

CITY OF ESCONDIDO PRE-APPROVED ADU - PLAN 3

*FOR PLANNING STAFF ONLY
INITIAL WHEN THIS COLUMN HAS BEEN REVIEWED. STAFF INITIALS: _____

ALL PLAN USERS MUST SUBMIT A COMPLETED
USER LICENSE AGREEMENT AT THE TIME OF
APPLICATION SUBMITTAL. STAFF INITIALS: _____

PROJECT ADDRESS:

(TO BE PROVIDED BY OWNER / APPLICANT)

OWNER / APPLICANT TO PROVIDE THE TITLE REPORT

PROJECT DIRECTORY

(TO BE PROVIDED BY OWNER / APPLICANT)

APPLICANT:	OWNER:
ADDRESS: _____	ADDRESS: _____
PHONE: _____	PHONE: _____
EMAIL: _____	EMAIL: _____
CONTACT: _____	CONTACT: _____

ARCHITECT RRM DESIGN GROUP
ADDRESS: 3765 S Higueria St, Suite 102
SAN LUIS OBISPO, CA 93401
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UTILITIES

OWNER / APPLICANT TO LIST SERVICE PROVIDERS IN SPACES BELOW (SEE SITE PLAN, SHEET AS101 FOR INFORMATION AND LOCATIONS OF ALL UTILITIES)

WATER AND SEWER SERVICE	_____
ELECTRICAL SERVICE	_____
GAS SERVICE	_____
SEWER SERVICE	_____
GARBAGE SERVICE	_____
CABLE SERVICE	_____

WASTE WATER

(SELECTIONS TO BE PROVIDED BY APPLICANT OR OWNER)
THE ADU AND PRIMARY DWELLING UNIT SHALL HAVE SEPARATE, INDEPENDENT WATER SUPPLY AND SANITARY SEWER SYSTEMS.

NOTE: A NEW SEPTIC SYSTEM IS ONLY PERMITTED WHEN NO PUBLIC SEWER IS DEEMED AVAILABLE; A PERCOLATION REPORT AND SEPTIC DESIGN ARE REQ.)
 NO NEW SEPTIC SYSTEM.
 NEW SEPTIC SYSTEM; PROVIDE STAMPED DEH EXHIBIT.

IF NO, SELECT ONE OF THE FOLLOWING:
 NEW SEWER LINES CONNECTED DIRECTLY TO PUBLIC RIGHT OF WAY.
 NEW SEWER LINES BRANCHED OFF EXISTING MAIN LINES ON THE PROPERTY.

NOTE: SEE SITE PLAN CHECKLIST ON AS-101 AND SITEPLAN ON AS-102 FOR MORE INFORMATION AND LOCATIONS.

WATER SUPPLY

(SELECTIONS TO BE PROVIDED BY APPLICANT OR OWNER)
 NEW WATER SUPPLY CONNECTED DIRECTLY TO PUBLIC RIGHT OF WAY.
 NEW WATER SUPPLY BRANCHED OFF EXISTING MAIN LINES ON THE PROPERTY.

NOTE: ADU AND PRIMARY DWELLING UNIT SHALL HAVE SEPARATE, INDEPENDENT WATER SUPPLY. SEE SITE PLAN CHECKLIST ON AS-101 AND SITEPLAN ON AS-102 FOR MORE INFORMATION AND LOCATIONS.

ELECTRICAL PANEL

ELECTRICAL PANEL (SEE PLANS & SITE PLAN FOR LOCATION)
NOTE: SPECIFY IF THE ADU WILL HAVE ITS OWN SEPARATE UTILITY SERVICE INSTALLED OR IF THE ADU WILL BE SUB-FED FROM AN EXISTING ADEQUATE SERVICE. PROVIDE COMPLETE ELECTRICAL LOAD CALCULATIONS FOR REVIEW. IF SUB-FED, PLEASE PROVIDE A SECOND AND SEPARATE LOAD CALCULATION OF THE EXISTING SERVICE TO JUSTIFY IT IS ADEQUATE FOR THE ADDITIONAL LOADS.

(A) NEW ELEC. MAIN PANEL OF 200 AMP WITH 225 AMP MIN. BUSBAR RATING
 (B) A NEW ELEC. SUBPANEL CONNECTS TO THE ELEC. MAIN PANEL OF 220 AMP ON THE PRIMARY HOME WITH A 225 AMP MIN. BUSBAR RATING
 (C) NEW ELEC. MAIN PANEL MIN. 400 AMP DUAL METER AT PRIMARY HOUSE WITH A NEW ELEC. SUB-PANEL AT ADU THAT CONNECTS TO THE MAIN PANEL

HERS QII REQUIRED

SEE SHEET S-103 FOR REQUIRED SPECIAL INSPECTIONS

A REGISTERED DESIGN PROFESSIONAL SHALL COMPLETE THE CITY OF ESCONDIDO STATEMENT OF REQUIRED SPECIAL INSPECTIONS CERTIFICATE (FORM PLG-240) PRIOR TO PERMIT ISSUANCE. IDENTIFY THE TYPE OF WORK REQUIRING SPECIAL INSPECTIONS IN THE PLANS AND THE INDIVIDUALS OR FIRMS RESPONSIBLE FOR THE SPECIAL INSPECTION ELEMENT(S). FOR FURTHER INSTRUCTIONS SEE S-103.

OWNER/APPLICANT HAS COMPLETED SPECIAL INSPECTION FORM

OWNER/APPLICANT SIGNATURE: _____



PROJECT INFORMATION

*FOR BUILDING DEPARTMENT REVIEW, INITIAL WHEN SECTION HAS BEEN REVIEWED

PROJECT SCOPE:
1. CONSTRUCTION OF A NEW DETACHED 1 STORY 842 SF ACCESSORY DWELLING UNIT WITH 2 BEDROOMS AND 1 BATH.
2. ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

AREA:	SQUARE FOOTAGE:	CONDITIONED?
PLAN 3	851 SF	CONDITIONED
PLAN 3 FRONT PORCH	85 SF	UNCONDITIONED

BUILDING INFORMATION:

NUMBER OF STORIES: 1	OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB	SPRINKLERED: (SEE FIRE SPRINKLER SECTION ON THIS SHEET)
ZONING: _____	_____
MAX HEIGHT ALLOWED: _____	PROPOSED HEIGHT: 14' - 5"

SITE INFORMATION:

APN: _____	LAND USE: _____
LOT SIZE (SQ FT): _____	EXISTING USE: _____
_____	PROPOSED USE: _____

LOT COVERAGE	SETBACKS	MIN. REQUIRED:	PROPOSED:
PRIMARY BUILDING SF: _____	FRONT: _____	_____	_____
ACCESSORY STRUCTURE(S) SF: _____	REAR: 4' - 0"	_____	_____
_____	SIDES: 4' - 0"	_____	_____
LOT COVERAGE SF: _____	BETWEEN STRUCTURES: _____	_____	_____
FLOOR AREA RATIO: _____	_____	_____	_____

SETBACK RESTRICTIONS - FIRE RATINGS:

IS THE ADU 5' - 0" OR LESS TO ANY PROPERTY LINE AND/OR IS THE ADU 10' - 0" OR LESS FROM ANY ADJACENT BUILDING OR STRUCTURE?

NO
 YES; IF YES, FIRE RATED WALL & PROJECTIONS REQUIRED PER 2022 CRC SECTION R302.1. FIRE RATED WALL DETAIL: 42/A-901
IF YES, FIREBLOCKING IS REQUIRED IN PROJECTIONS, RAKES AND EAVES. SEE DETAILS: 31/A-905, 32/A-905, 41/A-906, 42/A-906

ENERGY COMPLIANCE	CARSTAIRS ENERGY
PREPARED BY: _____	JULY 22, 2024
DATE PREPARED: _____	24-07222
JOB NUMBER: _____	_____

DEFERRED SUBMITTAL(S) (TO BE PROVIDED BY APPLICANT OR OWNER, CITY OF ESCONDIDO TO CHECK OFF BOXES WHEN COMPLETE)

TRUSS CALCULATIONS STAFF INITIALS: _____

FIRE SPRINKLER (IF APPLICABLE, SEE FIRE SPRINKLERS SECTION.)

PHOTOVOLTAIC SYSTEM (PV) (DEFERRED SUBMITTAL)

PV NOT REQUIRED PER CALIFORNIA ENERGY CODE SECTION 150.1(C)14 EXCEPTION 2: NO PV SYSTEM IS REQ. WHEN THE MINIMUM PV SYSTEM SIZE IS LESS THAN 1.8KW(DC)

SOLAR READY REQUIREMENTS SHALL BE IMPLEMENTED. FOR MORE INFORMATION SEE "SOLAR READY NOTES" ON SHEET G-101.

OWNER / APPLICANT TO PROVIDE THE WASTE RECYCLE FORM FILLED OUT AND SIGNED PRIOR TO ISSUANCE. THE OWNER/APPLICANT/CONTRACTOR/PERSON DOING THE WORK IS REQUIRED TO RECYCLE 75% OF ALL PROJECT CONSTRUCTION AND DEMOLITION DEBRIS.

UTILITY, GRADING, & DRAINAGE

(PLANS TO BE PROVIDED BY OTHERS)

IS GRADING NECESSARY TO CREATE PAD AND FOUNDATION?

NO YES IF YES, A CIVIL ENGINEER WILL BE REQUIRED TO PROVIDE PLANS.

HERS QII REQUIRED

HERS VCHP: HERS RATER WILL NEED TO FOLLOW THE VERIFICATION AND TESTING PROTOCOL FOR THE VARIABLE CAPACITY HEAT PUMP CREDIT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, VERIFIED REFRIGERANT CHARGE, VERIFIED MINIMUM HSPF AND EER/SEER, AND CAPACITY; DUCTLESS INDOOR UNITS AND THE COMPONENTS ARE WITHIN THE CONDITIONED ENVELOPE; AND AIRFLOW PROVIDED TO ALL HABITABLE SPACES (BEDROOMS AND LIVING SPACE).

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE OF THIS COMPUTER ANALYSIS. REGISTERED CF2RS AND CF3RS ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY.

- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD TABLE 150.0-G160
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT2 (SC3.4.5)
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)
- BATHROOM, KITCHEN, AND WHOLE HOUSE VENTILATION

OWNER/APPLICANT SIGNATURE:

ADDITIONAL INFORMATION:

- ANY PROPOSED ENERGY STORAGE SYSTEM (ESS) SHALL FOLLOW SINGLE-FAMILY RESIDENTIAL MANDATORY REQ. SUMMARY SECTION 150.0(s) AND WILL REQUIRE A SEPARATE PERMIT TO BE PULLED BY APPLICANT.
- VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND R43) (PER TITLE 24).
- THIS PLAN IS INTENDED FOR FLAT LOTS (SLOPING LESS THAN 10° ACROSS THE LONGEST BUILDING DIMENSION), WITHOUT HIGHLY EXPANSIVE OR LIQUEFIABLE SOILS. WHERE THE MAIN DWELLING UNIT IS SUPPORTED IN SHALLOW FOOTINGS WITH SLABS ON GRADE CONSTRUCTION. IF THE PROJECT SITE DEVIATES FROM ANY OF THE ABOVE MENTIONED QUALITIES, AS DETERMINED BY THE BUILDING OFFICIAL, THERE PRE-APPROVED ADU FOUNDATION PLANS AND DETAILS ARE NOT APPLICABLE.
- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

WILDLAND-URBAN INTERFACE FIRE AREA

- PORTIONS OF THE CITY OF ESCONDIDO ARE LOCATED IN WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA (AS DEFINED BY CBC 701A).
a. AREA DEFINED BY STATE AS A "FIRE HAZARD SEVERITY ZONE" (FHSZ).
b. AREA DESIGNATED BY ENFORCING AGENCY TO BE AT A SIGNIFICANT RISK FROM WILDFIRES.
- MORE INFORMATION ABOUT FIRE HAZARD SEVERITY ZONES, BUILDING MATERIALS LISTINGS, AND WUI REQUIREMENTS CAN BE FOUND ON THE OFFICE OF THE STATE FIRE MARSHAL WEBSITE (HTTPS://OSFM.FIRE.CA.GOV). SEE SHEET G-102 FOR MORE INFORMATION & MAP REFERENCE.
- AN ADU WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE CBC 701A.
- THIS PROTOTYPE PLAN PROVIDES DESIGNS THAT COMPLY WITH THE PROVISIONS REQUIRED BY THE CBC 701A.

FIRE HAZARD SEVERITY ZONE LEVEL:

(TO BE PROVIDED BY APPLICANT OR OWNER, CITY OF ESCONDIDO TO VERIFY)
 MODERATE HIGH VERY HIGH

- IN ANY OF THE ABOVE SEVERITY ZONES, ALL OPTIONS AND DETAILS ARE REQUIRED TO FOLLOW CBC 701A. SEE ITEMS LISTED WITH "WUI DESIGNATION. IN ACCORDANCE WITH THE CFC SECTION 4904, STRUCTURES LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE & MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. FIRE/FUEL BREAKS SHALL BE SHOWN ON THE GRADING, MAP, AND BUILDING PLANS.

REQUIRED W.U.I. DETAILS

STAFF INITIALS: _____

- ROOF DETAILS: 31/A-905 32/A-905 41/A-906 42/A-906
- VENTS: 54/A-905 54/A-906
- EXTERIOR WALL COVERINGS, SEE DOCUMENT: PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)
- EXTERIOR WINDOWS: "WINDOW GENERAL NOTE #2" ON FLOOR PLANS SHEET
- EXTERIOR DOORS: "DOOR GENERAL NOTE #7" ON FLOOR PLANS SHEET

NOTE: SEE FOR SHEET G-102 "WILD-URBAN INTERFACE" NOTES AND "CAL FIRE SEVERITY MAP" FOR MORE INFORMATION

VICINITY MAP

(TO BE PROVIDED BY OWNER OR APPLICANT)

FIRE SPRINKLERS

(TO BE PROVIDED BY OWNER / APPLICANT)

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?
 NO; THEREFORE, THE PROPOSED ADU IS NOT REQUIRED TO BE SPRINKLERED
 YES; THEREFORE, THE PROPOSED ADU IS REQUIRED TO BE SPRINKLERED

FIRE SPRINKLERS NOTES:

WHEN SPRINKLERS REQUIRED PER "PRE-APPROVED ADU PLANS APPLICATION FORM"

- DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.
- SECTION 903.3.1.3 NFPA 13D SPRINKLER SYSTEMS AUTOMATIC FIRE SPRINKLER SYSTEMS INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3.
- SECTION 903.2.8 GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.
- SECTION 903.2.8.1 GROUP R-3 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3 SHALL BE PERMITTED IN GROUP R-3 OCCUPANCIES.
- LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS. A MINIMUM 1 INCH WATER SHALL BE INSTALLED.
- A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
- A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING SHALL BE TESTED.

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Grand total: 39

USER LICENSE AGREEMENT

OWNER/APPLICANT TO SIGN & SUBMIT SEPERATE SUPPORTING DOCUMENT "USER LICENSE AGREEMENT" IN ADDITION TO SIGNING THIS USER AGREEMENT BELOW:

BY USING THESE PERMIT READY ACCESSORY DWELLING UNIT CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE, HOLD HARMLESS, AND INDEMNIFY THE CITY OF ESCONDIDO, ITS ELECTED OFFICIALS AND EMPLOYEES, FIRM DESIGN GROUP, AND THE ARCHITECT OR ENGINEER WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS.

THE PLANS ATTACHED HERE ARE APPROVED FOR ONLY USE IN CITY OF ESCONDIDO. NO DEVIATIONS, ALTERATIONS, OR OPTIONS BEYOND THOSE SPECIFICALLY INDICATED IN THE PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL BY THE ISSUING JURISDICTION AND CHIEF BUILDING OFFICIAL. ANY UNAPPROVED PLAN MODIFICATIONS MAY BE DEVELOPED THROUGH FIRM DESIGN GROUP AND THE APPROVING JURISDICTION IF REQUIRED. THIS SET OF PLANS SHALL NOT BE USED FOR A PUBLIC HOUSING PROJECT.

SIGNATURE _____ DATE _____

OPTION SELECTIONS (ALL STYLES)

*OWNER/APPLICANT REQ. TO SELECT ONE OPTION FOR ALL OF THE FOLLOWING AND MARK THROUGH NON-APPLICABLE OPTIONS & VIEWS THROUGHOUT SET:

*OWNER/APPLICANT REQ. TO COMPLETE COLOR AND MATERIALS REVIEW FORM AND MARK THROUGH PLANNING FOR REVIEW AT TIME OF APPLICATION.

ROOF STYLE

- (A) GABLE ROOF, SEE: 1/A3-121
 (B) HIP ROOF, SEE: 1/A3-122

ROOF MATERIAL

- (A) ASPHALT SHINGLE, SEE OPTION SELECTION HANDOUT
MANUFACTURER: _____
PRODUCT NAME: _____
LISTING REPORT #: _____
- (B) CLAY "S" TILE, SEE OPTION SELECTION HANDOUT
MANUFACTURER: _____
PRODUCT NAME: _____
LISTING REPORT #: _____

ROOF UNDERLAYMENT

- (A) ROOF UNDERLAYMENT, SEE OPTION SELECTION HANDOUT
MANUFACTURER: _____
PRODUCT NAME: _____
LISTING REPORT #: _____

COVERED FRONT PORCH OPTION

- (A) YES
 (B) NO, SEE VIEW: 3/A3-101

OPTIONAL SHOWER

- (A) YES, SEE VIEW: 2/A3-101
 (B) NO

STACKED WASHER DRYER WITH LARGER CLOSET

- (A) YES, SEE VIEW: 4/A3-101
 (B) NO

OPTIONAL DOORS & WINDOWS (STRIKE THROUGH THE WINDOW AND DOOR TAGS OF THE OPENINGS THAT WILL NOT BE USED ON THE PLANS)

- (A) YES; INDICATE ON DOOR & WINDOW SCHEDULES AND INDICATE ON PLANS
 (B) NO; DOORS & WINDOWS IN PRIMARY VIEWS TO REMAIN 5/A3-101

WATER HEATER

- (A) NORTHWEST ENERGY EFFICIENCY ALLIANCE (NEEA) RATED HEAT PUMP WATER HEATER, SPECIFIC BRAND/MODEL MUST BE INSTALLED (PER TITLE 24).
 (B) ALTERNATIVE WATER HEATER WITH STIPULATION THAT NEW T24 ENERGY REPORT IS PROVIDED. MFR. & MODEL: _____

WALL & CEILING MATERIALS & COMPOSITION SELECTIONS OPTIONS

- (A) IMPROVED SOUND INSULATION
 (B) IMPROVED MOISTURE & MOLD & MILDEW-RESISTANT PERFORMANCE
 (C) BOTH (A) & (B)
 (D) NONE

STYLE SELECTION

*DISCLAIMER: STYLE SELECTION ONLY APPLIES TO ADUS IN OEN. *OWNER OR APPLICANT TO SELECT (1) OF THE FOLLOWING STYLES AND REFER TO CORRESPONDING HANDOUT: "OEN ADU STYLE ADAPTATION GUIDE" FOR MORE INFORMATION

PERIOD REVIVAL/PROVINCIAL

CRAFTSMAN AND CALIFORNIA BUNGALOW

MEDITERRANEAN

COLONIAL REVIVAL

QUEEN ANNE

ITALIANATE



THESE PLANS ARE PROVIDED BY THE CITY OF ESCONDIDO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

AGENCY

CITY OF ESCONDIDO
<https://www.escondido.gov/>

ESCONDIDO CITY HALL
201 NORTH BROADWAY
ESCONDIDO CA, 92025

(760) 839-4880

AGENCY

CITY OF ESCONDIDO
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ESCONDIDO CITY HALL
201 NORTH BROADWAY
ESCONDIDO CA, 92025

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ESCONDIDO PRE-APPROVED ADU

CITY OF ESCONDIDO

TITLE SHEET - PLAN 3

DATE

10/08/2024

SHEET

G-003

FLOOR PLAN NOTES

- WEATHER BARRIERS.**
 - NOT FEWER THAN ONE LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS CONTINUOUS FROM TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
 - PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER BATH VAINITY MIRRORS AND GARAGE DOOR.
- DOMESTIC RANGE** VENTILATION DUCTS SHALL HAVE SMOOTH INTERIOR SURFACES. (2022 CMC 504.3)
- CLOTHES DRYER** MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" W/ TWO 90° ELBOWS. THIS SHALL BE 2" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. DIA. 4". SMOOTH, METAL DUCT (2022 CMC 504.4)
- ALL MANUFACTURED EQUIPMENT** SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS. ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOULD BE ON SITE FOR INSPECTIONS.
- SHOWERS AND TUB-SHOWER COMBINATIONS:** CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (2022 CPC 417.0)
- WET-ROOM GLAZING.** PROVIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, SAUNAS, STEAM ROOMS, HOT TUBS & SIMILAR USES WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60-INCHES ABOVE A STANDING SURFACE. (2022 CPC R308.4.5)
- HEATING AND AIR-CONDITIONING SYSTEM DESIGN** SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
- WATER CLOSETS.**
 - CLEARANCES: 24" MIN. FRONT, 30" MIN COMPARTMENT WIDTH
 - PROVIDE A MIN 3 SF WINDOW, 12" OF WHICH SHALL BE OPENABLE OR AN EXHAUST FAN 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS. DIRECT VENT TO OUTSIDE WITH BACKDRAFT DAMPER. (2022 CPC R303.3)
 - NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARD A112.19.2, H & S CODE, SECTION 1792.1.3(B).
- BATH ACCESSORIES:** PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKING FOR TOILET PAPER HOLDER AND TOWEL BARS.
- WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM** PER ASHRAE STANDARD 62.2. PROVIDE THE INSPECTOR WITH THE FOLLOWING INFORMATION AT OR BEFORE THE TIME OF INSPECTION:
 - CALCULATIONS FOR REQUIRED VENTING RATES.
 - CALCULATION ADJUSTMENTS FOR INTERMITTENT SYSTEMS IF APPLICABLE.
 - DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER TABLE 2.1
 - TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05 FORM.
 - FANS SHALL BE A MAXIMUM OF 1 SONE.
 - FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.
- ATTIC ACCESS:**
 - WHERE REQUIRED, PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE (2022 CPC R807.1)
 - BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30-INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
 - THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED NOT OVER 20 FEET FROM THE EQUIPMENT. (2022 CPC R807.1)
 - IN AN ATTIC, PROVIDE LIGHT AND SWITCH, AND ALL NECESSARY ELECTRICAL PROVIDE UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT AND ITS CONTROLS. ALSO PROVIDE UNOBSTRUCTED WORK SPACE IN FRONT OF EQUIPMENT 30" DEPTH MINIMUM. PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE OR AN APPROVED DRAIN FOR EXHAUST AIR CONDITIONING.
 - PROVIDE A 120V RECEPTACLE AND A LIGHT NEAR THE EQUIPMENT WITH LIGHT SWITCH LOCATED AT THE ATTIC ACCESS.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A SURFACE SUCH THAT THE SURFACE FINISHES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER 2022 CPC, SECTION R307.2.

PLUMBING NOTES

- CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS.
- DOMESTIC WATER (WITHIN BUILDING); COPPER OR PEX PIPE OR APPROVED EQUAL.
- AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO EACH FIXTURE.
- DILECTRIC UNIONS "F.P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.
- WHEN "OPTIONAL" SOFT-WATER LOOP INSTALLED, PROVIDE WITH 2 GATE VALVES
- WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION.
- WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE)
- SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 CGBSC SECTION 4.303
- WATER HEATER** (REFER TO BUILDING ENERGY ANALYSIS REPORT):
 - ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (2022 CPC 609.12.1)
 - PIPES UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES. (2022 CPC 609.12.2)
 - PIPES GREATER THAN 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES. (2022 CPC 609.12.2)
 - EXCEPTIONS:**
 - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. (2022 CPC 609.12.2)
 - HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED. (2022 CPC 609.12.2)
- PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL RANGE OF CALIBRATED DRIVING PRESSURE IN ADDITION TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2" MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
- COMBUSTION AIR PER MANUFACTURER REQUIREMENTS.
- CLEARANCES PER MANUFACTURER REQUIREMENTS.
- PLUMBING INSULATION** PER 2022 CMC 150.0 (J) AND CBC 609.11
 - DOMESTIC HOT WATER PIPING SHALL BE INSULATED.
 - HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER.
 - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION.
 - HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED.
- SERVICE WATER HEATING SYSTEMS PIPING TO INCLUDE:
 - RECIRCULATING SYSTEM PIPING, INCLUDING THE SUPPLY AND RETURN PIPING TO THE WATER HEATER.
 - THE FIRST 8 FEET OF OUTLET PIPING, INCLUDING PIPING BETWEEN A STORAGE TANK AND A HEAT TRAP, FOR A NON-RECIRCULATING STORAGE SYSTEM.
 - PIPES THAT ARE EXTERNALLY HEATED. SHALL BE INSULATED AS FOLLOWS:
 - UP TO 1" PIPE DIAMETER: INSULATE 1.0 MIN THICKNESS OR R77 RATING PER CENCLC TABLE 120.3A
- EXCEPTIONS:**
 - FACTORY-INSTALLED PIPING WITHIN SPACE-CONDITIONING EQUIPMENT CERTIFIED UNDER SECTION 110.1 OR 110.2.

PLUMBING NOTES CONTINUED.

- PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. METAL PIPING THAT ENETRATES METAL FRAMING SHALL USE GRAMMETS, FLUGS, WAX BUSH, OR OTHER INSULATING MATERIAL TO ASSURE THAT NO CONTACT IS MADE WITH THE METAL FRAMING.
 - PIPING INSTALLED IN INTERIOR OR EXTERIOR WALLS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION IF ALL OF THE REQUIREMENTS ARE MET FOR COMPLIANCE WITH QUALITY INSULATION INSTALLATION (QI) AS SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RA3.5.
 - PIPING SURROUNDED WITH A MINIMUM OF 1 INCH OF WALL INSULATION, 2 INCHES OF CRAWLSPACE INSULATION, OR 4 INCHES OF ATTIC INSULATION SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION.
- INSULATION PROTECTION.** PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. PROTECTION SHALL, AT MINIMUM, INCLUDE THE FOLLOWING (2022 SECTION 120.3(B)).
 - PIPE INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED BY A COVER SUITABLE FOR OUTDOOR SERVICE. THE COVER SHALL BE WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE USED TO PROVIDE THIS PROTECTION.
 - PIPE INSULATION COVERING CHILLING COILS AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE SHALL INCLUDE, OR BE PROTECTED BY, A CLASS I OR CLASS II VAPOR RETARDER. ALL PENETRATIONS AND JOINTS SHALL BE SEALED.
 - PIPE INSULATION BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NONRUSHABLE CASING OR SLEEVE.
- PIPE INSULATION TO TITLE 24 - MANDATORY MEASURES - "SPACE CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES"
 - STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE INSTALLATION. SEE TITLE-24 FOR WATER HEATER REQUIREMENTS.
 - ALL HOSE BIBBS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES.
 - PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3.
 - WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE. PER (2022 CPC 505.2) THE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN LINE WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. PER (2022 608.5 CPC)
 - PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTACHMENTS, POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB TYPE VACUUM BREAKER, OR A PREVENTER, A NONREMOVABLE HOSE BIBB TYPE VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF DRAINING FROST PROTECTIVE VALVE WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED.

ELECTRICAL NOTES

- CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
- ELECTRICAL SYSTEMS SHALL BE PROVIDED PER NEC ARTICLE 250-81.
- ALL MATERIALS TO BE UL Labeled.
- METER: "SQUARE D", 120 VOLT/7 240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
- ELECTRICAL PANEL: FLUSH MOUNT, 30" CLEARANCE. SEE COVER SHEET FOR SELECTION. SEE SITE PLAN FOR ELECTRICAL PANEL LOCATION.
- CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
- ALL LUMINAIRES SHALL COMPLY WITH 2022 CENC SECTION 150.0 (K) AND TABLE 150.0-A AS REFERENCED IN ENERGY NOTES. LUMINAIRE REQUIREMENTS SHEET G-101.
- ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERTOPS, AND AT WET BAR SINKS SHALL HAVE GROUND-Fault CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC Art. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTABLES.
- ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20- AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (2022 CEC 210.11(C))
- THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
- CEILING-SUSPENDED (PADDL) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 314.27(C) (2022 CEC 422.18).
- ALL LUMINAIRES, LAMPHOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6)
- ALL 120-VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A GFCI-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A)).
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTABLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTABLES. EXCEPTIONS: (1) RECEPTABLES MORE THAN 56" ABOVE THE FLOOR, (2) RECEPTABLES PART OF A LUMINAIRE OR APPLIANCE, (3) SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.10, AND (4) NON-GROUNDING RECEPTABLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2)(A).
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HD LIGHTING CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 kHz.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MIN. 3 FT CLR TO HVAC SUCTION OR RETURN AIR REGISTERS.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
- EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTS (2022 CMC 150.0(I)(2)).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA PER 2022 CEC, ARTICLE 210.11 (C)(1). THE CIRCUITS SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 210.52(B).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLETS REQUIRED BY 2022 CEC, ARTICLE 210.52 (F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 201.11(C)(2).
- ELECTRICAL RECEPTABLE OUTLET, SWITCH AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR (PER CRC R327.1.2).
- DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. THE DOORBELL BUTTON SHALL BE INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48" MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. (PER CRC R327.1.4).

ENERGY NOTES

- THE BUILDER MUST PROVIDE NEW HOMEOWNERS WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINAIRES.

LUMINAIRE REQUIREMENTS (2022 Cenc 150.0(I)(1).

- LUMINAIRE EFFICACY.** ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0-A.
- EXCEPT: INTEGRATED DEVICE LIGHTING, LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VAINITY MIRRORS AND GARAGE DOOR OPENERS, NAVIGATION LIGHTING, SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS, CABINET LIGHTING, LIGHTING INTERNAL TO DRAWERS, CABINETRY AND LINEN CLOSETS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER.**

THE FOLLOWING HIGH EFFICACY LIGHT SOURCES PER TABLE 150.0-A:

- THE FOLLOWING LIGHT SOURCES, OTHER THAN THOSE INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES, ARE NOT REQUIRED TO COMPLY WITH REFERENCE JOINT APPENDIX JAB:
 - LED LIGHT SOURCES INSTALLED OUTDOORS.
 - INSEPARABLE SOLID STATE LIGHTING (SSL) LUMINAIRES CONTAINING COLORED LIGHT SOURCES THAT ARE INSTALLED TO PROVIDE DECORATIVE LIGHTING.
 - PIN-BASED LINEAR FLUORESCENT OR COMPACT FLUORESCENT LIGHT SOURCES USING ELECTRONIC BALLASTS.
 - HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCES INCLUDING WAX-START METAL HALIDE AND HIGH PRESSURE SODIUM LIGHT SOURCES.
 - LUMINAIRES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND INDUCTION LAMP.
 - CEILING FAN LIGHT KITS SUBJECT TO FEDERAL APPLIANCE REQUIREMENTS.
- THE FOLLOWING LIGHT SOURCES ARE ONLY CONSIDERED TO BE HIGH EFFICACY IF THEY ARE CERTIFIED TO THE COMMISSION AS HIGH EFFICACY LIGHT SOURCES IN ACCORDANCE WITH REFERENCE JOINT APPENDIX JAB AND MARKED AS REQUIRED BY JAB:
 - ALL LIGHT SOURCES INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES. NOTE THAT CEILING RECESSED DOWNLIGHT LUMINAIRES SHALL NOT HAVE SCREW BASES REGARDLESS OF LAMP TYPE AS DESCRIBED IN SECTION 150.0(K)(C).
 - ANY LIGHT SOURCE NOT OTHERWISE LISTED.

B. SCREW-BASED LUMINAIRES.

- SCREW-BASED LUMINAIRES, SCREW-BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB.

C. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.

- LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

- SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
- HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALLS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND

- BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND

- MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.

EXCEPT: RECESSED LUMINAIRES MARKED FOR USE IN FIRE-RATED CEILING AREALS OR EXTRUDED INTO CEILING SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.

D. LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES.

- LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JAB ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.

E. BLANK ELECTRICAL BOXES.

- THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACUANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.

INDOOR LIGHTING CONTROLS (2022 Cenc 150.0(I)(2).

- LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.

EXCEPT: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.

- NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACUANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(I).

LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.

C. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISENSE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(K)(2) IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS AS SPECIFIED IN SECTION 150.0(K)(2A).

D. AUTOMATIC-OFF CONTROLS.

- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACUANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.

- FOR LIGHTING INTERNAL TO DRAWERS AND CABINETRY WITH OPAQUE FRONTS OR DOORS, CONTROLS THAT TURN THE LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED SHALL BE PROVIDED.

E. DIMMING CONTROLS.

- LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN.

FORWARD PHASE: CUIT DIMMERS CONTROLLING LED LIGHT SOURCES IN THESE SPACES SHALL COMPLY WITH NEMA SSL 7A.

EXCEPT: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL. LUMINAIRES CONNECTED TO A CIRCUIT WITH CONTROLLED LIGHTING POWER LESS THAN 20 WATTS OR CONTROLLED BY AN OCCUPANCY OR VACUANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY, NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS, AND LIGHTING INTERNAL TO DRAWERS AND CABINETRY WITH OPAQUE FRONTS OR DOORS OR WITH AUTOMATIC-OFF CONTROLS.

F. INDEPENDENT CONTROLS.

- INTEGRATED LIGHTING OF EXHAUST FANS SHALL MAINTAIN A MIN. 3 FT CLR TO HVAC SUCTION OR RETURN AIR REGISTERS.

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP.

ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.

EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTS (2022 CMC 150.0(I)(2)).

RESIDENTIAL OUTDOOR LIGHTING (2022 Cenc 150.0(I)(3).

- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS PROVIDED IN RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:

A. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER STRUCTURE SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM I OR ITEM II:

- CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS I OR II BELOW; AND

- CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR

- CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL. NOTE: CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.

- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION (2022 Cenc 110.7).

- ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE (2022 Cenc 150.0(I)(2)).

ENERGY STORAGE READINESS

- ENERGY STORAGE SYSTEM (ESS) REQUIREMENTS:**
 - IN SINGLE-FAMILY RESIDENTIAL BUILDINGS THAT INCLUDE ONE OR TWO DWELLINGS, EACH DWELLING UNIT SHALL BE PROVIDED WITH DEDICATED RACEWAYS, DESIGNATED BRANCH CIRCUITS AND ISOLATION DEVICES FOR ENERGY STORAGE SYSTEMS AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0(S). ADDITIONALLY, THE PANELBOARDS SHALL BE PROVIDED WITH THE MINIMUM BUSBAR RATINGS AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0(S). (2022 CEC SECTION 706.10)

CALIFORNIA ENERGY CODE SECTION 150.0(S)

- AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
 - ESS READER INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
 - A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S) (2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKUP LOAD CIRCUITS."
- A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY ACCESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
- THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

MECHANICAL NOTES

- CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACNA, NFPA AND LOCAL REQUIREMENTS.
- DUCTWORK: SMACNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD 490A. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LEAKS. DUCTS SHOWN AS INSULATED SHALL BE INSULATED PER THE UMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES; DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
- GRILLES AND REGISTERS, DIFFUSERS, ETC. SUBJECT TO OWNER'S APPROVAL. "CARNES" OR EQUAL FANS. DIRECTLY VENTED TO OUTSIDE. BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V, TITLE 24 C.A.C.).
- LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN PER CMC 504.3.2.2. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DEVICE IS REQUIRED. DRYER EXHAUST DUCT THROUGH VENTILATIONS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 705 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER 2022 CMC, SECTION 504.2.2.3. SEE NOTE BELOW.
- BATHROOM EXHAUST FANS (BATHROOM APPLIES TO ROOMS CONTAINING TUBS, SHOWER, OR TUB-SHOWER COMBINATION) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING (2022 CGBSC SEC. 4.506.1):
 - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN 3' FROM OPENINGS.
 - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 90 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
 - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT IN)
- BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE (2022 CMC TABLE 403.7).
- KITCHEN EXHAUST FANS SHALL PROVIDE MINIMUM 100 CFM EXHAUST RATE (2022 CMC TABLE 403.7).

SOLAR READY NOTES

SOLAR READY REQUIREMENTS PER Cenc 110.10(b) THROUGH 110.10(i).

SOLAR ZONE:

- MINIMUM AREA.** THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND OTHER REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REGULATIONS ADOPTED BY A LOCAL JURISDICTION.
- THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH OR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET OR NO LESS THAN 160 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 SQUARE FEET.
- SINGLE FAMILY RESIDENCES.** THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 250 SQUARE FEET.

EXCEPTION 1 TO SECTION 110.10(B)(1A): SINGLE FAMILY RESIDENCES WITH A PERMANENTLY INSTALLED DOMESTIC SOLAR WATER-HEATING SYSTEM MEETING THE INSTALLATION CRITERIA SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RA4 AND WITH A MINIMUM SOLAR SAVINGS FRACTION OF 0.50.

EXCEPTION 5 TO SECTION 110.10(B)(1A): SINGLE FAMILY RESIDENCES HAVING A SOLAR ZONE TOTAL AREA NO LESS THAN 150 SQUARE FEET AND WHERE ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS AND COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.

EXCEPTION 6 TO SECTION 110.10(B)(1A): SINGLE-FAMILY RESIDENCES MEETING THE FOLLOWING CONDITIONS:

- ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS THAT COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.

B. COMPLY WITH ONE OF THE FOLLOWING MEASURES:

- INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR® PROGRAM REQUIREMENTS WITH A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS, A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR, OR AN SAE J1772 LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE OR EV CHARGER) WITH A MINIMUM OF 40 AMPERES; OR

- INSTALL A HOME AUTOMATION SYSTEM CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLIANCES AND LIGHTING OF THE DWELLING AND RESPONDING TO DEMAND RESPONSE SIGNALS; OR

- INSTALL ALTERNATIVE PLUMBING PIPING TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER AND ALL SHOWERS AND BATHTUBS TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES; OR

- INSTALL A RAINWATER CATCHMENT SYSTEM DESIGNED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER FLOWING FROM AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA.

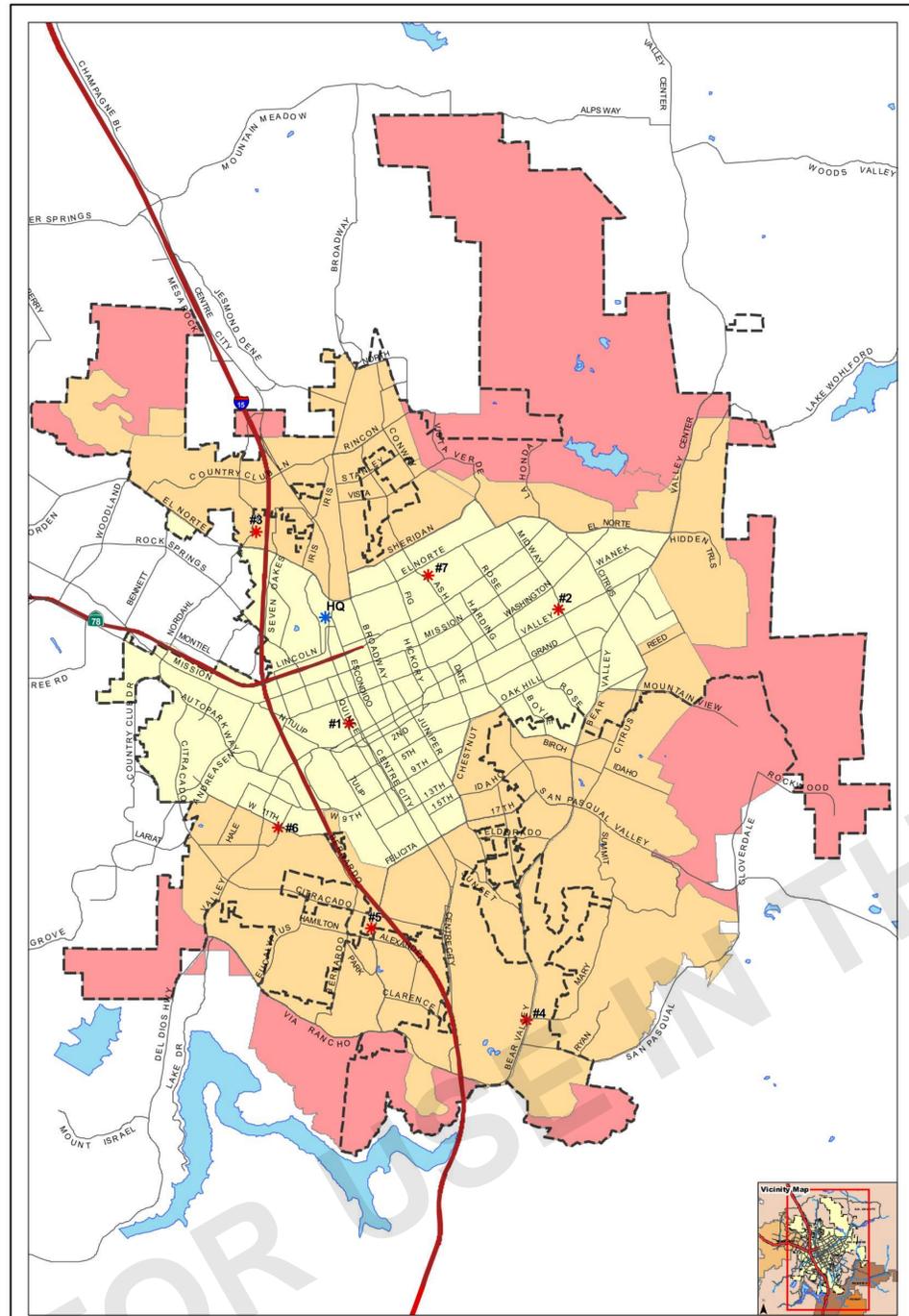
PROJECT GENERAL NOTES

- APPLICABLE CODES AND STANDARDS:
 - 2022 CALIFORNIA RESIDENTIAL CODE AND STANDARDS.
 - 2022 CALIFORNIA PLUMBING CODE AND STANDARDS.
 - 2022 CALIFORNIA MECHANICAL CODE AND STANDARDS.
<

CAL FIRE FIRE SEVERITY MAP

DISCLAIMER: MAP IS FOR GENERAL REFERENCE ONLY. TO ACQUIRE ACCURATE INFORMATION FOR FIRE HAZARD SEVERITY IN SITE SPECIFIC LOCATION, REFER TO THE CITY OF ESCONDIDO.

PER CBC 702A - FIRE HAZARD SEVERITY ZONES DEFINED AS: GEOGRAPHICAL AREAS DESIGNATED PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODES SECTIONS 4201 THROUGH 4204 AND CLASSIFIED AS VERY HIGH, HIGH OR MODERATE IN STATE RESPONSIBILITY AREAS OR AS LOCAL RESPONSIBILITY AREAS IN VERY HIGH FIRE HAZARD SEVERITY ZONES DESIGNATED PURSUANT TO CALIFORNIA GOVERNMENT CODE, SECTIONS 51175 THROUGH 51189. SEE CALIFORNIA FIRE CODE CHAPTER 49, THE CALIFORNIA CODE OF REGULATIONS, TITLE 14, SECTION 1280, ENTITLES THE MAPS OF THESE GEOGRAPHICAL AREAS AS "MAPS OF THE FIRE HAZARD SEVERITY ZONES IN THE STATE RESPONSIBILITY AREA OF CALIFORNIA."



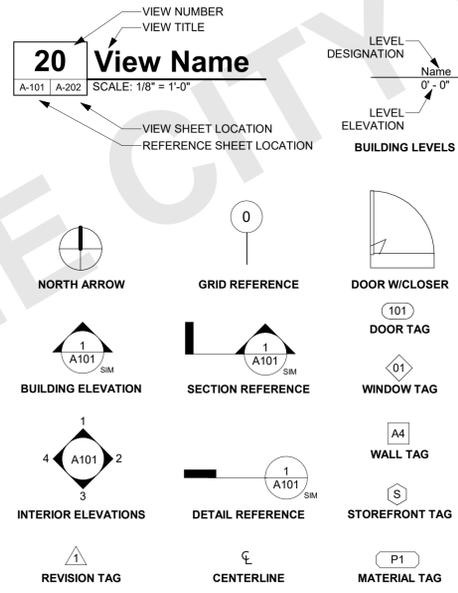
WILDLAND-URBAN INTERFACE

- ROOF COVERING SHALL COMPLY WITH 2022 CRC R337.5.2 UNDERLAYMENT SHALL BE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED.
- ROOF VALLEYS SHALL COMPLY WITH 2022 CRC R337.5.3. VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAGE GALVANIZED SHEET CORROSIVE RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
- ROOF GUTTERS SHALL COMPLY WITH 2022 CRC R337.5.4. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
- VENTILATION OPENINGS SHALL COMPLY WITH 2022 CRC R337.6 - VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS, OR OTHER DEVICES. REFER TO SECTIONS R337.6.1 THROUGH R337.6.3 FOR ADDITIONAL INFORMATION.
- EXTERIOR COVERINGS SHALL COMPLY WITH 2022 CRC R337.7 EXTERIOR WALL COVERINGS OR WALL ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: BE OF NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER EXTERIOR WALL ASSEMBLY, LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1. REFER TO SECTIONS R337.7.1 THROUGH R337.7.9 FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

A/C	AIR CONDITIONING	FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	PV	PHOTO VOLTIC
ABV	ABOVE	FOM	FACE OF MASONRY	PVC	POLYVINYL CHLORIDE
ACOUS	ACOUSTICAL	FOS	FACE OF STUD	PVMT	PAVEMENT
ACT	AMERICANS WITH DISABILITIES ACT	FRP	FIBERGLASS REINFORCED PANELS	QTY	QUANTITY
ADA	AMERICANS WITH DISABILITIES ACT	FT	FOOT OR FEET	R	RADIUS, RISER
AFCI	ARC FAULT CIRCUIT INTERRUPTER	FTG	FOOTING	RB	RUBBER BASE
AFF	ABOVE FINISH FLOOR	GA	GAUGE, GAGE	RCP	REFLECTED CEILING PLAN
AL	ALUMINUM	GB	GALVANIZED	RD	ROOF DRAIN
ALT	ALTERNATE	GC	GENERAL CONTRACTOR	REF	REFRIGERATOR
ARCH	ARCHITECT(URAL)	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	REINF	REINFORCED
BD	BOARD	GWB	GYPSPUM BOARD	REQD	REQUIRED
BDRM	BEDROOM	GYP	GYPSPUM	RH	RIGHT HAND
BET	BETWEEN	HB	HOSE BIBB	RM	ROOM
BIT	BITUMINOUS	HC	HOLLOW CORE	RO	ROUGH OPENING
BLDG	BUILDING	HDWD	HARDWOOD	RTU	ROOF TOP UNIT (MECH)
BLKG	BLOCKING	HDWR	HARDWARE	S	SOUTH
BLW	BELOW	HGT	HEIGHT	S	SOUTH
BM	BEAM	HM	HOLLOW METAL	SAFB	SOUND ATTENUATION FIBER BATT
BOT	BOTTOM	HORIZ	HORIZONTAL	SAWP	SELF ADHERING WATERPROOFING
BUR	BUILT UP ROOF	HVAC	HEATING, VENTILATION, A/C	SC	SCUPPER/SOLID CORE
CB	CATCH BASIN	IN	INSIDE DIAMETER	SCHED	SCHEDULE
CBC	CALIFORNIA BUILDING CODE	INCH	INCH	SEAL	SEALANT
CEM	CEMENT	INCAND	INCANDESCENT	SECT	SECTION
CFM	CUBIC FEET PER MINUTE	INSUL	INSULATION, INSULATED	SF	SQUARE FOOT
CIP	CAST IN PLACE	INT	INTERIOR	SHT	SHEET
CJ	CONTROL JOINT	INT	INTERIOR	SHTHG	SHEATHING
CL	CENTER LINE	JC	JANITORS CLOSET	SIM	SIMILAR
CLG	CEILING	JT	JOINT	SM	SHEET METAL
CLO	CLOSET	LAM	LAMINATE	SPEC	SPECIFICATION
CLR	CLEAR	LAV	LAVATORY	SO	SQUARE
CMU	CONCRETE MASONRY UNIT	LBS	POUNDS	SS	SOLID SURFACE
CO	CLEAN OUT	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	SSTL	STAINLESS STEEL
COL	COLUMN	LF	LINEAR FEET	STD	SOUND TRANSMISSION CLASS
CONC	CONCRETE	LIN	LINEN CLOSET	STD	STANDARD
CONST	CONSTRUCTION	LINO	LINOLEUM	STL	STEEL
CONT	CONTINUOUS	LT(G)	LIGHT(ING)	STOR	STORAGE
CONTR	CONTRACTOR	LVL	LAMINATED VENEER LUMBER	STRUCT	STRUCTURAL
CPT	CARPET	LVT	LUXURY VINYL TILE	SUSP	SUSPENDED
CT	CERAMIC TILE	LW	LIGHTWEIGHT	SV	SHEET VINYL
CTR	CENTER	MAX	MAXIMUM	SYM	SYMMETRICAL
DBL	DOUBLE	MDF	MEDIUM DENSITY FIBERBOARD	T	TREAD
DF	DRINKING FOUNTAIN	MECH	MECHANICAL	T&G	TONGUE & GROOVE
DIA	DIAMETER, DIAPHRAGM	MEMB	MEMBRANE	TEL	TELEPHONE
DIM	DIMENSION	MEP	MECHANICAL, ELECTRICAL, PLUMBING	TEMP	TEMPERED
DN	DOWN	MFR	MANUFACTURER	TER	TERRAZZO
DR	DOOR	MIN	MINIMUM	THK	THICK
DS	DOWN SPOUT	N	NORTH	THR	THRESHOLD
DTL	DETAIL	NIC	NOT IN CONTRACT	TJI	TRUSS JOIST I-JOIST
DWG	DRAWING	NO	NO	TO	TOP OF
(E)	EXISTING	NOM	NOMINAL	TOS	TOP OF SLAB
E	EAST	NTS	NOT TO SCALE	TOW	TOP OF WALL
EA	EACH	O.P.	OVERFLOW PIPE	TRANS	TRANSFORMER
EJ	EXPANSION JOINT	OC	ON CENTER	TV	TELEVISION
EL	ELEVATION	OD	OVERFLOW DRAIN	TYP	TYPICAL
ELEV	ELEVATION	OFF	OFFICE	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
ELEC	ELECTRIC	OH	OPPOSITE HAND	UG	UNDERGROUND
ENCL	ENCLOSURE	OPG	OPENING	UNFIN	UNFINISHED
EQ	EQUAL	OPP	OPPOSITE	UNO	UNLESS NOTED OTHERWISE
EQUIP	EQUIPMENT	(P)	PROPOSED	UV	ULTRAVIOLET
EXH	EXHAUST	PERM	PERMETER	VCT	VINYL COMPOSITION TILE
EXP	EXPANSION	PERP	PERPENDICULAR	VERT	VERTICAL
EXT	EXTERIOR	PG	PAINT GRADE	VIF	VERIFY IN FIELD
FACP	FIRE ALARM CONTROL PANEL	PL	PLATE, PROPERTY LINE	VTR	VENT TERMINATION PIPE
FAU	FORCED AIR UNIT	PLAM	PLASTIC LAMINATE	VWC	VINYL WALL COVERING
FAWP	FLUID APPLIED WATERPROOFING	PLBG	PLUMBING	W	WEST
FD	FLOOR DRAIN	PLYWD	PLYWOOD	W/	WITH
FDC	FIRE DEPARTMENT CONNECTION	PNL	PANEL	W/D	WASHER DRYER
FE	FIRE EXTINGUISHER	PP	POWER POLE	W/O	WITHOUT
FEC	FIRE EXTINGUISHER CABINET	PR	PAIR	WC	WATERCLOSET
FF	FINISHED FLOOR ELEVATION	PRTN	PARTITION	WD	WOOD
FG	FINISHED GRADE	PSF	POUNDS PER SQUARE FOOT	WDW	WINDOW
FH	FIRE HYDRANT	PSI	POUNDS PER SQUARE INCH	WH	WATER HEATER
FHC	FIRE HOSE CABINET	PSL	PARALLEL STRAND LUMBER	WI	WROUGHT IRON
FIN	FINISH	PT	PRESSURE TREATED	WIN	WINDOW
FIXT	FIXTURE	PTD	PAINTED	WP	WATERPROOF(ING)
FLR	FLOOR			WR	WEATHER RESISTIVE
FLUOR	FLUORESCENT			WRB	WATER RESISTIVE BARRIER
FND	FOUNDATION			WSCT	WAINSCOT
FO	FACE OF			WT	WEIGHT
FOC	FACE OF CONCRETE			WWF	WELDED WIRE FABRIC
FOF	FACE OF FINISH			YD	YARD

SYMBOLS



THESE PLANS ARE PROVIDED BY THE CITY OF ESCONDIDO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

AGENCY

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ESCONDIDO PRE-APPROVED ADU
 CITY OF ESCONDIDO
SHEET INDEX, ABBREVIATIONS & SYMBOLS

DATE
10/08/2024
SHEET

G-102

PUBLIC SET

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES (SHEET 1)



THESE PLANS ARE PROVIDED BY THE CITY OF ESCONDIDO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

CHAPTER 1 - ADMINISTRATION

SECTION 101 GENERAL

101.1 TITLE.
THESE REGULATIONS SHALL BE KNOWN AS THE CALIFORNIA GREEN BUILDING STANDARDS CODE AND MAY BE CITED AS SUCH AND WILL BE REFERRED TO HEREIN AS THIS CODE. IT IS INTENDED THAT IT SHALL ALSO BE KNOWN AS THE CALGREEN CODE. THE CALIFORNIA GREEN BUILDING STANDARDS CODE IS PART 11 OF THIRTEEN PARTS OF THE OFFICIAL COMPILATION AND PUBLICATION OF THE ADOPTION, AMENDMENT AND REPEAL OF BUILDING REGULATIONS TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, ALSO REFERRED TO AS THE CALIFORNIA BUILDING STANDARDS CODE.

101.2 PURPOSE.
THE PURPOSE OF THIS CODE IS TO IMPROVE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE BY ENHANCING THE DESIGN AND CONSTRUCTION OF BUILDINGS THROUGH THE USE OF BUILDING CONCEPTS HAVING A REDUCED NEGATIVE IMPACT OR POSITIVE ENVIRONMENTAL IMPACT AND ENCOURAGING SUSTAINABLE CONSTRUCTION PRACTICES IN THE FOLLOWING CATEGORIES:
1. PLANNING AND DESIGN.
2. ENERGY EFFICIENCY.
3. WATER EFFICIENCY AND CONSERVATION.
4. MATERIAL CONSERVATION AND RESOURCE EFFICIENCY.
5. ENVIRONMENTAL QUALITY.

101.3 SCOPE.
THE PROVISIONS OF THIS CODE SHALL APPLY TO THE PLANNING, DESIGN, OPERATION, CONSTRUCTION, USE AND OCCUPANCY OF EVERY NEWLY CONSTRUCTED BUILDING OR STRUCTURE, UNLESS OTHERWISE INDICATED IN THIS CODE, THROUGHOUT THE STATE OF CALIFORNIA.

IT IS NOT THE INTENT THAT THIS CODE SUBSTITUTE OR BE IDENTIFIED AS MEETING THE CERTIFICATION REQUIREMENTS OF ANY GREEN BUILDING PROGRAM.

SECTION 102 CONSTRUCTION DOCUMENTS AND INSTALLATION

102.1 SUBMITTAL DOCUMENTS.
CONSTRUCTION DOCUMENTS AND OTHER DATA SHALL BE SUBMITTED IN ONE OR MORE SETS WITH EACH APPLICATION FOR A PERMIT. WHERE SPECIAL CONDITIONS EXIST, THE ENFORCING AGENCY IS AUTHORIZED TO REQUIRE ADDITIONAL CONSTRUCTION DOCUMENTS TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL AND MAY BE SUBMITTED SEPARATELY.

EXCEPTION: THE ENFORCING AGENCY IS AUTHORIZED TO WAIVE THE SUBMISSION OF CONSTRUCTION DOCUMENTS AND OTHER DATA NOT REQUIRED TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL.

102.2 INFORMATION ON CONSTRUCTION DOCUMENTS.
CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND SCOPE OF THE PROPOSED GREEN BUILDING FEATURE AND SHOW THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE. THE CALIFORNIA BUILDING STANDARDS CODE AND OTHER RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS AS DETERMINED BY THE ENFORCING AGENCY.

102.3 VERIFICATION.
DOCUMENTATION OF PERFORMANCE FOR APPLICABLE GREEN BUILDING MEASURES SHALL BE PROVIDED TO THE ENFORCING AGENCY. ALTERNATE METHODS OF DOCUMENTATION SHALL BE ACCEPTABLE WHEN THE ENFORCING AGENCY FINDS THAT THE PROPOSED ALTERNATE DOCUMENTATION IS SATISFACTORY TO DEMONSTRATE SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE PROPOSED GREEN BUILDING MEASURE.

CHAPTER 3 - GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE.
BUILDINGS SHALL BE DESIGNED TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED AS MANDATORY IN THE APPLICATION CHECKLISTS CONTAINED IN THIS CODE. VOLUNTARY GREEN BUILDING MEASURES ALSO INCLUDED IN THE APPLICATION CHECKLISTS AND MAY BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES COVERED BY THIS CODE, BUT ARE NOT REQUIRED UNLESS ADOPTED BY A CITY, COUNTY, OR CITY AND COUNTY AS SPECIFIED IN SECTION 101.7.

301.1.1 ADDITIONS AND ALTERATIONS. [HCD] THE MANDATORY PROVISIONS OF CHAPTER 4 SHALL BE APPLIED TO ADDITIONS OR ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS WHERE THE ADDITION OR ALTERATION INCREASES THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. THE REQUIREMENTS SHALL APPLY ONLY TO AND/OR WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

THE MANDATORY PROVISIONS OF SECTION 4.106.4.2 MAY APPLY TO ADDITIONS OR ALTERATIONS OF EXISTING PARKING FACILITIES OR THE ADDITION OF NEW PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS. SEE SECTION 4.106.4.3 FOR APPLICATION.

NOTE: REPAIRS INCLUDING, BUT NOT LIMITED TO, RESURFACING, RESTRIPING, AND REPAIRING OR MAINTAINING EXISTING LIGHTING FIXTURES ARE NOT CONSIDERED ALTERATIONS FOR THE PURPOSE OF THIS SECTION.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS [HCD].
THE PROVISIONS OF INDIVIDUAL SECTIONS OF CALGREEN MAY APPLY TO EITHER LOW-RISE RESIDENTIAL BUILDINGS, HIGH-RISE RESIDENTIAL BUILDINGS, OR BOTH. INDIVIDUAL SECTIONS WILL BE DESIGNATED BY BANNERS TO INDICATE WHERE THE SECTION APPLIES SPECIFICALLY TO LOW-RISE ONLY (LR) OR HIGH-RISE ONLY (HR), WHEN THE SECTION APPLIES TO BOTH LOW-RISE AND HIGH-RISE BUILDINGS, NO BANNER WILL BE USED.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS.
IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH THE SPECIFIC GREEN BUILDING MEASURES APPLICABLE TO EACH SPECIFIC OCCUPANCY.

CHAPTER 4 - RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN

4.106 SITE DEVELOPMENT

4.106.1 GENERAL.
PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION
PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.
1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

4.106.3 GRADING AND PAVING
CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
1. SWALES
2. WATER COLLECTION AND DISPOSAL SYSTEMS
3. FRENCH DRAINS
4. WATER RETENTION GARDENS
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

EXCEPTIONS: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.
4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION
NEW CONSTRUCTION SHALL COMPLY WITH SECTION 4.106.4.1, 4.106.4.2, OR 4.106.4.3, TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

EXCEPTIONS:
1. ON A CASE-BY-CASE BASIS, WHERE THE LOCAL ENFORCING AGENCY HAS DETERMINED EV CHARGING STRUCTURES ARE NOT FEASIBLE BASED UPON ONE OR MORE OF THE FOLLOWING CONDITIONS:
1.1. WHERE THERE IS NO LOCAL UTILITY POWER SUPPLY OR THE LOCAL UTILITY IS UNABLE TO SUPPLY ADEQUATE POWER.
1.2. WHERE THERE IS EVIDENCE SUITABLE TO THE LOCAL ENFORCING AGENCY SUBSTANTIATING THAT ADDITIONAL LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS, DIRECTLY RELATED TO THE IMPLEMENTATION OF SECTION 4.106.4, MAY ADVERSELY IMPACT THE CONSTRUCTION COST OF THE PROJECT.
2. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES.

4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES
FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTION DEVICE.

4.106.4.1.1 IDENTIFICATION
THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".
4.106.4.2 NEW MULTIFAMILY DWELLINGS, HOTELS AND MOTELS AND NEW RESIDENTIAL PARKING FACILITIES
WHEN PARKING IS PROVIDED, PARKING SPACES FOR NEW MULTIFAMILY DWELLINGS, HOTELS AND MOTELS SHALL MEET THE REQUIREMENTS OF SECTIONS 4.106.4.2.1 AND 4.106.4.2.2. CALCULATIONS FOR SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER. A PARKING SPACE SERVED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR DESIGNED AS A FUTURE EV CHARGING SPACE SHALL COUNT AS AT LEAST ONE STANDARD AUTOMOBILE PARKING SPACE ONLY FOR THE PURPOSE OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING SPACE REQUIREMENTS ESTABLISHED BY A LOCAL JURISDICTION. SEE VEHICLE CODE SECTION 22511.2 FOR FURTHER DETAILS.

4.106.4.2.1 MULTIFAMILY DEVELOPMENT PROJECTS WITH LESS THAN 20 DWELLING UNITS; AND HOTELS AND MOTELS WITH LESS THAN 20 SLEEPING UNITS OR GUEST ROOMS
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.
1. **EV CAPABLE.** TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
EXCEPTIONS:
1. WHEN EV CHARGERS (LEVEL 2 EVSE) ARE INSTALLED IN A NUMBER EQUAL TO OR GREATER THAN THE REQUIRED NUMBER OF EV CAPABLE SPACES.
2. WHEN EV CHARGERS (LEVEL 2 EVSE) ARE INSTALLED IN A NUMBER LESS THAN THE REQUIRED NUMBER OF EV CAPABLE SPACES, THE NUMBER OF EV CAPABLE SPACES REQUIRED MAY BE REDUCED BY A NUMBER EQUAL TO THE NUMBER OF EV CHARGERS INSTALLED.

NOTES:
a. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV CHARGING.
b. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL RECEPTACLES FOR EV CHARGING OR EV CHARGERS ARE INSTALLED FOR USE.

2. **EV READY.** TWENTY-FIVE (25) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. FOR MULTIFAMILY PARKING FACILITIES, NO MORE THAN ONE RECEPTACLE IS REQUIRED PER DWELLING UNIT WHEN MORE THAN ONE PARKING SPACE IS PROVIDED FOR USE BY A SINGLE DWELLING UNIT.
EXCEPTION: AREAS OF PARKING FACILITIES SERVED BY PARKING LIFTS.

4.106.4.2.2 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.

1. **EV CAPABLE.** TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

EXCEPTION: WHEN EV CHARGERS (LEVEL 2 EVSE) ARE INSTALLED IN A NUMBER GREATER THAN FIVE (5) PERCENT OF PARKING SPACES REQUIRED BY SECTION 4.106.4.2.2, ITEM 3, THE NUMBER OF EV CAPABLE SPACES REQUIRED MAY BE REDUCED BY A NUMBER EQUAL TO THE NUMBER OF EV CHARGERS INSTALLED OVER THE FIVE (5) PERCENT REQUIRED.

NOTES:
CONSTRUCTION DOCUMENTS SHALL SHOW LOCATIONS OF FUTURE EV SPACES.
THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL RECEPTACLES FOR EV CHARGING OR EV CHARGERS ARE INSTALLED FOR USE.

2. **EV READY.** TWENTY-FIVE (25) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. FOR MULTIFAMILY PARKING FACILITIES, NO MORE THAN ONE RECEPTACLE IS REQUIRED PER DWELLING UNIT WHEN MORE THAN ONE PARKING SPACE IS PROVIDED FOR USE BY A SINGLE DWELLING UNIT.

EXCEPTION: AREAS OF PARKING FACILITIES SERVED BY PARKING LIFTS.
3. **EV CHARGERS.** FIVE (5) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LEVEL 2 EVSE. WHERE COMMON USE PARKING IS PROVIDED, AT LEAST ONE EV CHARGER SHALL BE LOCATED IN THE COMMON USE PARKING AREA AND SHALL BE AVAILABLE FOR USE BY ALL RESIDENTS OR GUESTS.

WHEN LOW POWER LEVEL 2 EV CHARGING RECEPTACLES OR LEVEL 2 EVSE ARE INSTALLED BEYOND THE MINIMUM REQUIRED, AN AUTOMATIC LOAD MANAGEMENT SYSTEM (ALMS) MAY BE USED TO REDUCE THE MINIMUM REQUIRED ELECTRICAL CAPACITY TO EACH SPACE SERVED BY THE ALMS. THE ELECTRICAL SYSTEM AND ANY ON-SITE DISTRIBUTION TRANSFORMERS SHALL HAVE SUFFICIENT CAPACITY TO DELIVER AT LEAST 3.3 KW SIMULTANEOUSLY TO EACH EV CHARGING STATION (EVCS) SERVED BY THE ALMS. THE BRANCH CIRCUIT SHALL HAVE A MINIMUM CAPACITY OF 40 AMPERES, AND INSTALLED EVSE SHALL HAVE A CAPACITY OF NOT LESS THAN 30 AMPERES. ALMS SHALL NOT BE USED TO REDUCE THE MINIMUM REQUIRED ELECTRICAL CAPACITY TO THE REQUIRED EV CAPABLE SPACES.

4.106.4.2.2.1 ELECTRIC VEHICLE CHARGING STATIONS (EVCS)
ELECTRIC VEHICLE CHARGING STATIONS REQUIRED BY SECTION 4.106.4.2.2, ITEM 3, SHALL COMPLY WITH SECTION 4.106.4.2.2.1.

EXCEPTION: ELECTRIC VEHICLE CHARGING STATIONS SERVING PUBLIC ACCOMMODATIONS, PUBLIC HOUSING, MOTELS AND HOTELS SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION. SEE CALIFORNIA BUILDING CODE, CHAPTER 11B, FOR APPLICABLE REQUIREMENTS.

4.106.4.2.2.1.1 LOCATION
EVCS SHALL COMPLY WITH AT LEAST ONE OF THE FOLLOWING OPTIONS:
THE CHARGING SPACE SHALL BE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE MEETING THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, CHAPTER 11A, TO ALLOW USE OF THE EV CHARGER FROM THE ACCESSIBLE PARKING SPACE.

THE CHARGING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE, AS DEFINED IN THE CALIFORNIA BUILDING CODE, CHAPTER 2, TO THE BUILDING.

EXCEPTION: ELECTRIC VEHICLE CHARGING STATIONS DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE, CHAPTER 11B, ARE NOT REQUIRED TO COMPLY WITH SECTION 4.106.4.2.2.1 AND SECTION 4.106.4.2.2.1.2, ITEM 3.

4.106.4.2.2.2 ELECTRIC VEHICLE CHARGING STATIONS (EVCS) DIMENSIONS
THE CHARGING SPACES SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:
1. THE MINIMUM LENGTH OF EACH EV SPACE SHALL BE 18 FEET.
2. THE MINIMUM WIDTH OF EACH EV SPACE SHALL BE 9 FEET.
3. ONE IN EVERY 25 CHARGING SPACES, BUT NOT LESS THAN ONE, SHALL ALSO HAVE AN 8-FOOT WIDE MINIMUM AISLE. A 5-FOOT WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EV SPACE IS 12 FEET.

a. SURFACE SLOPE FOR THIS EV SPACE AND THE AISLE SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) IN ANY DIRECTION.

4.106.4.2.2.3 ACCESSIBLE EV SPACES
IN ADDITION TO THE REQUIREMENTS IN SECTIONS 4.106.4.2.2.1.1 AND 4.106.4.2.2.1.2, ALL EVSE, WHEN INSTALLED, SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS FOR EV CHARGERS IN THE CALIFORNIA BUILDING CODE, CHAPTER 11B. EV READY SPACES AND EVS IN MULTIFAMILY DEVELOPMENTS SHALL COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 11A, SECTION 1109A.

4.106.4.2.3 EV SPACE REQUIREMENTS

1. **SINGLE EV SPACE REQUIRED.** INSTALL A LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208/240-VOLT DEDICATED BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE LOCATION OR THE PROPOSED LOCATION OF THE EV SPACE. CONSTRUCTION DOCUMENTS SHALL IDENTIFY THE RACEWAY TERMINATION POINT, RECEPTACLE OR CHARGER LOCATION, AS APPLICABLE. THE SERVICE PANEL AND/OR SUBPANEL SHALL HAVE A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT, INCLUDING BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE INSTALLED, RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

EXCEPTION: A RACEWAY IS NOT REQUIRED IF A MINIMUM 40-AMPERE 208/240-VOLT DEDICATED EV BRANCH CIRCUIT IS INSTALLED IN CLOSE PROXIMITY TO THE LOCATION OR THE PROPOSED LOCATION OF THE EV SPACE, AT THE TIME OF ORIGINAL CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

2. **MULTIPLE EV SPACES REQUIRED.** CONSTRUCTION DOCUMENTS SHALL INDICATE THE RACEWAY TERMINATION POINT AND THE LOCATION OF INSTALLED OR FUTURE EV SPACES, RECEPTACLES OR EV CHARGERS. CONSTRUCTION DOCUMENTS SHALL ALSO PROVIDE INFORMATION ON AMPERAGE OF INSTALLED OR FUTURE RECEPTACLES OR EVSE, RACEWAY METHODS, WIRING SCHEMATICS AND ELECTRICAL LOAD CALCULATIONS. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. REQUIRED RACEWAYS AND RELATED COMPONENTS THAT ARE PLANNED TO BE INSTALLED UNDERGROUND, ENCLOSED, INACCESSIBLE OR IN CONCEALED AREAS AND SPACES SHALL BE INSTALLED AT THE TIME OF ORIGINAL CONSTRUCTION.

EXCEPTION: A RACEWAY IS NOT REQUIRED IF A MINIMUM 40-AMPERE 208/240-VOLT DEDICATED EV BRANCH CIRCUIT IS INSTALLED IN CLOSE PROXIMITY TO THE LOCATION OR THE PROPOSED LOCATION OF THE EV SPACE AT THE TIME OF ORIGINAL CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

4.106.4.2.4 IDENTIFICATION
THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

4.106.4.2.5 ELECTRIC VEHICLE READY SPACE SIGNAGE
ELECTRIC VEHICLE READY SPACES SHALL BE IDENTIFIED BY SIGNAGE OR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH OPERATIONS POLICY DIRECTIVE 13-01 (ZERO EMISSION VEHICLE SIGNS AND PAVEMENT MARKINGS) OR ITS SUCCESSORS(S).

4.106.4.3 ELECTRIC VEHICLE CHARGING FOR ADDITIONS AND ALTERATIONS OF PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS
WHEN NEW PARKING FACILITIES ARE ADDED, OR ELECTRICAL SYSTEMS OR LIGHTING OF EXISTING PARKING FACILITIES ARE ADDED OR ALTERED AND THE WORK REQUIRES A BUILDING PERMIT, TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ADDED OR ALTERED SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE.

NOTES:
1. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV CHARGING.
2. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL EV CHARGERS ARE INSTALLED FOR USE.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE.
FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 WATER CLOSETS
THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.25 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK TYPE TOILET.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.303.1.2 URINALS
THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

4.303.1.3 SHOWERHEADS
4.303.1.3.1 SINGLE SHOWERHEAD
SINGLE SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER
WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.303.1.4 FAUCETS

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS
THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 80 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS
THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.3 METERING FAUCETS
METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.

4.303.1.4.4 KITCHEN FAUCETS
THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 80 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

4.303.2 SUBMETERS FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS IN MIXED-USE RESIDENTIAL/COMMERCIAL BUILDINGS
SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL DWELLING UNITS IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

4.303.2 SUBMETERS FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS IN MIXED-USE RESIDENTIAL/COMMERCIAL BUILDINGS
SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL DWELLING UNITS IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

4.303.3 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS
PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1 AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE	
FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 80 PSI
KITCHEN FAUCETS	1.8 GPM @ 80 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS
RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

NOTES:
1. THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IS LOCATED IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2.

MWELO AND SUPPORTING DOCUMENTS, INCLUDING A WATER BUDGET CALCULATOR, ARE AVAILABLE AT: [HTTPS://WWW.WATER.CA.GOV/](https://www.water.ca.gov/)

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING
ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY LOCOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3, OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

EXCEPTIONS:
1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
3. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN
SUBMIT A WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

4.408.3 WASTE MANAGEMENT COMPANY.
UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.
NOTE: THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LRI).
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.4 POUNDS PER SQUARE FOOT OF THE BUILDING AREA SHALL MEET THE MINIMUM PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65-PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

4.408.5 DOCUMENTATION
DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.

NOTES:
1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)"

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES (SHEET 2)

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

- DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
- OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
 - EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
 - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
 - SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
 - LANDSCAPE IRRIGATION SYSTEMS.
 - WATER REUSE SYSTEMS.
- INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
- PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
- EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
- INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
- INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
- INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING.
- INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
- INFORMATION FROM CAL FIRE ON MAINTENANCE OF DEFENSIBLE SPACE AROUND RESIDENTIAL STRUCTURES.
- INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENTS.

4.410.2 RECYCLING BY OCCUPANTS

WHERE 5 OR MORE MULTIFAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, PROVIDE READILY ACCESSIBLE AREA(S) THAT SERVES ALL BUILDINGS ON THE SITE AND IS IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, ORGANIC WASTE, AND METALS OR MEET A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.

EXCEPTION:
RURAL JURISDICTIONS THAT MEET AND APPLY FOR THE EXEMPTION IN PUBLIC RESOURCES CODE SECTION 42649.82 (A)(2)(A) ET SEQ. ARE NOT REQUIRED TO COMPLY WITH THE ORGANIC WASTE PORTION OF THIS SECTION.

DIVISION 4.5 ENVIRONMENTAL QUALITY

4.501 GENERAL

4.501.1 SCOPE

THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUANTITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL-BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

4.503 FIREPLACES

4.503.1 GENERAL

ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL

FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS

ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:

- ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCANNED RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
- AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

4.504.2.2 PAINTS AND COATINGS

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21.4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

4.504.2.3 AEROSOL PAINTS AND COATINGS

AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

4.504.2.4 VERIFICATION

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

- MANUFACTURER'S PRODUCT SPECIFICATION.
- FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

4.504.3 CARPET SYSTEMS

4.504.3.1 CARPET CUSHION

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

[HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODCEHLBIAQ/PAGES/VOC.ASPX](https://www.cdph.ca.gov/PROGRAMS/CCDPHP/DEODCEHLBIAQ/PAGES/VOC.ASPX)

4.504.3.2 CARPET ADHESIVE

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS

WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

[HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODCEHLBIAQ/PAGES/VOC.ASPX](https://www.cdph.ca.gov/PROGRAMS/CCDPHP/DEODCEHLBIAQ/PAGES/VOC.ASPX)

4.504.5 COMPOSITE WOOD PRODUCTS

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 COR 93120 ET SEQ.) AS SHOWN IN TABLE 4.504.5.

4.504.5.1 DOCUMENTATION

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

- PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
- CHAIN OF CUSTODY CERTIFICATIONS.
- PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE COR, TITLE 17, SECTION 93120, ET SEQ.)
- EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269, EUROPEAN 636 3S, AND CANADIAN CSA 0121, CSA 0151, CSA 0153 AND CSA Q325 STANDARDS.
- OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

TABLE 4.504.1 - ADHESIVE VOC LIMIT

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOORING ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCVT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	CURRENT VOC LIMIT
PVC WELDING	510
CPVC WELDING	490
ABB WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVES	250
SUBSTRATE SPECIFIC APPLICATIONS	CURRENT VOC LIMIT
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

- IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	CURRENT VOC LIMIT
ARCHITECTURAL	
NONPOROUS	250
POROUS	250
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2, 3}

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	CURRENT VOC LIMIT
ALUMINIUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, AND UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB AND TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

- GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER AND INCLUDING EXEMPT COMPOUNDS.
- THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEBRUARY 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS¹

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLEBOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ²	0.13

- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
- THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCH (8MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY CONTINUED

4.505 INTERIOR MOISTURE CONTROL

4.505.1 GENERAL

BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING STANDARDS CODE.

4.505.2 CONCRETE SLAB FOUNDATIONS

CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.

4.505.2.1 CAPILLARY BREAK

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

- A 4-INCH-THICK (101.6 MM) BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED, FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
- OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
- A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

4.505.3 MOISTURE CONTENT OF A BUILDING

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

- MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
- MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
- AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 BATHROOM EXHAUST FANS

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ± 50 PERCENT TO A MAXIMUM OF 90 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
 - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

NOTES:

- FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION.
- LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

4.507 ENVIRONMENTAL COMFORT

4.507.1 RESERVED

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN

HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2016 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING

HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- STATE CERTIFIED APPRENTICESHIP PROGRAMS.
- PUBLIC UTILITY TRAINING PROGRAMS.
- TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
- PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.
- OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

702.2 SPECIAL INSPECTION [HCD]

WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION TO OTHER CERTIFICATIONS OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY, THE FOLLOWING CERTIFICATIONS OR EDUCATION MAY BE CONSIDERED BY THE ENFORCING AGENCY WHEN EVALUATING THE QUALIFICATIONS OF A SPECIAL INSPECTOR:

- CERTIFICATION BY A NATIONAL OR REGIONAL GREEN BUILDING PROGRAM OR STANDARD PUBLISHER.
- CERTIFICATION BY A STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATION, SUCH AS HERS RATERS, BUILDING PERFORMANCE CONTRACTORS, AND HOME ENERGY AUDITORS.
- SUCCESSFUL COMPLETION OF A THIRD PARTY APPRENTICE TRAINING PROGRAM IN THE APPROPRIATE TRADE.
- OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

NOTES:

- SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
- HERS RATERS ARE SPECIAL INSPECTORS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY RATING SYSTEM (HERS).

[BSC] WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL ASSOCIATION, AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE CLOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.

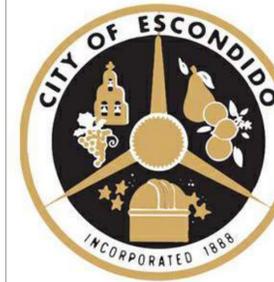
NOTE:

SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

703 VERIFICATIONS

703.1 DOCUMENTATION

DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED APPLICABLE CHECKLIST.



THESE PLANS ARE PROVIDED BY THE CITY OF ESCONDIDO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

AGENCY

CITY OF ESCONDIDO
<https://www.escondido.gov/>

ESCONDIDO CITY HALL
201 NORTH BROADWAY
ESCONDIDO CA, 92025

(760) 839-4880



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 150.0(m)13) and Description (e.g., Space Conditioning System Airflow Rate and Fan Efficacy). Includes sections for Ventilation and Indoor Air Quality, Pool and Spa Systems and Equipment, and Lighting.

5/6/22

03



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 110.5) and Description (e.g., Pilot Lights). Includes sections for Ducts and Fans, and Fireplaces, Decorative Gas Appliances, and Gas Log.

5/6/22

02



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 110.6(a)1) and Description (e.g., Air Leakage). Includes sections for Building Envelope, Fireplaces, Decorative Gas Appliances, and Gas Log, and Space Conditioning, Water Heating, and Plumbing System.

5/6/22

01



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 150.0(s)) and Description (e.g., Energy Storage System (ESS) Ready). Includes sections for Heat Pump Space Heater Ready, Electric Cooktop Ready, and Electric Clothes Dryer Ready.

*Exceptions may apply.

5/6/22

05



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 150.0(k)1G) and Description (e.g., Screw based luminaires). Includes sections for Light Sources in Enclosed or Recessed Luminaires, Light Sources in Drawers, Cabinets, and Linen Closets, and Independent Controls.

5/6/22

04



THESE PLANS ARE PROVIDED BY THE CITY OF ESCONDIDO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

AGENCY

CITY OF ESCONDIDO
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ESCONDIDO PRE-APPROVED ADU
CITY OF ESCONDIDO

CAL GREEN RESIDENTIAL
MANDATORY REQUIREMENTS

DATE
10/08/2024
SHEET

G-203

PUBLIC SET

GENERAL INFORMATION			
01	Project Name	Escondido ADUs (Plan 3)	
02	Run Title	Title 24 Analysis	
03	Project Location		
04	City	05	Standards Version
06	Zip code	07	Software Version
08	Climate Zone	09	Front Orientation (deg/ Cardinal)
10	Building Type	11	Number of Dwelling Units
12	Project Scope	13	Number of Bedrooms
14	Addition Cond. Floor Area (ft ²)	15	Number of Stories
16	Existing Cond. Floor Area (ft ²)	17	Fenestration Average U-factor
18	Total Cond. Floor Area (ft ²)	19	Glazing Percentage (%)
20	ADU Bedroom Count	21	ADU Conditioned Floor Area
22	Fuel Type	23	No Dwelling Unit:

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

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 Form RMS-1 Residential Measures Summary
 Form MF1R Mandatory Measures Summary
 Room Load Summary

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
 Escondido ADUs (Plan 3)
 Escondido, CA

Project Designer:
 RRM Design Group

805-543-1794

Report Prepared by:
 Timothy Carstairs, CEA, HERS, GPR
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 2238 Bayview Heights Drive, Suite E
 Los Osos, CA 93402
 805-904-9048

Job Number:
 24-07222

Date:
 10/14/2024

The EnergyPro.com software program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Non-Residential 2022 Building Energy Efficiency Standards.
 This program developed by EnergySoft, LLC - www.energysoft.com.



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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (KTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (KTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	1.21	8.28	1.3	9.05	-0.09	-0.77
Space Cooling	1.52	33.02	1.24	33.14	0.28	-0.12
IAQ Ventilation	0.43	4.55	0.43	4.55	0	0
Water Heating	2.48	25.13	1.62	17.67	0.86	7.46
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	5.64	70.98	4.59	64.41	1.05	6.57
Space Heating	1.21	8.28	1.24	8.67	-0.03	-0.39
Space Cooling	1.52	33.02	1.24	33.26	0.28	-0.24
IAQ Ventilation	0.43	4.55	0.43	4.55	0	0
Water Heating	2.48	25.13	1.62	17.66	0.86	7.47
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	5.64	70.98	4.53	64.14	1.11	6.84

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (KTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (KTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	1.21	8.28	1.25	8.71	-0.04	-0.43
Space Cooling	1.52	33.02	1.25	33.68	0.27	-0.66
IAQ Ventilation	0.43	4.55	0.43	4.55	0	0
Water Heating	2.48	25.13	1.62	17.66	0.86	7.47
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	5.64	70.98	4.55	64.6	1.09	6.38
Space Heating	1.21	8.28	1.3	9.06	-0.09	-0.78
Space Cooling	1.52	33.02	1.25	33.44	0.27	-0.42
IAQ Ventilation	0.43	4.55	0.43	4.55	0	0
Water Heating	2.48	25.13	1.62	17.67	0.86	7.46
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	5.64	70.98	4.6	64.72	1.04	6.26

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)
Standard Design	36.7	30.8	47.8			
Proposed Design						
North Facing	34.2	28	46.2	2.5	2.8	1.6
East Facing	34.3	28	46.2	2.4	2.8	1.6
South Facing	34.3	27.9	46.1	2.4	2.9	1.7
West Facing	34.2	27.8	46	2.5	3	1.8
RESULT ³ : PASS						

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment
²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

• Standard Design PV Capacity: 0.00 kWdc
 • Proposed PV Capacity Scaling: North (0.00 kWdc) East (0.00 kWdc) South (0.00 kWdc) West (0.00 kWdc)

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
Living Area	Conditioned	HVAC System 1	851	8	DHW Sys 1	New

OPAQUE SURFACES						
01	02	03	04	05	06	07
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)
Front Wall	Living Area	R21 Wall	0	Front	216	86.6
Left Wall	Living Area	R21 Wall	90	Left	252	68
Rear Wall	Living Area	R21 Wall	180	Back	216	80
Right Wall	Living Area	R21 Wall	270	Right	252	77.3
Roof	Living Area	R-38 Roof Attic	n/a	n/a	851	n/a

ATTIC						
01	02	03	04	05	06	07
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier
Attic Living Area	Attic Roof/Living Area	Ventilated	5	0.1	0.85	Yes

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Door 18	Window	Front Wall	Front	0			1	33.3	0.3	NFRC	0.23	NFRC	Bug Screen
Door 12	Window	Front Wall	Front	0			1	33.3	0.3	NFRC	0.23	NFRC	Bug Screen
2	Window	Left Wall	Left	90			1	20	0.3	NFRC	0.23	NFRC	Bug Screen

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff (%)	Annual Solar Access (%)
0	No PV - required PV less than 1.8kWdc	Standard [14-17%]	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	n/a

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 • PV exception 2: No PV required when minimum PV size (Section 150.3(j)(14) < 1.8 kWdc (0 kW)
 • Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
 • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
 • Quality insulation installation (QII)
 • Indoor air quality ventilation
 • Kitchen range hood
 • Verified Refrigerant Charge
 • Airflow in habitable rooms (SC3.1.4.1.7)
 • Verified heat pump rated heating capacity
 • Wall-mounted thermostat in zones greater than 150 ft² (SC3.4.5)
 • Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Escondido ADUs (Plan 3)	851	1	2	1	0	1

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Compliance Margin (kBtu/ft ² -yr)	Margin Percentage
North Facing				
Gross EU1 ¹	22.52	21.31	1.21	5.37
Net EU1 ²	22.52	21.31	1.21	5.37
East Facing				
Gross EU1 ¹	22.52	21.32	1.2	5.33
Net EU1 ²	22.52	21.32	1.2	5.33
South Facing				
Gross EU1 ¹	22.52	21.32	1.2	5.33
Net EU1 ²	22.52	21.32	1.2	5.33
West Facing				
Gross EU1 ¹	22.52	21.29	1.23	5.46
Net EU1 ²	22.52	21.29	1.23	5.46

Notes
 1. Gross EU1 is Energy Use Total (not including PV) / Total Building Area.
 2. Net EU1 is Energy Use Total (including PV) / Total Building Area.

AGENCY
 CITY OF ESCONDIDO
<https://www.escondido.gov/>
 ESCONDIDO CITY HALL
 201 NORTH BROADWAY
 ESCONDIDO CA, 92025
 (760) 839-4880

ESCONDIDO PRE-APPROVED ADU
 CITY OF ESCONDIDO
 ENERGY COMPLIANCE - PLAN 3

DATE
 10/08/2024
 SHEET

T24-301

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PUBLIC SET

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	Rheem HPLD40-1RH	TankZone	Living Area	Living Area

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC System1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HS PFZ/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EE R2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	1	HSPF	8.8	12000	11400	EERSEER	15	12.2	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
Attic Roof/Living Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x4
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 Insul. Cavity / Frame: R-0.1 / 2x4 Inside Finish: Gypsum Board

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (H)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	SHGC	SHGC Source	SHGC	Exterior Shading
3	Window	Left Wall	Left	90			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
Door 13	Window	Left Wall	Left	90			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
Door 14	Window	Rear Wall	Back	180			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
Door 15	Window	Rear Wall	Back	180			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
Door 16	Window	Right Wall	Right	270			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
8	Window	Right Wall	Right	270			1	4	0.3	NFRC	0.23	NFRC	Bug Screen
Door 17	Window	Right Wall	Right	270			1	33.3	0.3	NFRC	0.23	NFRC	Bug Screen

01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
1	Front Wall	20	0.2

01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	Living Area	851	117	none	0	80%	No

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HS PFZ/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EE R2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	1	HSPF	8.8	12000	11400	EERSEER	15	12.2	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentRpt	48	0.35	Exhaust	No	n/a / n/a	No	Yes	

01	02	03	04	05	06	07	08	09	
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HS PFZ/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EE R2/CEER
Heat Pump System 1	VCHP-ductless	1	HSPF	8.8	12000	11400	EERSEER	15	12.2

01	02	03	04	05	06	07	08	09	
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HS PFZ/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EE R2/CEER
Heat Pump System 1	VCHP-ductless	1	HSPF	8.8	12000	11400	EERSEER	15	12.2

01	02	03	04	05	06	07	08	09	
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HS PFZ/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EE R2/CEER
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01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HS PFZ/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EE R2/CEER	Zonally Controlled	Compressor Type	HERS Verification
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01	02	03	04	05	06	07	08	09	
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HS PFZ/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EE R2/CEER
Heat Pump System 1	VCHP-ductless	1	HSPF	8.8	12000	11400	EERSEER	15	12.2

01	02	03	04	05	06	07	08	09	
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HS PFZ/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EE R2/CEER
Heat Pump System 1	VCHP-ductless	1	HSPF	8.8	12000	11400	EERSEER	15	12.2



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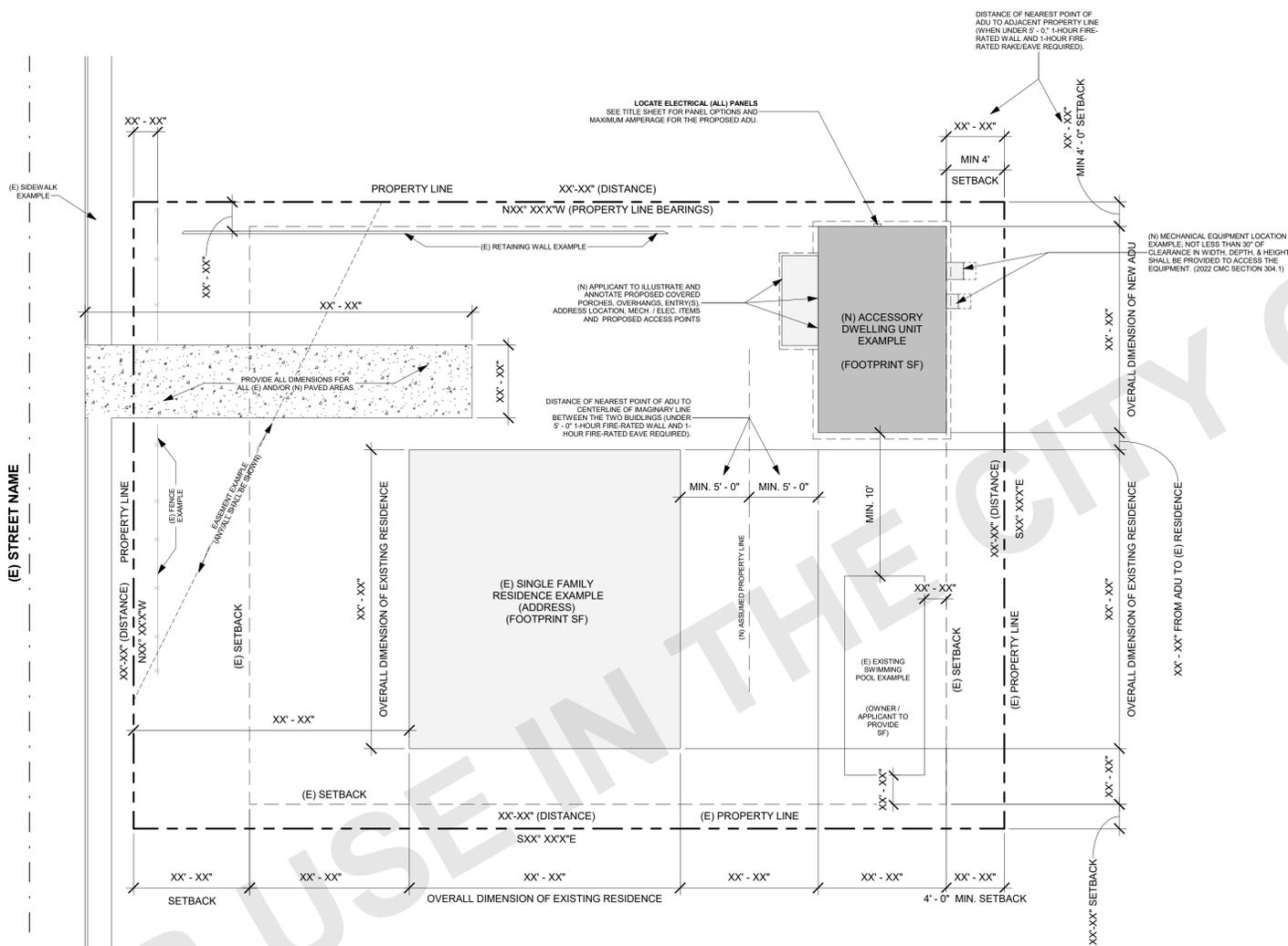
AGENCY
 CITY OF ESCONDIDO
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 201 NORTH BROADWAY
 ESCONDIDO CA, 92025
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ESCONDIDO PRE-APPROVED ADU
 CITY OF ESCONDIDO
 ENERGY COMPLIANCE - PLAN 3

PUBLIC SET
 DATE
 10/08/2024
 SHEET
 T24-302

EXAMPLE SITE PLAN

SCALE: 1/16" = 1' - 0"



SITE PLAN LEGEND

- PROPERTY LINE
- X-X- (E) FENCE
- SETBACK
- EASEMENTS
- (E) WALLS/ RETAINING WALLS

SITE PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER 2022 CRC, SECTION 310.1.
4. NOT LESS THAN 30" OF CLEARANCE IN WIDTH, DEPTH, & HEIGHT SHALL BE PROVIDED TO ACCESS EXTERIOR MECHANICAL EQUIPMENT. SHOW LOCATION ON SITE PLAN & LABEL (2022 CMC SECTION 304.1 & 2022 CPC 504.3).
5. PROPOSED ADU IS TO BE FULLY ELECTRIC. INSTALLATION OF A GAS LINE TO THE PROPOSED ADU WILL NOT BE PERMITTED.
6. **CALL BEFORE YOU DIG!** CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
7. UNLESS OTHERWISE NOTED ON THE PLANS, FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10-FEET OF ANY BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDSCAPE WITHIN 10-FEET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.5% MINIMUM SLOPE. ALL GRADED SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3H TO 1V (33%), UNLESS SHOWN OTHERWISE ON THE PLANS.
8. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
9. NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
10. CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
11. EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED. EXISTING DAMAGED PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OCCURRED PRIOR TO THE START OF CONSTRUCTION.
12. EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE DURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.
13. SEASONALLY APPROPRIATE BEST MANAGEMENT PRACTICES FOR THE FOLLOWING SITE MANAGEMENT CATEGORIES MUST BE IMPLEMENTED YEAR-ROUND: 1) EROSION CONTROL; 2) RUN-ON AND RUN-OFF CONTROL; 3) SEDIMENT CONTROL; 4) GOOD SITE MANAGEMENT; AND 5) NON-STORMWATER MANAGEMENT.
14. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY.

SITE PLAN CHECKLIST

IS (N) ADU LESS THAN 5' - 0" TO ANY PROPERTY LINE AND/OR IS (N) ADU 10' - 0" OR LESS FROM ANY ADJACENT BUILDING OR STRUCTURE:

- NO YES; IF YES, FIRE RATED WALL REQUIRED PER 2022 CRC SECTION R302.1. FIRE RATED WALL DETAIL: 52/A-901

IF YES, *FIREBLOCKING IS REQUIRED IN PROJECTIONS, RAKES AND EAVES. SEE DETAILS: 24/A-903 31/A-912, 32/A-912, 31/A-922, 32/A-922, 31/A-932, 32/A-932

*NOTE: WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE ≥2'-0" - <5'-0") TABLE 302.1(1) A. THE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE OVERHANG IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING

- FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS**
PLOT THE PROPOSED ADU BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ON-SITE. THIS INCLUDES ALL STRUCTURES / PORCHES / GAZEBOS. PLOT ANY OPTIONAL COVERED PATIOS (WHEN SELECTED).
- AREA OF EXISTING BUILDING**
INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE.
- FOOTPRINT OF PROPOSED ADU**
REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE
- DRAWING SCALE**
SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.
- PROPERTY LINES**
SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND. INDICATE THE BEARING AND DISTANCE OF THE PROPERTY LINE.
- LABEL YARDS**
LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.
- SETBACKS**
DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPOERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES. SETBACKS TO SIDE AND REAR PROPERTY SIDE SHALL BE A MINIMUM OF (4' - 0").
- EASEMENTS**
REFER TO LEGEND. MUST INCLUDE ALL APPLICABLE EASEMENTS. PROPOSED STRUCTURE SHALL COMPLY WITH EASEMENT REQUIREMENTS.
- LOCATION OF RAIN WATER LEADERS**
THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.
- LABEL STREETS & SIDEWALKS**
- LOCATION OF ELECTRICAL PANEL**
SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE FOR THE PROPOSED ADU. SEE TITLE SHEET UNDER OPTION SELECTIONS FOR REQ. ADDITIONAL CALCULATIONS BASED ON CHOSEN ELECTRICAL PANEL.
- DRIVEWAY / PAVED ACCESS**
SHOW THE PROPOSED (OR EXISTING) DRIVEWAY / PAVED ACCESS TO THE PROPOSED ADU.
- LOCATION OF FIRE HYDRANTS**
INDICATE THE LOCATION OF ALL FIRE HYDRANTS WITHIN 500 FEET OF THE PROPERTY.
- SWIMMING POOLS**
ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN AND SHALL HAVE 10' MINIMUM SETBACK TO THE NEW ADU STRUCTURE.
- PORCHES**
THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE PORCH SLAB SURFACE OF THE RAIL. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
- PROVIDE THE EXACT LOCATION AND LABEL ALL OF THE EXISTING & PROPOSED UTILITIES ON THE SITE PLAN**
A. THIS INCLUDES BUT IS NOT LIMITED TO UTILITIES, POLES, SEPTIC, SEWER, DRAINS, ELECTRICAL, GAS METERS, LINES, AND ANY PHOTOVOLTAIC.
B. INDICATE SEWER ELEVATION OF LATERAL AND MAIN CONNECTION. IF ON SEPTIC SYSTEM, PROVIDE DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH) EXHIBIT WITH LEACH LINES SHOWN AND AREA FOR NEW LEACH LINES. SEWER MAIN EXTENSION MAY BE REQUIRED. INCLUDE LOCATIONS AND ALL ELEVATIONS OF PROPOSED SEPTIC / SEWER / LEACH LINES. PROVIDE INVERT ELEVATIONS AT CLEANOUT, SEWER MAIN CONNECTION, ADU CONNECTION, AND AT ANY OTHER CONNECTION POINTS.
C. PLEASE SPECIFY ON THE PLANS IF THE ADU WILL HAVE NEW INDEPENDENT SERVICES DIRECTLY FROM THE PUBLIC RIGHT OF WAY CONNECTION OR IF THE SERVICES WILL BE BRANCHED OFF THE EXISTING MAIN LINES ON THE PROPERTY.
D. JUSTIFY PIPE SIZES SHOWN ON THE PLAN ARE ADEQUATE FOR THE PROPOSED ADU SERVICES. IF THE SERVICES ARE CONNECTED TO THE EXISTING MAIN SERVICES, THEN PROVIDE JUSTIFICATION THAT THE EXISTING MAINS CAN HANDLE THE NEW INCREASED FLOWS OF THE ADU FOR WATER SUPPLY AND SANITARY SEWER SYSTEMS. PLEASE USE CPC TABLE 610.3, TABLE 610.4, AND SECTION 610.5 FOR JUSTIFICATION. NOTE, IF USING APPENDIX A SIZING CRITERIA, PLEASE INCLUDE THE CPC APPENDIX A CHART ON THE PLAN.
- SHOW ALL EV CHARGING AND ALL ASSOCIATED CIRCUITS FOR NEW AND EXISTING LOCATIONS.**
- DIMENSION BUILDING SEPARATION**
DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES
- LOT COVERAGE CALCULATION**
TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA
- TOPOGRAPHY**
SHOW 1 FT CONTOURS ON SITE AND 2 FT OFFSITE. (REQUIREMENT MAY BE WAIVED AT BUILDING OFFICIALS DISCRETION.)



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AGENCY

CITY OF ESCONDIDO
<https://www.escondido.gov/>

ESCONDIDO CITY HALL
201 NORTH BROADWAY
ESCONDIDO CA. 92025

(760) 839-4880

ESCONDIDO PRE-APPROVED ADU
CITY OF ESCONDIDO

EXAMPLE SITE PLAN

PUBLIC SET

DATE
10/08/2024

SHEET

AS101

SITE PLAN TO BE PROVIDED BY APPLICANT

REFER TO AS101 FOR EXAMPLE SITE PLAN



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FOR USE IN THE CITY OF ESCONDIDO

AGENCY

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ESCONDIDO PRE-APPROVED ADU

CITY OF ESCONDIDO

ARCHITECTURAL SITE PLAN

DATE
10/08/2024

SHEET
AS102

SITE PLAN

SCALE:



NORTH ARROW

PUBLIC SET



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ESCONDIDO PRE-APPROVED ADU
 CITY OF ESCONDIDO

FLOOR PLAN 3

FLOOR PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
- REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- WHERE ACCESSIBLE FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
- AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
- PER CRC R311.3 FLOORS OR LANDINGS AT EXTERIOR DOORS SHALL BE AT LEAST AS WIDE AS DOOR SERVED AND SHALL PROVIDE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES MINIMUM. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE).
- PER CRC 327.1.1 REINFORCEMENT FOR GRAB BARS SHALL BE PROVIDED IN AT LEAST ONE BATHROOM. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY. 2. REINFORCEMENT SHALL NOT BE LESS THAN 2X8 INCH NOMINAL LUMBER OR OTHER MATERIAL PROVIDING EQ. HT. AND CAPACITY. REINFORCEMENT ABOVE THE FINISHED FLOOR FINISH WITH THE WALL FRAMING. 3. WATER CLOSET REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM. REFER TO SHEET A-903 FOR MORE INFORMATION.

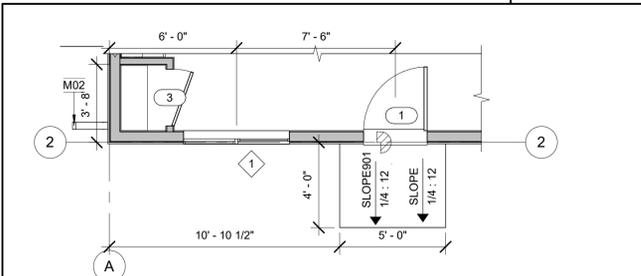
WALL LEGEND

- EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH. SEE ELEV. FOR (EXT.) FINISH. ONE LAYER GYP. WALL BOARD INT. SEE T24 FOR INSULATION.**
- EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH ON BOTH SIDES. SEE ELEV. FOR (EXT.) FINISH.**
- EXTERIOR - 1 HOUR FIRE RATED - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH. SEE ELEV. FOR (EXT.) FINISH. ONE LAYER GYP. WALL BOARD INT. SEE T24 FOR INSULATION. REFER TO DETAIL: 42/A-901**
- EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH ON BOTH SIDES. SEE ELEV. FOR (EXT.) FINISH. SEE T24 FOR INSUL. ADD BLOCKING AS NEEDED IN THESE LOCATIONS PER DETAIL(S).**
- INTERIOR - 3 1/2" WOOD STUD W/ ONE LAYER GYP. WALL BOARD EACH SIDE.**
- INTERIOR - 3 1/2" WOOD STUD W/ ONE LAYER GYP. WALL BOARD EACH SIDE. ADD BLOCKING AS NEEDED IN THESE LOCATIONS PER DETAIL(S).**

NOTE: SEE MANUFACTURER PRODUCT LISTINGS FOR (A) IMPROVED ACOUSTIC / SOUND PERFORMANCE OPTIONS (AND/OR) (B) IMPROVED MOISTURE / MOLD / MILDWE-RESISTANT PERFORMANCE OPTIONS. ANNOTATE LOCATIONS OF SELECTIONS. SEE COVER SHEET FOR ACTUAL WALL CONFIGURATION. *THICKNESS OF WALL MAY INCREASE WITH SELECTION. VISIT GYPSUM.ORG FOR MORE INFORMATION.

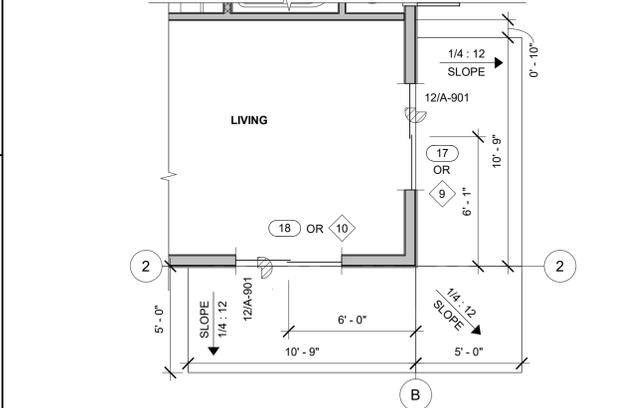
KEYNOTES

- A03 30" WIDE BUILT-IN MICROWAVE WITH RANGE VENT, STAINLESS STEEL.
- A04 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER.
- A05 REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- B01 30" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- B04 LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B05 WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS. WATER CLOSET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION PER CPC, SECTION 402.5.
- B14 40 GALLON TANK WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. SEE DETAIL: 14/A-901 FOR ANCHORING. SEE SHEET A-931 FOR MORE INFORMATION.
- B20 36" x 60" TUB. MODEL BY BUILDER
- B32 ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE.
- B41 FAN COIL @ 80" A.F.F. TO BOTTOM OF UNIT. PROVIDE DEDICATED WALL OUTLET. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B48 WATER CLOSET. AGING-IN-PLACE BLOCKING INSTALLATION REQUIRED AT THIS LOCATION. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS. WATER CLOSET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION PER CPC, SECTION 402.5.
- B49 36" x 60" TUB. AGING-IN-PLACE BLOCKING INSTALLATION REQUIRED AT THIS LOCATION. MODEL BY BUILDER
- B50 36" x 60" SHOWER. AGING-IN-PLACE BLOCKING INSTALLATION REQUIRED AT THIS LOCATION. TILE FLOOR. TILE WALLS AT 84" AFS. PROVIDE GLASS SHOWER ENCLOSURE
- C01 SINGLE WOOD SHELF AND POLE.
- C08 12" DEEP UPPER CABINET
- C13 36" HIGH BASE CABINET AND COUNTERTOP.
- C24 24" DEEP FULL HEIGHT CABINET
- C33 SHELVING PER OWNER / APPLICANT
- G02 CONCRETE FLATWORK. 1/4"/FT SLOPE AWAY FROM BUILDING.
- M02 DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.



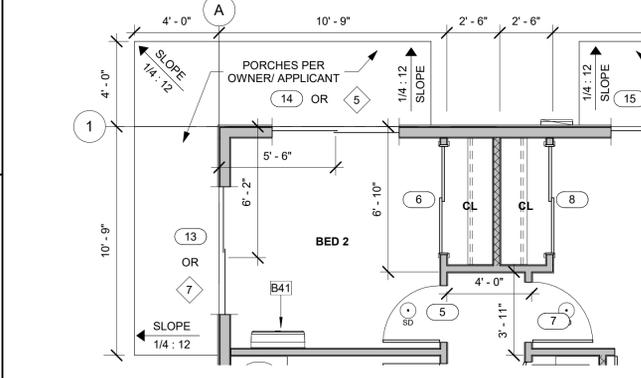
3 NO PORCH

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



5 VIEW OF OPTIONAL SLIDING DOORS W/ PORCHES

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



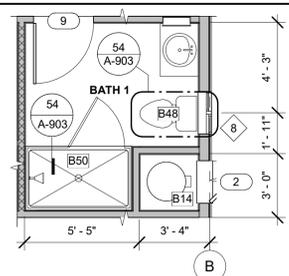
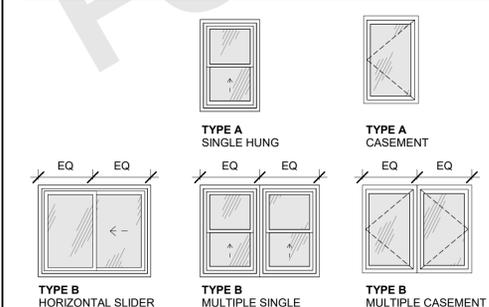
6 OPTIONAL SLIDING DOORS WITH ADDITIONAL PORCHES @ BEDROOMS

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

WINDOW GENERAL NOTES

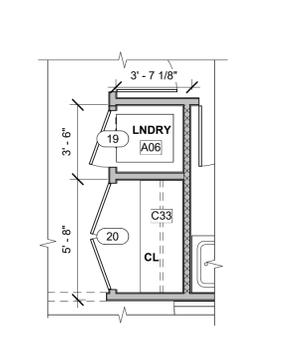
- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- REFER TO ENERGY COMPLIANCE REPORTS TO VERIFY U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS. ALL OPENINGS TO BE U-FACTOR = (3). SHGC = (.23). BUG SCREEN REQUIRED (PER TITLE 24).
- ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" AFF. MIN. NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. EXCEPT: 5 S.F. MIN. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24". WIDTH: 20". [CRC SEC. R310.2] EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER CRC 2022, SECTION 310.1.
- GLAZING IN WALLS ADJACENT TO BATHTUB / SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE SAFETY GLAZING. [CRC SEC. R308.4.5]

WINDOW TYPES



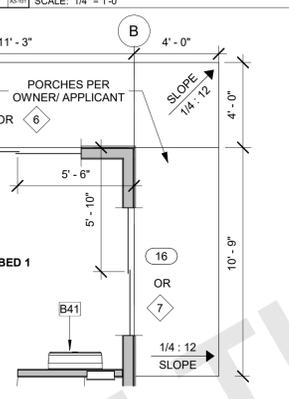
2 SHOWER / BATH

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



4 STACKED WASHER DRYER OPTION W/ LARGER CLOSET

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



WINDOW SCHEDULE

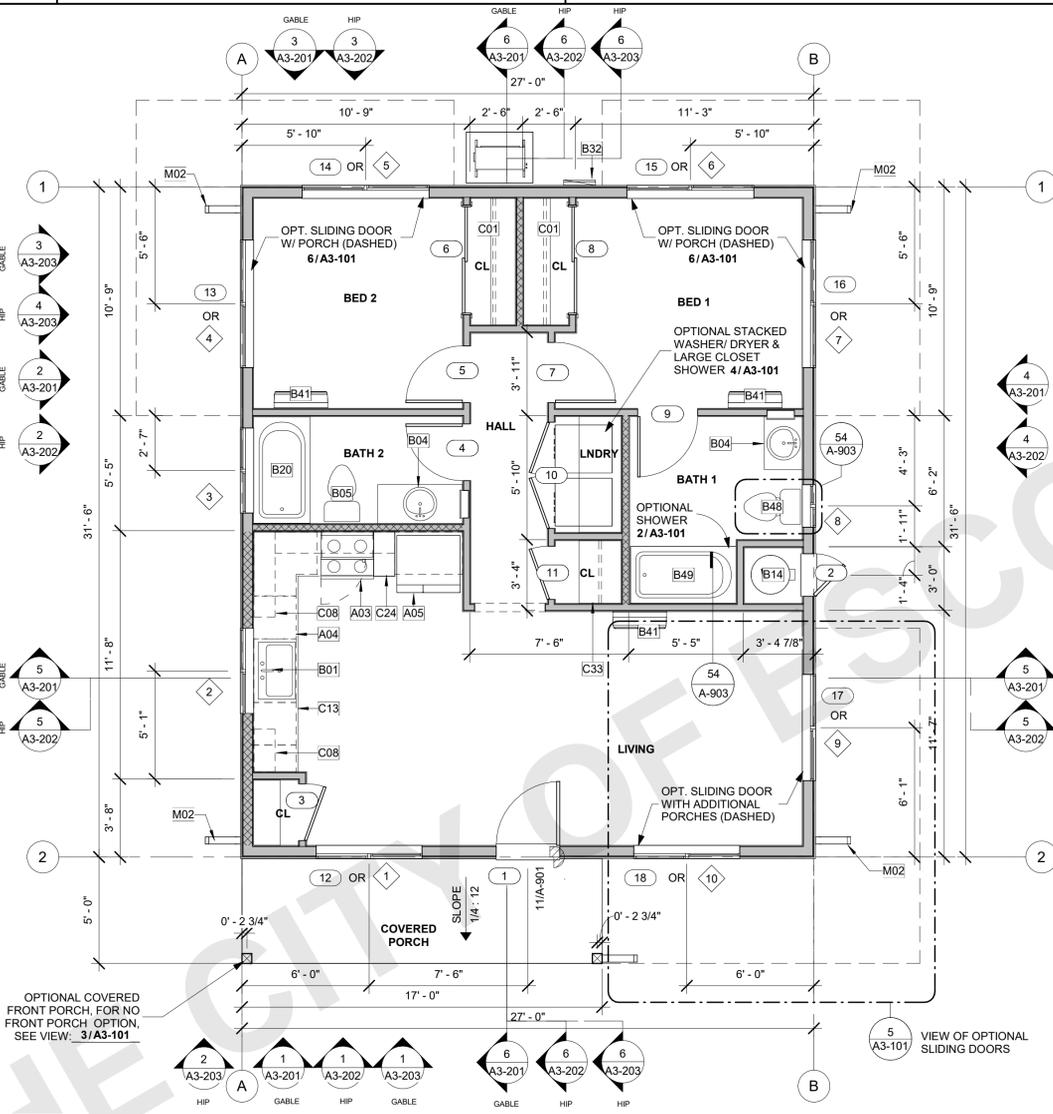
NO.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	REMARKS
1	B	5'-0"	4'-0"	6'-8"	3, 7
2	B	4'-0"	3'-0"	6'-8"	2, 7
3	B	4'-0"	2'-0"	6'-8"	2, 4, 7
4	B	6'-0"	4'-0"	6'-8"	1, 3, 7
5	B	6'-0"	4'-0"	6'-8"	1, 3, 7
6	B	6'-0"	4'-0"	6'-8"	1, 3, 7
7	B	6'-0"	4'-0"	6'-8"	1, 3, 7
8	B	2'-0"	2'-0"	6'-8"	2, 4, 7
9	B	5'-0"	4'-0"	6'-8"	3, 7
10	B	5'-0"	4'-0"	6'-8"	3, 7

WINDOW DETAIL REFERENCES

	HEAD	JAMB	SILL
LAP SIDING	21/A-907	22/A-907	23/A-907
BOARD & BAT	21/A-908	22/A-908	23/A-908
STUCCO	21/A-909	22/A-909	23/A-909
FLASHING	31/A-902		

WINDOW REMARKS

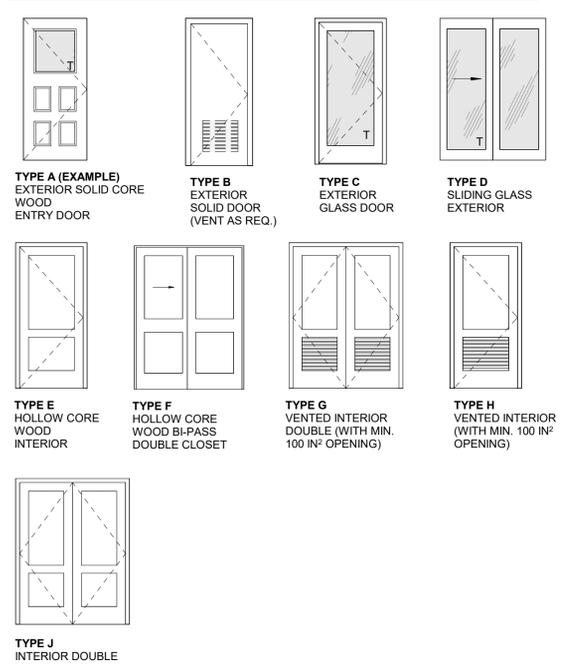
- REQUIRED EGRESS WINDOW. REFER TO GENERAL NOTE #5 FOR ADDITIONAL INFORMATION.
- WINDOW INCLUDES BOTH PANES TEMPERED GLAZING.
- OPTIONAL WINDOW.** SEE TITLE SHEET FOR SELECTIONS FOR MORE INFO. AT LEAST ONE EGRESS WINDOW REQUIRED AT ALL BEDROOMS. SEE GENERAL WINDOW NOTE #5 FOR EGRESS REQUIREMENTS.
- REQUIRED TO PROVIDE OBSCURE / PRIVACY GLASS.
- @ CASEMENT WINDOWS, INCLUDE BOTH PANES TEMPERED GLAZING.



1 FLOOR PLAN

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

DOOR LEGEND



DOOR SCHEDULE

NO.	TYPE	WIDTH	HEIGHT	REMARKS
1	A	3'-0"	6'-8"	1, 2, 5, 6
2	B	2'-0"	6'-8"	
3	E	2'-8"	6'-8"	
4	E	2'-8"	6'-8"	
5	E	2'-8"	6'-8"	
6	F	5'-0"	6'-8"	
7	E	2'-10"	6'-8"	
8	F	5'-0"	6'-8"	
9	E	2'-10"	6'-8"	
10	G	5'-0"	8'-0"	4
11	E	2'-6"	6'-8"	

DOOR DETAIL REFERENCES

HEAD	JAMB
LAP SIDING	41/A-924
BOARD & BAT	41/A-922
STUCCO	41/A-923
THRESHOLD	11/A-920
	12/A-901

OPTIONAL EXTERIOR DOORS

NO.	TYPE	WIDTH	HEIGHT	REMARKS
12	D	5'-0"	6'-8"	1, 2, 3, 6
13	D	6'-0"	6'-8"	1, 2, 3, 6
14	D	6'-0"	6'-8"	1, 2, 3, 6
15	D	6'-0"	6'-8"	1, 2, 3, 6
16	D	6'-0"	6'-8"	1, 2, 3, 6
17	D	5'-0"	6'-8"	1, 2, 3, 6
18	D	5'-0"	6'-8"	1, 2, 3, 6

OPTIONAL LAUNDRY CLOSET / PANTRY

NO.	TYPE	WIDTH	HEIGHT	REMARKS
19	H	2'-8"	6'-8"	4, 3
20	J	5'-0"	8'-0"	3

DOOR GENERAL NOTES

- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1. PANES INDICATED IN DOOR LEGEND WITH (T).
- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- FIRE RATED DOORS SHALL BE SOLID WOOD OR SOLID HONEYCOMB CORE STEEL DOOR 1-3/8" THICK OR COMPLIANT WITH CRC SECTION R302.5.1. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING WITH WEATHER STRIPPING TO BE TIGHT FITTING.
- EXTERIOR DOORS SHALL EITHER HAVE A FIRE-RESISTANCE RATING OF NOT THAT COMPLEYS WITH THE FOLLOWING REQUIREMENTS.
 - STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.
 - PANELS SHALL NOT BE LESS THAN 1-1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL SHALL BE PERMITTED TO TAPER TO A TONGUE OF NOT LESS THAN 3/8" THICK.

DOOR REMARKS

- EXTERIOR DOOR.
- GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #1
- OPTIONAL DOOR. INDICATE ON PLANS WHICH OPTIONS ARE SELECTED; SEE TITLE SHEET FOR MORE INFORMATION.
- REQUIRED OPENING OF NOT LESS THAN 100 IN² FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY APPROVED MEANS. [CMC SEC. R304.4.1]
- U-FACTOR = (3). SHGC = (.23). BUG SCREEN REQUIRED. REFER TO TITLE 24 FOR ADDITIONAL WINDOW.
- VENT DOOR AS REQUIRED PER WATER HEATER MANUFACTURER REQUIREMENTS / SPECIFICATIONS



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ESCONDIDO PRE-APPROVED ADU
 CITY OF ESCONDIDO

FINISH, MECHANICAL, & ELECTRICAL PLANS

ELECTRICAL NOTES

- CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
- ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81.
- ALL MATERIALS TO BE U.L. LABELED.
- METER: "SQUARE D", 120 VOLT/240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
- ELECTRICAL SUB PANEL: FLUSH MOUNT, 30" CLEARANCE, 100 AMP.
- CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
- ALL LUMINAIRES SHALL COMPLY WITH 2022 CEC SECTION 150.0 (K) AND TABLE 150.0-A AS REFERENCED IN ENERGY NOTES, LUMINAIRE REQUIREMENTS SHEET G-101.
- ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERTOPS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC ART. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
- ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (2022 CEC 210.11(C))
- THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
- CEILING-SUSPENDED (PADDE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 314.27(C) (2022 CEC 422.18).
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.8).
- ALL 120-VOLT SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A)).
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'8" ABOVE THE FLOOR. (2) RECEPTACLES PART OF A LUMINAIRE OR (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.10, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 408.4(D)(2)(A).
- HIGH EFFICIENCY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY ONLY HIGH EFFICIENCY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 kHz.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
- EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.508. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (2022 CEC 150.0(k)(2)).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA PER 2022 CEC, ARTICLE 210.11 (C)(1). THE CIRCUITS SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 210.52(B).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 2022 CEC, ARTICLE 210.52 (F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 201.11(C)(2).

GENERAL MEP NOTES

- REFER TO ELECTRICAL NOTES ON SHEET G-101.
- REFER TO MECHANICAL NOTES ON SHEET G-101.
- REFER TO PLUMBING NOTES ON SHEET G-101.
- REFER TO TITLE 24 COMPLIANCE NOTES ON SHEET G-101.
- EXTERNALLY MOUNTED HEATING/COOLING UNITS SHALL BE SCREENED IF THEY ARE VISIBLE FROM A PUBLIC STREET.
- ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FT FROM WALL OPENINGS. **CMC 502.2.2.1.**
- APPLIANCES NOT LISTED FOR OUTDOOR INSTALLATION BUT INSTALLED OUTDOORS SHALL BE PROVIDED WITH PROTECTION TO THE DEGREE THAT THE ENVIRONMENT REQUIRES. APPLIANCES LISTED FOR OUTDOOR INSTALLATION SHALL BE PERMITTED TO BE INSTALLED WITHOUT PROTECTION IN ACCORDANCE WITH THE PROVISIONS OF ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER **CPC 507.25 PROTECTION OF OUTDOOR APPLIANCES.**
- APPLIANCES INSTALLED IN GARAGES, WAREHOUSES, OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE AT LEAST 18" ABOVE THE FLOOR AND GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF VEHICLES PER **CMC 308.1.1 PHYSICAL DAMAGE.**
- INSTALLED AIR CONDITIONER AND HEAT PUMP SYSTEMS SHALL HAVE A CLEARANCE OF AT LEAST FIVE (5) FEET FROM THE OUTLET OF ANY DRYER VENT. **CEN2022 150.0 (H) 3.**
- INSTALLED AIR CONDITIONER AND HEAT PUMP SYSTEMS SHALL BE EQUIPPED WITH LIQUID LINE DRIERS IF REQUIRED, AS SPECIFIC BY MANUFACTURER'S INSTRUCTIONS PER **CEN2022 150.0 (H) 3. SEE DETAIL S3/A-902.**
- ASSEMBLIES AT EXTERIOR WINDOW AND DOOR HEADERS IN 2X6 EXTERIOR WALLS SHALL BE R-5 MINIMUM PER 2022 SINGLE-FAMILY RESIDENTIAL MANDATORY REQUIREMENTS

PLUMBING NOTES

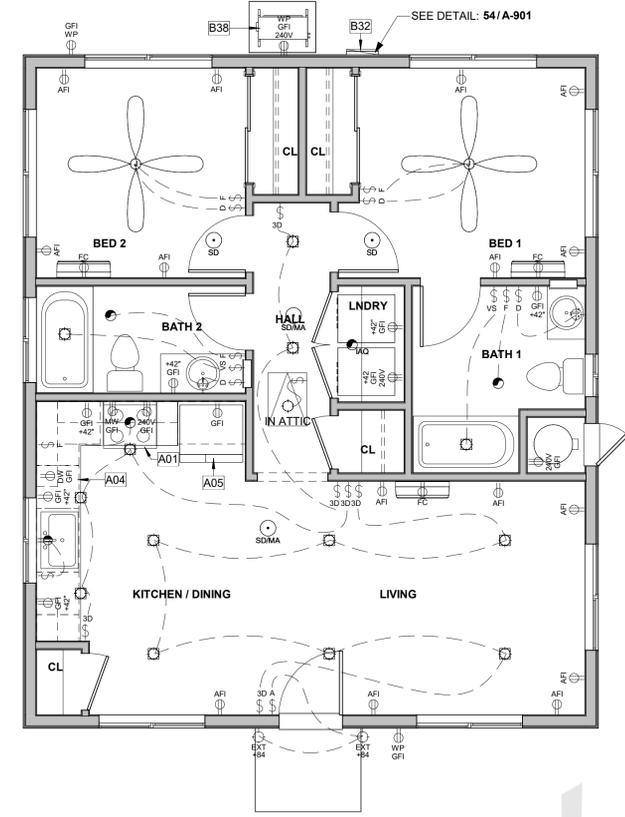
- WATER HEATER**
 REFER TO T-24 ENERGY REPORT FOR REQUIRED PRODUCT. SEE SHEET A-930 FOR PRODUCT REFERENCE SHEETS.
 WATER HEATER SHALL FOLLOW FIRST HOUR RATINGS REQUIRED IN TABLE PER 2022 CPC TABLE 501.1(2).
 - ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (2022 CPC 609.12.1)
 - PIPES UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN DIAMETER OF PIPE. (2022 CPC 609.12.2)
 - PIPES GREATER THAN 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES. (2022 CPC 609.12.2)**EXCEPTIONS:**
 - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. (2022 CPC 609.12.2)
 - HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED. (2022 CPC 609.12.2)
- PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2' MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
- COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.
- CLEARANCES PER MANUFACTURE REQUIREMENTS.

LEGEND

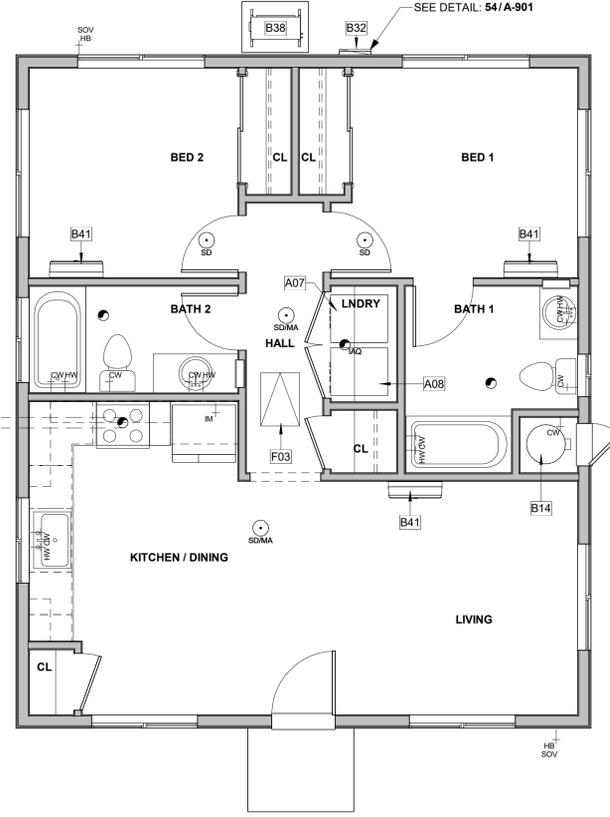
NOTE: IONIZATION SMOKE DETECTOR 10' MINIMUM FROM STOVE, ALL OTHERS 20MIN CLEARANCE

	ELECTRICAL SWITCH		SMOKE DETECTOR/ALARM		DUPLEX OUTLET
	ELECTRICAL SWITCH-THREE WAY-DIMMER		COMBINATION SMOKE/CARBON MONOXIDE		DUPLEX OUTLET 240 VOLTS
	ELECTRICAL SWITCH-VACANCY SENSOR		ELECTRICAL SWITCH-FAN		DUPLEX OUTLET GROUND FAULT INTERRUPTER
	ELECTRICAL SWITCH-FAN		ASTRONOMICAL TIME OR MOTION SENSOR SWITCH (AT LEAST 1 REQ.)		DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
	EXHAUST FAN		ELECTRICAL JUNCTION BOX		DUPLEX OUTLET AFCI-HALF HOT
	INDOOR AIR QUALITY FAN		CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)		DUPLEX OUTLET MICROWAVE GROUND FAULT INTERRUPTER
	PENDANT LIGHT HIGH-EFFICACY		WATER HOSE BIBB WITH SHUT OFF VALVE		DUPLEX OUTLET DISH WASHER GROUND FAULT INTERRUPTER
	WALL MOUNTED HIGH-EFFICACY LIGHT		FAN COIL UNIT +80" TO BOTTOM OF UNIT PROVIDE DEDICATED OUTLET		DUPLEX OUTLET RANGE HOOD
	EXTERIOR WALL MOUNTED HIGH-EFFICACY LIGHT W/ PHOTO SENSOR		RECESSED HIGH-EFFICACY DOWNLIGHT-VAPOR PROOF		COLD WATER STUB OUT
	22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)		HOT WATER STUB OUT		WATER HOSE BIBB

NOTE: IONIZATION SMOKE DETECTOR 10' MINIMUM FROM STOVE, ALL OTHERS 20MIN CLEARANCE



1 ELECTRICAL PLAN - PLAN 3
 SCALE: 1/4" = 1'-0"



2 MECHANICAL PLAN - PLAN 3
 SCALE: 1/4" = 1'-0"

KEYNOTES

- A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
- A04 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER.
- A05 REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A07 WASHING MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX.
- A08 CLOTHES DRYER LOCATION W/ RECESSED DRYER VENT BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR VERTICALLY THROUGH ROOF. (CMC SECTION 504.4.2.1)
- B14 40 GALLON TANK WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. SEE DETAIL: 14/A-901 FOR ANCHORING. SEE SHEET A-931 FOR MORE INFORMATION.
- B32 ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON SHEET A-111 FOR MORE INFO. SEE DETAIL S3/A-902.
- B41 FAN COIL @ 80" A.F.F. TO BOTTOM OF UNIT. PROVIDE DEDICATED WALL OUTLET, INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- F03 22" X 30" MINIMUM ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC. THERE IS NO HVAC EQUIPMENT (SUCH AS FURNACE, HEAT PUMP, OR FAU) IN THE ATTIC. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CEN 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEN 150.0 (a)1.

FLOOR FINISH LEGEND

	EXTERIOR CONCRETE		LUXURY VINYL PLANK (LVP)		CERAMIC TILE (CT)
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3 FINISH PLAN - PLAN 3
 SCALE: 1/4" = 1'-0"

PUBLIC SET

DATE
10/08/2024

SHEET

A3-111



THESE PLANS ARE PROVIDED BY THE CITY OF ESCONDIDO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

AGENCY

CITY OF ESCONDIDO
https://www.escondido.gov/

ESCONDIDO CITY HALL
201 NORTH BROADWAY
ESCONDIDO CA. 92025

(760) 839-4880

ESCONDIDO PRE-APPROVED ADU
CITY OF ESCONDIDO

**ROOF PLAN & REFLECTED
CEILING PLAN - GABLE**

PUBLIC SET

DATE
10/08/2024
SHEET

A3-121

ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH (CRC R905), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN R301.2.1(1), AND ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2.1(2).
- ROOF UNDERLAYMENTS SHALL BE IN ACCORDANCE WITH WITH SECTION R905.1.1, TABLE R905.1.1(2), AND TABLE R905.1.1(1).
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS. FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES (CRC R806).
- THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC R806.2.
- IN THE INSTANCE OF UPPER VENTS, VENTS SHALL BE LOCATED NO MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. CRC R806.2.

RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB, U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECT. PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS. DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIP.

ROOF PLAN & RCP LEGEND

- XX'-X" CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- X' / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- 22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)
- OUTLINE OF WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT; SEE DETAIL.
- APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS.
- ROOF VENT, SEE ROOF VENTING CALCULATIONS
- AREA OF ATTIC WITH 30" HEIGHT OR GREATER. 22" X 30" CLEAR OPENING ACCESS REQUIRED IF TOTAL AREA GREATER THAN 30 SQ. FT. PER CRC R807.1
- AVAILABLE SOLAR ZONE LOCATIONS; PV SYSTEM UNDER SEPARATE PERMIT. SEE TITLE SHEET AND TITLE 24 REPORT FOR MORE INFORMATION. SEE "SETBACK AT RIDGE TABLE"

X: SETBACK AT RIDGE TABLE

PV ARRAYS PERCENT OF THE PLAN VIEW TOTAL ROOF AREA	(X) HORIZONTAL RIDGE SETBACK
≤33%	18" BOTH SIDES OF RIDGE
>33%	36" BOTH SIDES OF RIDGE
≤66% + 13D SPRINKLER	18" BOTH SIDES OF RIDGE
>66% + 12D SPRINKLER	36" BOTH SIDES OF RIDGE

KEYNOTES

- H07 BUILDING LINE BELOW.
- H09 GUTTER, CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- H12 ATTIC VENT (LOW); LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2 EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.
- H13 ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.
- K08 S-TILE CLAY ROOF TILE. ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- M02 DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.

ROOF VENTING CALCULATIONS

*OWNER/APPLICANT REQ. TO SELECT ONE THE FOLLOWING
WUI REQUIRED? (SEE G-001) A) YES B) NO

UPPER & LOWER VENTS:

- A) (WUI REQ.) O'HAGIN TAPERED LOW PROFILE FIRE & ICE COMPOSITION SHINGLE. 72.0 SQ.IN. OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF 54/A-905
 - B) O'HAGIN TAPERED LOW PROFILE COMPOSITION SHINGLE. 72.0 SQ.IN. OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF
 - C) (WUI REQ.) O'HAGIN FIRE & ICE S-TILE OR CLAY TO MATCH ROOF. 97.5 SQ.IN. OF AIR MOVEMENT PER VENT = 97.5 SQ.IN. / 144 = 67 SF 54/A-906
 - D) O'HAGIN TAPERED LOW PROFILE COMPOSITION S-TILE OR CLAY. 97.5 SQ.IN. OF AIR MOVEMENT PER VENT = 97.5 SQ.IN. / 144 = 67 SF
 - E) ALTERNATIVE PRODUCT, MUST BE EQUAL TO PRODUCT ABOVE, MEET WUI REQ (WHEN APPLICABLE), AND PROVIDE GREATER THAN OR EQUAL AIR MOVEMENT.
- "UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)
"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

- ROOF VENTING SHALL COMPLY WITH CRC R806 & CBC 701A.
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.
- THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC R806.2.
- PER CRC R902.1.3 ROOFING REQUIREMENTS FOR STRUCTURES LOCATED IN A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA SHALL COMPLY WITH SECTION R337.5.
- THE PRODUCT ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK.

VENTING NEEDED: 3.12 SF

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
PLAN 3	936 SF	3.12 SF	1.56 SF	1.56 SF

VENTING PROVIDED - ASPHALT SHINGLE

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
PLAN 4 ATTIC 1				
LOWER				
O'HAGIN SHINGLE ROOF VENT (LOWER)	4	2' - 8"	0.50 SF	2.00 SF
UPPER				
O'HAGIN SHINGLE ROOF VENT (UPPER)	4	2' - 8"	0.50 SF	2.00 SF
				4.00 SF

VENTING PROVIDED - S-TILE

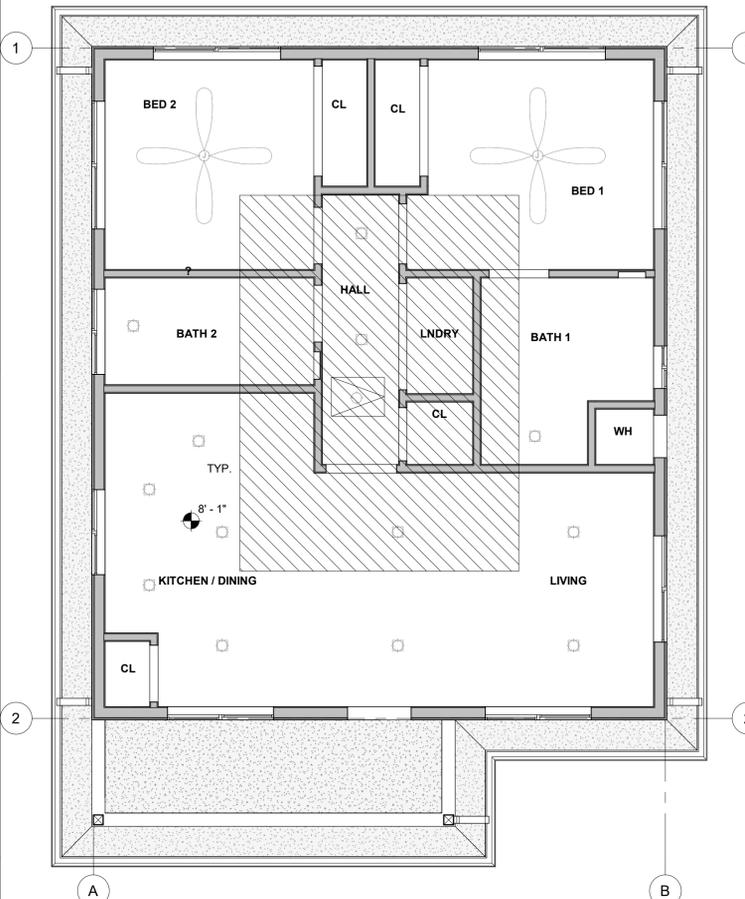
VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
PLAN 3 ATTIC 2				
LOWER				
O'HAGIN S-TILE ROOF VENT (LOWER)	4	2' - 8"	0.67 SF	2.68 SF
UPPER				
O'HAGIN S-TILE ROOF VENT (UPPER)	4	2' - 8"	0.67 SF	2.68 SF
				5.36 SF

MATERIALS LEGEND

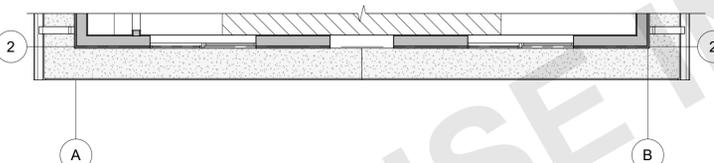
ROOFING; SEE PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU) FOR SELECTION & MORE INFORMATION. REFER TO TITLE SHEET TO VERIFY WUI REQUIREMENTS ARE APPLICABLE.

- ASPHALT SHINGLE ROOF, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)
- S-TILE CLAY ROOF TILE, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)
- INTERIOR CEILING FINISH, TYP. 5/8" GYP. INSTALL PER MFR RECOMMENDATIONS
SEE G-001 FOR OPTION SELECTION:
A) IMPROVED SOUND
B) MOISTURE/MOLD/MILDEW-RESISTANT PERFORMANCE PRODUCTS.
NOTE: VISIT GYPSUM.ORG FOR MORE INFORMATION.
- EXTERIOR SOFFITS, RAKES, & EAVES. SEE PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)
A) TONGUE & GROOVE (SOLID SAWN LUMBER)
B) FIBER CEMENT
C) EXT. GRADE FIRE RETARDANT TREATED SHEATHING (LABEL SELECTION ON REFLECTED CEILING PLAN)

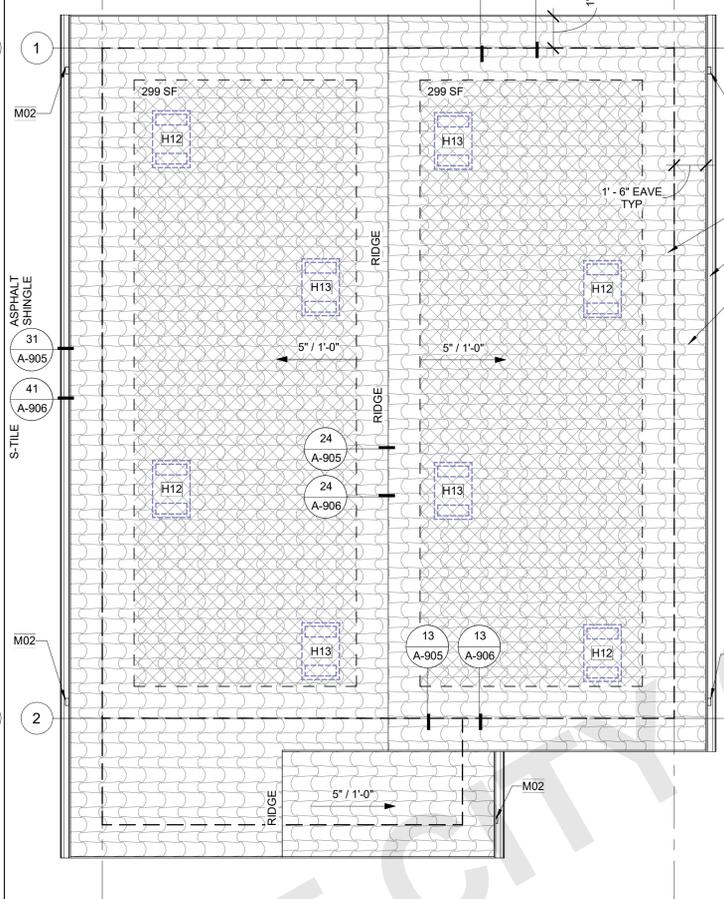
- NOTES:**
- SOFFIT MATERIALS TO MEET REQ. OF CBC.
 - INSTALL ALL MATERIALS, FASTENERS, & COMPONENTS PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS
 - INSTALL ADDITIONAL BLOCKING AS NEEDED TO MEET ATTACHMENT REQUIREMENTS PER CBC 701A
- A PROJECT SITE WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE CBC 701A. IF WUI APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS ON THE PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)



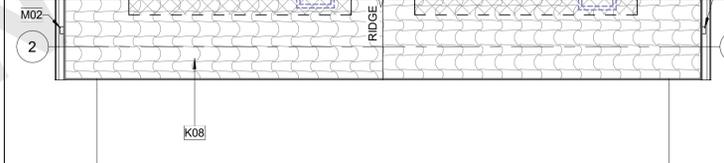
2 REFLECTED CEILING PLAN - FRONT PORCH
A3-121 SCALE: 1/4" = 1'-0"



4 REFLECTED CEILING PLAN - NO PORCH
A3-121 SCALE: 1/4" = 1'-0"



1 ROOF PLAN - FRONT PORCH - GABLE
A3-121 SCALE: 1/4" = 1'-0"



3 ROOF PLAN - NO PORCH
A3-121 SCALE: 1/4" = 1'-0"



THESE PLANS ARE PROVIDED BY THE CITY OF ESCONDIDO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

AGENCY

CITY OF ESCONDIDO
<https://www.escondido.gov/>

ESCONDIDO CITY HALL
 201 NORTH BROADWAY
 ESCONDIDO CA. 92025

(760) 839-4880

ESCONDIDO PRE-APPROVED ADU

CITY OF ESCONDIDO

ROOF PLAN & REFLECTED CEILING PLAN - HIP

PUBLIC SET

DATE
10/08/2024

SHEET

A3-122

ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- PROVIDE A MINIMUM OF 1" INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH (CRC R905), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN R301.2.1(1), AND ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2.1(2).
- ROOF UNDERLAYMENTS SHALL BE IN ACCORDANCE WITH WITH SECTION R905.1.1, TABLE R905.1.1(2), AND TABLE R905.1.1(1).
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS. FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES (CRC R806).
- THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC R806.2.
- IN THE INSTANCE OF UPPER VENTS, VENTS SHALL BE LOCATED NO MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. CRC R806.2.

RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB, U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELEC/C PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIP.

ROOF PLAN & RCP LEGEND

- XX'-X" CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- X' / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- 22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)
- OUTLINE OF WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT; SEE DETAIL.
- APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS.
- ROOF VENT, SEE ROOF VENTING CALCULATIONS
- AREA OF ATTIC WITH 30" HEIGHT OR GREATER. 22" X 30" CLEAR OPENING ACCESS REQUIRED IF TOTAL AREA GREATER THAN 30 SQ. FT. PER CRC R807.1
- AVAILABLE SOLAR ZONE LOCATIONS; PV SYSTEM UNDER SEPARATE PERMIT. SEE TITLE SHEET AND TITLE 24 REPORT FOR MORE INFORMATION. SEE "SETBACK AT RIDGE TABLE"

X: SETBACK AT RIDGE TABLE

PV ARRAYS PERCENT OF THE PLAN VIEW TOTAL ROOF AREA	(X) HORIZONTAL RIDGE SETBACK
≤33%	18" BOTH SIDES OF RIDGE
>33%	36" BOTH SIDES OF RIDGE
≤66% + 13D SPRINKLER	18" BOTH SIDES OF RIDGE
>66% + 12D SPRINKLER	36" BOTH SIDES OF RIDGE

KEYNOTES

- H07 BUILDING LINE BELOW.
 GUTTER, CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- H12 ATTIC VENT (LOW); LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2 EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
- H13 ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
- K08 S-TYPE CLAY ROOF TILE. ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- L01 FASCIA; SEE DETAILS FOR MORE INFORMATION.
- M02 DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.

ROOF VENTING CALCULATIONS

*OWNER/APPLICANT REQ. TO SELECT ONE THE FOLLOWING
 WUI REQUIRED? (SEE G-001) A) YES B) NO

UPPER & LOWER VENTS:

- A) (WUI REQ.) O'HAGIN TAPERED LOW PROFILE FIRE & ICE COMPOSITION SHINGLE.
 72.0 SQ.IN. OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF **54/A-905**
- B) O'HAGIN TAPERED LOW PROFILE COMPOSITION SHINGLE.
 72.0 SQ.IN. OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF
- C) (WUI REQ.) O'HAGIN FIRE & ICE S-TILE OR CLAY TO MATCH ROOF.
 97.5 SQ.IN. OF AIR MOVEMENT PER VENT = 97.5 SQ.IN. / 144 = 67 SF **54/A-906**
- D) O'HAGIN TAPERED LOW PROFILE COMPOSITION S-TILE OR CLAY.
 97.5 SQ.IN. OF AIR MOVEMENT PER VENT = 97.5 SQ.IN. / 144 = 67 SF
- E) ALTERNATIVE PRODUCT, MUST BE EQUAL TO PRODUCT ABOVE, MEET WUI REQ (WHEN APPLICABLE), AND PROVIDE GREATER THAN OR EQUAL AIR MOVEMENT.

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

1) ROOF VENTING SHALL COMPLY WITH CRC R806 & CBC 701A.

2) ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.

3) THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC R806.2.

4) PER CRC R902.1.3 ROOFING REQUIREMENTS FOR STRUCTURES LOCATED IN A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA SHALL COMPLY WITH SECTION R337.5.

5) THE PRODUCT ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK.

VENTING NEEDED: 3.12 SF

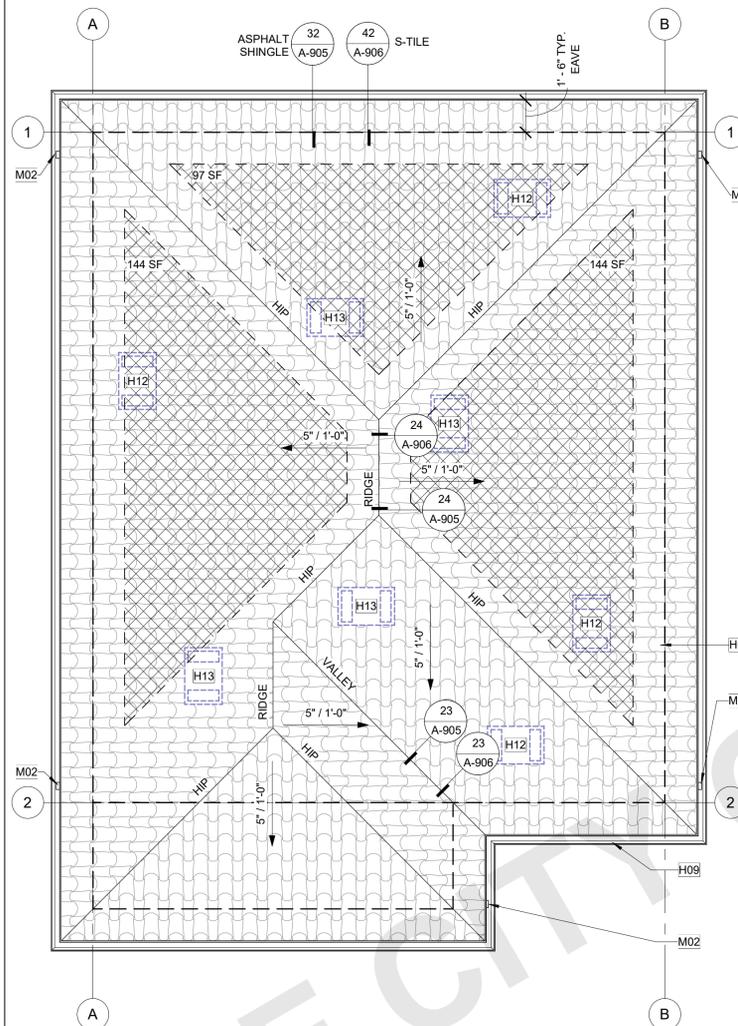
ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
PLAN 3	936 SF	3.12 SF	1.56 SF	1.56 SF

VENTING PROVIDED - ASPHALT SHINGLE

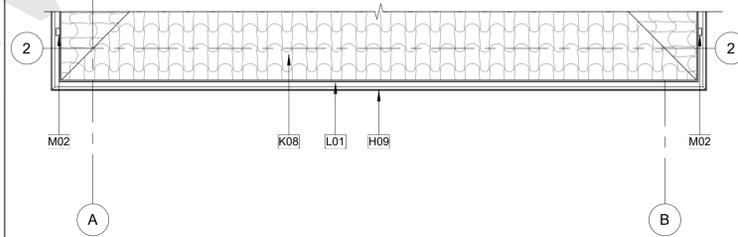
VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
PLAN 4 ATTIC 1 LOWER				
O'HAGIN SHINGLE ROOF VENT (LOWER)	4	2' - 8"	0.50 SF	2.00 SF
UPPER				
O'HAGIN SHINGLE ROOF VENT (UPPER)	4	2' - 8"	0.50 SF	2.00 SF
				4.00 SF

VENTING PROVIDED - S-TILE

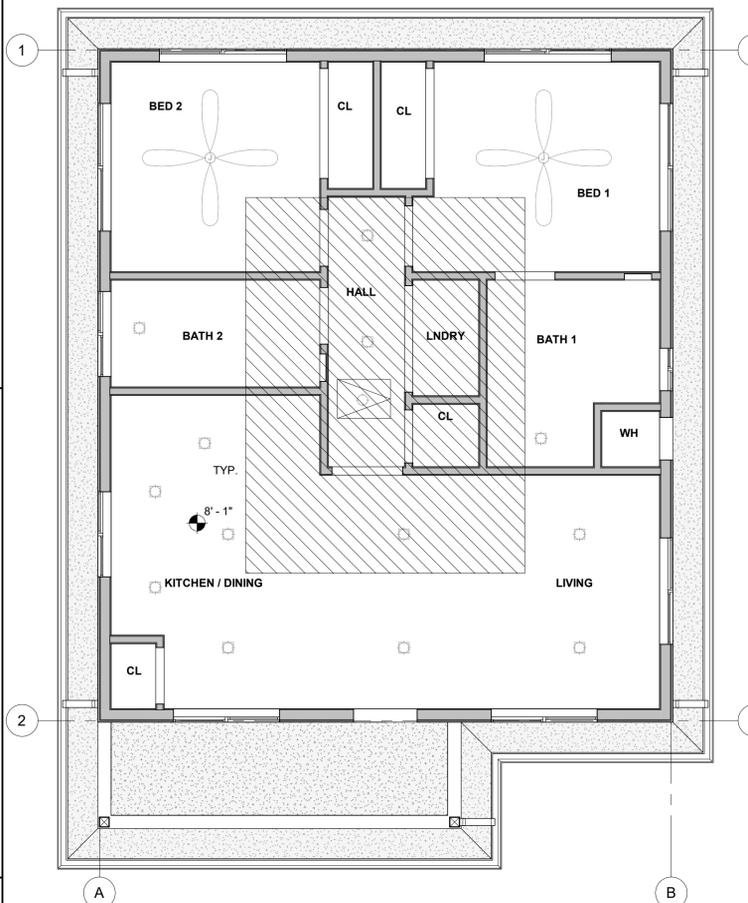
VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
PLAN 3 ATTIC 2 LOWER				
O'HAGIN S-TILE ROOF VENT (LOWER)	4	2' - 8"	0.67 SF	2.68 SF
UPPER				
O'HAGIN S-TILE ROOF VENT (UPPER)	4	2' - 8"	0.67 SF	2.68 SF
				5.36 SF



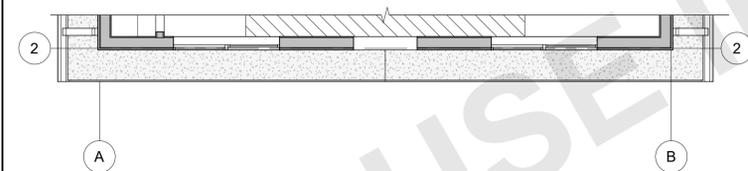
1 ROOF PLAN ROOF - HIP WITH FRONT PORCH
 A3-122 SCALE: 1/4" = 1'-0"



3 ROOF PLAN - NO FRONT PORCH OPTION
 A3-122 SCALE: 1/4" = 1'-0"



2 REFLECTED CEILING PLAN - HIP WITH FRONT PORCH
 A3-122 SCALE: 1/4" = 1'-0"



4 REFLECTED CEILING PLAN NO FRONT PORCH OPTION
 A3-122 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

ROOFING; SEE PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU) FOR SELECTION & MORE INFORMATION. REFER TO TITLE SHEET TO VERIFY WUI REQUIREMENTS ARE APPLICABLE.

- ASPHALT SHINGLE ROOF, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)
- S-TILE CLAY ROOF TILE, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)
- INTERIOR CEILING FINISH, TYP. 5/8" GYP. INSTALL PER MFR RECOMMENDATIONS
- EXTERIOR SOFFITS, RAKES, & EAVES. SEE PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)
- SEE G-001 FOR OPTION SELECTION:
 A) IMPROVED SOUND
 B) MOISTURE/MOLD/MILDEW-RESISTANT PERFORMANCE PRODUCTS.
- A) TONGUE & GROOVE (SOLID SAWN LUMBER)
 B) FIBER CEMENT
 C) EXT. GRADE FIRE RETARDANT TREATED SHEATHING (LABEL SELECTION ON REFLECTED CEILING PLAN)

- NOTE:
 1. SOFFIT MATERIALS TO MEET REQ. OF CBC.
 2. INSTALL ALL MATERIALS, FASTENERS, & COMPONENTS PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS
 3. INSTALL ADDITIONAL BLOCKING AS NEEDED TO MEET ATTACHMENT REQUIREMENTS PER CBC 701A
 A PROJECT SITE WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE CBC 701A. IF WUI APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS ON THE PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)



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AGENCY

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ESCONDIDO PRE-APPROVED ADU
 CITY OF ESCONDIDO
ELEVATIONS & SECTIONS - GABLE

SECTIONS GENERAL NOTES

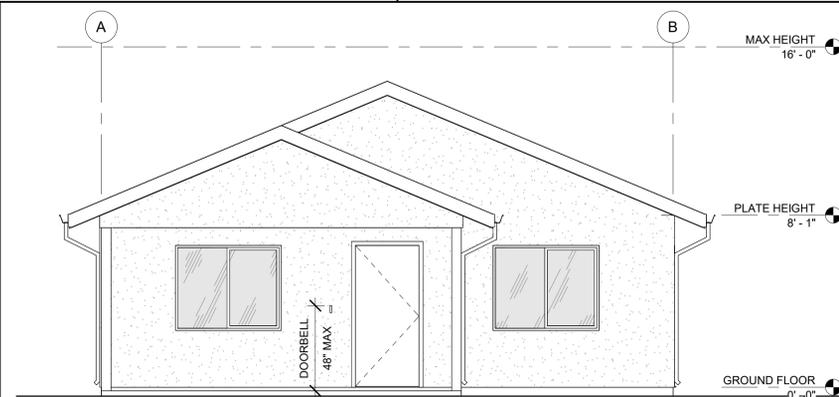
- THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
- WALL ASSEMBLIES TO BE PER FLOOR PLAN.
- DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
- INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
- FIREBLOCKING TO BE LOCATED PER **CRC SECTION R302.11**:
 - 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:
 - VERTICALLY AT CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH **SECTION R302.7**.
 - 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.
- SECTION R302.11.1** - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
 - TWO-INCH NOMINAL LUMBER
 - TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 - THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
 - THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
 - ONE-HALF-INCH GYPSUM BOARD
 - ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
 - BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
 - CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
- PER **CRC SECTION R317** SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1.
- REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
- PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH **CRC 803.13** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

GENERAL ELEVATION NOTES

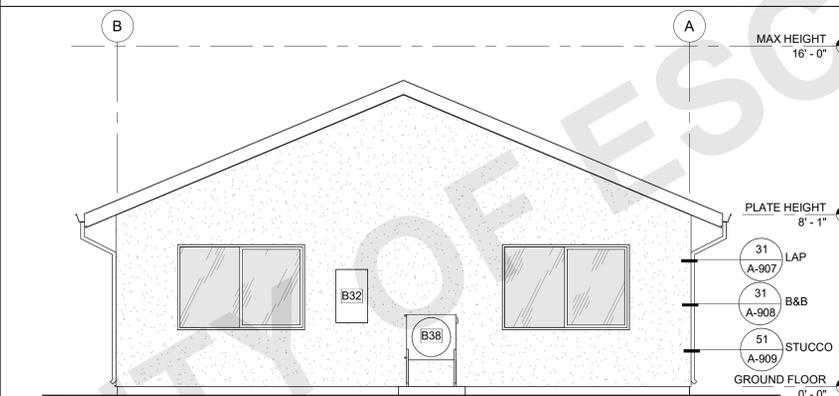
- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS. U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
- GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R802.3.
- CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

KEYNOTES

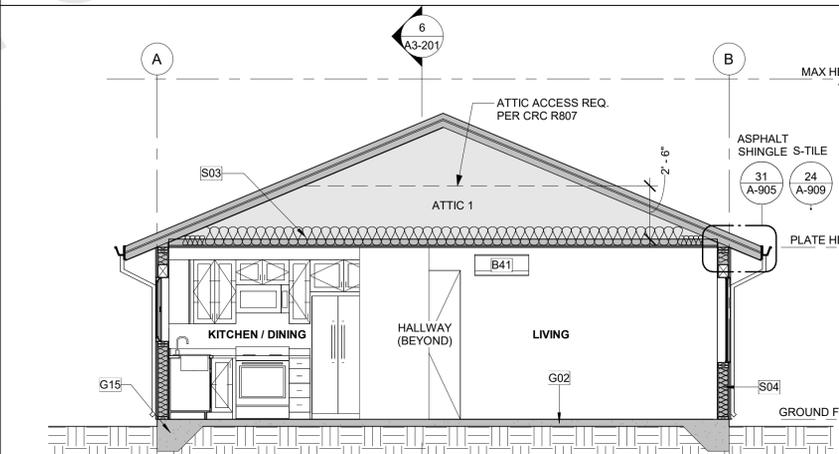
- B32 ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON SHEET A-111 FOR MORE INFO. SEE DETAIL 53/A-902.
- B41 FAN COIL @ 80" A.F.F. TO BOTTOM OF UNIT. PROVIDE DEDICATED WALL OUTLET. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- G02 CONCRETE FLATWORK. 1/4" FT SLOPE AWAY FROM BUILDING.
- G15 CONCRETE FOOTING. REFER TO STRUCTURAL PLANS
- H09 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- H12 ATTIC VENT (LOW); LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2 EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.
- H13 ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.
- H23 WHERE AIRFLOW IS BLOCKED BY SHEAR PANEL, PROVIDE MINIMUM OF 12"x12" BLOCKED OPENING TO PROVIDE CROSS-VENTILATION.
- K08 S-TYPE CLAY ROOF TILE. ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- L01 FASCIA; SEE DETAILS FOR MORE INFORMATION.
- M02 DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.
- S03 R-38 MIN. ROOF INSULATION; RADIANT BARRIER REQUIRED (VERIFY WITH TITLE 24 REPORT).
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- T01 2X4 WOOD STUD WALL. REFER TO STRUCTURAL.
- T02 2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
- U11 WOOD BEAM / HEADER. REFER TO STRUCTURAL.



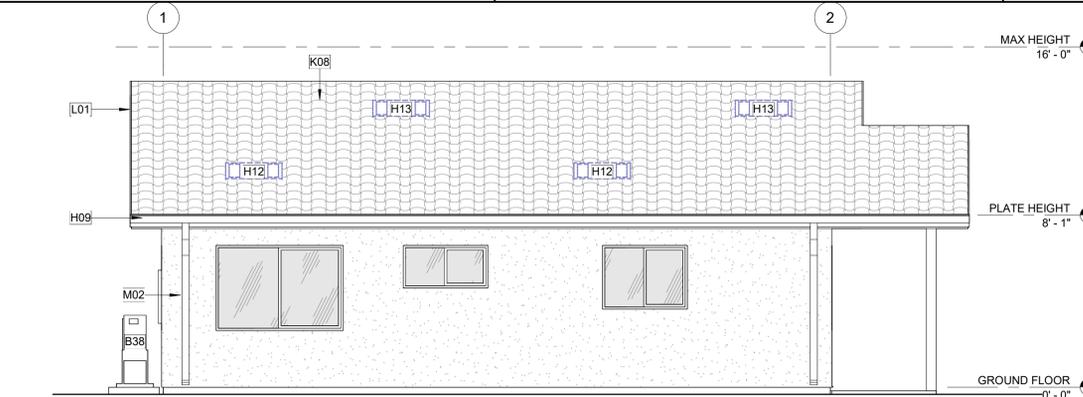
1 FRONT ELEVATION - GABLE
 A3-101 | A3-201 SCALE: 1/4" = 1'-0"



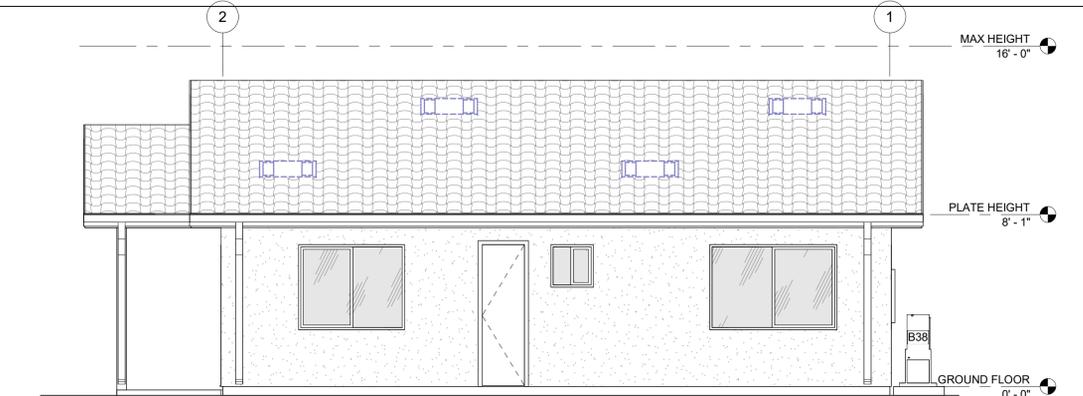
3 REAR ELEVATION - GABLE
 A3-101 | A3-201 SCALE: 1/4" = 1'-0"



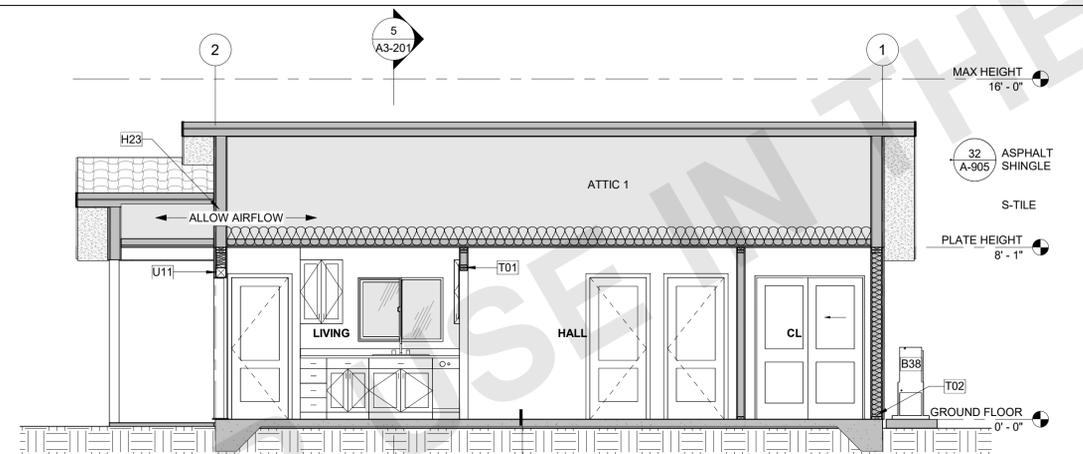
5 SECTION 1 - GABLE
 A3-101 | A3-201 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - GABLE
 A3-101 | A3-201 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION - GABLE
 A3-101 | A3-201 SCALE: 1/4" = 1'-0"



6 SECTION 2 - GABLE
 A3-101 | A3-201 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

- NOTES:**
- SEE TITLE SHEET FOR MATERIAL SELECTIONS. APPLICANT OR OWNER TO PROVIDE SIZES, MANUFACTURER, AND COLOR/FINISH SPECIFICATIONS.
 - ALL MATERIAL SELECTIONS SHALL COMPLY WITH **IBC 701A**.
 - A PROJECT SITE LOCATED WITHIN WUI SHALL COMPLY WITH THE **IBC 701A**. IF WUI APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS IN THE SPACES PROVIDED.
 - APPROVED PRODUCT LISTINGS CAN BE FOUND IN THE (CURRENT) CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE WUI PRODUCT HANDBOOK.
 - (ALTERNATIVELY), IF PROJECT SITE REQUIRES WUI COMPLIANCE, AND THE PRODUCT SELECTIONS ARE NOT BML LISTED, NOR IN THE HANDBOOK, MATERIALS SHALL COMPLY WITH THE PRESCRIPTIVE STANDARDS OF CHAPTER 7A. INDICATE IN THE MATERIALS LEGEND WHEN THIS OCCURS AND PROVIDE DOCUMENTATION OF COMPLIANCE FOR APPROVAL.

GRAPHICS LEGEND:

HORIZONTAL SIDING 4" MIN. TO 12" MAX. BOARD EXPOSURE OPTION A: FIBER CEMENT (PER CRC R703.10) OPTION B: WOOD SIDING (PER CRC 703.5.3)	SHAKE/SHINGLE SIDING OPTION A: FIBER CEMENT (PER CRC R703.10) OPTION B: WOOD SHAKE/SHINGLES (PER CRC R703.6) OPTION C: REQUIRES APPROVAL	ASPHALT COMPOSITE ROOF SHINGLES - CLASS C MIN. REQUIRED. ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. (SHALL COMPLY WITH CRC R905.2.4, CRC R905.1, TABLE R905.1.1(1), TABLE R905.1.1(2) & ASTM D3462)
BOARD & BATTEN SIDING 4" MIN. TO 15" MAX. BOARD EXPOSURE A) FIBER CEMENT (PER CRC R703.10) B) WOOD SIDING (PER CRC 703.5.3)	ADHERED MASONRY STONE VENEER	S-TILE CLAY ROOF - CLASS C MIN. REQ. ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. (SHALL COMPLY WITH CRC R905.1, CRC R905.3)
CEMENT PLASTER STUCCO SIDING (PER CRC R703.7)	ADHERED MASONRY BRICK VENEER	A) TONGUE & GROOVE (SOLID SAWN LUMBER) B) FIBER CEMENT C) EXT. GRADE FIRE RETARDANT TREATED SHEATHING

OWNER / APPLICANT TO PROVIDE SIZE, MANUFACTURER, COLOR/FINISH SPECIFICATIONS. SEE **PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)** FOR STYLE, SIDING, SOFFIT, AND ROOFING SELECTIONS AND WUI PRODUCT LISTING. REFER TO TITLE SHEET TO VERIFY WUI REQUIREMENTS ARE APPLICABLE.



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AGENCY

CITY OF ESCONDIDO
<https://www.escondido.gov/>
 ESCONDIDO CITY HALL
 201 NORTH BROADWAY
 ESCONDIDO CA. 92025

(760) 839-4880

ESCONDIDO PRE-APPROVED ADU
 CITY OF ESCONDIDO
ELEVATIONS & SECTIONS - HIP

SECTIONS GENERAL NOTES

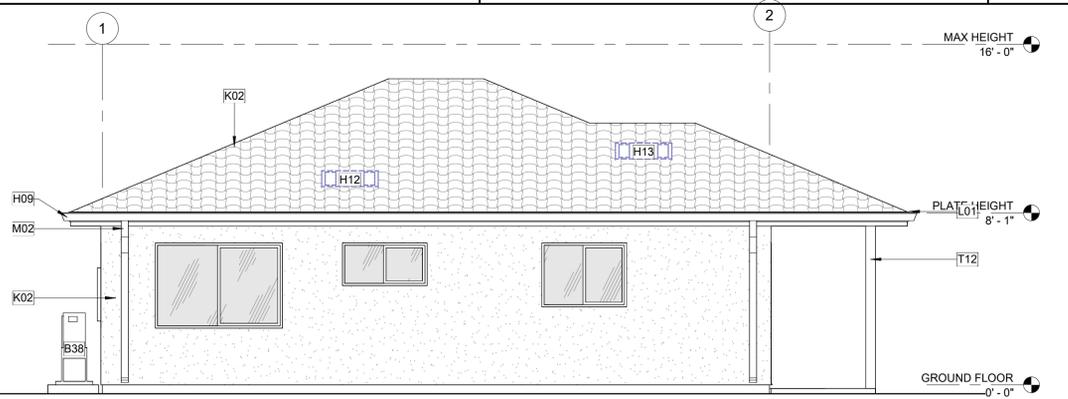
- THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
- WALL ASSEMBLIES TO BE PER FLOOR PLAN.
- DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
- INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
- FIREBLOCKING TO BE LOCATED PER **CRC SECTION R302.11**:
 - 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:
 - VERTICALLY AT CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILING AND COVE CEILING.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH **SECTION R302.7**.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING 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.
- SECTION R302.11.1** - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
 - TWO-INCH NOMINAL LUMBER
 - TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 - THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
 - THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
 - ONE-HALF-INCH GYPSUM BOARD
 - ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
 - BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
 - CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
- PER **CRC SECTION R317** SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1.
- REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
- PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH **CRC 803.13** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

GENERAL ELEVATION NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS, PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS. U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
- GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R802.3.
- CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

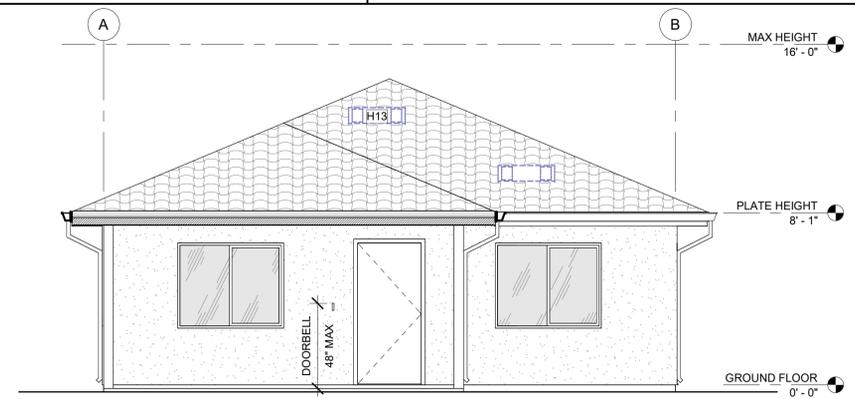
KEYNOTES

- B32 ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON SHEET A-111 FOR MORE INFO. SEE DETAIL 53/A-902.
- G02 CONCRETE FLATWORK. 1/4" FT SLOPE AWAY FROM BUILDING.
- G15 CONCRETE FOOTING. REFER TO STRUCTURAL PLANS
- H09 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- H12 ATTIC VENT (LOW); LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2 EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.
- H13 ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.
- H23 WHERE AIRFLOW IS BLOCKED BY SHEAR PANEL, PROVIDE MINIMUM OF 12"x12" BLOCKED OPENING TO PROVIDE CROSS-VENTILATION.
- K02 STUCCO SIDING. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- L01 FASCIA; SEE DETAILS FOR MORE INFORMATION.
- M02 DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.
- S03 R-38 MIN. ROOF INSULATION; RADIANT BARRIER REQUIRED (VERIFY WITH TITLE 24 REPORT).
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- T01 2X4 WOOD STUD WALL. REFER TO STRUCTURAL.
- T02 2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
- T12 WOOD POST. SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.
- U11 WOOD BEAM / HEADER. REFER TO STRUCTURAL.



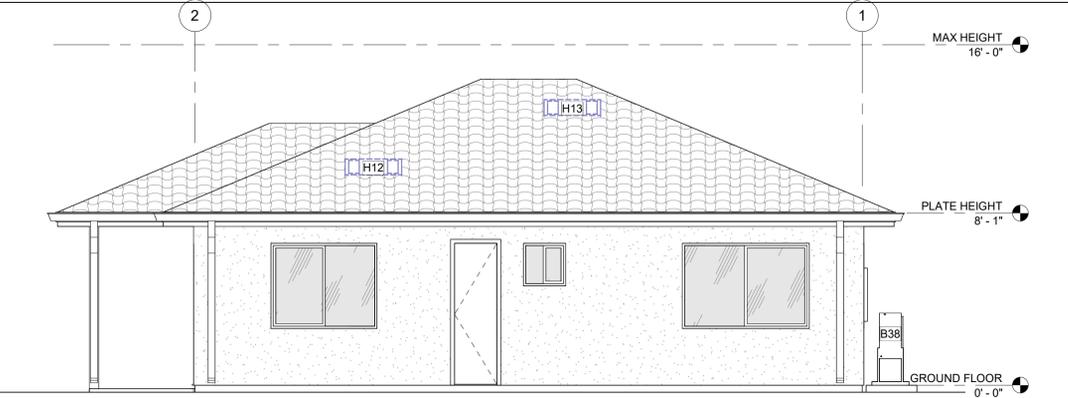
2 LEFT ELEVATION - HIP

A3-101 | A3-202 SCALE: 1/4" = 1'-0"



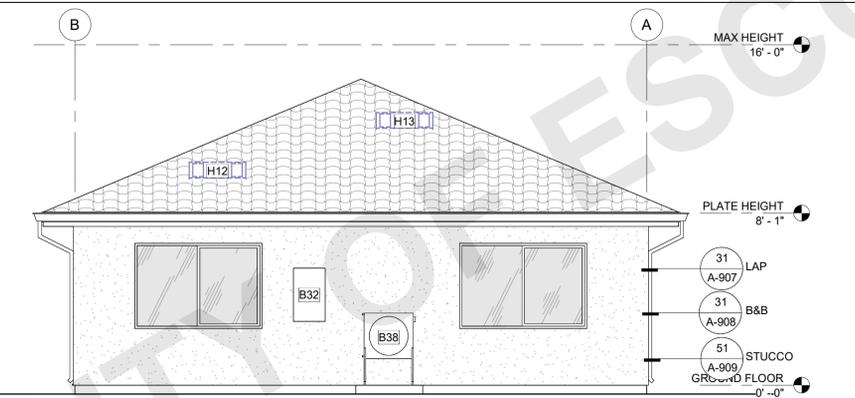
1 FRONT ELEVATION - HIP

A3-101 | A3-202 SCALE: 1/4" = 1'-0"



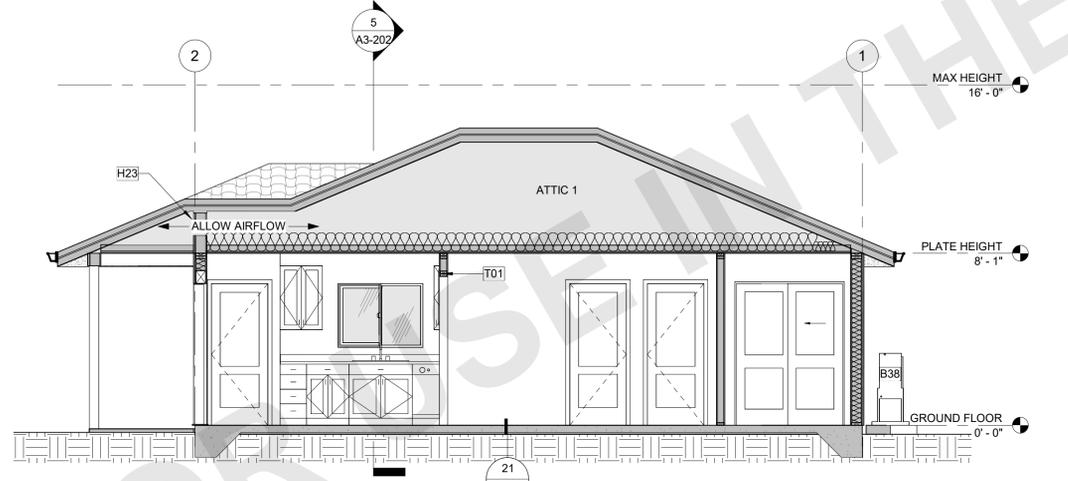
4 RIGHT ELEVATION - HIP

A3-101 | A3-202 SCALE: 1/4" = 1'-0"



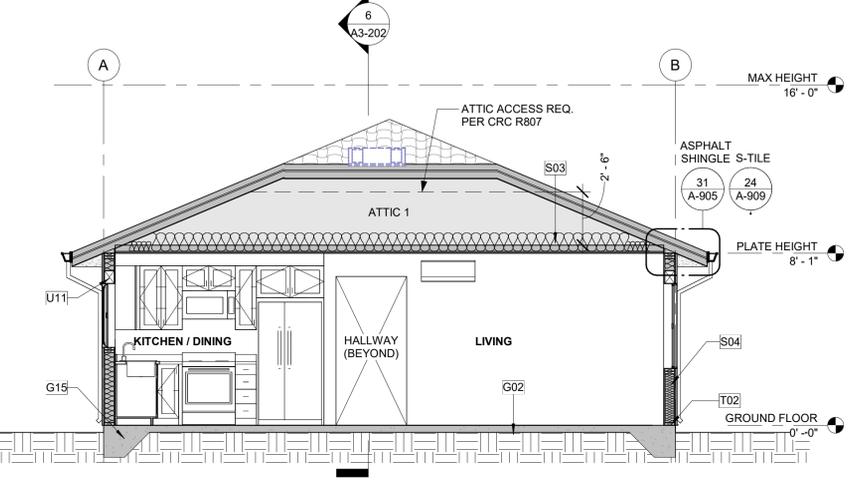
3 REAR ELEVATION - HIP

A3-101 | A3-202 SCALE: 1/4" = 1'-0"



6 SECTION 2 - HIP

A3-101 | A3-202 SCALE: 1/4" = 1'-0"



5 SECTION 1 - HIP

A3-101 | A3-202 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

- NOTES:**
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 - ALL MATERIAL SELECTIONS SHALL COMPLY WITH **CBC 701A**.
 - A PROJECT SITE LOCATED WITHIN WUI SHALL COMPLY WITH THE **CBC 701A**. IF WUI APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS IN THE SPACES PROVIDED.
 - APPROVED PRODUCT LISTINGS CAN BE FOUND IN THE (CURRENT) CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE WUI PRODUCT HANDBOOK.
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GRAPHICS LEGEND:

<p>HORIZONTAL SIDING 4" MIN. TO 12" MAX. BOARD EXPOSURE OPTION A: FIBER CEMENT (PER CRC R703.10) OPTION B: WOOD SIDING (PER CRC 703.5.3)</p>	<p>SHAKE/SHINGLE SIDING OPTION A: FIBER CEMENT (PER CRC R703.10) OPTION B: WOOD SHAKES/SHINGLES (PER CRC R703.6) OPTION C: REQUIRES APPROVAL</p>	<p>ASPHALT COMPOSITE ROOF SHINGLES - CLASS C MIN. REQUIRED. ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. (SHALL COMPLY WITH CRC R905.2.4, CRC R905.1, TABLE R905.1.1(1), TABLE R905.1.1(2) & ASTM D3462)</p>
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PUBLIC SET

DATE
10/08/2024

SHEET

A3-202



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ESCONDIDO PRE-APPROVED ADU
CITY OF ESCONDIDO
**ELEVATIONS & SECTIONS -
OPTIONAL NO PORCH ROOF**

PUBLIC SET
DATE
10/08/2024
SHEET
A3-203

SECTIONS GENERAL NOTES

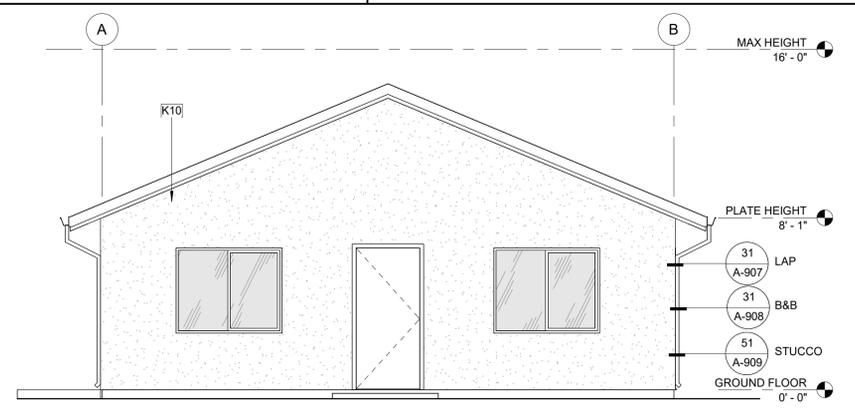
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 - ONE-HALF-INCH GYPSUM BOARD
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 - BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
 - CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
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- REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
- PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH **CRC 803.13** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

GENERAL ELEVATION NOTES

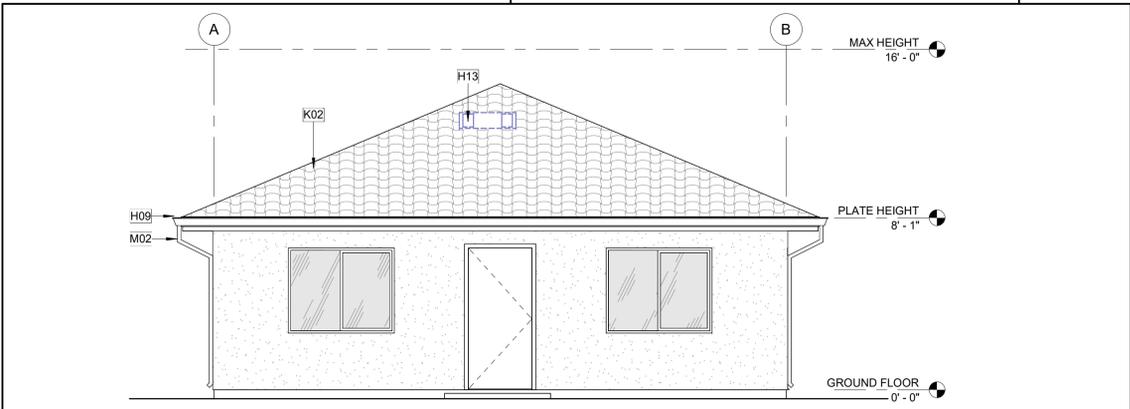
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- GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
- CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

KEYNOTES

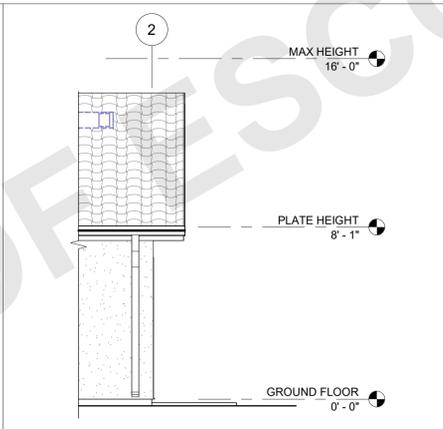
- H09 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
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- K02 STUCCO SIDING, SEE MATERIALS LEGEND FOR MORE INFORMATION.
- K10 3-COAT CEMENT PLASTER SYSTEM O/ LATH O/ WATER RESISTIVE BARRIER PER CRC 703.7.3. EXTERIOR BUILDING FINISH SHALL BE IN COMPLIANCE WITH CRC R337.
- M02 DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN.).
- T20 6x8 WOOD HEADER UON, REFER TO STRUCTURAL PLANS.



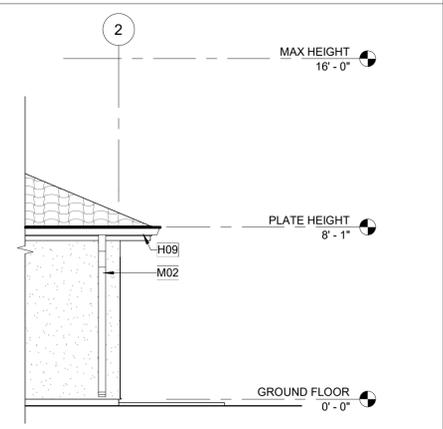
**1 FRONT ELEVATION - GABLE
NO FRONT PORCH OPTION**
A3-101 | A3-203 SCALE: 1/4" = 1'-0"



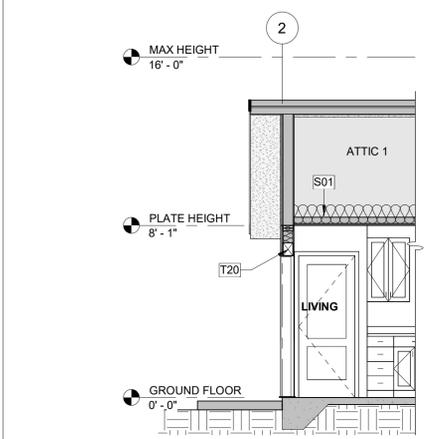
**2 FRONT ELEVATION - HIP
NO FRONT PORCH OPTION**
A3-101 | A3-203 SCALE: 1/4" = 1'-0"



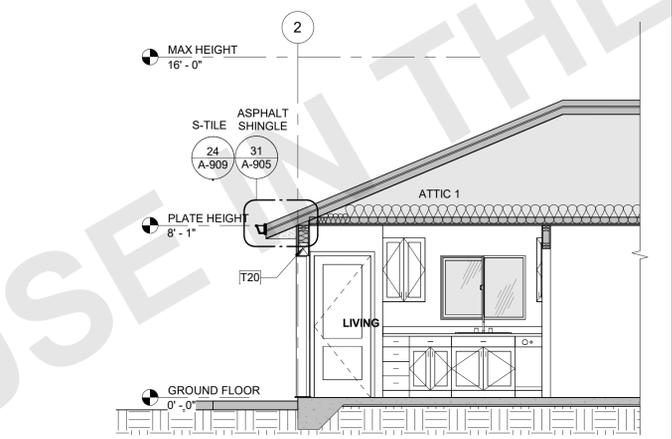
**3 LEFT ELEV. - GABLE
NO SIDE PORCH**
A3-101 | A3-203 SCALE: 1/4" = 1'-0"



**4 LEFT ELEVATION - HIP
SIDE PORCH**
A3-101 | A3-203 SCALE: 1/4" = 1'-0"



**5 SECTION 2 - GABLE
NO PORCH**
A3-203 SCALE: 1/4" = 1'-0"



**6 SECTION 2 - HIP
FRONT PORCH**
A3-101 | A3-203 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

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 - A PROJECT SITE LOCATED WITHIN **WUI** SHALL COMPLY WITH THE **CBC 701A**. IF **WUI** APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS IN THE SPACES PROVIDED.
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 - (**ALTERNATIVELY**), IF PROJECT SITE REQUIRES **WUI** COMPLIANCE, AND THE PRODUCT SELECTIONS ARE NOT BML LISTED, NOR IN THE HANDBOOK, MATERIALS SHALL COMPLY WITH THE PRESCRIPTIVE STANDARDS OF CHAPTER 7A. INDICATE IN THE MATERIALS LEGEND WHEN THIS OCCURS AND PROVIDE DOCUMENTATION OF COMPLIANCE FOR APPROVAL.

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<p>BOARD & BATTEN SIDING 4" MIN. TO 15" MAX. BOARD EXPOSURE A) FIBER CEMENT (PER CRC R703.10) B) WOOD SIDING (PER CRC 703.5.3)</p>	<p>ADHERED MASONRY STONE VENEER</p>	<p>S-TILE CLAY ROOF - CLASS C MIN. REQ. ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. (SHALL COMPLY WITH CRC R905.1, CRC R905.3)</p>
<p>CEMENT PLASTER STUCCO SIDING (PER CRC R703.7)</p>	<p>ADHERED MASONRY BRICK VENEER</p>	<p>A) TONGUE & GROOVE (SOLID SAWN LUMBER) B) FIBER CEMENT C) EXT. GRADE FIRE RETARDANT TREATED SHEATHING</p>

OWNER / APPLICANT TO PROVIDE SIZE, MANUFACTURER, COLOR/FINISH SPECIFICATIONS. SEE **PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)** FOR STYLE, SIDING, SOFFIT, AND ROOFING SELECTIONS AND **WUI** REQUIREMENTS ARE APPLICABLE.



THESE PLANS ARE PROVIDED BY THE CITY OF ESCONDIDO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

AGENCY

CITY OF ESCONDIDO
<https://www.escondido.gov/>

ESCONDIDO CITY HALL
 201 NORTH BROADWAY
 ESCONDIDO CA, 92025

(760) 839-4880

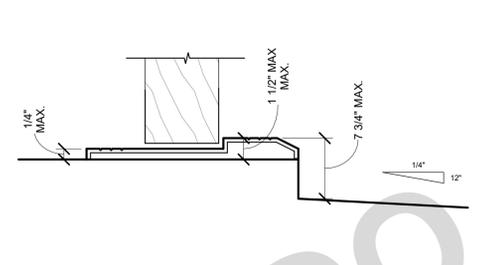
ESCONDIDO PRE-APPROVED ADU
 CITY OF ESCONDIDO

ARCHITECTURAL DETAILS - COMMON

PUBLIC SET

DATE
 10/08/2024
 SHEET

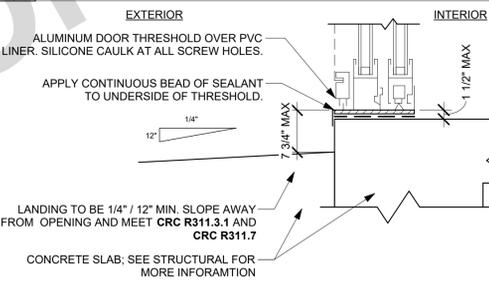
A-901



R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS
 LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7/8 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH **CRC R311.8** OR A STAIRWAY IN ACCORDANCE WITH **CRC R311.7**.

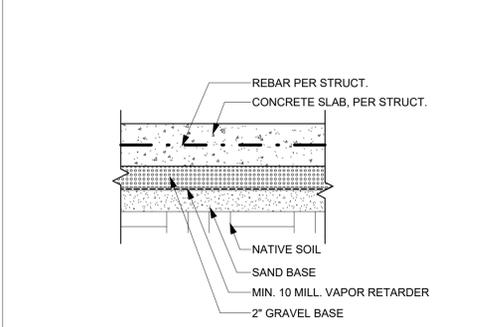
11 EXTERIOR DOOR THRESHOLD - TYPICAL
 SCALE: 6" = 1'-0"



R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS
 LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7/8 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

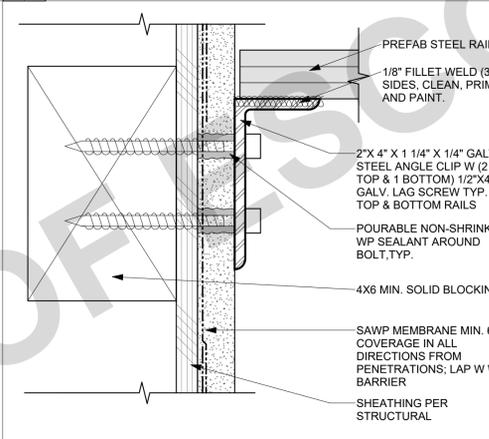
WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH **CRC R311.8** OR A STAIRWAY IN ACCORDANCE WITH **CRC R311.7**.

12 EXT. THRESHOLD - SLIDING DOOR TYP.
 SCALE: 3" = 1'-0"



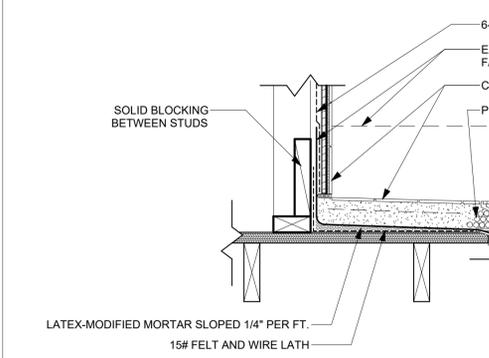
NOTE:
 SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION

21 TYPICAL SLAB O/ VAPOR BARRIER
 SCALE: 1 1/2" = 1'-0"



22 RAILING CONNECTION DETAIL
 SCALE: 6" = 1'-0"

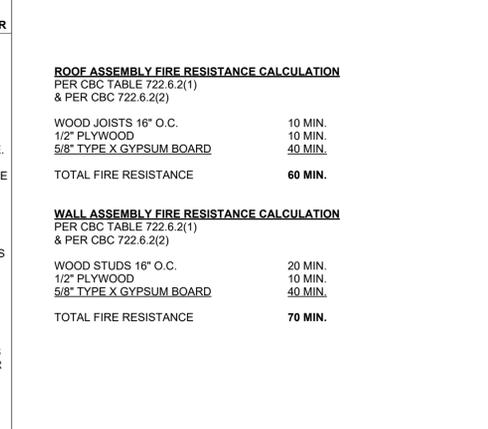
GENERAL NOTES:
 1. REFER TO 2022 CPC FOR COMPLETE INFORMATION
 2. FINISH FLOOR TO HAVE 1/4" MIN. TO 1/2" MAX SLOPE TO DRAIN PER FOOT.
 3. FINISH HEIGHT OF DAM TO BE AT LEAST 2" (50.8mm) ABOVE HIGH POINT OF DRAIN.



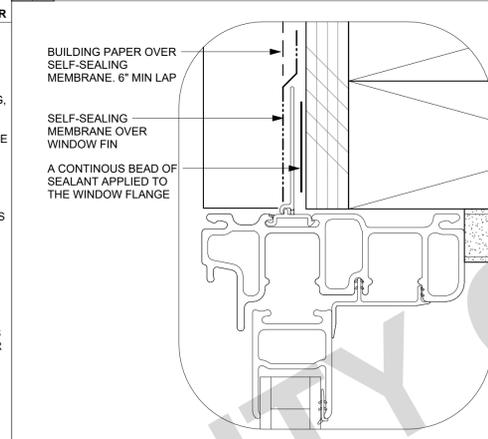
23 SHOWER SECTION
 SCALE: 1 1/2" = 1'-0"



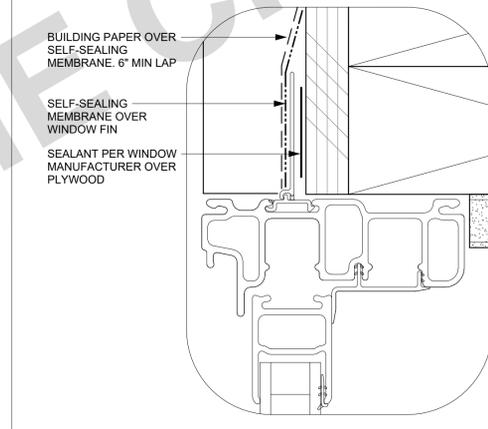
14 WATER HEATER MOUNTING
 SCALE: 1/2" = 1'-0"



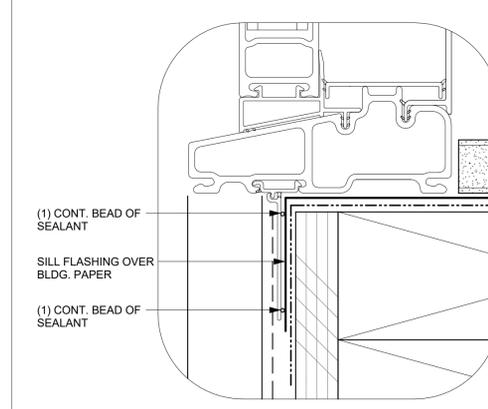
31 CALC. FIRE RESISTANCE RATING
 SCALE: 12" = 1'-0"



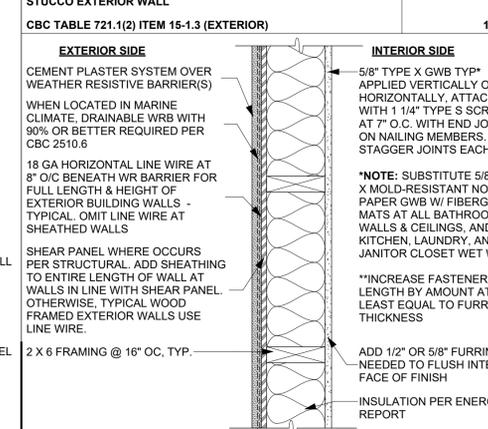
32 DETAILED HEAD FLASHING
 SCALE: 12" = 1'-0"



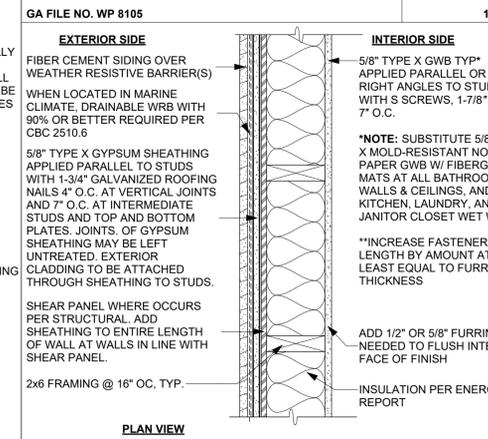
33 DETAILED JAMB FLASHING
 SCALE: 12" = 1'-0"



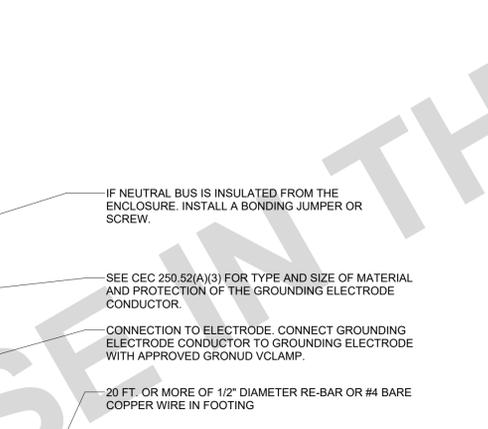
34 DETAILED SILL FLASHING
 SCALE: 12" = 1'-0"



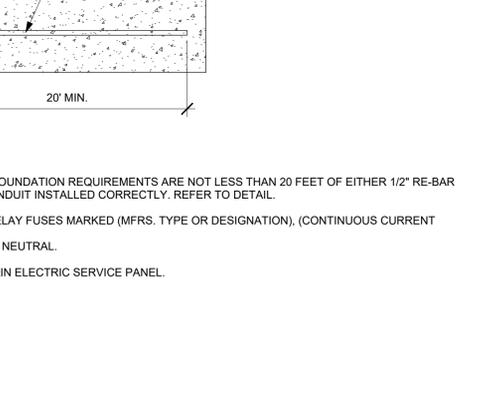
42 1-HR EXT. RATED WALL ASSEMBLY
 SCALE: 1 1/2" = 1'-0"



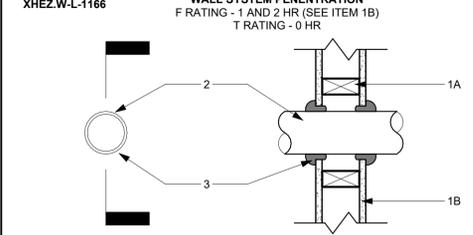
43 DETAILED HEAD FLASHING
 SCALE: 12" = 1'-0"



33 DETAILED JAMB FLASHING
 SCALE: 12" = 1'-0"



34 DETAILED SILL FLASHING
 SCALE: 12" = 1'-0"



1. WALL ASSEMBLY
 THE 1 OR 2 HR. FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 IN. BY 4 IN. LUMBER SPACED 16 IN. O.C. STEEL STUDS TO BE MIN. 3 1/2 IN. WIDE AND SPACED MAX. 24 IN. O.C.

B. GYPSUM BOARD (BEARING THE UL CLASSIFICATION MARKING) - THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 5 IN.

1 WALL SYSTEM PENETRATION
 F RATING - 1 AND 2 HR (SEE ITEM 1B)
 T RATING - 0 HR

2. THROUGH PENETRANTS
 ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBING AND PERIPHERY OF THE OPENING SHALL BE MIN. OF 0 IN. (POINT CONTACT) TO A MAX. 1/8 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

A. COPPER TUBING - NOM. 4 IN. DIAM. (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.

B. COPPER PIPE - NOM. 4 IN. DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

C. STEEL PIPE - NOM. 4 IN. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.

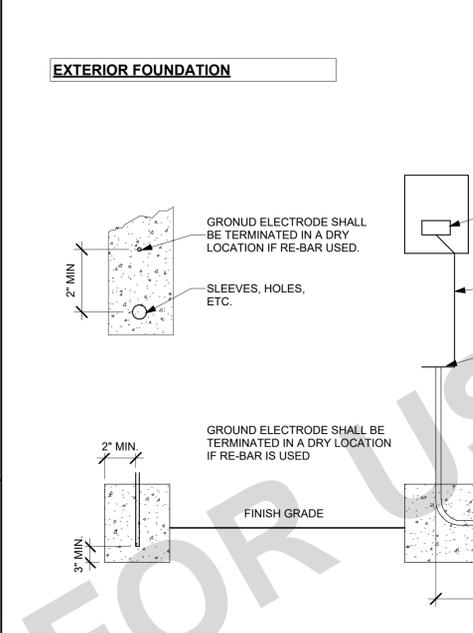
D. CONDUIT - NOM. 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR RIGID STEEL CONDUIT

E. IRON PIPE - NOM. 4 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.

3. FILL, VOID OR CAVITY MATERIALS (BEARING THE UL CLASSIFICATION MARKING) - CAULK OR PUTTY - MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED CONTINUOUSLY AROUND THE PENETRANT ON THE WALL SURFACES ON BOTH SIDES OF THE WALL.

3M COMPANY - CP 25WB+ CAULK OR MPS-2+ PUTTY

52 THROUGH PENETRATION @ WALL
 SCALE: 1 1/2" = 1'-0"



CONCRETE ENCASED ELECTRODE
 1. ALL NEW CONSTRUCTION REQUIRES A UFER SERVICE GROUND IN THE FOUNDATION REQUIREMENTS ARE NOT LESS THAN 20 FEET OF EITHER 1/2" RE-BAR (INSIDE TERMINAL) #4 BARE COPPER WIRE, OR 3/4" GALVANIZED STEEL CONDUIT INSTALLED CORRECTLY. REFER TO DETAIL.
 2. ELECTRICAL EQUIPMENT AND MATERIAL TO BE LISTED FOR THAT USE.
 3. SECURE AN ENGRAVED NAMEPLATE TO THE FUSE ENCLOSURE FACE, RELAY FUSES MARKED (MFRS. TYPE OR DESIGNATION), (CONTINUOUS CURRENT RATINGS), (VOLTAGE RATINGS), (AMPERAGE INTERRUPTING RATING).
 4. USE "T TAP" CONNECTIONS ON ALL MULTI-WIRE CIRCUITS WITH COMMON NEUTRAL.
 5. SWITCHING CIRCUIT BREAKER MUST BE UL LISTED FOR THAT USE.
 6. UNDERGROUND SERVICE ENTRANCE CONDUCTORS WILL SERVE THE MAIN ELECTRIC SERVICE PANEL.

54 CONCRETE ENCASED ELECTRODE
 SCALE: 1" = 1'-0"

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AGING-IN-PLACE DESIGN

1. AGING-IN-PLACE DESIGN AND FALL PREVENTION. NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4

A. EXCEPTIONS

1. COVERED MULTIFAMILY DWELLINGS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 11A OF CBC
2. REINFORCEMENT FOR GRAB BARS. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION, WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.
 - A. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
 - B. REINFORCEMENTS SHALL NOT BE LESS THAN 2 BY 8 INCH (51 MM BY 203 MM) NOMINAL LUMBER, [1 1/2 INCH BY 7 1/4 INCH (38 MM BY 184 MM) ACTUAL DIMENSIONS] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 39 1/4 INCHES (997 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
 - C. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
 - D. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 - E. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.

F. EXCEPTIONS

- WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENT APPROVED BY THE ENFORCING AGENCY.
1. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BAR IS PROVIDED.
 2. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
 3. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
 4. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

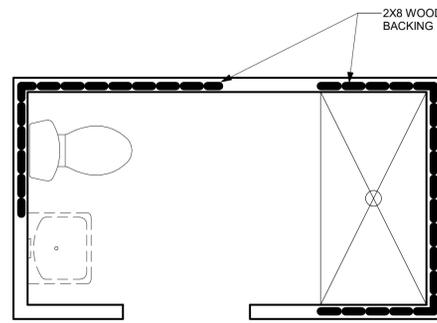
1. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.
 - A. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4

2. ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS SHALL BE COMPLIANT WITH SECTION R327.1.2
 - A. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

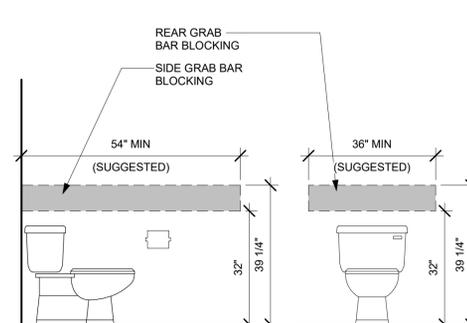
- B. EXCEPTIONS:**
1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
 2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES (381 MM).

3. INTERIOR DOORS SHALL COMPLY WITH SECTION R327.1.3
 - A. EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

4. DOORBELL BUTTONS SHALL COMPLY WITH SECTION R327.1.4
 - A. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY, WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

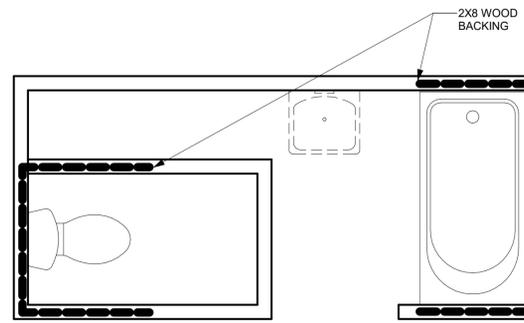


WATER CLOSET ADJACENT TO ONE SIDE WALL AND A BACK WALL

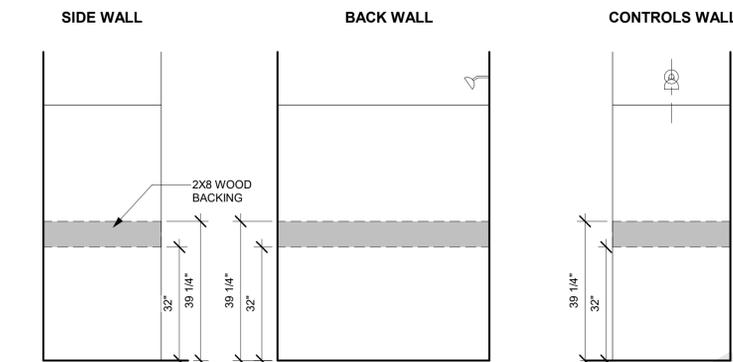


SIDE WALL

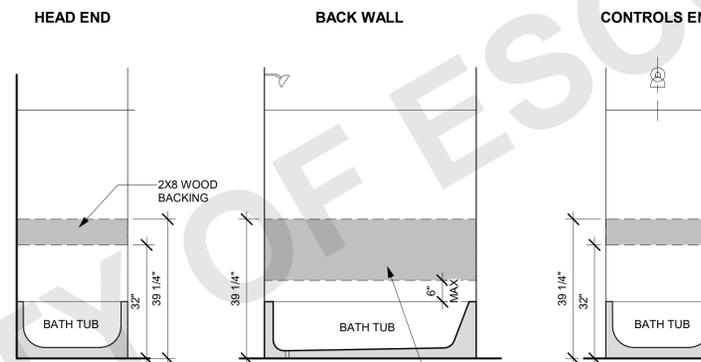
BACK WALL



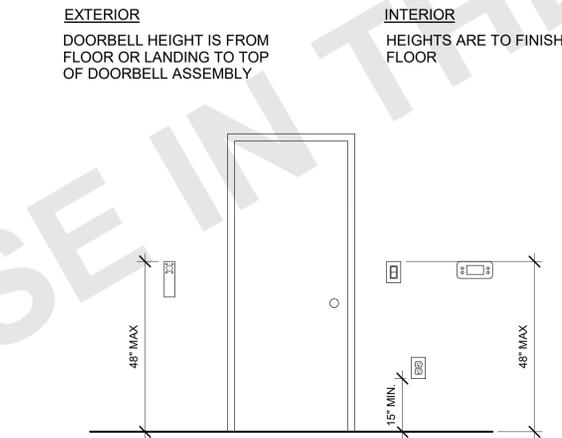
WATER CLOSET ADJACENT TO TWO SIDE WALLS



SHOWER ENCLOSURE



BATHTUB OR TUB/SHOWER



HEIGHTS FOR ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, DOORBELL BUTTONS, INCLUDING HVAC CONTROLS

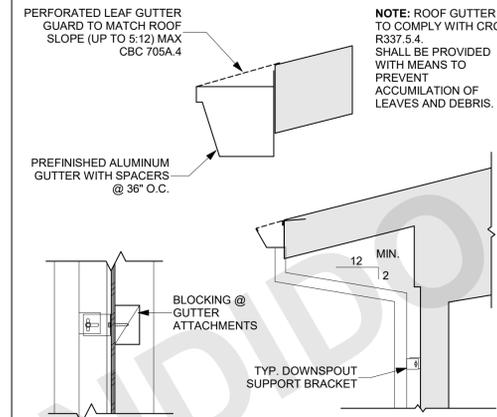
NOTES:

1. REINFORCEMENT MUST BE LOCATED BETWEEN THE DIMENSIONS SPECIFIED.
2. REINFORCEMENT SHALL BE CONTINUOUS IN BATHTUB, BATHTUB COMBO, AND SHOWER WALL ENCLOSURES, WHERE WALL FRAMING IS PROVIDED.
3. REINFORCEMENT MAY BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS THAT PROVIDE EQUAL HEIGHT AND LOAD CAPACITY
4. THE LOCATION OF THE REINFORCEMENT MUST BE INCORPORATED IN THE OPERATION MANUAL (E.G. FLOOR PLAN AND ELEVATION DETAILS) REQUIRED BY CAL GREEN BUILDING CHAPTER 4 DIVISION 4.4
5. ADDITIONAL BACKWALL REINFORCEMENT MUST BE INSTALLED WITH THE BOTTOM EDGE NO MORE THAN 6-INCHES ABOVE THE BATHTUB RIM.
6. THE SUGGESTED DIMENSIONS ARE TO ACCOMMODATE THE MINIMUM REQUIRED 36 INCHES CLEARANCE, CENTER TO CENTER, AT A WATER CLOSET AND MINIMUM 24-INCHES CLEAR SPACE IN FRONT OF WATER CLOSET (CPC 402.5). AT THIS TIME CRC R327 DOES NOT SPECIFY THE MINIMUM LENGTHS AT THESE LOCATIONS. HOWEVER, THESE DRAWINGS RECOMMEND THAT THE BACKING SHOULD MEET THE SUGGESTED LENGTHS SHOWN IN THE DETAILS ABOVE (54" AND 36" MINIMUM).

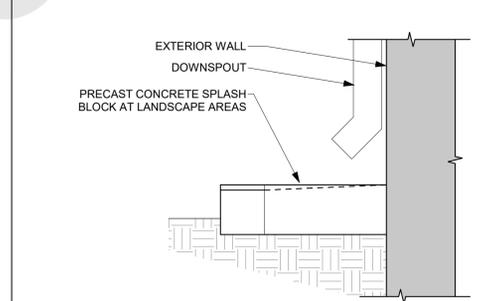
EXCEPTIONS:

1. REINFORCEMENT FOR FUTURE FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATED GRAB BAR MAY BE INSTALLED WITH PRIOR APPROVALS FROM THE ENFORCING AGENCY.
2. WALL REINFORCEMENT IS NOT REQUIRED WHERE PRE-FABRICATED SHOWER & BATHTUB PANELS THAT HAVE INTEGRAL FACTORY INSTALLED GRAB BARS, OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
3. REINFORCEMENT OF FLOOR IS NOT REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE FLOORS.
4. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; CONTROLS LOCATED ON APPLIANCES. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN FINISH FLOOR AND A BUILT-IN FEATURE ABOVE, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

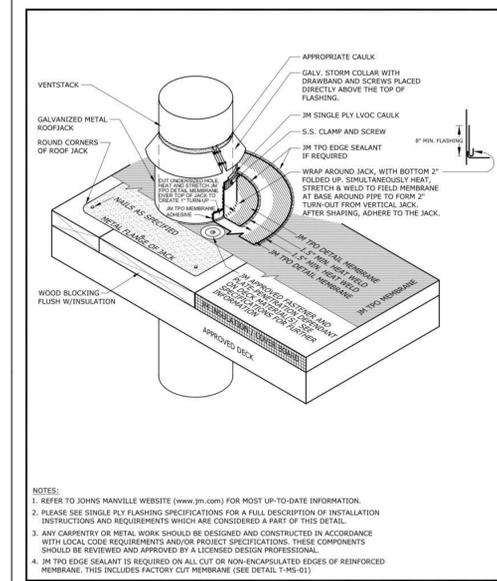
EFFECTIVE JULY 1, 2024 AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL MUST PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32-INCHES MEASURED WITH THE DOOR POSITIONED AT AN 90 DEGREE ANGLE. IN A 2- OR 3-STORY DWELLING, WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.



11 GUTTER TO EXTERIOR DOWNSPOUT



12 DOWNSPOUT TO SPLASH BLOCK



T-DV-01		VENT PIPE	
REPLACES R32	SECTION TYPE	Johns Manville is a registered manufacturer of asbestos containing materials and offers this product as a replacement for asbestos containing materials. Johns Manville is not responsible for the use of this product in any application where it is used as a replacement for asbestos containing materials.	
DATE: 11-17-18	ISSUE DATE: 20 YEARS	Johns Manville	



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AGENCY

CITY OF ESCONDIDO
<https://www.escondido.gov/>
 ESCONDIDO CITY HALL
 201 NORTH BROADWAY
 ESCONDIDO CA. 92025

(760) 839-4880

ESCONDIDO PRE-APPROVED ADU

CITY OF ESCONDIDO

ARCHITECTURAL DETAILS - COMMON

DATE
 10/08/2024

SHEET

A-903

PUBLIC SET



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AGENCY

CITY OF ESCONDIDO
<https://www.escondido.gov/>
 ESCONDIDO CITY HALL
 201 NORTH BROADWAY
 ESCONDIDO CA. 92025

(760) 839-4880

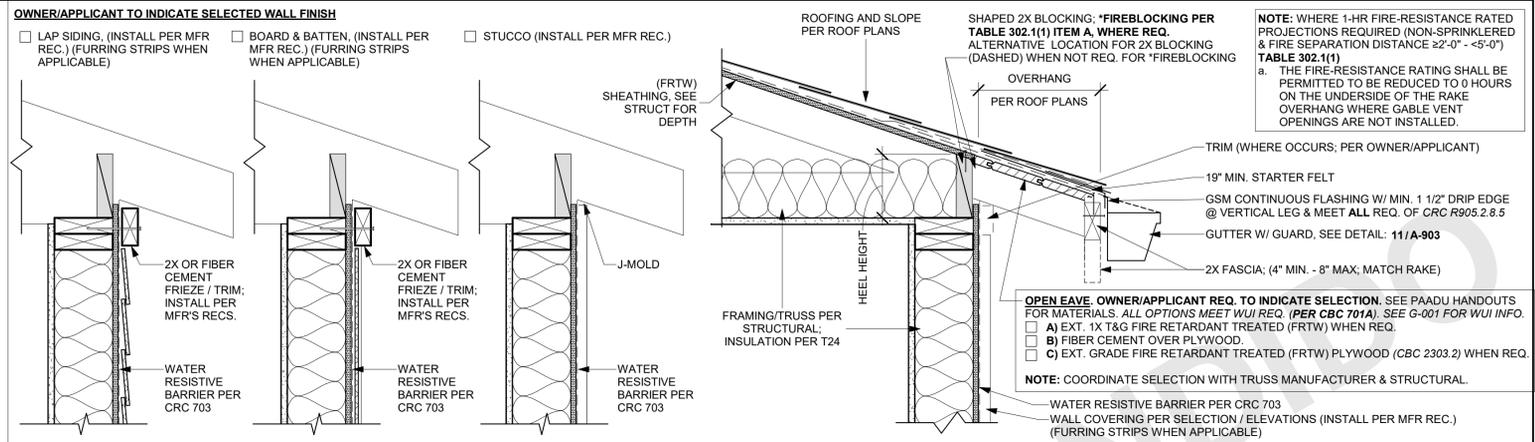
ESCONDIDO PRE-APPROVED ADU
 CITY OF ESCONDIDO

**ARCHITECTURAL DETAILS -
 ASPHALT SHINGLE ROOF**

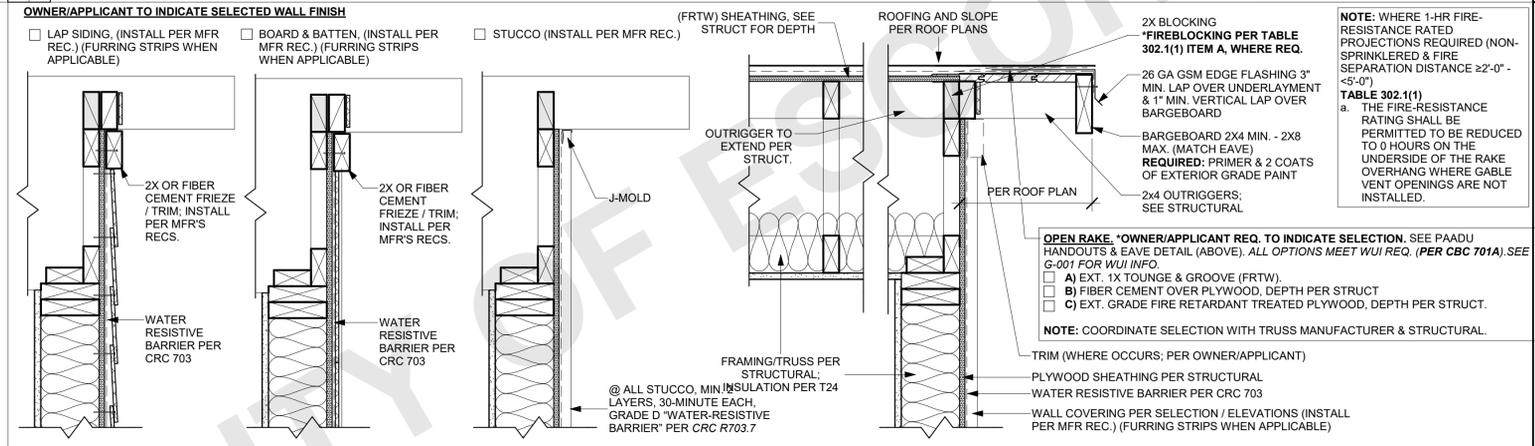
PUBLIC SET

DATE
 10/08/2024
 SHEET

A-905



31 EAVE - ASPHALT SHINGLE
 SCALE: 1 1/2" = 1'-0"
 NOTE: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT REQ. FOR ALL EXTERIOR LUMBER.
 NOTE: FOR SIZING AND FASTENERS SEE STRUCTURAL.
 OWNER/APPLICANT REQ. TO SELECT ONE THE FOLLOWING WUI REQUIRED? (SEE G-001) YES NO



32 RAKE - ASPHALT SHINGLE
 SCALE: 1 1/2" = 1'-0"
 NOTE: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT REQ. FOR ALL EXTERIOR LUMBER.
 NOTE: FOR SIZING AND FASTENERS SEE STRUCTURAL.
 OWNER/APPLICANT REQ. TO SELECT ONE THE FOLLOWING WUI REQUIRED? (SEE G-001) YES NO

DISCLAIMER: O'HAGEN SPEC SHEET FOR REFERENCE ONLY.

O'HAGEN
 THE TECHNOLOGICAL LEADER IN ATTIC VENTILATION

1. SELECT METAL
 Standard: 26 Gauge, G-90 Galvanized Steel, 20 Year Warranty
 Upgrade Options: .032" Aluminum, 50 Year Warranty; 16 Oz. Copper, 50 Year Warranty

2. SELECT FINISH
 Upgrade Options: Pre-Painted Galvanized Steel Finish*
 BLACK, BROWN, CHARCOAL, GRAY, TERRA COTTA, WHITE

3. SELECT OPTIONS
 Standard: 4" Flange
 Upgrade Options: 6" Extended Flange, High Wind Diverter**

4. SELECT WIRE MESH
 Standard: 1/4" Galvanized, 72.00 sq. in.
 Upgrade Options: 1/4" Stainless Steel, 72.00 sq. in.; FIRE & ICE, 72.00 sq. in.; 1/8" Galvanized, 64.80 sq. in.; 1/8" Stainless Steel, 64.80 sq. in.

NFVA**
 72.00

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 Send us your plans. No plans? No problem. Provide us with your address and roofing material. We'll figure out the rest. vent@ohagin.com

WATCH OUR INSTALL VIDEOS
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LOCAL AND NATIONAL APPROVALS
 O'Hagin is a recognized leader in attic ventilation testing and design.

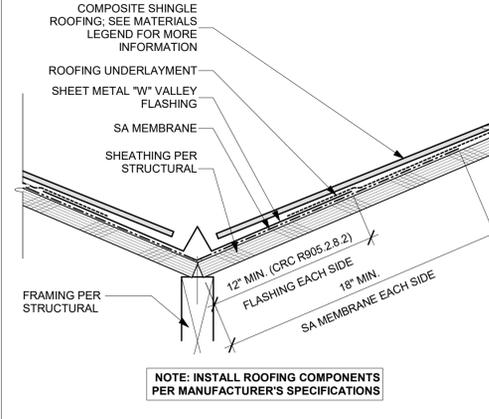
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 Toll Free 877-324-0444 • Fax 707-588-9187

O'HAGEN IS PROUD TO WORK WITH THESE AND MANY OTHER QUALITY MANUFACTURERS

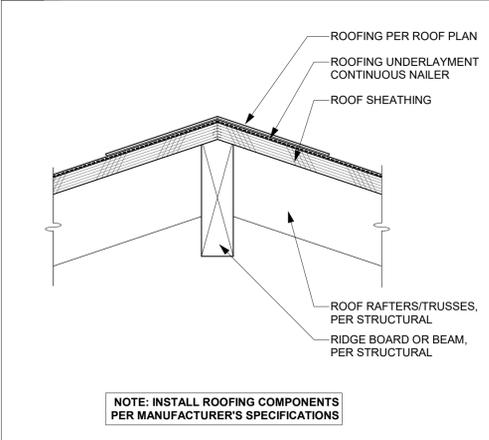
ATTAS, CertainTeed, GAF, IKO, MasterSeal, Owens Corning, PABCO Roofing, TAMKO

O'Hagin vents are manufactured and protected under one or more of the following patents: D456,531, D457,234, D458,391, D458,392, D469,889, D479,885, D504,172, D512,774, D549,314, 6,050,039, 6,129,628, 6,354,051, 6,390,914, 6,447,390, 6,491,379, 9,011,221. Other U.S. and foreign patents are pending. ©2021 O'Hagin. All rights reserved.

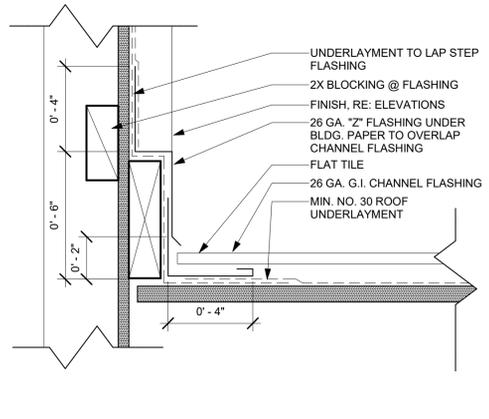
54 ROOF VENT - O'HAGEN - COMP SHINGLE - WUI APPROVED
 SCALE: 1" = 1'-0"



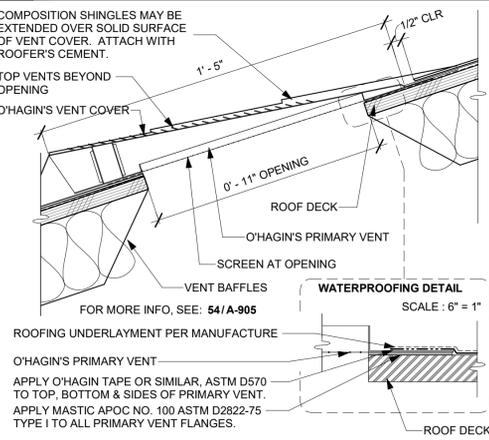
23 ROOF-VALLEY
 SCALE: 3" = 1'-0"



24 ROOF-RIDGE/HIP DETAIL
 SCALE: 3" = 1'-0"



13 SIDEWALL FLASHING-PLASTER
 SCALE: 3" = 1'-0"



14 O'HAGEN ROOF VENT
 SCALE: 3" = 1'-0"



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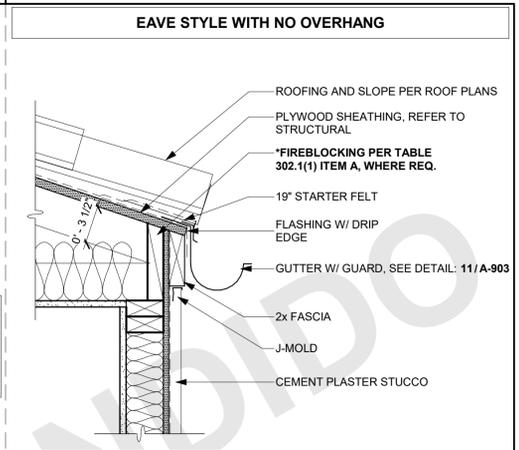
AGENCY
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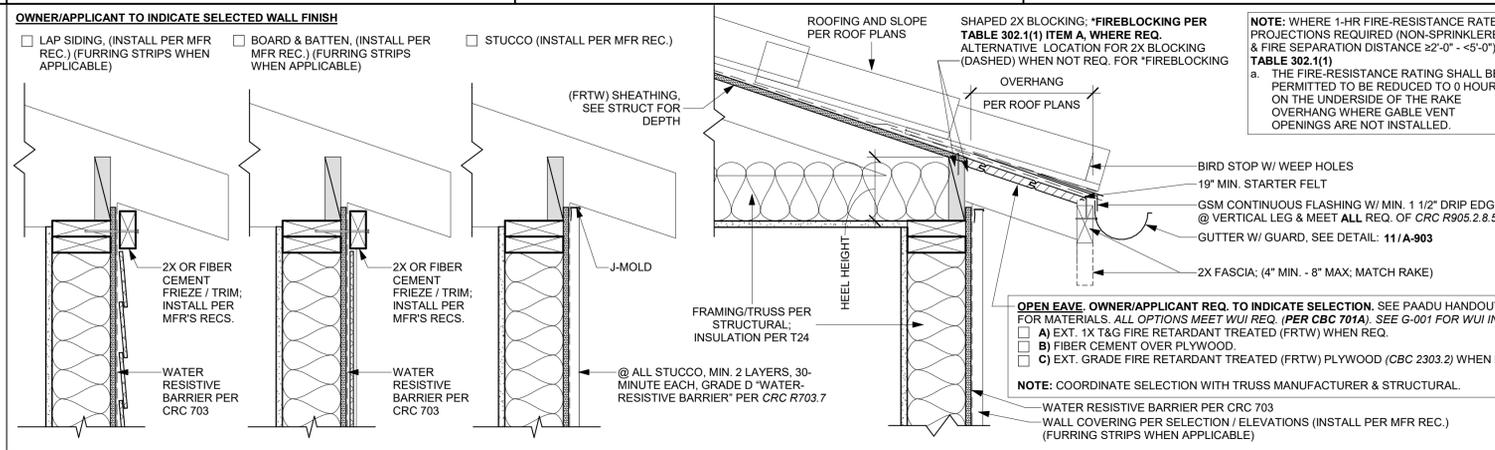
ESCONDIDO PRE-APPROVED ADU
CITY OF ESCONDIDO
ARCHITECTURAL DETAILS - S-TILE
ROOF

DATE
10/08/2024
SHEET

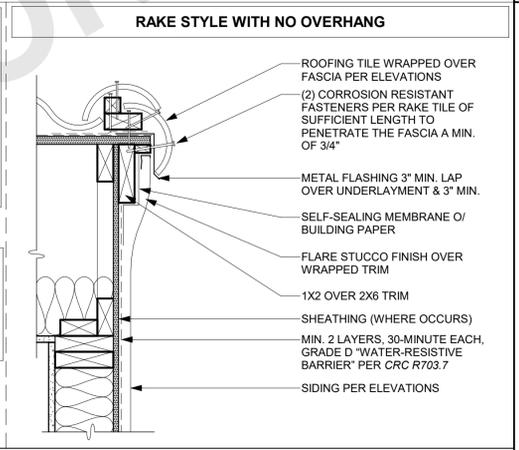
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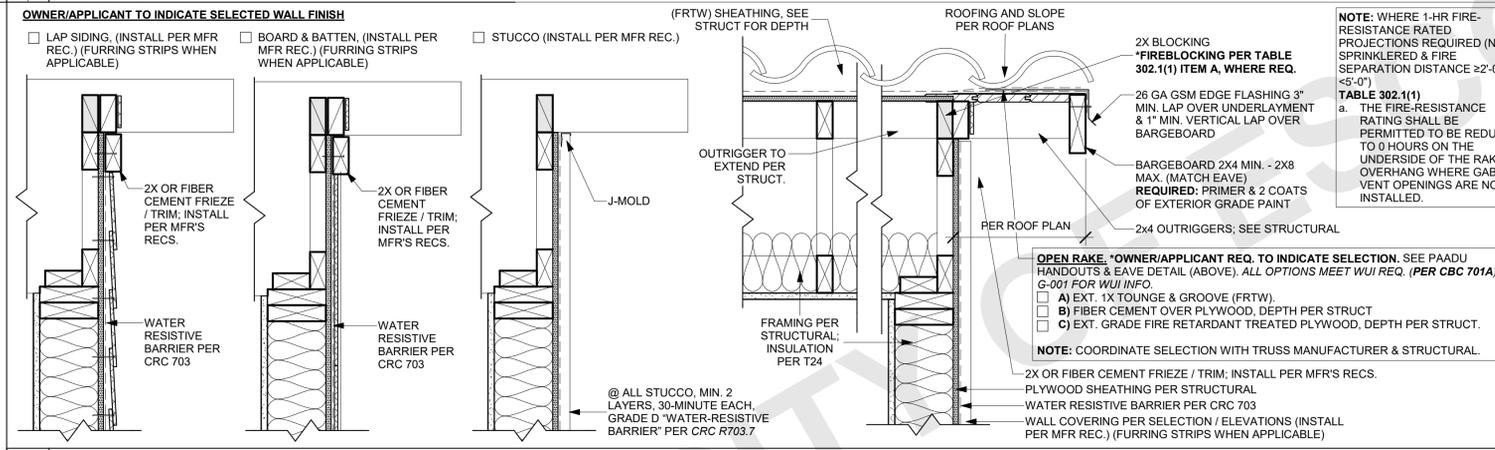
EAVE STYLE WITH NO OVERHANG
SCALE: 1 1/2" = 1'-0"
OWNER/APPLICANT REQ. TO SELECT ONE THE FOLLOWING WUI REQUIRED? (SEE G-001) YES NO



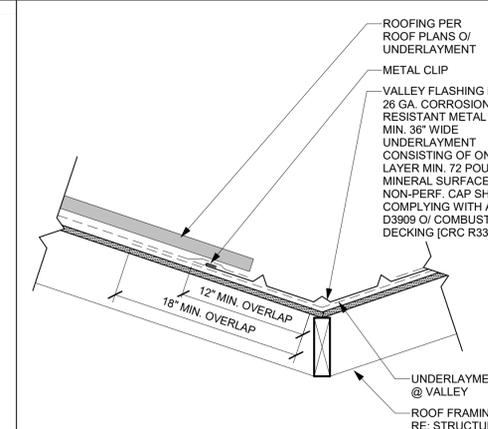
41 EAVE @ STUCCO - S-TILE
SCALE: 1 1/2" = 1'-0"
NOTE: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT REQ. FOR ALL EXTERIOR LUMBER. NOTE: FOR SIZING AND FASTENERS SEE STRUCTURAL



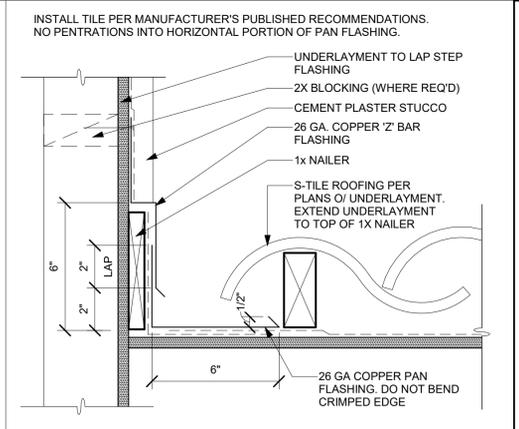
RAKE STYLE WITH NO OVERHANG
SCALE: 1 1/2" = 1'-0"
OWNER/APPLICANT REQ. TO SELECT ONE THE FOLLOWING WUI REQUIRED? (SEE G-001) YES NO



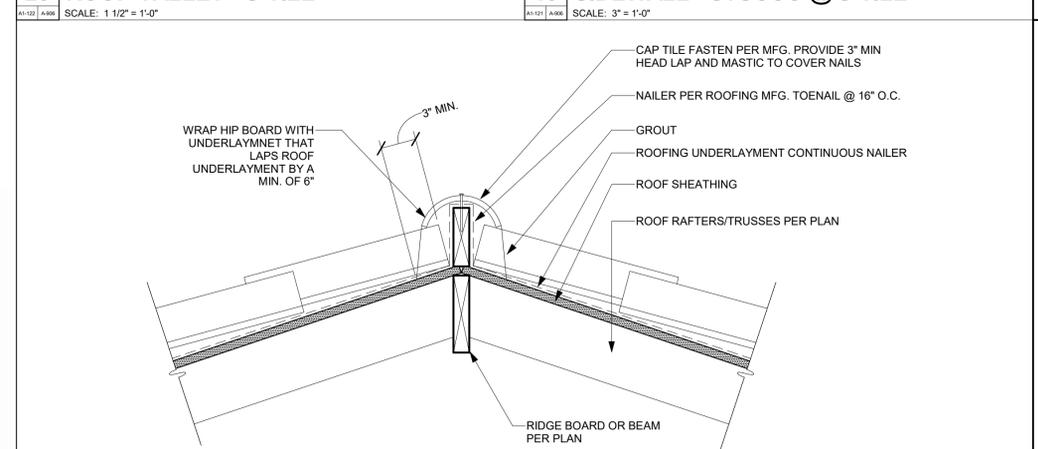
42 RAKE @ STUCCO - S-TILE
SCALE: 1 1/2" = 1'-0"
NOTE: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT REQ. FOR ALL EXTERIOR LUMBER. NOTE: FOR SIZING AND FASTENERS SEE STRUCTURAL



23 ROOF-VALLEY - S-TILE
SCALE: 1 1/2" = 1'-0"



13 SIDEWALL - STUCCO @ S-TILE
SCALE: 3" = 1'-0"



24 ROOF-RIDGE/HIP - S-TILE
SCALE: 1 1/2" = 1'-0"

DISCLAIMER: O'HAGEN SPEC SHEETS FOR REFERENCE ONLY.

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THE TECHNOLOGICAL LEADER IN ATTIC VENTILATION

MATERIAL: CONCRETE TILE
PRODUCT: HIGH PROFILE (S)

1. SELECT METAL
Standard: 26 Gauge, G-90 Galvanized Steel
Upgrade Options: .032" Aluminum, 16 Oz. Copper

2. SELECT FINISH
Upgrade Options: Pre-Painted Galvanized Steel Finish*

3. SELECT SUBFLASHING OPTIONS
Standard: 2" Flange
Upgrade Options: 4" Flange, 6" Flange, Diverter***

4. SELECT WIRE MESH
Standard: 1/4" Galvanized
Upgrade Options: 1/4" Stainless Steel

O'HAGEN
THE TECHNOLOGICAL LEADER IN ATTIC VENTILATION

MATERIAL: CLAY TILE
PRODUCT: HIGH PROFILE (S)

1. SELECT METAL
Standard: 26 Gauge, G-90 Galvanized Steel
Upgrade Options: .032" Aluminum, 16 Oz. Copper

2. SELECT FINISH
Upgrade Options: Pre-Painted Galvanized Steel Finish*

3. SELECT SUBFLASHING OPTIONS
Standard: 2" Flange
Upgrade Options: 4" Flange, 6" Flange, Diverter***

4. SELECT WIRE MESH
Standard: 1/4" Galvanized
Upgrade Options: 1/4" Stainless Steel

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Toll Free 877-324-0444 • Fax 707-588-9187

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54 ROOF TYLE - O'HAGEN - S-TILE - WUI APPROVED
SCALE: 1" = 1'-0"

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CITY OF ESCONDIDO

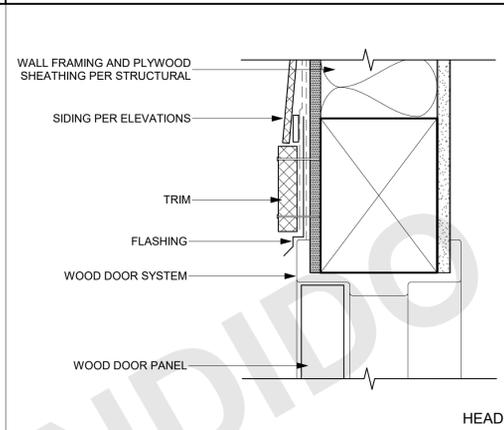
ARCHITECTURAL DETAILS - LAP SIDING

DATE
 10/08/2024

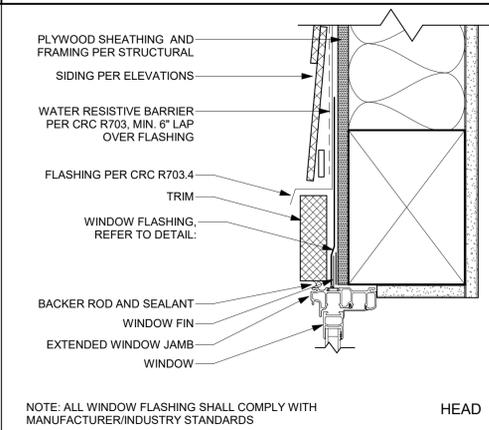
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A-907

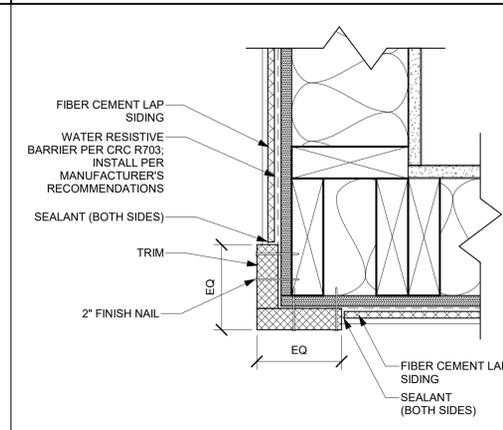
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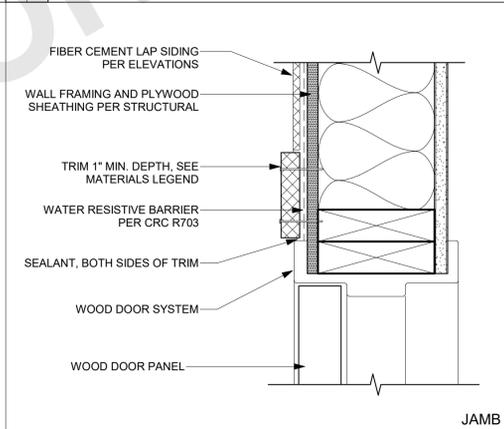
11 DR-HEAD @ LAP SIDING
 SCALE: 3" = 1'-0"



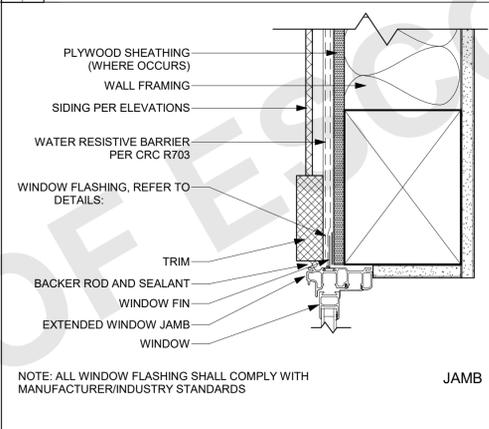
21 WIN-HEAD @ LAP SIDING
 SCALE: 3" = 1'-0"



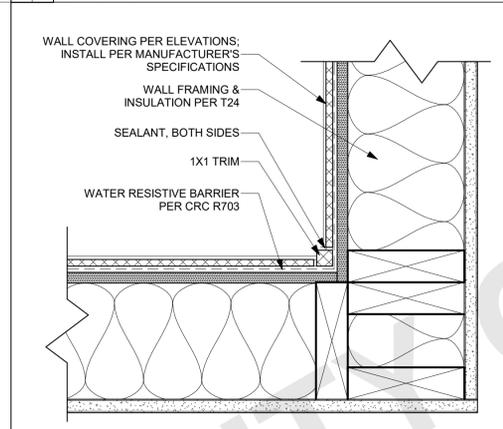
31 OUTSIDE CORNER - LAP SIDING
 SCALE: 3" = 1'-0"



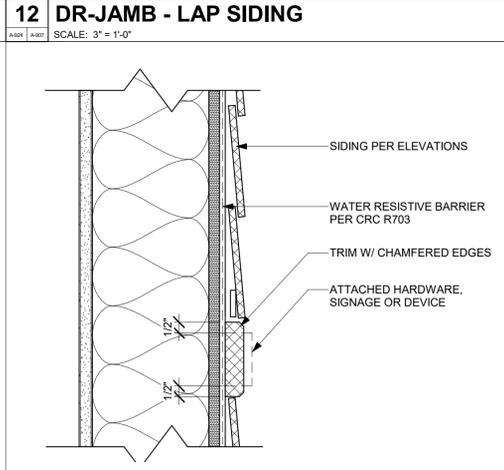
12 DR-JAMB - LAP SIDING
 SCALE: 3" = 1'-0"



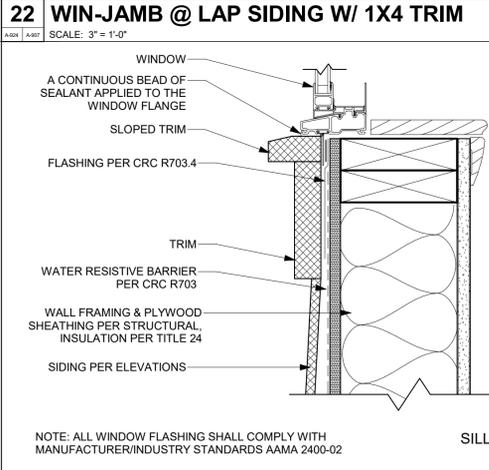
22 WIN-JAMB @ LAP SIDING W/ 1X4 TRIM
 SCALE: 3" = 1'-0"



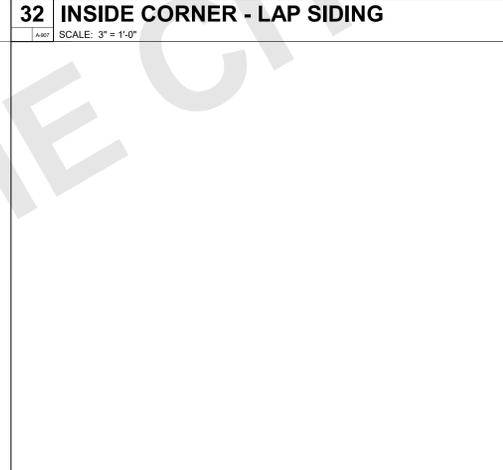
32 INSIDE CORNER - LAP SIDING
 SCALE: 3" = 1'-0"



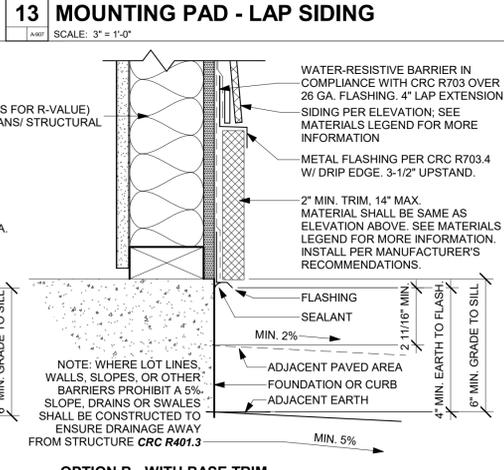
13 MOUNTING PAD - LAP SIDING
 SCALE: 3" = 1'-0"



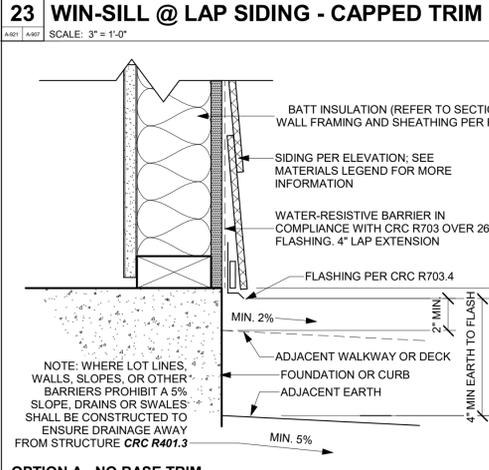
23 WIN-SILL @ LAP SIDING - CAPPED TRIM
 SCALE: 3" = 1'-0"



33 INSIDE CORNER - LAP SIDING
 SCALE: 3" = 1'-0"



OPTION B - WITH BASE TRIM



OPTION A - NO BASE TRIM

24 TYPICAL FOUNDATION - HORIZONTAL LAP SIDING
 SCALE: 3" = 1'-0"

FOR USE IN THE CITY OF ESCONDIDO



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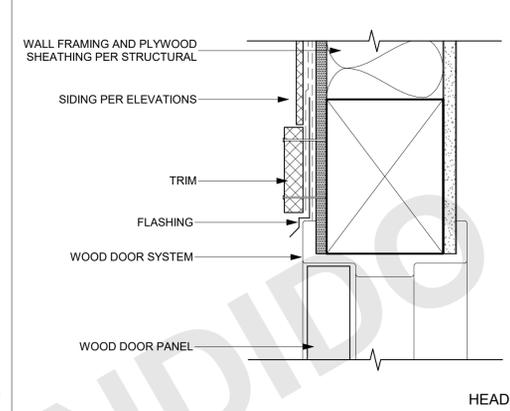
**ARCHITECTURAL DETAILS -
 BOARD & BATT SIDING**

DATE
 10/08/2024

SHEET

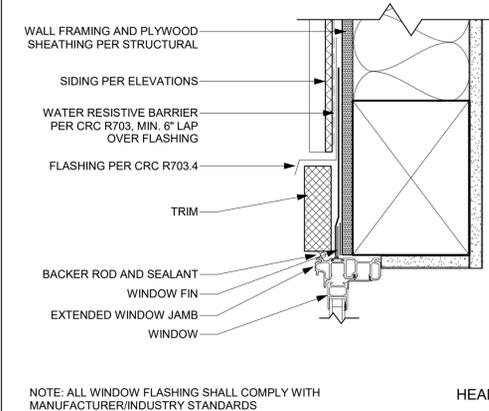
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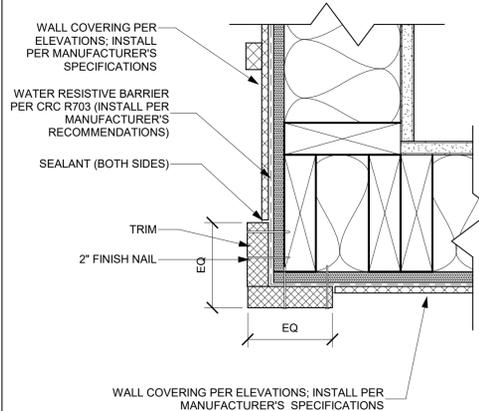
2 DR-HEAD @ B&B

SCALE: 3" = 1'-0"



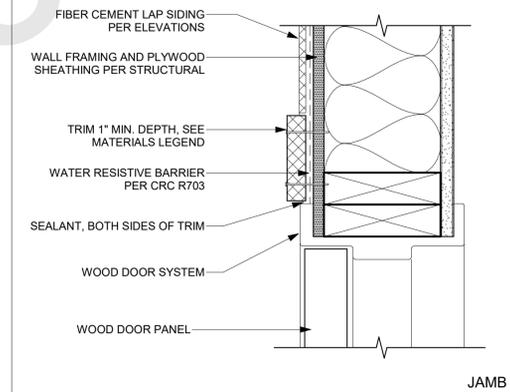
21 WIN-HEAD @ B&B SIDING

SCALE: 3" = 1'-0"



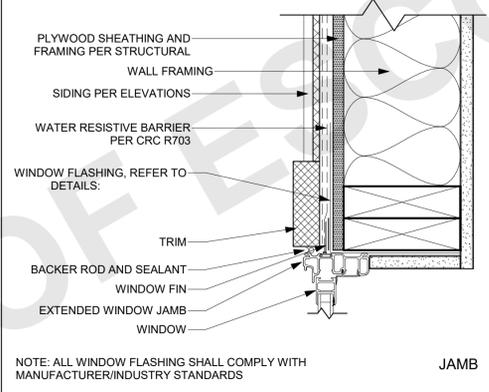
31 OUTSIDE CORNER - B&B

SCALE: 3" = 1'-0"



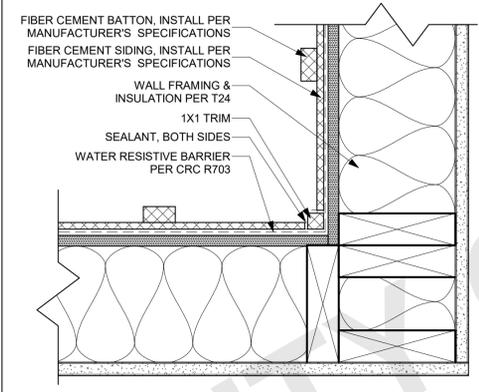
1 DR-JAMB - B&B

SCALE: 3" = 1'-0"



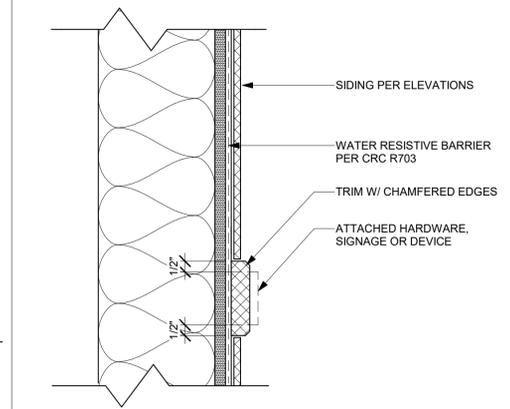
22 WIN-JAMB @ B&B

SCALE: 3" = 1'-0"



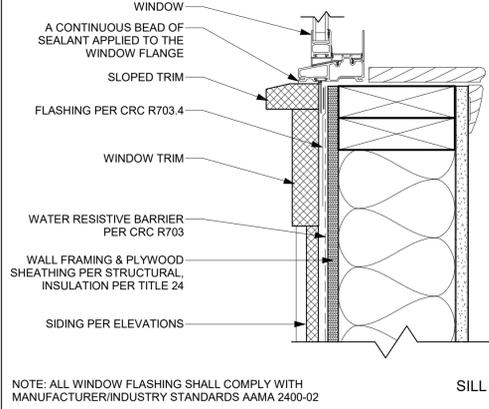
32 INSIDE CORNER - B&B

SCALE: 3" = 1'-0"



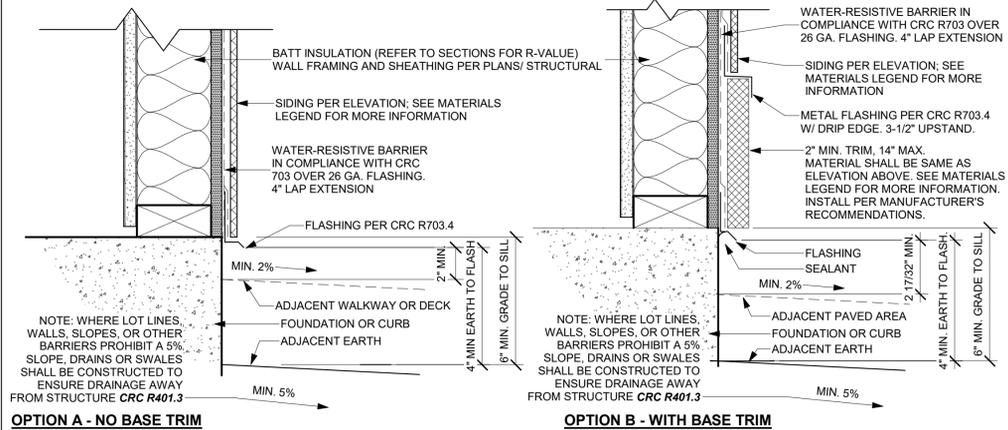
13 MOUNTING PAD - B&B

SCALE: 3" = 1'-0"



23 WIN-SILL @ B&B - CAPPED TRIM

SCALE: 3" = 1'-0"



24 TYP. FOUNDATION - B&B SIDING

SCALE: 3" = 1'-0"

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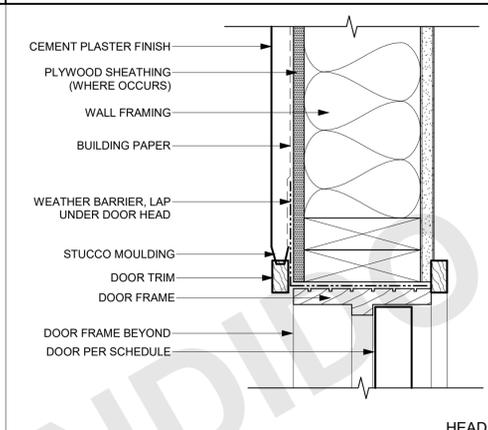
ARCHITECTURAL DETAILS - STUCCO

DATE
 10/08/2024

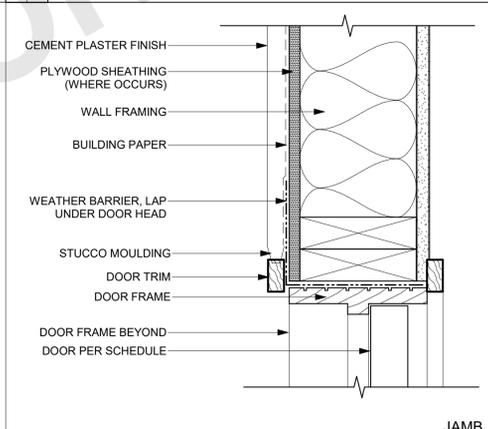
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A-909

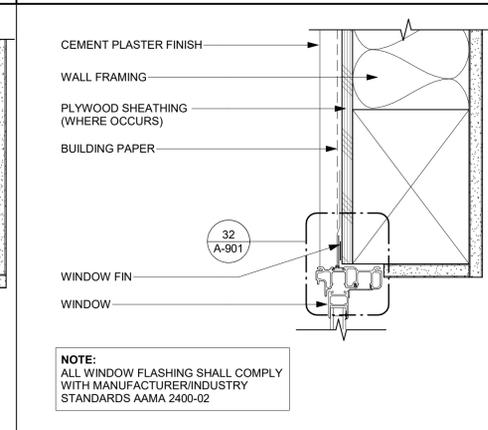
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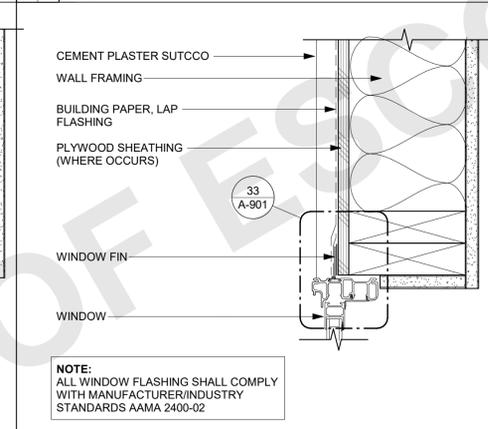
11 DR-HEAD RECESSED @ STUCCO
 SCALE: 3" = 1'-0"



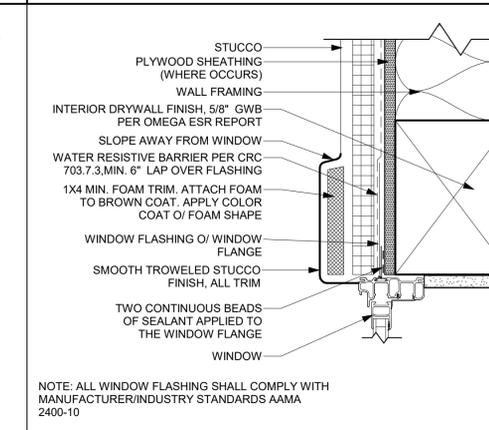
12 DR-JAMB RECESSED - STUCCO
 SCALE: 3" = 1'-0"



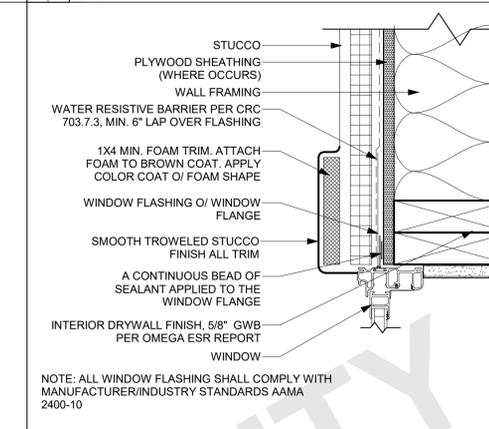
21 WIN-HEAD @ STUCCO
 SCALE: 3" = 1'-0"



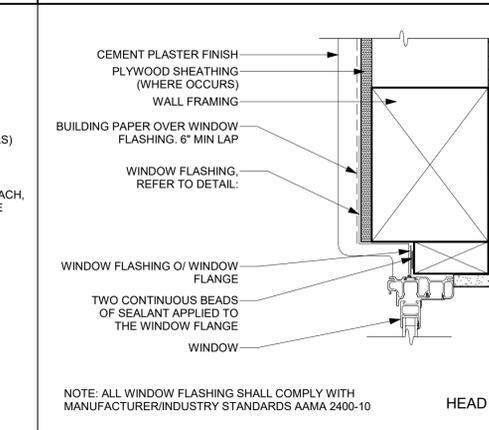
22 WIN. JAMB - STUCCO
 SCALE: 3" = 1'-0"



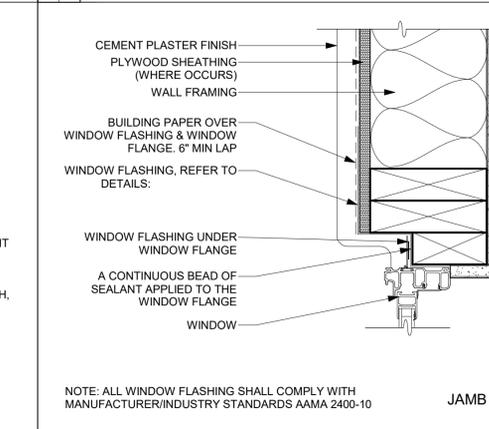
31 WIN-HEAD @STUCCO W/ 1X4 TRIM
 SCALE: 3" = 1'-0"



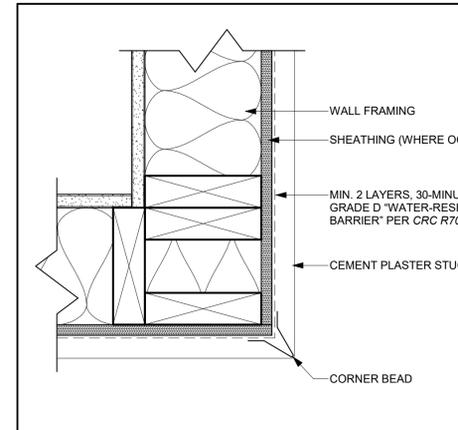
32 WIN-JAMB @ STUCCO W/ 1X4 TRIM
 SCALE: 3" = 1'-0"



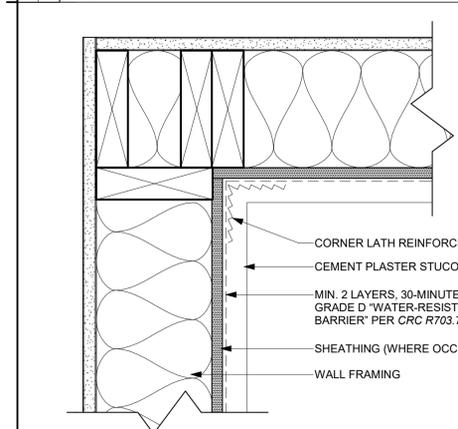
41 WIN-HEAD-RECESSED @ STUCCO
 SCALE: 3" = 1'-0"



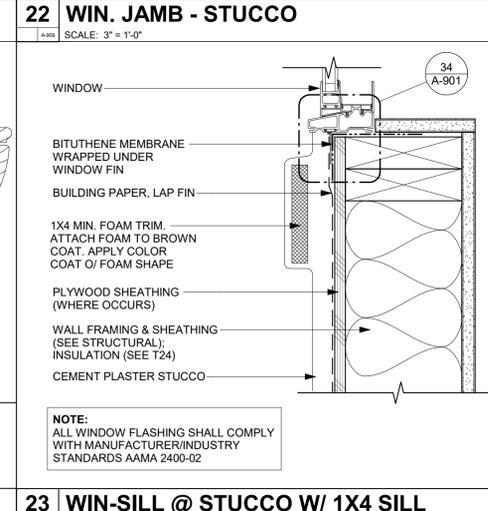
42 WIN-JAMB-RECESSED @ STUCCO
 SCALE: 3" = 1'-0"



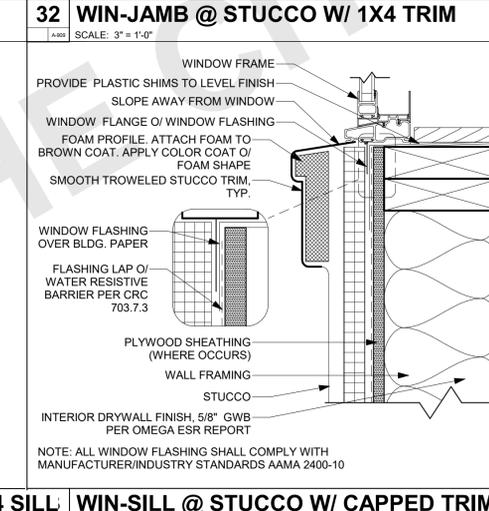
51 OUTSIDE CORNER-STUCCO
 SCALE: 3" = 1'-0"



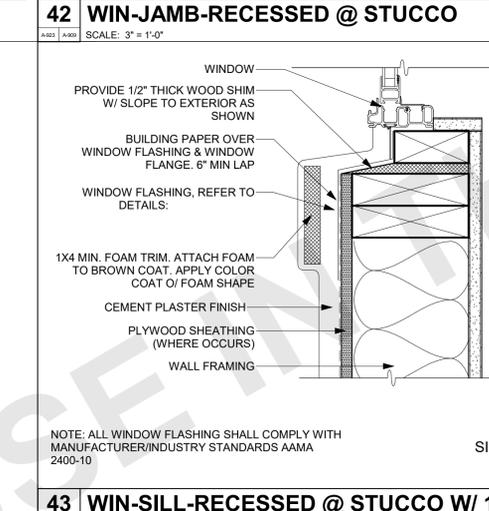
52 INSIDE CORNER-STUCCO
 SCALE: 3" = 1'-0"



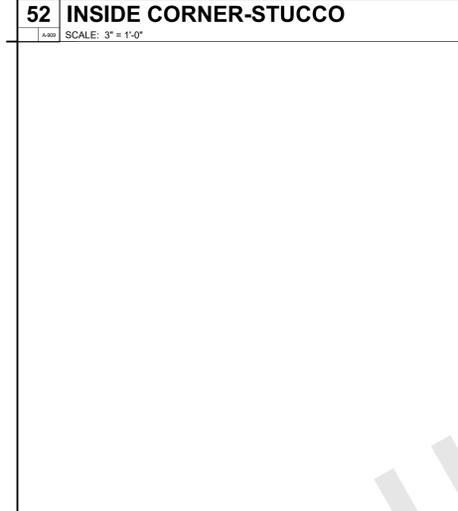
23 WIN-SILL @ STUCCO W/ 1X4 SILL
 SCALE: 3" = 1'-0"



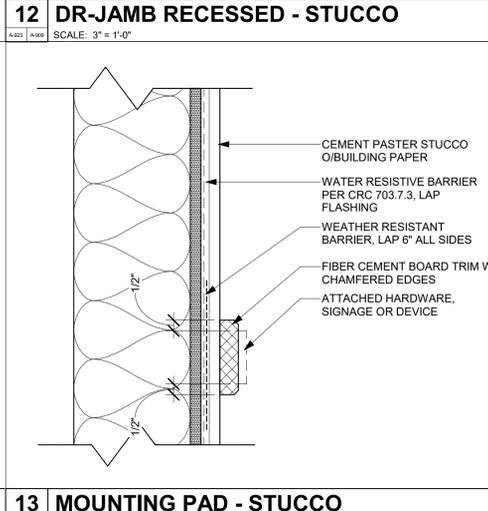
33 WIN-SILL @ STUCCO W/ CAPPED TRIM
 SCALE: 3" = 1'-0"



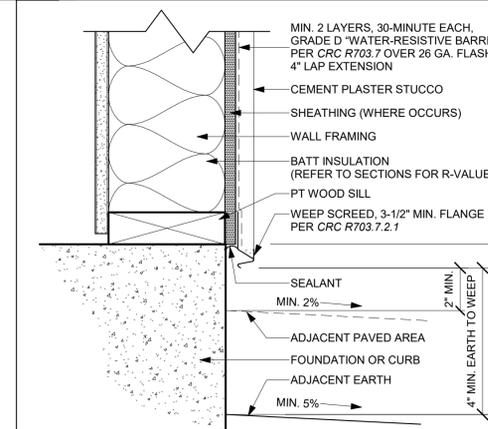
43 WIN-SILL-RECESSED @ STUCCO W/ 1X4 SILL
 SCALE: 3" = 1'-0"



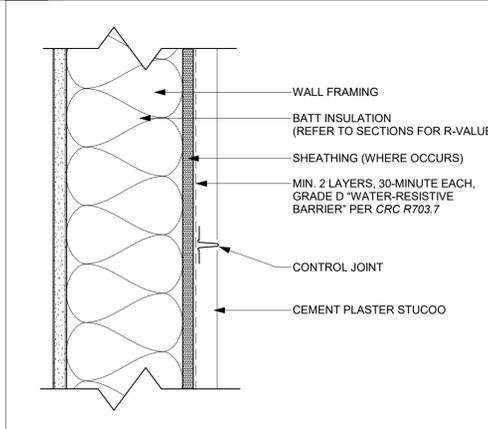
53 TYP. FOUNDATION - STUCCO
 SCALE: 3" = 1'-0"



13 MOUNTING PAD - STUCCO
 SCALE: 3" = 1'-0"



24 TYP. FOUNDATION - STUCCO
 SCALE: 3" = 1'-0"



14 CONTROL JOINT @ STUCCO
 SCALE: 3" = 1'-0"

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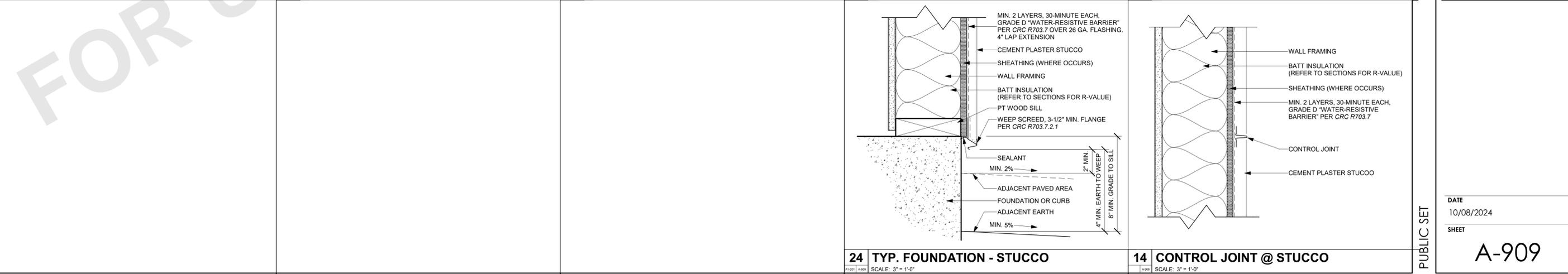
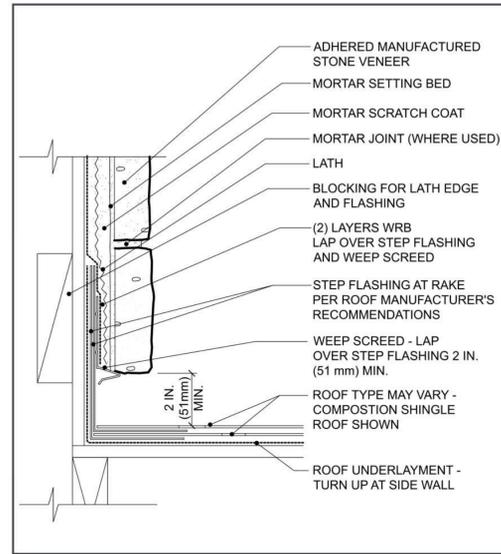


Figure 17a. Side Wall - Composition Shingles

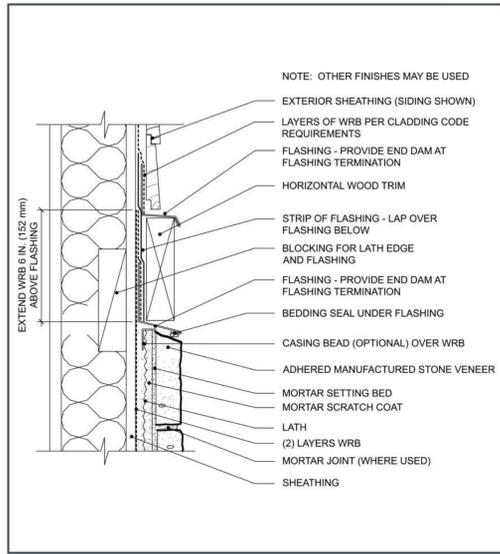


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NATIONAL CONCRETE MASONRY ASSOCIATION

18

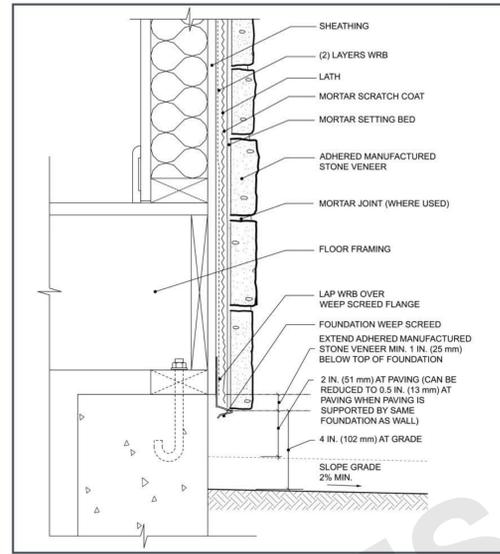
Figure 11a. Horizontal Transition



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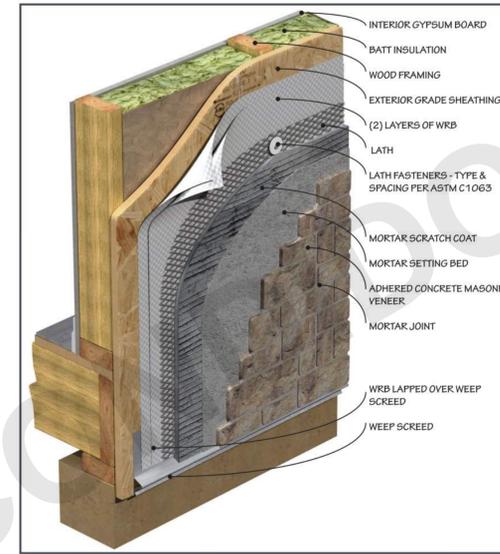
Figure 5a. Foundation Wall Base



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Figure 1. Installation Over Wood Framing



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NATIONAL CONCRETE MASONRY ASSOCIATION

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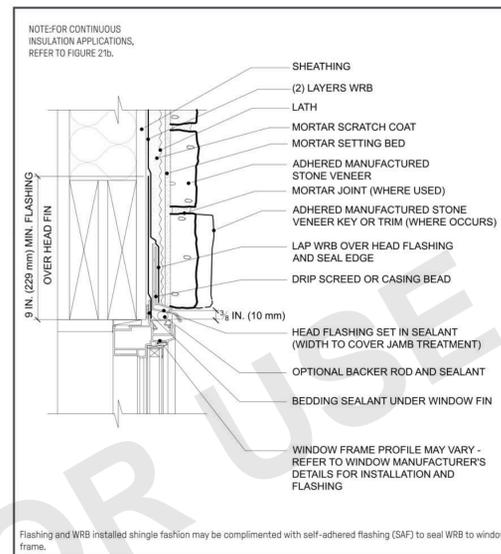
AGENCY

CITY OF ESCONDIDO
<https://www.escondido.gov/>

ESCONDIDO CITY HALL
201 NORTH BROADWAY
ESCONDIDO CA. 92025

(760) 839-4880

Figure 23. Window Head

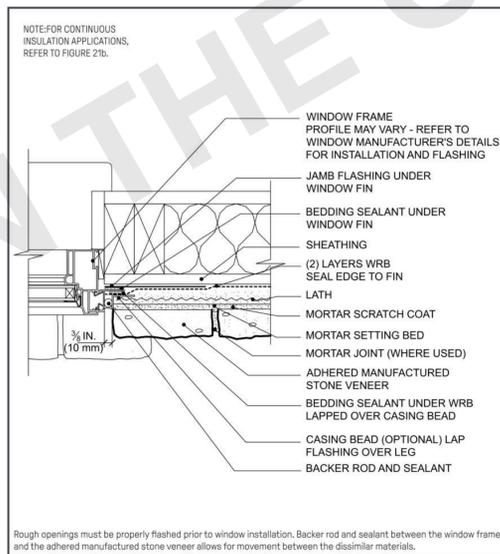


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NATIONAL CONCRETE MASONRY ASSOCIATION

47

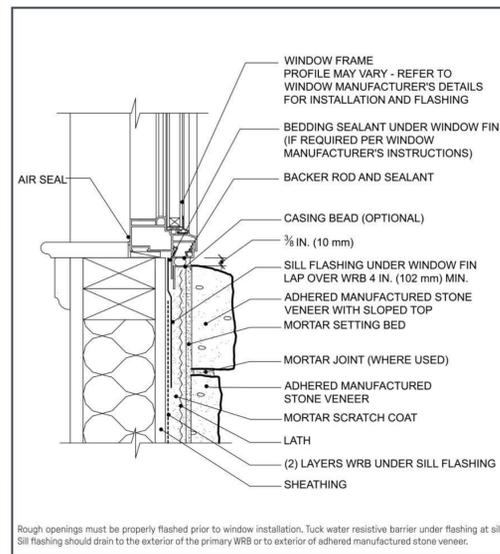
Figure 22. Window Jamb



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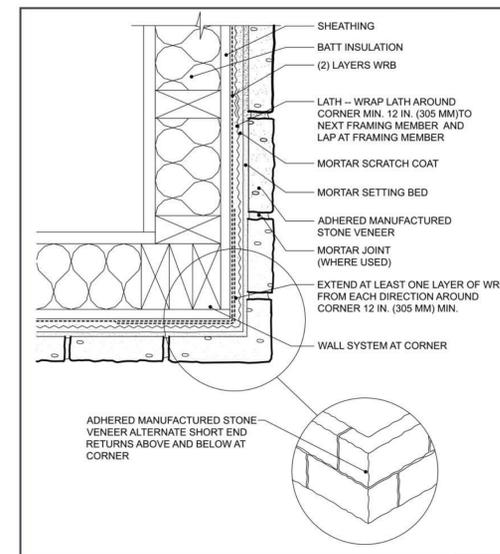
Figure 21a. Window Sill



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Figure 9a. Outside Corner



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ESCONDIDO PRE-APPROVED ADU

CITY OF ESCONDIDO

ARCHITECTURAL DETAILS -
ADHERED MASONRY VENEER

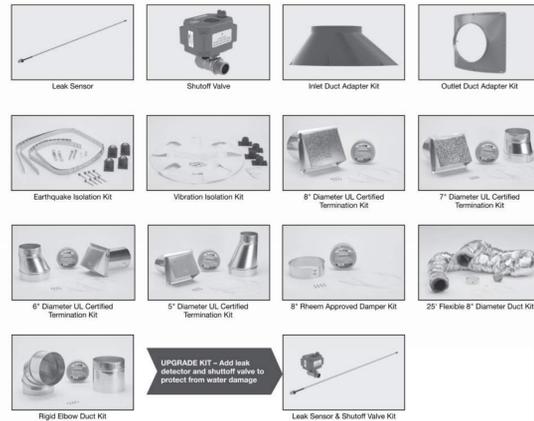
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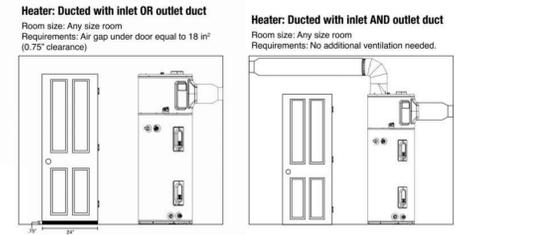
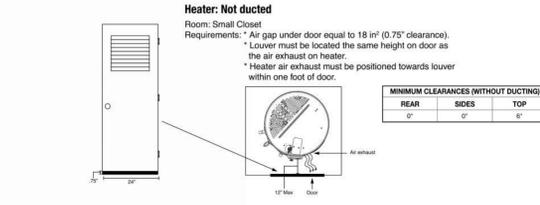
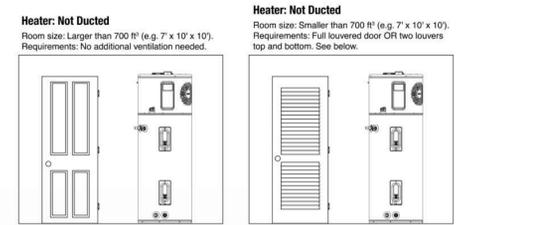
Hybrid Accessories List

PART NUMBER	DESCRIPTION	USE FOR
AP18134	Leak Sensor	Automatic detection of internal and external leaks
AP20180	Shutoff Valve	Automatic shut off of water supply to unit
SP21105	Inlet Duct Adapter Kit	Allows for ducting to be connected on the top inlet
SP17829	Outlet Duct Adapter Kit	Allows for ducting to be connected to the unit
SP20882	Earthquake Isolation Kit	Installations in seismic regions
SP20883	Vibration Isolation Kit	Installation on non-concrete floors
SP20884	8" Diameter UL Certified Termination Kit	Termination to the outside or to the attic with 8" diameter
SP20885	7" Diameter UL Certified Termination Kit	Termination to the outside or to the attic with 7" diameter
SP20886	6" Diameter UL Certified Termination Kit	Termination to the outside or to the attic with 6" diameter
SP20887	5" Diameter UL Certified Termination Kit	Termination to the outside or to the attic with 5" diameter
SP20888	8" Rheem Approved Damper Kit	Exhaust only to the outside ducting configuration (no inlet duct)
SP20889	25" Flexible 8" Diameter Duct Kit	For up to 25' of ducting
SP20890	Rigid Elbow Duct Kit	Installation in tight places where space needs to be minimized
UPGRADE KIT		
SP21111	Leak Sensor & Shutoff Valve Kit	Add leak detector and shutoff valve to protect from water damage



NOTE: PRODUCT SHEETS PROVIDED FOR REFERENCE ONLY; SEE TITLE 24 REPORT FOR WATER HEATER SELECTION. SEE CURRENT WATER HEATER MANUAL AND SPECIFICATIONS FOR INFORMATION.

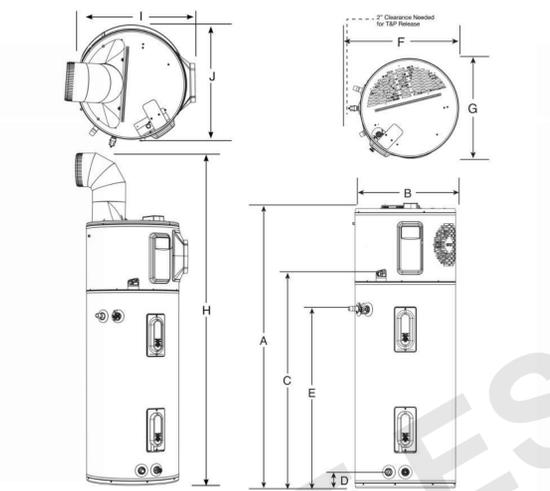
Hybrid Water Heater Installation Guidelines to Provide Optimal Efficiency



NOTE: PRODUCT SHEETS PROVIDED FOR REFERENCE ONLY; SEE TITLE 24 REPORT FOR WATER HEATER SELECTION. SEE CURRENT WATER HEATER MANUAL AND SPECIFICATIONS FOR INFORMATION.

Specifications

NOMINAL GALLON CAPACITY	RATED GALLON CAPACITY	DESCRIPTION	MODEL NUMBER	MODEL VARIANT	ELECTRIC SERVICE SIZE	ELECTRIC SERVICE LENGTH (FT)	ELECTRIC SERVICE COST	COMPRESSOR FT3/HR	FIRST FLOOR (GALLONS)	SECOND FLOOR (GALLONS)	BLINDS (GALLONS)	TOTAL (GALLONS)	MAX AMPS	UNIT WT. (LBS)	APPROX. HEIGHT (FT)
40	36	HPLD40-1RH	701448	30	3/76	\$104	4,200	60	27	4,500	5,000	21	157	174	
50	45	HPLD50-1RH	701449	30	3/76	\$104	4,200	67	27	4,500	5,000	21	178	218	
65	59	HPLD65-1RH	701450	30	3/85	\$155	4,200	75	27	4,500	5,000	21	225	260	
80	72	HPLD80-1RH	701443	30	4/00	\$149	4,200	87	27	4,500	5,000	21	244	281	



NOMINAL GALLON CAPACITY	MODEL NUMBER	DIMENSIONS (SHOWN IN INCHES)									
		A	B	C	D	E	F	G	H	I	J
40	HPLD40-1RH	62-9/16	20-1/8	47	3-5/8	39-5/8	23-3/8	25-1/2	78-7/8	23-3/8	23-1/4
50	HPLD50-1RH	61-3/4	22-5/16	47	3-5/8	39-5/8	25-3/8	22-1/2	78-5/8	24-3/8	25-9/16
65	HPLD65-1RH	64-3/16	24-1/4	49	3-7/8	42-3/8	27-1/2	24-5/8	81-5/8	26-1/2	27-3/8
80	HPLD80-1RH	74-3/16	24-5/8	59	3-7/8	42-3/8	27-1/2	24-5/8	91	26-1/2	27-3/8

NOTE: PRODUCT SHEETS PROVIDED FOR REFERENCE ONLY; SEE TITLE 24 REPORT FOR WATER HEATER SELECTION. SEE CURRENT WATER HEATER MANUAL AND SPECIFICATIONS FOR INFORMATION.

Light Duty Hybrid Electric Commercial water heaters are available in 40, 50, 65 and 80-gallon capacities & are the most efficient water heaters available

Efficiency

- Up to 4.0 UEF reduces operating cost
- ENERGY STAR® rated
- Title 24 Compliant (A13 Ready)

Performance

- Delivers hot water faster than most standard electric water heaters
- Ambient operating range: 37°-145° F is widest in class, offering more days of HP operation annually; designed to meet Northern Climate Spec (Tier 4)

Easy Installation

- Easy access side connections
- Quick access to electrical junction box
- Easily replaces a standard electric water heater

Integration

- Electronic control for easy temperature adjustment and mode management
- Audible alarm for service alerts
- Integrated EcoNet™ WiFi-connected technology and free mobile app gives users control over water heater, allowing for customizable temperature, vacation settings, energy savings and system monitoring at home or away
- Demand Response Ready with built-in EcoPort™/CTA-2045 port

Operation Modes

- Energy Saver
- Heat Pump
- High Demand
- Electric
- Vacation/Away; 2-28 days (or placed on hold indefinitely)

Warranty

- 3-Year limited tank and parts warranty

Plus...

- Premium grade anode rod with resistor extends the life of the tank
- 3/4" NPT water inlet and outlet
- 3/4" condensate drain connections
- Incoloy stainless steel resistor elements
- Dry-fire protection
- Easy access, top mounted washable air filter
- 2" Non-CFC foam insulation
- Enhanced flow brass drain valve
- Temperature and pressure relief valve installed
- Design certified to NSF/ANSI 372 (Lead Content)

Rheem Commercial Electric Hybrid
40, 50, 65 & 80-Gallon Capacities
208-240 Volt / 1 PH Electric

NOTE: PRODUCT SHEETS PROVIDED FOR REFERENCE ONLY; SEE TITLE 24 REPORT FOR WATER HEATER SELECTION. SEE CURRENT WATER HEATER MANUAL AND SPECIFICATIONS FOR INFORMATION.

Installing the water heater

Ducting Example:

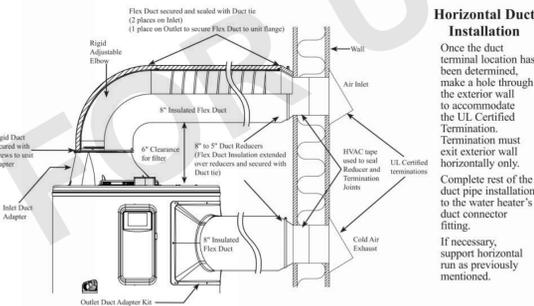
- Exhaust/Inlet or both? Both, Inlet and Outlet
- Ducting to outside of building or another room? Outside building.
- Length of duct from water heater to termination? 20 ft.
- Flexible or rigid ducting? Flexible.
- Diameter of ducting used? 8 in. Diameter
- Diameter of wall penetrations? 5 in. Diameter
- Number of elbows/bends? 3 Total – One on inlet and Two on Outlet

1. Does calculated ducting length exceed maximum allowable table?

a. 20 ft. (Outlet duct length)
b. 10 ft. (1 rigid elbow and 1 bend on outlet)
c. 20 ft. (reduced diameter termination outlet)
d. 20 ft. (Inlet duct length)
e. 5 ft. (1 Bend on inlet)
f. 20 ft. (reduced diameter termination inlet)
g. Total = 20+10+20+20+5+20 = 95 ft.

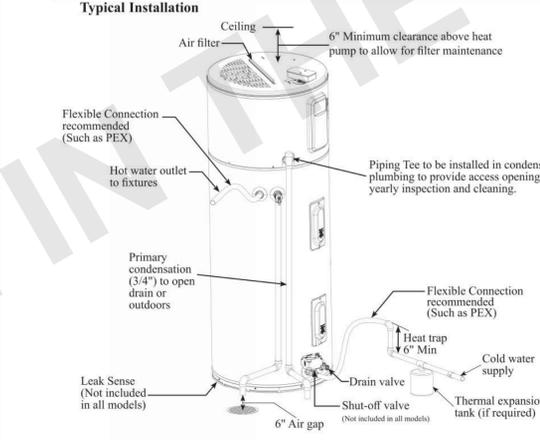
Using flexible 8 in. diameter duct, the maximum duct length allowed is 125 ft.; therefore, because 95 ft. is less than 125 ft., this is an acceptable ducting configuration.

Accessory Kits SP20887 (2 Kits), SP20889 (2 Kits) and SP20890 (1 Kit) are available for this installation.



NOTE: PRODUCT SHEETS PROVIDED FOR REFERENCE ONLY; SEE TITLE 24 REPORT FOR WATER HEATER SELECTION. SEE CURRENT WATER HEATER MANUAL AND SPECIFICATIONS FOR INFORMATION.

Installing the water heater



WARNING: The pressure rating of the relief valve must not exceed 150 PSI, the maximum working pressure of the water heater as marked on the rating plate.

WARNING: DO NOT connect other plumbing to the T&P plumbing; it must go directly to a suitable open drain. DO NOT connect the T&P plumbing to the condensate plumbing.

NOTE: PRODUCT SHEETS PROVIDED FOR REFERENCE ONLY; SEE TITLE 24 REPORT FOR WATER HEATER SELECTION. SEE CURRENT WATER HEATER MANUAL AND SPECIFICATIONS FOR INFORMATION.

Use & Care Manual
With Installation Instructions for the Installer

Electric Hybrid Water Heater

The purpose of this manual is twofold: one, to provide the installer with the basic directions and recommendations for the proper installation and adjustment of the water heater; and two, for the owner-operator, to explain the features, operation, safety precautions, maintenance and troubleshooting of the water heater. This manual also includes a parts list.

It is imperative that all persons who are expected to install, operate or adjust this water heater read the instructions carefully so they may understand how to perform these operations. If you do not understand these instructions or any terms within it, seek professional advice.

Any questions regarding the operation, maintenance, service or warranty of this water heater should be directed to the seller from whom it was purchased. If additional information is required, refer to the section on "If you need service."

DO NOT destroy this manual. Please read carefully and keep in a safe place for future reference.

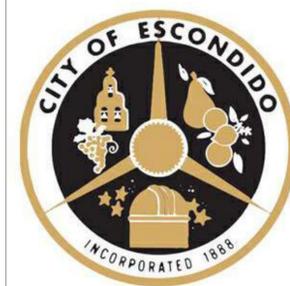
Recognize this symbol as an indication of Important Safety Information!

NOTE: PRODUCT SHEETS PROVIDED FOR REFERENCE ONLY; SEE TITLE 24 REPORT FOR WATER HEATER SELECTION. SEE CURRENT WATER HEATER MANUAL AND SPECIFICATIONS FOR INFORMATION.

Recommended Specifications (for trade reference only)

Water heater(s) shall be Hybrid Electric Commercial model _____, manufactured by Rheem, having a total unit output wattage of 5.7kW, with a heat pump heating capacity of 1.2kW, and an FHR of _____ and tested to a minimum UEF of 3.75. Water heater(s) shall have a storage capacity of _____ gallons. Water heater(s) shall have the UL seal of certification and be factory equipped with an CSA/ASME rated temperature and pressure relief valve. Water heater(s) shall be equipped with an integrated heat pump water heating system, electronically controlled with five modes of operation. Those modes being Energy Saver, Heat Pump, High Demand, Electric, and Vacation/Away. The heat pump shall have an ambient air operating temperature range of 37°F to 145°F and meet Northern Climate Spec Tier 4. The control shall be integrated with built in WiFi, allowing for remote control and monitoring. The control shall support demand response, being Title 24 Compliant (A13 Ready) and having a built-in CTA-2045 adaptor. Water heater(s) shall require zero clearance from the rear and sides, with a 6" clearance from the top. Tank(s) interior shall be coated with a high temperature porcelain enamel and furnished with a magnesium anode rod rigidly supported. Water heater(s) shall meet or exceed the energy factor requirements of ASHRAE. Tanks shall have a working pressure rating of 150 psi, and shall be completely assembled. Water heater(s) shall be equipped with copper, resistor, "screw-in" type elements. Tank shall be insulated with 2" of rigid polyurethane foam insulation. Water heater(s) shall be covered by a three year limited warranty against tank leaks.

NOTE: PRODUCT SHEETS PROVIDED FOR REFERENCE ONLY; SEE TITLE 24 REPORT FOR WATER HEATER SELECTION. SEE CURRENT WATER HEATER MANUAL AND SPECIFICATIONS FOR INFORMATION.



ESCONDIDO
City of Choice

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AGENCY
CITY OF ESCONDIDO
<https://www.escondido.gov/>
ESCONDIDO CITY HALL
201 NORTH BROADWAY
ESCONDIDO CA, 92025
(760) 839-4880

ESCONDIDO PRE-APPROVED ADU
CITY OF ESCONDIDO
REFERENCE - PRODUCT DATA

PUBLIC SET
DATE
10/08/2024
SHEET
A-931

SYMBOLS

	DETAIL REFERENCE BUBBLE WITH LEADER		INDICATES SHEAR WALL TYPE AND LENGTH, PER SHEAR WALL SCHEDULE		INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE
	DETAIL REFERENCE BUBBLE		INDICATES SPAN AND DIRECTION OF PREFABRICATED ROOF TRUSS (BY OTHERS)		INDICATES SHEAR WALL STRAP / HOLDOWN TYPE PER SCHEDULE
	FULL HEIGHT SECTION INDICATOR		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST WITH WEB STIFFENER		INDICATES PAD FOOTING TYPE PER SCHEDULE
	ELEVATION OF WALL OR FRAME		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST		INDICATES CONTINUOUS FOOTING TYPE PER SCHEDULE
	NORTH ARROW		INDICATES HEADER @ OPENING PER HEADER SCHEDULE		ANGLE BRACE
	TOP/BOTTOM OF ELEVATIONS		EARTH LAYER		DOUBLE ANGLE BRACE
	SLOPE		INDICATES SAND OR GROUT		DRAG STRUT CONNECTION
	WELDED WIRE FABRIC [WWF LAYER]		INDICATES GRAVEL		FULL HEIGHT STIFFENER CONNECTION
	STEEPED SURFACE; FLOOR DEPRESSION		STEEL IN CROSS SECTION		MOMENT CONNECTION
	SLOPED SURFACE		INDICATES BEARING WALL		MEMBER SPLICE
	STEPPED FOOTING		SHADED AREA INDICATES CALIFORNIA FRAMING		TOP OF STEEL ± ELEVATION
	BOTTOM STEPPED FOOTING		SHADED AREA INDICATES FOOTPRINT OF FLOOR ABOVE		NUMBER OF EVENLY SPACED SHEAR STUDS
			STEEL HSS TUBE COLUMN		SPECIAL STUD SPACING SEE TYPICAL STEEL DETAILS
			STEEL HSS OR PIPE COLUMN		BEAM CAMBER AT MID-SPAN
			WIDE FLANGE STEEL COLUMN		
			WOOD POST		

WALL TYPES

	INDICATES PLYWOOD SIDE FOR SHEAR WALL
	INDICATES BEARING WOOD WALL BELOW
	INDICATES BEARING WOOD WALL ABOVE
	INDICATES NON-BEARING WOOD WALL BELOW
	INDICATES NON-BEARING WOOD WALL ABOVE
	INDICATES EXISTING BEARING WOOD WALL
	INDICATES EXISTING NON-BEARING WOOD WALL
	INDICATES BEARING CMU WALL BELOW
	INDICATES BEARING CMU WALL ABOVE
	INDICATES NON-BEARING CMU WALL BELOW
	INDICATES NON-BEARING CMU WALL ABOVE
	INDICATES EXISTING BEARING CMU WALL
	INDICATES BEARING CONCRETE WALL BELOW
	INDICATES BEARING CONCRETE WALL ABOVE
	INDICATES NON-BEARING CONCRETE WALL BELOW
	INDICATES NON-BEARING CONCRETE WALL ABOVE
	INDICATES EXISTING BEARING CONCRETE WALL
	INDICATES EXISTING NON-BEARING CONCRETE WALL

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S-421	ROOF DETAILS
S-422	ROOF DETAILS



THESE PLANS ARE PROVIDED BY THE CITY OF ESCONDIDO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

AGENCY

CITY OF ESCONDIDO
<https://www.escondido.gov/>

ESCONDIDO CITY HALL
 201 NORTH BROADWAY
 ESCONDIDO CA, 92025

(760) 839-4880

ABBREVIATIONS

A & B	ABOVE AND BELOW	CU FT	CUBIC FOOT	H or HORIZ	HORIZONTAL	OSB	ORIENTED STRAND BOARD	TB	TIE BEAM
AB	ANCHOR BOLT	d	PENNY (NAIL OR BAR DIA)	HDR	HEADER	PA	POST ABOVE	T & B	TOP AND BOTTOM
ABV	ABOVE	DBL	DOUBLE	HGR	HANGER	PARA OR //	PARALLEL	T & G	TONGUE & GROOVE
ACI	AMERICAN CONCRETE INSTITUTE	DEPT	DEPARTMENT	HP	HIGH POINT	PC	PRECAST; PIECE	TO	TOP OF
ADDL	ADDITIONAL	DET	DETAIL	HSR	HORIZONTALLY SLOTTED HOLES	PERP	PERPENDICULAR	TOC	TOP OF CURB; TOP OF CONCRETE
ADJ	ADJACENT	DF	DOUGLAS FIR/LARCH	HT	HEIGHT	PLYWOOD INDEX	PLYWOOD INDEX	TOF	TOP OF FOOTING
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	DIA OR Ø	DIAMETER	ID	INSIDE DIAMETER	PL	PLATE	TEMP	TEMPERATURE; TEMPORARY
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DIAG	DIAGONAL	IF	INSIDE FACE	PLF	PONDS PER LINEAL FOOT	THRU	THROUGH
ALT	ALTERNATE	DIAPH	DIAPHRAGM	I-JST	I-JOIST	PLCS	PLACES	THK	THICKNESS/THICK
ALUM	ALUMINUM	DIM	DIMENSION	IN	INCH	PLY	PLYWOOD	THR	THREADED
ANCH	ANCHOR	DN	DOWN	INCL	INCLUDE	PROP	PROPERTY	TOP or T	TOP
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	DO	DO OVER	INFO	INFORMATION	PT	PRESSURE TREATED	TOS	TOP OF STEEL/TOP OF SLAB
APA	ENGINEERED WOOD ASSOCIATION (FORMERLY THE AMERICAN PLYWOOD ASSOCIATION)	DWG	DRAWING	INSP	INSPECTION	PW	PLATE WASHER	TOW	TOP OF WALL
APPVD	APPROVED	DWL	DOWEL	INT	INTERIOR	PJP	PARTIAL JOINT PENETRATION WELD	TS	TRIMMER STUD
APPROX	APPROXIMATE	EA	EACH	JST	JOIST	PREFAB	PREFABRICATED	TYP	TYPICAL
ARCH	ARCHITECTURAL; ARCHITECT	EF	EACH FACE	JT	JOINT	PSF	POUNDS PER SQUARE FOOT	UNO	UNLESS NOTED OTHERWISE
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION	EJ	EXPANSION JOINT	K	KIPS	PSI	POUNDS PER SQUARE INCH	UT	ULTRA-SONIC TEST
AWS	AMERICAN WELDING SOCIETY	EL	ELEVATION	KS	KING STUD	PSL	PARALLEL STRAND LUMBER	VERT	VERTICAL
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	ELEC	ELECTRICAL	KIP	KING POST	PVMT	PAVEMENT	VSH	VERTICAL SLOTTED HOLES
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	ELEV	ELEVATOR	KSI	KIPS PER SQUARE INCH	#	POUND; NUMBER	W/	WITH
BEL	BELOW	EMBED	EMBEDMENT	LB(S) OR #	POUND(S)	REF	REFERENCE	W/O	WITHOUT
BLDG	BUILDING	EN	EDGE NAIL	LF	LINEAL FOOT	REIN	REINFORCE; REINFORCING	WO	WHERE OCCURS
BLK	BLOCK	ENGR	ENGINEER	LN	LINEAL; LINEAR	REQD	REQUIRED	WD	WOOD
BLKG	BLOCKING	EQ	EQUAL OR EQUIVALENT	LLH	LONG LEG HORIZONTAL	REQD	REQUIRED	WP	WORK POINT; WATERPROOF
BM	BEAM	EQUIP	EQUIPMENT	LLV	LONG LEG VERTICAL	RF	ROOF	WWF	WELDED WIRE FABRIC
BN	BOUNDARY NAIL	ES	EACH SIDE	LP	LOW POINT	RR	ROOF RAFTER		
BOT OR B	BOTTOM	EW	EACH WAY	LSH	LONG SLOTTED HOLES	Ø	ROUND; DIAMETER		
BRG	BRACE	EXIST or (E)	EXISTING	LSL	LAMINATED STRAND LUMBER	SCHED	SCHEDULE		
BRC	BEARING	EXT	EXTERIOR	LT WT	LIGHTWEIGHT	SECT	SECTION		
BTVN	BETWEEN	FDN	FOUNDATION	LVL	LEVEL OR LAMINATED VENEER LUMBER	SEP	SEPARATION		
CANT	CANTILEVER	FIN	FINISH	MAS	MASONRY	SH	SEPARATION		
CAM OR C	CAMBER	FJ	FLOOR JOIST	MATL	MATERIAL	SHG	SHEATHING		
CC	CENTER TO CENTER	FLG	FLANGE	MAX	MAXIMUM	SIM	SIMILAR		
CG	CENTER OF GRAVITY	FLR	FLOOR	MB	MACHINE BOLT	SN	SHEAR NAIL		
CIP	CAST-IN-PLACE	FN	FIELD NAIL	MECH	MECHANICAL	SOG	SLAB ON GRADE		
CJ	CONSTRUCTION JOINT; CONTROL JOINT	FOC	FACE OF CONCRETE	MFR	MANUFACTURER	SPCG	SPACING		
CL	CENTER LINE	FOM	FACE OF MASONRY	MIN	MINIMUM; MINUTE	SPECS	SPECIFICATIONS		
CLR	CLEARANCE; CLEAR	FOS	FACE OF STUD	MISC	MISCELLANEOUS	SQ	SQUARE		
CMU	CONCRETE MASONRY UNIT	FW	FACE OF WALL	[N]	NEW	SS	STAINLESS STEEL		
COL	COLUMN	FRMG	FRAMING	N	NORTH	SSL	SHORT SLOTTED HOLES		
COMP	COMPRESSION	FT	FOOT; FEET	NO or #	NUMBER	STD	STANDARD		
CONC	CONCRETE	FTA	FLOOR TIE ABOVE	NTS	NOT TO SCALE	STGR	STAGGER		
CONN	CONNECTION; CONNECT	FTG	FOOTING	OC	ON CENTER	STFF	STIFFENERS		
CONSTR	CONSTRUCTION	GA	GAUGE	OD	OUTSIDE DIAMETER	STIRR	STIRRUP		
CONT	CONTINUE; CONTINUOUS	GALV	GALVANIZED	OF	OUTSIDE FACE	STL	STEEL		
CONTR	CONTRACTOR	GB	GRADE BEAM	OH	OPPOSITE HAND	STRUCT	STRUCTURAL		
CJP	COMPLETE JOINT PENETRATION WELD	GLB	GLUED LAMINATED BEAM	OPNG	OPENING	SW	SHEAR WALL		
CTR	CENTER	GR	GRADE	OPP	OPPOSITE	SYM	SYMMETRICAL		
CTSK	COUNTERSINK; COUNTERSUNK	GRND	GROUND	ORIG	ORIGINAL				

ESCONDIDO PRE-APPROVED ADU
 CITY OF ESCONDIDO

SHEET INDEX,
 ABBREVIATIONS & SYMBOLS

DATE
 10/08/2024

SHEET
 S-101

N:\3000\3174-01-pp2-escondido-pre-approved-adu-program\structural\sheet-files\Plan 3\174-01-PP24 - Plan3 - S101.dwg, S101, Nov 20, 2024 12:07pm, jtlong

REINFORCING STEEL

- REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19, ASTM A706, GRADE 60 UNO, ASTM A615 GR 60 STEEL, MAY BE SUBSTITUTED FOR ASTM A706 GRADE 60 STEEL PER ACI 318-19 SECTION 20.2.2.5 PROVIDED THE FOLLOWING CONDITIONS ARE MET:
 - THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18.000 FSI.
 - RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.
 - WHERE REINFORCEMENT COMPLYING WITH ASTM A615 IS TO BE WELDED, CHEMICAL TESTS SHALL BE PERFORMED TO DETERMINE WELDABILITY IN ACCORDANCE WITH SECTION 26.6.4 OF ACI 318-19.
- BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- WELDED WIRE REINFORCEMENT (WWR), PLAIN OR DEFORMED, SHALL CONFORM TO ASTM A185. WELDED DEFORMED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A1084. ALL WWR FOR STAIR PANS AND ALL WWR FOR CONCRETE FILL ON METAL DECK TO BE PLAIN WWR. PROVIDE LAPS PER ACI 318-19 SECTION 25.5.3 OR 25.5.4 MINIMUM. WWR SHALL BE SUPPORTED ON APPROVED CHAIRS.
- REINFORCING BAR LAP SPICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPICES UNLESS NOTED OTHERWISE ON PLANS.
 - MINIMUM LAP SPICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER ACI 318-19 SECTION 25.5.2 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
 - MINIMUM LAP SPICE LENGTH FOR REINFORCING STEEL BARS IN MASONRY SHALL BE PER MS 042-16 SECTION 6.1.6.1.1 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
- ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE. ALL REINFORCING CONFORMING TO DIFFERING ASTM SPECIFICATIONS AND/OR OF DIFFERING GRADES SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM OTHER REINFORCING STEEL IF CONCURRENTLY PRESENT ON SITE.
- WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E80XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODES: REINFORCING STEEL, AWS-D1.4:15. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706.
- REINFORCING STEEL SHALL BE ACCURATELY PLACED, ADEQUATELY SUPPORTED AND SHALL BE SECURED AGAINST DISPLACEMENT, AND TIED BEFORE THE CONCRETE IS PLACED DURING CONSTRUCTION WITHIN PERMITTED TOLERANCES. ADEQUATE SUPPORTS ARE ALSO NECESSARY TO KEEP THE REINFORCING STEEL AT THE PROPER DISTANCE FROM THE FORMS. USE WIRE BAR SUPPORTS, PRECAST CONCRETE SUPPORTS, SPACERS, BOLSTERS, REINFORCEMENT OR OTHER MEANS OF SUPPORT PER THE "CSI MANUAL OF STANDARD PRACTICE, LATEST EDITION.
- REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "CSI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
- COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL BY THE SEOR PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE. THE REINFORCING PLACEMENT DRAWINGS SHALL INCLUDE ALL PRIMARY REINFORCEMENT, LAP SPICES, TIES, DOWELS, HEADED U-DOWELS, EMBED PLATES, ANCHOR BOLTS, ETC. AREAS OF CONGESTION SHALL BE DETAILED SUFFICIENTLY TO DEMONSTRATE THAT PLACEMENT OF REBAR MEETS SPACING REQUIREMENTS OF ACI 318-19.
- MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED TO THE INSPECTOR OF RECORD PRIOR TO PLACEMENT OF CONCRETE PER ACI 318-19 SECTION 26.13.2.3 OF THE CODE.
- WHEN REQ'D, INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.
- CONCRETE PROTECTION FOR REINFORCEMENT

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE (NON-PRESTRESSED):	MINIMUM COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO.6 THROUGH NO. 18 BAR NO.5 BAR, W31 OR D31 WIRE & SMALLER	2 1 1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS, NO.14 AND NO.18 BARS NO.11 BAR & SMALLER BEAMS, COLUMNS, PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS	1 1/2" 3/4" 1 1/2"

MECHANICAL BAR SPICE CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-19 SECTION 25.5.7 USE OF MECHANICAL CONNECTIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. SPICES MUST BE TESTED AS INDICATED IN THE CONCRETE REINFORCEMENT SPECIFICATION. ACCEPTABLE PRODUCTS INCLUDE:

- LENTON STANDARD COUPLERS (JAPMO-ES 0129)
- LENTON FORM SAVERS, TYPE SA (JAPMO-ES 0129)
- LENTON WELDABLE HALF COUPLERS (JAPMO-ES 0129)
- LENTON LOCK COUPLERS PER (JAPMO-ES 0129)

NOTE THAT REBAR ATTACHED TO PLATE USING LENTON WELDABLE HALF COUPLERS SHALL BE ASTM A706 PER JAPMO-ES 0129.

ALL MECHANICAL BAR SPICE CONNECTIONS IN SPECIAL STRUCTURAL WALLS, SPECIAL MOMENT FRAMES AND CONCRETE DIAPHRAGMS SHALL BE TYPE 2 CONFORMING TO THE REQUIREMENTS OF ACI 318-19 SECTION 18.2.7 & 18.12.7.4

CONCRETE

- ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19.
- CONCRETE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

MATERIAL	ASTM STANDARD
PORTLAND CEMENT (TYPE I)*	C150
CONCRETE AGGREGATES (HARDROCK)	C33
CONCRETE AGGREGATES (LIGHTWEIGHT)*	C330
WATER*	C1602
COAL FLY ASH OR POZZOLAN (CLASS F)	C618
NATURAL OR MANUFACTURED SAND	C33
SLAG	C989

 - FOR SOILS WITH HIGH CONCENTRATIONS OF SULFATES (EXPOSURES S2 OR S3 PER ACI 318-19 TABLE 19.3.2.1) PORTLAND CEMENT SHALL BE TYPE V. VERIFY WITH PROJECT GEOTECHNICAL REPORT.
 - WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT, IN NO CASE SHALL THE DESIGN WATER/ CEMENT RATIO BE EXCEEDED.
 - PUMICE AGGREGATE SHALL NOT BE USED.

CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19, WHICH REFERENCES ACI 301-20 ARTICLE 4.2.2. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR TRAIL MIXTURES IN ACCORDANCE WITH ACI 301-20 ARTICLE 4.2.3.4. SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO):

LOCATION IN STRUCTURE	MINIMUM STRENGTH (PSI)	DENSITY (PCF)	MAX SLUMP (IN)	MAX WATER/CEMENT RATIO	SLAG/ FLY ASH* (MAX)
CONCRETE FOUNDATIONS, GRADE BEAMS, THE BEAMS	2,500	150	4	0.5	0.15
CONCRETE SLAB ON GRADE	2,500	150	4	0.45	0.15

- AS MEASURED BY CEMENTITIOUS WEIGHT
- READY MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94 OR C885.
 - DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-19 AND PROJECT SPECIFICATIONS.
 - ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPLITUDE.
 - ALL REINFORCING BARS, ANCHOR BOLT HOLDOWNS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED AND TIED IN POSITION PRIOR TO PLACING CONCRETE. IN NO CASE SHALL ANY REINFORCING BARS, ANCHOR BOLTS, HOLDOWNS OR OTHER CONCRETE INSERTS BE "WET SET" OR "WET-STABBED" INTO CONCRETE DURING THE POUR.
 - PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT, CORING IN CONCRETE IS NOT PERMITTED WITHOUT SEOR APPROVAL. NOTIFY THE SEOR IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
 - PIPES EMBEDDED IN CONCRETE:
 - CONCRETE
 - PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR.
 - NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECK.
 - PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
 - DO NOT STACK CONDUITS, SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

FOUNDATION

- GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING:
 - DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2022 CBC TABLE 16.01.1
 - ALLOWABLE FOUNDATION BEARING AND LATERAL PRESSURES ARE IN ACCORDANCE WITH 2022 CBC TABLE 1806.2
 - VALUES LISTED SHALL BE VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER
- SPREAD OR CONTINUOUS FOOTINGS:

ELEMENT	ALLOWABLE BEARING CAPACITY (PSF) ¹	ALLOWABLE LATERAL RESISTANCE ¹	
		PASSIVE RESISTANCE (PSF/FT BELOW GRADE) ¹	COHESION (PSF)
CONT FOOTING	1,500	100	120

NOTES:

 - THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES.
 - THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE.
 - THE UPPER 0 FOOT OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.
 - COMPACTED FILL SHOULD BE PREPARED AS FOLLOWS: A MIN OF 12" OF COMPACTED FILL SHALL BE PROVIDED. COMPACTED TO A MIN OF 90 PERCENT MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 (2022 CBC 1804.4)
 - MAY BE DOUBLED FOR ISOLATED POLES PER 2022 CBC 1806.3.4
 - WHERE NOT SHOWN ON THE DRAWINGS, CONTRACTOR TO PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LACING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
 - CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.
 - EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING.
 - ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
 - EXCAVATIONS SHALL BE CUT SQUARE AND SMOOTH, WITH LEVEL BOTTOMS.
 - FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER REPRESENTATIVE PER SECTION 1705.6 OF THE CODE.
 - ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.
 - PIPES WITHIN THE ZONE OF INFLUENCE OF BUILDING OR SITE ELEMENT FOUNDATIONS SHALL BE ENCASED IN LEAN CONCRETE AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.

EXISTING CONDITIONS

- ALL INFORMATION SHOWN ON THE PLANS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE FROM PLANS SUPPLIED BY THE OWNER, BUT WITHOUT GUARANTEE OF ACCURACY.
- WHERE ACTUAL CONDITIONS ARE NOT IN ACCORDANCE WITH THE INFORMATION PRESENTED, THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. NO MODIFICATIONS OF THE PLANS FOR NEW CONSTRUCTION SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

EXISTING UNDERGROUND UTILITIES

- THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. DRAWINGS, IF ANY, IS APPROXIMATE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THE SITE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.
- AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
 - FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
 - FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.

DEMOLITION

- ALL DEMOLITION SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS, WHICH ARE TO REMAIN IN THE FINISHED STRUCTURE.
- ALL ELEMENTS OF THE STRUCTURE, WHICH ARE TO REMAIN, AND WHICH ARE DAMAGED DURING DEMOLITION WORK SHALL BE REPLACED AT NO ADDITIONAL COST. EXISTING ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE, IN ORDER TO MITIGATE DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL EXISTING ELEMENTS THAT ARE NECESSARY FOR THE INSTALLATION OF ALL NEW WORK.
- WHERE EXISTING PARTITION WALLS ARE TO BE DEMOLISHED, CONTRACTOR SHALL VERIFY WALLS ARE NON-BEARING PRIOR TO DEMOLITION. IF WALLS ARE FOUND TO BE BEARING, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.

DESIGN INFORMATION

DEAD LOADS:

LOCATIONS	UNIFORM (PSF)
ROOF:	CLAY TILE OVER PRE-FAB TRUSSES 36
EXTERIOR BEARING WALLS:	2x STUDS W/ STUCCO EXT FINISH + INT GYP BOARD 18
INTERIOR NON BEARING WALLS:	2x STUDS W/ GYP BOARD EACH FACE 9

ROOF LIVE LOADS [2022 CBC SECTION 1603.1.2]:

OCCUPANCY OR USE	UNIFORM (PSF)	CONC. (LBS)	REFERENCE
ROOF ORDINARY FLAT, PITCHED AND CURVED ROOFS (THAT ARE NOT OCCUPIABLE)	20	—	2022 CBC TABLE 1607.1

ROOF SNOW LOADS [2022 CBC SECTION 1603.1.3]:

SNOW DESIGN DATA		
PARAMETER	VALUE	REFERENCE
GROUND SNOW LOAD	Pg = 0 PSF	ASCE 7-16 7.2

WIND DESIGN DATA [2022 CBC SECTION 1603.1.4]:

WIND DESIGN DATA		
PARAMETER	VALUE	REFERENCE
ULTIMATE DESIGN WIND SPEED (3-SEC GUST)	V _{ult} = 96 MPH	2022 CBC FIG. 1609.3
NOMINAL DESIGN WIND SPEED (3-SEC GUST)	V ₅₀ = 75 MPH	2022 CBC 1609.3.1
EXPOSURE CATEGORY	C	2022 CBC 1609.4.3
INTERNAL PRESSURE COEFFICIENT:	G _{CFI} = ± 0.18	ASCE 7-16 TABLE 26.13-1

COMPONENTS & CLADDING WIND PRESSURES (PSF)

LOCATION	COMPONENT TRIBUTARY AREA (SQ FT)			
	10'	100'	500'	
ROOF	ZONE 1	-33.7	-16.7	-16.7
	ZONE 2a	-33.7	-16.7	-16.7
	ZONE 2b	-37.1	-23.5	-20.1
	ZONE 2c	-33.7	-16.7	-16.7
	ZONE 3a	-45.6	-28.6	-20.1
	ZONE 3c	-37.1	-23.5	-20.1
OVERHANG	ALL ZONES	18.4	16.0	16.0
	ZONE 1	-47.3	-30.3	-30.3
	ZONE 2a	-47.3	-30.3	-30.3
WALL	ZONE 2b	-50.7	-33.7	-33.7
	ZONE 2c	-47.3	-30.3	-30.3
	ZONE 3a	-59.2	-42.2	-33.7
	ZONE 3c	-50.7	-37.1	-33.7
	ZONE 4	-21.8	-18.9	-16.7
POSITIVE	20.1	16.7	16.0	

SITE AND OCCUPANCY PARAMETERS

PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	2022 CBC TABLE 1604.5
SEISMIC IMPORTANCE FACTOR	I = 1.0	ASCE 7-16 TABLE 1.5-2
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S ₁ = 0.905 S ₂ = 0.331	2022 CBC 1613.2.1
SITE CLASS	D (DEFAULT)	2022 CBC 1613.2.2
SPECTRAL RESPONSE COEFFICIENTS:	S _{DS} = 0.724 S _{DI} = 0.434	2022 CBC 1613.2.4

BUILDING PARAMETERS

PARAMETER	VALUE	REFERENCE
SEISMIC DESIGN CATEGORY	SDC = D	2022 CBC 1613.2.5
BASIC SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	ASCE 7-16 TABLE 12.2-1
RESPONSE MODIFICATION FACTOR	R = 4 1/2	
SYSTEM OVERSTRENGTH FACTOR	Ω ₀ = 3	
DEFLECTION AMPLIFICATION FACTOR	C _d = 4	
DESIGN BASE SHEAR	V = 6.0 k	ASCE 7-16 12.8.1
SEISMIC RESPONSE COEFFICIENTS	C _s = 0.111	ASCE 7-16 12.8.1.1
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE	ASCE 7-16 12.8

- GEOTECHNICAL INFORMATION [2022 CBC SECTION 1603.1.6]: REFER TO FOUNDATION GENERAL NOTES

GENERAL

- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES AND STANDARDS:
 - 2022 CALIFORNIA BUILDING CODE, PART 2, VOLUME 2 OF 2, AND TITLE 24 C.C.R. 2022 EDITION AND LATEST REVISIONS (INCLUDING SUPPLEMENTS AND ERRATA) HEREIN REFERRED TO AS "THE CODE".
 - ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA).
 - CODES & STANDARDS REFERENCED IN THE CODE OR LISTED IN THESE NOTES AND SPECIFICATIONS.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN NO INSTANCE SHALL DIMENSIONS BE SCALED FROM THE DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
 - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED
 - SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS
 - SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC
 - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN
 - FLOOR AND ROOF FINISHES
 - MISCELLANEOUS DRAINAGE AND WATERPROOFING
 - ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL
 - DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS
- SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
 - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
 - ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
 - CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
 - SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
 - SEE CIVIL DRAWINGS FOR THE FOLLOWING:
 - FINISHED SURFACE
 - TOP OF WALL
 - TOP OF GRADE
 - FINISHED GRADE
 - SLOPE
 - SITE CONCRETE WALKWAYS, CURBS & PAVING
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT ETC. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TEMPORARY SHORING AND OTHER CONSTRUCTION AIDS, INCLUDING ALL ENGINEERING OF SUCH SYSTEMS, FOR TEMPORARY SUPPORT OF NEW AND/OR EXISTING STRUCTURAL ELEMENTS AS REQUIRED FOR ERECTION AND OTHER CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION (UNO). OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS OR CONCERN CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION SAFETY.
- BACKFILL SHALL NOT BE PLACED BEHIND EXTERIOR AND INTERIOR RETAINING WALLS UNTIL THE CONCRETE / CMU HAS ACHIEVED FULL DESIGN STRENGTH. FOR BRACED WALLS SUPPORTED BY STRUCTURAL DIAPHRAGMS, BACKFILL SHALL NOT BE PLACED BEHIND THE WALL UNTIL THE DIAPHRAGM HAS BEEN INSTALLED, AND FOR CONCRETE DIAPHRAGMS, HAS ACHIEVED FULL DESIGN STRENGTH.
- THE CONTRACT STRUCTURAL DRAWINGS SHOW THE BUILDING IN ITS FINAL INTENDED POSITION. CONTRACTOR SHALL MAKE PROVISIONS IN THE LAYOUT OF THE BUILDING TO TAKE INTO ACCOUNTS SHRINKAGE, CREEP, SHORTENING, ETC..
- OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
- ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
- CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO INSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING. SHORING IS NOT THE RESPONSIBILITY OF THE SEOR. CONTRACTOR TO SUBMIT ANY SHORING DESIGN AND DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
 - FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
 - FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.
- EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.
- THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR THE ENGINEER OF RECORD TO THOROUGHLY REVIEW SUBMITTAL PACKAGES (10 WORKING DAYS MINIMUM) AND REQUESTS FOR INFORMATION (7 WORKING DAYS MINIMUM).

DIMENSIONS

- DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. DRAWINGS SHALL NOT BE SCALED.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS.
- SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS.
- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.



THESE PLANS ARE PROVIDED BY THE CITY OF ESCONDIDO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

AGENCY
 CITY OF ESCONDIDO
<https://www.escondido.gov/>
 ESCONDIDO CITY HALL
 201 NORTH BROADWAY
 ESCONDIDO CA, 92025
 (760) 839-4880

ESCONDIDO PRE-APPROVED ADU
 CITY OF ESCONDIDO
GENERAL NOTES

DATE
10/08/2024
SHEET
S-102

REQUIRED VERIFICATION AND INSPECTIONS

CONCRETE CONSTRUCTION CODE TABLE 1705.3				
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE
3. INSPECT ANCHORS CAST IN CONCRETE	—	X	ACI 318: 26.7	—
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS ^(a) (a) ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS (b) MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	X	X	ACI 318: 26.7.1 ACI 318: 26.7.1	— —

**WOOD
CODE CHAPTER 17 AND REFERENCED 2018 NDS AND AWC SDPWS-2021**

SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	CBC REFERENCE
1. HIGH LOAD DIAPHRAGM WOOD STRUCTURAL PANELS - VERIFY THE FOLLOWING: - GRADE - THICKNESS - NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES - NAIL DIAMETER AND LENGTH - NUMBER OF FASTENER LINES - SPACING BETWEEN FASTENERS IN EACH LINE - SPACING BETWEEN FASTENERS AT EDGE MARGINS	—	X	1705.5.1 2306.2
3. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING LESS THAN OR EQUAL TO 4" O.C. - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	—	X	1705.12.2 1705.13.2
4. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING GREATER THAN 4" O.C. (NOT REQUIRED) - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	—	—	1705.12.2 1705.13.2

**SOILS
CODE TABLE 1705.6**

SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	—	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	—	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	—	—
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTATION OF COMPACTED FILL	X	—
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	—	X

STATEMENT OF SPECIAL INSPECTIONS

- THIS STATEMENT OF SPECIAL INSPECTIONS HAS BEEN PREPARED PURSUANT TO SECTION 1704.3 OF THE CODE. THIS SECTION DETAILS BOTH REQUIRED SPECIAL INSPECTIONS AND TESTS INCLUDING TESTING PER SECTION 1705 OF THE CODE. THE FOLLOWING SHALL BE OBSERVED DURING THEIR IMPLEMENTATION:
 - GENERAL:
 - STRUCTURAL VERIFICATIONS, INSPECTIONS AND TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE CODE AND/OR THE APPLICABLE REFERENCE STANDARD.
 - OWNER REQUIREMENTS:
 - THE OWNER OR OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN SECTION 1705 OF THE CODE AND IN THIS STATEMENT OF INSPECTIONS.
 - SPECIAL INSPECTOR QUALIFICATIONS:
 - THE SPECIAL INSPECTIONS SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING. THE EXPERIENCE OR TRAINING SHALL BE CONSIDERED RELEVANT WHEN THE DOCUMENTED EXPERIENCE OR TRAINING IS RELATED IN COMPLEXITY TO THE SAME TYPE OF SPECIAL INSPECTION ACTIVITIES FOR PROJECTS OF SIMILAR COMPLEXITY AND MATERIAL QUANTITIES.
 - CONTRACTOR REQUIREMENTS:
 - SPECIAL INSPECTION IS IN ADDITION TO THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING. THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING SHALL OCCUR PRIOR TO SPECIAL INSPECTION AND REPORTS SHALL BE AVAILABLE TO THE SPECIAL INSPECTOR.
 - THE CONTRACTOR SHALL ENSURE THAT THE WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED REMAINS ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTION.
 - ANY CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
 - SPECIAL INSPECTOR REPORT REQUIREMENTS:
 - THE SPECIAL INSPECTOR SHALL KEEP RECORD OF INSPECTIONS
 - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
 - REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.
 - DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
 - IF NOT CORRECTED DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF WORK.
 - A FINAL REPORT DOCUMENTING SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

SHOP FABRICATION

- SHOP FABRICATION REQUIRES SPECIAL INSPECTION IN ACCORDANCE WITH CODE SECTION 1704.2.5. EXCEPTION: SHOP SPECIAL INSPECTIONS ARE NOT REQUIRED WHEN WORK IS DONE ON THE PREMISES OF FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK IN ACCORDANCE WITH CODE SECTION 1704.2.5.1. THE FOLLOWING ACCREDITATIONS MEET THE REQUIREMENTS OF THIS EXCEPTION:
 - STEEL BUILDINGS (OR STEEL ELEMENTS IN OTHER BUILDINGS)
 - FOR GENERAL STEEL BUILDINGS OR ELEMENTS THE FABRICATOR SHALL BE AN AISC CERTIFIED FABRICATOR IN ACCORDANCE WITH THE AISC CERTIFICATION PROGRAM FOR STRUCTURAL STEEL FABRICATORS (AISC 201-04).
 - OTHER ACCREDITATION DEEMED ACCEPTABLE BY THE AUTHORITY HAVING JURISDICTION.
 - IF FABRICATION IS PERFORMED BY AN APPROVED FABRICATOR A CERTIFICATE OF COMPLIANCE MUST BE PROVIDED TO THE BUILDING INSPECTOR THAT THE MATERIALS SUPPLIED AND WORK PERFORMED BY THE FABRICATOR ARE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.
 - IF FABRICATION IS NOT PERFORMED BY AN APPROVED FABRICATOR WELDING INSPECTION REPORTS MUST BE SUBMITTED TO THE BUILDING OFFICIAL BY AN APPROVED TESTING AGENCY.
 - NONDESTRUCTIVE TESTING (NDT) MAY BE PERFORMED BY THE FABRICATOR, HOWEVER THE QA AGENCY SHALL REVIEW THE FABRICATOR'S NDT REPORTS.
- WOOD BUILDINGS
 - PREFABRICATED WOOD TRUSSES
 - STRUCTURAL GLUED LAMINATED TIMBER

PRE-FABRICATED WOOD TRUSS NOTES

- THE DESIGN OF METAL PLATE CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - CODES AND STANDARDS:
 - THE GOVERNING CODE LISTED IN THE PROJECT GENERAL NOTES
 - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16)
 - NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION AND SUPPLEMENT (ANSI/AWC NDS-2018)
 - SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC (AWC SDPWS-2021)
 - THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1-2014)
 - DESIGN CRITERIA:
 - TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM VERTICAL LOADS AND OTHER LOADS INDICATED ON THE CONSTRUCTION DOCUMENTS (ATTIC MECHANICAL UNITS, ETC.)

ROOF TRUSS LOADING:	
CLAY TILE W/ GYP CEILING:	26.5 PSF * [24.8 PSF SUPERIMPOSED]
TOP-CHORD DEAD LOAD:	15.1 PSF * [13.5 PSF SUPERIMPOSED]
BOT CHORD DEAD LOAD:	20 PSF
ROOF - LIVE LOAD:	20 PSF

ROOF TRUSS LOADING AT PORCH:	
CLAY TILE W/ STUCCO CEILING:	26.5 PSF * [24.8 PSF SUPERIMPOSED]
TOP-CHORD DEAD LOAD:	15.1 PSF * [13.5 PSF SUPERIMPOSED]
BOT CHORD DEAD LOAD:	20 PSF
ROOF - LIVE LOAD:	20 PSF

DEFLECTION CRITERIA:	
DEAD + LIVE LOAD	L/240
LIVE LOAD ONLY	L/360

 *INCLUDES 4 PSF ALLOWANCE FOR PV PANELS
- CONTRACTOR REQUIREMENTS:
 - THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.4 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
 - MEANS AND METHODS: THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, PROGRAMS AND SAFETY IN CONNECTION WITH THE RECEIPT, STORAGE, HANDLING, INSTALLATION, RESTRAINING, AND BRACING OF THE TRUSSES. REFER TO THE GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCS3-81)
 - TRUSS INSTALLATION SHALL COMPLY WITH INSTALLATION TOLERANCES SHOWN IN BCS3-81
 - TEMPORARY INSTALLATION RESTRAINT/BRACING FOR THE TRUSS SYSTEM AND THE PERMANENT TRUSS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH BCS3-82.
 - CONSTRUCTION LOADING ON TRUSSES SHALL BE DONE IN ACCORDANCE WITH BCS3-84.
 - TRUSS DAMAGE, JOBSITE MODIFICATIONS & INSTALLATION ERRORS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE FOR AND THE TRUSS DESIGNER, REFERENCE BCS3-85.
 - SUBMIT THE DRAWINGS FROM THE TRUSS DESIGNER/MANUFACTURER TO THE BUILDING DEPARTMENT PRIOR TO FABRICATION FOR APPROVAL. A COPY OF THIS SUBMITTAL SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW OF GENERAL CONFORMANCE TO THE DESIGN INTENT. THE CONTRACTOR SHALL INCORPORATE THE TIME REQUIRED FOR THE SUBMITTAL TO BE REVIEWED, STAMPED AND APPROVED BY ALL PARTIES AND SHALL HAVE THE APPROVED TRUSS PLANS ON THE JOB SITE PRIOR TO FOUNDATION INSPECTION.
 - TRUSS DESIGNER REQUIREMENTS:
 - THE TRUSS DESIGNER SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.5 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
 - TRUSS DESIGNER SHALL SUPERVISE THE PREPARATION OF THE TRUSS DESIGN DRAWINGS WHICH SHALL CONTAIN THE INFORMATION LISTED IN SECTION 2.3.5.5 OF ANSI/TPI 1-2014. THIS INCLUDES ALL TRUSSES TO TRUSS CONNECTIONS, AND DETAILS FOR THE "CALIFORNIA FILI" AREAS.
 - TRUSS DESIGNER SHALL COMPLY WITH THE REFERENCED CODE AND DESIGN CRITERIA ABOVE.
 - TRUSS DESIGNER SHALL SHOW ALL HANGERS, BRACING AND RESTRAINTS AS WELL AS METHOD OF RESTRAINT/BRACING ON THE TRUSS PLANS TO MEET ANY SEISMIC AND WIND REQUIREMENTS OF THE CODE.
 - SUBMIT TRUSS DESIGN DRAWINGS INCLUDING ALL RELEVANT DETAILS FOR THE FABRICATION OF THE TRUSSES AND PREPARE CALCULATIONS. ALL PLANS, DETAILS AND CALCULATIONS FOR THE TRUSSES SHALL BE STAMPED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER (CIVIL OR STRUCTURAL), LICENSED TO PRACTICE IN THE STATE OF CALIFORNIA.

WOOD STRUCTURAL PANELS (SHEATHING)

- WOOD STRUCTURAL PANELS SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

WOOD STRUCTURAL PANEL PROPERTIES						
USE	PLY	BOND CLASSIFICATION ^c	SHEATHING GRADE	PERFORMANCE RATING	SPAN RATING	RATING ^d
ROOF	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE			APA
FLOOR	5	EXPOSURE 1				APA
WALL ^e	5	EXPOSURE 1	REFER TO TYPICAL SHEAR WALL SCHEDULE			APA

TABLE NOTES:

 - WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (AWPA):
 - VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
 - VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, PS 2-10
 - WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED BY THE APA TRADEMARK INDICATING CONFORMANCE TO THE APPLICABLE VOLUNTARY STANDARD
 - WHERE PANELS ARE EXPOSED TO REPEATED WETTING AND REDRYING, LONG-TERM EXPOSURE TO WEATHER, OR CONDITIONS OF SIMILAR SEVERITY, "EXTERIOR" APA RATED PLYWOOD SHEATHING SHALL BE USED. C-D "EXPOSURE 1" APA RATED PLYWOOD SHEATHING (CDX) SHALL NOT BE USED FOR CONDITIONS INVOLVING LONG-TERM EXPOSURE TO WEATHER.
 - EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
 - WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANSI/APA PRP-210.
 - ORIENTED STRAND BOARD (OSB) WITH EQUIVALENT CLASSIFICATION AND RATINGS MAY BE USED IN LIEU OF PLYWOOD FOR WOOD STRUCTURAL PANEL WALL SHEATHING.
- TRANSPORTATION, STORAGE, AND HANDLING:
 - TRANSPORTATION
 - IN TRANSPORTING PANELS ON OPEN TRUCK BEDS, COVER THE BUNDLES WITH A TARP.
 - STORAGE
 - ALWAYS STORE THE PANELS UNDER COVER WHENEVER POSSIBLE
 - WHEN STORING PANELS OUTSIDE STACK THEM ON A LEVEL SURFACE ON TOP OF STRINGERS OR OTHER BLOCKING, THREE STRINGERS MINIMUM.
 - NEVER LEAVE PANELS IN CONTACT WITH THE GROUND
 - COVER THE STACK WITH A PLASTIC TARP, ENSURING THAT THE BUNDLE IS WELL VENTILATED TO PREVENT MILDEW.
 - IF MOISTURE ABSORPTION IS EXPECTED, CUT THE STEEL BAND TO PREVENT DAMAGE
 - KEEP SANDED OR OTHER APPEARANCE GRADE PANELS AWAY FROM HIGH TRAFFIC AREAS
 - HANDLING
 - ALWAYS PROTECT ENDS AND EDGES, ESPECIALLY TONGUE AND GROOVE PRODUCTS, FROM PHYSICAL DAMAGE.
 - ACCLIMATE THE PANELS FOR 24 HOURS MINIMUM BEFORE INSTALLATION BY STANDING THE PANELS ON EDGE WITH A GAP BETWEEN EACH TO ALLOW FOR AIR CIRCULATION OR PER MANUFACTURER'S RECOMMENDATIONS.
- PLYWOOD ORIENTATION
 - ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PILES PERPENDICULAR TO THE FRAMING MEMBERS. SHALL BE CONTINUOUS OVER 2 JOIST BAYS MINIMUM AND END JOISTS SHALL BE JOINED OVER FRAMING AND STAGGERED. LEAVE A 1/2" GAP BETWEEN PANELS TO ALLOW FOR PANEL EXPANSION UNLESS OTHERWISE NOTED OTHERWISE BY THE PANEL MANUF. REFER TO SPECIFIC DETAILS IN THE DRAWINGS FOR FURTHER PARAMETERS.
 - PLYWOOD OR OSB WALL SHEATHING MAY BE APPLIED VERTICALLY OR HORIZONTALLY. ALL END JOINTS BE JOINED OVER FRAMING AND STAGGERED.
- BLOCKING:
 - ROOF: ALL ROOF SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED. ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
 - FLOOR: ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED. ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
 - WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.
- FASTENERS
 - USE SHEATHING NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO SHEATHING THICKNESS PLUS REQUIRED PENETRATION PER AWC SDPWS TABLE 4.2A OR 4.3A (AS REQUIRED).
 - EQUIVALENT PNEUMATIC DRIVE NAILS MAY BE USED IF FASTENER MANUFACTURER HAS RECEIVED ICC OR IAPMO APPROVAL FOR THE INTENDED USE. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.
 - USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD OR OSB SHEATHING. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
 - TYPICAL NAILING SHALL BE 10d AT 6" O.C. AT ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10d AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED. SEE PLANS AND REFER TO SHEAR WALL SCHEDULE.

SAWN LUMBER

- FRAMING LUMBER SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

SAWN LUMBER PROPERTIES				
USE	SIZE	SPECIES	GRADE	REFERENCE
MUDSILLS	2x4	D.F.	STANDARD OR BETTER PRESSURE TREATED	2022 CBC 2303.1.5
	2x6 AND LARGER	D.F.	NO. 2 OR BETTER PRESSURE TREATED	2303.1.9
	2x	REDWOOD	FOUNDATION GRADE	
HORIZONTAL FRAMING LUMBER				
ROOF JOISTS AND RAFTERS	2x	D.F.	NO. 2	
FLOOR JOISTS	2x	D.F.	NO. 2	
HEADERS AND BEAMS	4x	D.F.	NO. 2	WCLB & WWPB
ANY OTHER HORIZONTAL	4x4 AND SMALLER	D.F.	NO. 2	
	6x6 AND LARGER	D.F.	NO. 1	
VERTICAL FRAMING LUMBER				
TOP PLATES	2x	D.F.	NO. 2	
STUDS	2x4 & 3x4	D.F.	STUD	WCLB & WWPB
	2x6 & 2x8	D.F.	NO. 2	
POSTS	4x4 & 4x6 POSTS	D.F.	NO. 2	
	6x6 & LARGER POSTS	D.F.	NO. 1	
ALL OTHER FRAMING LUMBER				
UNO	ALL SIZES	D.F.	STANDARD & BETTER	WCLB & WWPB

 - FLOOR JOISTS SHALL BE GRADE STAMPED "S-DRY" WHICH INDICATES A MOISTURE CONTENT NOT EXCEEDING 19 PERCENT.
 - ALL SOLE PLATES AND TOP PLATES SHALL BE GRADE STAMPED "KD" WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 15 PERCENT AT BUILDINGS WITH 4 OR MORE STORIES.
 - STUD WALLS SHOWN ON PLANS ARE NONBEARING PARTITIONS WALLS, BEARING WALLS OR SHEAR WALLS BELOW THE FRAMING LEVEL. UNLESS NOTED OTHERWISE, STUDS SHALL BE SIZE AND SPACING AS NOTED IN THE DRAWINGS, SEE PLANS AND ARCHITECTURAL DRAWINGS, UNLESS OTHERWISE NOTED.
 - MINIMUM FRAMING NAILING SHALL CONFORM TO CBC TABLE 2304.10.2. ALL NAILS SHALL BE COMMON WIRE NAILS. PREDRILL NAIL HOLES TO 70% OF NAIL SHANK DIAMETER WHERE NAILING TENDS TO SPLIT WOOD.
 - UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATES UNDER BEARING, EXTERIOR, OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE OR MASONRY WITH 5/8" Ø X 12" BOLTS W/ 0.229" X 3" X 3" PLATE WASHER (GALV) AT 4'-0" O.C. BEGINNING AT 7" O.C. MAXIMUM FROM EACH END OF THE PLATES. THE BOLTS SHALL EXTEND A MINIMUM OF 7" INTO THE CONCRETE OR MASONRY. (POWDER DRIVEN PINS AT 1/3 OF THE BOLT SPACING OR 24" O.C. MAXIMUM MAY BE SUBSTITUTED FOR THE ANCHOR BOLTS AT INTERIOR NON-SHEAR WALLS ONLY).
 - PRESERVATIVE TREATMENT:
 - WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AITC 109-07, STANDARD FOR PRESERVATIVE TREATMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UC#) SPECIFIED IN AWPA U1-20.
 - UC1 - INTERIOR CONSTRUCTION, ABOVE GROUND, DRY - NO PRESERVATIVE TREATMENT REQUIRED.
 - UC2 - INTERIOR CONSTRUCTION, ABOVE GROUND, WET - PRESERVATIVE TREATMENT REQUIRED IF THE HUMIDITY OR MOISTURE CONDENSATION IS 20% OR GREATER.
 - UC3 - EXTERIOR CONSTRUCTION ABOVE GROUND - PRESERVATIVE TREATMENT REQUIRED.
 - FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES OR INJURIES SUCH AS ABRASIONS OR HOLES FROM REMOVAL NAILS AND SPIRES WHICH MAY PENETRATE THE TREATED ZONE SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M4-15. THE FOLLOWING FLEED TREATMENTS SHALL BE USED:
 - BORED HOLES: HOLES FOR CONNECTORS OR BOLTS MAY BE TREATED BY PUMPING COAL TAR ROOFING CEMENT MEETING ASTM D5643 INTO HOLES USING A GREASE GUN OR SIMILAR DEVICE.
 - EXTERIOR: COPPER NAPHTHENATE.
 - INTERIOR: INORGANIC BORON PRESERVATIVES LIMITED TO USE IN APPLICATIONS NOT IN CONTACT WITH GROUND AND CONTINUOUSLY PROTECTED FROM LIQUID WATER.
 - ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWPA TREATMENT C2 USING EITHER ALKALINE QUAT (ACQ TYPE B AND D), COPPER AZOLE (CBA-A, CA-B), OR SODIUM BORATES (SBN), ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF G-185 PER ASTM A653.
 - PROVIDE 2 STUDS UNDER ALL 4 X 10 AND LARGER BEAMS OR HEADERS AT SPANS 6 FEET OR LONGER, UNLESS OTHERWISE NOTED, WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE CALLED FOR ON DRAWINGS THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION/PODIUM LEVEL.
 - PROVIDE THE FOLLOWING BLOCKING AS A MINIMUM, UNLESS SHOWN OTHERWISE:
 - FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT.
 - FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER AND BELOW PARTITION WALLS.
 - DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS, UNLESS SUPPORTED BY A WALL BELOW OR SHOWN OTHERWISE, NAIL DOUBLED JOISTS WITH 16d AT 12" O.C., STAGGERED.
 - BRIDGING SHALL BE 2 X SOLID BLOCKS, INSTALLED AS FOLLOWS:
 - ROOF JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0" FROM SUPPORT.
 - FLOOR JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0" FROM SUPPORT.
 - JOIST HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, STOCKTON, CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURERS WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED WITH APPROVAL BY SEOR.
 - FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NONBEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS.

HARDWARE AND CONNECTORS

- GENERAL:
USE ALL SPECIFIED FASTENERS AS SPECIFIED ON PLANS. IF NOT INDICATED ON PLANS PROVIDE FASTENERS PER MFR'S APPROVED ICC-ESR REPORT OR PRODUCT LITERATURE
- HOLD-DOWNS:
- DO NOT OVER TIGHTEN NUTS ON TIE-DOWN ANCHOR RODS OR BOLTS. TIGHTEN ANCHOR ROD NUTS ONE-THIRD TO ONE HALF TURN BEYOND FINGER TIGHT
 - INSTALL ALL HOLD-DOWNS TIGHT TO END STUDS/POST, DO NOT USE FILLER BLOCKS, FOR MISALIGNED ANCHOR BOLTS. EXTEND THE ANCHOR ROD AT A 1/4" INCH/WHERE USING A COUPLER WITH EQUIVALENT ANCHOR ROD AND INSTALL THE HOLD-DOWN HIGHER ON END STUD / POST
 - FOR HOLD-DOWNS THAT BOLT TO END POSTS, INSTALL THE HEAD OF THE BOLT TO THE BRACKET SIDE, AND ON THE SIDE OPPOSITE THE BRACKET, INSTALL A WASHER BETWEEN THE NUT AND THE STUD / POSTS
- TIE DOWN & COLLECTOR STRAPS:
- TIE DOWN AND COLLECTOR STRAPS SHALL BE INSTALLED STRAIGHT AND TRUE. DO NOT FOLD, BEND, KINK OR OTHERWISE ALTER CONNECTOR STRAPS
 - INSTALL THE DOWN STRAPS DIRECT TO POST IN LIEU OF OVER SHEATHING. STRAPS MAY BE FIELDED ON THE UNSHEATHED SIDE OF THE END STUDS / POSTS

FASTENER INFORMATION

- ALL NAILS SPECIFIED TO BE COMMON NAILS, UNLESS SPECIFIED OTHERWISE.
-



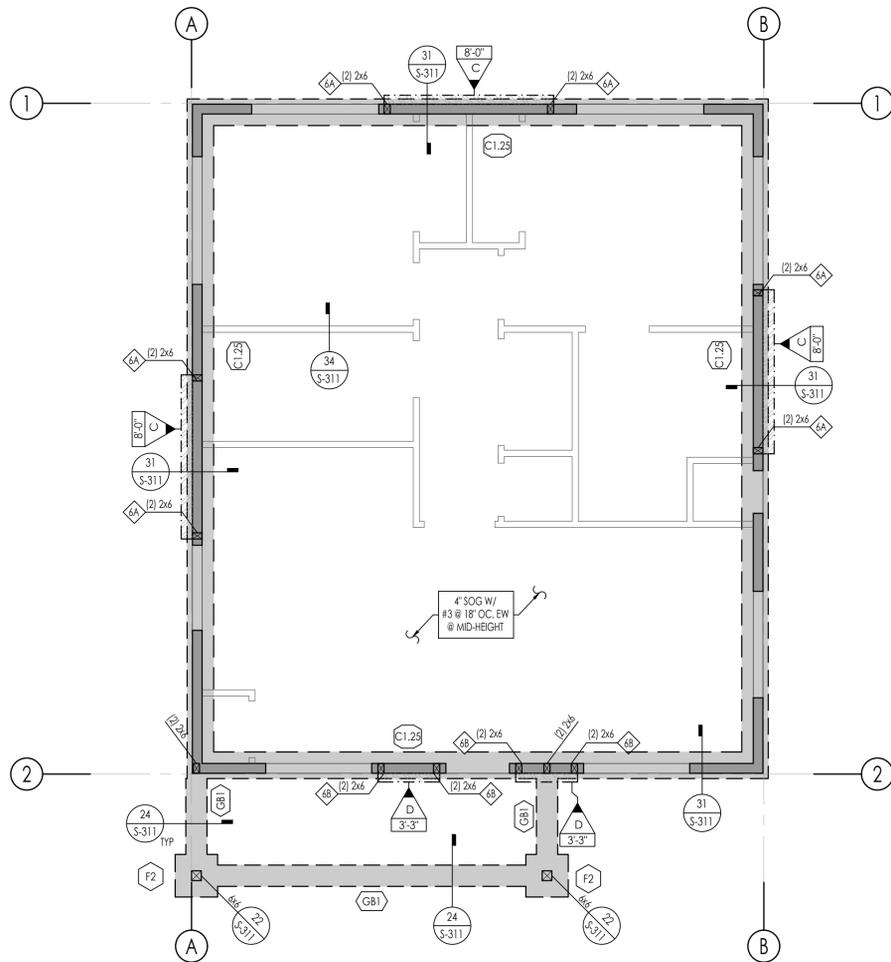
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AGENCY
CITY OF ESCONDIDO
https://www.escondido.gov/
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201 NORTH BROADWAY
ESCONDIDO CA, 92025
(760) 839-4880

ESCONDIDO PRE-APPROVED ADU
CITY OF ESCONDIDO
GENERAL NOTES,
SPECIAL INSPECTIONS & TESTS

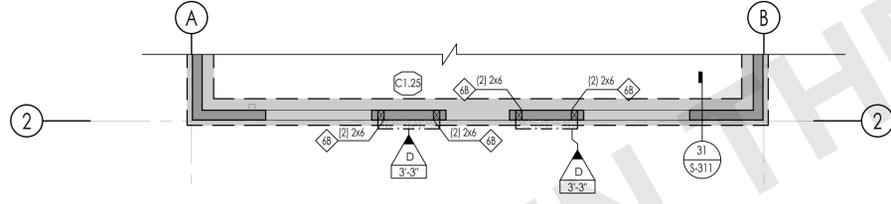
PUBLIC SET
DATE
10/08/2024
SHEET
S-103

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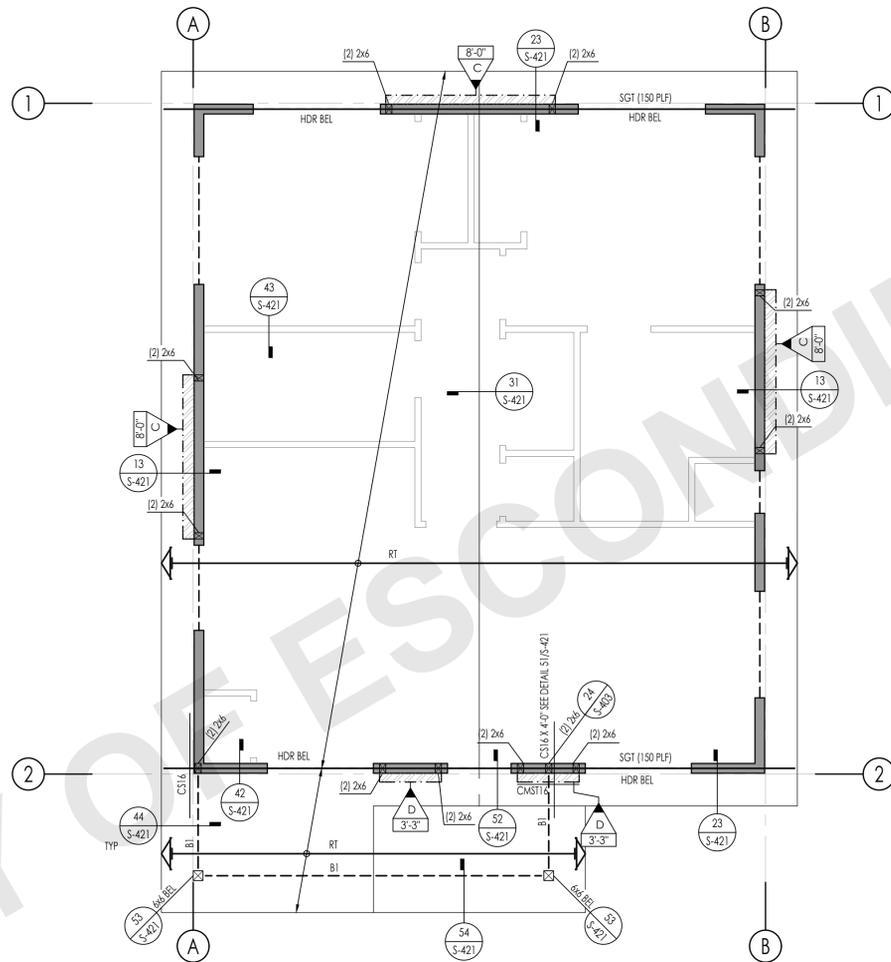
1 FOUNDATION FRAMING PLAN - PORCH OPTION - GABLE
SCALE: 1/4" = 1'-0"

PLAN NORTH



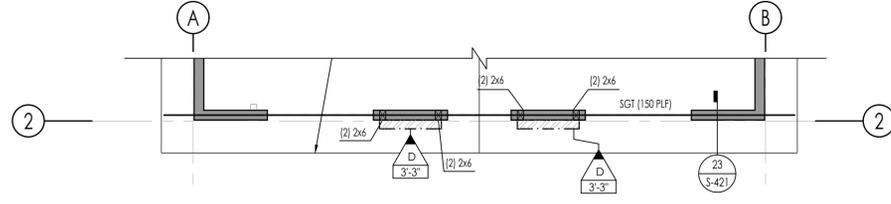
2 FOUNDATION FRAMING PLAN - NO PORCH - GABLE
SCALE: 1/4" = 1'-0"

PLAN NORTH



3 ROOF FRAMING PLAN - FRONT PORCH - GABLE
SCALE: 1/4" = 1'-0"

PLAN NORTH



4 ROOF FRAMING PLAN - NO PORCH - GABLE
SCALE: 1/4" = 1'-0"

PLAN NORTH

GENERAL PLAN NOTES	
GENERAL	
1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.	
DESCRIPTION	SHEET(S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-403
2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.	
3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.	
4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.	
5. ALL DIMENSIONS SHOWN ARE FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.	
6. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.	
7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.	
8. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.	
FOUNDATION	
9. SEE ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.	
10. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.	
11. FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301	
12. PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS	
13. ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING	
14. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY	
15. THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.	
16. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL: A. 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO B. 18" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO NOTE: FOOTING MUST BE DEEPEENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR BOLT HOLDOWN EMBED DEPTHS	
FRAMING	
17. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.	
18. ALL LINES OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.	
19. ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.	
20. PLYWOOD SHEATHED DIAPHRAGM TYPES: ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO REFER TO 12/S-403	
21. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.	
22. ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.	

SYMBOL LEGEND	
	INDICATES SHEAR WALL TYPE AND LENGTH, PER SCHEDULE ON DETAIL 13/S-402
	INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402
	INDICATES HEADER @ OPENING. REFER TO 32/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE
	INDICATES TOP PLATE SPICE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE @ SPICE, UNLESS NOTED OTHERWISE
	INDICATES STRAP PER 52/S-403 OR 54/S-403, UNO

FOUNDATION SCHEDULES						
PAD FOOTING SCHEDULE						
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOF REINF
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5, EW
NOTE: FOOTING MUST BE DEEPEENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AB HOLDOWN EMBED DEPTHS						
STUD WALL SCHEDULE						
WALL HATCH	STUD SIZE	STUD SPACING	HDR SIZE, UNO			
	2x6 DF No. 2 STUDS	16" OC				
	2x4 DF No. 2 STUDS	16" OC	32/S-401			
	NON BRG WALLS	16" OC				
SHEARWALL HOLDOWN SCHEDULE						
SPECIFIES HOLDOWN/ STRAP DETAIL	INDICATES HOLDOWN/ STRAP TYPE	DETAIL				
	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE FOUNDATION:	12/S-311				
CONTINUOUS FOOTING SCHEDULE						
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL	
C1.25	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	31/S-311	
GRADE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	24/S-311

ROOF FRAMING SCHEDULES		
ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x10	
HEADER SCHEDULE		
MARK	SIZE	REMARKS
H1	6x10	

PREFABRICATED ROOF TRUSS		
1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
JT	JACK TRUSS	24" OC MAX
VJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HP TRUSS	24" OC MAX
(*) - EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT A FACTORED LEVEL (0.7E) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2		



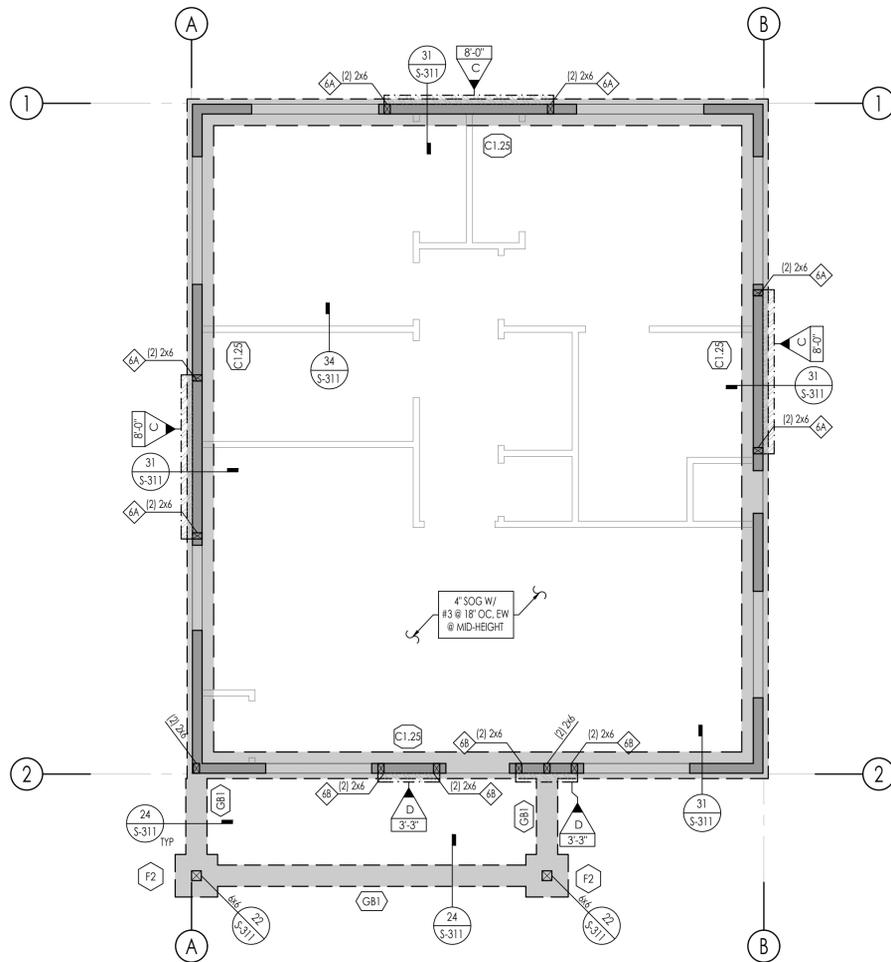
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CITY OF ESCONDIDO
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ESCONDIDO CA, 92025
(760) 839-4880

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CITY OF ESCONDIDO
ROOF & FOUNDATION FRAMING PLAN - GABLE

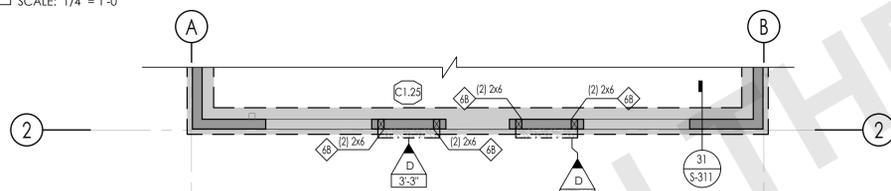
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DATE: 10/08/2024
SHEET: S-201

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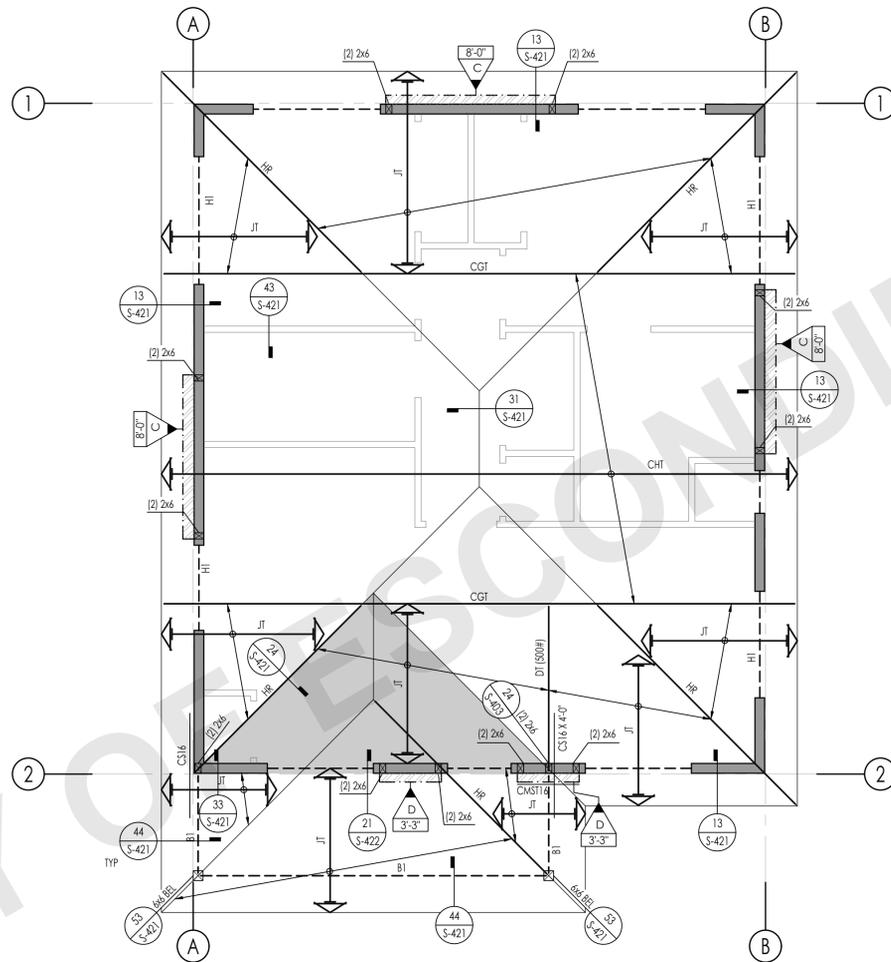
1 FOUNDATION FRAMING PLAN - PORCH OPTION - HIPPED
SCALE: 1/4" = 1'-0"

PLAN NORTH



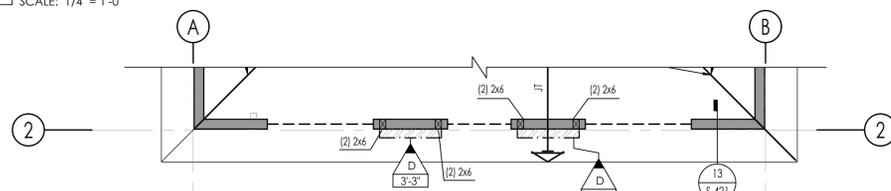
2 FOUNDATION FRAMING PLAN - NO PORCH - HIPPED
SCALE: 1/4" = 1'-0"

PLAN NORTH



3 ROOF FRAMING PLAN - FRONT PORCH - HIPPED
SCALE: 1/4" = 1'-0"

PLAN NORTH



4 ROOF FRAMING PLAN - NO PORCH - HIPPED
SCALE: 1/4" = 1'-0"

PLAN NORTH

GENERAL PLAN NOTES	
GENERAL	
1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.	
DESCRIPTION	SHEET(S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-403
2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.	
3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.	
4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.	
5. ALL DIMENSIONS SHOWN ARE FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.	
6. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.	
7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.	
8. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.	
FOUNDATION	
9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.	
10. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.	
11. FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301	
12. PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS	
13. ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING	
14. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY	
15. THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.	
16. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL: A. 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO B. 18" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO NOTE: FOOTING MUST BE DEEPEENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR BOLT HOLDOWN EMBED DEPTHS	
FRAMING	
17. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.	
18. ALL LINES OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.	
19. ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.	
20. PLYWOOD SHEATHED DIAPHRAGM TYPES: ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO REFER TO 12/S-403	
21. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.	
22. ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.	

SYMBOL LEGEND	
XX-X	INDICATES SHEAR WALL TYPE AND LENGTH, PER SCHEDULE ON DETAIL 13/S-402
X	INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402
X	INDICATES HEADER @ OPENING, REFER TO 32/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE
CS, CMST	INDICATES STRAP PER 52/S-403 OR 54/S-403, UNO
X	INDICATES TOP PLATE SPICE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE @ SPLICE, UNLESS NOTED OTHERWISE

FOUNDATION SCHEDULES						
PAD FOOTING SCHEDULE						
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOF REINF
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5, EW
NOTE: FOOTING MUST BE DEEPEENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AB HOLDOWN EMBED DEPTHS						
STUD WALL SCHEDULE						
WALL HATCH	STUD SIZE	STUD SPACING	HDR SIZE, UNO			
[Hatch]	2x6 DF No. 2 STUDS	16" OC				
[Hatch]	2x4 DF No. 2 STUDS	16" OC	32/S-401			
[Hatch]	NON BRG WALLS	16" OC				
SHEARWALL HOLDOWN SCHEDULE						
SPECIFIES HOLDOWN/ STRAP DETAIL	INDICATES HOLDOWN/ STRAP TYPE	DETAIL				
[Symbol]	[Symbol]	12/S-311				
[Symbol]	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE FOUNDATION:	12/S-311				
CONTINUOUS FOOTING SCHEDULE						
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL	
C1.25	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	31/S-311	
GRADE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	24/S-311

ROOF FRAMING SCHEDULES		
ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x10	
HEADER SCHEDULE		
MARK	SIZE	REMARKS
H1	6x10	

PREFABRICATED ROOF TRUSS		
1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
JT	JACK TRUSS	24" OC MAX
VJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HP TRUSS	24" OC MAX
(*) - EQUALS DRAG FORCE IN LBS. DRAG FORCE B AT A FACTORED LEVEL (0.7E) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2		



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AGENCY
CITY OF ESCONDIDO
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ESCONDIDO PRE-APPROVED ADU
CITY OF ESCONDIDO
ROOF & FOUNDATION FRAMING PLAN - HIPPED

PUBLIC SET
DATE
10/08/2024
SHEET
S-202



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 ESCONDIDO CA, 92025

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ESCONDIDO PRE-APPROVED ADU

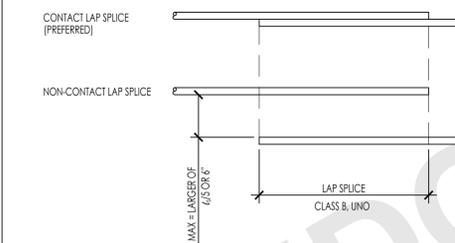
CITY OF ESCONDIDO

TYPICAL CONCRETE DETAILS

PUBLIC SET

DATE
 10/08/2024
 SHEET

S-301



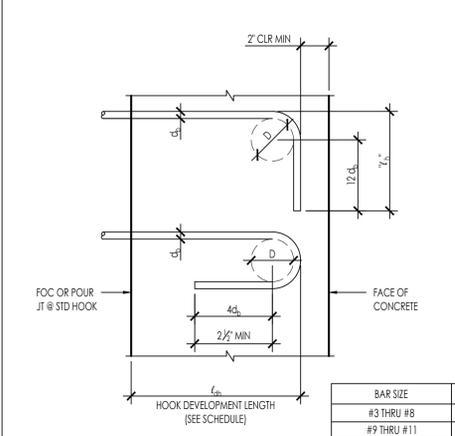
REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICE SCHEDULE

BAR SIZE	DEVELOPMENT LENGTH l_d (CLASS A LAP SPICE)			LAP SPICE l_s (CLASS B LAP SPICE)		
	2,500	3,000	4,000	2,500	3,000	4,000
#3	1'-6"	1'-5"	1'-3"	2'-0"	1'-10"	1'-7"
#4	2'-0"	1'-10"	1'-7"	2'-8"	2'-5"	2'-1"
#5	2'-6"	2'-4"	2'-0"	3'-3"	3'-0"	2'-7"
#6	3'-0"	2'-9"	2'-5"	3'-11"	3'-7"	3'-2"
#7	4'-5"	4'-0"	3'-6"	5'-9"	5'-2"	4'-6"
#8	5'-0"	4'-7"	4'-0"	6'-6"	5'-11"	5'-2"
#9	5'-8"	5'-2"	4'-6"	7'-4"	6'-9"	5'-10"
#10	6'-5"	5'-10"	5'-1"	8'-3"	7'-7"	6'-7"
#11	7'-1"	6'-6"	5'-7"	9'-2"	8'-5"	7'-3"

- NOTES:
- VALUES ABOVE ARE FOR REINFORCEMENT WITH THE FOLLOWING PARAMETERS:
 - GRADE 60 REINFORCEMENT
 - NORMAL WEIGHT CONCRETE
 - FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3
 - NON-EPOXY COATED REINFORCEMENT
 - HORIZONTAL BARS WITHOUT 12" OF CONCRETE BELOW (BOTTOM BARS), AND VERTICAL BARS
 - FOR TOP BARS WITH 12" OR MORE OF CONCRETE BELOW THE BAR MULTIPLY THE VALUES ABOVE BY 1.3
 - CLEAR SPACING NOT LESS THAN d_b , CLEAR COVER NOT LESS THAN d_b AND STIRRUPS THROUGH l_d NOT LESS THAN MIN OR
 - FOR OTHER SPACING AND COVER CONDITIONS MULTIPLY THE VALUES ABOVE BY 1.5
 - REINFORCEMENT NOT IN SHEAR WALLS
 - FOR REINFORCEMENT IN SHEAR WALLS MULTIPLY THE VALUES ABOVE BY 1.25
 - THE MULTIPLIERS LISTED IN NOTE 1 ABOVE ARE CUMULATIVE INCREASES IN DEVELOPMENT/LAP SPICE LENGTH.
 - ALL LAP SPICES REFERENCED IN THE PLANS SHALL BE CLASS B UNLESS NOTED OTHERWISE.
 - WHEN REINFORCING BARS OF TWO SIZES ARE LAP-SPLICED IN TENSION, USE THE LARGER OF THE TENSION CLASS B, LAP SPICE LENGTH (l_s) OF THE SMALLER BAR, AND THE CLASS A, TENSION DEVELOPMENT LENGTH (l_d) OF THE LARGER BAR.

REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICES

3174-01-PP24-S301-12



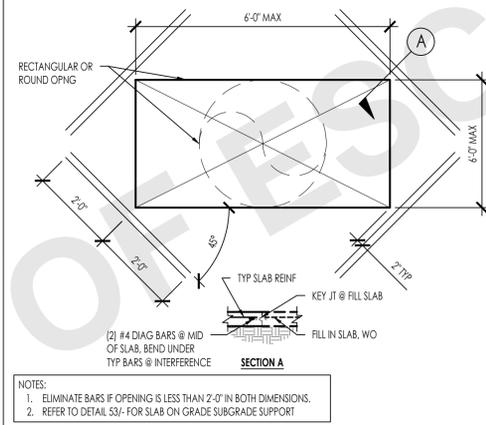
STANDARD HOOK DEVELOPMENT LENGTH l_{eh}

BAR SIZE	D	l_{eh}	NORMAL WEIGHT		
			2,500	3,000	4,000
#3	2 1/4"	6"	0'-9"	0'-9"	0'-8"
#4	3"	8"	1'-0"	0'-11"	0'-10"
#5	3 3/4"	10"	1'-3"	1'-2"	1'-0"
#6	4 1/2"	12"	1'-4"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-9"	1'-8"	1'-5"
#8	6"	1'-4"	2'-0"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-3"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	2'-7"	2'-4"	2'-1"
#11	12"	2'-0 1/2"	2'-10"	2'-7"	2'-3"

- NOTES:
- ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE WITH A MINIMUM 2" END COVER AND WITH EMBEDMENT NOT LESS THAN SHOWN ON THE SCHEDULE UNLESS NOTED OTHERWISE ON PLANS.
 - MINIMUM SIDE COVER = 2".
 - FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.

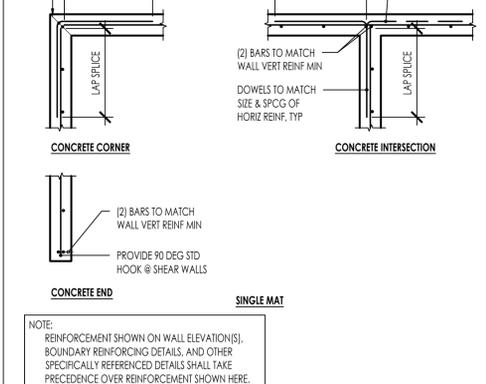
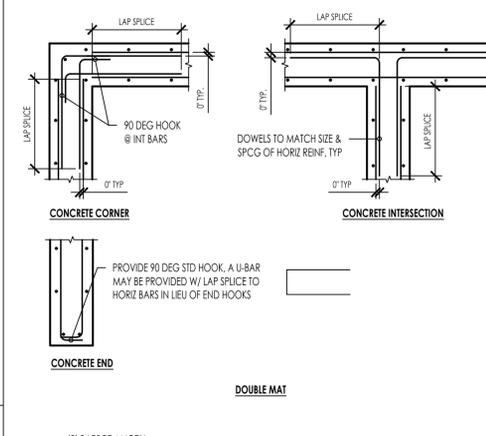
REIN TIES AND STIRRUPS

3174-01-PP24-S301-21



SOG OPENING

3174-01-PP24-S301-22

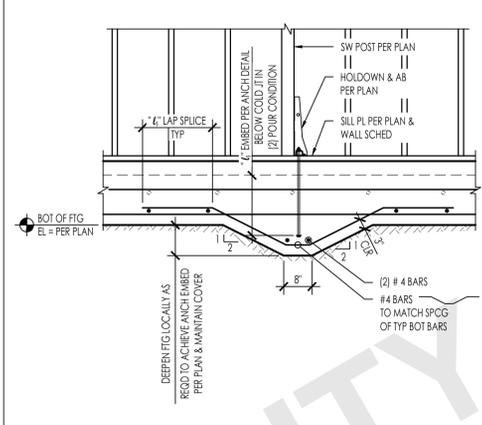


CONC REIN @ INTERSECTION

3174-01-PP24-S301-24

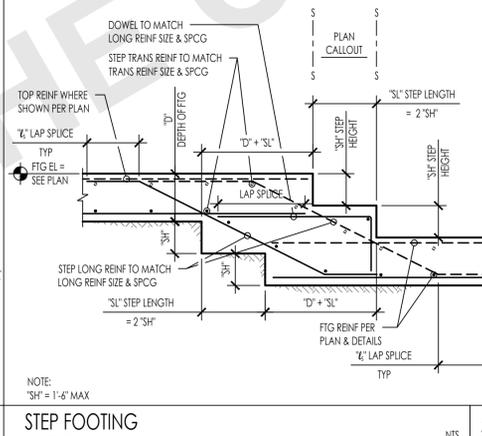
DEEPEMED FTG @ ANCHOR BOLT

3174-01-PP24-S301-32



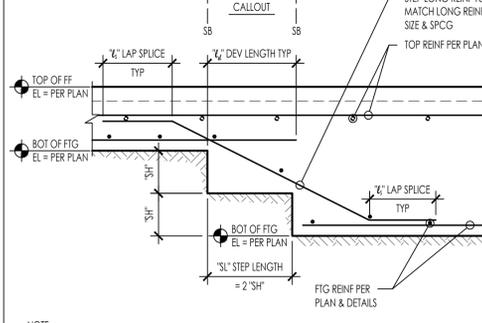
STEP FOOTING

3174-01-PP24-S301-33



STEPPED FOOTING (BOTTOM ONLY)

3174-01-PP24-S301-34



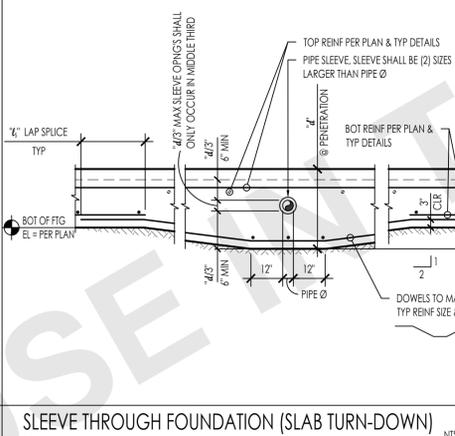
SLAB ON GRADE JOINTS

3174-01-PP24-S301-31



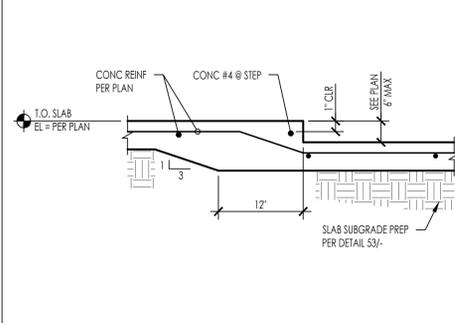
SLAB ON GRADE EDGE AND SUBGRADE PREP

3174-01-PP24-S301-53



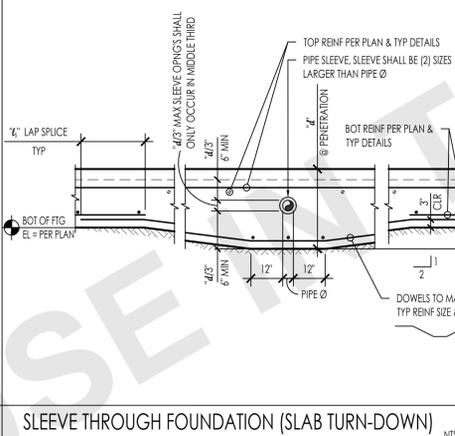
SLAB ON GRADE DEPRESSION

3174-01-PP24-S301-44



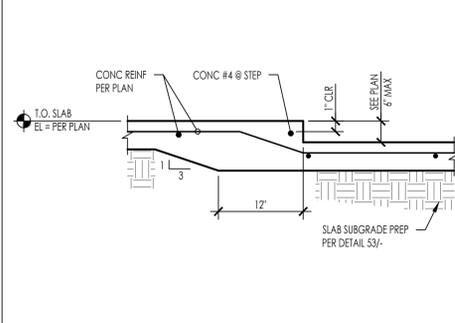
SLAB ON GRADE DEPRESSION

3174-01-PP24-S301-44



SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN)

3174-01-PP24-S301-43

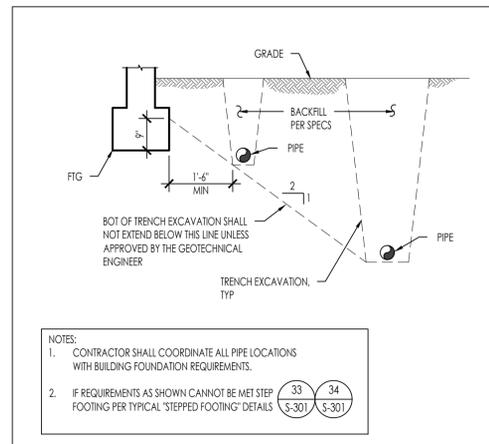


STEP FOOTING

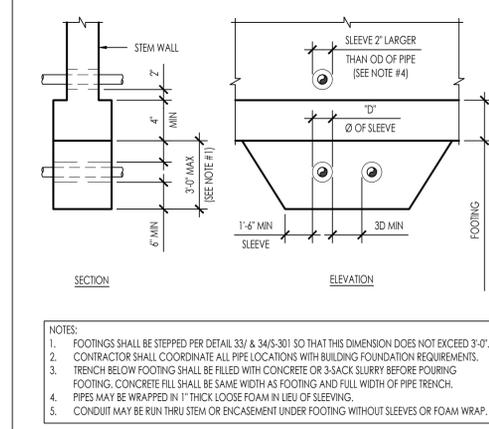
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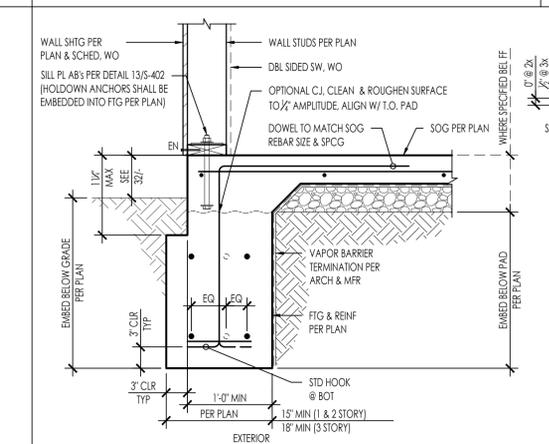
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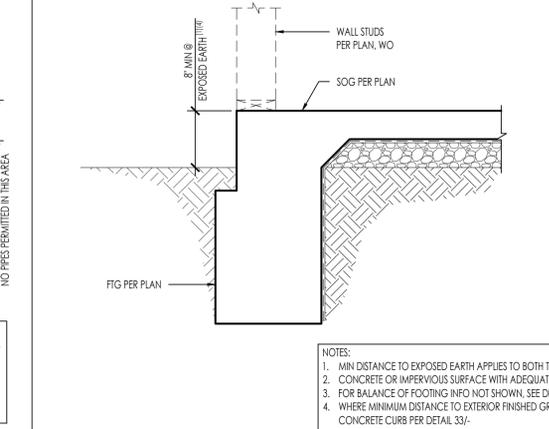
PIPES PARALLEL TO FOOTINGS NTS 51
 317401-PP24-S311-51



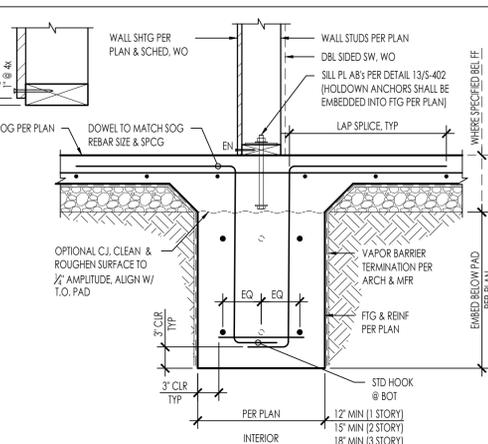
PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL NTS 52
 317401-PP24-S311-52



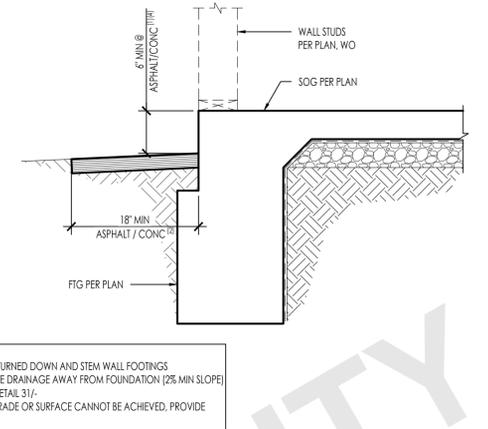
CONTINUOUS WALL FOOTING NTS 31
 317401-PP24-S311-31



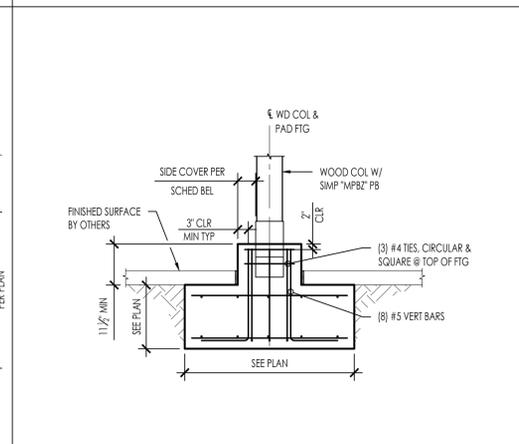
MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING NTS 32
 317401-PP24-S311-32



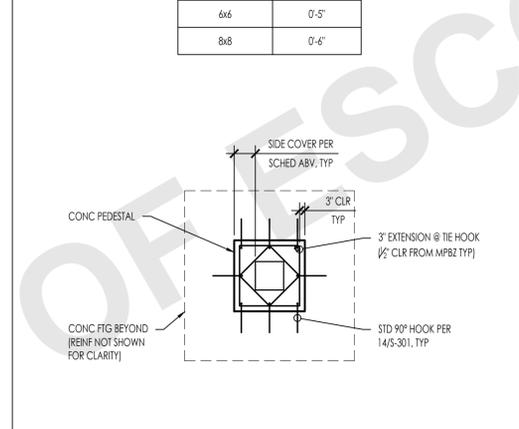
MOMENT BASE POST @ POLE FOOTING 1/2" = 1'-0" 22
 309501-C023-S311-22



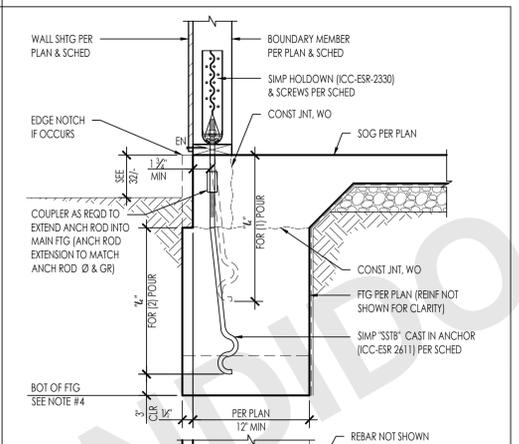
EXTERIOR CONTINUOUS WALL FTG W/ CURB NTS 33
 317401-PP24-S311-33



GRADE BEAM NTS 24
 309501-C023-S311-24



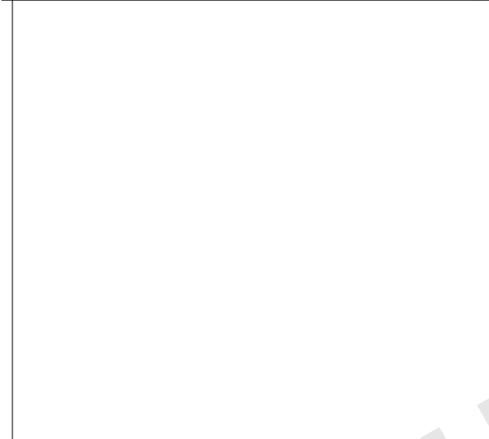
NON-BEARING WALL ANCHORAGE @ SOG NTS 34
 317401-PP24-S311-34



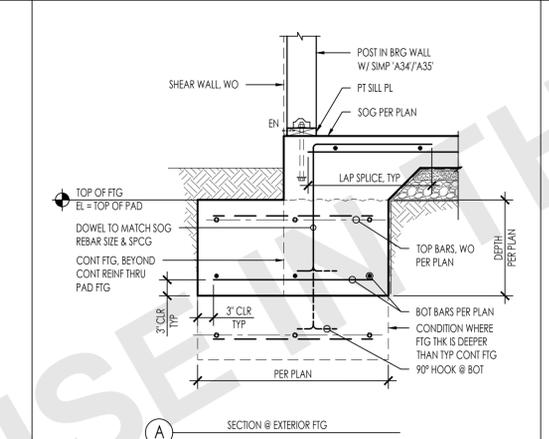
SSTB ANCHOR & HOLD-DOWN @ FOUNDATION NTS 12
 317401-PP24-S311

TYPE	HOLD-DOWN	ANCHOR	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	MIN EMBED (IN)	ALLOWABLE LOADS (LBS)	
							CORNER	MIDWALL
4A	HDU4-SDS2.5	SSTB16	1/2"	10-SDS 1/2" x 2 1/2"	3	12 1/2"	3,780	3,780
4B	HDUS-SDS2.5	SSTB20	3/4"	14-SDS 1/2" x 2 1/2"	3	16 1/2"	4,785	4,785
4C	HDUS-SDS2.5	SSTB24	1"	14-SDS 1/2" x 2 1/2"	3	20 1/2"	5,645*	5,645*
4D	HDQB-SD3	SSTB28	1 1/4"	20-SDS 1/2" x 3"	4 1/2"	24 1/2"	9,230*	9,230*

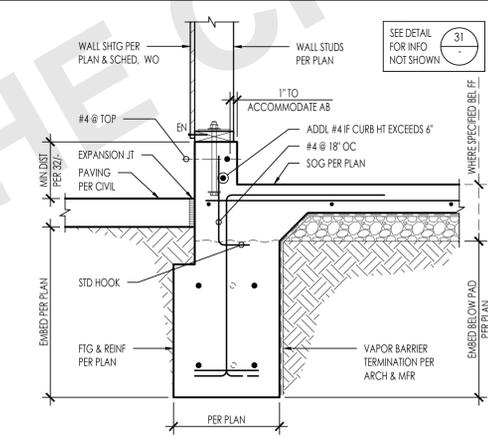
NOTES:
 1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
 2. MINIMUM ANCHOR TO ANCHOR SPACING IS 3xL
 3. * = CAPACITY LIMITED BY HOLD-DOWN
 4. DEEPEN FOOTING AT HOLD-DOWN ANCHOR AS REQ'D PER DETAIL 32/.



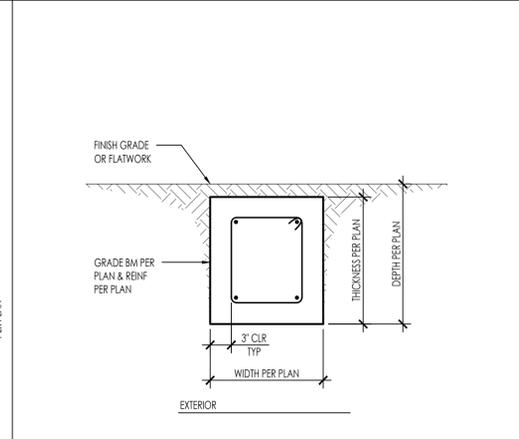
SPREAD FOOTING @ BEARING WALL POST 3/4" = 1'-0" 44
 317401-PP24-S311-44



NON-BEARING WALL ANCHORAGE @ SOG NTS 34
 317401-PP24-S311-34



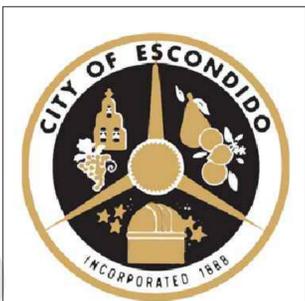
GRADE BEAM NTS 24
 309501-C023-S311-24



NON-BEARING WALL ANCHORAGE @ SOG NTS 34
 317401-PP24-S311-34



SPREAD FOOTING @ BEARING WALL POST 3/4" = 1'-0" 44
 317401-PP24-S311-44



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ESCONDIDO PRE-APPROVED ADU
 CITY OF ESCONDIDO
CONCRETE DETAILS

PUBLIC SET

DATE: 10/08/2024
 SHEET: S-311



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ESCONDIDO PRE-APPROVED ADU

CITY OF ESCONDIDO

TYPICAL WOOD DETAILS

PUBLIC SET

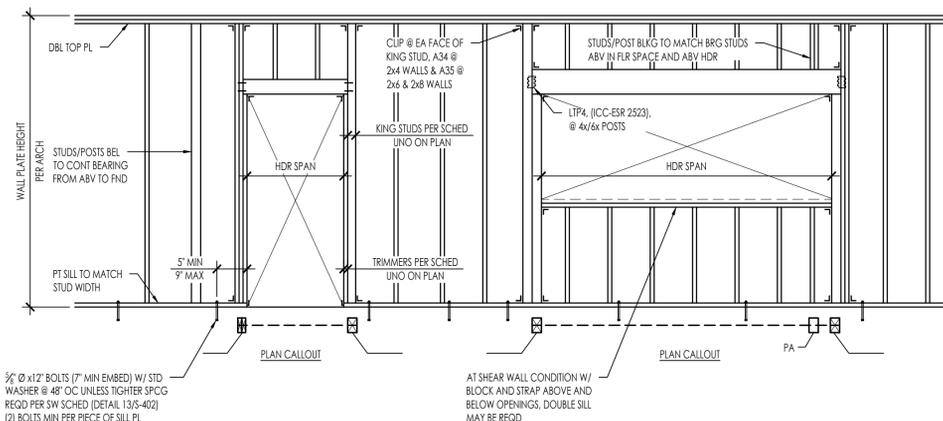
DATE
10/08/2024
SHEET

S-401

FASTENING SCHEDULE PER 2022 CBC 2304.10.1		
CONNECTION	FASTENING	LOCATION
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON	EACH END, TOENAIL
2. BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TO TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL
3. FLAT BLOCKING TO TRUSS AND WEB FILLER	2-16d COMMON	END NAIL
4. CEILING JOIST TO TOP PLATE	1-6d COMMON @ 6" OC	FACE NAIL
5. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	3-8d COMMON	EACH JOIST, TOENAIL
6. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	3-1-6d COMMON	FACE NAIL
7. COLLAR TIE TO RAFTER	3-1-6d COMMON	FACE NAIL
8. RAFTER OR ROOF TRUSS TO PLATE	3-1-6d COMMON	TOENAIL ¹
9. ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTER, OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-1-6d COMMON	END NAIL
10. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	3-1-6d COMMON	TOENAIL
11. BUILT-UP HEADER (2" TO 2" HEADER)	1-6d COMMON	1-6" OC FACE NAIL
12. CONTINUOUS HEADER TO STUD	1-6d COMMON	1-6" OC EACH EDGE, FACENAIL
13. TOP PLATE TO TOP PLATE	1-6d COMMON	1-6" OC FACENAIL
14. TOP PLATE TO TOP PLATE, AT END JOINTS	8-1-6d COMMON	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	2-1-6d COMMON	1-6" OC FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON	TOENAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-1-6d COMMON	END NAIL
18. JOIST TO SILL, TOP PLATE, OR GIRDER	2-1-6d COMMON	FACE NAIL
19. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	3-8d COMMON	TOENAIL
20. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON	6" OC, TOENAIL
21. 1"x4" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON	FACE NAIL
22. 2" SUBFLOOR TO JOIST OR GIRDER	2-1-6d COMMON	FACE NAIL
23. BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS	2-8d COMMON (4" x 0.192)	32" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDE
24. LEDGER STRIP SUPPORTING JOIST OR RAFTERS	3-1-6d COMMON	EACH JOIST OR RAFTER, FACE NAIL
25. JOIST TO BAND JOIST OR RIM JOIST	3-1-6d COMMON	END NAIL
27. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL

NOTES:
 1. THIS NAILING SCHEDULE SHALL ONLY BE USED IF CONDITION IS NOT OTHERWISE DETAILED OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED.
 2. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE REDUCED BY ONE NAIL.

BEARING/SHEAR WALL HEADER SCHEDULE					
1-STORY	6 INCH WALLS				
1-STORY	UP TO 3'-0"	6x4	2x	2x6	2x6
	3'-0" - 5'-0"	6x6	2x	2x6	2x6
	5'-0" - 7'-0"	6x8	(2) 2x	2x6	(2) 2x6



WALL PLATE HEIGHT PER ARCH
 STUDS/POSTS BEL TO CONT BEARING FROM ABV TO FND
 DBL TOP PL
 CLIP @ EA FACE OF KING STUD, A34 @ 2x4 WALLS & A35 @ 2x6 & 2x8 WALLS
 KING STUDS PER SCHED UNO ON PLAN
 LTP4 (ICC-ESR 2523), @ 4x/6x POSTS
 HDR SPAN
 HDR SPAN
 TRIMMERS PER SCHED UNO ON PLAN
 5" MIN 9" MAX
 PT SILL TO MATCH STUD WIDTH
 PLAN CALLOUT
 PLAN CALLOUT
 PA
 3/8" Ø x 12" BOLTS (7" MIN EMBED) W/ STD WASHER @ 48" OC UNLESS TIGHTER SPC'G REQ'D PER SW SCHED (DETAIL 135-402) (2) BOLTS MIN PER PIECE OF SILL PL
 AT SHEAR WALL CONDITION W/ BLOCK AND STRAP ABOVE AND BELOW OPENINGS, DOUBLE SILL MAY BE REQ'D

NOTES:
 1. THIS DETAIL APPLIES AT ALL EXT WALLS AND INT LOAD BEARING WALLS AND ALSO APPLIES TO SHEAR WALL FRAMING
 A. FOR SHEAR WALLS SEE 135-402 FOR ADD'L REQUIREMENTS.
 B. FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 431.
 2. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL SCHED/DETAILS
 3. PROVIDE A34 @ 4" WALLS & A35 @ 6" OR GREATER WALLS (ICC-ESR 2523)

EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING

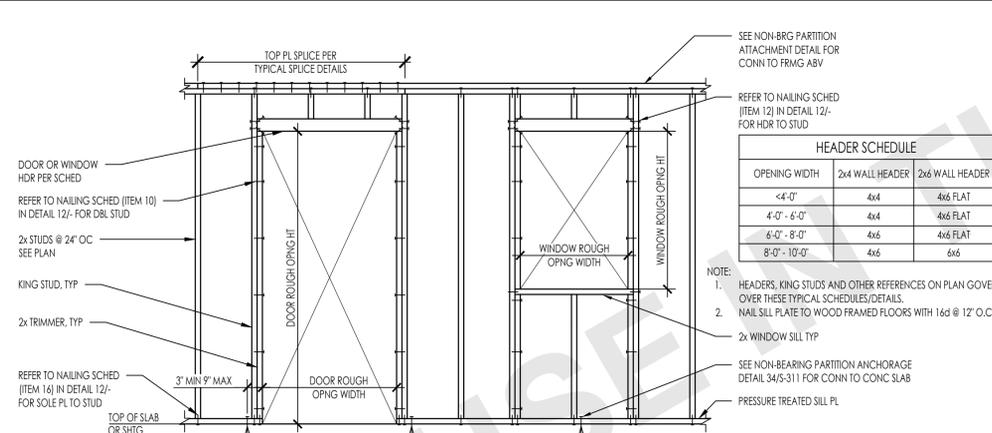
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NTS 32

NAILING SCHEDULE

3174-01-PP24-5401-12

NTS 12



DOOR OR WINDOW HDR PER SCHED
 REFER TO NAILING SCHED (ITEM 10) IN DETAIL 121- FOR DBL STUD
 2x STUDS @ 24" OC SEE PLAN
 KING STUD, TYP
 2x TRIMMER, TYP
 REFER TO NAILING SCHED (ITEM 16) IN DETAIL 121- FOR SLE PL TO STUD
 TOP OF SLAB OR SHFG
 3" MIN 9" MAX
 DOOR ROUGH OPNG WIDTH
 WINDOW ROUGH OPNG HT
 WINDOW ROUGH OPNG WIDTH
 WINDOW ROUGH OPNG WIDTH
 SEE NON-BRG PARTITION ATTACHMENT DETAIL FOR CONN TO FRMG ABV
 REFER TO NAILING SCHED (ITEM 12) IN DETAIL 121- FOR HDR TO STUD
 2x WINDOW SILL TYP
 SEE NON-BEARING PARTITION ANCHORAGE DETAIL 345-311 FOR CONN TO CONC SLAB
 PRESSURE TREATED SILL PL

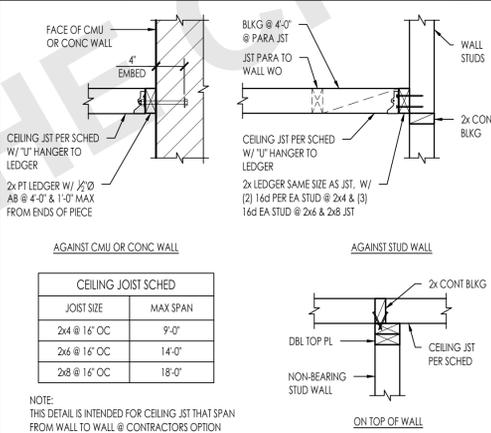
HEADER SCHEDULE		
OPENING WIDTH	2x4 WALL HEADER	2x6 WALL HEADER
<4'-0"	4x4	4x6 FLAT
4'-0" - 6'-0"	4x4	4x6 FLAT
6'-0" - 8'-0"	4x6	4x6 FLAT
8'-0" - 10'-0"	4x6	6x6

NOTE:
 1. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THESE TYPICAL SCHEDULES/DETAILS.
 2. NAIL SILL PLATE TO WOOD FRAMED FLOORS WITH 1-6d @ 12" O.C.

INTERIOR NON-BEARING PARTITION WALL FRAMING

3174-01-PP24-5401-43

NTS 43



FACE OF CMU OR CONC WALL
 4" EMBED
 CEILING JST PER SCHED W/ 1" HANGER TO LEDGER
 2x PT LEDGER W/ 1/2" Ø AB @ 4'-0" & 1'-0" MAX FROM ENDS OF PIECE
 AGAINST CMU OR CONC WALL
 AGAINST STUD WALL
 ON TOP OF WALL
 BLKG @ 4'-0" @ PARA JST JST PARA TO WALL WO
 WALL STUDS
 2x CONT BLKG
 CEILING JST PER SCHED W/ 1" HANGER TO LEDGER
 2x LEDGER SAME SIZE AS JST, W/ (2) 1-6d PER EA STUD @ 2x4 & (3) 1-6d EA STUD @ 2x6 & 2x8 JST
 2x CONT BLKG
 DBL TOP PL
 CEILING JST PER SCHED
 NON-BEARING STUD WALL

CEILING JOIST SCHED	
JOIST SIZE	MAX SPAN
2x4 @ 16" OC	9'-0"
2x6 @ 16" OC	14'-0"
2x8 @ 16" OC	18'-0"

NOTE:
 THIS DETAIL IS INTENDED FOR CEILING JST THAT SPAN FROM WALL TO WALL @ CONTRACTORS OPTION

CEILING JOIST SCHED & DETAILS

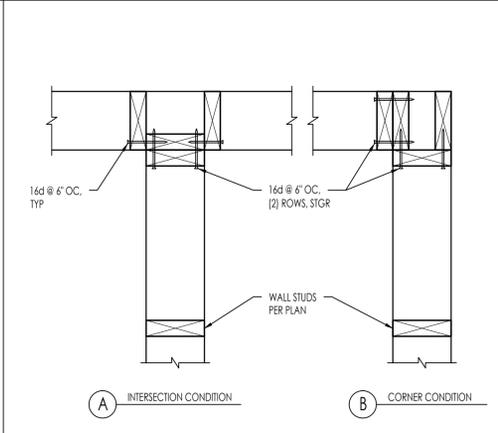
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NTS 33

TYPICAL WOOD STUD INTERSECTIONS

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NTS 23

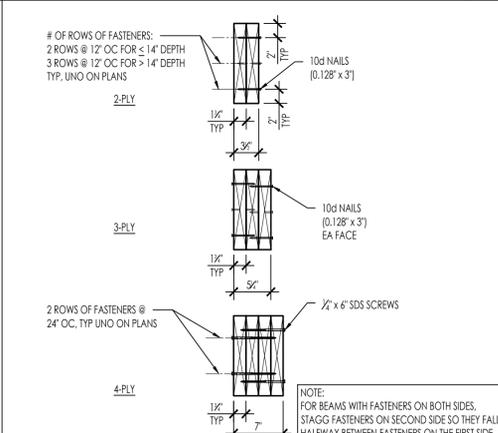


1-6d @ 6" OC, TYP
 1-6d @ 6" OC, (2) ROWS, STGR
 WALL STUDS PER PLAN
 (A) INTERSECTION CONDITION
 (B) CORNER CONDITION

TYPICAL WOOD STUD INTERSECTIONS

3174-01-PP24-5401-24

NTS 23



OF ROWS OF FASTENERS:
 2 ROWS @ 12" OC FOR ≤ 14" DEPTH
 3 ROWS @ 12" OC FOR > 14" DEPTH
 TYP, UNO ON PLANS
 2-PLY
 10d NAILS (0.128" x 3")
 3-PLY
 10d NAILS (0.128" x 3") EA FACE
 2 ROWS OF FASTENERS @ 24" OC, TYP UNO ON PLANS
 4-PLY
 1/2" x 6" SDS SCREWS
 NOTE:
 FOR BEAMS WITH FASTENERS ON BOTH SIDES, STAGG FASTENERS ON SECOND SIDE SO THEY FALL HALFWAY BETWEEN FASTENERS ON THE FIRST SIDE

MULTI-PLY MEMBER CONNECTION

3174-01-PP24-5401-14

NTS 13



LAG SCREW, THROUGH BOLT OR ANCHOR W/WASHER
 16" UNO
 LEDGER PER PLAN
 FASTENERS TO BE STGR IN TWO ROWS
 5/8" MIN FOR 2x6
 5/8" MIN FOR 2x10
 7/8" MIN FOR 2x12
 7" MIN

NOTE:
 THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND OR RIM JOIST

LEDGER DETAIL

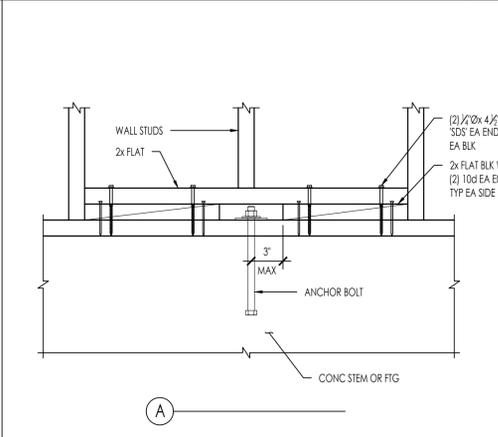
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NTS 24

ANCHOR BOLT AT WOOD STUD

3174-01-PP24-5401-14

NTS 14



WALL STUDS
 2x FLAT
 (2) 1/2" x 4 1/2" SDS EA END EA BLK
 2x FLAT BLK W/ (2) 10d EA END, TYP EA SIDE
 3" MAX
 ANCHOR BOLT
 CONC STEM OR FIG
 (A)

ANCHOR BOLT AT WOOD STUD

3174-01-PP24-5401-14

NTS 14

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AGENCY

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ESCONDIDO PRE-APPROVED ADU

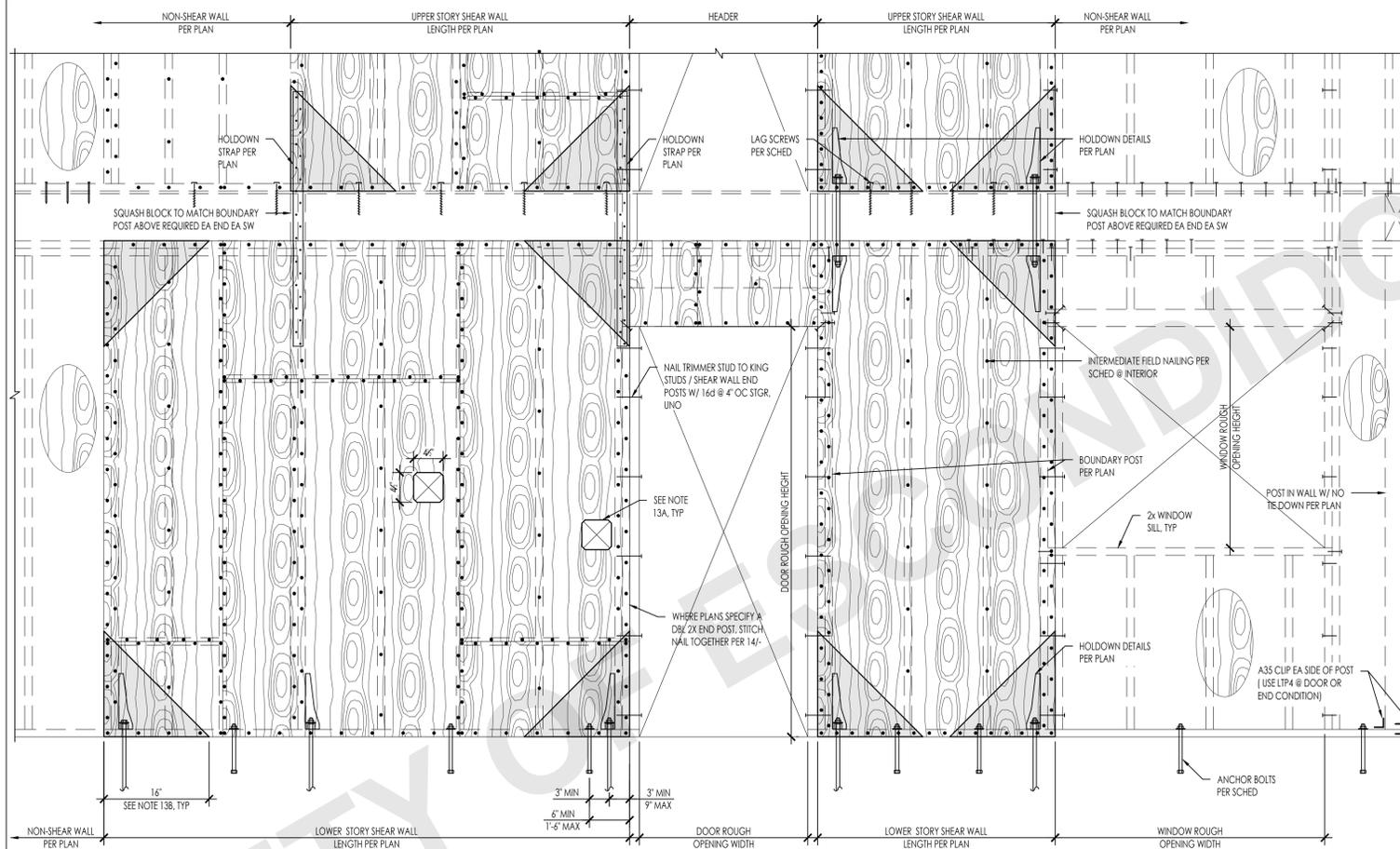
CITY OF ESCONDIDO

TYPICAL WOOD DETAILS

PUBLIC SET

DATE
 10/08/2024
 SHEET

S-402

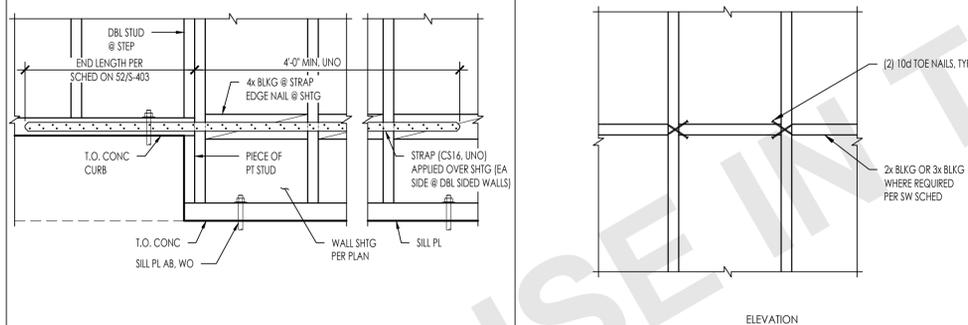


WALL SYMBOL	STRUCT SHEATHING	FRAMING SIZE	NAILING			SILL CONN TO RIM		ANCHOR BOLTING				
			(2) 2x STUD	EDGE	INTERMEDIATE SUPPORTS	NAILS / LAG SCREWS	SDWS SCREWS 14 OPTION	UNDER SHITG	OVER SHITG			
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 9" OC	8d @ 6" OC	8d @ 12" OC	16d @ 6" OC	12" OC	24" OC	24" OC	16" OC	16" OC	5/8" DIA @ 48" OC
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 8" OC	10d @ 4" OC	10d @ 12" OC	5/8" Ø LAG SCREWS @ 16" OC	12" OC	16" OC	24" OC	16" OC	16" OC	5/8" DIA @ 48" OC
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" Ø LAG SCREWS @ 16" OC	8" OC	12" OC	16" OC	8" OC	8" OC	5/8" DIA @ 32" OC
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 4" OC	10d @ 3" OC	10d @ 12" OC	5/8" Ø LAG SCREWS @ 16" OC	6" OC	8" OC	12" OC	8" OC	8" OC	5/8" DIA @ 24" OC
△	15/32' STRUCT 1 PLYWOOD	3x	10d @ 3" OC	10d @ 2" OC	10d @ 12" OC	5/8" Ø LAG SCREWS @ 8" OC	6" OC	8" OC	8" OC	6" OC	6" OC	5/8" DIA @ 24" OC
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" Ø LAG SCREWS @ 8" OC	8" OC ¹⁵	12" OC ¹⁵	16" OC ¹⁵	8" OC ¹⁵	8" OC ¹⁵	5/8" DIA @ 16" OC
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 4" OC	10d @ 3" OC	10d @ 8" OC	5/8" Ø LAG SCREWS @ 8" OC	6" OC ¹⁵	8" OC ¹⁵	12" OC ¹⁵	8" OC ¹⁵	8" OC ¹⁵	5/8" DIA @ 16" OC
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 3" OC	10d @ 2" OC	10d @ 6" OC	5/8" Ø LAG SCREWS @ 6" OC	6" OC ¹⁵	8" OC ¹⁵	8" OC ¹⁵	6" OC ¹⁵	6" OC ¹⁵	5/8" DIA @ 8" OC

- NOTES:
- ALL PLYWOOD SHALL BE 5 PLY MINIMUM WITH A SPAN RATING OF 32/16 AND ALL PANEL EDGES SHALL BE BLOCKED. PROVIDE 1/8" GAP AT ALL PANEL JOINTS.
 - 8d NAIL DEFINED AS 0.131" DIAMETER SHANK x 2 1/2" LONG x 0.281" DIAMETER HEAD. 10d NAIL DEFINED AS 0.148" DIAMETER SHANK x 3" LONG x 0.312" DIAMETER HEAD.
 - PROVIDE E.N. AT ALL END STUDS, STUDS/POSTS WITH HOLD-DOWNS OR TIE-DOWN STRAPS, SILL PLATES AND TOP PLATES.
 - WHERE 10d NAILS ARE 3 INCHES ON CENTER OR LESS, NAILS SHALL BE STAGGERED.
 - NAILS SHALL BE 1/2 INCH MINIMUM FROM PLYWOOD PANEL EDGE AND 3/8 INCH MINIMUM FROM CONNECTING MEMBER EDGE WHERE SHEAR EXCEEDS 300 LBS.
 - USE 3x FRAMING AT BOTTOM SILL PLATES. BLOCKING AND ALL STUDS AT ADJACENT PANEL EDGES WHERE REQUIRED PER SCHED. STRUCTURALLY ACCEPTABLE TO USE (2) 2x INSTEAD OF 3x FRAMING AT BOTTOM SILL PLATES.
 - WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.
 - LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.
 - SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.
 - REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS.
 - LENGTHEN ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.
 - ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD NOTED ABOVE PROVIDED IT IS RATED BY APA'S PERFORMANCE STANDARD RATING AND IS OF THE SAME NUMBER OF LAYERS AS PLYWOOD PLY INDICATED.
 - LIMITATIONS OF MECHANICAL PENETRATIONS IN SHEAR WALLS:
 - 4 1/2" MAX PENETRATION
 - NO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS. SQUARE PENETRATIONS SHALL RADIUS EDGES. DO NOT OVER CUT HOLE WITH SAW.
 - ASSUMES A 1 1/4" MIN LSL OR 2x RIM BOARD/BLOCKING. FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD/BLOCKING.
 - WALL W/ DOUBLE SIDED PLYWOOD REQUIRES (2) RIM BOARDS/BLOCKING, FASTENERS AND CLIPS WITH SPACING PER SCHED ARE REQUIRED ON EACH RIM BOARD OR BLOCKING LINE.
 - 1 1/4" CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION UNDER SHEATHING. IF CLIP IS INSTALLED OVER THE SHEATHING, 0.131" x 2 1/2" NAILS SHALL BE USED.

42 SHEAR WALL INTERSECTION

NTS 42



43 STRAP AT STEP IN SHEAR WALL SILL PLATE

NTS 43

44 TYPICAL BLOCKING DETAIL

NTS 44



45 PLATE WASHER DETAIL

NTS 45

46 2x STUD NAILING @ ADJOINING PANEL EDGES

NTS 46



47 2x STUD NAILING @ ADJOINING PANEL EDGES

NTS 47

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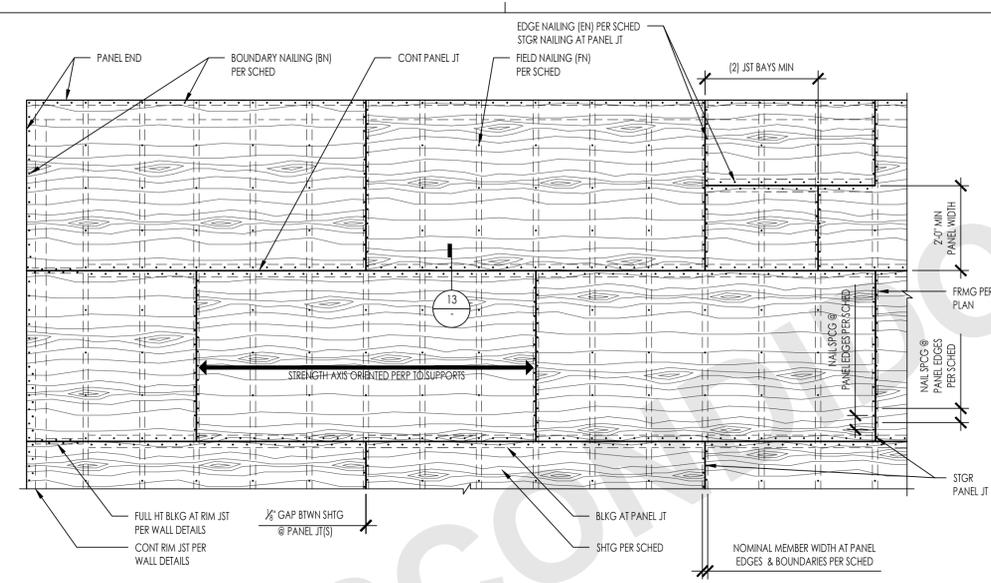


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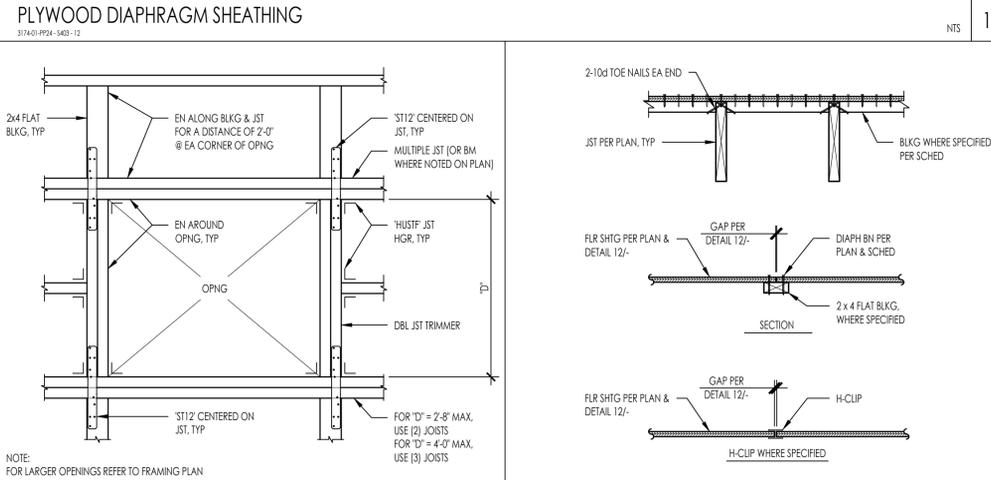
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CITY OF ESCONDIDO
TYPICAL WOOD DETAILS

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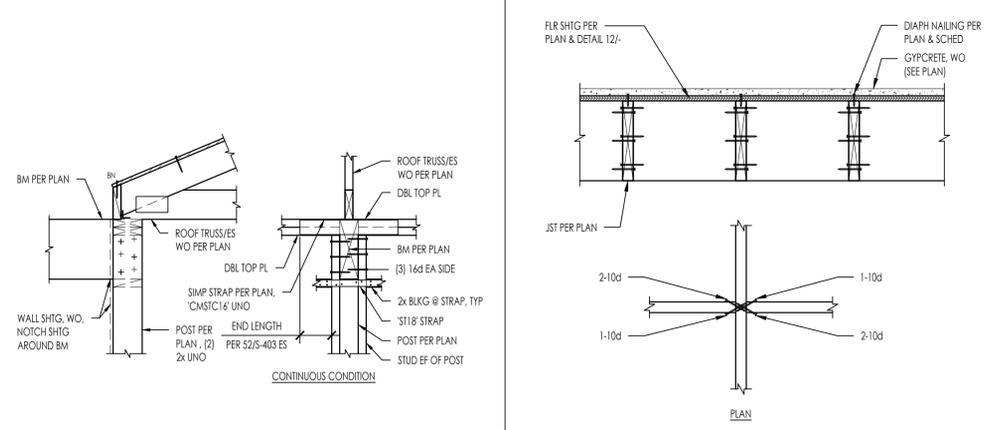


TYPE	LOCATION	SHEATHING THICKNESS	SHEATHING GRADE*	SPAN RATING	BLOCKING	NAILS	BOUNDARY NAILING (BN)	EDGE NAILING AT CONT. PANEL EDGES (EN)	EDGE NAILING AT OTHER PANEL EDGES (EN)	FIELD NAILING (FN)	PANEL EDGE SUPPORT OR NOMINAL MEMBER WIDTH AT PANEL EDGES	LINES OF FASTENERS
A	ROOF	SEE NOTE 5	SHEATHING	32 / 16	NO	10d	6	-	6	12	H-CLIPS	1
B	ROOF	SEE NOTE 5	SHEATHING	32 / 16	YES	10d	2 1/2	2 1/2	4	12	2x BLKG	1

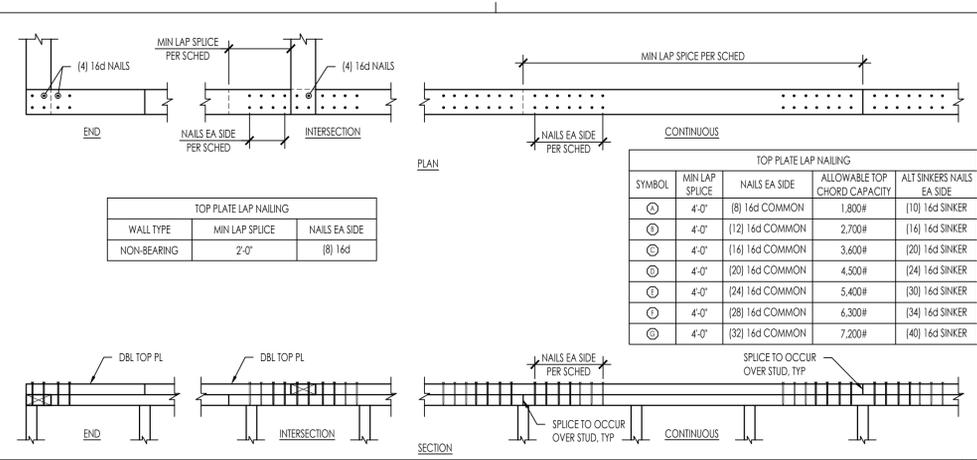
- NOTES:**
- DIAPHRAGM SHALL BE GLUED TO FLOOR FRAMING PRIOR TO NAILING. REFER TO PROJECT GENERAL NOTES.
 - MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 1/2" FROM SHEATHING EDGE AND 1/2" FROM LUMBER EDGE.
 - NAILS SHALL BE DRIVEN TIGHT TO TOP OF PLYWOOD SURFACE AND SHALL NOT PENETRATE THE TOP OF PLYWOOD MORE THAN COMMONLY EXPECTED WITH HAMMER DRIVEN NAILS.
 - WHERE H-CLIPS ARE SPECIFIED, THEY SHOULD BE INSTALLED AS FOLLOWS:
 - ONE H-CLIP SHALL BE PLACED BETWEEN ABUTTING PANELS AT A LOCATION MIDWAY BETWEEN EACH PAIR OF TRUSSES, RAFTERS OR JOISTS. HOWEVER, (2) H-CLIPS ARE REQUIRED BETWEEN SUPPORTS WHEN SPACED @ 8 INCHES ON CENTER.
 - USE THE SAME SIZE PANEL EDGE CLIP AS THE PANEL THICKNESS. H-CLIPS MUST FIT SNUGLY.
 - ABUTTING WOOD STRUCTURAL PANELS BE FITTED AS CLOSELY AS CLIPS PERMIT. OCCASIONAL MISFIT OF ABUTTING SHEETS MAY BE TOLERATED PROVIDING THAT GAPS DO NOT EXCEED MAXIMUM OPENING OF 1/8".
 - ROOF SHEATHING THICKNESS SHALL BE INSTALLED AS FOLLOWS:
 - 1/2" @ SINGLE PLY OR ASPHALT SHINGLES
 - 1/2" @ TILE
 - 3/8" @ TILE WITH MORTAR
 - STRUCTURALLY ACCEPTABLE TO USE "SHEATHING" SHEATHING GRADE @ FLOOR LOCATIONS WITHOUT GYPCRETE TOPPING



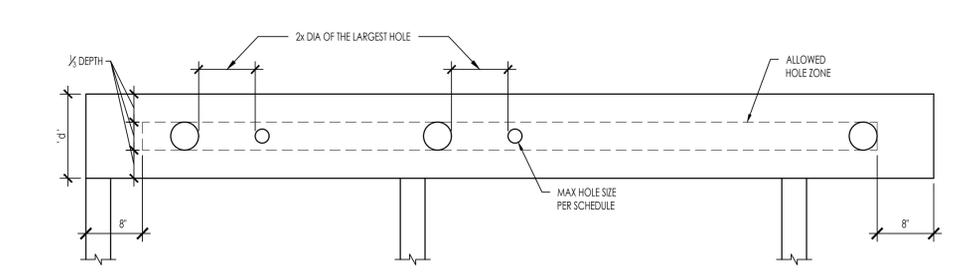
PLYWOOD DIAPHRAGM SHEATHING NTS 12



OPENING AT FRAMING NTS 23

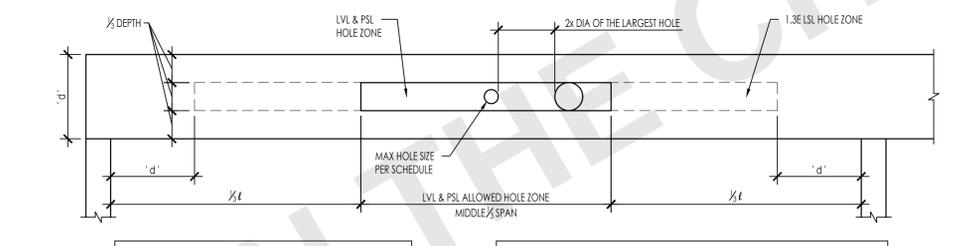


DBL TOP PLATE SPLICE NAILING NTS 31



HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
9 1/2"	3"
11 1/2"	3 1/2"
14" - 16"	4 1/2"

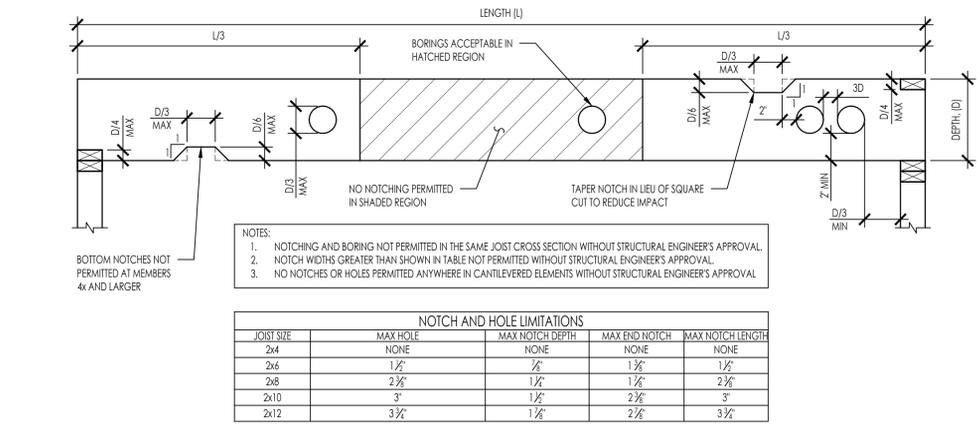
1.5SE LSL HEADERS & BEAMS NTS 33



HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
4 1/2"	1"
5 1/2"	1 1/2"
7 1/2" - 20"	2"

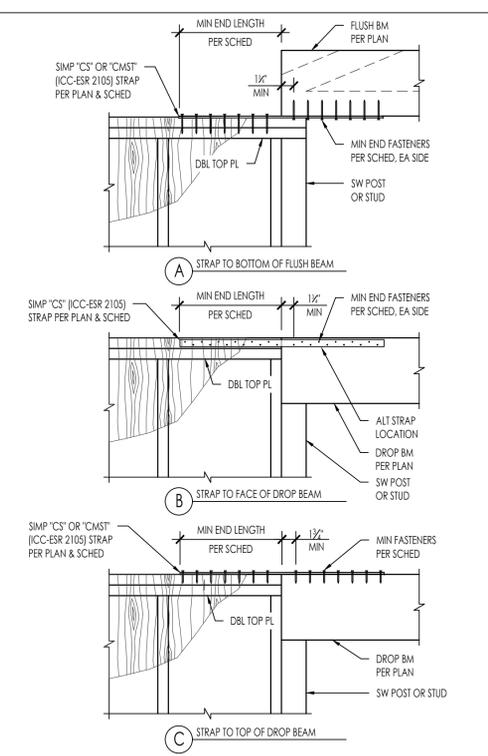
LVL, PSL, & 1.3E LSL HEADERS & BEAMS NTS 33

ALLOWABLE HOLES THRU ENGINEERED LUMBER HEADERS & BEAMS NTS 33



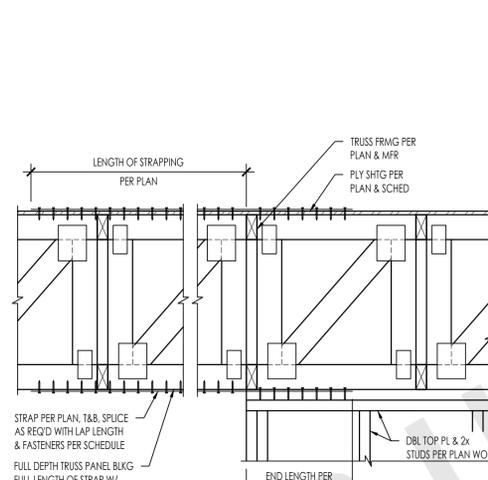
WOOD TRUSS FRAMING NTS 52

SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS NTS 34



STRAP MODEL	END FASTENERS	END LENGTH (in)	ALLOWABLE TENSION LOADS (lbs)
CS16	(20) 10d	11	1,705
	(22) 8d	13	
CS14	(26) 10d	15	2,490
	(30) 8d	16	
CMSTC16	(50) 16d	20	4,690
CMTS14	(56) 16d	26	6,475
	(66) 10d	30	
CMTS12	(74) 16d	33	9,215
	(86) 10d	39	

DRAG STRAP AT BEAM-TO-WALL NTS 52



STRAP MODEL	FASTENERS PER SPLICE	SPLICE LENGTH (in)	MIN BLKG WIDTH	ALLOWABLE TENSION LOADS (lbs)
CS16	(5) 10d	8	1/2"	1,705
	(6) 8d	9		
CS14	(6) 10d	9	1/2"	2,490
	(7) 8d	10		
CMSTC16	(11) 16d	10	3/4"	4,690
	(13) 16d	10		
CMTS14	(15) 16d	14	3/4"	6,475
	(18) 16d	15		
CMTS12	(18) 16d	18	3/4"	9,215
	(22) 10d	21		

BLOCK & STRAP PERP TO FRMG NTS 54

BEAM POCKET THROUGH EXTERIOR WALL NTS 24

TYP JOIST BLOCKING NTS 14

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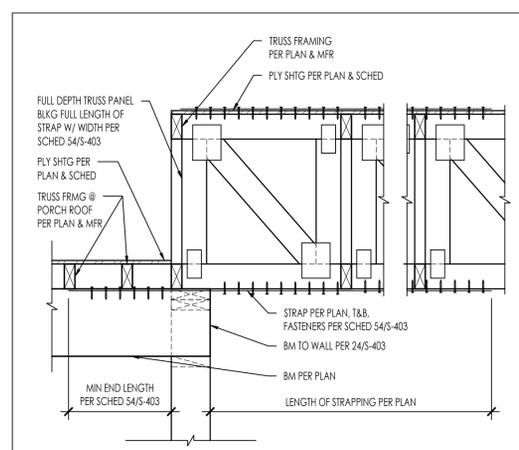


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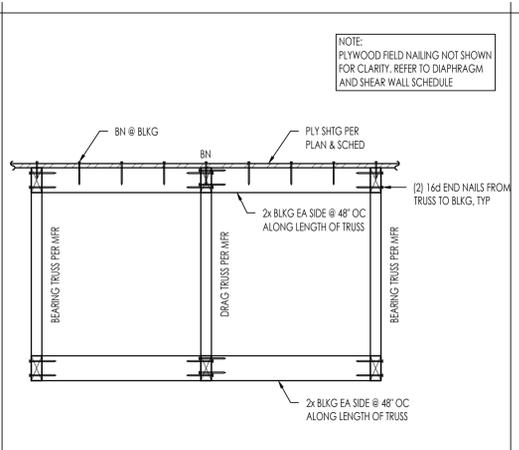
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ESCONDIDO PRE-APPROVED ADU
CITY OF ESCONDIDO
ROOF DETAILS

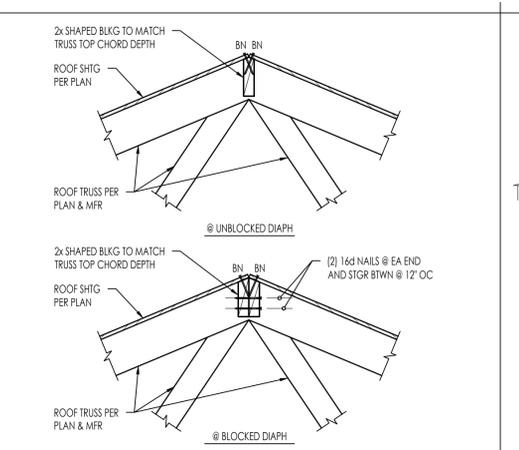
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SHEET
S-421



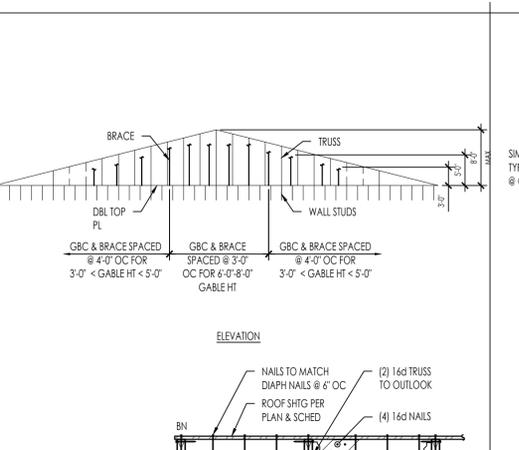
BLOCK & STRAP @ DISCONTINUOUS ROOF SHTG NTS 51
3174-01-PP24-S421-S1



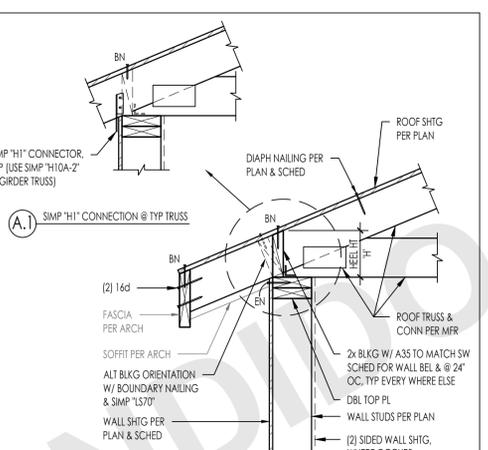
INTERIOR DRAG TRUSS 1" = 1'-0" 41
3174-01-PP24-S421



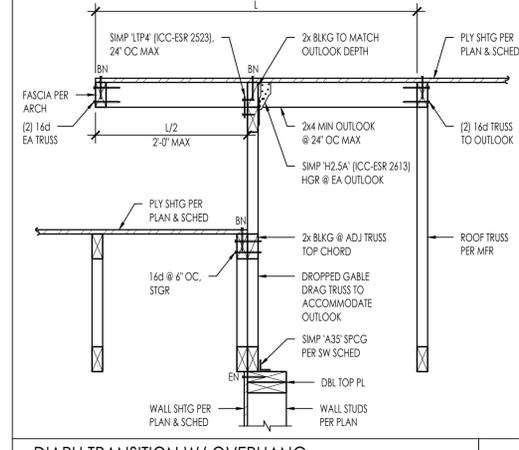
SHEATHING OVER ROOF RIDGE 1" = 1'-0" 31
3174-01-PP24-S421



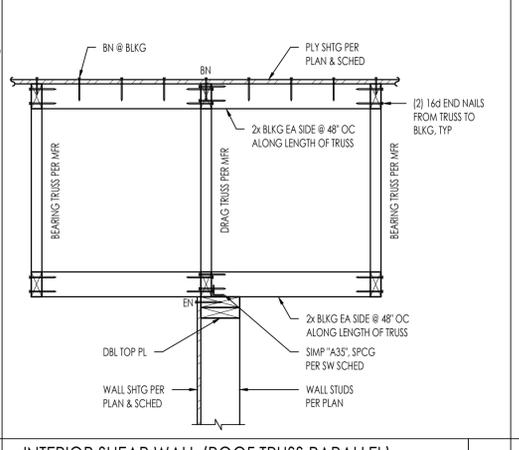
GABLE END TRUSS NTS 23
3174-01-PP24-S421



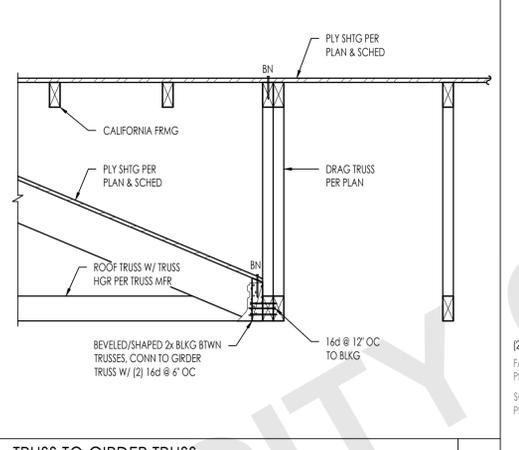
ROOF TRUSS PERP TO EXTERIOR WALL NTS 13
3174-01-PP24-S421



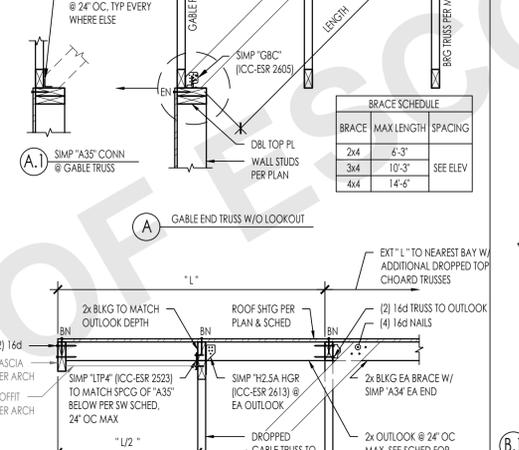
DIAPH TRANSITION W/ OVERHANG 1" = 1'-0" 52
3174-01-PP24-S421



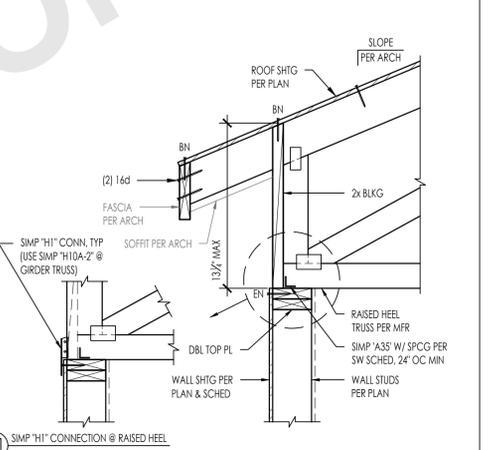
INTERIOR SHEAR WALL (ROOF TRUSS PARALLEL) 1" = 1'-0" 42
3174-01-PP24-S421



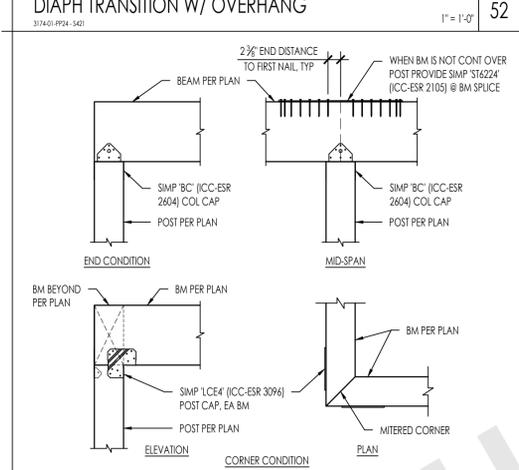
TRUSS TO GIRDER TRUSS 1" = 1'-0" 32
3174-01-PP24-S421



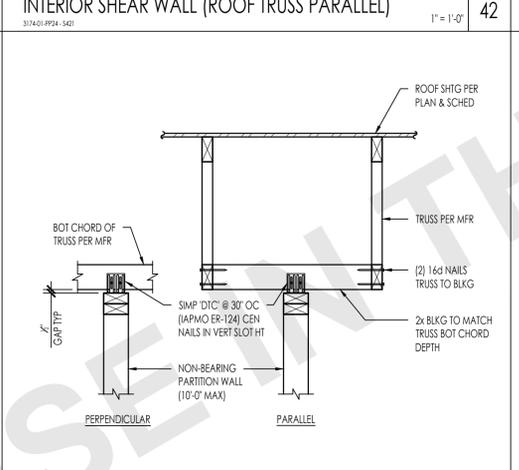
TRUSS TO GIRDER TRUSS W/ WALL BELOW 1" = 1'-0" 33
3174-01-PP24-S421



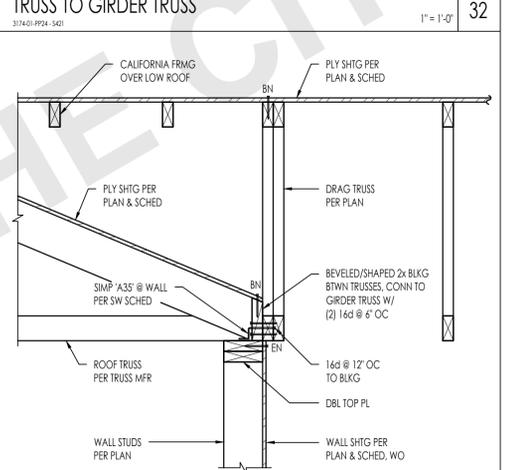
BM TO POST CONNECTION @ T' CONDTION NTS 14
3174-01-PP24-S421



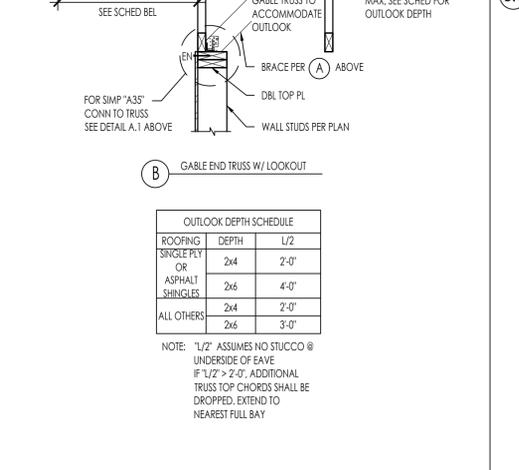
BEAM TO POST CONNECTION 3/4" = 1'-0" 53
3174-01-PP24-S421-44



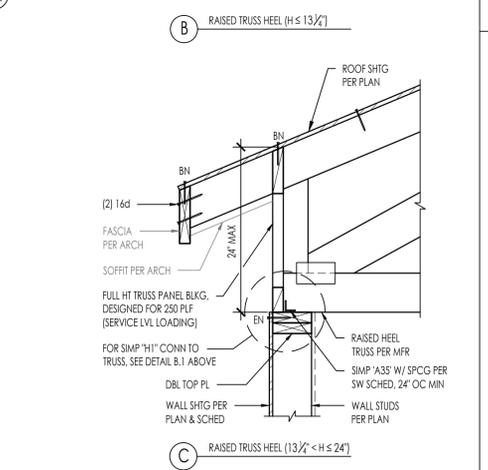
TRUSS OVER NON-BEARING PARTITION 1" = 1'-0" 43
3174-01-PP24-S421



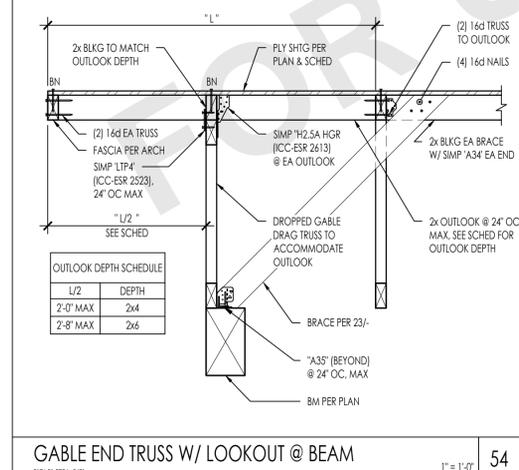
TRUSS TO BEARING WALL 1" = 1'-0" 34
3174-01-PP24-S421



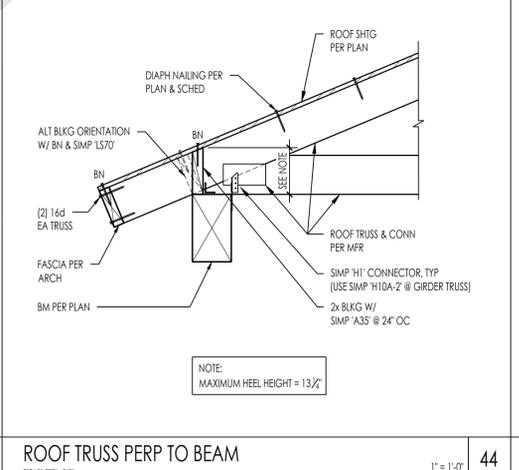
CALIFORNIA FRAMING SLEEPER NTS 24
3174-01-PP24-S421



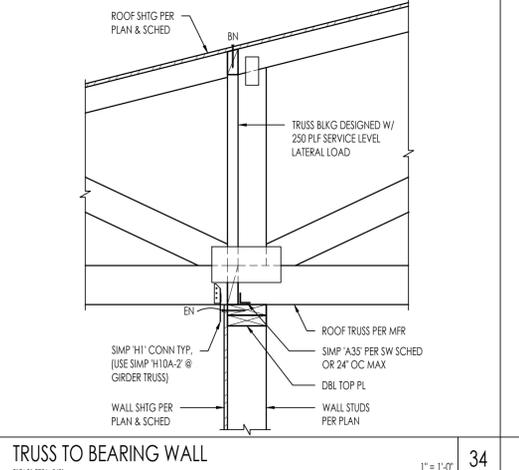
BM TO POST CONNECTION @ T' CONDTION NTS 14
3174-01-PP24-S421



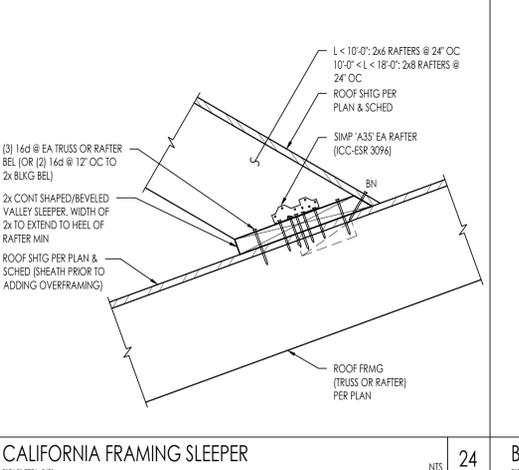
GABLE END TRUSS W/ LOOKOUT @ BEAM 1" = 1'-0" 54
3174-01-PP24-S421



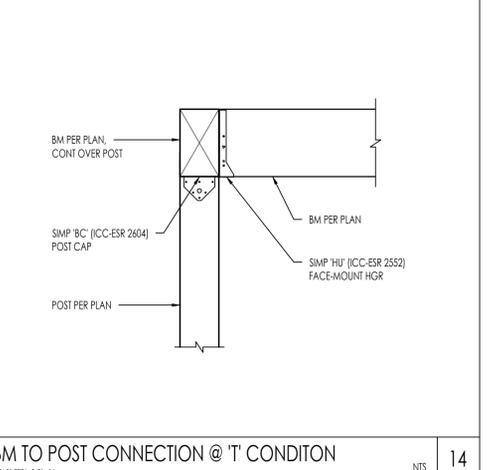
ROOF TRUSS PERP TO BEAM 1" = 1'-0" 44
3174-01-PP24-S421



TRUSS TO BEARING WALL 1" = 1'-0" 34
3174-01-PP24-S421



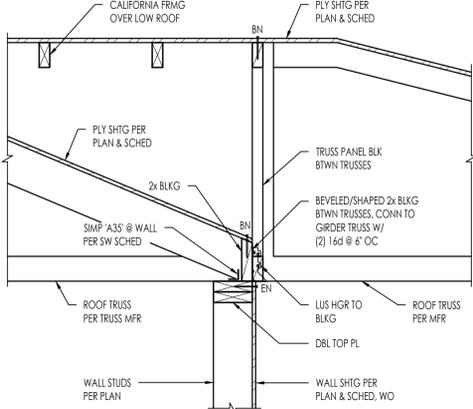
CALIFORNIA FRAMING SLEEPER NTS 24
3174-01-PP24-S421



BM TO POST CONNECTION @ T' CONDTION NTS 14
3174-01-PP24-S421

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	51		41	TRUSS TO TRUSS W/ WALL BELOW <small>3174-01-PP24-S422-21</small>	1" = 1'-0"	21	
	52		42			22	ROOF TRUSS PERP TO BM @ EXTERIOR WALL <small>3174-01-PP24-S422</small>
	53		43			23	
	54		44			24	ROOF TRUSS PERP TO EXTERIOR WALL <small>3174-01-PP24-S422-14</small>



THESE PLANS ARE PROVIDED BY THE CITY OF ESCONDIDO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

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 CITY OF ESCONDIDO
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 (760) 839-4880

ESCONDIDO PRE-APPROVED ADU
 CITY OF ESCONDIDO
ROOF DETAILS

DATE
10/08/2024

SHEET
S-422

PUBLIC SET

FOR USE IN THE CITY OF ESCONDIDO

NOTE:
THIS DETAIL ALSO APPLIES TO RAISED HEEL TRUSSES < 13 1/2" FROM TOP PLATE TO TOP OF BLKG

NOTE:
THIS DETAIL ALSO APPLIES TO RAISED HEEL TRUSSES < 13 1/2" FROM TOP PLATE TO TOP OF BLKG