By using these standard plans, the user agrees to release the County of San Diego 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 use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.

BMP LEGEND	SHEET INDEX				
PDS 659 BROW DITCH $\Longrightarrow$	Sheet No.	SHEET NAME			
PDS 659 BERM B	SP-1	SITE PLAN			
DIRECTION OF LOT DRAINAGE ->	A1	FLOOR PLAN			
MATERIALS & WASTE MANAGEMENT BMPs:	A2	ELECTRICAL PLAN			
WM-1 MATERIAL DELIVERY & STORAGE	A3	ELEVATIONS - FRONT & BACK			
	A4	ELEVATIONS - RIGHT & LEFT			
WM-4 SPILL PREVENTION AND CONTROL	A5	ROOF PLAN / TRUSS LAYOUT			
WM-8 CONCRETE WASTE MANAGEMENT	A6	SECTIONS			
WM-5 SOLID WASTE MANAGEMENT	S1	FOUNDATION PLAN			
WM-9 SANITARY WASTE MANAGEMENT	S2	ROOF FRAMING			
WM-6 HAZARDOUS WASTE MANAGEMENT	CS-1	MIN. CONSTRUCTION SPECIFICATIONS			
TEMPORARY RUNOFF CONTROL BMPs:	GENERAL CODES				
SS-2 PRESERVATION OF EXISTING VEGETATION SPEVSPEVS	GLINEIVAL GODEG				

**DESIGN BASIS** 

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN DIEGO AMENDMENTS:

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA ELECTRICAL CODE
   2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- SC-1 SILT FENCE 

   2022 CALIFORNIA FIRE CODE
   2022 CALIFORNIA BUILDING EN
- SC-2 / PDS 659 SEDIMENT / DESILTING BASIN

SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER) ~M~M~

SS-6 / SS-8 STRAW OR WOOD MULCH \sim S/W \sim S/W

SS-7 PHYSICAL STABILIZATION (WINTER) ~ EBM ~ EBM ~

SC-5 FIBER ROLLS ——FR——FR—

SS-4 **HYDROSEEDING (SUMMER)** ~TSP ~TSP ~

- SC-6 / SC-8 GRAVEL OR SAND BAGS SC-7 STREET SWEEPING AND VACUUMING
- SC-10 STORM DRAIN INLET PROTECTION

SS-10 ENERGY DISSIPATOR

- NS-2 DEWATERING FILTRATION DW DW DW
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- TC-2 CONSTRUCTION ROAD STABILIZATION
- TC-3 ENTRANCE / EXIT TIRE WASH
- BASELINE BMPs FOR EXISTING AND PROPOSED SITE FEATURES
- SD-B DIRECT RUNOFF TO PERVIOUS AREAS
- SD-C INSTALL GREEN ROOF
- SD-E INSTALL RAIN BARRELS
- SD-G CONSERVE NATURAL FEATURES
- SD-H PROVIDE BUFFERS AROUND WATER BODIES
- SD-I CONSTRUCT SURFACES FROM PERMEABLE MATERIALS
- SD-K SUSTAINABLE LANDSCAPING

### BASELINE BMPs FOR POLLUTANT-GENERATING SOURCES

- SC-A OVERHEAD COVERING
- SC-B SEPARATION OF FLOWS FROM ADJACENT AREAS
- SC-C WIND PROTECTION
- SC-D **SANITARY SEWER**
- SC-E CONTAINMENT SYSTEM

### POTENTIAL RUNOFF POLLUTANTS:

- A TRASH & REFUSE STORAGE
- B MATERIALS & EQUIPMENT STORAGE
- C LOADING & UNLOADING
- D FUELING

  E MAINTENANCE & REPAIR
- F VEHICLE & EQUIPMENT CLEANING
- G OTHER

2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

CONVENTIONAL LIGHT FRAME CONSTRUCTION

ROOF LIVE LOAD: 20 PSF
ULTIMATE WIND SPEED: 110 MPH
EXPOSURE CATEGORY: C
SITE CLASS: D
RISK CATEGORY: II

RISK CATEGORY: II S<sub>DS</sub>: 1.25 SEISMIC DESIGN CATEGORY: D<sub>2</sub>

ALLOW SOIL VERTICAL BEARING PRESSURE: 1500 PSF ALLOW SOIL LATERAL BEARING PRESSURE: 100 PSF/FT

**ENERGY EFFICIENCY SPECIAL FEATURES** 

SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):

ENERGY EFFICIENCY HERS VERIFICATION

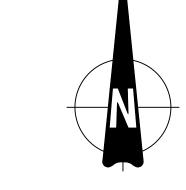
SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):

PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY." CF2R FORMS ARE AVAILABLE AT HTTP://WWW.SDCOUNTY.CA.GOV/PDS/BLDG/ENERGY-STDS.HTML.

(CBEES 10-103)

PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY." CF3R FORMS ARE AVAILABLE AT HTTP://WWW.SDCOUNTY.CA.GOV/PDS/BLDG/ENERGY-STDS.HTML. (CBEES 10-103)

PROVIDE <u>SOLAR PV SYSTEM</u> UNDER SEPARATE PERMIT. SYSTEM SIZE TO COMPLY WITH ENERGY COMPLIANCE DOCUMENTATION



ENGINEERING SCALE: 1" =

		<u> </u>			T					1		DOCOM	NTATION	<b>T</b>
VICINITY MAP	OWNER INFORMATION	CONTACT INFORMATION	PROJECT INFORMATION			PERVIOUS AREA INFORMATION			IMPERVIOUS AREA INFORMATION			SHEET TITLE		
	NAME:	NAME:	PROJECT SCOPE: PROPOSED 1000 SF DETACHED DWELLING UNIT ADU ☐ SFD ☐			OJECT SCOPE: PROPOSED 1000 SF DETACHED DWELLING UNIT ADU SFD PERVIOUS SURFACE AREA TABLE				IMPERVIOUS SURFACE AREA TABLE				
	ADDRESS:	ADDRESS:	APN:		SITE	PERVIOUS ITEM	DIMENSION	IS AREA (	SF) NOTES	SITE	IMPERVIOUS ITEM	DIMENSIONS REPLACEI AREA (SF	EXISTING AREA (SF)	PLOT PLAN
			SITE ADDRESS:							1 D	PROPOSED DWELLING UNIT ADU □ SFD □	35'-6" x 34'-9" 1233		SHEET NUMBER
	PHONE:	PHONE:	PROPERTY CONNECTED TO THE ELECTRICAL GRID ( Y or N )	All proposed buildings, structures, additions, modifications to buildings/structures must comply with the approved location, as		US ELEMENT MA				3				
	EMAIL:	EMAIL:	PROPERTY SERVICED BY PROPANE ( Y or N ) IF YES, SHOW TANK ON PLOT PLAN PROPERTY SERVICED BY NATURAL GAS ( Y or N )	shown on the County approved Plot Plan. At the discretion of the County, the property owner may be required to provide proof of current placement of each on the parcel. This may include a stamped and signed setback certificate prepared by a California	MAINTEI PERVIO	NANCE PROGRAI	M:			4	TOTAL (SF)			SP-1
			ENTIRE LOT IS FUEL MODIFIED ( Y or N ) IF NO, DIMENSION 100' FUEL MODIFICATION ZONE	licensed surveyor or civil engineer. (County Building Code 91.1.107.2)			LAND DISTURBANCE:SF							

## OPTIONAL ROLL-IN SHOWER PLAN NOTES

5. CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF  $1-\frac{1}{2}$ "

- MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE

- 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF

- 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF

1. SHOWER COMPARTMENT SEAT - MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED

- MOUNTED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR. - SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING

FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO

ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE 2. SHOWER GRAB BARS

- MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER

- NOT EXTENDING OVER SHOWER SEAT

FLOOR PLAN NOTES

(WITHOUT SPRINKLERS)

PROPERTY LINE (WITH SPRINKLERS)

LOWER THAN TOP OF DOOR THRESHOLD

PROPERTY LINE (WITHOUT SPRINKLERS)

- LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS

4. PENETRATIONS:

- IF CROSS SECTION IS CIRCULAR, MINIMUM  $1-\frac{1}{4}$ " AND MAXIMUM 2" OUTSIDE DIAMETER

- IF CROSS SECTION IS NON-CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM  $2-\frac{1}{4}$ " CROSS SECTION DIMENSION - GRAB BARS MOUNTED ADJACENT TO A WALL,  $1-\frac{1}{2}$  ABSOLUTE SPACE

BETWEEN WALL AND GRAB BAR - MINIMUM  $1-\frac{1}{2}$  SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS

BELOW AND AT ENDS - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS

- SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED

- STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE

- WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)

3. OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:

- INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT - LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL

- LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE - CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE

SHOWER FLOOR

- SINGLE-LEVER DESIGN - OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE

- OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST

4. SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING: - OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL

- OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING - MINIMUM 59 INCH LONG HOSE

- CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER

- ON/OFF CONTROL WITH NON-POSITIVE SHUT OFF - ADJUSTABLE -HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS

WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT

6. MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS

MAXIMUM  $\frac{1}{2}$  HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS

8. WHERE DRAINS ARE PROVIDED AT ROLL—IN SHOWERS, MAXIMUM  $\frac{1}{4}$  GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

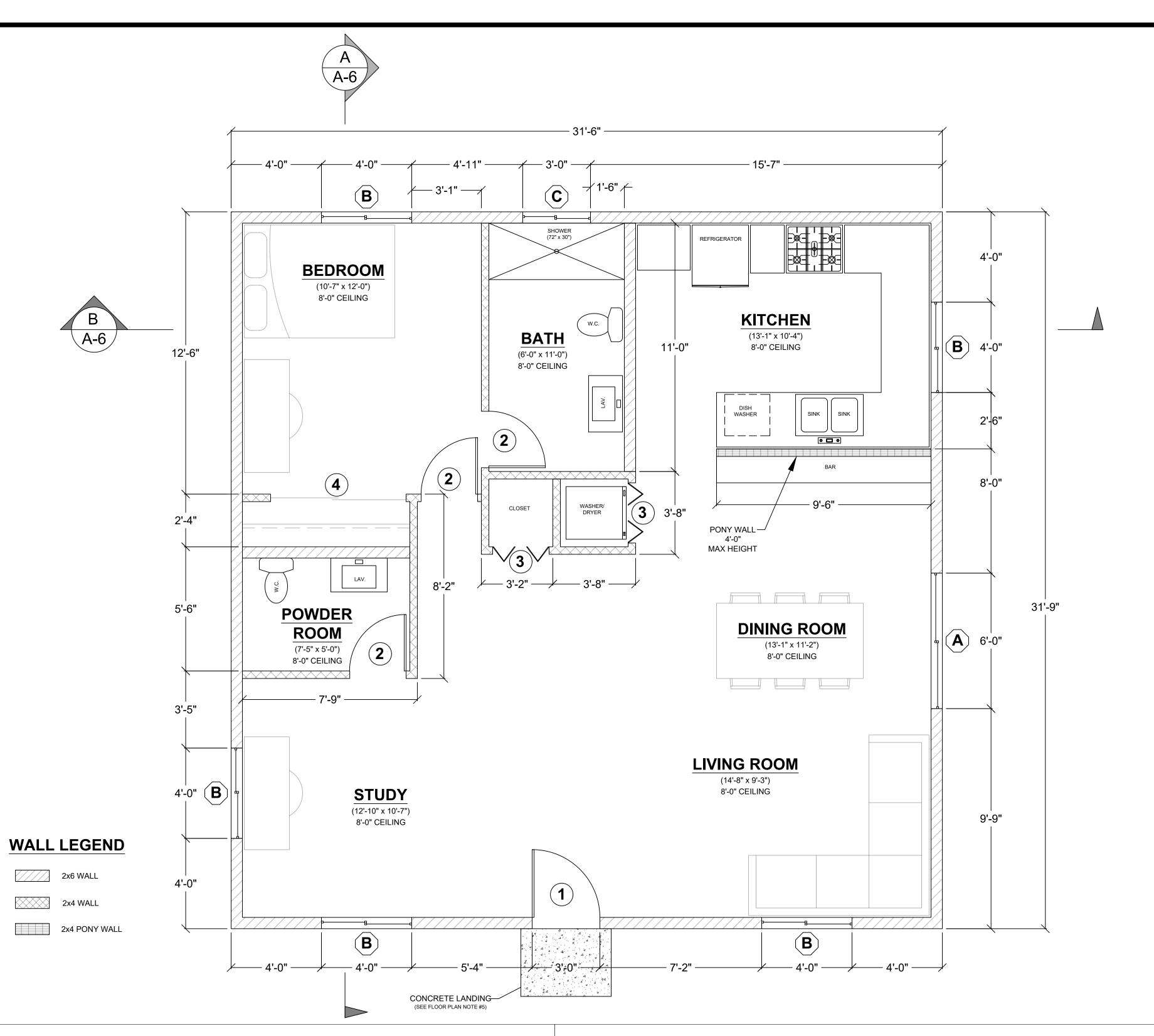
### AGING-IN-PLACE AND FALL PREVENTION DESIGN

REINFORCEMENT FOR GRAB BARS: AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH SECTION R327.1.1. REINFORCEMENT SHALL BE MINIMUM 2X8 SOLID LUMBER, LOCATED BETWEEN 32" AND 39-1/4" ABOVE THE FINISHED FLOOR FLUSH WITH WALL FRAMING ON BOTH SIDE WALLS OF THE FIXTURE.

ELECTRICAL OUTLETS, SWITCH, AND CONTROL HEIGHTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NO LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR (SECTION R327.1.2). SHOW DIMENSION ON ELEVATION.

DOORBELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING. (SECTION R327.1.4). SHOW DIMENSION ON ELEVATION.

INTERIOR DOORS: EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH . NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH TH DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSE 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.



	WINDOW SCHEDULE									
MARK	DIMENSION	TYPE	TEMPERED	NOTES						
A	6'-0" x 4'-0"	SLIDING								
(B)	4'-0" x 4'-0"	SLIDING								
C	3'-0" x 2'-0"	SLIDING	Y							

EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)

- A. MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 101/I.S.2/A40
- MINIMUM 20-MIN FIRE-RESISTANCE-RATED. C. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

	DOOR SCHEDULE									
MARK	DIMENSION	TYPE	TEMPERED	NOTES						
1	3'-0" x 6'-8"	SWINGING		1-3/8" SOLID CORE						
2	2'-6" x 6'-8"	SWINGING								
3		BI-FOLD		LAUNDRY ROOM						
4	6'-0" x 6'-8"	SLIDING		6FT CLOSET						

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)

A. EXTERIOR SURFACE OR CLADDING OF NON-COMBUSTIBLE OR

**IGNITION-RESISTANT MATERIAL** B. SOLID CORE WOOD COMPLYING WITH THE FOLLOWING:

- STILES AND RAILS MINIMUM 1-3/8 INCHES THICK - RAISED PANELS MINIMUM 1-1/4 INCHES THICK

**EXCEPTION:** EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE MINIMUM 3/8 INCHES THICK

MINIMUM 20-MIN FIRE RATED WHEN TESTED PER NFPA 252 D. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1

FLOOR PLAN 3/8" = 1'-0"

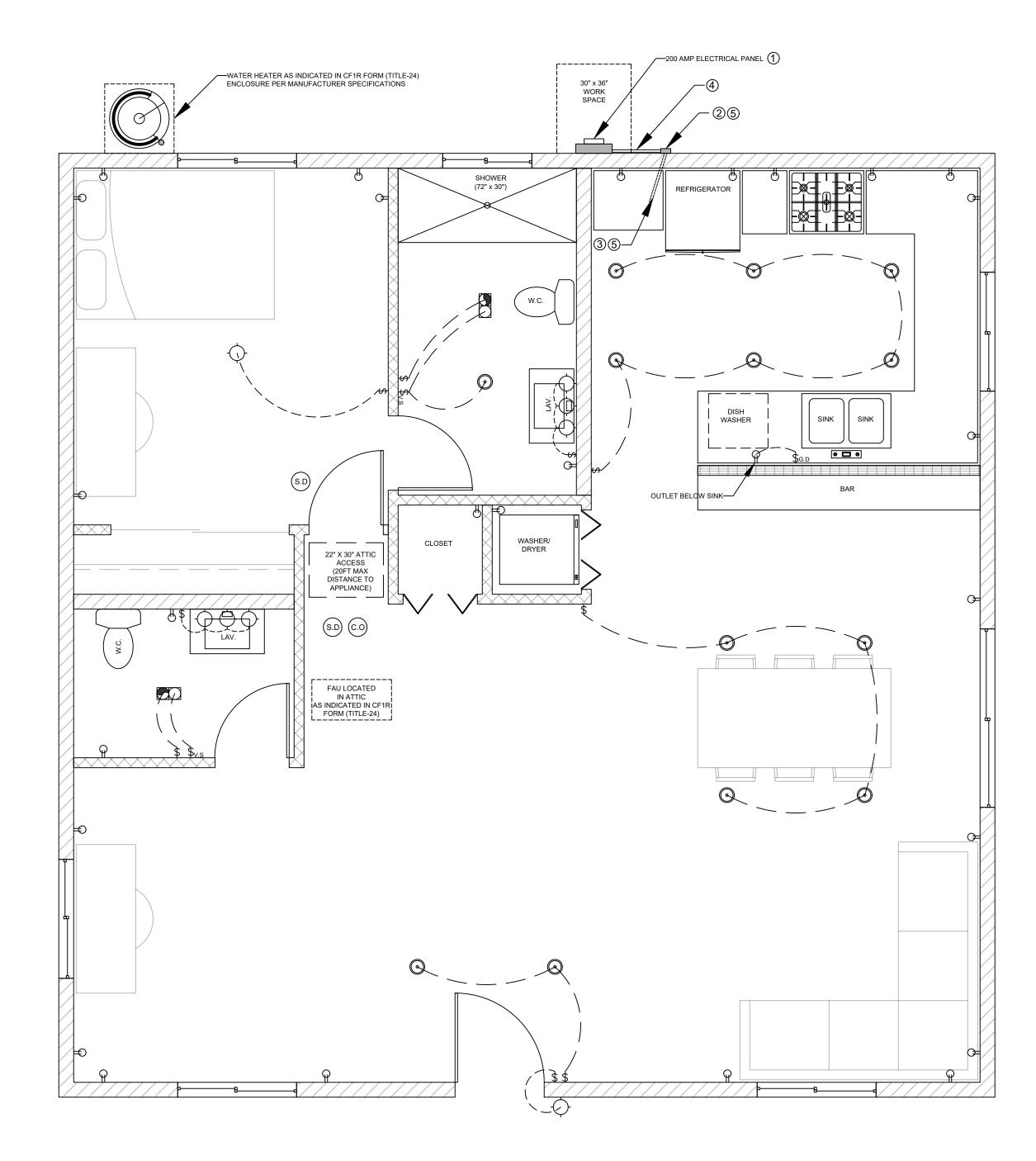
PDS 674 (REV. 10/01/2023)

# elopm 000 NG UNIT Diego, C

# Planning - 'PLAN



Sheet Number



	ELECTRICAL LEGEND							
Œ	DUPLEX OUTLET							
\$	WALL SWITCH	Φ GARBAGE DISPOSAL						
\$ <sub>G.D</sub>	GARBAGE DISPOSAL SWITCH							
\$ <sub>v.s</sub>	VACANCY SENSOR							
\$	4" DIA DRYER VENT							
(S.D)	SMOKE DETECTOR							
©.	CARBON MONOXIDE ALARM		FAN & LIGHT COMBO					
	FAN AND LIGHT COMBINATION							
$\Diamond$	HIGH EFFICACY LIGHT FIXTURE							

ELECTRICAL PLAN 3/8" = 1'-0"

GAS or PROPANE WATER HEATERS NOTES

SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL DESIGNATE A SPACE AT LEAST 2.5 FEET BY 2.5 FEET WIDE AND 7 FEET TALL SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH) BY MEETING EITHER A OR B BELOW. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

- 1. IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING: a. A DEDICATED 125-VOLT, 20-AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240-VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
- b. BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND c. A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE
- BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS 'FUTURE 240V USE'. d. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS
- 2. IF THE DESIGNATED SPACE IS MORE THAN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING: a. A DEDICATED 240-VOLT BRANCH CIRCUIT SHALL BE INSTALLED WITHIN 3 FEET FROM THE DESIGNATED SPACE. THE BRANCH CIRCUIT SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY"; AND

NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

- b. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HPWH INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE 240V USE'; AND
- c. EITHER A DEDICATED COLD—WATER SUPPLY, OR THE COLD—WATER SUPPLY SHALL PASS THROUGH THE DESIGNATED HPWH LOCATION JUST BEFORE REACHING THE GAS OR PROPANE WATER HEATER; AND d. THE HOT WATER SUPPLY PIPE COMING OUT OF THE GAS OR
- PROPANE WATER HEATER SHALL BE ROUTED FIRST THROUGH THE DESIGNATED HPWH LOCATION BEFORE SERVING ANY FIXTURES; AND e. THE HOT AND COLD-WATER PIPING AT THE DESIGNATED HPWH LOCATION SHALL BE EXPOSED AND READILY ACCESSIBLE FOR
- FUTURE INSTALLATION OF AN HPWH; AND f. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

### GAS or PROPANE HEAT PUMPS NOTES

SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

- 1. A DEDICATED 240-VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS '240V READY.' ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- 2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE 240V USE.'

### GAS or PROPANE COOKTOPS NOTES

SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

- 1. A DEDICATED 240-VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS '240V READY.' ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- 2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE 240V USE.'"

### GAS or PROPANE CLOTHES DRYERS NOTES

CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

- 1. A DEDICATED 240-VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM THE BLANK COVER SHALL BE IDENTIFIED AS '240V READY.' ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- 2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE 240V USE.'

### **UTILITY PLAN NOTES**

- I. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION.
- 2. SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R314.6
- 3. CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R315.5
- 4. 4" Ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL

AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.

- 5. A MECHANICAL EXHAUST VENTILATION SYSTEM. SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
- 5. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
- 7. WATER HEATER OR FURNACE SHALL BE A DIRECT-VENT APPLIANCE
- 8. LISTED GASKETED SELF-CLOSING DOOR REQUIRED FOR GAS FAU

### LIGHTING PLAN NOTES

VACANCY SENSOR

- ALL LUMINARIES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH
- 2. ALL LED LUMINARIES AND LAMPS SHALL BE MARKED "JA8" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT: HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX
- 3. ALL RECESSED DOWNLIGHT AND ENCLOSED LUMINARIES SHALL BE MARKED "JA8-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT:
- HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX 4. RECESSED DOWNLIGHT LUMINARIES IN CEILINGS SHALL NOT BE
- SCREW-BASED 5. BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINARIES IN EACH SPACE SHALL BE CONTROLLED BY A
- 6. ALL LUMINARIES REQUIRING "JA8" OR "JA8—E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR EXCEPTION: CLOSETS LESS THAN 70 S.F. & HALLWAYS
- 7. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO BUILDINGS SHALL BE
- CONTROLLED BY ONE OF THE FOLLOWING: - PHOTOCONTROL AND MOTION SENSOR
- PHOTOCONTROL AND AUTOMATIC TIME-SWITCH CONTROL
- ASTRONOMICAL TIME CLOCK - ENERGY MANAGEMENT CONTROL SYSTEM PER CBEES 150.0(K)3AIIIC

### **ENERGY STORAGE SYSTEMS (ESS) NOTES**

- AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED: a. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR
- ESS-SUPPLIED BRANCH CIRCUITS, OR b. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
- A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
- 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.

### SOLAR READY KEY NOTES

- I. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE-POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"
- 2. APPROVED MINIMUM 4-INCH SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICALLY OF MAIN ELECTRICAL SERVICE PANEL
- MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX
- 4. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL
- 5. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"

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**ELEVATION KEY NOTES** 

4. RADIANT BARRIER IS REQUIRED YES DO NO

WILDFIRE ZONE PLAN NOTES

a. FIRE-STOPPING WITH APPROVED MATERIALS

ACCUMULATION OF LEAVES AND DEBRIS.

THE INTRUSION OF FLAMES AND EMBERS

DURING THE EMBER INTRUSION TEST

PORTION OF THE FLAME INTRUSION TEST

COVERING SHALL BE  $\frac{7}{8}$ -INCH THICK

APPROVED BY THE BUILDING OFFICIAL.

- 1-HOUR FIRE-RESISTANT-RATED MATERIAL

- 1-HOUR FIRE-RESISTANT-RATED MATERIAL

- 1-HOUR FIRE-RESISTANT-RATED MATERIAL

4. SKYLIGHTS SHALL BE TEMPERED GLASS.

WITH ALL OF THE FOLLOWING:

b. IGNITION-RESISTANT MATERIAL

- NON-COMBUSTIBLE MATERIAL

NON-COMBUSTIBLE MATERIAL

- NON-COMBUSTIBLE MATERIAL

USING ONE OF THE FOLLOWING METHODS:

FLAMMABILITY RATING PER CBC 708A.4 b. DOOR OVERLAPS ONTO JAMBS AND HEADERS

CONSTRUCTED PER ONE OF THE FOLLOWING:

b. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD

CELSIUS)

a. FRAMING

6X6 POSTS)

VENTILATED SPACES.

a. NON-COMBUSTIBLE MATERIAL

WALLS OF BUILDINGS

INSTALLED OVER THE COMBUSTIBLE DECKING

2. EXTERIOR WALL FINISH: \_\_\_\_\_\_ (SEE NOTE 7 BELOW)

IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS:

b. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909

c. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND

EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE)

CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72

ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT

5. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST

6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY

a. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL

b. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST

c. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES

- STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL

- NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN

UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION—RESISTANT MATERIAL

. PATIO COVER, CARPORT AND TRELLIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:

- MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE

- MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS,

- APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)

10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS

INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS

a. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND

c. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING

1. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER

12. FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE

c. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR

9. DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL

- APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD

SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)

EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:

- APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD

b. DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):

- APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD

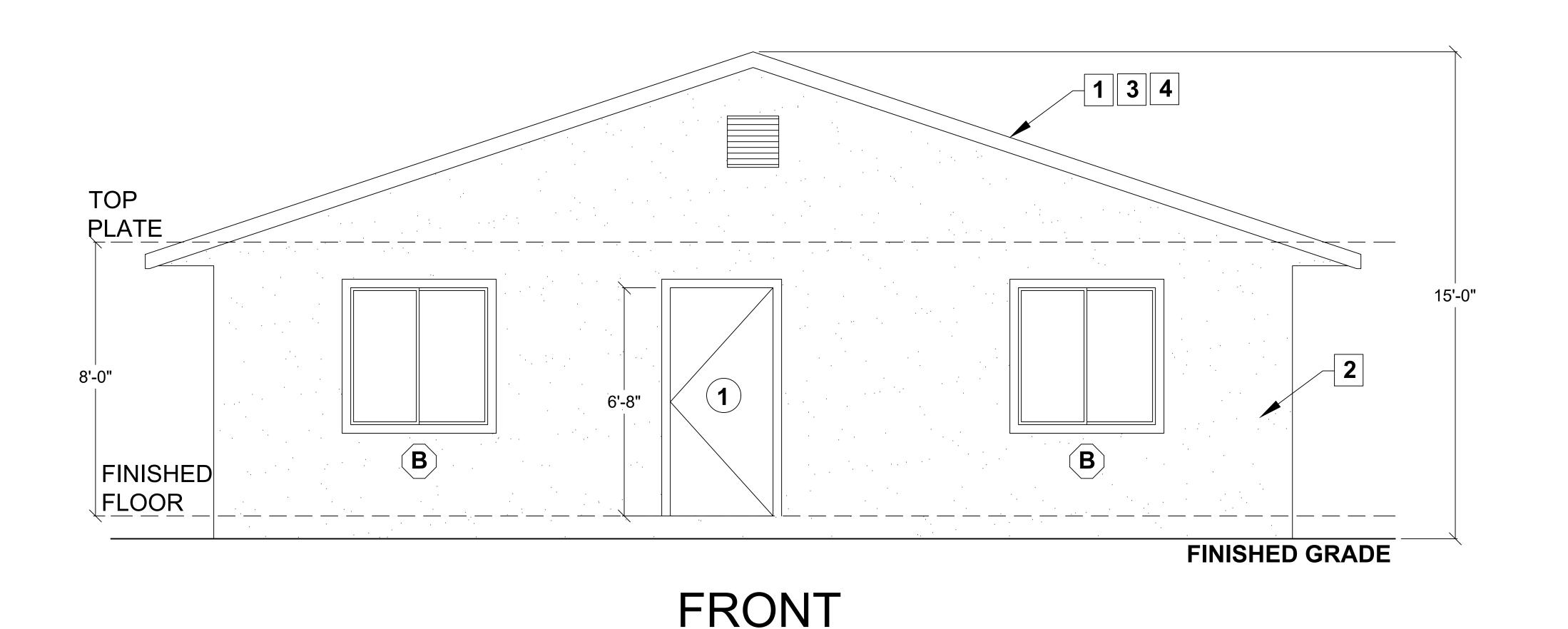
7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING: a. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC)

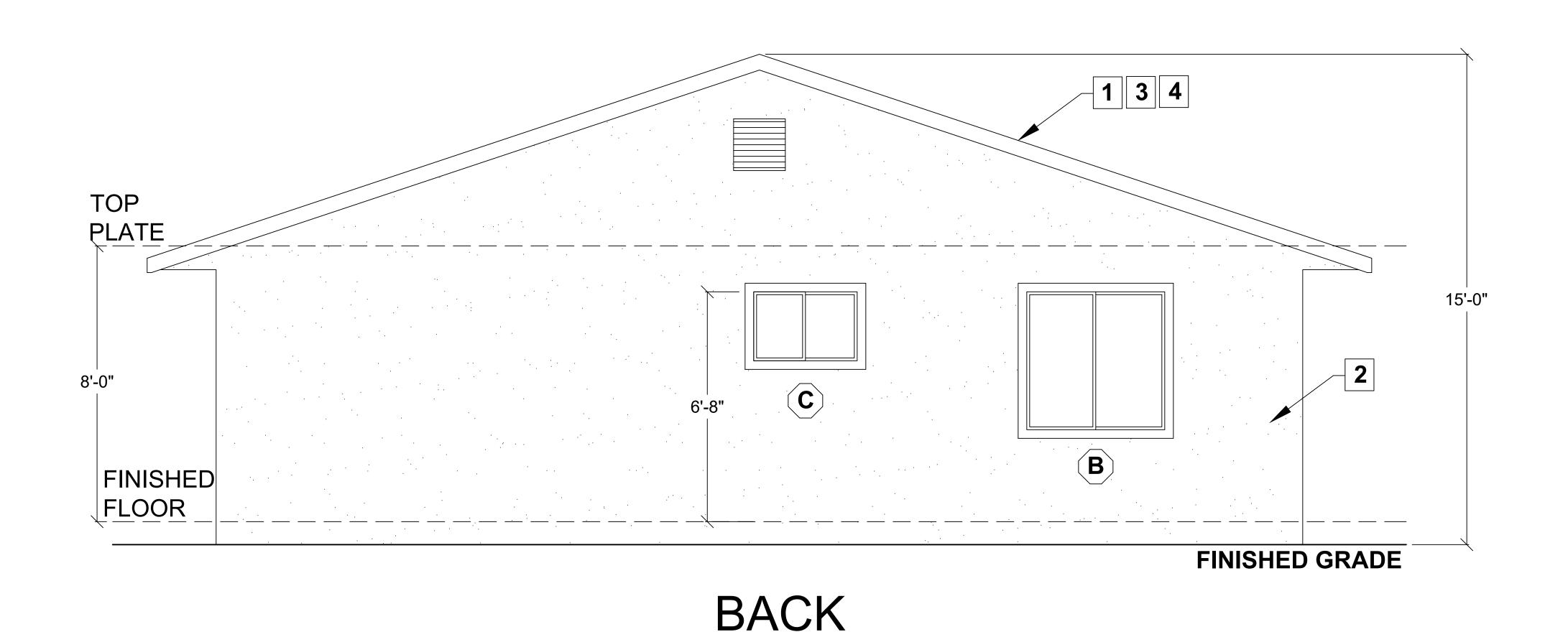
ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

1. ROOF: CLASS 'A' FIRE RATING

UNDERLAYMENT:

Sheet Number

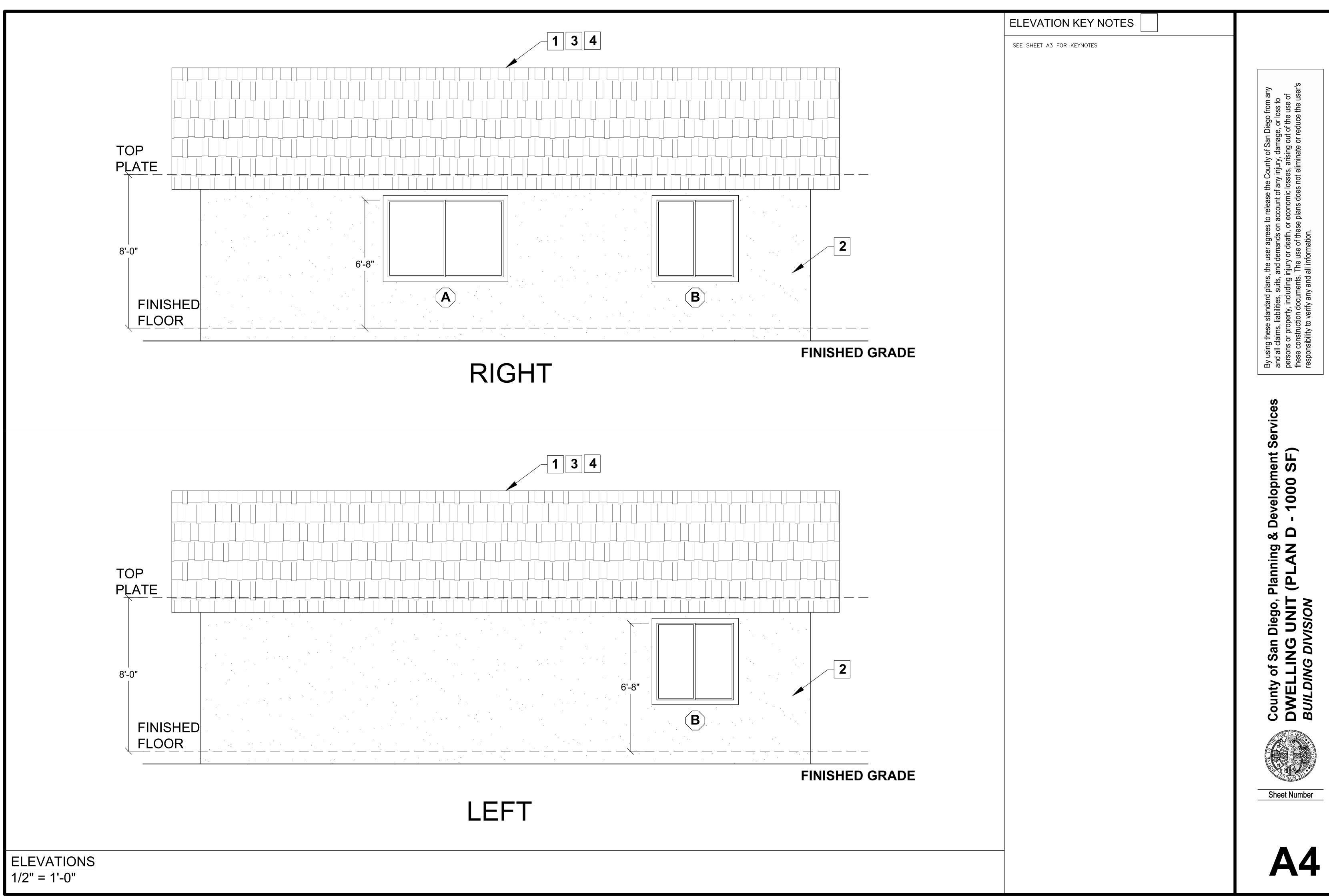




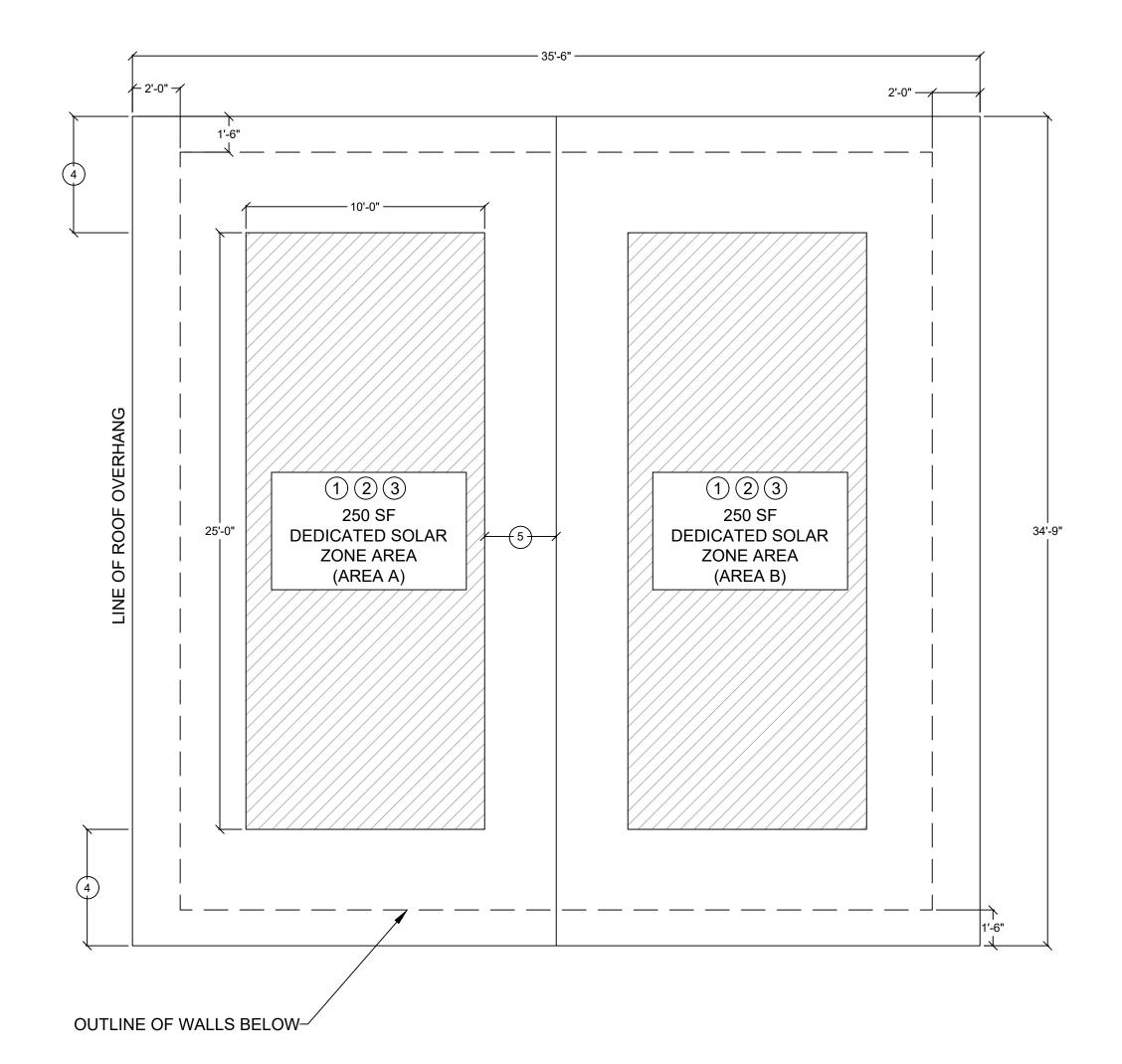
ELEVATIONS

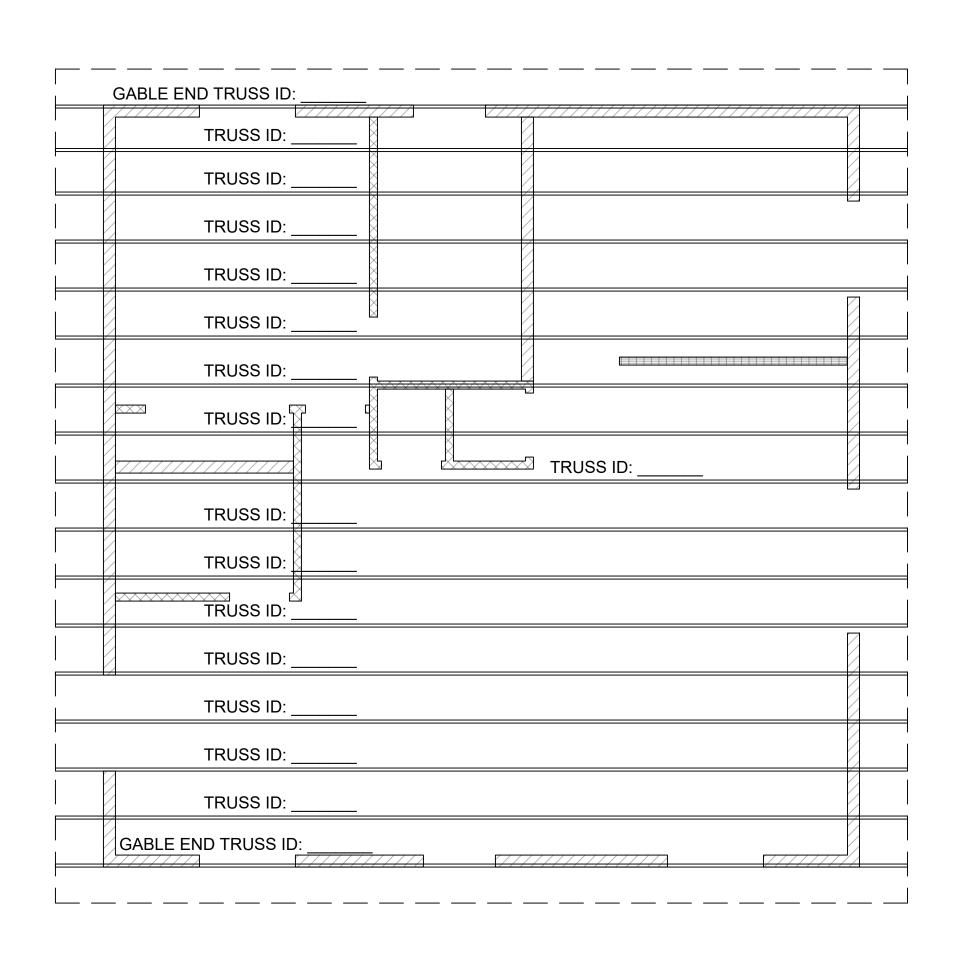
1/2" = 1'-0"

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### SOLAR READY KEY NOTES (

WHEN PV SYSTEM NOT REQUIRED PER ENERGY COMPLIANCE DOCUMENTATION OR OTHERWISE EXEMPTED:

- 1. MIN 250 S.F. SOLAR ZONE AREA
- 2. DEDICATED SOLAR ZONE AREA LOCATED BETWEEN 110 AND 270 DEGREES OF TRUE NORTH - USE AREA A OR B AS NEEDED.
- 3. NO OBSTRUCTIONS INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE.
- 4. 3' MIN FIRE FIGHTER ACCESS
- 5. 3' SMOKE VENTILATION SETBACK AT RIDGES

### ATTIC VENTILATION

ATTIC VENTILATION REQUIRED (SEE WILDFIRE NOTES 5 & 6 ON SHEET A3)

NET FREE CROSS VENTILATION AREA =  $\frac{1}{300}$ 

1. GABLE VENT (MIN ONE VENT AT EACH GABLE END) MANUFACTURER:\_\_\_\_\_ VENT AREA PROVIDED = QTY x NFVA = \_\_\_\_\_ in<sup>2</sup>

2. EAVE VENT VENT AREA PROVIDED =  $\underline{QTY} \times \underline{NFVA} = \underline{\qquad}$  in<sup>2</sup>

3. ROOF VENT MANUFACTURER:\_\_\_\_\_ VENT AREA PROVIDED = QTY x NFVA = \_\_\_\_\_ in<sup>2</sup>

4. INSTALL BETWEEN 40% AND 50% OF THE REQUIRED NET FREE VENT AREA A MAXIMUM OF 3 FEET BELOW THE RIDGE OR THE HIGHEST POINT OF THE SPACE (MEASURED VERTICALLY), AND INSTALL THE BALANCE OF THE REQUIRED VENTILATION IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE.

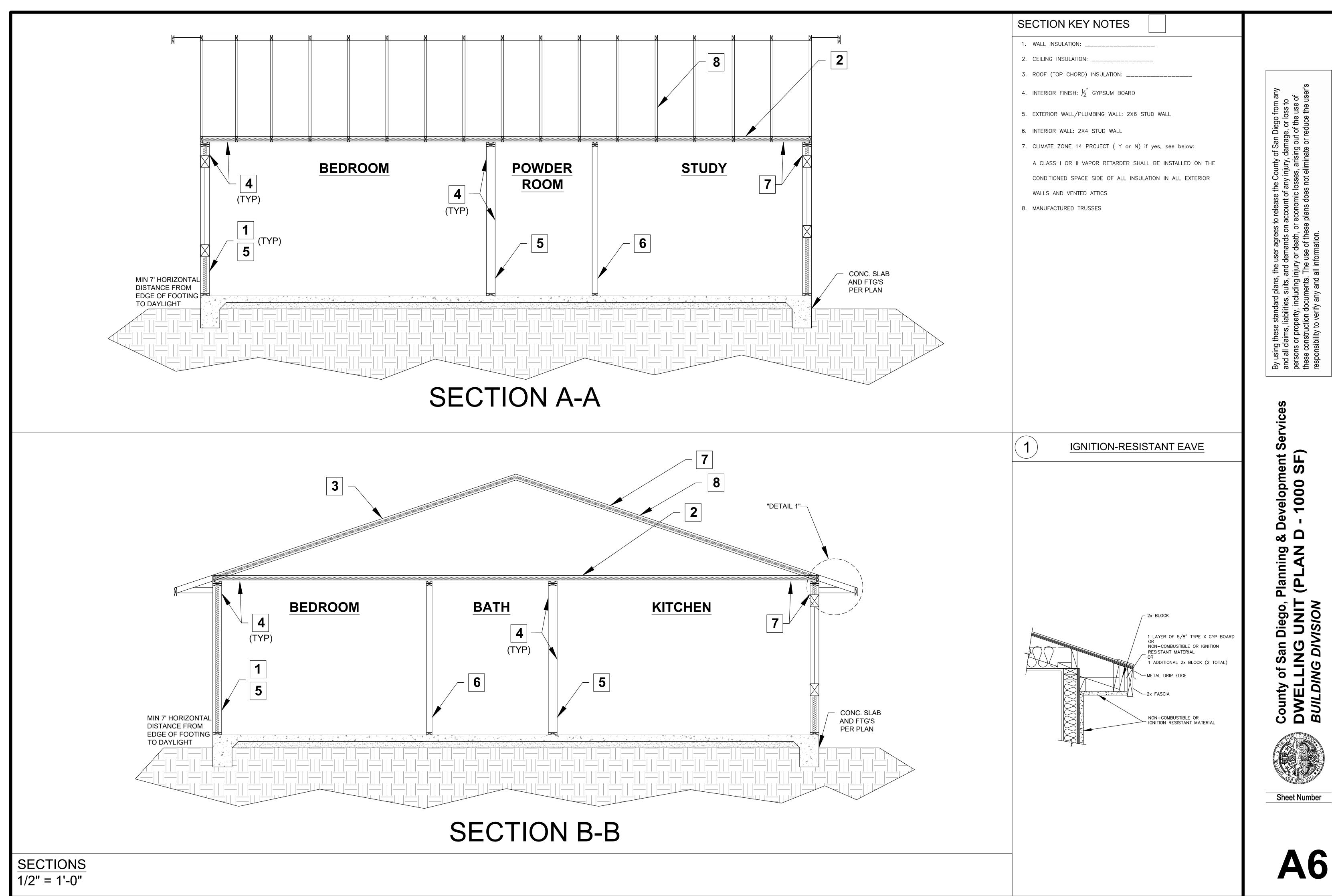
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DWELLING UNIT

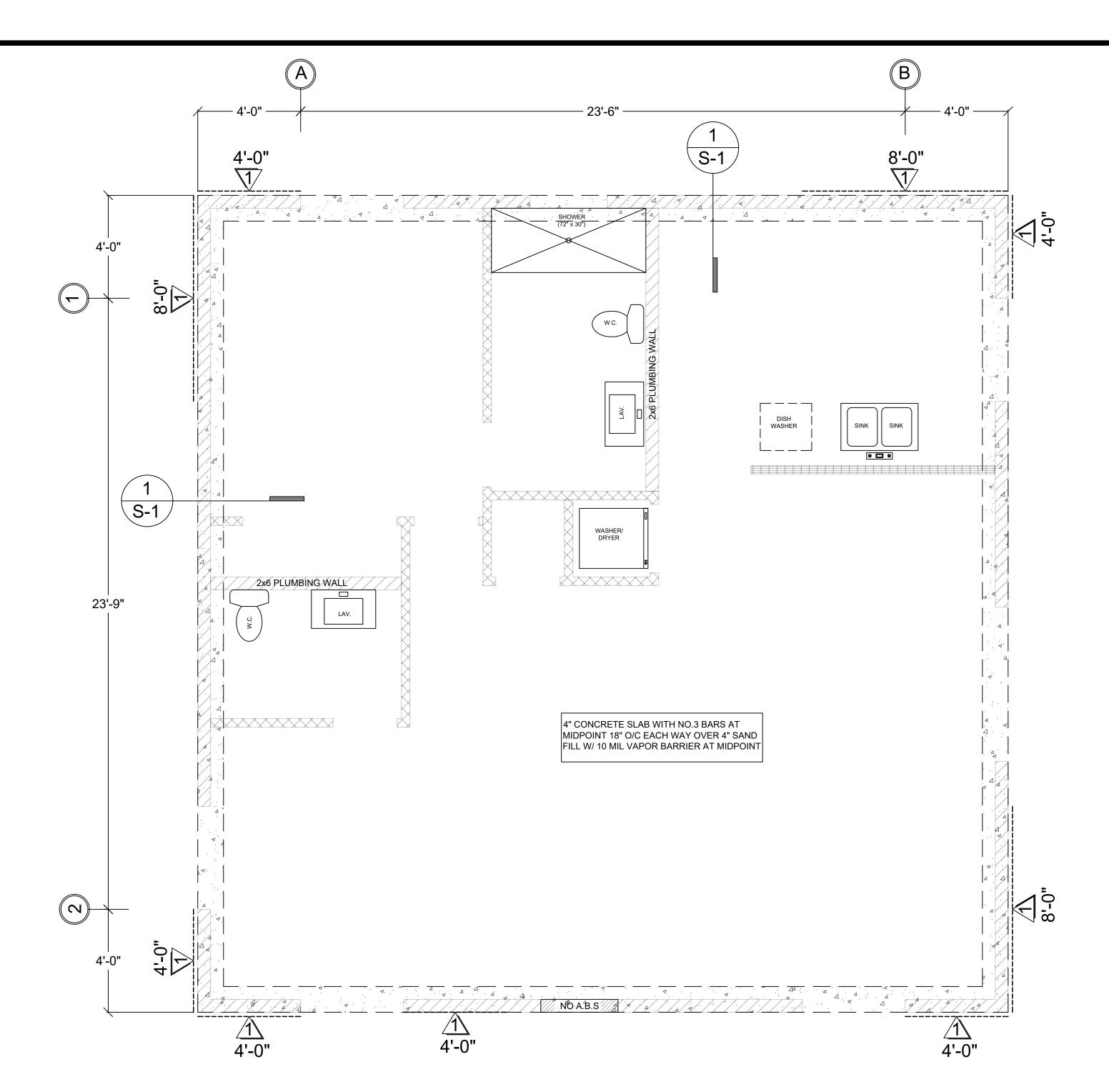
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ROOF PLAN / TRUSS LAYOUT 1/4" = 1'-0"





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	WOOD STRUCTURAL PANEL SHEATHING										
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN	MINIMUM NOMINAL PANEL THICKNESS	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING					
	SIZE	PENETRATION (in)	RATING	(in)		EDGES (inches o/c)	FIELD (inches o/c)				
	6D COMMON	1.5	24:0	<u>3</u> " 8	16	6	12				
	8D COMMON	1.75	24:16	7/16	16	6	12				

WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210, CSA O437 OR CSA O325. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY

VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1  $\frac{1}{2}$  INCH THICKNESS.

# $\frac{\text{FOUNDATION PLAN}}{3/8" = 1'-0"}$

SEE EXTERIOR ELEVATION FOR SURFACE FINISH

SHEAR PANEL WHERE OCCURS PER PLAN

SLAB PER FOUNDATION PLAN

2X P.T.D.F. BOTTOM PLATE W/

B" DIA X 10" A.B.'S AT 72" O/C

METAL STUCCO SCREED MIN 4" A.F.G.

12"

I - #4 BAR TOP & BOTTOM

MIN 7' HORIZONTAL

DISTANCE FROM EDGE OF FOOTING TO DAYLIGHT

EXTERIOR FOOTING

### FOUNDATION PLAN NOTES

- 1. ALL ANCHORS BOLTS SHALL BE \( \frac{5}{8} \)" DIAMETER AND HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) AND NOT SPACED MORE THAN 6 FEET APART
- 2. 3"X3"X0.229" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT
- 3. FOR STANDARD CUT WASHERS PLACED BETWEEN PLATE WASHER AND NUT, HOLE IN PLATE WASHER MAY BE DIAGONALLY SLOTTED WITH MAXIMUM  $\frac{3}{6}$ " LARGER WIDTH THAN BOLT DIAMETER AND MAXIMUM  $1-\frac{3}{4}$ " SLOT LENGTH
- 4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED MAXIMUM 12" AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SECTION.
- 5. BOLTS LOCATED IN THE MIDDLE THIRD OF THE SILL PLATE WIDTH
- 6. FASTENERS FOR PRESSURE—PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT—DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER
- NO LPG PIPING ASSEMBLIES ALLOWED IN OR BENEATH SLABS WITHIN THE STRUCTURE

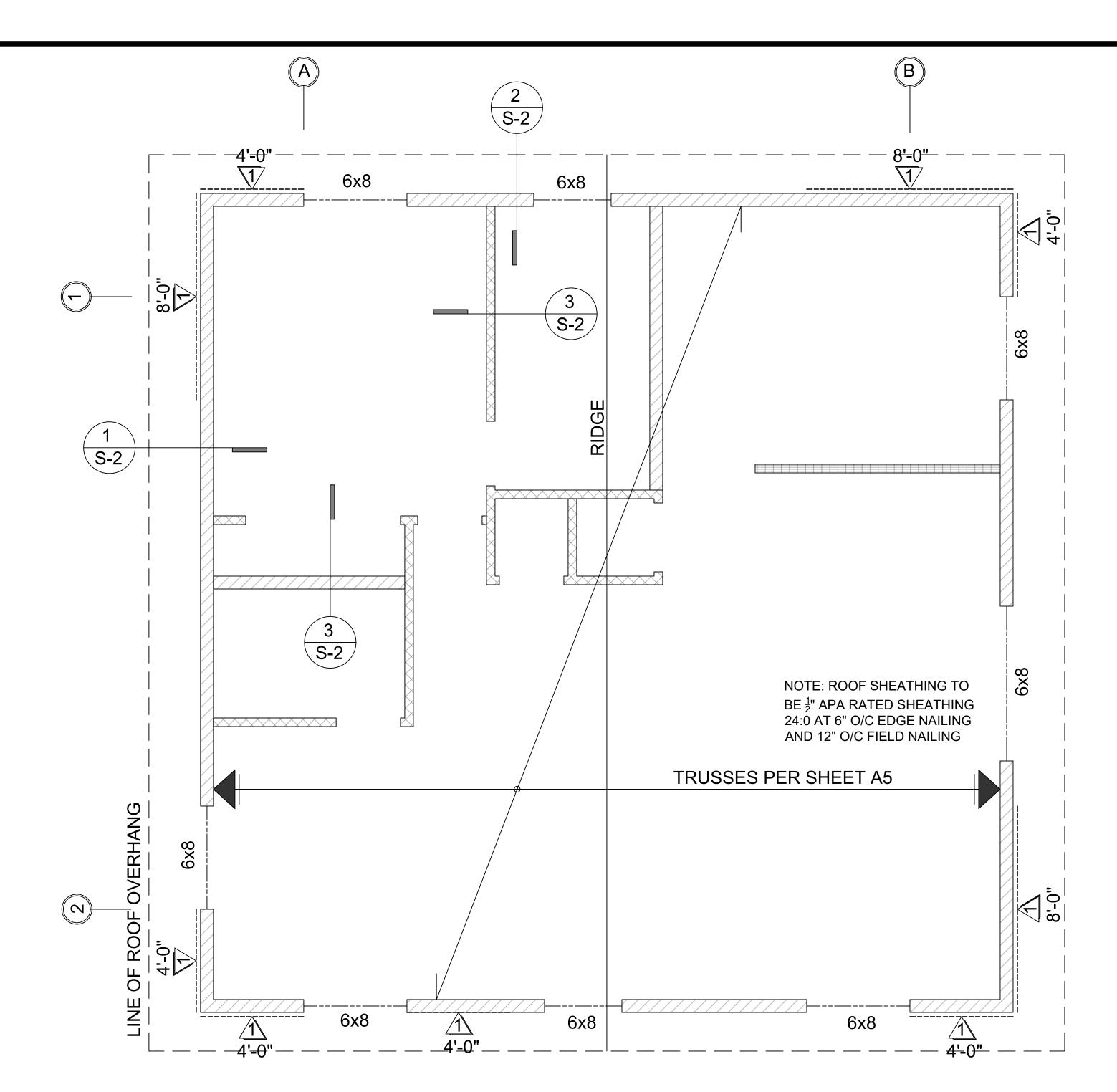
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Sheet Number

**S1** 

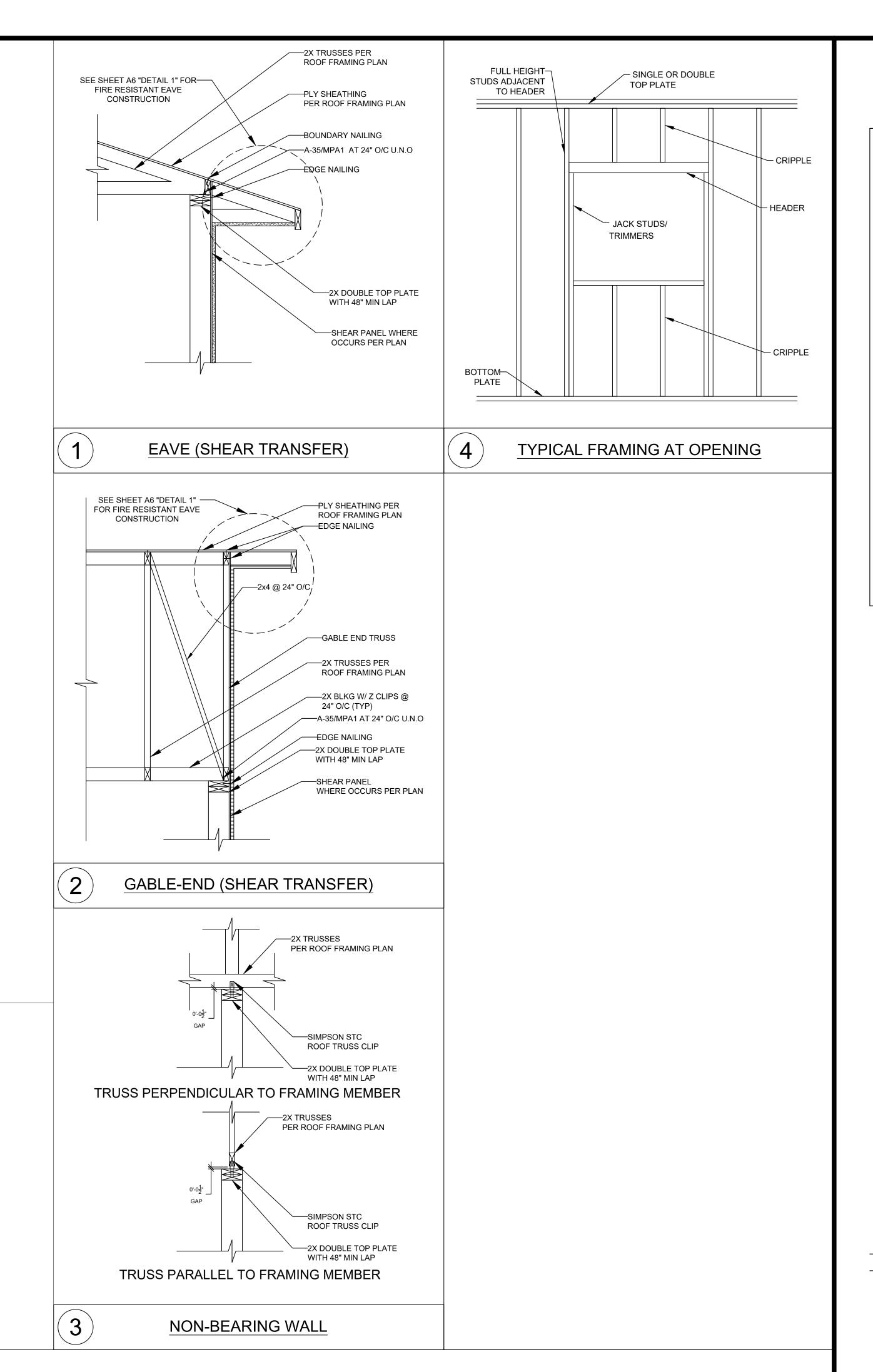


			WOOD STF	RUCTURAL PANI	EL SHEATHING			
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN	MINIMUM NOMINAL PANEL THICKNESS	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING		
	SIZE	PENETRATION (in)	RATING	(in)		EDGES (inches o/c)	FIELD (inches o/c)	
	6D COMMON	1.5	24:0	<u>3</u> " 8	16	6	12	
	8D COMMON	1.75	24:16	7 " 16	16	6	12	

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ROOF FRAMING PLAN
3/8" = 1'-0"



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**S2** 

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