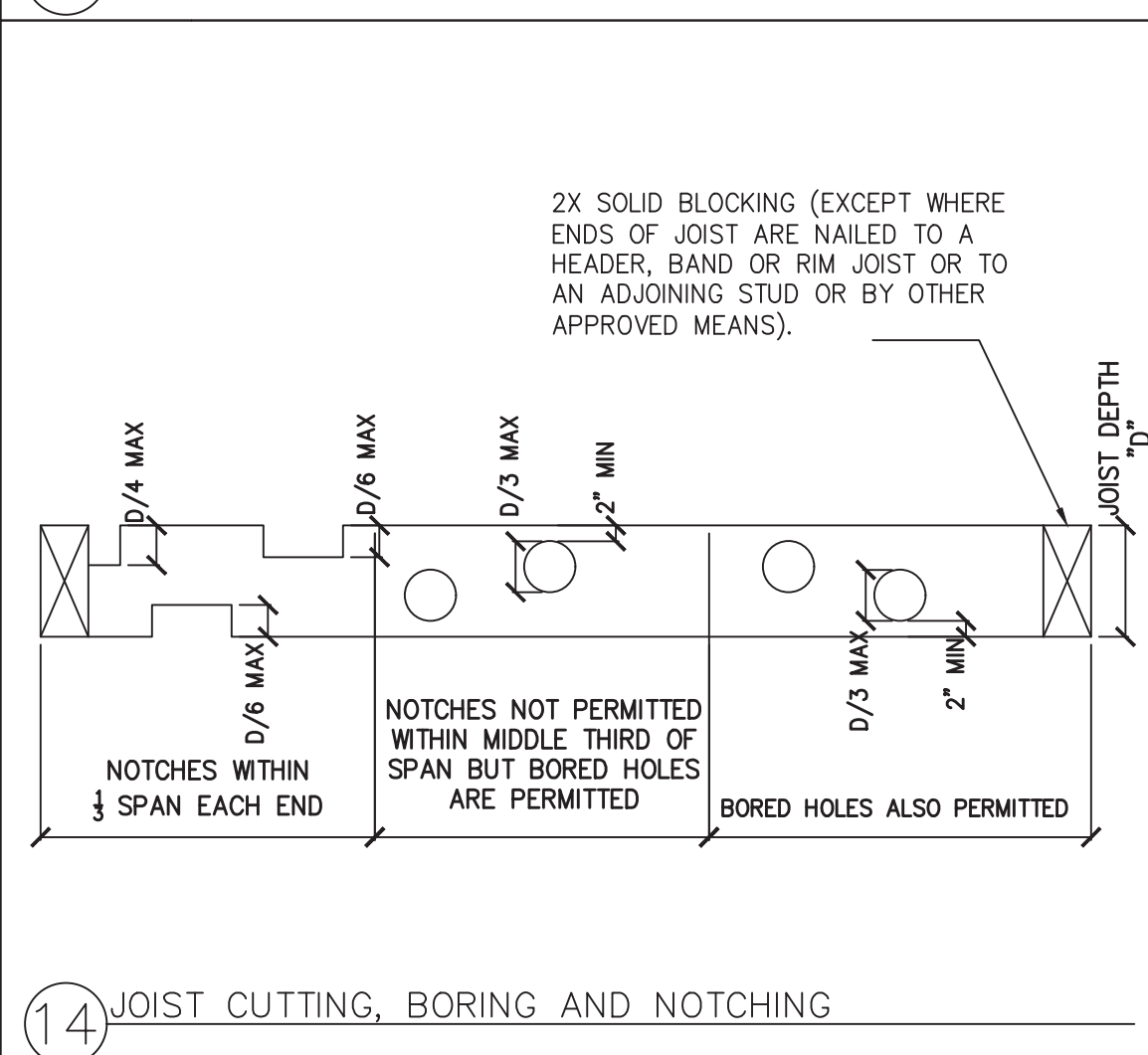
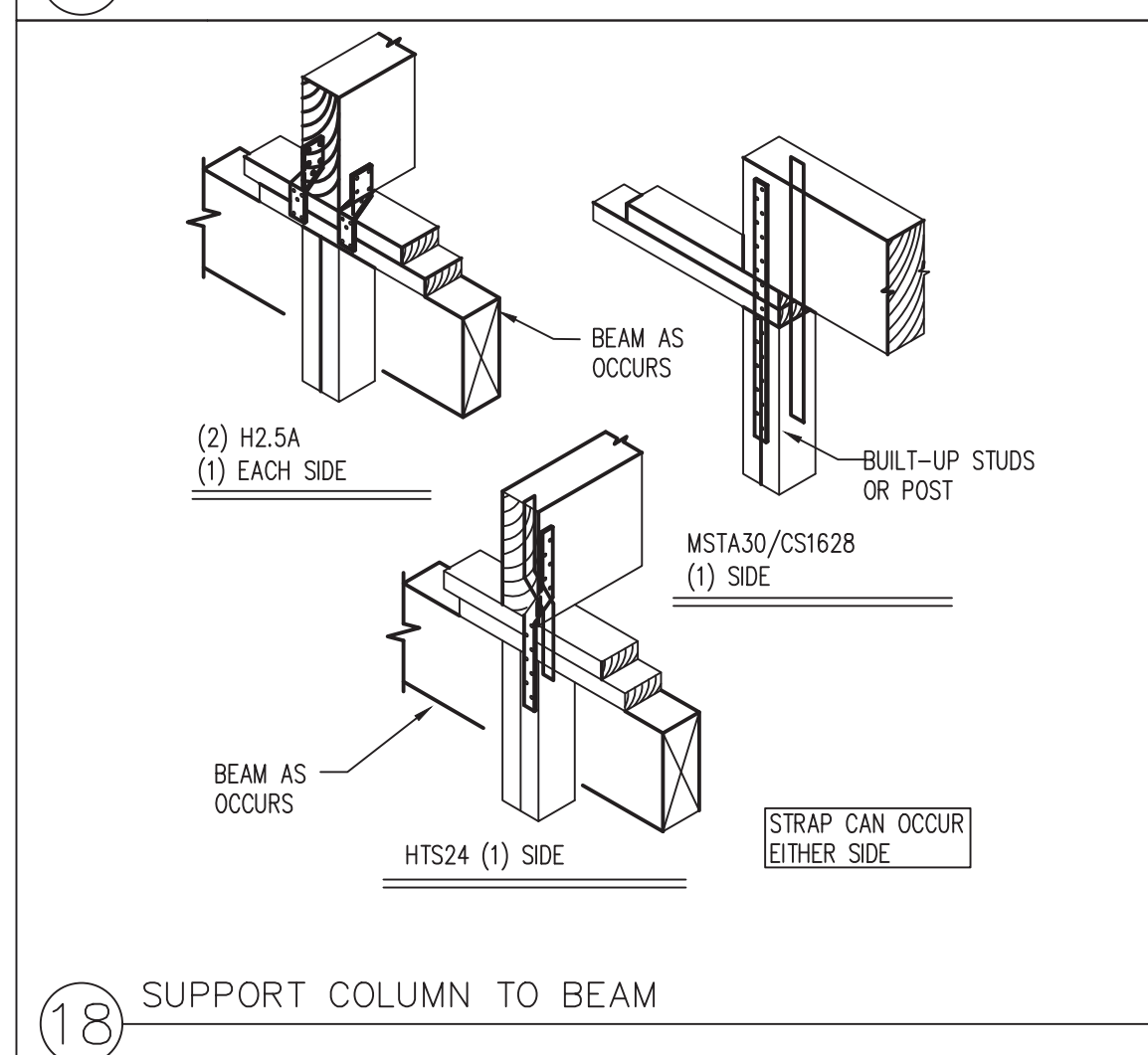
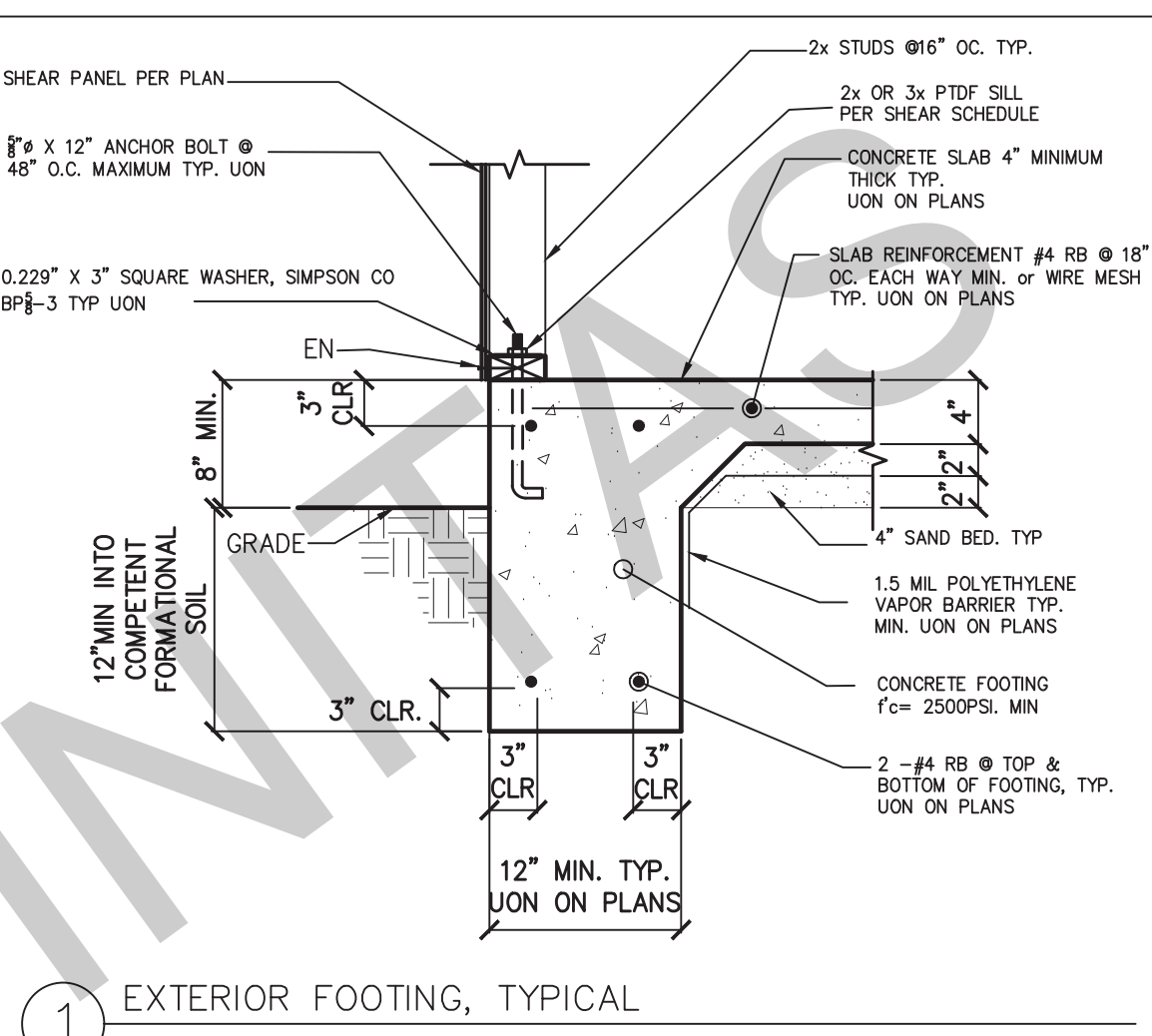
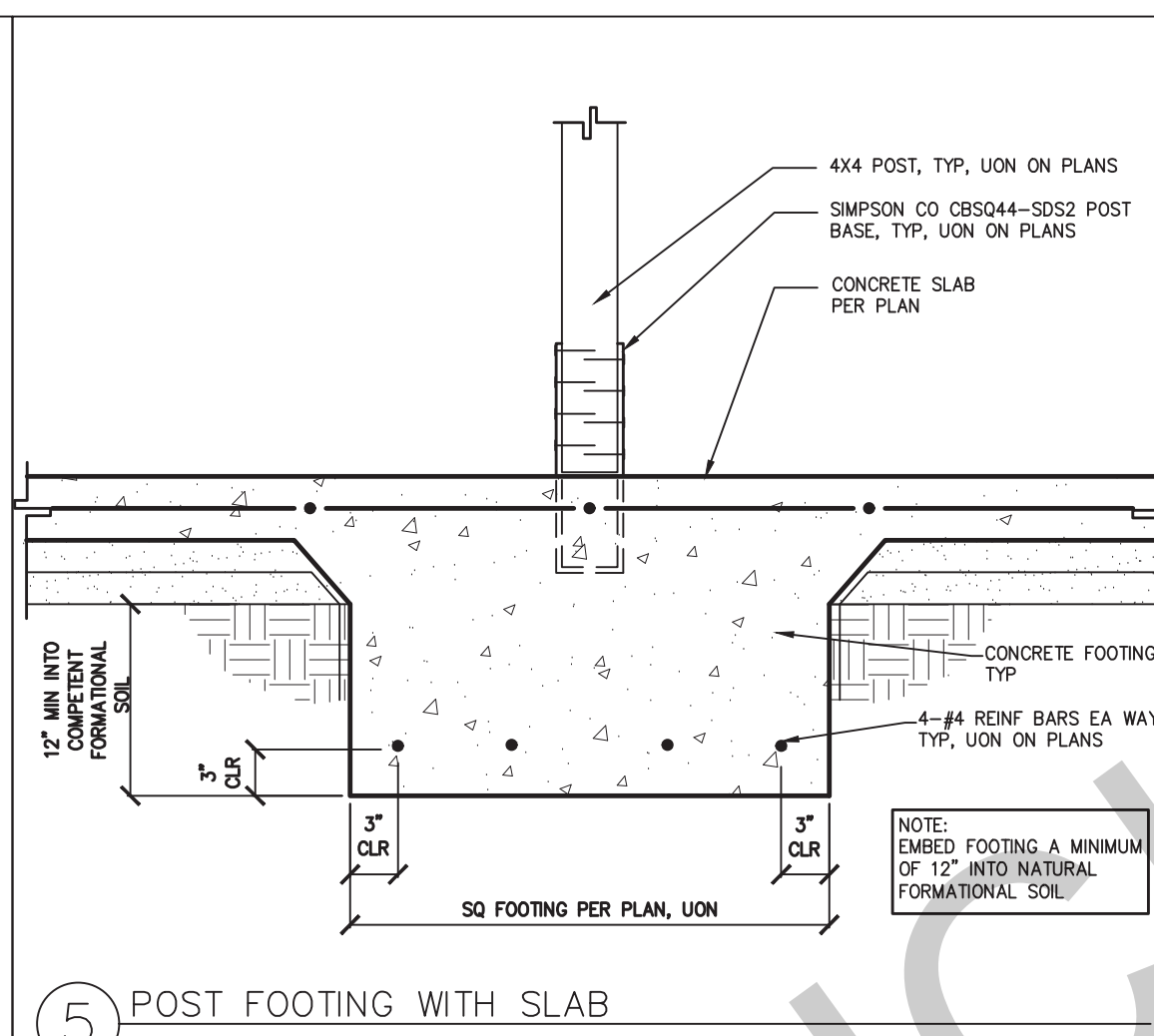
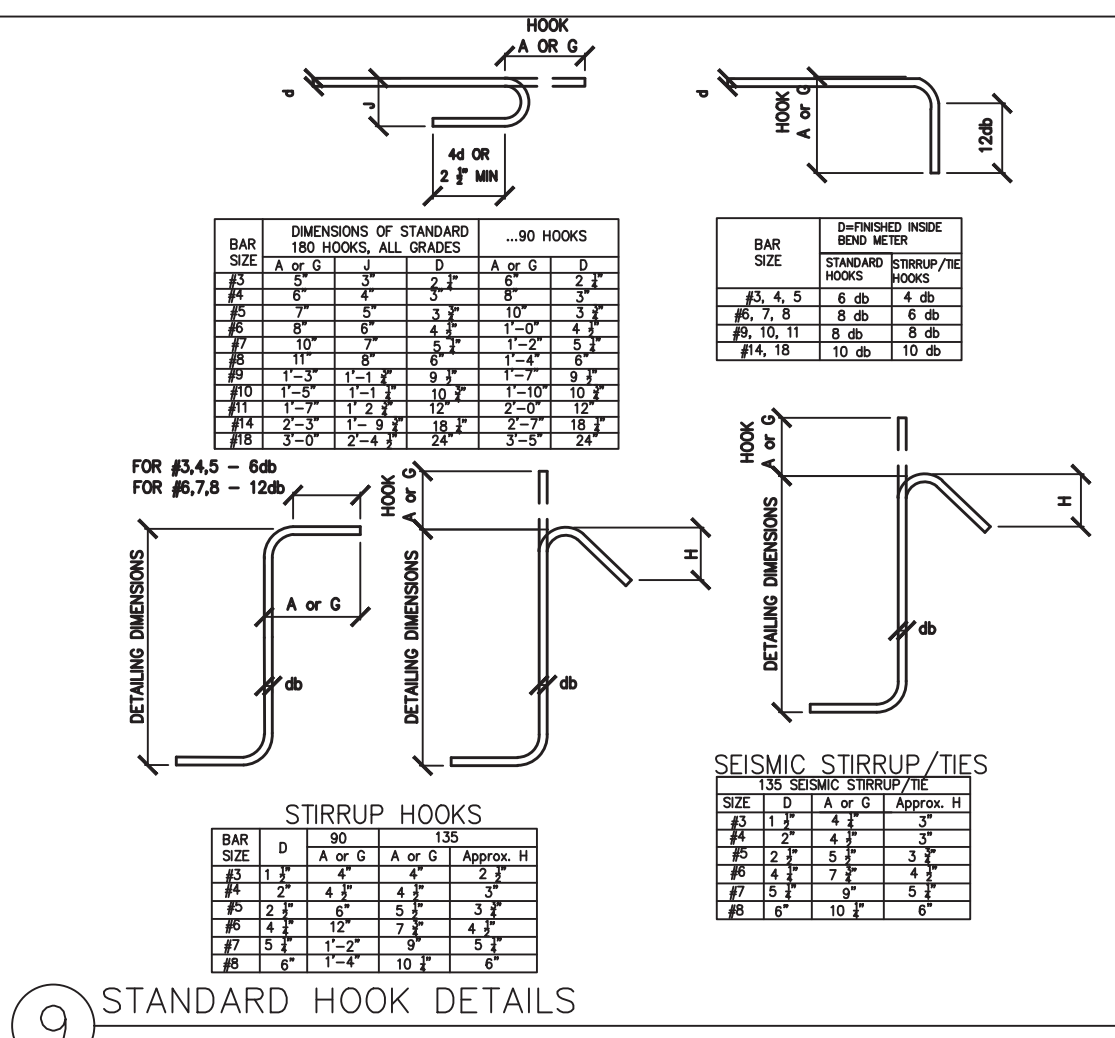
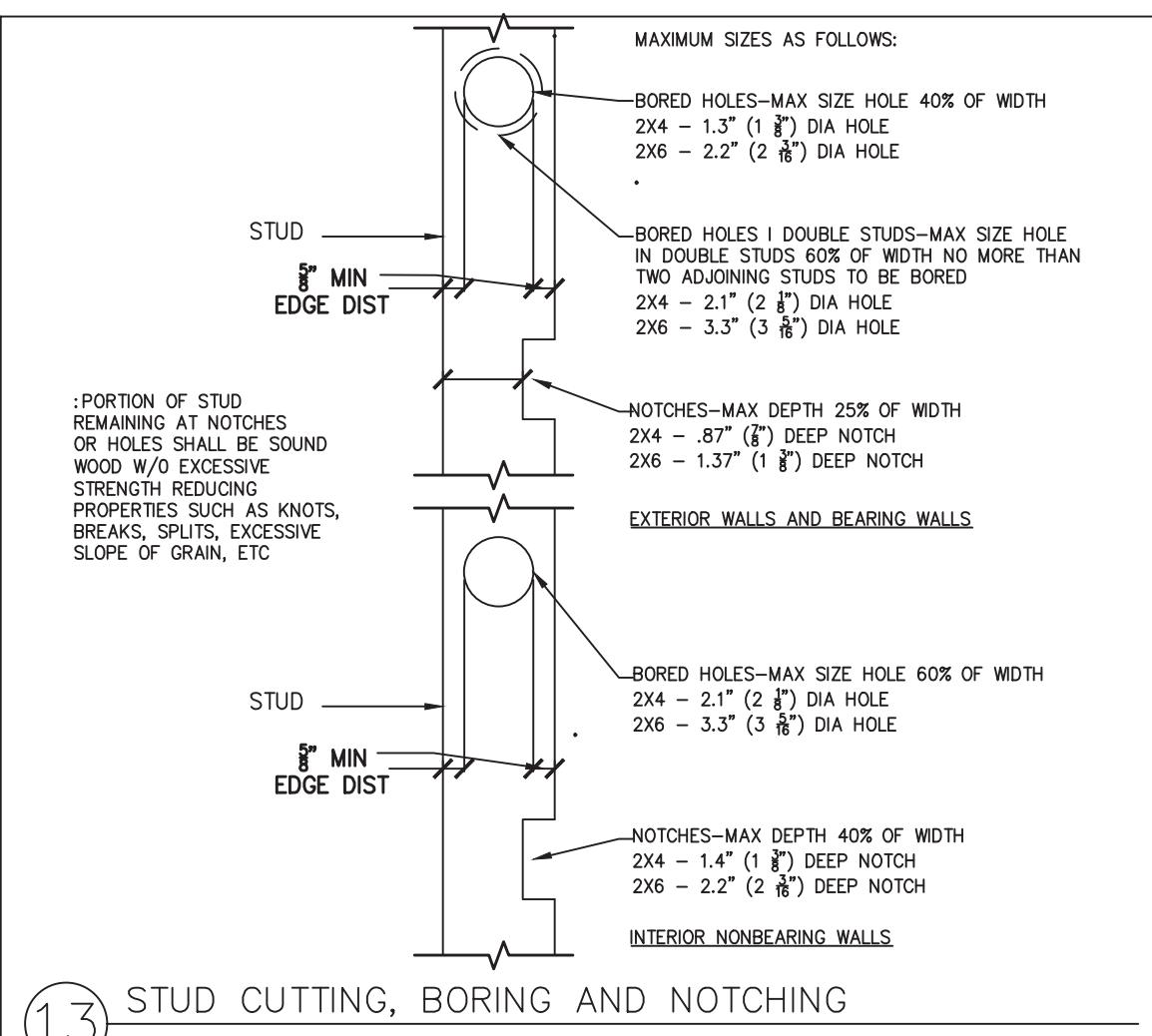
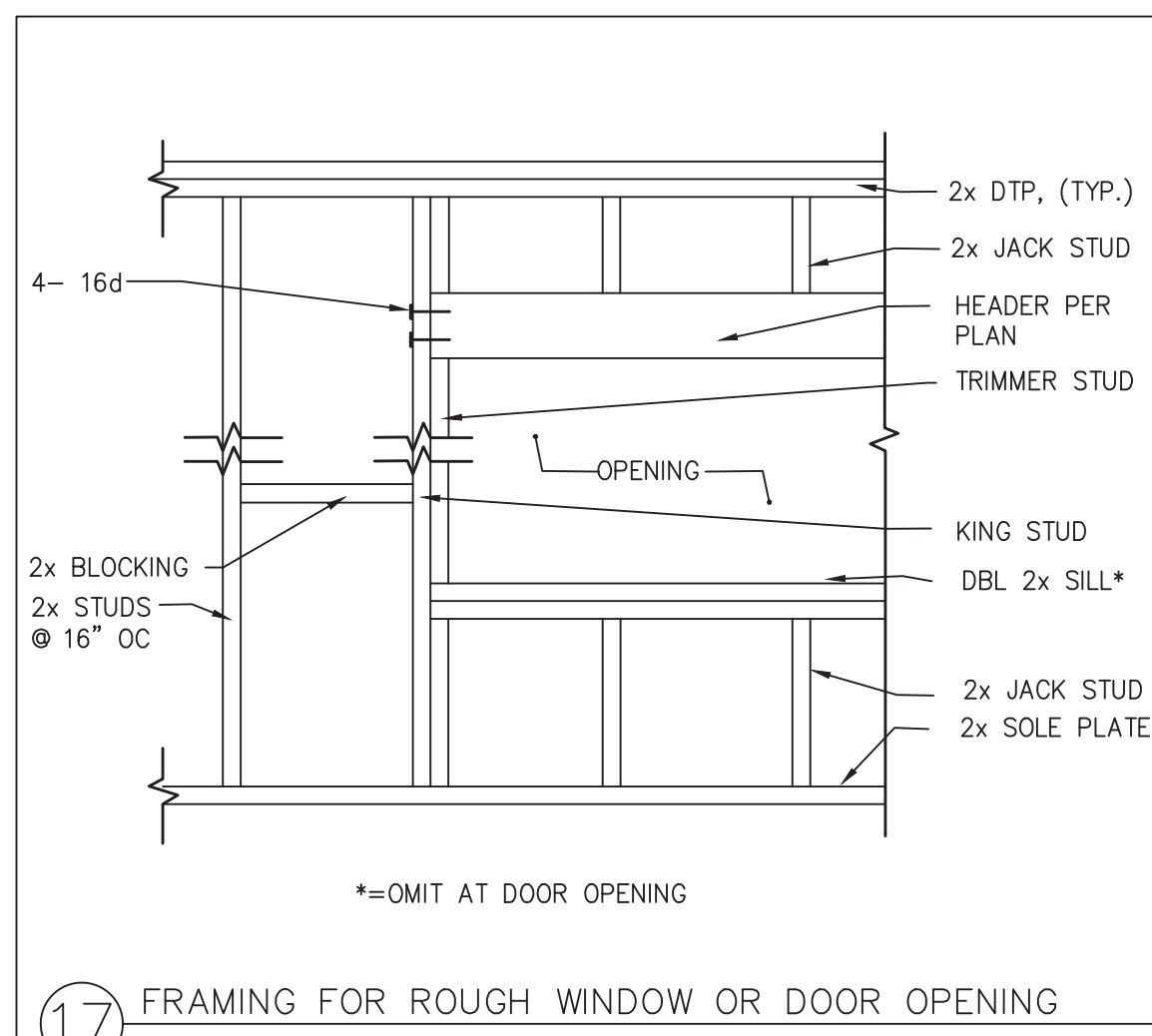
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DESIGN PATH STUDIO
architecture + planning

DESIGNPATHSTUDIO.COM

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project
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City of Encinitas

revisions

description

Structural Details

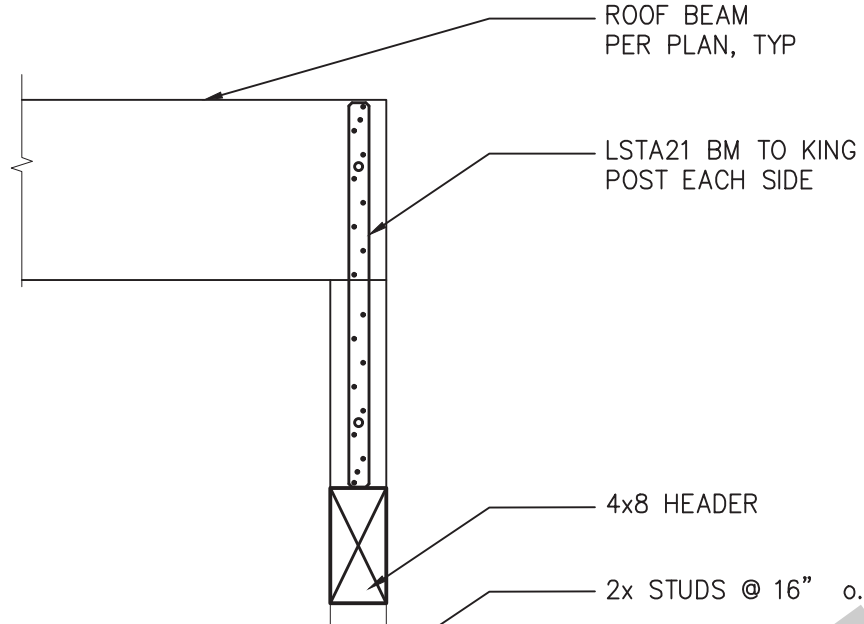
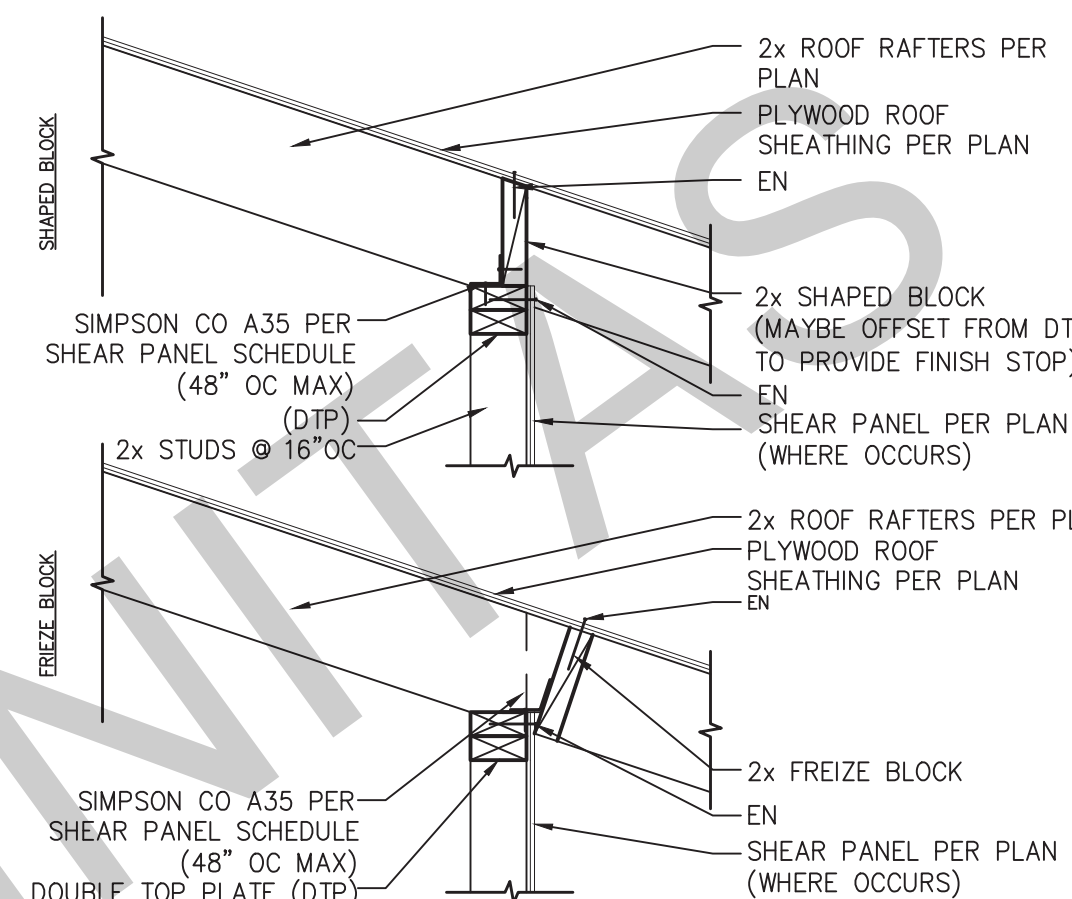
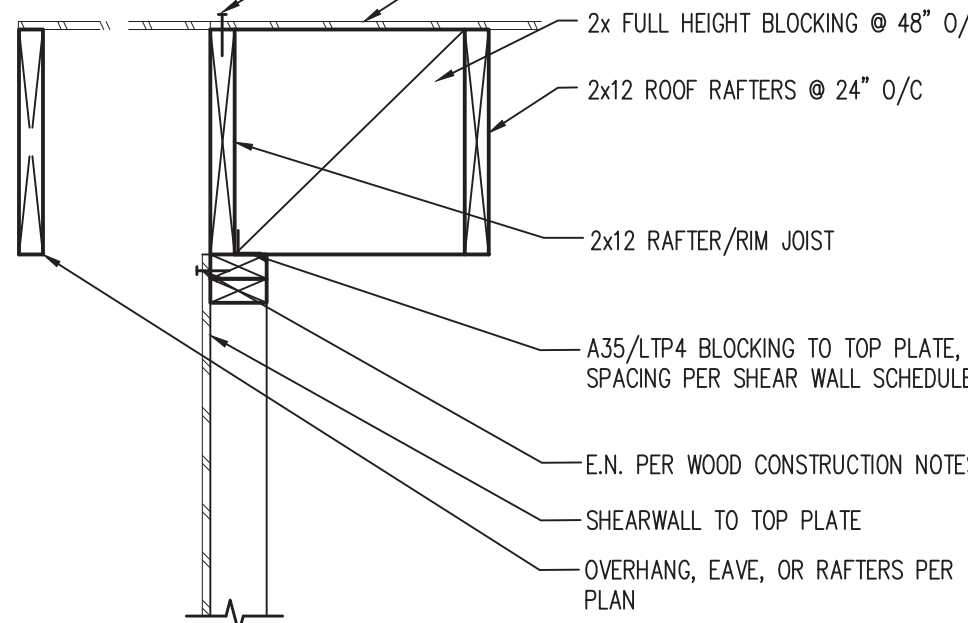
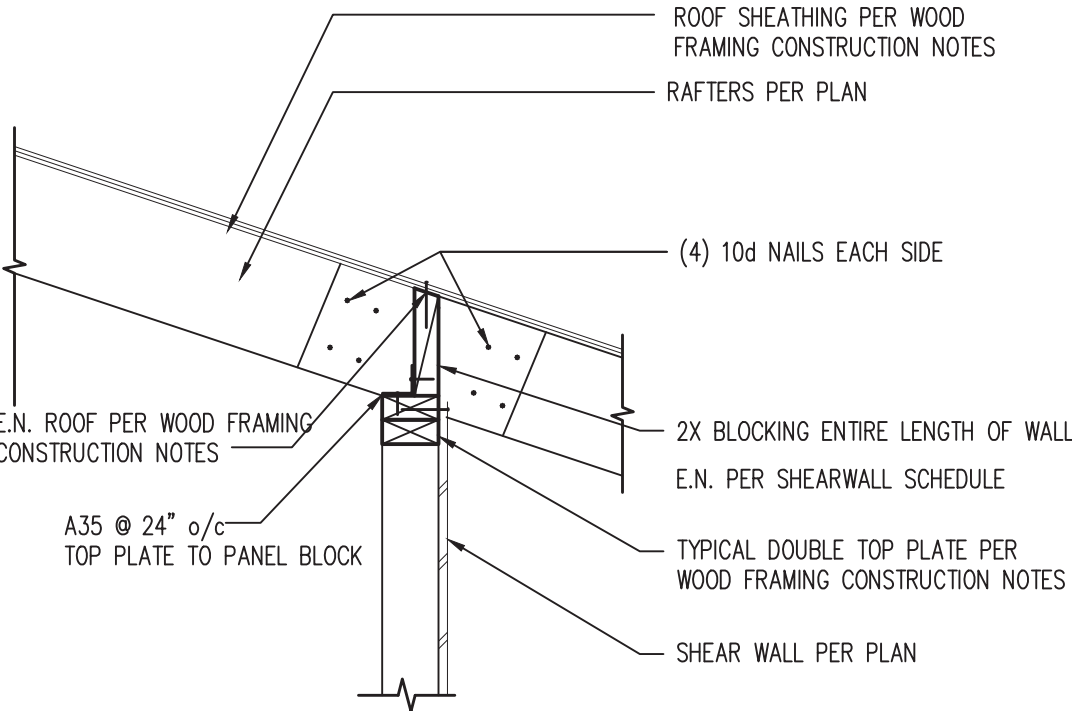
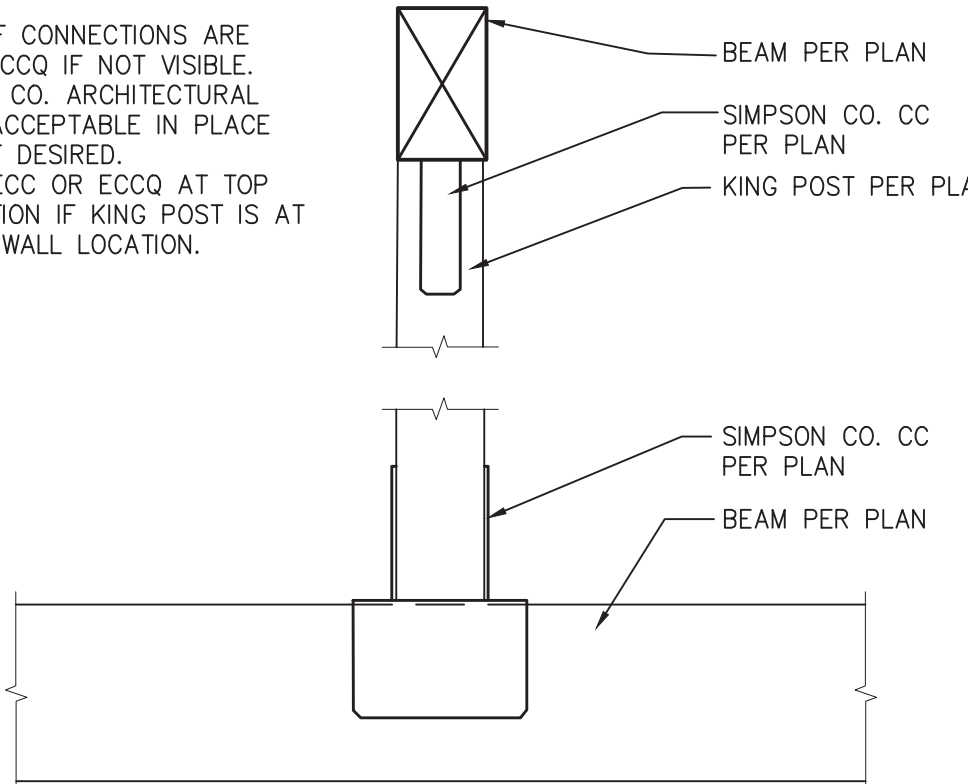
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S3

<div>37</div>	<div>33</div>	<div>29</div>	<div>25</div> <div><p>ROOF BEAM PER PLAN, TYP</p><p>LSTA21 BM TO KING POST EACH SIDE</p><p>4x8 HEADER</p><p>2x STUDS @ 16" o.c.</p></div> <div>KING POST – OPTION B</div>	<div>21</div> <div><p>2x ROOF RAFTERS PER PLAN</p><p>PLYWOOD ROOF SHEATHING PER PLAN</p><p>EN</p><p>2x SHAPED BLOCK (MAYBE OFFSET FROM DTP TO PROVIDE FINISH STOP)</p><p>EN</p><p>SHEAR PANEL PER PLAN (WHERE OCCURS)</p><p>2x STUDS @ 16"OC</p><p>2x ROOF RAFTERS PER PLAN</p><p>PLYWOOD ROOF SHEATHING PER PLAN</p><p>EN</p><p>2x FREEZE BLOCK</p><p>EN</p><p>SHEAR PANEL PER PLAN (WHERE OCCURS)</p><p>SIMPSON CO A35 PER SHEAR PANEL SCHEDULE (48" OC MAX) (DTP)</p><p>DOUBLE TOP PLATE (DTP)</p></div> <div>SHEAR TRANSFER AT EAVE</div>
<div>38</div>	<div>34</div>	<div>30</div>	<div>26</div> <div><p>E.N. ROOF PER WOOD FRAMING CONSTRUCTION NOTES</p><p>ROOF SHEATHING PER WOOD FRAMING CONSTRUCTION NOTES</p><p>2x FULL HEIGHT BLOCKING @ 48" O/C</p><p>2x12 ROOF RAFTERS @ 24" O/C</p><p>2x12 RAFTER/RIM JOIST</p><p>A35/LTP4 BLOCKING TO TOP PLATE, SPACING PER SHEAR WALL SCHEDULE</p><p>E.N. PER WOOD CONSTRUCTION NOTES</p><p>SHEARWALL TO TOP PLATE</p><p>OVERHANG, EAVE, OR RAFTERS PER PLAN</p></div> <div>PARALLEL RAFTERS AT SHEAR WALL</div>	
<div>39</div>	<div>35</div>	<div>31</div>	<div>27</div> <div><p>ROOF SHEATHING PER WOOD FRAMING CONSTRUCTION NOTES</p><p>RAFTERS PER PLAN</p><p>(4) 10d NAILS EACH SIDE</p><p>E.N. ROOF PER WOOD FRAMING CONSTRUCTION NOTES</p><p>2X BLOCKING ENTIRE LENGTH OF WALL</p><p>E.N. PER SHEARWALL SCHEDULE</p><p>TYPICAL DOUBLE TOP PLATE PER WOOD FRAMING CONSTRUCTION NOTES</p><p>A35 @ 24" o/c TOP PLATE TO PANEL BLOCK</p><p>SHEAR WALL PER PLAN</p></div> <div>SHEAR TRANSFER @ INT. BRG WALL AND RAFTER LAP DETAIL</div>	
<div>40</div>	<div>36</div>	<div>32</div>	<div>28</div> <div><p>NOTES: 1. USE IF CONNECTIONS ARE VISIBLE. CCQ IF NOT VISIBLE. SIMPSON CO. ARCHITECTURAL SERIES ACCEPTABLE IN PLACE OF CC IF DESIRED. 2. USE ECC OR ECCQ AT TOP CONNECTION IF KING POST IS AT AN END WALL LOCATION.</p><p>BEAM PER PLAN</p><p>SIMPSON CO. CC PER PLAN</p><p>KING POST PER PLAN</p><p>SIMPSON CO. CC PER PLAN</p><p>BEAM PER PLAN</p></div> <div>KING POST</div>	

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project

PRADU
City of Encinitas

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S4

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sheet no. **T24.1**

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			

Registration Number: 223-P010018670A-000-000-00000000-0000	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 Schema Version: rev 20220901	Report Generated: 2023-02-03 18:19:37

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 Schema Version: rev 20220901	Report Generated: 2023-02-03 18:19:37

5/6/2

2022 Single-Family Residential Mandatory Requirements Summary	
§ 150.0(a)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following. Either ESS-ready interconnection equipment with limited or capacity of 60 amps or more and for or more ESS supplied branch circuits, or a dedicated pathway from the main service to a subpanel that supplies the branch circuits in § 150.0(a), or at least four branch circuits must be identified and have their source calculated at a single panelboard location to be supplied by the ESS, with the circuit supplying the interconnector, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 200 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with a disconnect installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(b)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated undersized 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double-pole circuit breaker permanently marked as "For Future 240V Use."
§ 150.0(c)	Electric Cooktop Ready. Systems using gas or propane cooktops to serve individual dwelling units must include: A dedicated undersized 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double-pole circuit breaker permanently marked as "For Future 240V Use."
§ 150.0(d)	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated undersized 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double-pole circuit breaker permanently marked as "For Future 240V Use."

*Exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY											
Project Name: PRADU 3 Bed(2022)								Date:	2/15/2023		
System Name: Mirasplit ADU-3 Bed								Rev:	035		
ENGINEERING CHECKS		SYSTEM LOAD									
Number of Systems		COIL COOLING PEAK				COIL HTG. PEAK					
		CFM	Sensible	Latent		CFM	Sensible				
Heating System		Total Room Loads									
Output per System		420		6.120		572		10,819			
Total Output (Btu/h)		15,000				Return Vented Lighting					
Output (Btu/h)(ft²)		16.0				Return Air Ducts					
Cooling System		Return Air Ducts				Return Fan					
Output per System		0		0		0		0			
Total Output (Btu/h)		15,000				Supply Fan					
Total Output (Btu/h)		15,000				Supply Air Ducts					
Total Output (Tons)		1.3									
Total Output (Btu/h)(ft²)		16.0									
Total Output (Load)(Tons)		748.0									
TOTAL SYSTEM LOAD		6.120		572		10,819					
Air System		HVAC EQUIPMENT SELECTION									
CFM per System		15,751		840		11,244					
Airflow (cfm)		15,751		840		11,244					
Airflow (cfm)(ft²)		0.52									
Airflow (cfm)(Tons)		0.05									
Outside Air (%)		15,751		840		11,244					
Outside Air (cfm)(ft²)		0.02									
TIME OF SYSTEM PEAK		Aug 3 PM				Jan 7 AM					
Note: Values shown above are all conditions.		HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)									
35 °F		68 °F									
Outside Air		Supply Fan 300 cfm									
68 °F		Heating Coil									
100 °F		ROOM									
68 °F		100 °F									
68 °F		68 °F									
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)		83 / 67 °F									
Outside Air		75 / 62 °F									
75 / 62 °F		Supply Fan 300 cfm									
75 / 62 °F		Cooling Coil									
46.6%		ROOM									
75 / 62 °F		55 / 54 °F									
75 / 62 °F		75 / 62 °F									

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revisions



description

Energy
Calculations

date ## Month 20##

project no. 20##_xxxxxx

drawn by xxx/xxx

sheet no. T24.3