

SHEET INDEX	CONTACT LOCAL UTILITY	COMF
T1.1TITLE SHEETT1.2EXTERIOR STYLE OPTIONSAS.1SITE INFORMATIONAS.2EXAMPLE SITE PLANG0.1RESIDENTIAL MANDATORY FEATURES 2022 CALGREENG0.2GENERAL NOTESG0.3GENERAL NOTES	SERVICES TO THIS DETA ENVIRONMENTAL HEALTH PRIOR TO ANY SITE TREM	H. SEE
AO.1 WINDOW & DOOR SCHEDULES A1.1 FLOOR PLAN CRAFTSMAN A1.2 FLOOR PLAN SPANISH	ZONING INFORMA	
A1.3 FLOOR PLAN TRADITIONAL A1.4 ROOF PLAN CRAFTSMAN A1.5 ROOF PLAN SPANISH	CONTACT CITY OF VISTA FOR THE INFORMATION BELOW PLANN	NING: PHONE: (7
A1.6 ROOF PLAN TRADITIONAL A2.1 ELECTRICAL PLAN	ZONING :	
A2.2 MECHANICAL/PLUMBING PLAN A3.1 EXTERIOR ELEVATIONS CRAFTSMAN A3.2 EXTERIOR ELEVATIONS SPANISH	OVERLAY : LOT SIZE :	
A3.3 EXTERIOR ELEVATIONS TRADITIONAL A4.1 BUILDING SECTIONS CRAFTSMAN	EXISTING HABITABLE SQ. FT. :	
A4.2BUILDING SECTIONS SPANISHA4.3BUILDING SECTIONS TRADITIONALA5.1ARCHITECTURAL DETAILS	EXISTING FAR :	
A5.2 ARCHITECTURAL DETAILS A5.3 ARCHITECTURAL DETAILS	MAX. ALLOWABLE FAR :	
S.1 STRUCTURAL NOTES + SPECIFICATIONS S.2 CRAFTSMAN FOUNDATION & FRAMING PLAN S.3 SPANISH FOUNDATION & FRAMING PLAN	PROPOSED FAR : FLOOR AREA OF GARAGE:	
S.4 TRADITIONAL FOUNDATION & FRAMING PLAN S.5 STRUCTURAL DETAILS	EXISTING LOT COVERAGE:	
S.6 STRUCTURAL DETAILS T24.1 ENERGY CALCULATIONS T24.2 ENERGY CALCULATIONS	ALLOWABLE LOT COVERAGE :	
T24.3 ENERGY CALCULATIONS	PROPOSED LOT COVERAGE :	
	ADU SETBACKS ALLOWED : PROPOSED :	
BUILDING INFORMATION	FRONT- FRONT-	
ERNING CODES : APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CAL RESIDENTIAL CODE (CRC), 2022 CALIFORNIA MECHANICAL CODE (C	0105	
2022 CALIFORNIA PLUBLÍNG CODE (CPC), 2022 CALIFORNIA ELECT CODE (CEC), 2022 CALIFORNIA ENERGY CODE (CEC), 2022 CALIF	RICAL STREET SIDE- STREET SIDE	E–
GREEN BUILDING CODE (CGBC) AND CITY OF VISTA MUNICIPAL CC I RESIDENCE ADDRESS :		
N RESIDENCE ADDRESS :	DE. REQUIRED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED	
N RESIDENCE ADDRESS :	DE. REQUIRED: PROVIDED:	AND PROPOSED E
GREEN BUILDING CODE (CGBC) AND CITY OF VISTA MUNICIPAL CO N RESIDENCE ADDRESS : N ADDRESS : R OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3	DE. REQUIRED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED: NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARAT	ND PROPOSED E ION FROM EXISTI UBMITTED TO PU
ADDRESS : ADDRESS : R OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 DRIES: 1	DE. REQUIRED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED: NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARATI STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS.	ND PROPOSED E ION FROM EXISTI UBMITTED TO PU R INFORMATION
ADDRESS : ADDRESS : R OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 ORIES: 1 PE OF CONSTRUCTION: VB	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARATI STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIREMENTS.	ND PROPOSED E ION FROM EXISTI UBMITTED TO PU R INFORMATION
ADDRESS : ADDRESS : R OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 DRIES: 1 DE OF CONSTRUCTION: VB Additional plan information	DE. REQUIRED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARATI STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIREDED MORTON AND APPROVAL SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS.	ND PROPOSED E ION FROM EXISTI UBMITTED TO PU R INFORMATION
ADDRESS : ADDRESS : ADDRESS : ADDRESS : ADDRESS : ADDRESS CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 DRIES: 1 PE OF CONSTRUCTION: VB ADDRESS : ADDRESS :	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARATI STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIREMENTS.	ND PROPOSED E ION FROM EXISTI UBMITTED TO PU R INFORMATION
address : ADDRESS : address : a OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 ORIES: 1 'e OF CONSTRUCTION: VB	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARATI STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIRED WINDOW AND THRESHOLDS AND REQUIREMENTS. SELECTION	ND PROPOSED E ION FROM EXISTI UBMITTED TO PU R INFORMATION
RESIDENCE ADDRESS : ADDRESS : & OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 PRIES: 1 E OF CONSTRUCTION: VB	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARATI STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIREMENTS. REQUIRED WINTE WHITE	ND PROPOSED E ION FROM EXISTI UBMITTED TO PU R INFORMATION
RESIDENCE ADDRESS : ADDRESS : COF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 VRIES: 1 E OF CONSTRUCTION: VB Additional plan information Mathematical plan information VIES: 1 E OF CONSTRUCTION: VB	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARAT STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIREMENTS. REQUIRED WINTE MITE TAN	ND PROPOSED E ION FROM EXISTI UBMITTED TO PU R INFORMATION
RESIDENCE ADDRESS : ADDRESS : 2 OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 RIES: 1 E OF CONSTRUCTION: VB Additional plan information provided by owner: x COMPLETED TITLE SHEET (T1.1) INFORMATION FILLED OUT SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW UPDATED SITE SPECIFIC TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARAT STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIREMENTS. REQUIRED WINTE TAN DARK BRONZE OTHER WINDOW COLOR	ND PROPOSED E ION FROM EXISTI UBMITTED TO PU R INFORMATION
RESIDENCE ADDRESS : ADDRESS : 2 OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 RIES: 1 E OF CONSTRUCTION: VB Additional plan information Additional plan information Stepse: X COMPLETED TITLE SHEET (T1.1) INFORMATION FILLED OUT Site PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW UPDATED SITE SPECIFIC TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC conditions. OWNER SHOULD CONTACT AN ENERGY CONSULTANT TO OBTAIN UPDATES TO THE REPORTS.	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARAT STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIRED WINTE MITE A SELECTION ARK BRONZE	ND PROPOSED E ION FROM EXIST UBMITTED TO PU R INFORMATION
RESIDENCE ADDRESS : ADDRESS : COF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 RIES: 1 E OF CONSTRUCTION: VB Additional plan information provided by owner: X COMPLETED TITLE SHEET (T1.1) INFORMATION FILLED OUT SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW UPDATED SITE SPECIFIC TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER SHOULD CONTACT AN ENERGY CONSULTANT TO OBTAIN UPDATES TO THE REPORTS. CONSTRUCTION AND DEMOLITION FORM HOLD HARMLESS AGREEMENT	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARAT STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIREMENTS. REQUIREMENTS. REQUIRED window and trim color: X SELECTION MINIMUM 2-102:12 OTHER WINDOW COLOR X SELECTION CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC IAMPO UES-ER 1900 MINIMUM 2-102:12 ROOF SLOPE.	ND PROPOSED E ION FROM EXISTI UBMITTED TO PU R INFORMATION
RESIDENCE ADDRESS : ADDRESS : C OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 RIES: 1 E OF CONSTRUCTION: VB Additional plan information STRES: 1 E OF CONSTRUCTION: VB COMPLETED TITLE SHEET (T1.1) INFORMATION FILLED OUT SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW UPDATED SITE SPECIFIC TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER SHOULD CONTACT AN ENERGY CONSULTANT TO OBTAIN UPDATES TO THE REPORTS. CONSTRUCTION AND DEMOLITION FORM HOLD HARMLESS AGREEMENT	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARAT STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIREMENTS. REQUIRED WINTE TAN DARK BRONZE OTHER WINDOW COLOR X SELECTION CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC IAMPO UES-ER 1900	ND PROPOSED E ION FROM EXIST UBMITTED TO PL R INFORMATION
RESIDENCE ADDRESS : ADDRESS : C OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. UPANCY GROUP: R3 RIES: 1 E OF CONSTRUCTION: VB CONSTRUCTION: VB CONSTRUCTION: VB COMPLETED TITLE SHEET (11.1) INFORMATION FILLED OUT SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW UPDATED SITE SPECIFIC TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW UPDATED SITE SPECIFIC TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT SHOULD CONTACT AN ENERGY CONSULTANT TO OBTAIN UPDATES TO THE REPORTS. CONSTRUCTION AND DEMOLITION FORM HOLD HARMLESS AGREEMENT CONSTRUCTION AND DEMOLITION FORM CONSTRUCTION AND DEMOLITION FORM	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARAT STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIRED WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIREMENTS. X SELECTION ARK BRONZE OTHER WINDOW COLOR X SELECTION CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC IAMPO UES-ER 1900 MINIMUM 2-1/2:12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES-ESR-1389 & ESR MINIMUM 2:12 ROOF SLOPE. COLOR OF ARCHITECTURAL GRADE SHINGLES_	ND PROPOSED E ION FROM EXIST UBMITTED TO PL R INFORMATION
RESIDENCE ADDRESS : ADDRESS : OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : KERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 RES: 1 E OF CONSTRUCTION: VB CONSTRUCTION: VB CONSTRUCTION: VB COMPLETED TITLE SHEET (T1.1) INFORMATION FILLED OUT SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW UPDATED SITE SPECIFIC TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONSTRUCTIONS. OWNER SHOULD CONTACT AN ENERGY CONSULTANT TO OBTAIN UPDATES TO THE REPORTS. CONSTRUCTION AND DEMOLITION FORM HOLD HARMLESS AGREEMENT EXTERIOR STYLE SPECIFIC TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC TO THE REPORTS. CONSTRUCTION AND DEMOLITION FORM HOLD HARMLESS AGREEMENT EXTERIOR STYLE SPECIFIC TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS AGREEMENT CONSTRUCTION AND DEMOLITION FORM HOLD HARMLESS AGREEMENT CONSTRUCTION AND DEMOLITION FORM HOLD HARMLESS AGREEMENT CRAFTSMAN SPANISH	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARAT STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REEQUIRED WINTE A SELECTION MITTE DARK BRONZE OTHER WINDOW COLOR X SELECTION CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC IAMPO UES-ER 1900 MINIMUM 2-1/2:12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF. ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES-ESR-1389 & ESR	ND PROPOSED E ION FROM EXISTI
RESIDENCE ADDRESS : ADDRESS : COF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 RIES: 1 E OF CONSTRUCTION: VB Additional plan information Information and plan information Information report ded by owner: X COMPLETED ITTLE SHEET (11.1) INFORMATION FILLED OUT ISTE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW UPDATED SITE SPECIFIC TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER SHOULD CONTACT AN ENERGY CONSULTANT TO OBTAIN UPDATES TO THE REPORTS. CONSTRUCTION AND DEMOLITION FORM HOLD HARMLESS AGREEMENT Exterior style selection: X CRAFTSMAN SPANISH TRADITIONAL	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARAT STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIREMENTS. REQUIRED MINIMUM 21/2N DATA AND APPROVAL SEE SHEET AS.1 FOR FURTHE AND ARK BRONZE OTHER WINDOW COLOR ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES-ESR-1389 & ESR MINIMUM 2-1/2 TROOF SLOPE. COLOR OF ARCHITECTURAL GRADE SHINGLES WOOD SHAKE - ICC ESR 2867 - MINIMUM 4:12 ROOF SLOPE.	ND PROPOSED E ION FROM EXISTI
RESIDENCE ADDRESS : ADDRESS : COF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 RIES: 1 E OF CONSTRUCTION: VB Additional plan information Information and plan information Information report ded by owner: X COMPLETED ITTLE SHEET (11.1) INFORMATION FILLED OUT ISTE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW UPDATED SITE SPECIFIC TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER SHOULD CONTACT AN ENERGY CONSULTANT TO OBTAIN UPDATES TO THE REPORTS. CONSTRUCTION AND DEMOLITION FORM HOLD HARMLESS AGREEMENT Exterior style selection: X CRAFTSMAN SPANISH TRADITIONAL	DE.	ND PROPOSED E ION FROM EXISTI
I RESIDENCE ADDRESS : ADDRESS : ADDRESS : R OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. DUPANCY GROUP: R3 RIES: 1 YE OF CONSTRUCTION: VB additional plan information provided by owner: X COMPLETED ITTLE SHEET (T1.1) INFORMATION FILLED OUT SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW UPDATED SITE SPECIFIC TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER SHOULD CONTACT AN ENERGY CONSULTANT TO OBTAIN UPDATES TO THE REPORTS. CONSTRUCTION AND DEMOLITION FORM HOLD HARMLESS AGREEMENT Exterior style selection: X CRAFTSMAN SPANISH TRADITIONAL	DE. REQUIRED: PROVIDED: REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARAT STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REQUIREMENTS. REQUIREMENTS. REQUIRED WINTE A SELECTION ARK BRONZE OTHER WINDOW COLOR SELECTION ARK BRONZE COLOR OF CACRETE TILE ROOF - EAGLE ROOF PRODUCTS INC IAMPO UES-ER 1900 MINIMUM 2-102:12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC IAMPO UES-ER 1900 MINIMUM 2:12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF - EAGLE ROOF SLOPE. COLOR OF ARCHITECTURAL GRADE SHINGLES - ICC-ES-ESR-1389 & ESR MINIMUM 2:12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF. ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES-ESR-1389 & ESR MINIMUM 2:12 ROOF SLOPE. COLOR OF ARCHITECTURAL GRADE SHINGLES WOOD SHAKE - ICC ESR 2887 - MINIMUM 4:12 ROOF SLOPE. COLOR OF WOOD SHAKE ROOF COLOR OF MATERIAL / COLOR	AND PROPOSED E ION FROM EXISTI UBMITTED TO PU R INFORMATION D SUP
IRESIDENCE ADDRESS : ADDRESS : COF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. DUPANCY GROUP: R3 RIES: 1 E OF CONSTRUCTION: VB Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information Additional plan information A COMPLETED TITLE SHEET (11.1) INFORMATION FILLED OUT Site Plan sheet (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW Additional plan information report with correct Additional plan information report with correct Additional plan information report with correct Additional plan information Additinonal Additional	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARAT STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHE GRADING PLAN THRESHOLDS AND REQUIREMENTS. REEQUIRED WINDOW COLOR AND REQUIREMENTS X SELECTION WHITE DARK BRONZE OTHER WINDOW COLOR X SELECTION CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC IAMPO UES-ER 1990 MINIMUM 2-19:12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC IAMPO UES-ER 1990 MINIMUM 2-19:12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF COLOR OF WOOD SHAKE ROOF COLOR OF MOOD SHAKE ROOF COLOR OF MATERIAL / COLOR MINIMUM 2:12 ROOF SLOPE. COLOR OF MATERIAL / COLOR	AND PROPOSED E ION FROM EXISTI UBMITTED TO PU R INFORMATION D SUP
A RESIDENCE ADDRESS : ADDRESS : R OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING : VERNING AGENCY: CITY OF VISTA, CA. CUPANCY GROUP: R3 PE OF CONSTRUCTION: VB	DE. REQUIRED: PROVIDED: A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING A AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARAT STRUCTURES IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE S WORKS PLAN THRESHOLDS AND REQUIREMENTS. REEQUIRED WINTE AND ARK BRONZE OTHER WINDOW COLOR TOOF MATERIAL X SELECTION CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC TAMPO UES-ER 1900 MINIMUM 2-1/2:12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC TAMPO UES-ER 1900 MINIMUM 2-1/2:12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF SLOPE. COLOR OF ARCHITECTURAL GRADE SHINGLES WOOD SHAKE - ICC ESR 2867 - MINIMUM 4:12 ROOF SLOPE. COLOR OF MATERIAL / COLOR deferred submittals under separate permit to be obtain	AND PROPOSED E ION FROM EXIST UBMITTED TO PU R INFORMATION D SUP

Accessory Dwelling Unit Studio - 499s.f. Vista, CA

NIES REGARDING GAS, ELECTRIC, WATER AND SEWER DU. FOR SEPTIC SYSTEMS CONTACT SAN DIEGO COUNTY XAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION CALL 811.



	DIRECTORY		VICINITY MAP
9-6106	SITE PLAN & TITLE SHEET INFORMATION PREPARED BY: COMPANY CONTACT PERSON ADDRESS CITY, STATE ZIP PHONE: EMAIL PROPERTY OWNER: NAME ADDRESS CITY, STATE ZIP PHONE: EMAIL BUILDING DEPARTMENT: 200 CIVIC CENTER DRIVE, VISTA, CA 92084 P. (760)639–6106 PROJECT DESCRIPTION NEW CONSTRUCTION OF A ONE STORY, STUDIO, 1 BATH, DETACHED 499 S.F. ACCESSOR HABITABLE AREA: 499 SQFT. CRAFTSMAN PATIO AREA: 397 SQFT. SPANISH PATIO AREA: 419 SQFT. TRADITIONAL PATIO AREA: 84 SQFT.		
IG: SS,	LEGAL DESCRIPTION		APN
.EN	IENTAL INFORMATION - TO E	BE COM	PLETED BY OWNER
	sprinkler information:		waste water information:
X SE	LECTION	X SELECTIO	N
EXIS	STING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS	ADU TO HAVE	NEW CONNECTION TO EMWD SEWER MAIN
EXIS	STING RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS		IECT TO EXISTING RESIDENCE SEWER LATERAL
	DPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE 'PS://EGIS.FIRE.CA.GOV/FHSZ/	H	
	OPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE		UIRES HEALTH DEPARTMENT APPROVAL
	V ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE		
SPR	RINKLERS. IN ORDER FOR THE ADU TO NOT BE EQUIPPED WITH RESIDENTIAL FIRE RINKLERS ALL OF THE FOLLOWING HAVE TO BE MET PER THE RESIDENTIAL CODE. R THE CALIFORNIA RESIDENTIAL CODE, SECTION 8313.2, #2 ACCESSORY DWELLING	electri	cal service information:
UNI	R THE CALIFORNIA RESIDENTIAL CODE, SECTION R313.2, #2 ACCESSORY DWELLING T, PROVIDING THAT ALL OF THE FOLLOWING ARE MET: 2.1 THE UNIT MEETS THE FINITION OF AN ACCESSORY DWELLING UNIT AS DEFINED IN THE GOVERNMENT CODE	X SELECTIO	N
	TION OF AN ACCESSORY DWELLING UNIT AS DEFINED IN THE GOVERNMENT CODE TION 65852.2; 2.2 THE EXISTING PRIMARY RESIDENCE DOES NOT HAVE SPRINKLERS;		

fire rated details:

X SELECTION

APPROVAL

ROOF EAVE DETAIL 1,2,3,5,6,7/ A5.2

WALL FINISH DETAIL 9B,12B,15B/ A5.1

WINDOW & DOOR HIGH FIRE SEVERITY NOTES 14, 15, 16, 17 & 18 ON G0.3

SIZE AND 2.4 THE UNIT IS ON THE SAME LOT AS THE PRIMARY RESIDENCE."

FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN WALLS AND ROOF EAVES ARE LESS THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT FROM PROPERTY LINE IN SPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2). FIRE RATED DETAILS ABOVE ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILIDNG OR LESS THAN 6 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.

2.3 THE ACCESSORY DETACHED DWELLING UNIT DOES NOT EXCEED 1,200 SQUARE FEET IN

IF THE EXISTING HOME IS EQUIPPED WITH RESIDENTIAL FIRE SPRINKLERS THEN THE ADU WILL BE REQUIRED TO HAVE RESIDENTIAL FIRE SPRINKLERS INSTALLED/ SPRINKLER

PLANS WILL BE REQUIRED TO BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND

lot size and impervious area:

- Total Lot Size = (Existing building footprint, patios, decks, hardscape, etc.)
- Total Area of Existing Impervious Surfaces =
- (Existing building footprint, patios, decks, hardscape, etc.)
- Total Area of New Impervious Surfaces = (Increase to building footprint, patios, decks, hardscape, etc.)
- Total Area of Replaced Impervious Surfaces = (Replacement to building footprint, patios, decks, hardscape, etc.)

building areas:

SIZE OF EXISTING SERVICE

EXISTING SERVICE TO REMAIN

(E) MAIN RESIDENCE (HABITABLE AREA):

UPGRADED SERVICE

THE CITY OF VISTA

UPGRADED SERVICE

X SELECTION

NEW SERVICE

NEW SERVICE

EXISTING SERVICE TO REMAIN

SIZE OF EXISTING SERVICE

SIZE OF NEW SERVICE

SIZE OF NEW SERVICE

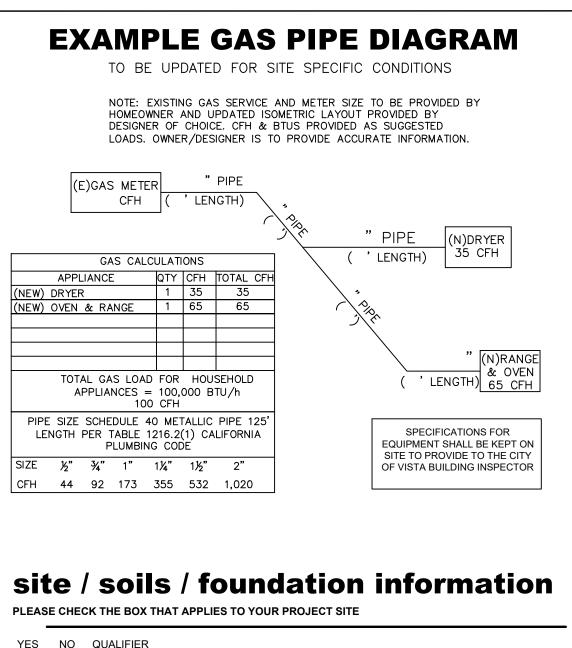
CONTACT SDG&E REGARDING ELECTRIC SERVICES TO THIS DETACHED ADU.

gas service information:

EXISTING SERVICE UPGRADE OR NEW SERVICE WILL REQUIRE A SEPARATE PERMIT FROM

- (E) MAIN RESIDENCE GARAGE:
- (E) MAIN RESIDENCE DECKS:
- (E) DETACHED STRUCTURES:
- (N) DETACHED ADU:
- (N) ADU PORCH:





ES	NO	QUALIFIER
		DOES THE PROJECT ABUT SEVERE ASCENDING OR DESCENDING SLOPES EXCEEDING 25%?
		DOES THE PROJECT INCLUDE RETAINING WALLS?
		DOES THE SITE CONTAIN ANY KNOWN GEOTECHNICAL HAZARDS?
		DOES THE EXISTING DWELLING ON THE SITE HAVE A CONVENTIONAL FOUNDATION?
		DOES THE EXISTING DWELLING FOUNDATION SHOW ANY SIGNS OF DISTRESS?

COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.
project
City of Vista
Pre-Approved ADU Program
NOF VISH BOORATED JANUARY 29.
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.
Title Sheet
project no. Vista ADU
drawn by DESIGN PATH STUDIO
sheet no.

တ

 $\overline{\mathbf{D}}$

Q

 \square

 \mathbb{O}

S

ш

Ο \square

 \supset

S

Т

 \triangleleft

Ω

Ζ

C

S

Ш

 \square

VISTA ONLY. THIS IS A LIMITED SET OF

THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT

THE INFORMATION CONTAINED THEREON. ANY USE,

OUT OF OR RESULTING THERE FROM ANY USE OF



\mathcal{O} 0 _ D N σ ____ Ω \vdash \cap S ດ Т \Box \supset -- -S \triangleleft \mathcal{O} ⊢ Ω ∢ Δ Z C Ζ ESI C \supset +--- \Box _ S +---Ш \square BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADD) DROCRAM FOR THE CITY OF WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OF EDUCE THE PECIDIENT'S ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL. project City of Vista Pre-Approved ADU Program BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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. description Exterior Style Options

project no. Vista ADU

drawn by

DESIGN PATH STUDIO

sheet no.

BIORETENTION DETAIL EXAMPLE BMP FOR STANDARD PROJECTS ONLY DEEP ROOTED, DENSE, DROUGH ERANT PLANTING SUITABLE FOR WELL DRAINED SOIL RETENTION AREA SHALL BE 2-3" THICK ROCK LINE OVERFLOW SPILLWAY SET 4" ABOVE SURFACI MINIMUM OF 6" FROM THE OF BASI 4" MIN 24" MIN. ENGINEERED SOIL EE NOTE BELOV 2-3" OF 3/8" GRAVEL ** SEE NOTE 3/4" CRUSHED ROCK BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 24" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND. 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL *3/4" CRUSHED ROCK LAYER SHALL BE A MINIMUM OF 12" BUT MAY BE DEEPENED TO INCREASE THE INFILTRATION AND STORAGE ABILITY OF THE BASIN THE EFFECTIVE AREA OF THE BASIN SHALL BE LEVEL AND SHALL BE SIZED BASED ON CITY OF ENCINITAS BMP DESIGN MANUAL CALCULATIONS (B) EXAMPLE BMP VEGETATED SWALE – PER PLAN –– SWALE SHALL BE PLANTED WITH DEPTH ADEQUATE GROUNDCOVER OR TURF. PER PLAN 🏻 🎢 PLANTS THAT ARE NOT PRONE TO BLOCKING THE DRAINAGE FLOW MAY TURF REINFORCEMENT MAT ALSO BE PLANTED ON SIDE SLOPES. IF APPLICABLE **6" MIN. ENGINEERED SOIL** *SEE NOTE BELOW - 2" MIN. 3/8" GRAVEL *"ENGINEERED SOIL" LAYER SHALL BE MINIMUM 6" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL NOTE: VEGETATED SWALES ON GRADES OF MORE THAN 2.5% MUST INSTALL CHECK DAMS TO LIMIT THE SLOPE OF THE SWALE TO 2.5% UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES.

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

EXISTING SWIMMING POOL REQUIREMENTS

WHEN A BUILDING PERMIT IS ISSUED FOR THE CONSTRUCTION OF A NEW SWIMMING POOL OR SPA OR THE REMODELING OF AN EXISTING SWIMMING POOL OR SPA AT A PRIVATE SINGLE-FAMILY HOME, THE RESPECTIVE SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH AT LEAST TWO OF THE FOLLOWING SEVEN DROWNING PREVENTION SAFETY FEATURES: (1) AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE SWIMMING

POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME. (2) REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SPECIFICATIONS F2286 STANDARDS IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND

SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE. (3) AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921. (4) EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN." (5) A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT

ACCESS TO THE SWIMMING POOL OR SPA. (6) AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED TYPE ALARMS. A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE, INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY

FEATURE. (7) OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).

(B) BEFORE THE ISSUANCE OF A FINAL APPROVAL FOR THE COMPLETION OF PERMITTED CONSTRUCTION OR REMODELING WORK, THE LOCAL BUILDING CODE OFFICIAL SHALL INSPECT THE DROWNING SAFETY PREVENTION FEATURES REQUIRED BY THIS SECTION AND, IF NO VIOLATIONS ARE FOUND, SHALL GIVE FINAL APPROVAL

EXCEPT AS PROVIDED IN SECTION 115925, WHEN A BUILDING PERMIT IS ISSUED FOR THE CONSTRUCTION OF A NEW SWIMMING POOL AND/OR SPA THE REMODELING OF AN EXISTING SWIMMING POOL AND/OR SPA AT A PRIVATE SINGLE-FAMILY HOME, THE RESPECTIVE SWIMMING POOL AND.OR SPA SHALL BE EQUIPPED WITH ITEM NO.1 SUBSECTION 115922 (A) AND AT LEAST ONE ADDITION ITEM OF THE FOLLOWING SEVEN DROWNING PREVENTION FEATURES.

FIRE NOTES

1. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FORM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SECTION

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

3. SITE PLAN SHALL PROVIDE DIMENSIONS SHOWING REQUIRED FIRE APPARATUS ACCESS ROADS. FIRE ACCESS ROADWAYS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET. EXCEPTIONS: 1. RESIDENTIAL DWELLINGS NOT IN THE VERY

HIGH FIRE HAZARD SEVERITY ZONE SHALL HAVE MINIMUM OF 20 FEET OF UNOBSTRUCTED IMPROVED WIDTH. 2. SINGLE-FAMILY RESIDENTIAL DRIVEWAYS SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLING SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED IMPROVED WIDTH.

GENERAL NOTES

- AND NOTES NOT SHOWN.
- 2. SEE BUILDING PLANS AND SCHEDULES FOR ALL 8. EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
- 3. YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS). THE PLANS MUST BE DESIGNED WITH THE WALL FINISH THICKNESS (I.E. 7/8" STUCCO, ETC.) ADDED TO THE PLAN FOR THE SETBACK MEASUREMENT. THE FIELD INSPECTOR WILL ADD THE PLANNED WALL FINISH THICKNESS TO THE 9. FOUNDATION SETBACK.
- 4. NEW ELECTRIC SERVICE IS TO BE LOCATED POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER 10. PROJECTIONS, INCLUDING EAVES, MUST BE AT FREESTANDING STRUCTURES REQUIRE SEPARATE **REVIEWS AND PERMITS**
- 5. LANDSCAPE AND IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS
- 6. ADU WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM OR WILL PROVIDE A COMPLYING SEPTIC SYSTEM.

1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS 7. CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND SHORING AND UNDERPINNING. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL **BE PROVIDED SHOWING THE FOLLOWING:** NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING AND PROPOSED BUILDINGS, AND STRUCTURES, LOCATION OF YARDS USED FOR ALLOWABLE INCREASE OF BUILDING AREA, DIMENSIONED SETBACKS, MINIMUM SEPARATION FROM EXISTING STRUCTURES AND FUEL MODIFICATION ZONES PER UNIFORM ADMINISTRATIVE CODE SECTION 302. IF A GRADING PLAN IS REQUIRED, INCORPORATE THE ENTIRE APPROVED GRADING PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS.

LEAST 24" FROM PROPERTY LINES.

SITE NOTES

THE APPLICANT SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN SHOWING PROPERTY LINES, YARDS, DIMENSIONED SETBACKS, EASEMENTS, UTILITIES, STREETS, EXISTING AND PROPOSED BUILDINGS, MINIMUM SEPARATION FROM EXISTING STRUCTURES, AND FUEL MODIFICATION ZONES IF APPLICABLE

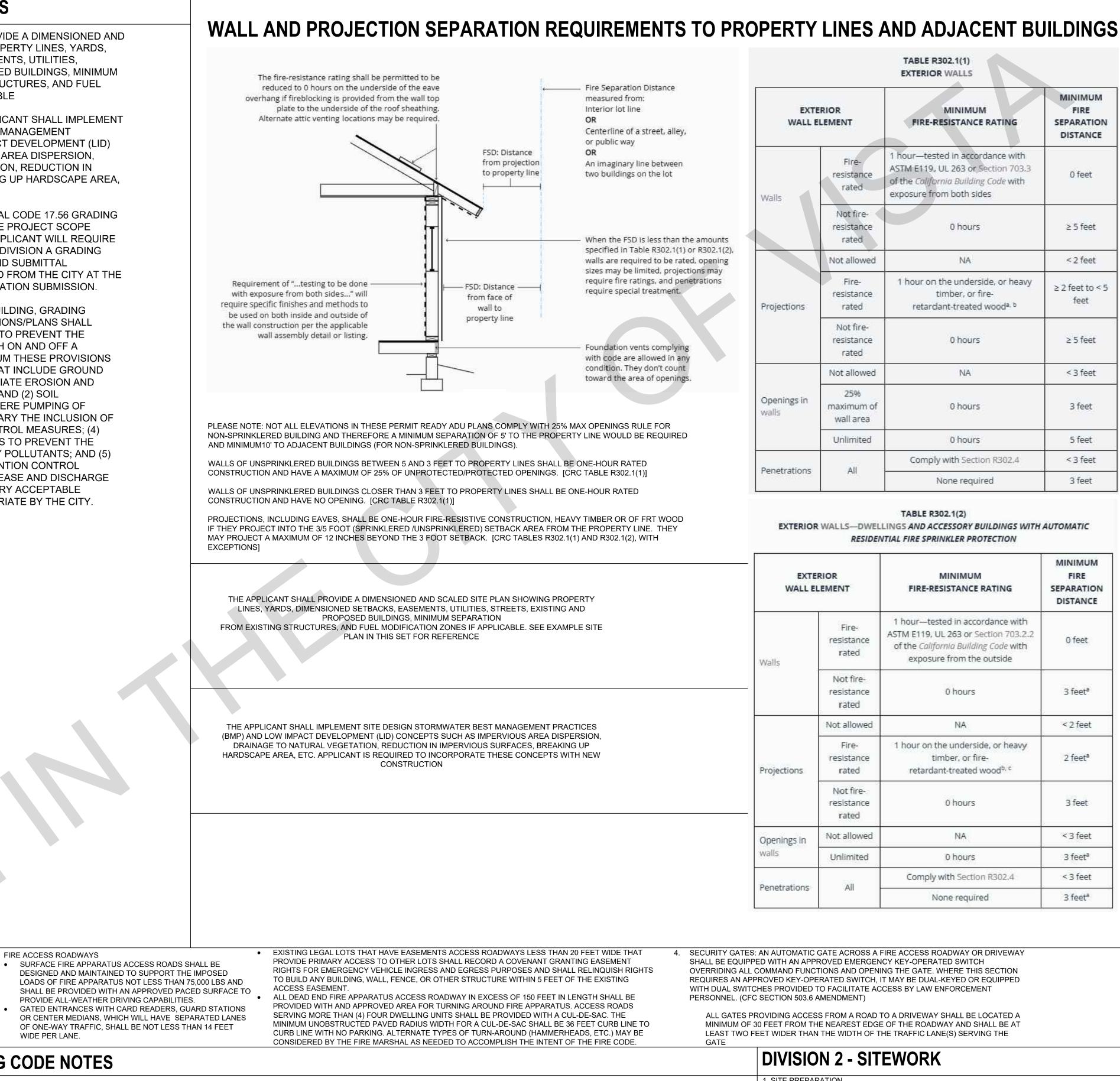
2. WHEN REQUIRED, THE APPLICANT SHALL IMPLEMENT SITE DESIGN STORMWATER BEST MANAGEMENT PRACTICES (BMP) AND LOW IMPACT DEVELOPMENT (LID) CONCEPTS SUCH AS IMPERVIOUS AREA DISPERSION, DRAINAGE TO NATURAL VEGETATION. REDUCTION IN IMPERVIOUS SURFACES, BREAKING UP HARDSCAPE AREA, ETC. SEE OPTION 'A' OR 'B'.

3. PER CITY OF VISTA MUNICIPAL CODE 17.56 GRADING & EROSION CONTROL SHOULD THE PROJECT SCOPE DISTURB 50 CUBIC YARDS THE APPLICANT WILL REQUIRE TO SUBMIT TO THE ENGINEERING DIVISION A GRADING PERMIT. PERMIT REGULATIONS AND SUBMITTAL REQUIREMENTS CAN BE OBTAINED FROM THE CITY AT THE TIME OF BUILDING PERMIT APPLICATION SUBMISSION.

4. THE SUBMISSION OF ANY BUILDING, GRADING AND/OR DEVELOPMENT APPLICATIONS/PLANS SHALL INCLUDE ADEQUATE PROVISIONS TO PREVENT THE DISCHARGE OF POLLUTANTS BOTH ON AND OFF A CONSTRUCTION SITE. AT A MINIMUM THESE PROVISIONS SHALL INCLUDE: (1) FOR SITES THAT INCLUDE GROUND DISTURBING ACTIVITIES APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES: AND (2) SOIL STABILIZATION MEASURES; (3) WHERE PUMPING OF GROUND WATER MAY BE NECESSARY THE INCLUSION OF APPROPRIATE DEWATERING CONTROL MEASURES; (4) SITE-SPECIFIC SOURCE CONTROLS TO PREVENT THE RELEASE AND DISCHARGE OF ANY POLLUTANTS; AND (5) APPROPRIATE POLLUTION PREVENTION CONTROL MEASURES TO PREVENT THE RELEASE AND DISCHARGE OF ANY POLLUTANTS PER INDUSTRY ACCEPTABLE STANDARDS AS DEEMED APPROPRIATE BY THE CITY.

GREEN BUILDING CODE NOTES

- SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT
- 2. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED.
- VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.
- INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.



THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM

MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE LISTED METHODS LISTED IN CGC SECTION 4.503.3

- PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS
- 7. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.
- 8. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.
- 9. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4,408.2.
- CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE 10. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0
 - 11. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1
 - 12. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE	
Walls	Fire- resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>California Building Code</i> with exposure from both sides	0 feet	
	Not fire- resistance rated	0 hours	≥ 5 feet	
	Not allowed	NA	< 2 feet	
Projections	Fire- resistance rated	1 hour on the underside, or heavy timber, or fire- retardant-treated wood ^{a, b}	≥ 2 feet to < feet	
	Not fire- resistance rated	0 hours	≥ 5 feet	
	Not allowed	NA	< 3 feet	
Openings in walls	25% maximum of wall area	0 hours	3 feet	
	Unlimited	0 hours	5 feet	
		Comply with Section R302.4	< 3 feet	
Penetrations	All	None required	3 feet	

TABLE R302.1(2)

EXTERIOR WALLS-DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC **RESIDENTIAL FIRE SPRINKLER PROTECTION**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE	
Walls	Fire- resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the <i>California Building Code</i> with exposure from the outside	0 feet	
	Not fire- resistance rated	0 hours	3 feetª	
Projections	Not allowed	NA	< 2 feet	
	Fire- resistance rated	1 hour on the underside, or heavy timber, or fire- retardant-treated wood ^{b, c}	2 feetª	
	Not fire- resistance rated	0 hours	3 feet	
Openings in	Not allowed	NA	< 3 feet	
walls	Unlimited	0 hours	3 feetª	
Desertion	All	Comply with Section R302.4	< 3 feet	
Penetrations	All	None required	3 feet ^a	

4. SECURITY GATES: AN AUTOMATIC GATE ACROSS A FIRE ACCESS ROADWAY OR DRIVEWAY SHALL BE EQUIPPED WITH AN APPROVED EMERGENCY KEY-OPERATED SWITCH OVERRIDING ALL COMMAND FUNCTIONS AND OPENING THE GATE. WHERE THIS SECTION REQUIRES AN APPROVED KEY-OPERATED SWITCH, IT MAY BE DUAL-KEYED OR EQUIPPED WITH DUAL SWITCHES PROVIDED TO FACILITATE ACCESS BY LAW ENFORCEMENT PERSONNEL. (CFC SECTION 503.6 AMENDMENT)

ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED A MINIMUM OF 30 FEET FROM THE NEAREST EDGE OF THE ROADWAY AND SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE(S) SERVING THE

DIVISION 2 - SITEWORK

1. SITE PREPARATION PROJECT IS TO BE STAKED OUT FOR OWNER APPROVAL BEFORE FOR EARTHWORKIS TO <u>BEGIN.</u>

2. SITE CLEARING

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

3. LINES AND LEVELS

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

4. SHORING IS TO BE PROVIDE AS REQUIRED

5. EARTH WORK

a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH THE CITY OF ENCINITAS GRADING ORDINANCE b. THE CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR

TO EXCAVATION. c. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL FINISH GRADES ARE TO SLOPE AWAY FROM THE BUILDING AND EXTERIOR PAVING 1/4" PER FOOT MINIMUM FOR A MINIMUM DISTANCE OF 5'-0". LOT DRAINAGE TO AVOID POOLING AT BUILDING.



 \sim \Box

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF ISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT, BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT A THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WOR AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION FRRORS, DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. . THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE. WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE REUSE, OR ALTERATION OF THESE DOCUMENTS B THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE. THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW. DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISIN OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS NDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARF COPYRIGHTED AND ARE SUBJECT TO COPYRIGH PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMEN

project City of Vista Pre-Approved ADU Program

UNDER THESE PLANS AT ALL.



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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 THI 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.

description

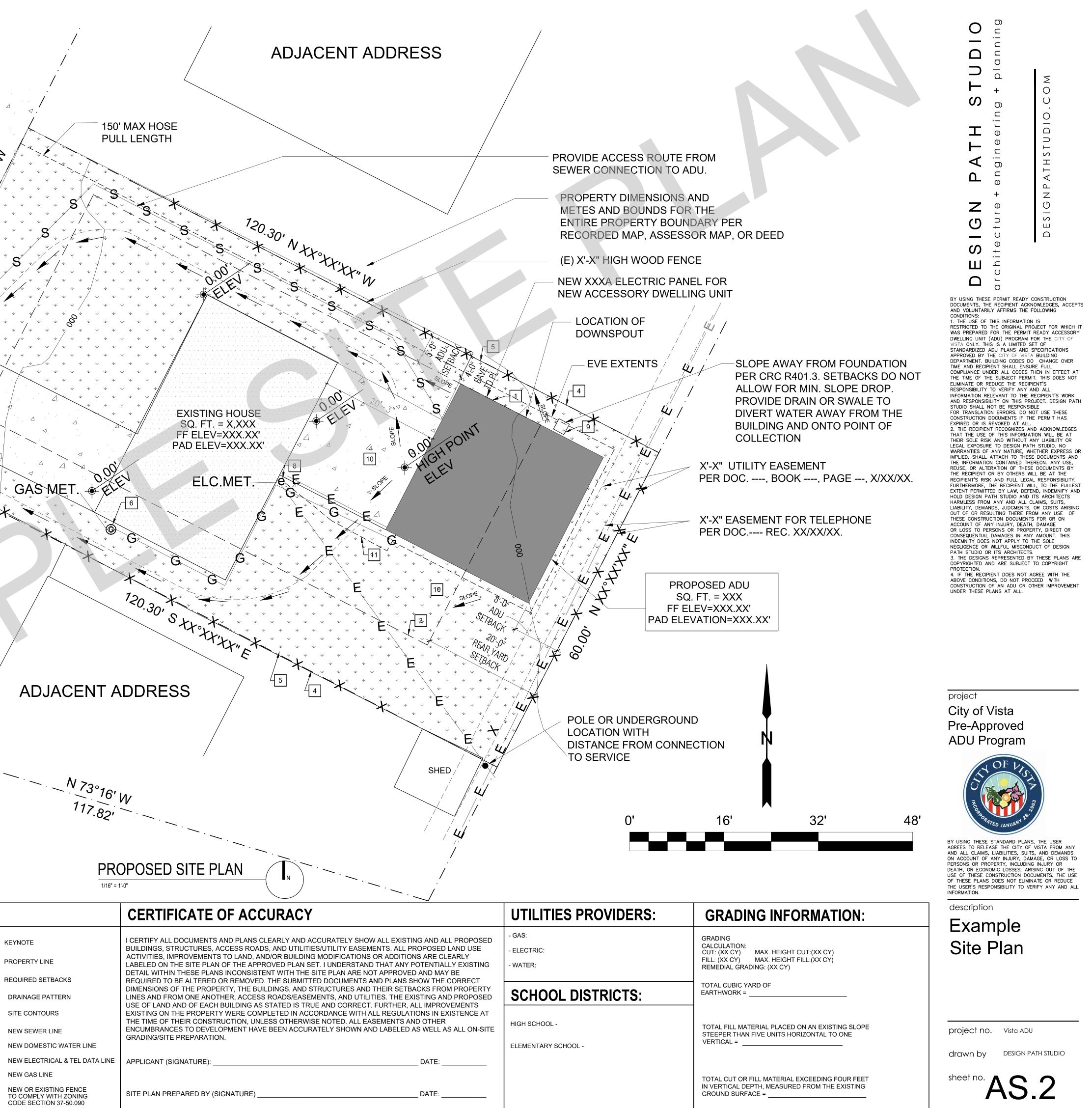
Site Information

project no. Vista ADU

drawn by

STEE INFORMATION CHEEVAL STEE INFORMATION CHEEVAL STEE INFORMATION CHEEVAL Add Add Add Add Add Add Add Add Add Ad	VWAT.ME		So Min. 4 So Min. 4
MAIN DWELLING UNIT			
IF REQUIRED, INCORPORATE THE APPROVED GRADING PLAN/IMPR THE BUILDING PLANS.	OVEMENT PLAN WITH		
IF REQUIRED, PROVIDE A FUEL MODIFICATION ZONE	GENERAL NOTES		
1 LINE OF EXTERIOR WALL, TYP.	1. SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY	LEGEND	[1]
 2 LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE 3 REQUIRED SETBACKS 4 PROPERTY LINE, TYP. 5 FENCE- HEIGHT PER PLAN 6 EXISTING GAS METER 7 EXISTING WATER METER 8 EXISTING ELECTRIC METER. 9 CONDENSING UNIT 10 SLOPE AWAY FROM FOUNDATION PER CRC R401.3. IF 	 IN FIELD PRIOR TO CONSTRUCTION. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS. YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS). SEWER DRAIN CLEANOUTS REQUIRED AT 100 FOOT INTERVALS 	AREA OF NEW BUILDING FOOTPRINT	ON
 SETBACKS DO NOT ALLOW FOR MIN.SLOPE DROP, PROVIDE DRAIN OR SWALE TO DIVERT WATER AWAY FROM THE BUILDING AND ONTO POINT OF COLLECTION 11 FEEDER TO EXTEND TO EXISTING PANEL 12 NEW ADU SUB PANEL / DISCONNECT / JUNCTION BOX AND GROUNDING ELECTRODE SYSTEM PER NEC 	AND CHANGES IN DIRECTION OF 135 DEGREES OR MORE.		

ARTICLE 250.32



TOTAL CUBIC YARD OF EARTHWORK =
TOTAL FILL MATERIAL PLACED ON AN EXISTING SLOPE STEEPER THAN FIVE UNITS HORIZONTAL TO ONE VERTICAL =
TOTAL CUT OR FILL MATERIAL EXCEEDING FOUR FEET IN VERTICAL DEPTH, MEASURED FROM THE EXISTING

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

	RESIDENTIAL	▋♥▋			
Y N/A RESPON. PARTY	CHAPTER 3	Y N//	A RESPON. PARTY	4.303.1.4 Faucets.	TI
	GREEN BUILDING SECTION 301 GENERAL			4.303.1.4.1 Residential Lavatory Faucets. not exceed 1.2 gallons per minute at 60 psi. 1 not be less than 0.8 gallons per minute at 20 p	The maximum flow rate of residential lavatory faucets shall The minimum flow rate of residential lavatory faucets shall usi
	301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in			4.303.1.4.2 Lavatory Faucets in Common a	
	the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code,			4.303.1.4.3 Metering Faucets NOT USED	
	but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.]	per minute at 60 psi. Kitchen faucets may ten	n flow rate of kitchen faucets shall not exceed 1.8 gallons aporarily increase the flow above the maximum rate, but not
	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.			minute at 60 psi. Note : Where complying faucets are unavailat	d must default to a maximum flow rate of 1.8 gallons per ole, aerators or other means may be used to achieve
	The mandatory provision 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.			reduction. 4.303.1.4.5 Pre-rinse spray valves NOT U	SED
	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.			4.303.2 Submeters for multifamily buildings and dwellin buildings NOT USED	
	Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.			4.303.3 Standards for plumbing fixtures and fittings. P accordance with the <i>California Plumbing Code</i> , and shall m 1701.1 of the <i>California Plumbing Code</i> . NOTE: THIS TABLE COMPILES THE DATA IN SECTION A CONVENIENCE FOR THE USER.	neet the applicable standards referenced in Table
				TABLE - MAXIMUM FIXTURE WATER	USE
	301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] - NOT USED SECTION 302 MIXED OCCUPANCY BUILDINGS			FIXTURE TYPE	FLOW RATE
	302.1 MIXED OCCUPANCY BUILDINGS NOT USED			SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
	DIVISION 4.1 PLANNING AND DESIGN			LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
	ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development			LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
	BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety			KITCHEN FAUCETS	1.8 GPM @ 60 PSI
	OSHPD Office of Statewide Health Planning and Development LR Low Rise			METERING FAUCETS	0.2 GAL/CYCLE
	HR High Rise AA Additions and Alterations N New		2	WATER CLOSET URINALS	1.28 GAL/FLUSH 0.125 GAL/FLUSH
	CHAPTER 4				0.123 OALY LOOT
	RESIDENTIAL MANDATORY MEASURES SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)			4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSC, a local water efficient landscape ordinance or the current C Efficient Landscape Ordinance (MWELO), whichever is mo NOTES:	alifornia Department of Water Resources' Model Water
	FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar			1. The Model Water Efficient Landscape Ordinance	(MWELO) is located in the California Code Regulations,
	pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.			Title 23, Chapter 2.7, Division 2. MWELO and su available at: https://www.water.ca.gov/	oporting documents, including water budget calculator, are
	 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. 			DIVISION 4.4 MATERIAL CONS EFFICIENCY 4.406 ENHANCED DURABILITY AND REI	ERVATION AND RESOURCE
	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			4.406.1 RODENT PROOFING. Annular spaces around pip sole/bottom plates at exterior walls shall be protected openings with cement mortar, concrete masonry or a agency.	d against the passage of rodents by closing such a similar method acceptable to the enforcing
	property, prevent erosion and retain soil runoff on the site. Retention basins of sufficient size shall be utilized to retain storm water on the site. 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 			 4.408 CONSTRUCTION WASTE REDUCT 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recy percent of the non-hazardous construction and demo 4.408.2, 4.408.3 or 4.408.4, or meet a more stringer management ordinance. 	cle and/or salvage for reuse a minimum of 65 bition waste in accordance with either Section
	by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.			Exceptions:	
	Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)			 Excavated soil and land-clearing debris. Alternate waste reduction methods developed by recycle facilities capable of compliance with this close to the jobsite. 	item do not exist or are not located reasonably
	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:			 The enforcing agency may make exceptions to the jobsites are located in areas beyond the haul be 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN in conformance with Items 1 through 5. The construint 	undaries of the diversion facility.
	 Swales Water collection and disposal systems French drains 			 Identify the construction and demolition waste marcuse on the project or salvage for future use or 	for examination by the enforcing agency. aterials to be diverted from disposal by recycling,
	 Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. 			 Specify if construction and demolition waste mat bulk mixed (single stream). Identify diversion facilities where the construction taken. 	erials will be sorted on-site (source separated) or
	4.106.4 Electric vehicle (EV) charging for new construction NOT USED 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities NOT USED			 Identify construction methods employed to reduct generated. Specify that the amount of construction and dem by weight or volume, but not by both. 	
	4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings NOT USED DIVISION 4.2 ENERGY EFFICIENCY			4.408.3 WASTE MANAGEMENT COMPANY. Utilize a we enforcing agency, which can provide verifiable docume demolition waste material diverted from the landfill compared from the landfill	nentation that the percentage of construction and
	4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy			Note: The owner or contractor may make the deterr materials will be diverted by a waste management co	
	Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION			4.408.4 WASTE STREAM REDUCTION ALTERNATIVE weight of construction and demolition waste dispose lbs./sq.ft. of the building area shall meet the minimur Section 4.408.1	d of in landfills, which do not exceed 3.4
	 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 sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4. 			4.408.4.1 WASTE STREAM REDUCTION ALTERN weight of construction and demolition waste dispose per square foot of the building area, shall meet the n requirement in Section 4.408.1	d of in landfills, which do not exceed 2 pounds
	Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.			 4.408.5 DOCUMENTATION. Documentation shall be proved by compliance with Section 4.408.2, items 1 through 5, Notes: 	
	4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.			 Sample forms found in "A Guide to the Ca (Residential)" located at www.hcd.ca.gov/ documenting compliance with this section Mixed construction and demolition debris Department of Resources Recycling and F 	CALGreen.html may be used to assist in (C & D) processors can be located at the California
	 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 NOT USED 			4.410 BUILDING MAINTENANCE AND OF 4.410.1 OPERATION AND MAINTENANCE MANUAL. Ar disc, web-based reference or other media acceptabl	PERATION the time of final inspection, a manual, compact
	4.303.1.3 Showerheads.			following shall be placed in the building: 1. Directions to the owner or occupant that the man	ual shall remain with the building throughout the
	4.303.1.3.1 Single Showerhead. 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.			life cycle of the structure. 2. Operation and maintenance instructions for the f	ollowing:
	4.303.1.3.2 Multiple showerheads serving one shower . When a shower is served by more than one				r-saving devices and systems, HVAC systems, gers, water-heating systems and other major
	showerhead, the combined flow rate of all the 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 only allow one shower outlet to be in operation at a time.			 b. Roof and yard drainage, including gutters c. Space conditioning systems, including cor 	
	allow one shower outlet to be in operation at a time. Note : A hand-held shower shall be considered a showerhead.			d. Landscape irrigation systems.e. Water reuse systems.3. Information from local utility, water and waste red	
				3. Information from local utility, water and waste red resource consumption, including recycle program	

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING VERIFICATION WITH THE FULL CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL NEEDS. THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER AND MAY BE MODIFIED BY THE END USER AND MAY BE MODIFIED BY THE END USER AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS.

- Public transportation and/or carpool options available in the area. N/A RESPON N/A RESPO PART 5. 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. 6. Information about water-conserving landscape and irrigation design and controllers which conserve 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. 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 are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, 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 note required to comply with the organic waste portion of this section DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL 4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. **COMPOSITE WOOD PRODUCTS.** Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1 DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere. MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701. MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). **REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. **VOC.** A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). 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 & 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, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or 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, sealant 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:
 - 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air guality management district rules where applicable or SCAQMD 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 tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
 - 2. 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:

1. Manufacturer's product specification. 2. Field verification of on-site product containers.

4.504.3 CARPET SYSTEMS. All carpet 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/DEODC/EHLB/IAQ/Pages/VOC.aspx.

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/DEODC/EHLB/IAQ/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% 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.

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

Y = YES	
N/A = NOT APPLICABLE RESPON. PARTY = RESPONSIBLE PARTY (ie OWNER, CONTRACTOR, I	
DIVISION 4.5 ENVIRONMENTAL QUALITY (continued	
4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium dens composite wood products used on the interior or exterior of the buildings shall meet the requirement formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93)	ents for
by or before the dates specified in those sections, as shown in Table 4.504.5	
4.504.5.1 Documentation. Verification of compliance with this section shall be provided a by the enforcing agency. Documentation shall include at least one of the following:	
1. Product certifications and specifications.	<u>م</u> ک
 Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation 	
CCR, Title 17, Section 93120, et seq.).	
 Exterior grade products marked as meeting the PS-1 or PS-2 standards of the E Wood Association, the Australian AS/NZS 2269, European 636 3S standards, ar 0121, CSA 0151, CSA 0153 and CSA 0325 standards. 	nd Canadian CSA +
5. Other methods acceptable to the enforcing agency.	
4.505 INTERIOR MOISTURE CONTROL	
4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standard	ds Code.
4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor	1)
California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor re	
California Residential Code, Chapter 5, shall also comply with this section.	<u>–</u> Ш –
4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least on	ne of the
following:	
 A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate sha a vapor barrier in direct contact with concrete and a concrete mix design, which wi shrinkage, and curling, shall be used. For additional information, see American Co ACI 302.2R-06. 	all be provided with ill address bleeding, oncrete Institute, BY USING THESE PERMIT READY DOCUMENTS, THE RECIPIENT ACKI AND VOLUNTARILY AFFIRMS THE
 Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional. 	CONDITIONS: 1. THE USE OF THIS INFORMATION RESTRICTED TO THE ORIGINAL PR WAS PREPARED FOR THE PERMIT
4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs shall not be installed. Wall and floor framing shall not be enclosed when the framing members excern 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 moisture verification methods may be approved by the enforcing agency and shall satisf found in Section 101.8 of this code. 	time and RECIPIENT SHALL ENSU COMPLIANCE UNDER ALL CODES THE TIME OF THE SUBJECT PERM
found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the	
of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing wit	INFORMATION RELEVANT TO THE AND RESPONSIBILITY ON THIS PR
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 allow enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' d recommendations prior to enclosure.	2. THE RECIPIENT RECOGNIZES AN THAT THE USE OF THIS INFORMA THEIR SOLE RISK AND WITHOUT A
 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comp following: 	THE INFORMATION CONTAINED TH
1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building	REUSE, OR ALTERATION OF THESI THE RECIPIENT OR BY OTHERS W
 Parts shall be ENERGY STAR component and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be conhumidity control. 	
 Humidity controls shall be capable of adjustment between a relative humidity rang equal to 50% to a maximum of 80%. A humidity control may utilize manual or auto adjustment. 	HARMLESS FROM ANY AND ALL C LIABILITY, DEMANDS, JUDGMENTS, OUT OF OR RESULTING THERE FR THESE CONSTRUCTION DOCUMENT
 A humidity control may be a separate component to the exhaust fan and is not req integral (i.e., built-in) 	OR LOSS TO PERSONS OR PROPE CONSEQUENTIAL DAMAGES IN AN
Notes:	INDEMNITY DOES NOT APPLY TO

PART

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J 2011 (Residential
- Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems),
- ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential
- Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are 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.
- 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations.
- 5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

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.

 \square \Box ဟ

THESE PERMIT READY CONSTRUCTION ITS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS UNTARILY AFFIRMS THE FOLLOWING

TED TO THE ORIGINAL PROJECT FOR WHICH IT PARED FOR THE PERMIT READY ACCESSORY ; UNIT (ADU) PROGRAM FOR THE CITY OF LY. THIS IS A LIMITED SET OF RDIZED ADU PLANS AND SPECIFICATIONS FD BY THE CITY OF VISTA BUILDING MENT. BUILDING CODES DO CHANGE OVER) RECIPIENT SHALL ENSURE FULL ANCE UNDER ALL CODES THEN IN EFFECT A OF THE SUBJECT PERMIT. THIS DOES NOT OR REDUCE THE RECIPIENT'S SIBILITY TO VERIFY ANY AND AL TION RELEVANT TO THE RECIPIENT'S WORK SPONSIBILITY ON THIS PROJECT. DESIGN PATH SHALL NOT BE RESPONSIBLE NSLATION ERRORS. DO NOT USE THESE UCTION DOCUMENTS IF THE PERMIT HAS OR IS REVOKED AT ALL. ECIPIENT RECOGNIZES AND ACKNOWLEDGE USE OF THIS INFORMATION WILL BE AT DLE RISK AND WITHOUT ANY LIABILITY OR XPOSURE TO DESIGN PATH STUDIO. NO ITIES OF ANY NATURE. WHETHER EXPRESS OR SHALL ATTACH TO THESE DOCUMENTS AND RMATION CONTAINED THEREON. ANY USE, OR ALTERATION OF THESE DOCUMENTS E IPIENT OR BY OTHERS WILL BE AT THE NT'S RISK AND FULL LEGAL RESPONSIBILIT MORE, THE RECIPIENT WILL, TO THE FULLEST PERMITTED BY LAW, DEFEND, INDEMNIFY AND ESIGN PATH STUDIO AND ITS ARCHITECTS SS FROM ANY AND ALL CLAIMS, SUITS, DEMANDS, JUDGMENTS, OR COSTS ARISIN R RESULTING THERE FROM ANY USE OF INSTRUCTION DOCUMENTS FOR OR ON OF ANY INJURY. DEATH. DAMAGE TO PERSONS OR PROPERTY, DIRECT OF JENTIAL DAMAGES IN ANY AMOUNT. THIS Y DOES NOT APPLY TO THE SOLE NCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARF COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMEN UNDER THESE PLANS AT ALL.

project City of Vista **Pre-Approved** ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

description

Calgreen Checklis

project no.	Vista ADU	

drawn by

ARCHITECTUAL GENERAL NOTES DO NOT SCALE THE DRAWING, USE THE DIMENSIONS ONLY. IF A 14. DISCREPANCY IS FOUND TO EXIST, NOTIFY THE OWNER THESE PLANS/SPECIFICATIONS AND ALL WORK SHALL COMPLY WITH CURRENT EDITION OF STATE OF CALIFORNIA TITLE 24 CCR AND CURRENT CPC, CMC AND CEC CODES. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE 15. REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY THE CITY OF VISTA. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK. ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF VISTA BUILDING INSPECTOR AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY CONSTRUCTION, RECONSTRUCTION, OR CLOSURE OR THE ROADWAY, SIDEWALK OR RIGHT OF WAY. APPLICANT SHALL CONTACT ENGINEERING DEPARTMENT TO PROCESS. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL. APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE. | 5. SUBMIT GRADING PLANS AND/OR PROVIDE ADU GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION. 11. THE PV SYSTEM WILL BE SUBMITTED UNDER A SEPARATE PERMIT A PHOTOVOLTAIC (SOLAR) SYSTEM BUILDING AND ELECTRICAL PERMIT SHALL BE ISSUED PRIOR TO ADU BUILDING FRAME INSPECTION REQUEST. SOIL REPORT REQUIREMENT: IF A SOILS REPORT IS REQUIRED BY #7 THE LOCAL JURISDICTION, THE GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH CBC SECTION 1803.2 AND REPORTED IN ACCORDANCE WITH CBC SECTION 1803.6. -THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE CITY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER IS REQUIRED ROOF NOTES FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED. BUILDING-INTEGRATED PHOTOVOLTAIC PRODUCTS INSTALLED AS THE ROOF COVERING SHALL BE TESTED, LISTED AND LABELED FOR FIRE CLASSIFICATION IN ACCORDANCE WITH SECTION R902.1 THROUGH R902.4. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT 10 SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF | 11. SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE 12. UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.3.3. SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR 13 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS 14 HORIZONTAL (2-PERCENT SLOPE). BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS, WHICH SHALL HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE). 16. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON 10. **ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS** HORIZONTAL (8-PERCENT SLOPE). MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF 17. NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE. SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.

3. A CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS ON SHEET T1.1 THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING

ROOF NOTES (CONT'D)

FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT PERCENT OF THE PLAN VIEW TOTAL ROOF ARE AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIN SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVO OCCUPYING MORE THAN 33 PERCENT OF THE P ROOF AREA, NOT LESS THAN A 36-INCH (914 MM IS REQUIRED ON BOTH SIDES OF A HORIZONTAL

PER SECTION R806.5/EM3.9.6: a. WHERE ONLY AIR-IMPERMEABLE IS PROVIDED APPLIED IN DIRECT CONTACT WITH UNDERSIDE STRUCTURAL ROOF SHEATHING.

b. WHERE AIR-PERMEABLE INSULATION IS INSTA BELOW THE STRUCT. SHEATHING, RIGID BOARD INSULATION SHALL BE INSTALLED DIRECTLY AB STRUCTURAL ROOF SHEATHING w/ MIN. R VALUE CLIMATE ZONE PER TABLE R806.5.

c. WHERE BOTH AIR-IMPERMEABLE AND AIR-PER INSULATION ARE PROVIDED, THE AIR-IMPERMEA SHALL BE APPLIED IN DIRECT CONTACT WITH TH THE STRUCT. ROOF SHEATHING w/ MIN. R VALUE CLIMATE ZONE PER TABLE R806.5.FOR CONDENS CONTROL.

FLOOR PLAN NOTES

- ALL DIMENSIONS TO FACE OF STUD, U.N.O.
- ALL DOORS SHOULD BE 3 1/2" FROM NEAREST WALL AT HINGED SIDE, U.N.O.

WRITTEN DIMENSIONS TO PREVAIL OVER SCAL DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. CONSTRUCTION AND IMMEDIATELY NOTIFY OW DISCREPANCIES.

- REFER TO FRAMING PLANS AND SECTIONS FO AND DIM. NOT SHOWN .
- ALL ROOF DRAIN PIPES TO BE MIN. 2" STORM D UNLESS LOCAL CODE REQUIRES LARGER DRAII ROOF GUTTERS:

STYLE A . INSTALLED AND DESIGNED IN ACCOR SMACNA MANUAL, PLATE #1,#2 & #3,GUTTER. F WIDTH AS REQUIRED TO HANDLE THE AMOUNT FOR MAXIMUM STORMS, SMACNA CHART #2, F GUTTER: SIZE; PAGES 1,2, 3, 4, 5 &6, CHARTS #7

STYLE; PLATE #2, STYLE A, PAGE 9 EXPANSION;PLATE #6, PAGE 16 &17 HANGING; PLATE #19, FIG. C, PAGE 43. DOWN SPOUTS:

PLAIN RECTANGULAR.AS REQUIRED BY SMACN CHART #3, PAGE #3. SEE ARCHITECT FOR LOCA DOWN SPOUTS. ALL DOWN SPOUTS ARE TO BE HANDLE THE AMOUNT OF ROOF WATER FOR MA STORMS, SMACNA CHART #2, PAGE #2. DOWN TO DEPOSIT DIRECTLY OVER A NDS 6 INCH SQU 641 OR APPROVED EQUAL.(SEE SECTION 02710 INFORMATION)

- TRANSITION OF FLOOR MATERIALS OCCURRING WITH DOORS TO BE LOCATED UNDER THE CEN DOOR IN THE CLOSED POSITION. TRANSITION O MATERIAL OCCURRING WITH NO DOOR TO BE L ALIGN WITH THE FACE OF THE PARTITION, U.O.
- DIFFUSERS AND GRILLS TO MATCH COLOR OF S WHICH THEY ARE MOUNTED, U.O.N.
- FLOOR FINISH TO CONTINUE UNDER MILLWORK IS VISIBLE (I.E. TRASH, RECYCLING, ECT.) 8. SILI GLAZING TO BE CLEAR, U.O.N.
- PLUMBING, ELECTRICAL, AND SPRINKLER EQUI REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
- ALL FINISH MATERIAL MUST MEET ALL APPLICA SAFETY, AND BUILDING CODES. 80% OF FLOOR RESILIENT FLOORING SHALL COMPLY WITH SPE CRITERIA. PARTICLE BOARD, MDF AND PLYWOO INTERIOR FINISH SYSTEMS SHALL COMPLY WIT FORMALDEHYDE EMISSION STANDARDS.
- OPERATION AND MAINTENANCE MANUAL: THE B PROVIDE AN OPERATION MANUAL (CONTAINING FOR MAINTAINING APPLIANCES, ETC.) FOR THE TIME OF FINAL INSPECTION.
- WEEP SCREED FOR STUCCO AT THE FOUNDAT SHALL BE A MIN. OF 4" ABOVE THE EARTH OR 2" AREAS. CRC R703.7.2.1, CBC 2512.1.2
- FASTENERS AND CONNECTIONS (NAILS, ANCHO IN CONTACT WITH PRESERVATIVE -TREATED WE HOT -DIPPED ZINC-COATED GALVANIZED STEEL STEEL, SILICON BRONZE OR COPPER. (CRC R31 2304.10.5)
- ANCHOR BOLTS SHALL INCLUDE STEEL PLATE OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLAT R602.11.1, CBC 2308.3.2 ACCEPTANCE ALTERNA 4.3.6.4.3)
- FUTURE WATER HEATERS AND PLUMBING FIXT THE REQUIREMENTS OF SECTION 2-5314 AND T 24, C.A.C.
- 15, 20 AND 30 AMP. RECEPTACLE OUTLETS SHAI NO MORE THAN 48" MEASURED FROM THE TOP AND NOT LESS THAN 15" FROM THE BOTTOM OF ABOVE THE FLOOR.
- SITE SHALL BE PLANNED AND DEVELOPED TO M WATER AWAY FROM BUILDINGS. PLANS SHALL THE CITY ENGINEER THAT SHOW SITE GRADING FOR STORM WATER RETENTION AND DRAINAGE CONSTRUCTION. BMP'S THAT ARE CURRENTLY THE CITY ENGINEER MUST BE IMPLEMENTED PL INSPECTION BY THE BUILDING DEPT.
- 18. 65 % OF CONSTRUCTION WASTE IS TO BE RECY OF INERT MATERIALS ARE RECYCLED SALVAGE

)		FLOOR PLAN NOTES (CONT'D)	
T MORE THAN 33	19.	VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION	5.
EA, NOT LESS THAN JIRED ON BOTH /OLTAIC ARRAYS		4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS, STAINS, CAULKS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISHED	6.
PLAN VIEW TOTAL IM) CLEAR SETBACK AL RIDGE.	20.	MATERIALS HAVE BEEN USED. INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS	7.
ED, IT SHALL BE	201	SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS	7. 8.
DE OF THE		PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH	9.
RD OR SHEET		A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.	10.
BOVE THE UE BASED ON	21.	MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT	11.
ERMEABLE EABLE INSULATION		NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE	12.
THE UNDERSIDE OF UE BASED ON		SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE	13.
INSATION	22.	OF THE LISTED METHODS LISTED IN CGC SECTION 4.505.3 PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED	10.
		CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE	14.
TINTERSECTING		AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS	15.
ALING OF	23.	LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER	16.
M. PRIOR TO WNER OF ANY	24.	BASED CONTROLLERS. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL	10.
OR CLARIFICATION		SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION	17.
DRAINAGE SYSTEM		BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC	
AIN SIZES.	25.	4.106.2.	18.
DRDANCE WITH PAGE 6 - 11, NT OF ROOF WATER		THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.	
PAGE #2. S#1,#2,#3,#4,#5#6 &	26.	THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES,	1.
		ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0	
NA MANUAL	27.	DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1	2.
CATIONS OF BE DESIGNED TO	28.	BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.	
MAXIMUM VN SPOUTS ARE QUARE, MODEL 10 MORE	29.	SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABEL TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.	3.
	30.	VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOC. PLANS, SPECIFICATION BUILDER OR	
NG IN OPENINGS NTER OF THE I OF FLOOR		INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH TO	4.
LOCATED TO D.N	31.	SHOW SUBSTANTIAL CONFORMATION. NEW SINGLE FAMILY RESIDENTIAL CONSTRUCTION SHALL BE	
F SURFACE AT		DESIGNED FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION PER R327 SEE SHEET A5.3 FOR AGING IN PLACE DETAILS	5.
RK WHERE FLOOR ILICON SEALANT AT		A) AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM	
UIPMENT, IF		ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.	
		B) REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING	
CATION FIRE, LIFE OR AREA RECEIVING		AGENCY. C) REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. REINFORCEMENT SHALL BE LOCATED	7.
PECIFIED VOC DOD USED IN ITH LOW		BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.	8.
-		D) WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE	
E BUILDER IS TO NG INFORMATION IE OWNER AT THE		BACK WALL. E) SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.	9.
TION PLATE LINE		F) BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE	
2" ABOVE PAVED		BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED	
HORS BOLTS ECT) WOOD SHALL BE OF		WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.	
EL, STAINLESS 317.3, CBC		MECHANICAL NOTES	10.
E WASHERS A MIN.	1.	CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL	
TE AND NUT. (CRC NATIVE SDPWS		ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R315.5] CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE	
TURES SHALL MEET TABLE 2-53G, TITLE		SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND	11.
ALL BE INSTALLED		WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. [CRC R315.6]	12.
OF OUTLET BOX	2.	WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN	13.
) KEEP SURFACE L BE APPROVED BY		EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC P202 2 1)	
NG AND PROVIDE GE DURING	3.	R303.3.1) ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR	14. 15.
Y ENFORCED BY PRIOR TO INITIAL		FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL CREEN 4 505 1, CRC 1203, 5 2 1, CMC 402 5	
CYCLED AND 100% GED,COMPOSTED .	4.	CAL GREEN 4.505.1, CBC 1203 .5.2.1, CMC 402.5 SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF	
		R-6. (CAL ENERGY CODE TABLE 150.1-A)	

MECHANICAL NOTES (CONT'D)

WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT

- HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1) ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN.
- FROM PROPERTY LINE OR OPENINGS INTO BLDG., AN FROM A FORCED AIR INLET. (CMC 502.2.1) ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (C
- THE MAX. AMOUNT OF WATER CLOSETS ON A 3"
- HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLI THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERT DRAINAGE LINE IS 5. (CPC TABLE 703.2)
- PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000 WATER HEATER. (CAL ENERGY CODE 150.0(N)).
- PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" AE BASE OF THE WATER HEATER SPACE. (CAL ENERGY ((N).
- INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE (2), and CPC 609.11)
- ISOLATION VALVES ARE REQ. FOR TANKLESS WATER ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIE EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL CODE 110.3(7).
- EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIP BACK DRAFT DAMPERS
- ALL EXHAUST FANS SHALL BE SWITCHED SEPARATEL LIGHTING SYSTEMS. (CENC 150(K) 2B)
- PLUMBING FIXTURES AND FITTINGS INSTALLED IN RES BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.
- PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE CAL PLUMBING CODE AND SHALL MEET THE THE APPLICAI REFERENCE STANDARDS.
- ALL HOSE CONNECTIONS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS. [CPC 60

ELECTRICAL NOTES

RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH ARTICLE 210.52. & CRC SECTION R327.1.2. TAMPER RE RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELL

ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUS RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NI 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCU ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-1 THERE ARE TO BE A MINIMUM OF 2 SMALL APPLIANCE CIRCUITS WITHIN THESE AREAS CEC 210.11(C)1

- BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 A
 CIRCUIT DEDICATED TO EACH BATHROOM.
 b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONI
 BATHROOM RECEPTACLE OUTLETS PER NEC ART. 21
 ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMP RECER
 INSTALLED IN BATHROOMS, GARAGES, BASEMENTS,
 OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS
 COUNTERS AND AT WET BAR SINKS, WITHIN 6' OF A SI
 BE GFCI PROTECTED PER NEC ART. 210-8(A).
- WEATHER RESISTANT TYPE FOR RECEPTACLES INSTA DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6) PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH OR THE FIXTURE NEEDS TO BE HIGH EFFICACY.
- OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
- A RECEPTACLE OUTLET MUST BE INSTALLED IN EVER SO THAT NO POINT ALONG THE WALL SPACE IS MORE FEET, MEASURED HORIZONTALLY ALONG THE FLOOR FROM A RECEPTACLE OUTLET CEC 210.52(A)
- SMOKE DETECTORS MUST BE PERMANENTLY WIRED. CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL R THEIR PRIMARY POWER FROM THE BUILDING WIRING SUCH WIRING IS SERVED FROM A COMMERCIAL SOUF SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMO ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED OVERCURRENT PROTECTION.
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED INSTALLED, THE SMOKE ALARMS SHALL BE INTERCON SUCH A MANNER THAT THE ACTIVATION OF ONE ALAR ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELL THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDR OVER BACKGROUND NOISE LEVELS WITH ALL INTERV DOORS CLOSED.
- ALL EXHAUST FANS SHALL BE SWITCHED SEPARATEL LIGHTING SYSTEMS. (CENC 150(K) 2B)
- A MINIMUM OF 1 LUMINAIRE SHALL BE INSTALLED IN B CONTROLLED BY AN OCCUPANT OR VACANCY SENSC PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 1 LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATEI CIRCUIT (CEC 210 .11 (C)(2)
- PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CI

TWO OR MORE SMALL-APPLIANCE 20-AMPERE BRANC CIRCUITS SHALL BE PROVIDED FOR RECEPTACLES IN IN A KITCHEN TO SERVE COUNTERTOP SURFACES. [C 210.52(B)(3) & CEC 210.11(C)(1)] IN DWELLING UNITS IN AREAS SPECIFIED IN 210.52, ALL 15- AND 20-AMPERE, 250-VOLT NONLOCKING-TYPE RECEPTACLES SHALL E TAMPER-RESISTANT RECEPTACLES. [CEC 406.12]

	ELECTRICAL NOTES (CONT'D)
OM AREAS, T BE TIED TO	16. PER CEC 2022 150.0(N).1.A.: IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER
I. 3 FEET ND 10'	HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3
ND 10 [°] CPC603.5.7)	CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
LE 703.2)	 BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
RTICAL 00BTU FOR	A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER
ABOVE THE	 FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES
CODE 150.0 0E 150.0(j)	HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.
R HEATERS	17. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.
SIBS ON L ENERGY	18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
	19. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY
ELY FROM	STANDARDS TABLE 150.0-A PER SECTION 150.0(K). ELECTRIC READY NOTES:
ESIDENTIAL E REQ. OF	2022 ENERGY EFFICIENCY STANDARDS 150.0
N 4.303.1 ALIFORNIA ABLE	 (S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE: 1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED: A. ESS READY INTERCONNECTION EQUIPMENT WITH A
03.3.3]	MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
TH CEC	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
RESISTANT // NEC ART. _LING).	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
JST NEC	INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL
NG, UITS WILL BE -12(B).	BACKED-UP LOAD CIRCUITS." 2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY
E BRANCH	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
AMPERE	NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
210-11(c)3. EPTACLES	 THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW
, RS, KITCHEN SINK, SHALL	FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED
TALLED IN	BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE
6) RE	CONNECTION OF BACKUP POWER SOURCE. (T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL
0	INCLUDE THE FOLLOWING: 1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE
E HIGH	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.
RY ROOM	THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
RE THAN 6 R LINE	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
D. IN NEW RECEIVE	INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
G WHERE JRCE AND IOKE	(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:
S ARE LOW.	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
ED TO BE DNNECTED IN ARM WILL	READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. 2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A
LLING UNIT. PROOMS RVENING	RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE
ELY FROM	PERMANENTLY MARKED AS "FOR FUTURE 240V USE." (V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS
BATHROOM	WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING: 1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE
SOR 150 .0(K)21) ED BRANCH	INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER
CEC 422.12)	LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS
ICH INSTALLED	"240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
CEC N ALL E, 125- AND	2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE
BE LISTED	POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

DESIGNPATH STUDIC architecture + engineering + plannir DESIGNPATHSTUDIO.COM

D

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

CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSOR DWELLING UNIT (ADU) PROGRAM FOR THE CITY O TA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT, BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT A THE TIME OF THE SUBJECT PERMIT. THIS DOES NO ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND AL INFORMATION RELEVANT TO THE RECIPIENT'S WOR AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION FRRORS, DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGE THAT THE USE OF THIS INFORMATION WILL BE A THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE. WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE REUSE, OR ALTERATION OF THESE DOCUMENTS E THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY FURTHERMORE. THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW. DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISIN OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS NDEMNITY DOES NOT APPLY TO THE SOLE VEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS 3 THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMEN UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

description

General Notes

project no. Vista ADU

drawn by

DESIGN PATH STUDIO

DESIGN PATH STU

heet no. **GO**

GENERAL NOTE: THE ADU SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE IF IT IS IN THE VHFHSZ. STRUCTURES IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL **PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL** MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE AND MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE CITY'S FIRE DEPARTMENT. FIRE/FUEL BREAK SIZE (MINIMUM 100 FEET FROM STRUCTURE) & COMPOSITION SHALL BE DETERMINED BY THE FIRE DEPARTMENT & SHOWN ON THE IMPROVEMENT/GRADING PLANS, SPIKED. FINAL MAP, & BUILDING PLANS CBC CHAPTER 7A - MATERIALS & CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE THESE NOTES SHALL APPLY. THE JURISDICTION HAS DETERMINED THAT THIS PROJECT IS IN A WILDLIFE -URBAN INTERFACE AREA. PLEASE SHOW COMPLIANCE WITH THE FOLLOWING ITEMS FOR NEW BUILDINGS, PER THE 2022 CBC. **EXCEPTIONS:** BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS A GROUP U OCCUPANCY AND NOT EXCEEDING 120 SQUARE FEET IN FLOOR AREA. WHEN LOCATED AT LEAST 30 FEET FROM AN APPLICABLE BUILDING. BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIES AS A GROUP U OCCUPANCY OF ANY SIZE LOCATED LEAST 50' FROM AN APPLICABLE BUILDING. BUILDINGS CLASSIFIED AS A GROUP U AGRICULTURE BUILDING. FRAMING. AS DEFINED IN SECTION 202 OF THE CODE (SEE ALSO APPENDIX C - GROUP U AGRICULTURE BUILDINGS), WHEN LOCATED AT LEAST 50' FROM AN APPLICABLE BUILDING. **REQUIREMENTS:** 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. EXCEPTION: CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. DECK. 705A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL - SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. AT LEAST 36-INCH -WIDE RUNNING THE FULL LENGTH OF THE VALLEY. 705A.4 ROOF GUTTER. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. 706A.2 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH 4 WILDFIRE FLAME And EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS: A) THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST B) THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST C) THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F 706A.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING A) VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF $\frac{1}{16}$ - INCH AND SHALL NOT EXCEED $\frac{1}{8}$ - INCH IN DIAMETER B) THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE C) THE MESH MATERIAL SHALL BE CORROSION RESISTANT. 6 707A.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4: **1. NONCOMBUSTIBLE MATERIAL** 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2. 3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2. 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

8. 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR ASSEMBLIES OF BUILDINGS OR STRUCTURES SH CONSTRUCTED USING ONE OR MORE OF THE FO METHODS, UNLESS THEY ARE COVERED BY AN E

- COVERING COMPLYING WITH SECTION 707A.3: 1. ASSEMBLY OF SAWN LUMBER OR GLUE LAN WITH THE SMALLEST MINIMUM NOMINAL DI INCHES. SAWN OR GLUE-LAMINATED PLANK TONGUE-AND-GROVE, OR SET CLOSE TOG
- 2. LOG WALL CONSTRUCTION ASSEMBLY
- 3. ASSEMBLY THAT HAS BEEN TESTED IN ACC THE TEST PROCEDURES FOR A 10 MINUTE CONTACT EXPOSURE SET FORTH IN ASTM CONDITIONS OF ACCEPTANCE SHOWN IN S
- 4. ASSEMBLY THAT MEET THE PERFORMANCE ACCORDANCE WITH THE TEST PROCEDUR MINUTE DIRECT FLAME CONTACT EXPOSUR FORTH IN SFM STANDARD 12-7A-1
- 5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE A 1-HOUR FIRE RESISTANCE RATING, RATE EXTERIOR SIDE, AS TESTED IN ACCORDANCE E119 OR UL263
- 6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE CONTAINING ONE LAYER OF $\frac{5}{8}$ -INCH TYPE X SHEATHING APPLIED BEHIND THE EXTERIO COVERING OR CLADDING ON THE EXTERIO
- 7. ASSEMBLY SUITABLE FOR EXTERIOR EXPO CONTAINING ANY OF THE GYPSUM PANEL PRODUCTS LISTED IN THE GYPSUM ASSOC **RESISTANCE DESIGN MANUEL AS COMPLYI** 1-HOUR FIRE-RESISTANCE RATING, AS TES ACCORDANCE WITH ASTM E119 OR UL 263
- 9. 707A.5 OPEN ROOF EAVES. THE EXPOSED ROOF UNDERSIDE OF ENCLOSED ROOF EAVES SHALL (OR MORE OF THE FOLLOWING:
 - 1. NON COMBUSTIBLE MATERIAL
 - 2. IGNITION- RESISTANT MATERIAL. THE IGNIT MATERIAL SHALL BE LABELED FOR EXTERIO MEET THE REQUIREMENTS OF SECTION 704 3. FIRE-RETARDANT-TREATED WOOD. THE
 - FIRE-RETARDANT-TREATED WOOD SHALL E EXTERIOR USE AND SHALL MEET THE REQU **SECTION 2303.2**
 - 4. MATERIALS APPROVED FOR NOT LESS THA FIRE-RESISTANCE-RATED CONSTRUCTION EXTERIOR SIDE, AS TESTED IN ACCORDANCE E119 OR UL 263
 - 5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATH BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR
 - 6. THE EXTERIOR PORTION A 1- HOUR FIRE RE EXTERIOR ASSEMBLY, APPLIES AS TESTED WITH ASTM E119 OR UL 263, APPLIED TO TH THE ROOF DECK DESIGNED FOR THE EXTE EXPOSURE, INCLUDING ASSEMBLES USING PANEL AND SHEATHING PRODUCTS LISTED ASSOCIATION FIRE RESISTANCE DEIGN MA

EXCEPTION TO SECTION 707A.5: THE FOLLO DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM

10. 707A.6 ENCLOSED ROOF EAVES AND ROOF EAVE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVE EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A H UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN COVERING APPLIED TO THE UNDERSIDE OF THE SHALL BE PROTECTED BY ONE OR MORE OF THE

- 1. NONCOMBUSTIBLE MATERIAL
- 2. IGNITION- RESISTANT MATERIAL. THE IGNIT MATERIAL SHALL BE LABELED FOR EXTERIO SHALL MEET THE REQUIREMENTS OF SECT
- 3. FIRE-RETARDANT-TREATED-WOOD. THE FIF TREATED WOOD SHALL BE LABELED FOR E AND SHALL MEET THE REQUIREMENTS OF
- 4. MATERIALS APPROVED FOR NOT LESS THA FIRE-RESISTANCE-RATED CONSTRUCTION EXTERIOR SIDE, AS TESTED IN ACCORDANCE E119 OR UL 263
- 5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEAT BEHIND AN EXTERIOR COVERING ON THE U FLOOR PROJECTION.
- 5. THE EXTERIOR PORTION A 1- HOUR FIRE REPORTED AND A 1- HOUR A 1- HOUR A 1- HOUR FIRE AND A 1- HOUR FIRE REPOR EXTERIOR ASSEMBLY, APPLIED TO THE UNI RAFTER TAIS OR SOFFIT, INCLUDING ASSEM GYPSUM PANEL AND SHEATHING PRODUCT GYPSUM ASSOCIATION FIRE RESISTANCE [
- 7. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES HORIZONTAL UNDERSIDE THAT MEET THE CRITERIA IN SECTION 707A.11 WHEN TESTE ACCORDANCE WITH THE TEST PROCEDURE **ASTM E2957**
- 8. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES HORIZONTAL UNDERSIDE THAT MEET THE CRITERIA IN SECTION 707A.11 WHEN TESTE ACCORDANCE WITH THE TEST PROCEDURE SFM STANDARD 12-7A-3

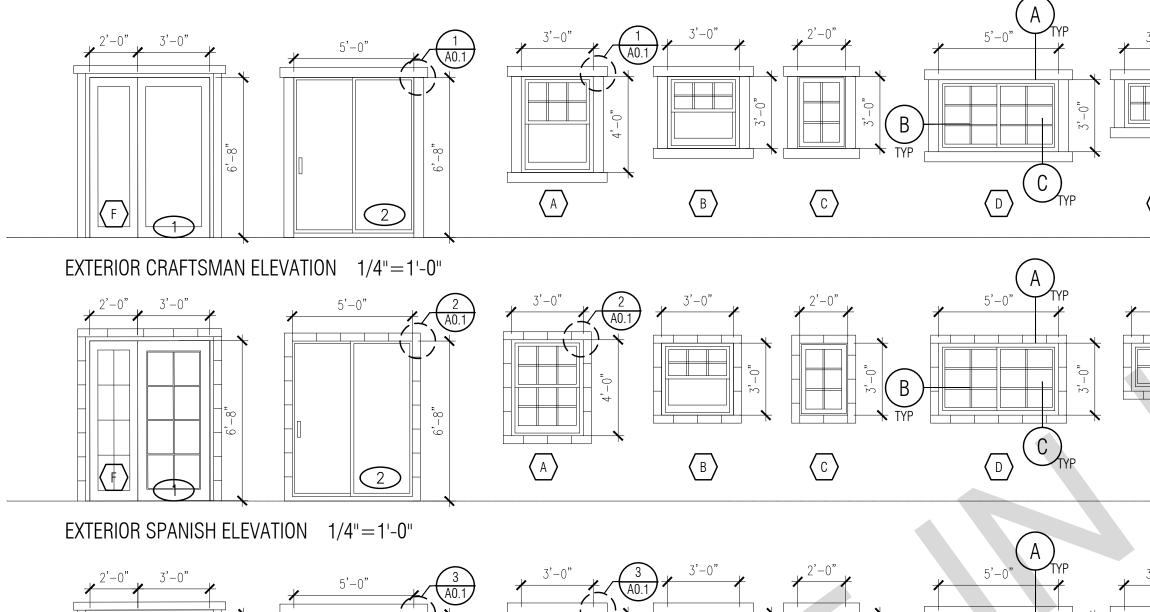
EXCEPTION TO SECTION 707A.6: THE FOLLO DO NOT REQUIRE PROTECTION: FASCIA ANI ARCHITECTURAL TRIM BOARDS

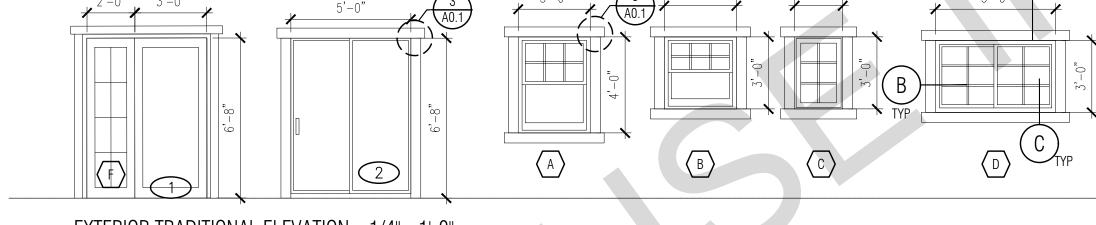
VERY HIGH FIRE SEVERITY ZONE (VHFSZ) NOTES

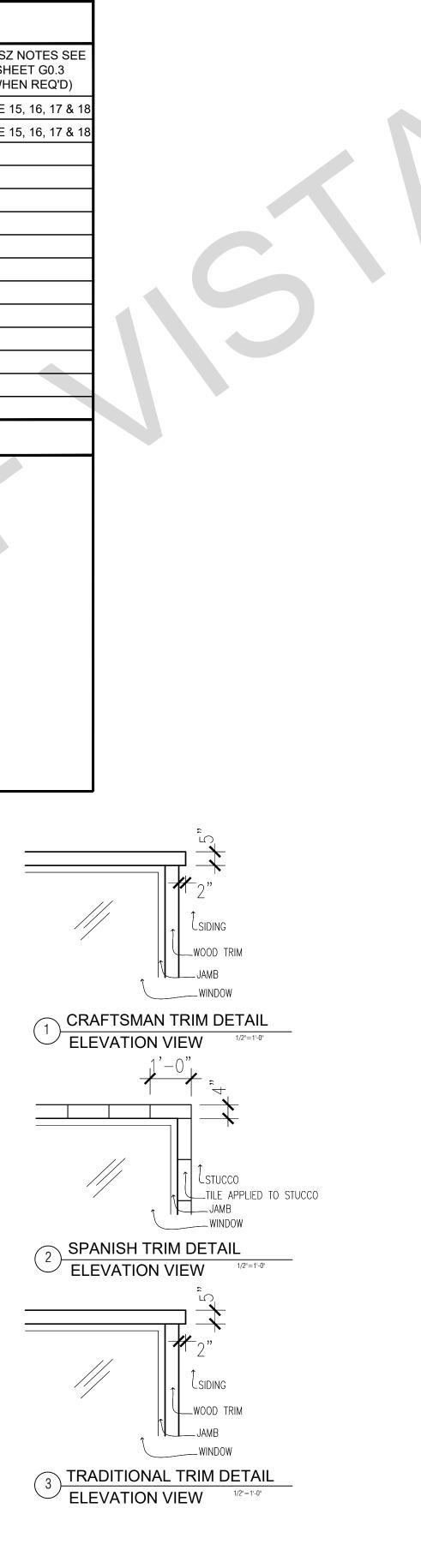
WALL HALL BE DLOWING EXTERIOR WALL MINATED WOOD MENSION OF 4 KS SPLINED, BETHER AND WELL CORDANCE WITH DIRECT FLAME E2707 WITH THE BECTION 707A.4.1. E CRITERIA IN ES FOR A TEN RE TEST SET EXPOSURE WITH ED FROM THE CE WITH ASTM EXPOSURE (GYPSUM OR WALL OR SIDE OF THE DSURE AND SHEATHING	 11. 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING: NON COMBUSTIBLE MATERIAL IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 ONE LAYER OF 5[/]₈" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLY DISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957 PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957 PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 	 THE APPENDAGE PROJECTION 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESI EXTERIOR ASSEMBLY, AS TESTED IN ACCORDAN ASTM E119 OR UL 263, APPLIED TO THE UNDERS APPENDAGE, INCLUDING ASSEMBLES USING THE PANEL AND SHEATHING PRODUCTS LISTED IN TH ASSOCIATION FIRE RESISTANCE DESIGN MANUA 7. THE UNDERSIDE OF AN APPENDAGE ASSEMBI MEETS THE PERFORMANCE CRITERIA IN SECTIO WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957. 8. THE UNDERSIDE OF AN APPENDAGE ASSEMBI
IATION FIRE ING WITH A TED IN DECK ON THE	 EXCEPTION TO SECTION 707A.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION 12. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTURE VED FLOOR PROJECTION WILLERE A FLOOR ASSEMBLY 	MEETS THE PERFORMANCE CRITERIA IN ACCORI THE TEST PROCEDURES SET FORTH IN SFM STA 12-7A-3. EXCEPTION TO SECTION 707A.10: STRUCTURAL O AND BEAMS DO NOT REQUIRE PROTECTION WHE
DECK ON THE CONSIST OF ONE TION-RESISTANT OR USE AN SHALL	CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ON OF THE FOLLOWING: 1. NONCOMBUSTIBLE MATERIAL 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL	
4A.2 BE LABELED FOR UIREMENTS OF	MEET THE REQUIREMENTS OF SECTION 704A.2 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR	 15. 708A.2 EXTERIOR GLAZING. THE FOLLOWING EXTERIOR MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WIT SECTION: 1. EXTERIOR WINDOWS
N 1-HOUR ON THE	FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263	 2. EXTERIOR GLAZED DOORS 3. GLAZED OPENINGS WITHIN EXTERIOR DOORS
CE WITH ASTM	5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE	4. GLAZED OPENINGS WITHIN EXTERIOR GARAG 5. EXTERIOR STRUCTURAL GLASS VENEERS
HING APPLIES	CEILING 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE	6. SKYLIGHTS 7. VENTS
OF THE ROOF ESISTIVE IN ACCORDANCE E UNDERSIDE OF RIOR FIRE THE GYPSUM IN THE GYPSUM NUAL.	EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL. 7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.	 16. 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED ASSEMBLY REQUIREMENTS: BE CONSTRUCTED OF MULTI-PANE GLAZING V MINIMUM OF ONE TEMPERED PANE MEETING THI REQUIREMENTS OF SECTION 2406 SAFETY GLAZ BE CONSTRUCTED OF GLASS BLOCK UNITS, C HAVE A FIRE-RESISTANT RATING OF NOT LESS MINUTES WHEN TESTED IN ACCORDANCE TO NF
OWING MATERIALS	8. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE	4. BE TESTED TO MEET THE PERFORMANCE REC OF SFM STANDARD 12-7A-2.
BOARDS	WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD 12-7A-3.	17. 708A.3 EXTERIOR DOORS. EXTERIOR DOORS SHALL (
E SOFFITS. THE ES HAVING HORIZONTAL I EXTERIOR RAFTER TAILS, E FOLLOWING:	 EXCEPTION TO SECTION 707A.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION 13. 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS 	ONE OF THE FOLLOWING: 1. THE EXTERIOR SURFACE OR CLADDING SHAL NON-COMBUSTIBLE OR IGNITION-RESISTANT MAT 2. THE EXTERIOR SURFACE OR CLADDING SHAL RESISTANT MATERIAL 3. TEH EXTERIOR DOOR SHALL BE CONSTRUCTE CORE WOOD THAT COMPLY WITH THE FOLLOWIN REQUIREMENTS:
TION-RESISTANT OR USE AND TION 704A.2 RE-RETARDANT EXTERIOR USE SECTION 2303.2 N 1-HOUR	 CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: NONCOMBUSTIBLE MATERIAL IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT 	 3.1 STILES AND RAILS SHALL NOT BE LESS THATHICK. 3.2 RAISED PANELS SHALL NOT BE LESS THAN EXCEPT FOR THE EXTERIOR PERIMETER OF THAT SHALL BE PERMITTED TO TAPER TO A THE ESS THAN %" THICK. 4. THE EXTERIOR DOOR SHALL HAVE A FIRE-REST
ON THE CE WITH ASTM HING APPLIED INDERSIDE OF	TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 5. ONE LAYER OF %" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE	RATING OF NOT LESS THAN 20 MINUTES WHEN T ACCORDING TO THE NFPA 252. 5. THE EXTERIOR SURFACE OR CLADDING SHAL TO MEET THE PERFORMANCE IN SECTION 707A.3 TESTED IN ACCORDANCE WITH ASTM E2707. 6. THE EXTERIOR SURFACE OR CLADDING SHAL
ESISTIVE DERSIDE OF THE MBLES USING THE TS LISTED IN THE DESIGN MANUAL WITH A PERFORMANCE ED IN ES SET FORTH IN S WITH A PERFORMANCE	 FLOOR PROJECTION 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL. 7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957. 8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE 	SHALL COMPLY WITH SECTION 708A2.1.
ED IN ES SET FORTH IN DWING MATERIALS	PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. EXCEPTION TO SECTION 707A.9: STRUCTURAL COLUMNS AND	
D OTHER	WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.	

	FIRE SPRINKLER NOTES	
ED BY THE NG ORDANCE UNDERSIDE ONE OF THE	 IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED DWELLING OR ADU THEN THE FOLLOWING NOTES APPLY. AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED 	H STC ering + p DIO.COM
RESISTANT AND SHALL	 PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR. 3. SECTION R313.2.1 AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 	A T I Bine (HSTU
ETARDANT DR USE AND 03.2	OR MFPA13D.	L P A T + C D + A T
HOUR E EXTERIOR 19 OR UL 263 APPLIED SIDE OF TIVE E WITH		ESIG DESIG
E OF THE GYPSUM GYPSUM		BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING
Y THAT 707A.11		CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF
Y THAT ANCE WITH IDARD		STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL
DLUMNS N MINATED		INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS
MENSION OF IALL BE TOGETHER		EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE,
R GLAZING I THIS		REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING
DOORS		OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE
DOOR		COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH
ITH A		CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.
IG, OR		
THAN 20 A 257, OR JIREMENTS		
OMPLY WITH		
BE OF ERIAL BE IGNITION		project City of Vista Pre-Approved
D OF SOLID G		ADU Program
N 1-3/8" 1-1/4" THICK. IE PANEL NGUE NOT		OF VIST
STANCE STED		TOORBORATED JANUARY 28
BE TESTED 1 WHEN		BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS, AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR
BE TESTED SFM		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
RIOR DOORS		description
		General Notes
		project no. Vista ADU
		drawn by DESIGN PATH STUDIO
		sheet no. G0.3

WINDOW SCHEDULE						DOOR SCHEDULE														
WINDOW	WINDO\ WIDTH	V SIZE HEIGHT	OPER.	QNTY	FRAME	HEAD HEIGH		REMARKS	VHFSZ NOTES SEE SHEET G0. (WHEN REQ'D)	.3 DOOR	DOOR TYPE		R SIZE DO					. FRAME		REMARKS SHEE
A	3'- ^{0"}	4'- ^{0"}	SINGLE HUNG	1	VINYL	6'-8"	FRONT LIVING ROOM WINDOW		NOTE 15 & 16	,	SINGLE DOOR			3'- ^{0"}	6'- ^{8"}		il VNL/GLASS	5 VINYL	FRONT ENTRY	(WHEN TEMPERED NOTE 15
В	3'- ^{0"}	3'- ^{0"}	SINGLE HUNG	2	VINYL	6'-8"	KITCHEN WINDOWS		NOTE 15 & 16		SLIDING DOOR			5'- ^{0"}	6'- ^{8"}		L VNL/GLASS		SIDE ENTRY	TEMPERED NOTE 15
C D	2'- ^{0"} 5'- ^{0"}	3'- ^{0"} 3'- ^{0"}	CASEMENT SLIDER	1	VINYL	6'-8" 6'-8"	LIVING ROOM WINDOW		NOTE 15 & 16 NOTE 15 & 16	-	SINGLE DOOR			3'- ^{0"} 3'- ^{0"}	6'- ^{8"} 6'- ^{8"}	1-3/4" HL	W WOOD	WD WD	BATHROOM CLOSEST	
E	3'- ^{0"}	2'- ^{0"}	SLIDER	2	VINYL	6'-8"	BATHROOM/HALL WINDOWS	TEMPERED	NOTE 15 & 16	5	BI-FOLD DOORS				6'- ^{8"}			WD	WASHER/DRYER	
F	2'- ^{0"}	6'- ^{8"}	NON OP	1	VINYL	6'-8"	SIDE LITE	TEMPERED	NOTE 15 & 16	6	SINGLE DOOR	2'- ⁴ "	6'- ^{8"}	2'- ^{0"}	6'- ^{8"}	1-3/4" HL	.W WOOD	WD	WATER HEATER CLOSET	LOUVERED
WIN	DOW N	OTES																		
2. ALL WI	IDOW DIMENS	IONS PERT	IN TO ROUGH OPENIN	GS (R.O.), CO	NTRACTOR TO I	FIELD VERI	OWS TO HAVE SCREENS). FY ACTUAL DIMENSIONS FOR WINDOWS													
. ALL GL	ZING SHALL E	E SPECTRA	WITH A CERTIFYING LA LY SELECTIVE LOW E (MUM INFILTRATION RE(COATED TO M	IEET TITLE 24 E	NERGY REG	QUIREMENTS.													
. VENTIL	TION SHALL (COMPLY WI	H C.B.C. 1203.4 AND R	303			RESCUE WITH A MIN. NET CLEAR OPENABLE AREA O	5.7 SQ. FT. MIN. NET CLEAR OPENABLE HEIG	GHT OF 24" MIN., NET											
LEAR WI	OTH OF 20" AN RED GLASS SH	D A FIN. SIL IALL BE PEF	HEIGHT OF NOT MORI	e than 44" a. D and visible	F.F. PER CRC S WHEN THE UN	ECTION 310 IT IS GLAZE).1. ED.													
303							LATION AND NATURAL LIGHT BY MEANS OF VENTILA		3.4 AND 1205.1 AND		OR NOTES									
TH	E MINIMUM OF	PENABLE AF	EA TO THE OUTDOORS	S FOR NATUR	AL VENTILATION	N SHALL BE	4% OF THE FLOOR AREA BEING VENTILATED. SECTION ERIOR DOORS SHALL BE INSULATING-GLASS UNITS V	ON 1203.4		2. ALL (GLAZING WILL BE INSTALI	LED WITH A	CERTIFYING	LABEL AT				ID VISIBLE V	VHEN THE UNIT IS GLAZED.	
I1. FIRE-I	RESISTANCE F	ATED GLAZ		OF A FIRE-RES	SISTANCE-RATE		SEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 2			4. DOO	ER TO FLOOR PLANS FOR ORS SHALL MEET THE MIN	IMUM INFILT	TRATION REC	UIREMEN	NTS PER S	ECTION 116 E	E.E.S.			
	-SLIDING -GLAZIN(/SWINGING IN WALLS	GLASS DOORS AND ENCLOSURES FAC	CING HOT TUE	, S, SPAS, WHIRL	,	UNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND S		SS THAN 60 INCHES	6. DOO	TILATION SHALL COMPLY DRS MAY OPEN TO THE EX N THE DOOR THRESHOLD	TERIOR ON	ILY IF THE FL	OOR OR L	_anding I	NOT MORE	Than $1-\frac{1}{2}$ inch LC	OWER		
	-GLAZINO	WITHIN A	4" ARC OF A DOOR TH	AT IS LESS TH	AN 60 INCHES	ABOVE THE	ES HORIZONTALLY OF THE WATER'S EDGE (CRC R3 FLOOR. SAFETY GLAZING REQUIRED ON A WALL LE	,	THE DOOR IN A	7. GLA	AZED OPENINGS WITHIN E FOLLOWING WINDOWS S	XTERIOR D	OORS SHALL	BE INSUL		SS UNITS W	ITH A MINIMUM OF	ONE TEMPE	ERED PANE,	
	-GLAZINO	WHERE TH		REATER THA	N 9SQ.FT, BOTT	OM IS LESS	2) 3 THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOI	R, AND ADJACENT TO A WALKING SURFACE W	/ITHIN 60IN. OF THE	0	-SLIDING/SWINGI	NG GLASS [DOORS	,	,	PAS, WHIRLF	POOLS, SAUNAS, S	TEAM ROOM	IS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHI	ERE THE GLAZING IS LESS THAN 60
	-GLAZINO	IN GUARD	A STAIRWAY AND LESS S AND RAILINGS T TO STAIRWAYS LAND				NTALLY OF THE WALKING SURFACE LESS THAN 36IN	ABOVE THE WAI KING SURFACE			-GLAZING WITHIN	A 24" ARC	OF A DOOR T	HAT IS LE	ESS THAN	60 INCHES AI	BOVE THE FLOOR.		ITALLY OF THE WATER'S EDGE (CRC R308.4.5) AZING REQUIRED ON A WALL LESS THAN 180 DEGREE	S FROM THE PLANE OF THE DOOR IN A
												E THE EXPO	SED AREA IS	GREATE	R THAN 95	Q.FT, BOTTC	M IS LESS THAN 1	8 IN. AND AT	LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO	A WALKING SURFACE WITHIN 60IN. OF
											THE BOTTOM TRI -GLAZING IN GUA -GLAZING AD.IAC	RDS AND R	AILINGS					OF THE WAI	LKING SURFACE LESS THAN 36IN. ABOVE THE WALKIN	IG SURFACE
										9. NOT 10. NOT	USED FUSED		·							
											ERIOR HINGED DOORS FA DING GLASS DOORS NOT I						ECT EXPOSURE N	OT PERMITT	ED	
																		1		
	- " - 1	.,				₹' ∩	" (1) 3'-0" 2'-0"		ז' ∩"		EXTER	RIOR SHEAT	THING					_	EXTERIOR SHEATHING	
\checkmark^2	-0" 3'-0		5'-0		$\begin{pmatrix} 1 \\ A0.1 \end{pmatrix}$	<u>3-0</u>				L		WALL FRA	AMING ———						WALL FRAMING	
										-0-	MATERIAL F	PER ELEVA ⁻	TIONS					1		
		3					3, -, -, -, -, -, -, -, -, -, -, -, -, -,											Ν	MATERIAL PER ELEVATIONS	
		6,-8			0 ⁻				_X		WATER RES MIN 6"	SISTIVE BAR OVER FLAS						W	VATER RESISTIVE BARRIER, MIN 6" OVER FLASHING	
	F)			2		A			E			FI AG	SHING							
I.I.					\					TRIM										
EXIE		- I SMAP "	I ELEVATION	1/4"=1'-(_,"	J"	ז'_∩"	3 '-0" 2'-0"	5'_0" (A)	₹'_∩"		BACKER F	ROD & SEA	ALANT		1				DACKER RUD & SEALAINI	
1^2			5'-0		A0.1					*		WI	NDOW						WINDOW	
													HEA							
					6,-8							A)—			N I N 7				(K)	·\
				(2)		$\langle A \rangle$	B C		E				SEC	ΠΟ	IN V	EVV			PLAN VIE	.VV
FXTFI		<u>/ </u>	EVATION 1/4"	=1'_0"	-\						CONTIN	WIN IUOUS BEAI	NDOW .D OF							
		"				ז' ∩	" <u>3</u> <u>3</u> <u>-0</u> " <u>2</u> '-0"	5' O" A TYP	3' 0"		TRI		ALANT		\searrow					
× ²	-0" 3'-0		5'-(0"	A0.1	× 5 =0			3'-0"	č	WI	NDOW FLAS	SHING-							
															$\langle \rangle$					
		***			£		3, 3, 3, 10, 10, 10, 10, 10, 10, 10, 10, 10, 10													
		6,-8	0		0 ⁻ [WATER RES UNDER WII	SISTIVE BAH NDOW FLAS	RRIER Shing							
				2		A			E		SHEAT	HING PER	PLAN				1 - 1 - 1 2 - 2 - 1 2 - 2 - 1 2 - 2 - 1 - 2 -			
												WALL FRA	AMING							
EXI	TRIUK IR	ADITION	AL ELEVATION	$1/4^{-} = 1$	·-U"						MATERIAL F	PER ELEVAT	TIONS				• 87 V 2			
														\frown	CI	1	V			
														C $)$	SI					
															SE(OII ز	N VIEV	V		
											W	/IND	OW I	DET	AIL	S				
											SC	CALE: 3	"=1'-0"							







D 0 _____ \square \subseteq σ \supset Q S \mathcal{O} Τ ⊢ \triangleleft \mathcal{O} Ω (1) Ζ C \supset ш +--- \Box _____ S +---Ш () \square

 \cap

 \cap

- -

S

T

—

 \triangleleft

U

S

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

CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

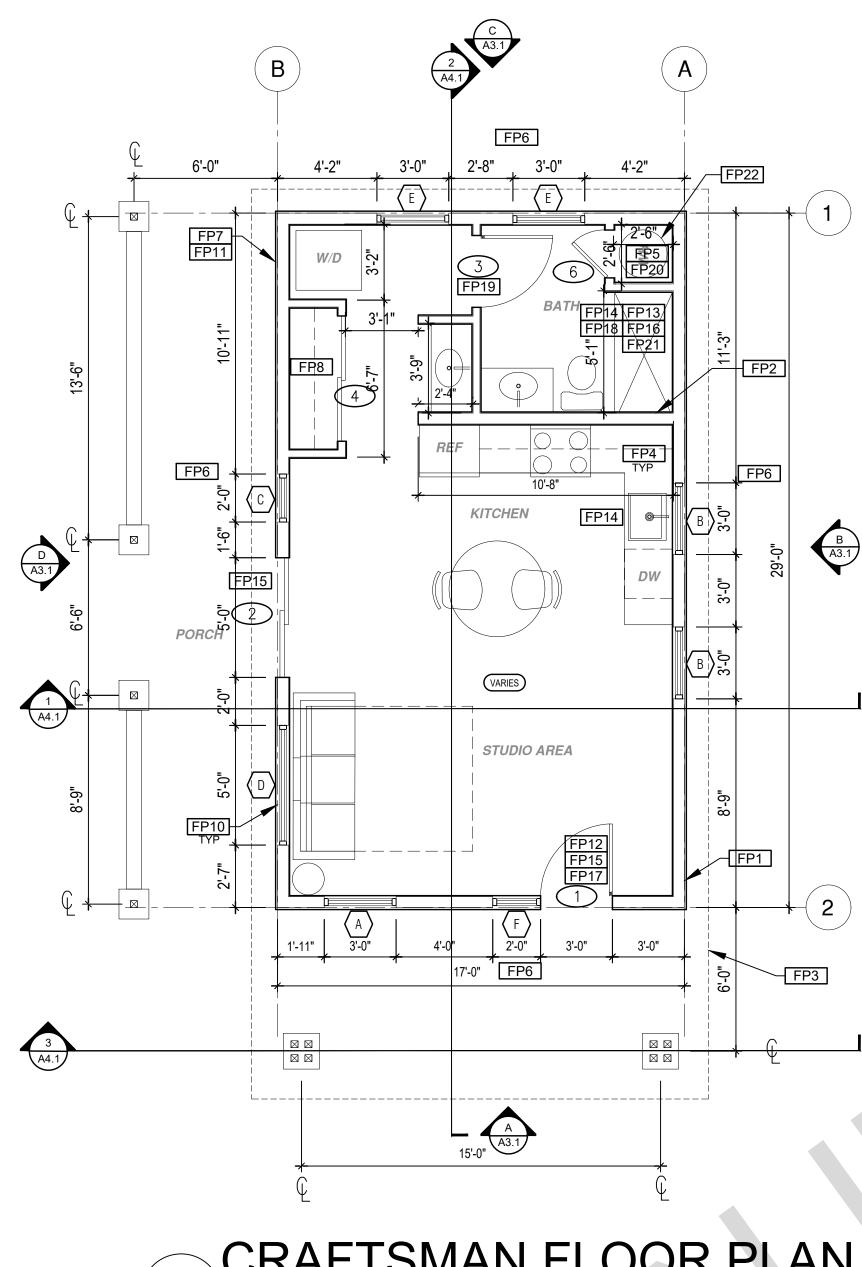
description

Window & Door Schedules

project no. Vista ADU

drawn by DESIGN PATH STUDIO

sheet no. A0. 1



CRAFTSMAN FLOOR PLAN [/] 1/4"=1'-0"

499 SQ. FT.

FLOOR PLAN KEYNOTES

IN HEIGHT MEASURED FROM THE TOP OF THE

THRESHOLD TO THE BOTTOM OF THE STOP

ROOF KEYNOTES

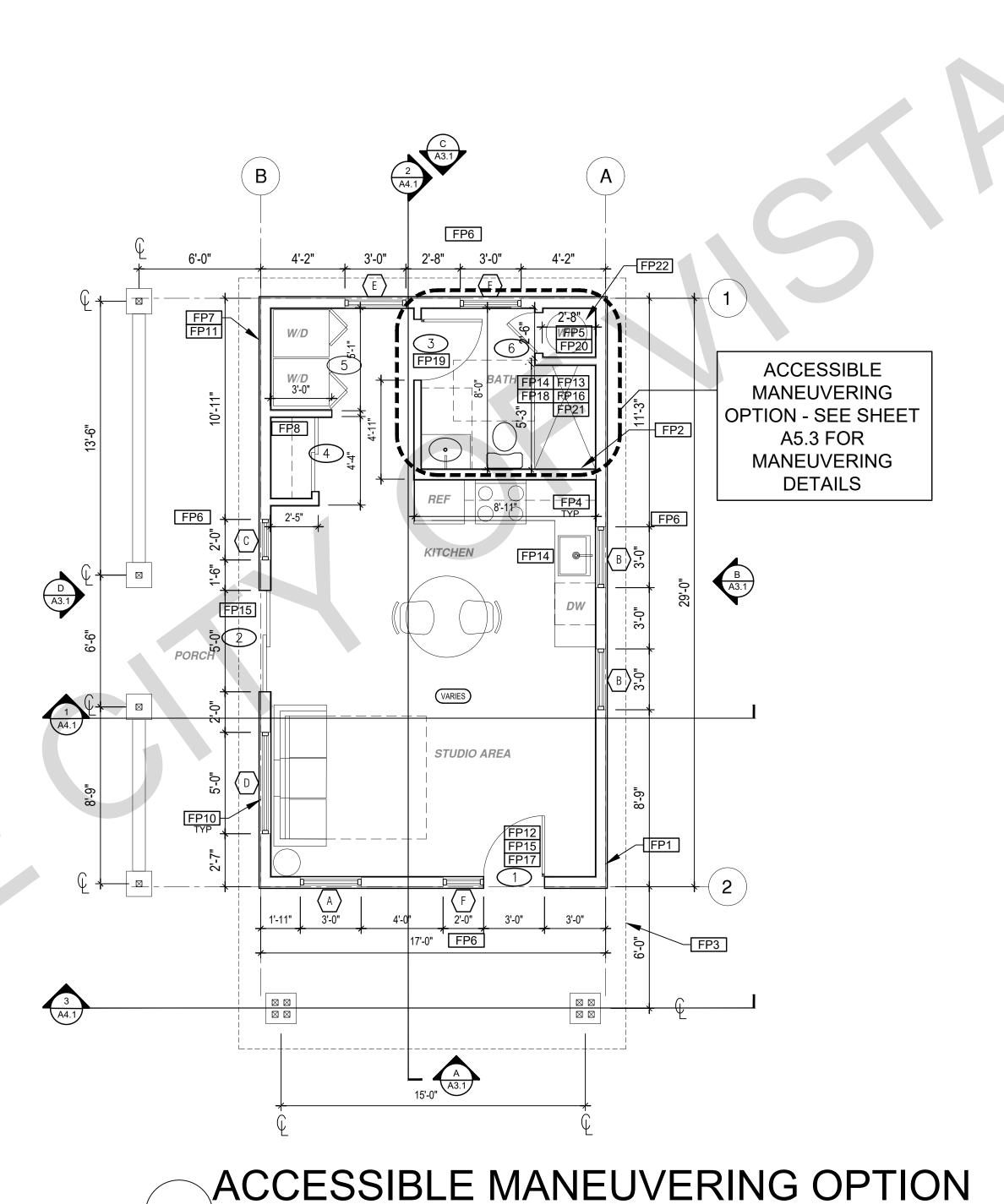
RP1 LINE OF ROOF OVERHANG	FP1 STUD WALL SIZED PER STRUCTURAL
RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2	FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING
RP3 SUPPORT POST BELOW	FP3 LINE OF OVERHANG ABOVE
RP4 LINE OF WALLS BELOW	FP4 36" HIGH COUNTER
RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED	FP5 WATER HEATER
BY SITE SPECIFIC CONDITIONS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT	FP6 SLOPE SURFACE AWAY FROM BUILDING
THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.	FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING
RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET	FP8 CLOSET SHELF AND POLE
RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION	FP9 EMERGENCY EGRESS WINDOW
AREA FOR ENCLOSED RAFTER SPACES. MAX $\frac{1}{4}$ ", MIN $\frac{1}{16}$ " OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET	FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS
	FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
	FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HNGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES

FP13 SHOWER ENCLOSURE MUST GLAZING IN THE WALLS/DOOR CONTAINING BATHTUBS, SHOW SPAS, WHIRLPOOLS, SAUNAS, INDOOR/OUTDOOR SWIMMING BOTTOM EXPOSED EDGE OF THAN 60" ABOVE THE STANDIN EXCEPTION: GLAZING THAT IS MEASURED HORIZONTALLY, F EDGE OF A BATHTUB, HOT TUB OR SWIMMING POOL. SHOWER AS TO MAINTAIN NOT LESS TH

FP14 PER SECTION 301.1.1 CALGREE 1101.3(c), ALL PLUMBING FIXT COMPLIANT WATER -CONSERV FIXTURES. SEE MECHANICAL FURTHER INFORMATION

FP15 LANDING OR FLOOR REQUIRED EXTERIOR DOOR. WIDTH TO BE DOOR SERVED AND HAVE A MI MEASURED IN THE DIRECTION LANDINGS SHALL BE PERMITT NOT TO EXCEED ¹/₄" PER FOOT, (CRC 3111.3) LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD. (CRC 3111.3.1)

DOORS OTHER THAN THE REQUIRED EGRESS DOOR MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD (CRC 3111.3.2)



STUDIO

		SOLAR READY NOTES	LEGEND
 3 SHOWER ENCLOSURE MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60", MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL. SHOWER DOORS SHALL OPEN AS TO MAINTAIN NOT LESS THAN A 22-INCH UNOBSTRUCTED OPENING FOR EGRESS. 4 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER -CONSERVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION 5 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH 	 FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS USED AS BACKERS FOR WALL TILE IN TUBE AND REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. FP17 DOOR BELL BUTTON TO BE NO MORE THEN 48" ABOVE EXTERIOR FLOOR OR LANDING FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. 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, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY. 	SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b) THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND S[PACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. CAPACITY OF THE PV SYSTEMS PER THE INITIAL CF1R-PRF: <u>1.38 kWdc</u> TO BE UPDATED WITH SITE SPECIFIC NUMBERS.	
MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE	FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"	VENTING CALCULATIONS	

FP20 DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N) FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH

SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT FP22 WATER HEATER TO BE STRAPPED TO WALL PER CRC 507.2 REQUIREMENTS

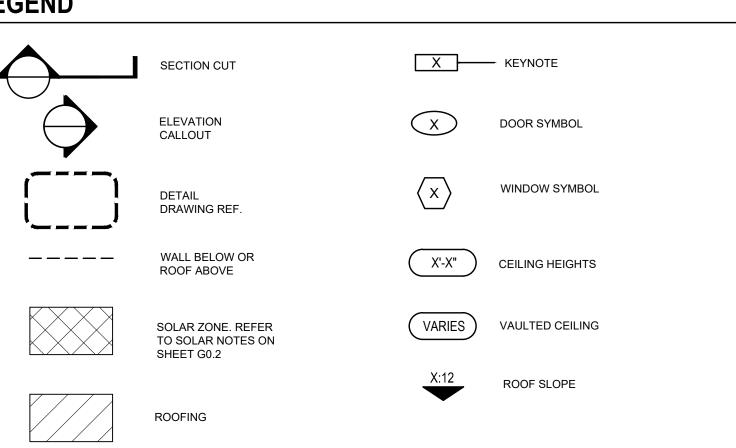
ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 499 SF.

1/4"=1'-0"

VENTILATION AREA REQUIRED: 499 SF./150SF.= 3.33 SF. CONVERT TO SQ. IN: 3.33 SF. x 144 = 479 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 479 SQ. IN.



499 SQ. FT.





STUDIO

\mathcal{O} Ο _____ \square $\overline{\mathbf{D}}$ \supset 0 S Т \triangleleft က Ω Ζ C + _____ S +---Ш \square

 \Box \supset - -

 \sim

T

—

 \triangleleft

C

S

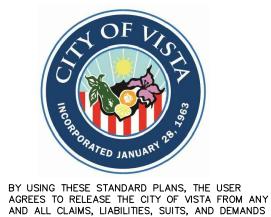
ш

 \Box

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

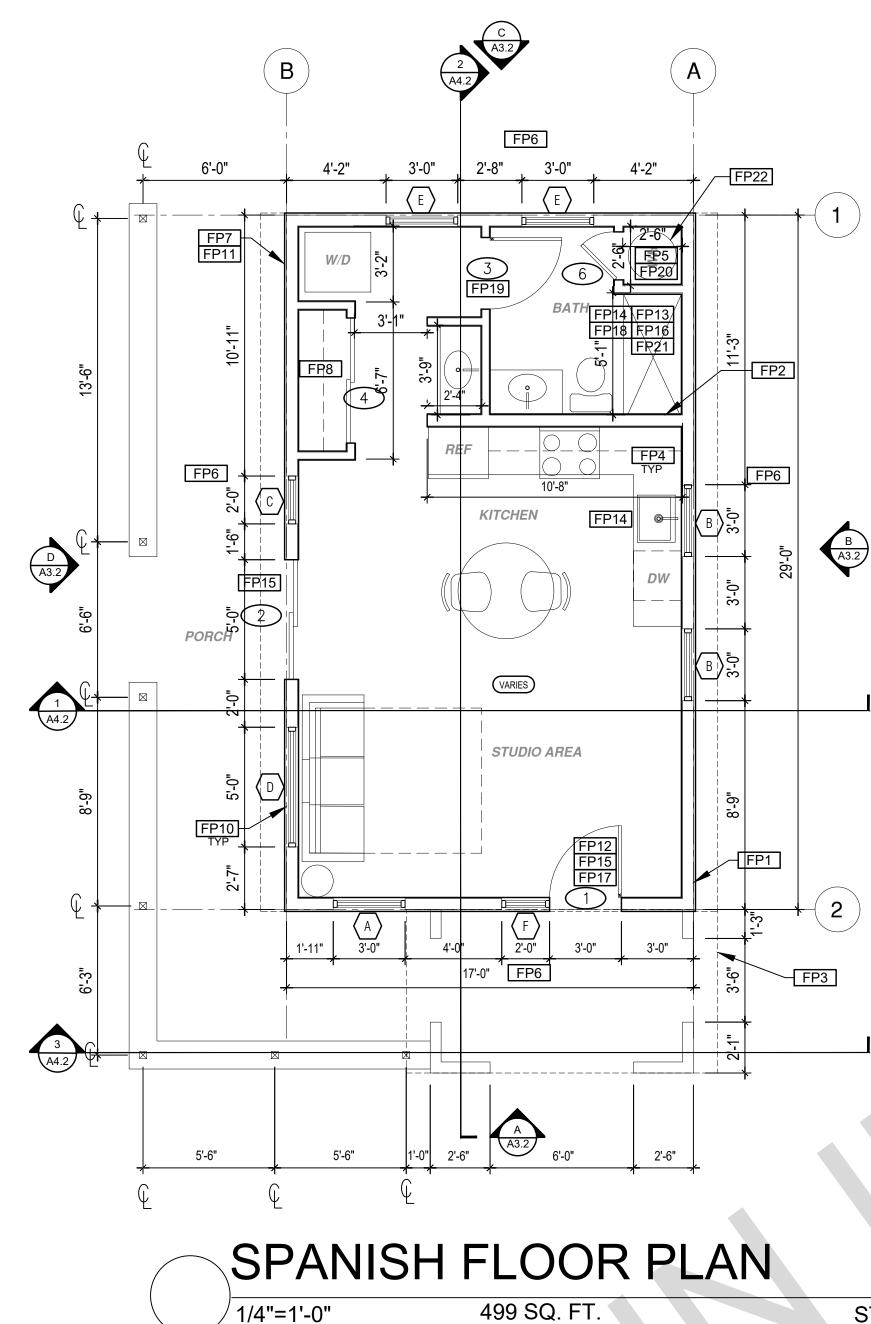
project City of Vista Pre-Approved ADU Program



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.



project no.	Vista ADU
drawn by	DESIGN PATH STUDIO
sheet no.	1.1



ROOF	KEYNOTES
------	-----------------

ROOF KEYNOTES	FLOOR PLAN KEYNOTES
RP1 LINE OF ROOF OVERHANG	FP1 STUD WALL SIZED PER STRUCTURAL
RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2	FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING
RP3 SUPPORT POST BELOW	FP3 LINE OF OVERHANG ABOVE
RP4 LINE OF WALLS BELOW	FP4 36" HIGH COUNTER
RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED	FP5 WATER HEATER
BY SITE SPECIFIC CONDITIONS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT	FP6 SLOPE SURFACE AWAY FROM BUILDING
THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.	FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING
RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET	FP8 CLOSET SHELF AND POLE
RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX ¼", MIN	FP9 EMERGENCY EGRESS WINDOW
χ_{16} " OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET	FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS
	FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
	FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HNGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENNIC SHALL BE NOT LESS THAN 78 INCHES

FP13 SHOWER ENCLOSURE MUST B GLAZING IN THE WALLS/DOOR CONTAINING BATHTUBS, SHO SPAS, WHIRLPOOLS, SAUNAS INDOOR/OUTDOOR SWIMMING BOTTOM EXPOSED EDGE OF THAN 60" ABOVE THE STAND EXCEPTION: GLAZING THAT IS MEASURED HORIZONTALLY, EDGE OF A BATHTUB, HOT TU OR SWIMMING POOL. SHOWE AS TO MAINTAIN NOT LESS T UNOBSTRUCTED OPENING F

FP14 PER SECTION 301.1.1 CALGREE 1101.3(c), ALL PLUMBING FIXT COMPLIANT WATER -CONSER FIXTURES. SEE MECHANICAL FURTHER INFORMATION

FP15 LANDING OR FLOOR REQUIRED STERIOR DOOR. WIDTH TO B DOOR SERVED AND HAVE A M MEASURED IN THE DIRECTION LANDINGS SHALL BE PERMIT NOT TO EXCEED ¹/₄" PER FOOT, OR FINISHED FLOORS AT EGRI BE MORE THAN 1.5" LOWER T THRESHOLD FOR OUTWARD S 7.75" FOR DOORS THAT DO NOT SWING OUTWARD. (CRC 3111.3.1)

DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT FP22 WATER HEATER TO BE STRAPPED TO WALL PER CRC 507.2 MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD (CRC 3111.3.2)

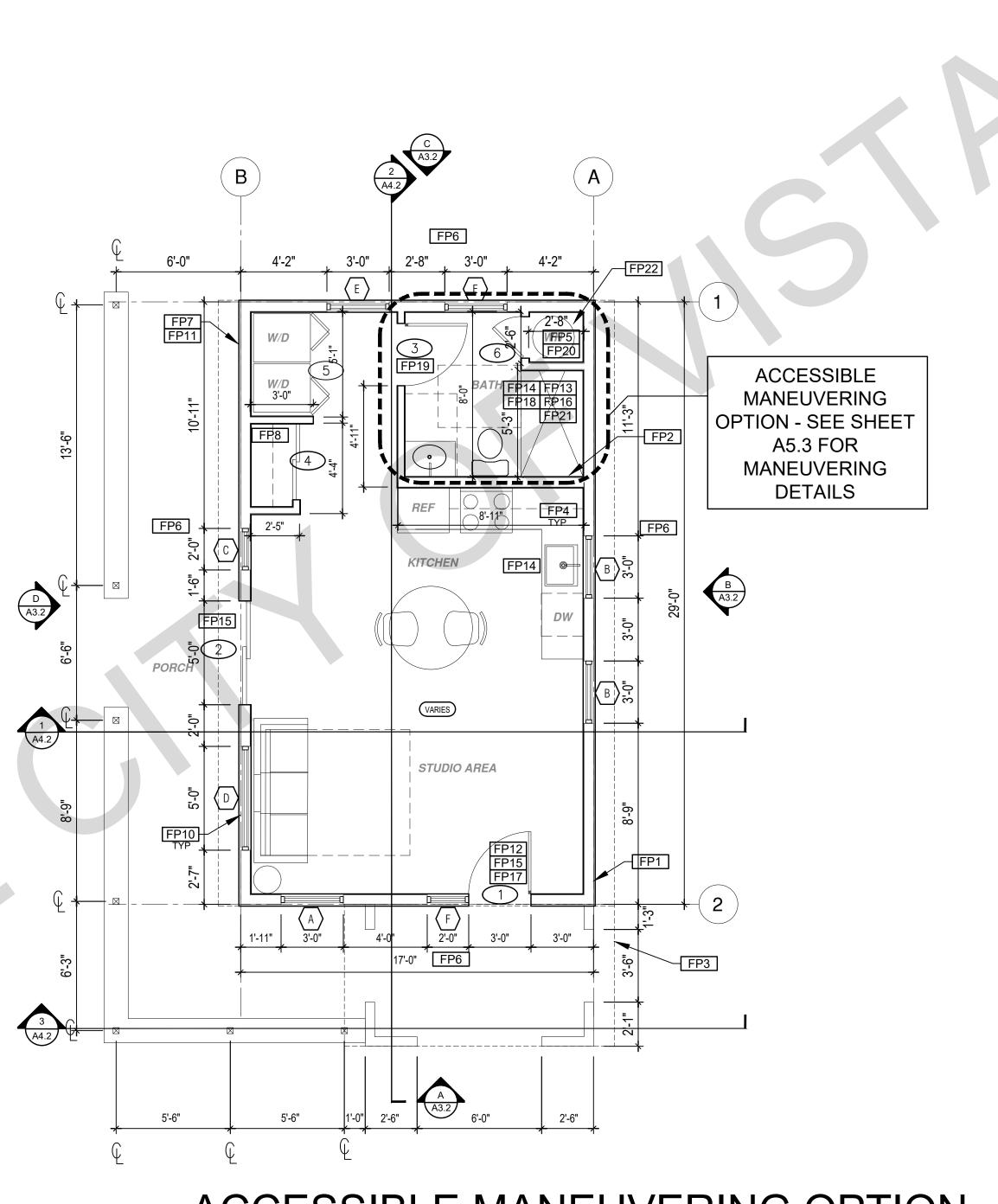
DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES

IN HEIGHT MEASURED FROM THE TOP OF THE

THRESHOLD TO THE BOTTOM OF THE STOP

LENGTH

REQUIREMENTS



499 SQ. FT.

STUDIO

		SOLAR READY NOTES	LEGEND
ST BE TEMPERED. DORS FACING OR HOWERS, HOT TUBS, IAS, STEAM ROOMS AND ING POOLS WHERE THE DF THE GLAZING IS LESS IDING SURFACE. T IS MORE THAN 60", Y, FROM THE WATER'S TUB, SPA, WHIRLPOOL WER DOORS SHALL OPEN S THAN A 22-INCH FOR EGRESS. SREEN AND CIVIL CODE XTURES SHALL BE ERVING PLUMBING AL / PLUMBING PLANS FOR RED AT EACH SIDE OF D BE NOT LESS THAN THE	 (FP16) WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS USED AS BACKERS FOR WALL TILE IN TUBE AND REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. (FP17) DOOR BELL BUTTON TO BE NO MORE THEN 48" ABOVE EXTERIOR FLOOR OR LANDING (FP18) WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. 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, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS ADDUCED BUT TUTE THEORING A CONDUCT 	SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b) THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SIPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. CAPACITY OF THE PV SYSTEMS PER THE INITIAL CF1R-PRF: <u>1.38 kWdc</u> TO BE UPDATED WITH SITE SPECIFIC NUMBERS.	
A MIN 36 INCH DEPTH ION OF TRAVEL. EXTERIOR ITTED TO HAVE A SLOPE	APPROVED BY THE ENFORCING AGENCY. FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"	VENTING CALCULATIONS	
OT, (CRC 3111.3) LANDINGS GRESS DOOR SHALL NOT R THAN THE TOP OF THE D SWINGING DOORS OR NOT SWING OUTWARD.	FP20DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)FP21FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH	ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 499 SF.	

ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 499 SF.

/ 1/4"=1'-0"

VENTILATION AREA REQUIRED: 499 SF./150SF.= 3.33 SF. CONVERT TO SQ. IN: 3.33 SF. x 144 = 479 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 479 SQ. IN.

ACCESSIBLE MANEUVERING OPTION STUDIO

X KEYNOTE SECTION CUT ELEVATION (x)DOOR SYMBOL CALLOUT WINDOW SYMBOL $\langle x \rangle$ DETAIL DRAWING REF. WALL BELOW OR ROOF ABOVE X'-X" CEILING HEIGHTS VARIES) VAULTED CEILING SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2 X:12 ROOF SLOPE ROOFING

\mathcal{O} Ο _____ \square $\overline{\mathbf{D}}$ \supset 0 S Т ⊢ \triangleleft က Ω Ζ C + _____ S +---Ш \square

 \Box \supset

- -

S

T

—

 \triangleleft

C

S

ш

 \Box

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

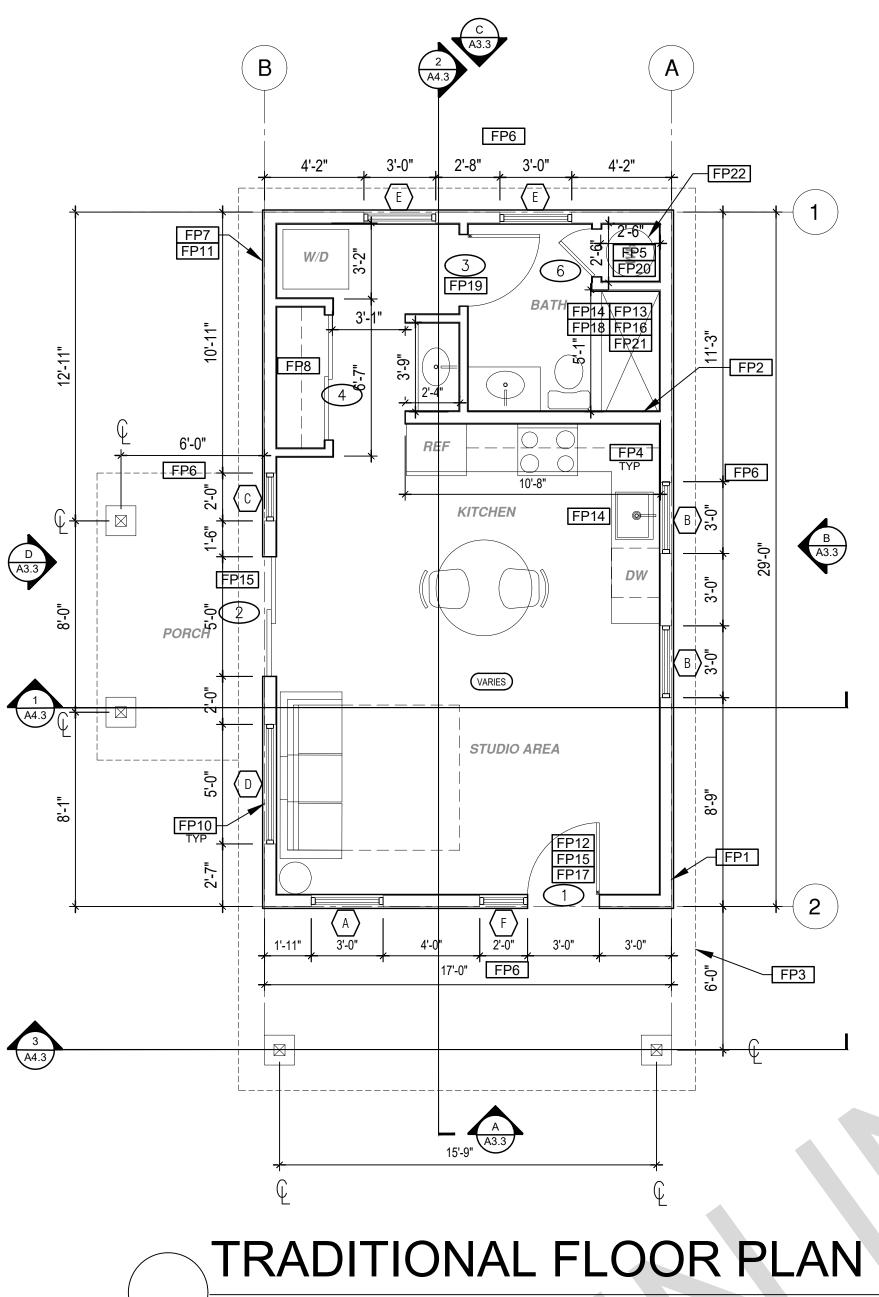
project City of Vista Pre-Approved ADU Program



AGREES TO RELEASE THE CITY OF VISTA 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.

description Floor Plan Spanish

project no.	Vista ADU
drawn by	DESIGN PATH STUDIO
sheet no.	1.2



499 SQ. FT.

ROOF KEYNOTES

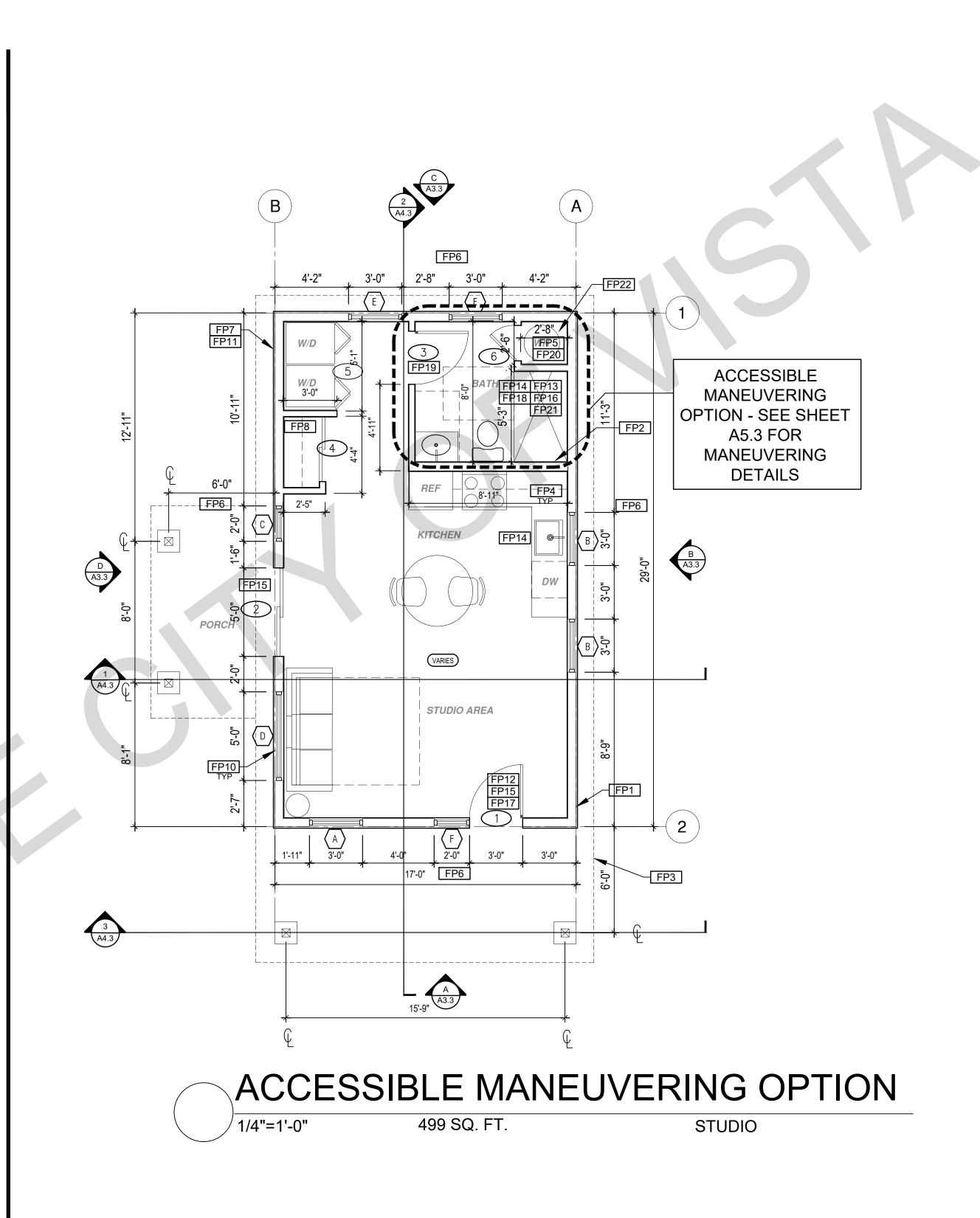
RP1 LINE OF ROOF OVERHANG RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2 **RP3** SUPPORT POST BELOW RP4 LINE OF WALLS BELOW RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES. RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX $\frac{1}{4}$ ", MIN %" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET

FLOOR PLAN KEYNOTES

THRESHOLD TO THE BOTTOM OF THE STOP

1/4"=1'-0"

FP1	STUD WALL SIZED PER STRUCTURAL	FP13	SHOWER ENCLOSURE MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR
FP2	2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING		CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND
FP3	LINE OF OVERHANG ABOVE		INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS
FP4	36" HIGH COUNTER		THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60",
FP5	WATER HEATER		MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL
FP6	SLOPE SURFACE AWAY FROM BUILDING		OR SWIMMING POOL. SHOWER DOORS SHALL OPEN AS TO MAINTAIN NOT LESS THAN A 22-INCH
FP7	DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING		
FP8	CLOSET SHELF AND POLE	FP14	PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER -CONSERVING PLUMBING
FP9	EMERGENCY EGRESS WINDOW		FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
FP10	WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS	FP15	LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR
FP11	VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION		LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED $\frac{1}{4}$ " PER FOOT, (CRC 3111.3) LANDINGS
FP12	MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HNGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE		OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD. (CRC 3111.3.1) DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD (CRC 3111.3.2)



STUDIO

SOLAR READY NOTES

SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)

THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND S[PACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.

FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.

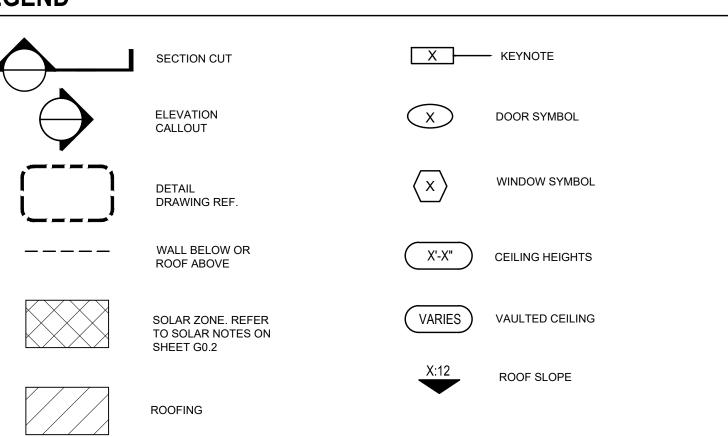
CAPACITY OF THE PV SYSTEMS PER THE INITIAL CF1R-PRF: 1.38 kWdc TO BE UPDATED WITH SITE SPECIFIC NUMBERS.

VENTING CALCULATIONS

ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 499 SF.

VENTILATION AREA REQUIRED: 499 SF./150SF.= 3.33 SF. CONVERT TO SQ. IN: 3.33 SF. x 144 = 479 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 479 SQ. IN.







REQUIRED EGRESS DOOR H LANDINGS OR FLOORS NOT MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD (CRC 3111.3.2)

FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS USED AS BACKERS FOR WALL TILE IN TUBE AND REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. FP17 DOOR BELL BUTTON TO BE NO MORE THEN

48" ABOVE EXTERIOR FLOOR OR LANDING

FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. 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, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.

FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"

FP20 DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N) FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER

ENGTH FP22 WATER HEATER TO BE STRAPPED TO WALL PER CRC 507.2 REQUIREMENTS

D Ο \square \supset S Т \triangleleft \square Ω Ζ C _____ S Ш \square

 \cap \supset

 \sim

()

S

ш \Box

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE. WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISIN OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



AGREES TO RELEASE THE CITY OF VISTA 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.

description Floor Plans Traditional

project no. Vista ADU DESIGN PATH STUDIO drawn by sheet no.

ROOF KEYNOTES

RP1 LINE OF ROOF OVERHANG

RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2

RP3 SUPPORT POST BELOW

RP4 LINE OF WALLS BELOW

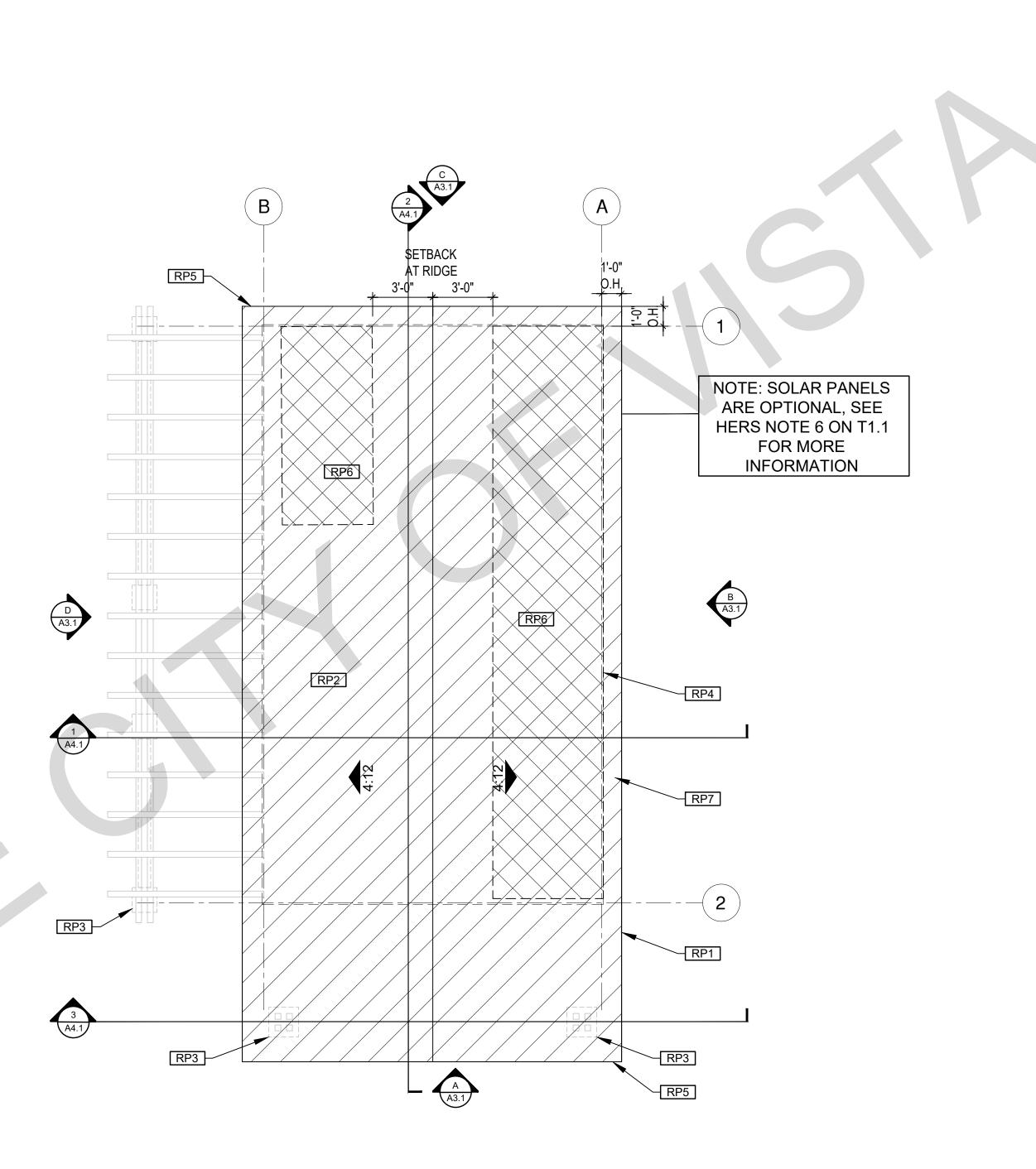
RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.

RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET

RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX ¼", MIN $\frac{1}{16}$ " OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET

FLOOR PLAN KEYNOTES

FP1	STUD WALL SIZED PER STRUCTURAL	FP13 SHOWER ENCLOSURE MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR
FP2	2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING	CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND
FP3	LINE OF OVERHANG ABOVE	INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS
FP4	36" HIGH COUNTER	THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60",
FP5	WATER HEATER	MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL
FP6	SLOPE SURFACE AWAY FROM BUILDING	OR SWIMMING POOL. SHOWER DOORS SHALL OPEN AS TO MAINTAIN NOT LESS THAN A 22-INCH
FP7	DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING	UNOBSTRUCTED OPENING FOR EGRESS.
FP8	CLOSET SHELF AND POLE	FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER -CONSERVING PLUMBING
FP9	EMERGENCY EGRESS WINDOW	FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
FP10	WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS	FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR
FP11	VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION	LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED ¹ / ₄ " PER FOOT, (CRC 3111.3) LANDINGS
FP12	MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HNGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP	OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD. (CRC 3111.3.1) DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD (CRC 3111.3.2)





		SOLAR READY NOTES	LEGEND
DSURE MUST BE TEMPERED. WALLS/DOORS FACING OR THTUBS, SHOWERS, HOT TUBS, OLS, SAUNAS, STEAM ROOMS AND OR SWIMMING POOLS WHERE THE ED EDGE OF THE GLAZING IS LESS THE STANDING SURFACE. AZING THAT IS MORE THAN 60", IZONTALLY, FROM THE WATER'S ITUB, HOT TUB, SPA, WHIRLPOOL OOL. SHOWER DOORS SHALL OPEN	 FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS USED AS BACKERS FOR WALL TILE IN TUBE AND REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. FP17 DOOR BELL BUTTON TO BE NO MORE THEN 48" ABOVE EXTERIOR FLOOR OR LANDING 	SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b) THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND S[PACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.	
NOT LESS THAN A 22-INCH OPENING FOR EGRESS. 1.1.1 CALGREEN AND CIVIL CODE UMBING FIXTURES SHALL BE TER -CONSERVING PLUMBING MECHANICAL / PLUMBING PLANS FOR MATION	FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS	FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.	ii i
OOR REQUIRED AT EACH SIDE OF 2. WIDTH TO BE NOT LESS THAN THE .ND HAVE A MIN 36 INCH DEPTH	FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.	CAPACITY OF THE PV SYSTEMS PER THE INITIAL CF1R-PRF: 1.38 kWdc TO BE UPDATED WITH SITE SPECIFIC NUMBERS.	
HE DIRECTION OF TRAVEL. EXTERIOR BE PERMITTED TO HAVE A SLOPE $\frac{1}{4}$ " PER FOOT, (CRC 3111.3) LANDINGS	FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"	VENTING CALCULATIONS	
OORS AT EGRESS DOOR SHALL NOT 1.5" LOWER THAN THE TOP OF THE ROUTWARD SWINGING DOORS OR S THAT DO NOT SWING OUTWARD.	FP20DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)FP21FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENCTH	ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: <u>499</u> SF.	

ED WITH LANDINGS OR FLOORS NOT FP22 WATER HEATER TO BE STRAPPED TO WALL PER CRC 507.2 REQUIREMENTS

LENGTH

ENCLOSED RAFTER AREA: 499 SF.

VENTILATION AREA REQUIRED: 499 SF./150SF.= 3.33 SF. CONVERT TO SQ. IN: 3.33 SF. x 144 = 479 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 479 SQ. IN.

STUDIO

SECTION CUT	X KEYNOTE	
ELEVATION CALLOUT	X DOOR SYMBOL	
DETAIL DRAWING REF.	X WINDOW SYMBOL	
WALL BELOW OR ROOF ABOVE	X'-X" CEILING HEIGHTS	
SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2	VARIES VAULTED CEILING	
	X:12 ROOF SLOPE	
ROOFING		

D Ο _____ \square $\overline{\mathbf{D}}$ \supset Q S \square Т ⊢ \triangleleft σ Ω Ζ C \supset +---_____ S +---Ш _ () \square

 \cap \cap

S

T

-

⊲

U

S

ш

 \Box

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



AGREES TO RELEASE THE CITY OF VISTA 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.



project no.	Vista ADU
drawn by	DESIGN PATH STUDIO
sheet no.	41.4

ROOF KEYNOTES

RP1 LINE OF ROOF OVERHANG

RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2

RP3 SUPPORT POST BELOW

RP4 LINE OF WALLS BELOW

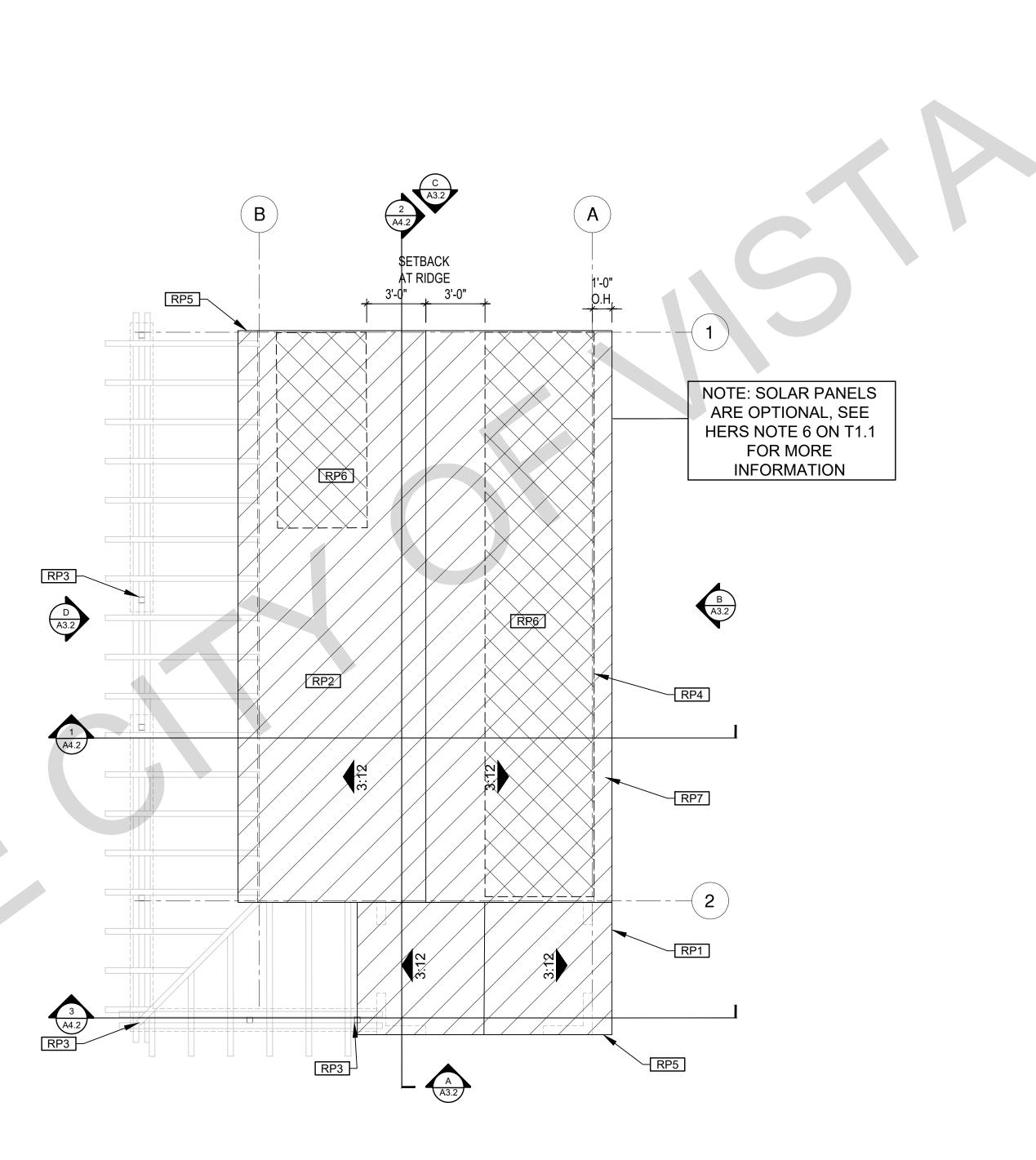
RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.

RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET

RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX ¼", MIN $\frac{1}{16}$ " OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET

FLOOR PLAN KEYNOTES

FP1 STUD WALL SIZED PER STRUCTURAL	FP13 SHOWER ENCLOSURE MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR	FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR
FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING	CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND	TUB WITH SHOWERS. MATERIALS USED AS BACKERS FOR WALL TILE IN TUBE AND REINFORCED GYPSUM PANELS.
FP3 LINE OF OVERHANG ABOVE	INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS	NON-ASBESTOS FIBER CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER CEMENT REINFORCED
FP4 36" HIGH COUNTER	THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60",	CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
FP5 WATER HEATER	MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL	FP17 DOOR BELL BUTTON TO BE NO MORE THEN
FP6 SLOPE SURFACE AWAY FROM BUILDING	OR SWIMMING POOL. SHOWER DOORS SHALL OPEN AS TO MAINTAIN NOT LESS THAN A 22-INCH	48" ABOVE EXTERIOR FLOOR OR LANDING
FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING	UNOBSTRUCTED OPENING FOR EGRESS.	FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO
FP8 CLOSET SHELF AND POLE	1101.3(c), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER -CONSERVING PLUMBING	39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION.
FP9 EMERGENCY EGRESS WINDOW	FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION	WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A
FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING	FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH	GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
WHERE INDICATED TYPICAL ALL WINDOWS	MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE	FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"
PLUMBING PLANS FOR FURTHER INFORMATION	NOT TO EXCEED $\frac{1}{4}$ " PER FOOT, (CRC 3111.3) LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT	FP20 DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM AREA FOR
FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL	BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR	INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)
BE SIDE-HNGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP.	7.75" FOR DOORS THAT DO NOT SWING OUTWARD. (CRC 3111.3.1)	FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH
WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP	DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD (CRC 3111.3.2)	FP22 WATER HEATER TO BE STRAPPED TO WALL PER CRC 507.2 REQUIREMENTS





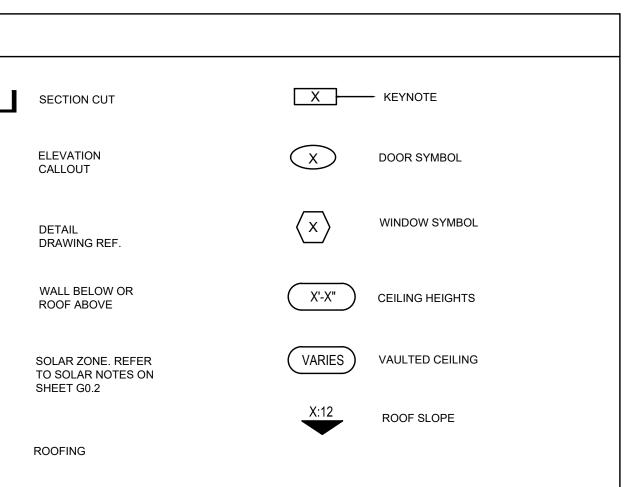
		SOLAR READY NOTES	LEGEND
OSURE MUST BE TEMPERED. WALLS/DOORS FACING OR THTUBS, SHOWERS, HOT TUBS, OLS, SAUNAS, STEAM ROOMS AND OR SWIMMING POOLS WHERE THE ED EDGE OF THE GLAZING IS LESS THE STANDING SURFACE. AZING THAT IS MORE THAN 60", AZING T	 FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS USED AS BACKERS FOR WALL TILE IN TUBE AND REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. FP17 DOOR BELL BUTTON TO BE NO MORE THEN 48" ABOVE EXTERIOR FLOOR OR LANDING FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FON DUDTAL ATION FOR THE PROVISIONS 	 SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b) THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND S[PACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. 	
OOR REQUIRED AT EACH SIDE OF WIDTH TO BE NOT LESS THAN THE .ND HAVE A MIN 36 INCH DEPTH	FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.	CAPACITY OF THE PV SYSTEMS PER THE INITIAL CF1R-PRF: 1.38 kWdc TO BE UPDATED WITH SITE SPECIFIC NUMBERS.	
E DIRECTION OF TRAVEL. EXTERIOR BE PERMITTED TO HAVE A SLOPE	FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"	VENTING CALCULATIONS	
$\frac{1}{4}$ " PER FOOT, (CRC 3111.3) LANDINGS DORS AT EGRESS DOOR SHALL NOT 1.5" LOWER THAN THE TOP OF THE R OUTWARD SWINGING DOORS OR S THAT DO NOT SWING OUTWARD.	 FP20 DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N) FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER 	ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA.	

ENCLOSED RAFTER AREA: 499 SF.

VENTILATION AREA REQUIRED: 499 SF./150SF.= 3.33 SF. CONVERT TO SQ. IN: 3.33 SF. x 144 = 479 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 479 SQ. IN.



STUDIO



\mathcal{O} Ο _____ \square $\overline{\mathbf{D}}$ \supset Q S \square Т ⊢ \triangleleft σ Ω Ζ C +---_____ S +---Ш _ () \square

 \cap \cap

S

T

-

⊲

C

S

ш

 \Box

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



AGREES TO RELEASE THE CITY OF VISTA 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.



project no.	Vista ADU
drawn by	DESIGN PATH STUDIO
sheet no.	41.5

ROOF KEYNOTES

RP1 LINE OF ROOF OVERHANG

RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2

RP3 SUPPORT POST BELOW

RP4 LINE OF WALLS BELOW

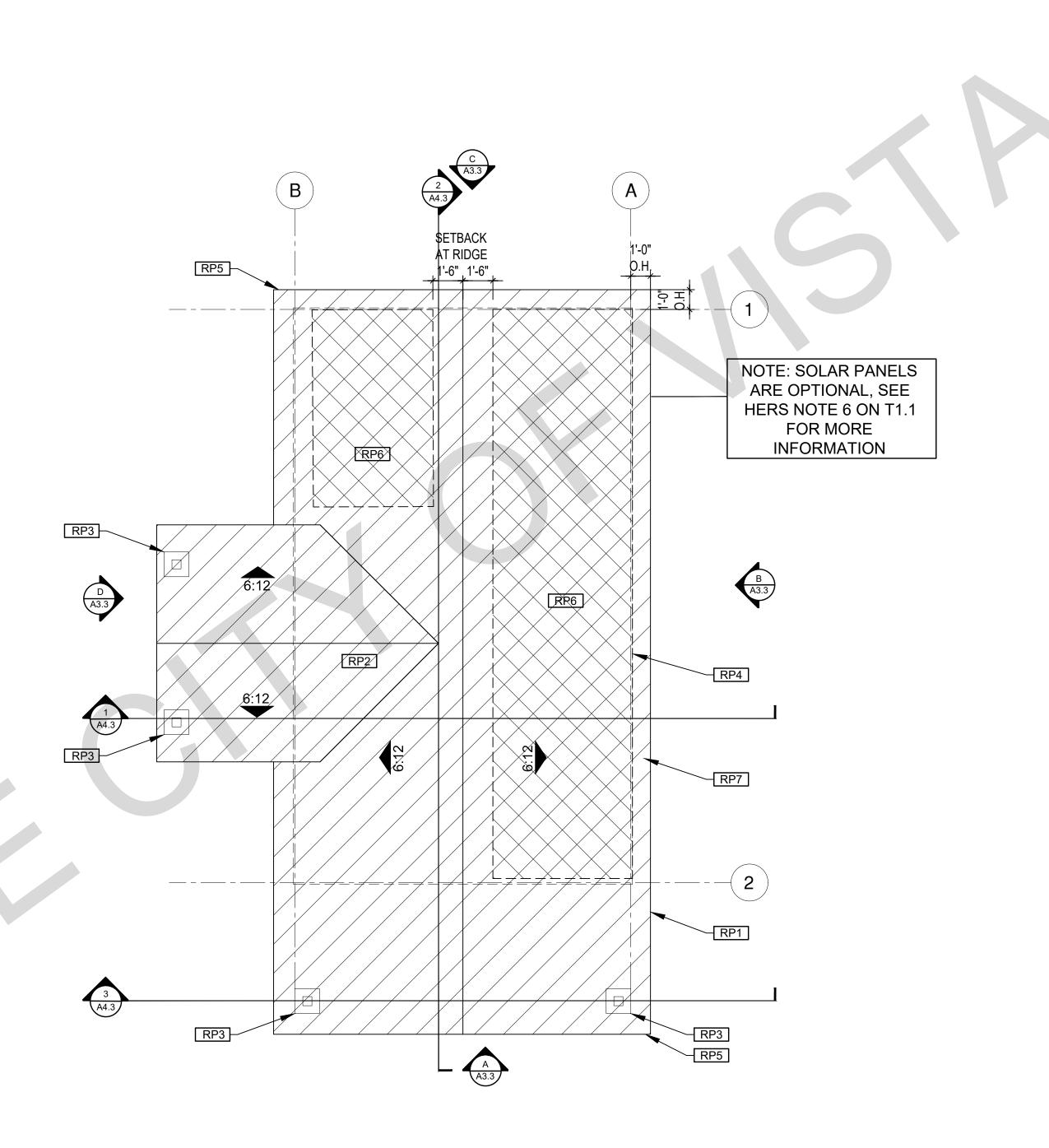
RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.

RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET

RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX ¼", MIN $\frac{1}{16}$ " OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET

FLOOR PLAN KEYNOTES

FP1 STUD WALL SIZED PER STRUCTURAL	FP13 SHOWER ENCLOSURE MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR	FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR
FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING	CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND	TUB WITH SHOWERS. MATERIALS USED AS BACKERS FOR WALL TILE IN TUBE AND REINFORCED GYPSUM PANELS,
FP3 LINE OF OVERHANG ABOVE	INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS	NON-ASBESTOS FIBER CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER CEMENT REINFORCED
FP4 36" HIGH COUNTER	THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60",	CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
FP5 WATER HEATER	MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL	FP17 DOOR BELL BUTTON TO BE NO MORE THEN
FP6 SLOPE SURFACE AWAY FROM BUILDING	OR SWIMMING POOL. SHOWER DOORS SHALL OPEN AS TO MAINTAIN NOT LESS THAN A 22-INCH	48" ABOVE EXTERIOR FLOOR OR LANDING
FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING	UNOBSTRUCTED OPENING FOR EGRESS. FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE	FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO
FP8 CLOSET SHELF AND POLE	[FP14] PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER -CONSERVING PLUMBING	39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION.
FP9 EMERGENCY EGRESS WINDOW	FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION	WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A
FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING	FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH	GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
WHERE INDICATED TYPICAL ALL WINDOWS	MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE	FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"
PLUMBING PLANS FOR FURTHER INFORMATION	NOT TO EXCEED $\frac{1}{4}$ " PER FOOT, (CRC 3111.3) LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT	FP20 DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM AREA FOR
FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HNGED AND SHALL PROVIDE A CLEAR WIDTH	BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR	INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)
OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP.	7.75" FOR DOORS THAT DO NOT SWING OUTWARD. (CRC 3111.3.1)	FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH
WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP	DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD (CRC 3111.3.2)	FP22 WATER HEATER TO BE STRAPPED TO WALL PER CRC 507.2 REQUIREMENTS





		SOLAR READY NOTES	LEGEND
DSURE MUST BE TEMPERED. WALLS/DOORS FACING OR THTUBS, SHOWERS, HOT TUBS, OLS, SAUNAS, STEAM ROOMS AND OR SWIMMING POOLS WHERE THE ED EDGE OF THE GLAZING IS LESS THE STANDING SURFACE. VING THAT IS MORE THAN 60", VIZONTALLY, FROM THE WATER'S HTUB, HOT TUB, SPA, WHIRLPOOL OOL. SHOWER DOORS SHALL OPEN NOT LESS THAN A 22-INCH O OPENING FOR EGRESS. 1.1.1 CALGREEN AND CIVIL CODE UMBING FIXTURES SHALL BE TER -CONSERVING PLUMBING MECHANICAL / PLUMBING PLANS FOR MATION OOR REQUIRED AT EACH SIDE OF WIDTH TO BE NOT LESS THAN THE ND HAVE A MIN 36 INCH DEPTH	 FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS USED AS BACKERS FOR WALL TILE IN TUBE AND REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. FP17 DOOR BELL BUTTON TO BE NO MORE THEN 48" ABOVE EXTERIOR FLOOR OR LANDING FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. 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, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY. 	SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b) THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SIPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. CAPACITY OF THE PV SYSTEMS PER THE INITIAL CF1R-PRF: <u>1.38 kWdc</u> TO BE UPDATED WITH SITE SPECIFIC NUMBERS.	
The direction of travel. Exterior $_{\rm E}$ BE PERMITTED TO HAVE A SLOPE $\frac{1}{4}$ " PER FOOT, (CRC 3111.3) LANDINGS	FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"	VENTING CALCULATIONS	
THAN THE REQUIRED ECRESS DOOR	FP20DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)FP21FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH	ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: <u>499</u> SF. VENTILATION AREA REQUIRED: 499 SF. (150SE = 3.33, SE	

VENTILATION AREA REQUIRED: 499 SF./150SF.= 3.33 SF. CONVERT TO SQ. IN: 3.33 SF. x 144 = 479 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 479 SQ. IN.

STUDIO

SECTION CUT	[X]	- KEYNOTE
ELEVATION CALLOUT	X	DOOR SYMBOL
DETAIL DRAWING REF.	$\langle x \rangle$	WINDOW SYMBOL
WALL BELOW OR ROOF ABOVE	X'-X"	CEILING HEIGHTS
SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2	VARIES	VAULTED CEILING
	X:12	ROOF SLOPE
ROOFING	•	

D Ο _____ \square σ \supset Q S \square Т ⊢ \triangleleft σ Ω Ζ C \supset +---_____ S +-Ш _ () \square

 \cap \supset

- -

S

T

-

 \triangleleft

C

S

ш

 \Box

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

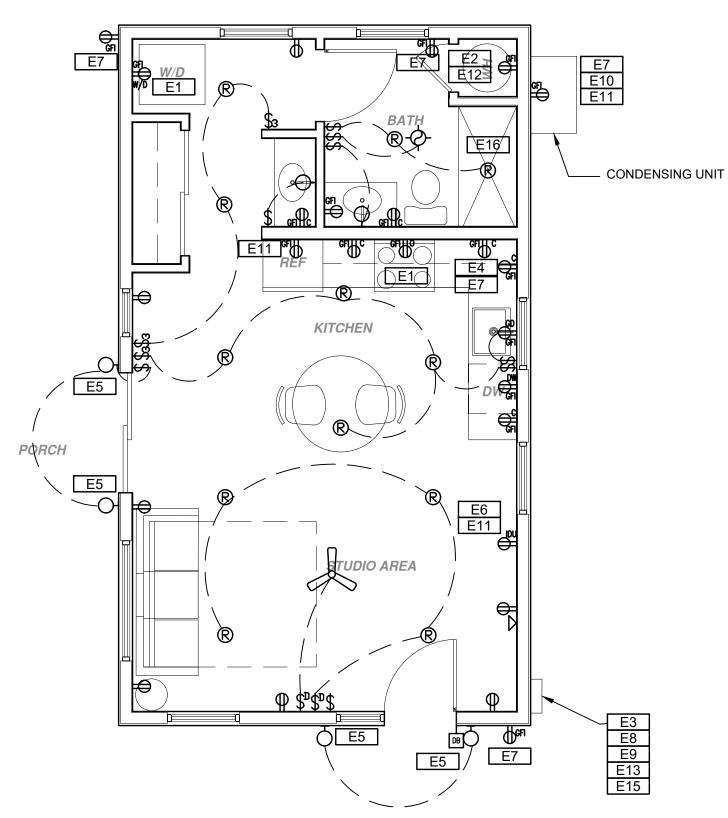
project City of Vista Pre-Approved ADU Program



AGREES TO RELEASE THE CITY OF VISTA 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.

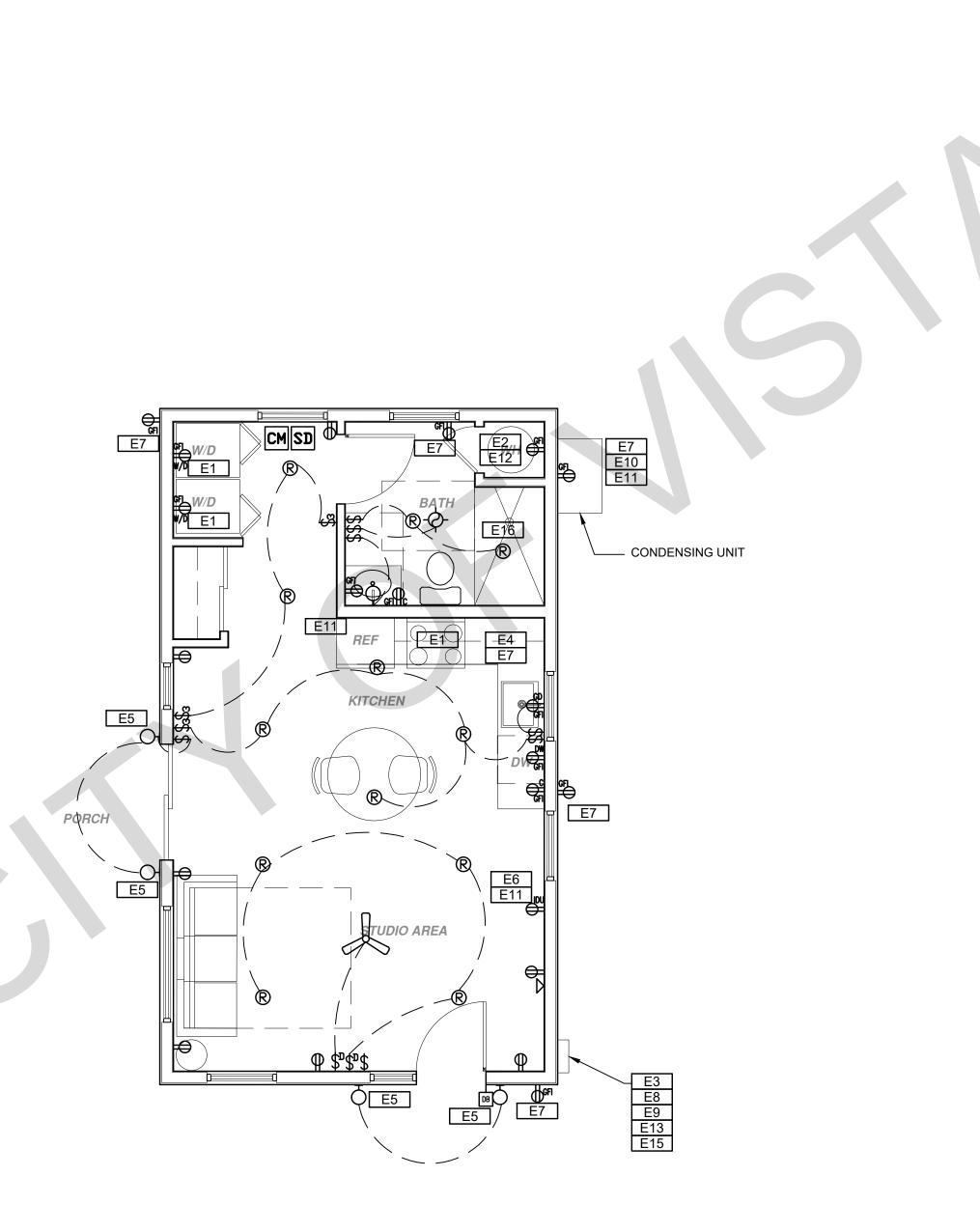


project no.	Vista ADU
drawn by	DESIGN PATH STUDIO
sheet no.	41.6



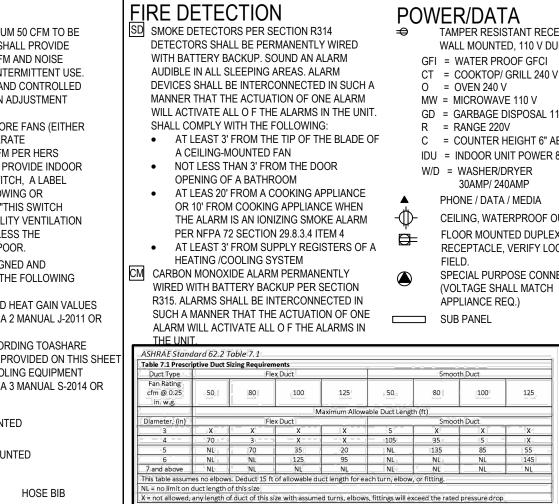


MECHANICAL / PLUMBING KE	YNOTES	ELECTRICAL KEYNOTES		MECHA	ANICAL LEGEND
 MP1 INDOOR UNIT MINI SPLIT SYSTEM. MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 128 GAL. OF WATER PER FLUSH, LAVATORIES LIMITED TO 1.2 GPM, KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANT EXCEED 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8GALLONS PER MIN AT 60 PSI. AND SHOWERS NOT EXCEED 1.8 GPM. AT 80 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATERSENCE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c MP3 EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3) MP4 NOW WATER HEATER PER T24 REQUIREMENTS - TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE PLEASE SEE TABLE 501.1(2) ON THIS SHEET FOR FIRST HOUR RATING IN GALLONS MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, ANI 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5) MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION 	 MP10 NEW WATER HEATER WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS. MP11 NEW WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: ¹/₂" PIPE (¹/₂" INSULATION); ³/₄" PIPE (1" INSULATION); ³/₄" PIPE (1" INSULATION); 1" TO 1-1/2" PIPE (1-1/2" INSULATION) MP13 OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT MP14 A MINIMUM 100 CFM INTERMITTENT RATED HOOD OVER RANGE IS REQUIRED. IF USED FOR INDOOR AIR QUALITY THE FAN SHALL RUN CONTINUOUSLY AND BE HERS VERIFIED PER CEC TABLE 150.0-G: 160 CFM OR 65%CE AT <75SF, 130 CFM IR 55% CE AT 750-1000SF, 110CFM OR 50% CE AT 1000-1500SF, OR 110 CFM OR 50% AT 1500SF MP15 WATER HEATERS WITH STORAGE TANKS SHALL BE ANCHORED OR 	OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS - ELECTRIC COOKTOP READY REQUIREMENTS ARE TO BE IMPLEMENTED, SEE SHEET G0.2, ELECTRIC READY 150.0(u) FOR REQUIREMENTS E2 OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER HEATER WITHIN 3' OF WATER HEATER. SEE ELECTRICAL NOTE #16 ON G0.2 FOR MORE INFORMATION E3 SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24"; ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR. E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4	 E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED. E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11 E12 PER CEC 2022 150.0(N).1.A.: THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 15&16 ON SHEET G0.2 E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. E14 ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CEC. SEE SHEET G0.2, ELECTRIC READY 150.0(s) FOR REQUIREMENTS E15 SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH UICATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE. E16 LIGHTS OVER TUBS AND SHOWERS ARE TO BE MARKED FOR DAMP/WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY 	DUCTEL FIVE AIF RATING SHALL E BY A HL BETWEI IQA FAN KITCHEL CONTIN NOTES AIR QU/ CLEARL EQUIVA CONTRO FOR TH OUTDOD DUCT S EQUIPM METHOL 1. E 2. S 3. S 4 EQUIPM METHOL 1. E 2. S 3. S 4 EQUIPM METHOL SUPPLY	COM EXHAUST FAN: MINIMUM 50 CFM TO BE ED TO THE EXTERIOR AND SHALL PROVIDE IR CHANGES PER HOUR. CFM AND NOISE G MAXIMUM 3 SONE FOR INTERMITTENT USE. BE ENERGY STAR RATED AND CONTROLLED UMIDISTAT CAPABLE OF AN ADJUSTMENT EEN 50-80% HUMIDITY. N IS REQUIRED. ONE OR MORE FANS (EITHER EN OR BATHROOM) TO OPERATE NUOUSLY AT REQUIRED CFM PER HERS S ON T1.1(OR GREATER) TO PROVIDE INDOOR JALITY. AT THE IAQ FAN SWITCH, A LABEL RLY DISPLAYING THE FOLLOWING OR ALENT TEXT IS REQUIRED: "THIS SWITCH ROLS THE INDOOR AIR QUALITY VENTILATION HE HOME. LEAVE IT ON UNLESS THE DOR AIR QUALITY IS VERY POOR. SYSTEMS ARE SIZED, DESIGNED AND MENT IS SELECTED USING THE FOLLOWING





ELECTRICAL LEGEND



	SWITCHING	LIGHTING
ECEPTACLE DUPLEX U.O.N.	\$ SWITCH, MOUNT AT 43" AFF	R _D CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB
1 0 V	\$ ₃ THREE-WAY SWITCH \$ ₄ FOUR-WAY SWITCH	R _{ZC} CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB
_ 110 V	\$_ DIMMER SWITCH \$_ MOUNT 6" ABV COUNTER \$_ OCCUPANCY/VACANCY SENSOR	R CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB
" ABV COUNTER	MISC.	R _{VS} CEILING, RECESSED, LED BULB WITH OCCUPANT OR VACANCY SENSOR
R 84" AFF	CEILING FAN/LIGHT COMBO	H WALL MOUNTED LIGHT
	\sim	J JUNCTION BOX FLUSH CEILING MOUNTED
OUTLET	CIRCUIT WIRING	
LEX LOCATION IN	DOOR BELL	SLV LOW VOLTAGE, LANDSCAPE LIGHT
	BUTTON	→ FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)
	IROOM EXHAUST FAN REQUIR	
FANS S UNLES CONTF	SHALL BE ENERGY STAR COMPLIANT AI SS FUNCTIONING AS A COMPONENT OF ROLLED BY A HUMIDITY CONTROL. A. HI	VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. ND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE UMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT :/= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY
		ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE EQUIRED TO BE INTEGRAL(I.E. BUILT IN)
	DENTIAL ENERGY LIGHTING REC	
EFFICA	ACY.	E WATTAGE RATING OF THE FIXTURES MUST BE HIGH
INSTAL	LED LUMINAIRE SHALL BE CONTROLLE	UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE ED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING
		ING THE GARAGE AND EXTERIOR, SHALL BE HIGH

\mathcal{O} Ο _____ \square $\overline{\mathbf{D}}$ \supset Q S Т ⊢ \triangleleft σ Ω Ζ C \supset +---_____ S +---Ш \square

 \cap

 \sim

-

U

S

ш

 \Box

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

CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

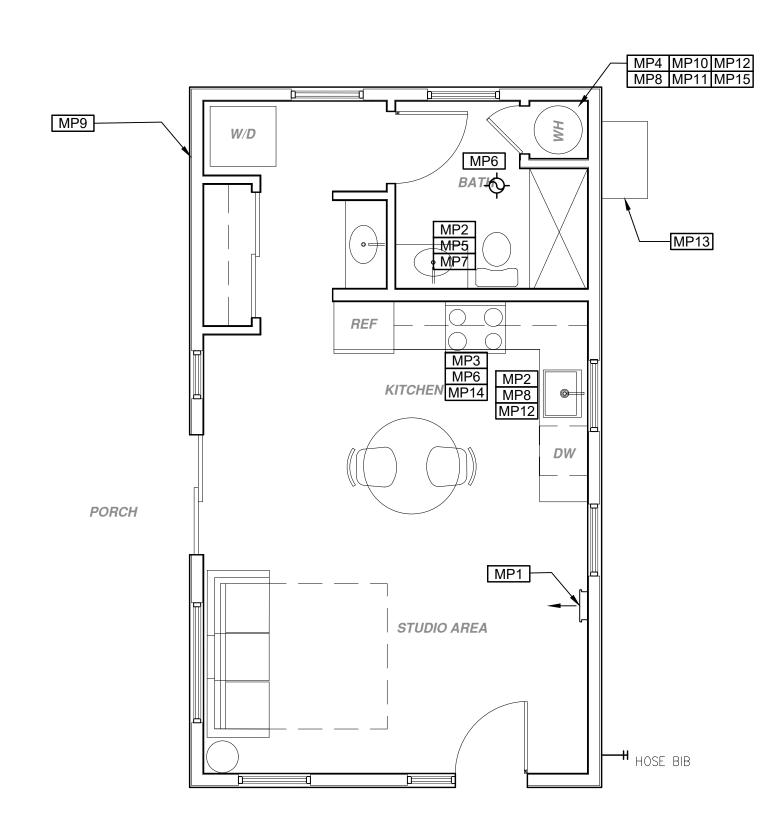
description Electrical Plans

project no. Vista ADU

drawn by

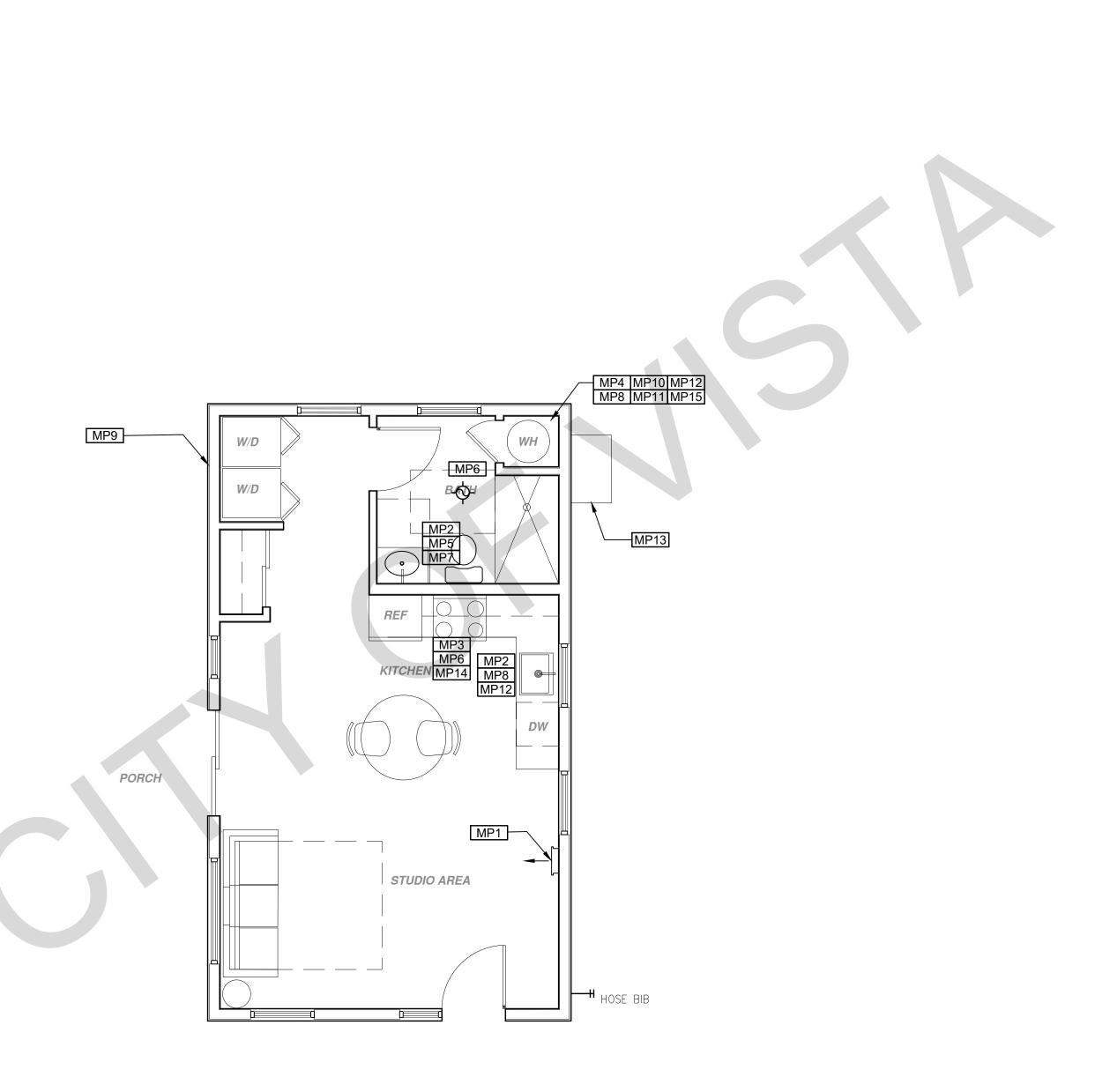
DESIGN PATH STUDIO

sheet no. A2.1



MECHANICAL / PLUMBING PLAN 1/4"=1'-0"

MECHANICAL / PLUMBING KEYNOTES	ELECTRICAL KEYNOTES	
IMP1 INDOOR UNIT MINI SPLIT SYSTEM. IMP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE UNATED TO 12 CPM, KITCHEN FAUCETS NOT TO EXCEED 18 GPM AT SO PSI THEY CALL. OF WATER PER FLUSH, LAVATORIES LIMITED TO 12 CPM, KITCHEN FAUCETS NOT TO EXCEED 18 GPM AT SO PSI THEY CALL. OF PSI AND SUBJECT AND TO EXCEED 18 GPM AT SO PSI THEY CALL. OF 18 GALL.ONS PER MIN. AT 60 PSI AND SHORTARLY BUT CALL WATER VIEW TO 13 CPM. AT 60 PSI AND SHORTARLY BUT CALL WATER THE PERFORMANCE CATERIA OF THE BEAW ATTERSENT OT EXCEED 2 20ALLONS PER MIN. AT 60 PSI AND SHORTARLY BUT CALL WATER THE PERFORMANCE CATERIA OF THE BEAW ATTERSENT OF MAX FLOW RATE OF 18 GALLONS PER MIN. AT 60 PSI AND SHORTARLY BUT CALL SHORTARLY BOATS AND OTE OF ANIL TO A WAX FLOW RATE OF 18 GALLONS PER MIN. AT 60 PSI AND SHORTARLY BUT CALL SHORTARLY BOATS AND OTE OF ANIL TO A WAX FLOW RATE NEAR THE AT 80 PSI AND SHORTARLY BUT CALL SHORTARLY AND OTE OF ANILONS FOR SHOWER AND SECTION 301.11 CALGREEN CODE AND CIVIL CODE 1101.3(c) MP3 EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR SURRACE (CNC 504.3) MP4 NEW WATER HEATER THAT ALSO ALLONS GRAVITY DRAINAGE PLEASE SEE TABLE 501.1(2) ON THIS SHEET FOR FIRST HOUR RATING IN GALLONS' MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES MP6 MINIMUM OF 3 TE CLEARANCE TO ARY OF ANIL OR OBSTRUCTION. (CPC 402.5) MP71 CLEARANCE TO NAY CREET FOR HEATER BOTH REQUIRE 1"IN FRONT, AND 15' FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5) MP72 CLEARANCE TO MAY END FILLIC INTERIOR SURRACE (CNC 500T) SHE AND INCERTING INTO BUILDING FOR EXHAUST FAN TERMINATIONS MP75 CONTROL VALVES IN SHOWERS	 E1 DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS - ELECTRIC COOKTOP READY REQUIREMENTS ARE TO BE IMPLEMENTED SEE SHEET GO.2, ELECTRIC READY 150.0(u) FOR REQUIREMENTS E2 OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER #16 ON GO.2 FOR MORE INFORMATION E3 SUBPAREL LOCATION ALTERNATE LOCATION TO BE DETERMINED BY OWNER E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SACE 120.000, WIDER; SHALL BE INSTALLED AT EACH COUNTER SPACE 12' OR WALL IS MORE THAN 24'; ISLAND IN PENINSULAR COUNTER TORS 12' X2' 4' MONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH PHOTOCONTROL LMD FOR INDOOR HVAC UNIT E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL ALLIMINUM CONDUCTOR BUINED UNDER GROUND WITH AWE ALLIMINUM CONDUCTOR BUINED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4 E9 SEPARATE GROUND ELECTRICA BYSTEM PER CEC 250.4 E10 LIGHTS OVER THE RECEPTACLE STATE PER CEC 250.4 E11 ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNTS SHALL BE INSTALLED AND CONTING CONTROL ALD TO EXISTING PANEL- ALUMINUM CONDUCTOR BURNED TO EXISTING PANEL- ALUMINUM CONDUCTOR BURNED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4 E11 SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLED AND ACCENTANT SHALL BE RESERVED TO ALLOW FUTURE INSTALLED AND ACCENTANT SHALL BE RESERVED TO ALLOW THE CONNECTION OF BACKUP POWER SHALLED IN ACCORDANCE WITH THE CEC. SEE SHEET GO.2, ELECTRIC READY 150.0(§) FOR REQUIREMENTS ALL E115 SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLED AND ACCENTANT SHALL DATION E00UPMENTITICARSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE. E9	MECHAN BATHR DUCTE FIVE AII RATING SHALL BY A HU BETWE IQA FAN KITCHE CONTIN NOTES AIR QU CLEARI EQUIVA CONTR FOR TH OUTDO DUCT S EQUIPN METHO 1. 2. 3.





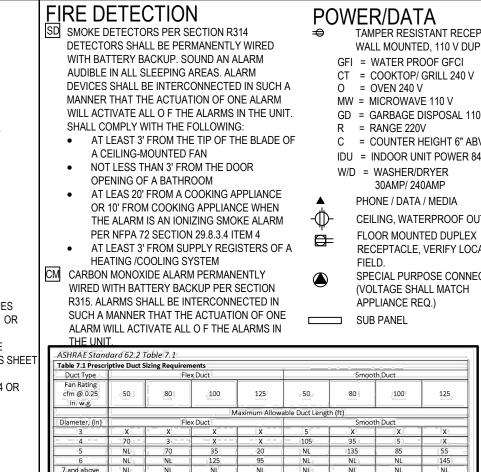


HANICAL LEGEND

IANICAL THROOM EXHAUST FAN: MINIMUM 50 CFM TO BE CTED TO THE EXTERIOR AND SHALL PROVIDE E AIR CHANGES PER HOUR. CFM AND NOISE TING MAXIMUM 3 SONE FOR INTERMITTENT USE. ALL BE ENERGY STAR RATED AND CONTROLLED A HUMIDISTAT CAPABLE OF AN ADJUSTMENT TWEEN 50-80% HUMIDITY. FAN IS REQUIRED. ONE OR MORE FANS (EITHER CHEN OR BATHROOM) TO OPERATE ONTINUOUSLY AT REQUIRED CFM PER HERS TES ON T1.1(OR GREATER) TO PROVIDE INDOOR R QUALITY. AT THE IAQ FAN SWITCH, A LABEL EARLY DISPLAYING THE FOLLOWING OR UIVALENT TEXT IS REQUIRED: "THIS SWITCH ONTROLS THE INDOOR AIR QUALITY VENTILATION R THE HOME. LEAVE IT ON UNLESS THE JTDOOR AIR QUALITY IS VERY POOR. ICT SYSTEMS ARE SIZED, DESIGNED AND UIPMENT IS SELECTED USING THE FOLLOWING HODS .: ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.

- SIZE DUCT SYSTEMS ACCORDING TOASHARE STANDARD 62.2 TABLE 7.1 PROVIDED ON THIS SHEET SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR
- EQUIVALENT .
- TURN AIR GRILLE, WALL MOUNTED
- JPPLY AIR DIFFUSER, WALL MOUNTED ERMOSTAT HOSE BIB

ELECTRICAL LEGEND



IL = no limit on duct length of this size = not allowed, any length of duct of this size with assumed turns, elbows, fittings will exceed the r

	SWI	TCHING	LIGH	ITING
ECEPTACLE DUPLEX U.O.N. Cl	\$ \$	SWITCH, MOUNT AT 43" AFF THREE-WAY SWITCH	\mathbb{R}_{D}	CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB
0 V	\$ ₃ \$ ₄ \$ _D	FOUR-WAY SWITCH DIMMER SWITCH	\mathbb{R}_{zc}	CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB
L 110 V	\$ \$ \$ _s	MOUNT 6" ABV COUNTER OCCUPANCY/VACANCY SENSOR	$\mathbb{R}_{_{_{WR}}}$	CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB
" ABV COUNTER	MISC		\mathbb{R}_{vs}	CEILING, RECESSED, LED BULB WITH OCCUPANT OR VACANCY SENSOR
ER 84" AFF		CEILING FAN/LIGHT COMBO	Ю	WALL MOUNTED LIGHT
	\sim		J	JUNCTION BOX FLUSH CEILING MOUNTED
F OUTLET	1	CIRCUIT WIRING		UNDER COUNTER LIGHTING
LEX LOCATION IN	\Box	DOOR BELL BUTTON .		LOW VOLTAGE, LANDSCAPE LIGHT
	•		-01	FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)
		EXHAUST FAN REQUIF		
-				TED AND SHALL COMPLY WITH THE FOLLOWING: 1. UCTED TO TERMINATE OUTSIDE THE BUILDING. 2.
UNLES	S FUNCT	IONING AS A COMPONENT OF	A WHOL	E HOUSE VENTILATION SYSTEM, FANS MUST BE
				CONTROLS SHALL BE CAPABLE OF ADJUSTMENT TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY
				IENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE
СОМРО	DNENT TO	D EXHAUST FAN AND IS NOT F	REQUIRE	D TO BE INTEGRAL(I.E. BUILT IN)
		_ ENERGY LIGHTING RE		
*IN THE		N, AT LEAST ONE-HALF OF TH	IE WATTA	AGE RATING OF THE FIXTURES MUST BE HIGH
		GARAGES, LAUNDRY ROOMS,	UTILITY	ROOMS AND WALK-IN CLOSETS, AT LEAST ONE
INSTAL	LED LUM	INAIRE SHALL BE CONTROLLE		OCCUPANCY OR VACANCY SENSOR PROVIDING
		F FUNCTIONALITY.		GARAGE AND EXTERIOR, SHALL BE HIGH
EFFICA				CARGE AND EXTENSION, SHALE DE HIGH

\mathcal{O} 0 _____ \square $\overline{\mathbf{D}}$ \supset Q S \square Т \triangleleft σ Ω Ζ C + _____ S +---Ш () \square

 \cap

 \sim

-

U

S

ш

 \Box

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

description

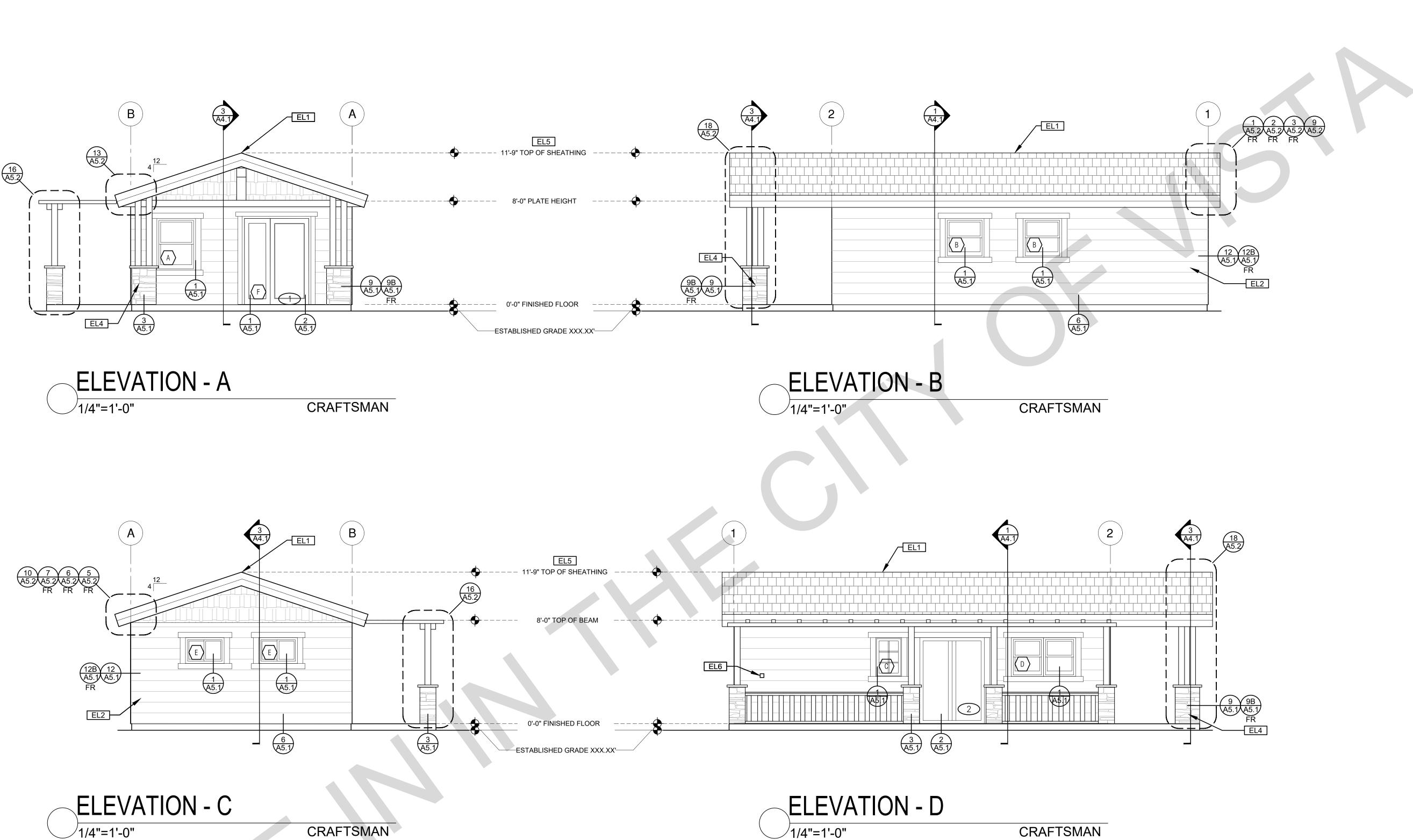
Mechanical/ Plumbing Plans

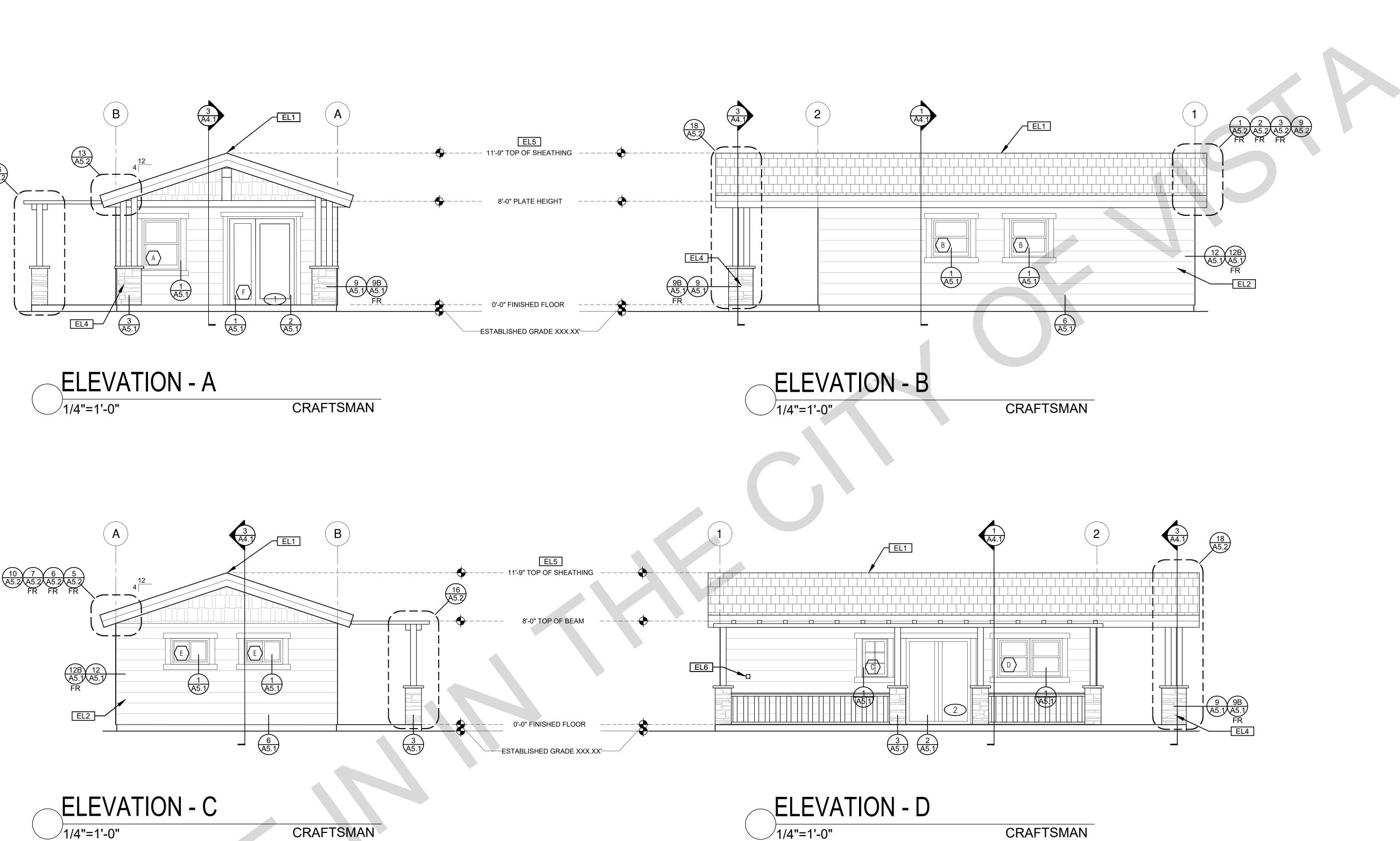
project no. Vista ADU

drawn by

DESIGN PATH STUDIO

sheet no. A222







ELEVATION KEYNOTES

EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS

EL2 SIDING EL3 STUCCO

EL4 STONE VENEER

EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES

EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)

ELEVATION GENERAL NOTES

. ALL DIMENSIONS TO FINISH FACE, U.N.O. 2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST

INTERSECTING WALL AT HINGED SIDE, U.N.O.

3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.

4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS

5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS

6. LATH & PLASTER

A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL. B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS, EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED.PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE

NOTED C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.) COAT PROPORTIONED AND MIXED ADS RECOMMENDED BY THE CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION.



SECTION CUT

ELEVATION CALLOUT DETAIL DRAWING REF. $(\overline{})$ ELEVATION MARKER

X DOOR SYMBOL WINDOW SYMBOL TEMPERED GLASS

1 KEYNOTE

SIDING STONE VENEER ROOFING

SPRAY FIN. STUCCO

0 \square $\overline{\mathbf{D}}$ \supset 0 S Τ \triangleleft D Ω Ζ C + _____ S +---Ш

 \square

 \mathcal{O}

 \cap - - \sim T -⊲ C S ш \Box

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

description

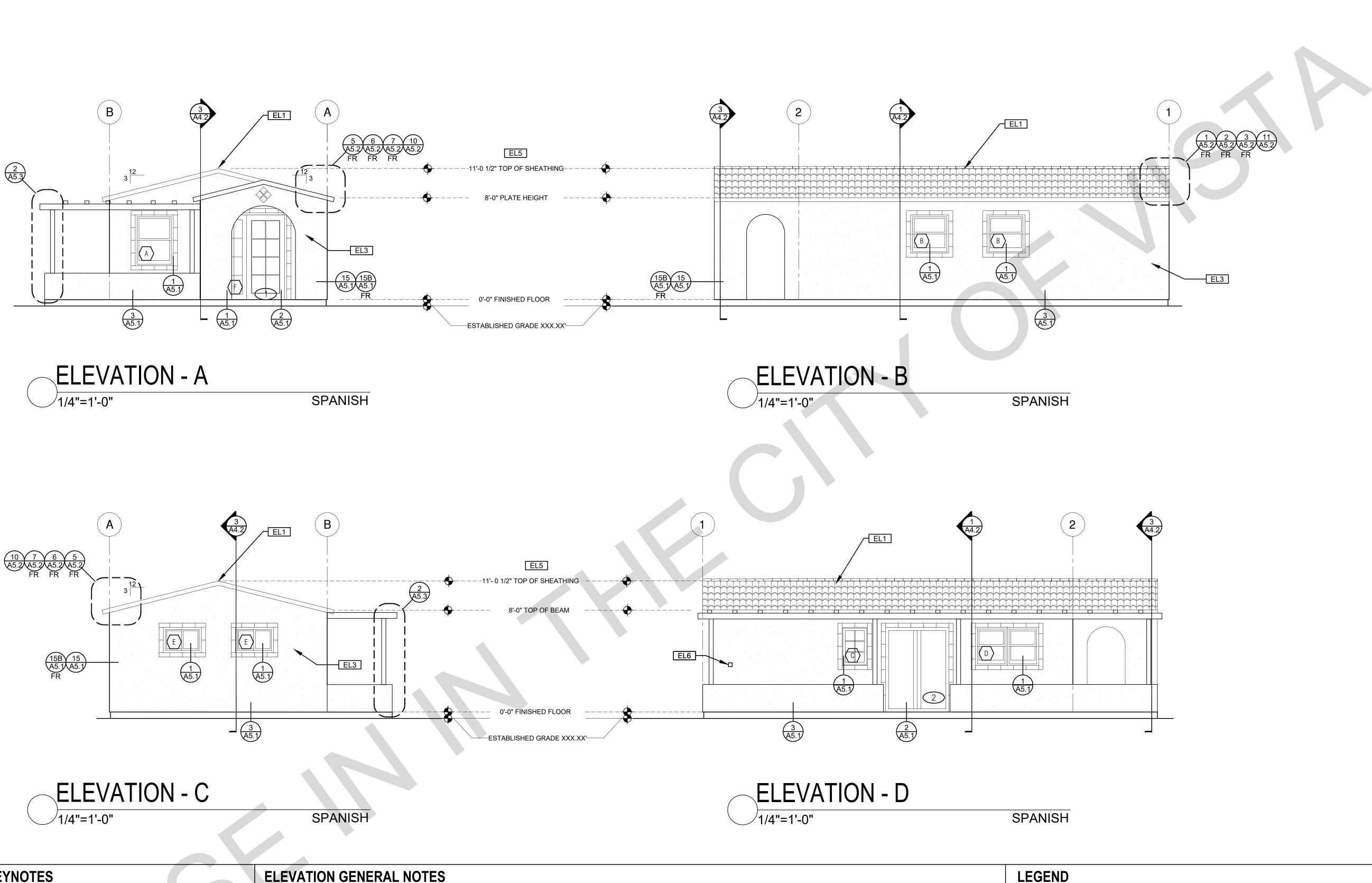
Exterior Elevations Craftsman

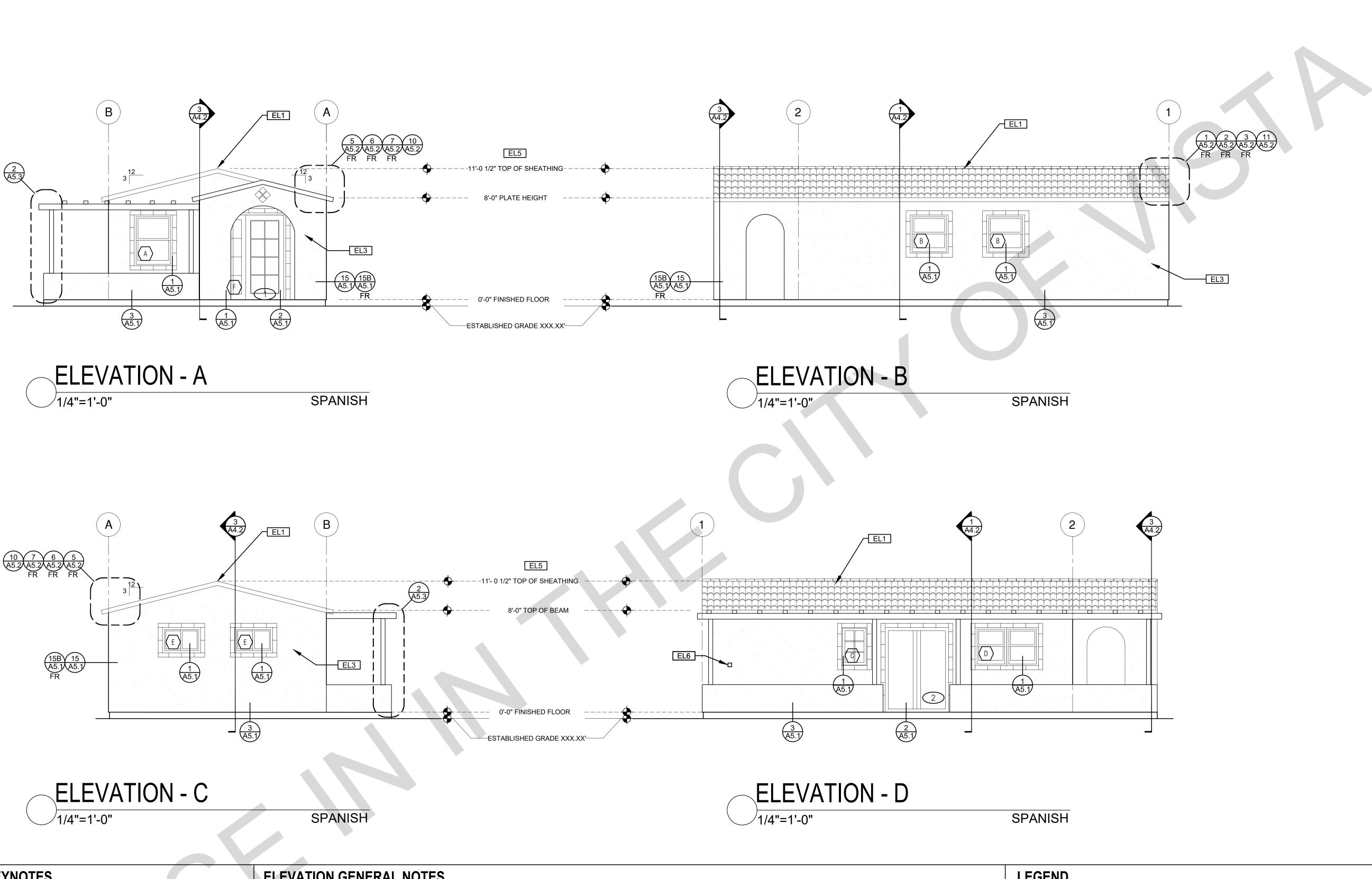
project no. Vista ADU

drawn by

DESIGN PATH STUDIO

sheet no. A3.







ELEVATION KEYNOTES

EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS

EL2 SIDING EL3 STUCCO

EL4 STONE VENEER

EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES

EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)

. ALL DIMENSIONS TO FINISH FACE, U.N.O. 2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST

INTERSECTING WALL AT HINGED SIDE, U.N.O.

OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.

3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING

4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS

5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS

6. LATH & PLASTER A. MATERIALS FOR PLASTER IS TO BE THE STANDARD

PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL. B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS, EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED.PROVIDE CASING BEADS AT ALL JOINTS OF

STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.) COAT PROPORTIONED AND MIXED ADS RECOMMENDED BY THE CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION.

7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.

8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.

10. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK

 \bigcirc

 \square -**--**X'-X"

SECTION CUT ELEVATION DETAIL MARKER

CALLOUT DRAWING REF. ELEVATION

 $(\overline{})$

1 KEYNOTE

X DOOR SYMBOL

WINDOW SYMBOL TEMPERED GLASS SPRAY FIN. STUCCO SIDING

STONE VENEER ROOFING

0 _____ \square $\overline{\mathbf{D}}$ \supset 0 S Т 4 က Δ Ζ C -_____ S + Ш

 \square

 \cap

 \sim

U

S

ш

 \Box

D

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

description

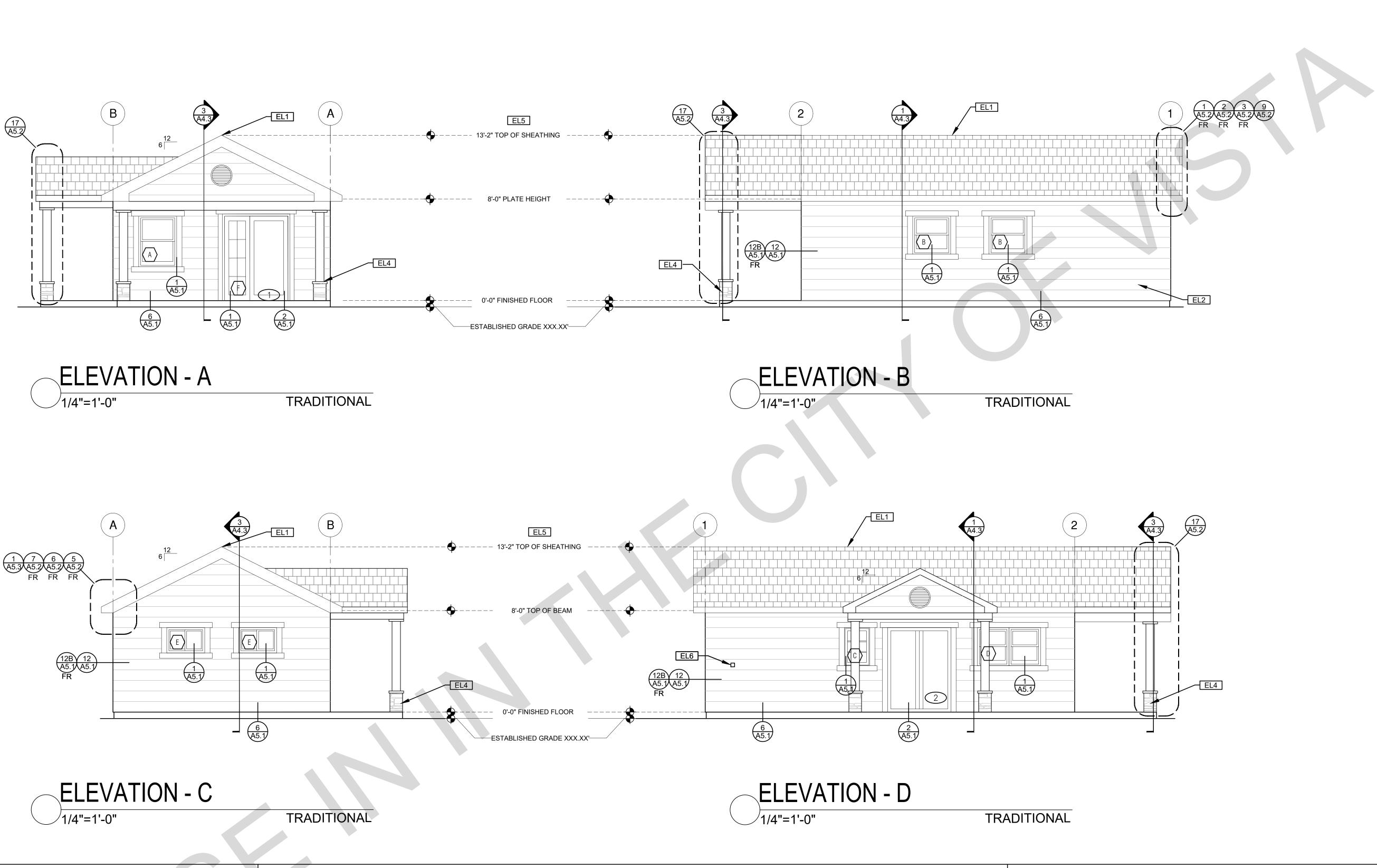
Exterior Elevations Spanish

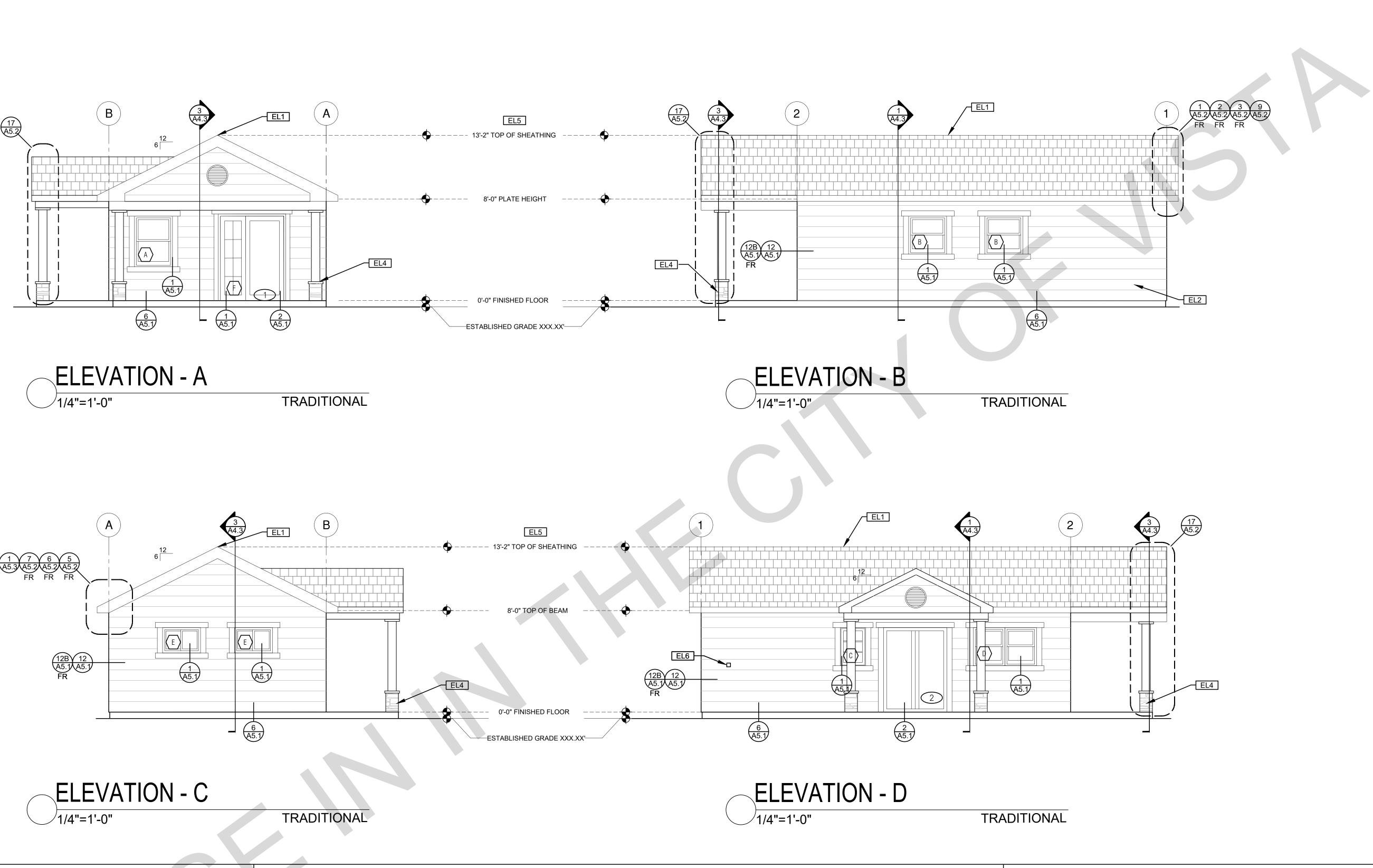
project no. Vista ADU

drawn by











ELEVATION KEYNOTES

EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS

EL2 SIDING EL3 STUCCO

EL4 STONE VENEER

EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES

EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)

ELEVATION GENERAL NOTES

. ALL DIMENSIONS TO FINISH FACE, U.N.O. 2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST

INTERSECTING WALL AT HINGED SIDE, U.N.O.

3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.

4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS

5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS

6. LATH & PLASTER A. MATERIALS FOR PLASTER IS TO BE THE STANDARD

PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL. B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS, EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED.PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE

NOTED C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.) COAT PROPORTIONED AND MIXED ADS RECOMMENDED BY THE CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION.



ELEVATION CALLOUT DETAIL DRAWING REF. ELEVATION MARKER

SECTION CUT

 $(\overline{})$

X DOOR SYMBOL WINDOW SYMBOL TEMPERED GLASS

1 KEYNOTE

SIDING STONE VENEER ROOFING

SPRAY FIN. STUCCO

\mathcal{O} 0 \square $\overline{\mathbf{D}}$ \supset Q S Τ ⊢ \triangleleft σ Ω Ζ C + _____ S +---Ш \square

 \square

- -

 \sim

T

 \triangleleft

C

S

ш

 \Box

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

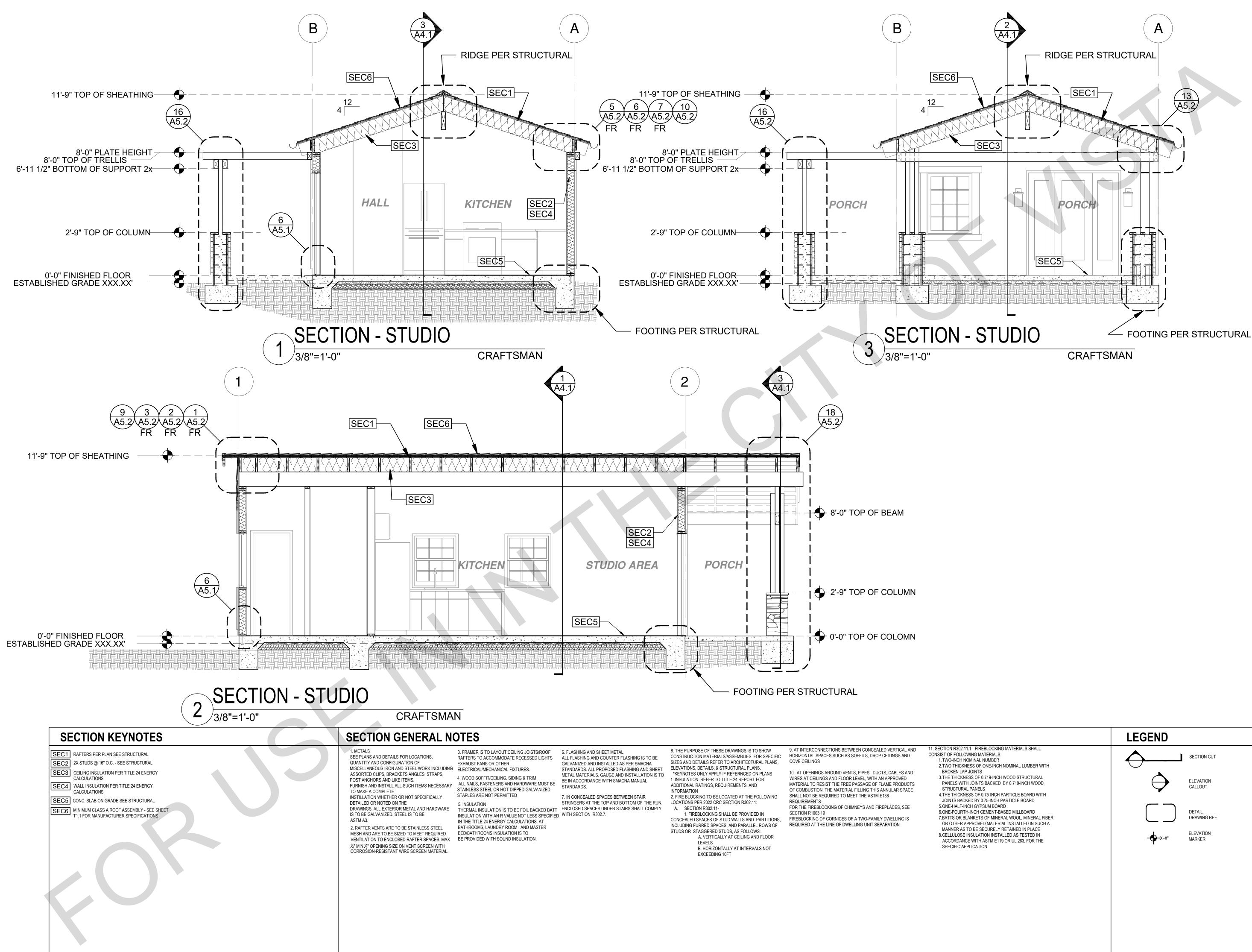
description

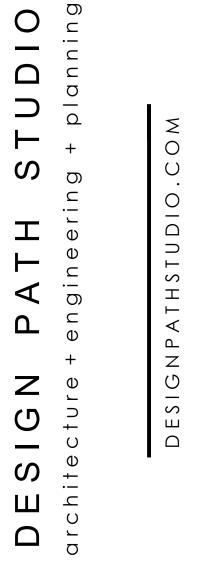
Exterior Elevations Traditional

project no. Vista ADU

drawn by







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

CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OF IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

description

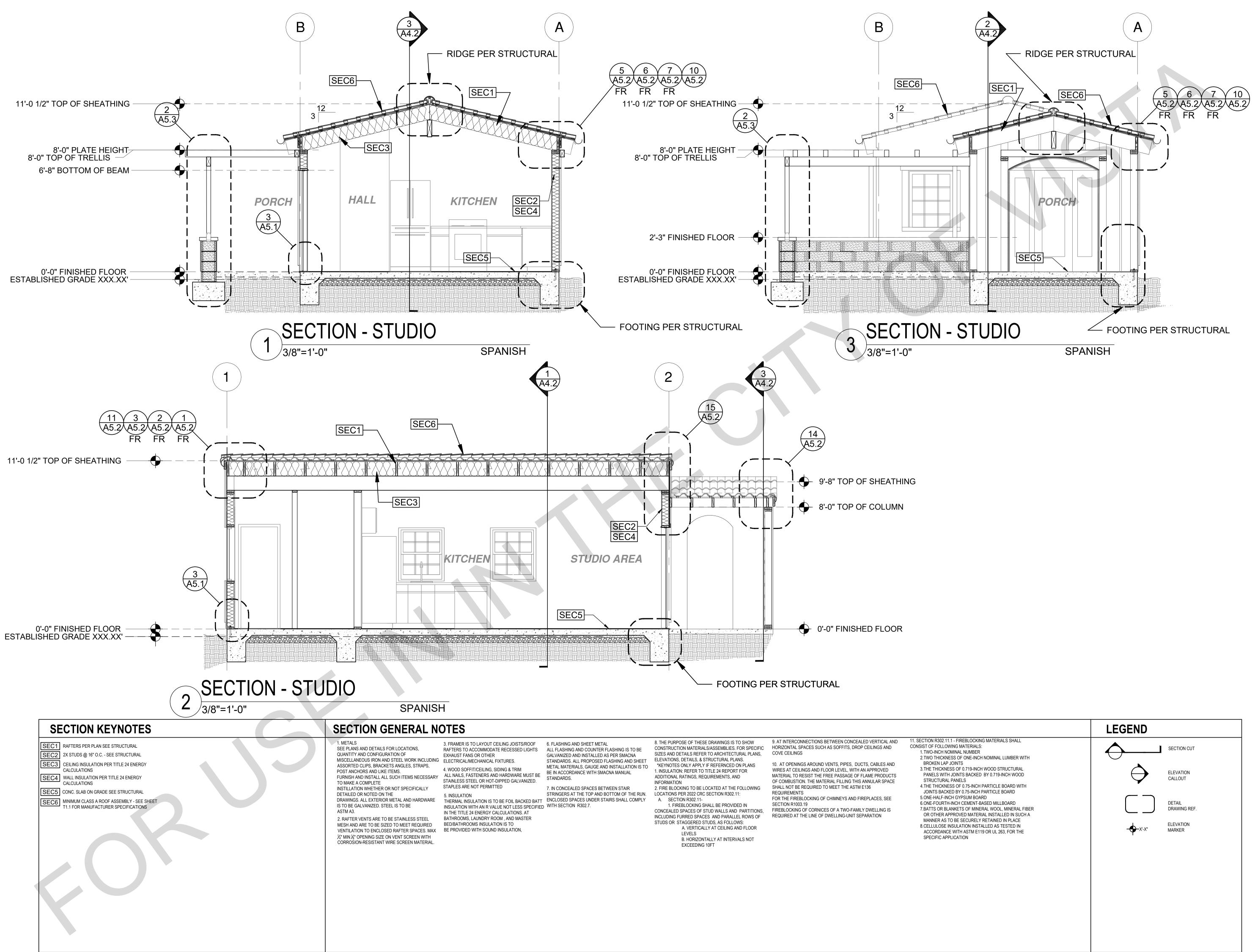
Building Sections Craftsman

project no. Vista ADU

drawn by









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

CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



AGREES TO RELEASE THE CITY OF VISTA 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.

description

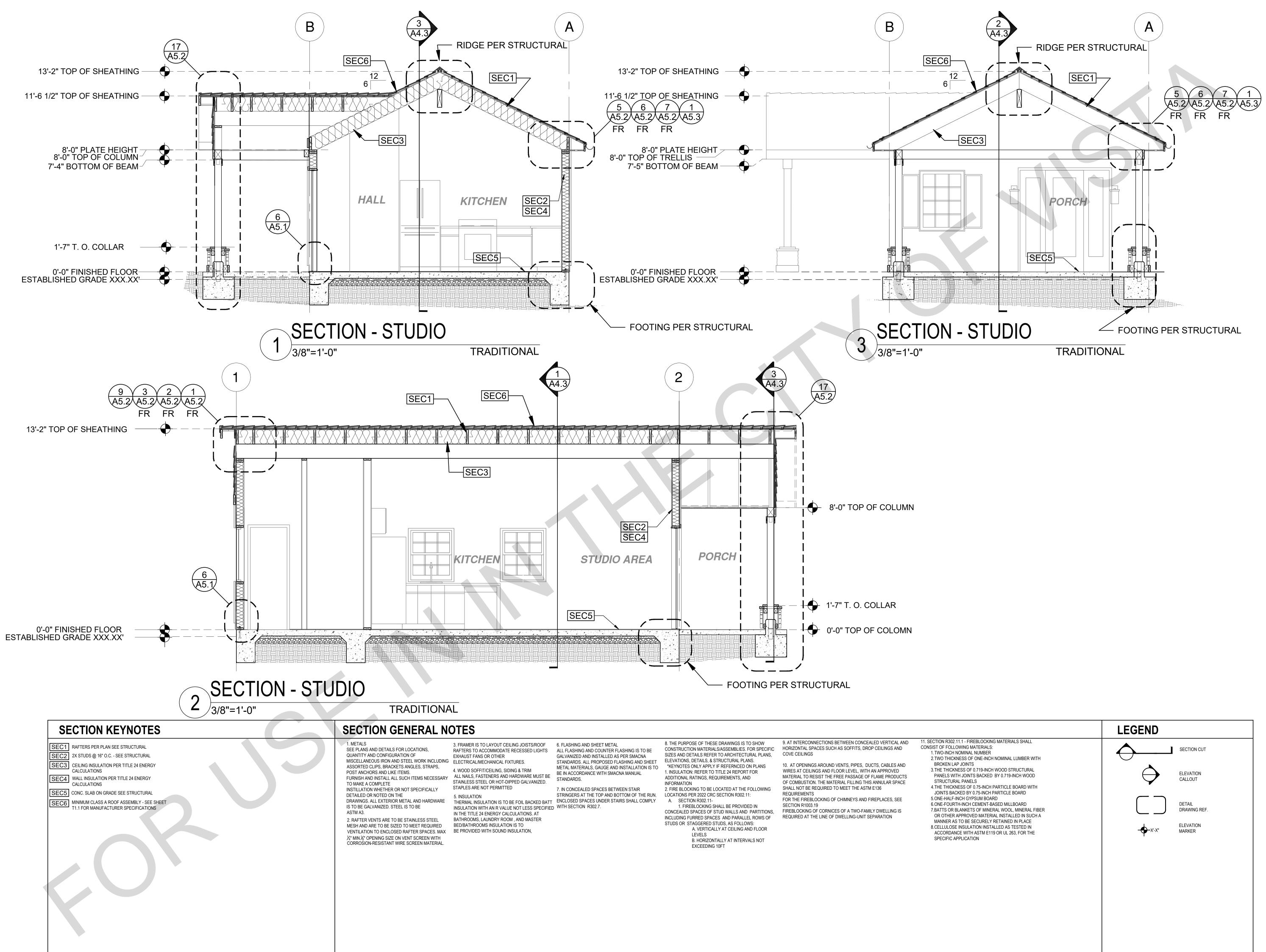
Building Sections Spanish

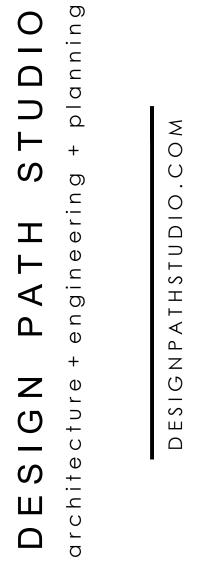
project no. Vista ADU

drawn by









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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

description

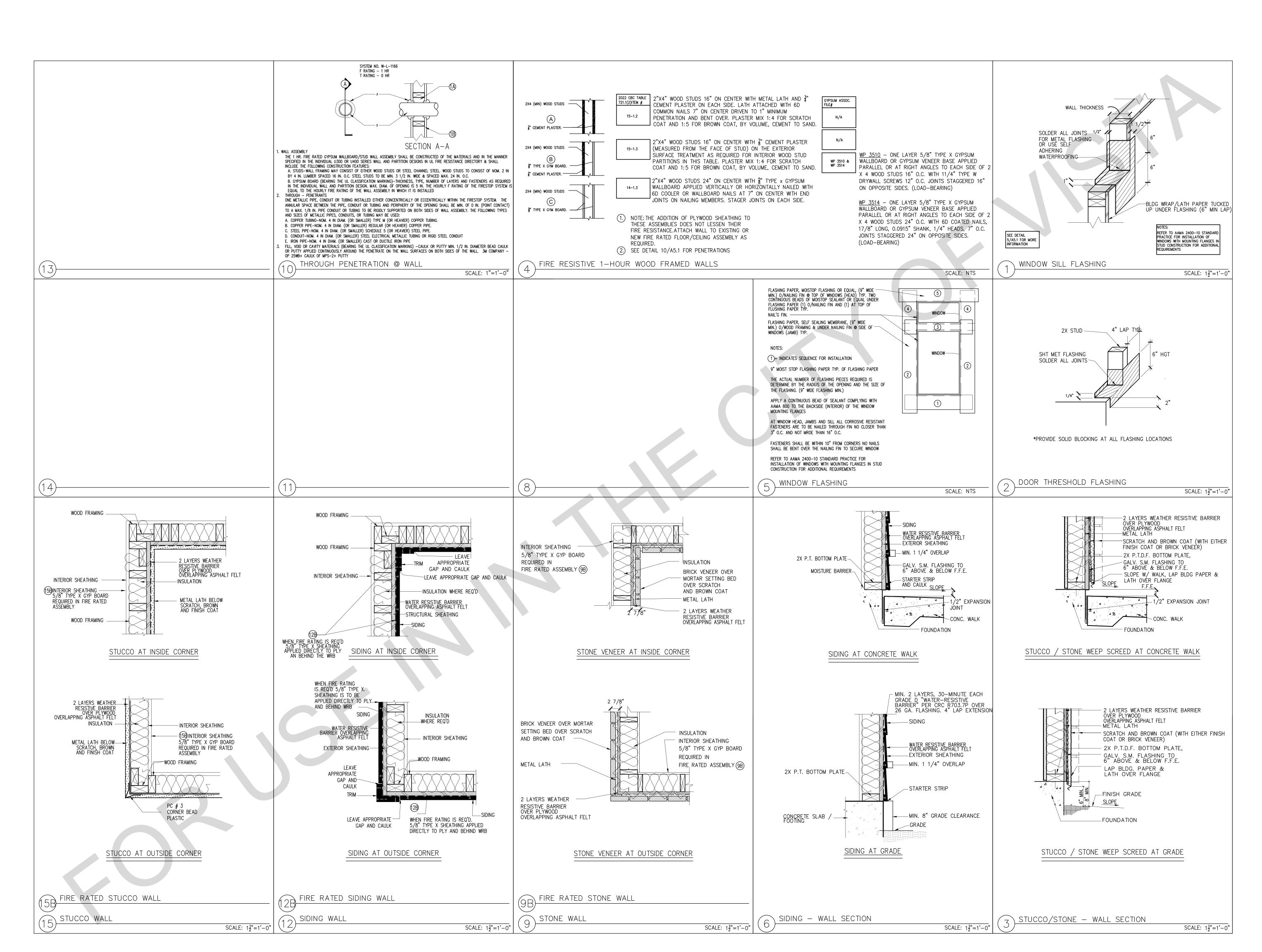
Building Sections Traditional

project no. Vista ADU

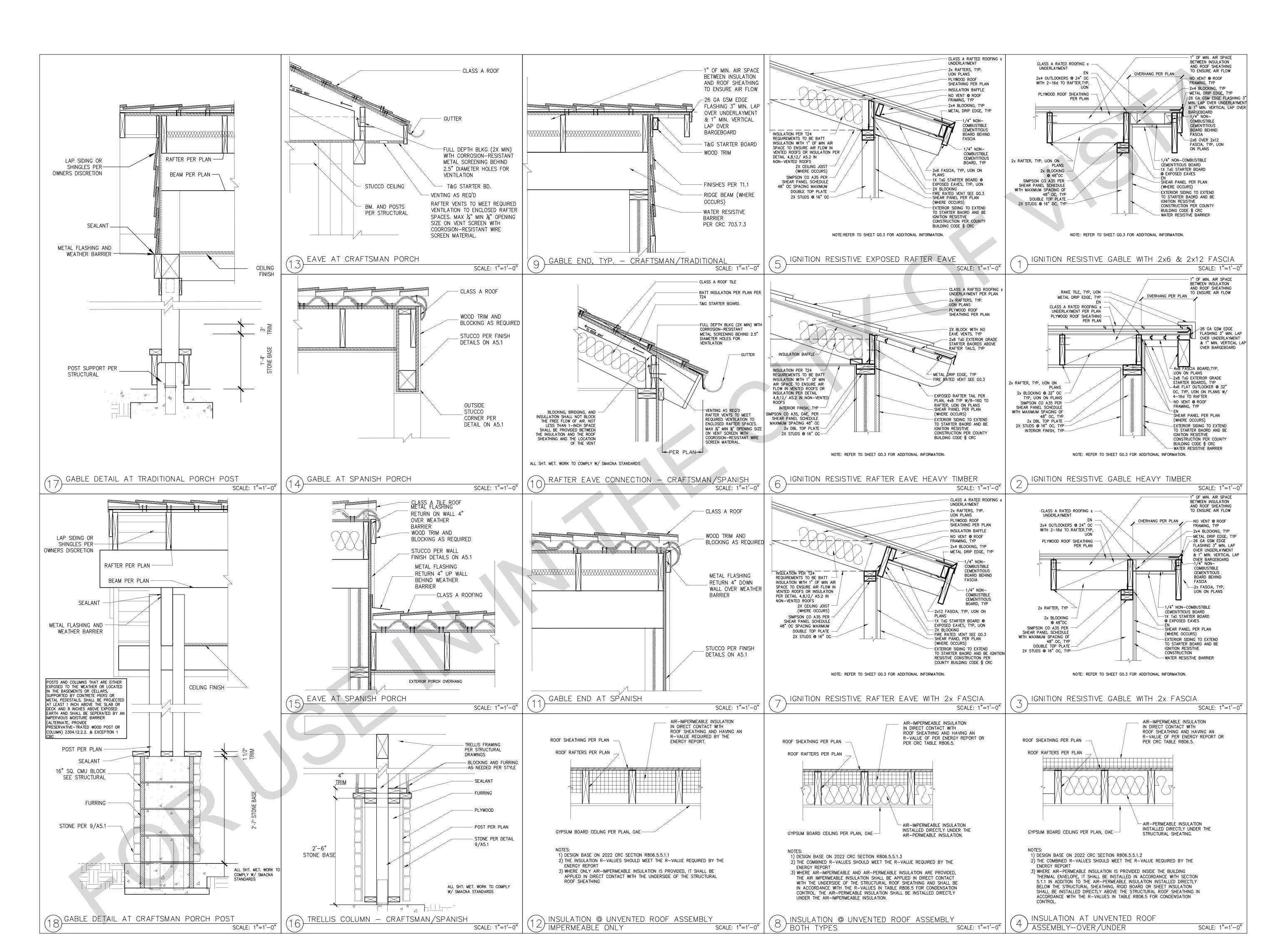
drawn by







STUDIO	ng + planning	O.COM
РАТН	+ engineering	DESIGNPATHSTUDIO.COM
DESIGN	architecture -	DESIGN
DOCUMENTS, TH AND VOLUNTARI CONDITIONS: 1. THE USE OF RESTRICTED TO WAS PREPARED DWELLING UNIT VISTA ONLY. TH STANDARDIZED APPROVED BY 1 DEPARTMENT. B TIME AND RECIF COMPLIANCE UN THE TIME OF TH ELIMINATE OR R RESPONSIBILITY INFORMATION RE AND RESPONSIB STUDIO SHALL N FOR TRANSLATIC CONSTRUCTION EXPIRED OR IS 2. THE RECIPIENT THAT THE USE THEIR SOLE RISI LEGAL EXPOSUR WARRANTIES OF IMPLIED, SHALL THE INFORMATIC REUSE, OR ALTIC THE RECIPIENT RECIPIENT'S RIS FURTHERMORE, EXTENT PERMITI HOLD DESIGN P. HARMLESS FROM LIABILITY, DEMA OUT OF OR RES THESE CONSTRU ACCOUNT OF AN OR LOSS TO PE CONSEQUENTIAL INDEMNITY DOES NEGLIGENCE OR PATH STUDIO O 3. THE DESIGNS	E PERMIT READY CC E RECIPIENT ACKNO LY AFFIRMS THE FC THIS INFORMATION THE ORIGINAL PRO. FOR THE PERMIT R (ADU) PROGRAM FC IS IS A LIMITED SET ADU PLANS AND SF THE CITY OF VISTA UILDING CODES DO PIENT SHALL ENSURI IDER ALL CODES TH IE SUBJECT PERMIT. IEDUCE THE RECIPIE TO VERIFY ANY AN ELEVANT TO THE RE ILITY ON THIS PROJ NOT BE RESPONSIBL DO VERIFY ANY AN ELEVANT TO THE RE ILITY ON THIS PROJ NOT BE RESPONSIBL ON ERRORS. DO NO DOCUMENTS IF THE REVOKED AT ALL. IT RECOGNIZES AND OF THIS INFORMATIC K AND WITHOUT AN IE TO DESIGN PATH ANY NATURE, WHE ANTACH TO THESE OR BY OTHERS WILL K AND FULL LEGAL THE RECIPIENT WILL FED BY LAW, DEFEN ATH STUDIO AND IT M ANY AND ALL CL/ NDS, JUDGMENTS, C JUTING THERE FROJ JCTION DOCUMENTS IN INJURY, DEATH, RSONS OR PROPER' DAMAGES IN ANY S NOT APPLY TO TH WILLFUL MISCONDU' R ITS ARCHITECTS. I REPRESENTED BY ND ARE SUBJECT T	DWLEDGES, ACCEPTS DULOWING IS JECT FOR WHICH IT TEADY ACCESSORY OR THE CITY OF FOF FOF CONTRANCE OVER E FULL EN IN EFFECT AT THIS DOES NOT NT'S D ALL COPIENT'S WORK JECT. DESIGN PATH E T USE THESE PERMIT HAS O ACKNOWLEDGES DN WILL BE AT Y LIABILITY OR STUDIO. NO THER EXPRESS OR DOCUMENTS AND EON. ANY USE, DOCUMENTS BY BE AT THE RESPONSIBILITY. , TO THE FULLEST D, INDEMNIFY AND S ARCHITECTS AIMS, SUITS, OR COSTS ARISING M ANY USE OF FOR OR ON DAMAGE TY, DIRECT OR AMOUNT. THIS IE SOLE CT OF DESIGN THESE PLANS ARE O COPYRIGHT REE WITH THE EED WITH
project City of V Pre-App ADU Pr	proved	
BY USING THESE AGREES TO RELE AND ALL CLAIMS, ON ACCOUNT OF PERSONS OR PRO DEATH, OR ECON USE OF THESE C OF THESE PLANS THE USER'S RESI INFORMATION.	STANDARD PLANS, ASE THE CITY OF V, ILABILITIES, SUITS, ANY INJURY, DAMA OPERTY, INCLUDING OMIC LOSSES, ARISI ONSTRUCTION DOCU DOES NOT ELIMINA PONSIBILITY TO VERI N	ASTA FROM ANY AND DEMANDS AGE, OR LOSS TO INJURY OR NG OUT OF THE MENTS. THE USE ATE OR REDUCE IFY ANY AND ALL
project no drawn by sheet no.	D. Vista ADU DESIGN PA N K	TH STUDIO
	HU.	1



DESIGN PATH STUDIO architecture + engineering + planning DESIGNPATHSTUDIO.COM

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

CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program

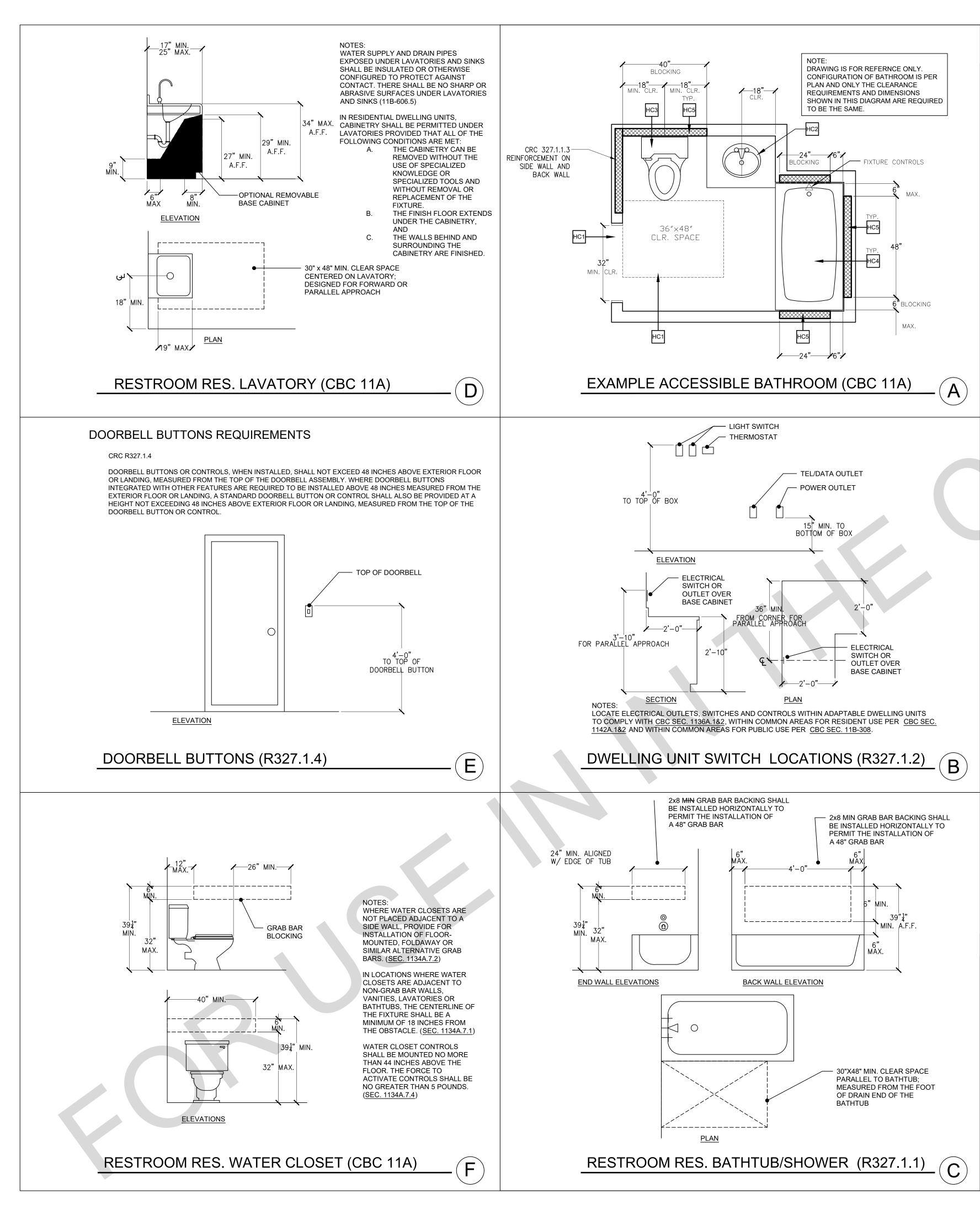


BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS, AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

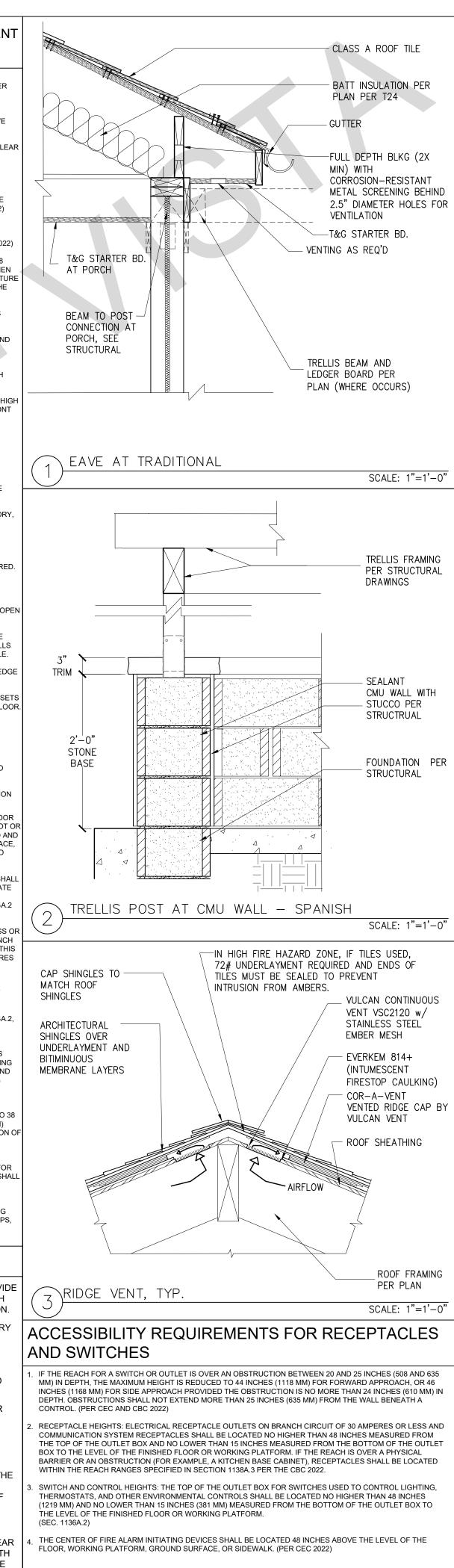
description

Architectural Details

project no. Vista ADU drawn by DESIGN PATH STUDIO sheet no. A522



	ESIDENTIAL UNIT BATHROOM DISABLED ACCESS REQUIREMEN DTES (SINGLE BATHROOM OPTION)
1.	ADAPTABLE BATHING AND TOILET FACILITIES OR POWDER ROOMS SHALL PROVIDE A SUFFICIENT MANEUVERING SPACE, AT LEAST 30 INCHES BY 48 INCHES, FOR A PERSON USING A WHEELCHAIR OR OTHER MOBILITY AID TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR AND EXIT. THE MANEUVERING SPACE MAY INCLUDE ANY KNEE SPACE OR TOE SPACE. (SEC. 1134A.4)
2.	IF A DOOR IS PROVIDED TO A BATHROOM OR POWDER ROOM REQUIRED TO BE ACCESSIBLE, IT SHALL HAVE MANEUVERING CLEARANCE AND STRIKE EDGE DISTANCES. (SEC. 1132A.5.2)
3.	THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48 INCHES IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36 INCHES. (SEC. 1134A.7-1)
4. 5.	THE MINIMUM HEIGHT OF WATER CLOSET SEATS SHALL BE 15 INCHES ABOVE THE FLOOR. (SEC. 1134A.7-3) WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR THE FORCE
6.	REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE (22.2 N). (PER CBC 2022) BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL HAVE AT LEAST ONE ACCESSIBLE
7.	LAVATORY. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES (1016 MM) FROM THE FLOOR. (PER CBC 2022 VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18
	INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. WHEN PARALLEL APPROACH IS PROVIDED, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTU A MINIMUM OF 24 INCHES (610 MM) HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES (864 MM) ABOVE THE FINISHED FLOOR. (PER CBC 2022).
8.	MIRROR AND TOWEL FIXTURES SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR. A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT LAVATORIES AND
9.	SHALL BE CENTERED ON THE LAVATORY. (PER CBC 2022) CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AND THE LAVATORY CABINETS ARE DESIGNED WITH
10.	ADAPTABLE KNEE AND TOE SPACE PER SECTION 1134A.8. THE KNEE SPACE SHALL BE AT LEAST 30 INCHES (762 MM) WIDE AND 8 INCHES DEEP, AT LEAST 29 INCHES HIG AT THE FRONT FACE, REDUCING TO NOT LESS THAN 27 INCHES AT A POINT 8 INCHES BACK FROM THE FRONT
11.	EDGE (SEC. 1134A.8) THE KNEE AND TOE SPACE REQUIRED FOR A SINK SHALL BE PROVIDED BY ONE OF THE FOLLOWING:
	-THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED.
	ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR SPECIALIZED TOOLS OR, DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED UNOBSTRUCTED KNEE AND TOE SPACE. (SEC. 1134A.8)
12.	THE TOE SPACE REQUIRED UNDER SINKS SHALL BE AT LEAST 30 INCHES WIDE CENTERED ON THE LAVATORY AT LEAST 17 INCHES DEEP, MEASURED FROM THE FRONT EDGE AND AT LEAST 9 INCHES HIGH FROM THE FLOOR. (SEC. 1134A.8)
13. 14.	THE FINISHED FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL. (SEC. 1134A.8) HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERE
14. 15.	THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES (SEC. 1134A.8) FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT
	REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE (22.2 N). SELF CLOSING VALVES SHALL REMAIN OP FOR AT LEAST 10 SECONDS.
16.	WATER CLOSETS SHALL BE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMITS A GRAB BAR TO BE INSTALLED ON ONE SIDE OF THE FIXTURE. IN LOCATIONS WHERE WATER CLOSETS ARE ADJACENT TO WALLS OR BATHTUBS, THE CENTERLINE OF THE FIXTURE SHALL BE A MINIMUM OF 18 INCHES FROM THE OBSTACLE. THE OTHER (NON GRAB BAR) SIDE OF THE WATER CLOSET SHALL BE A MINIMUM OF 18 INCHES FROM THE CENTERLINE OF THE FIXTURE TO THE FINISHED SURFACE OF ADJOINING WALLS, VANITIES OR FROM THE EDD OF A LAVATORY. (SEC. 1134A.7)
17.	PROVIDE NOMINAL 6 INCH HIGH REINFORCEMENT ON BOTH SIDES OR ONE SIDE AND REAR OF WATER CLOSE PLACED ADJACENT TO A SIDE WALL. INSTALL REINFORCEMENT BETWEEN 32 AND 38 INCHES ABOVE THE FLO REAR BACKING SHALL BE AT LEAST 40 INCHES LONG. SIDE REINFORCEMENT SHALL BE A MAXIMUM OF 12 INCHES FROM THE REAR WALL EXTENDING A MINIMUM OF 26 INCHES IN FRONT OF THE WATER CLOSET. IF WATER CLOSETS ARE NOT PLACED ADJACENT TO A SIDE WALL, PROVIDE FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATIVE GRAB BARS. (SEC. 1134A.7)
18.	GRAB BARS, IF PROVIDED IN MULTIFAMILY UNITS, SHALL BE 11/4 INCHES TO 1112 INCHES IN DIAMETER, MOUNTED 11/2 INCHES CLEAR FROM THE WALL, CANNOT ROTATE IN THEIR FITTINGS, AND BE DESIGNED TO SUPPORT AT LEAST A 250 LB. LOAD. (SEC. 1134A.7)
19.	SWITCHES, OUTLETS AND CONTROLS FOR BATHROOMS AND POWDER ROOMS SHALL COMPLY WITH SECTION 1142A.
20.	ON THE SIDE OF A BATHTUB OR BATHTUB-SHOWER COMBINATION THERE SHALL BE A MINIMUM CLEAR FLOOD SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR (1219 MM BY 762 MM) (MEASURED AT THE FOOT DRAIN END OF THE BATHTUB) TO PROVIDE FOR THE MANEUVERING OF A WHEELCHAIR AND TRANSFER TO AN FROM THE BATHING FACILITY. THE AREA UNDER A LAVATORY MAY BE INCLUDED IN THE CLEAR FLOOR SPACE PROVIDED THE KNEE AND TOE SPACE COMPLY WITH SECTION 1134A.8. CABINETS UNDER LAVATORIES AND TOILETS SHALL NOT ENCROACH INTO THE CLEAR FLOOR SPACE. (SECTIONS 1134A.2 AND 1134A.5-1)
21.	BATHTUB FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHA NOT REQUIRE FIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE (22.2 N). LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. (SECTIONS 1134A.: AND 1134A.5-3)
22.	BATHTUB OR SHOWER ENCLOSURES IF PROVIDED, SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NOT LESS THAN 1/8 INCI WHEN FULLY TEMPERED, OR 1/4 INCH WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF TH PART, CHAPTER 24 GLASS AND GLAZING. PLASTICS USED IN DOORS AND PANELS OF SHOWERS ENCLOSURE SHALL BE OF A SHATTER-RESISTANT TYPE. HINGED SHOWER DOORS SHALL OPEN OUTWARD. (SECTIONS 1134A.2 AND 1134A.5-5)
23.	FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE (22.2 N). LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. (SECTIONS 1134A. 1134A.5-3, 1134A.6-5 AND 1134A.807)
24.	INSTALL GRAB BAR REINFORCEMENTS AT EACH END OF A BATHTUB, 32 TO 38 INCHES ABOVE THE FLOOR, STARTING AT THE FRONT FACE OF THE TUB EXTENDING 24 INCHES MINIMUM TO THE BACK FOR BATHTUBS WITH SURROUNDING WALLS. PROVIDE GRAB BAR REINFORCEMENTS AT THE BATHTUB BACK WALL STARTING WITHIN 6 INCHES ABOVE THE BATHTUB RIM, EXTENDING UP TO AT LEAST 38 INCHES ABOVE THE FLOOR, AND EXTENDING HORIZONTALLY TO WITHIN 6 INCHES OF THE END WALLS. BATHTUBS WITHOUT SURROUNDING WALLS IN MULTIFAMILY UNITS SHALL HAVE REINFORCING INSTALLED FOR FLOOR MOUNTED GRAB BARS.
25.	(SEC. 1134A.5-2) GRAB BAR REINFORCEMENT SHALL BE INSTALLED CONTINUOUS IN THE WALLS OF SHOWERS 32 INCHES TO 3 INCHES ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES (152.4 MM) NOMINAL IN HEIGHT. GLASS-WALLED SHOWER STALLS SHALL PROVIDE REINFORCEMENT FOR INSTALLATION
26.	FLOOR-MOUNTED OR CEILING-MOUNTED GRAB BARS. (SEC. 1134A.6-3) ELECTRICAL RECEPTACLES, SWITCHES, CONTROLS: IF THE REACH FOR A SWITCH OR OUTLET IS OVER AN OBSTRUCTION BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOF
27.	SIDE APPROACH PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH. OBSTRUCTIONS SHAND EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH A CONTROL. (SECTIONS 406.3 OF THE CALIFORNIA ELECTRIC CODE, 1136A.1, 1136A.2, 1142A.1 AND 1142A.2-2 OF THE CBC 2022) PROVIDE AND SHOW ON PLAN KITCHENS WITHIN THE COVERED MULTIFAMILY DWELLING UNITS COMPLYING WITH CLEAR FLOOR SPACE, REMOVABLE BASE CABINETS, COUNTERTOPS, REPOSITIONABLE COUNTERTOPS LOWER SHELVING, SINK FAUCET CONTROLS, KNEE AND TOE SPACES, AND PLUMBING PROTECTION
•	SPECIFICATIONS OF SECTION 1133A.
	AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVID
	A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32", MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
Н	ACCESSIBLE LAVATORY PER PLAN W/ A REMOVABLE BASE CABINET. FOR LAVATORY ACCESSIBILITY REQUIREMENTS SEE NOTES UNDER THE "RESIDENTIAL UNIT BATHROOM DISABLED ACCESS REQUIREMENT NOTES."
Н	ACCESSIBLE WATER CLOSET PER PLAN. FOR WATER CLOSET ACCESSIBILITY REQUIREMENTS SEE NOTES UNDER THE "RESIDENTIAL UNIT BATHROOM DISABLED ACCESS REQUIREMENT NOTES."
Н	ACCESSIBLE 60"L (MIN.) TUB/SHOWER COMBINATION PER PLAN. FOR TUB/SHOWER ACCESSIBILITY REQUIREMENTS SEE NOTES UNDER THE "RESIDENTIAL UNIT BATHROOM DISABLED ACCESS REQUIREMENT NOTES."
Н	C5 REINFORCED 4x8 BLOCKING IN WALL FOR FUTURE GRAB BARS. (CRC R327.1.1.2)
H	MINIMUM 48"x36" CLEAR MANEUVERING SPACE PERPENDICULAR TO THE SIDE OF THE BATHTUB/SHOWER COMBO FLUSH AT THE FOOT OF THE TUB/SHOWER WALL WITH CONTROLS OF EAR SPACE SHALL BE ALLOWED TO ENCROACH THE UNDERSIDE OF
	CONTROLS. CLEAR SPACE SHALL BE ALLOWED TO ENCROACH THE UNDERSIDE OF THE LAVATORY WITH A REMOVABLE BASE CABINET AND SHALL COMPLY WITH THE KNEE AND TOE SPACE REQUIREMENTS PER NOTES UNDER THE "MULTIFAMILY
Н	BATHROOM ACCESSIBILITY REQUIREMENTS." MINIMUM 48"x30" CLEAR MANEUVERING SPACE CENTERED AT THE LAVATORY. CLEAN SPACE SHALL BE ALLOWED TO ENCROACH THE UNDERSIDE OF THE LAVATORY WITH A REMOVABLE BASE CABINET AND SHALL COMPLY WITH THE KNEE AND TOE SPACE REQUIREMENTS PER NOTES UNDER THE "MULTIFAMILY BATHROOM ACCESSIBILITY REQUIREMENTS."



\mathcal{O} O _ \square \square S Т \triangleleft \square Ω Ζ \sim C ш \Box ____ S Ш BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL. project City of Vista Pre-Approved ADU Program BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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. description Architectural Details project no. Vista ADU DESIGN PATH STUDIO drawn by A5.3

2. CONCRETE FOUNDATION CONSTRUCTION	3. WOOD FRAMING CONSTRUCTION (CONT.)	3. WOOD FRAMING CONSTRUCTION (CONT.)	6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTE	R 23, TABLE 2304.10.2)
200. THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.	305. TYPICAL SHEAR TRANSFER:	321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL	BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N.	4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
201. CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.	ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS. SILL PLATE ANCHORS:	CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON	BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N. BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N. FLAT BLKNG TO TRUSS AND WEB, F.N.	16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c
202. SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S5, CENTERED IN SLAB.		APPROVAL BY THE ENGINEER OR ARCHITECT. 322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED.	CEILING JOISTS TO TOP PLATE, T.N. CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER. LAPS OVER PARTITIONS. F.N. PER 2308.7	4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples 7.3.1 3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
203. REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER	306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR	UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:	CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
 203. Reini orceing barg to be grade 40 for #3 barg, grade 60 for #4 barg & langer 204. PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14'-0" O/C MAX. 	BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.	BEAM OR JOIST SIMPSON/USP HANGER I-JOIST FLOOR JOISTS IUS, IUT, OR ITT HANGERS 1.75 X LSL AND LVL HU, HUS, OR WPU	COLLAR TIE TO RAFTER, F.N. RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5 RAFTERS TO RIDGE VALLEY OR HIP; OR FATER TO 2" RIDGE BEAM	3-10d Com, 4-10d box, 4-3"x0.131" nails, 4-3" 14 gage staples 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
205. SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE	307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT.	2.69 X PSL AND LVL HU OR HWU 3.5 X PSL AND LVL HHUS OR HWU 5.25 X PSL AND LVL HHUS OR HWU 7 X PSL AND LVL HHUS OR HWU	ENDNAIL STUD TO STUD (NOT AT BRACED WALL PANELS) 16d Com @ 24	box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples 4" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN
WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + $\frac{3}{16}$ ", LENGTH<=1 $\frac{3}{4}$ ") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF 1 $\frac{3}{4}$ " FROM THE EDGE OF CONCRETE.	(SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309.	AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL	BUILT-UP HEADER (2" TO 2"), FN EA. EDGE CONT. HEADER TO STUD, T.N.	16d Com @ 16" o.c OR 16d Box @ 12" o.c. 4-8d Com, 4-10d Box, 5-8d box
206. EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE	308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD: ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH	THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS)	TOP PLATE TO TOP PLATE 16d Com @ TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL	@ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN
$\frac{5}{8}$ " DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.	ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153.	ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS. 323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION		6d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples 16d Com
 207. ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR. 	ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.	PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED. 324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED:	UNBRACED WALL: 12" o.c. FN BRACED WALL: 16"o.c. FN STUD TO TOP OR BOTTOM PLATE	16d Box, 3" x 0.131" nails, 3" 14 gage staples 2-16d Com, 3-16d Box,4-3"x.131" nails,4-3" 14 gage staples
208. SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE.	WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT, ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE	A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES		ox, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples 3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
209. ALL HOLDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL 3&4/S4 FROM	TYPE 303, 304, 305, OR 316 STAINLESS STEEL.	 B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL.) C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF 	TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N. 1" BRACE TO EACH STUD AND PLATE, F.N.	2-16d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples 3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples
EXTERIOR CORNER OF SLAB. ^{210.} VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY	309. RE-TIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.	SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED. D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.	1"x6" SHEATHING TO EACH BEARING, F.N. 1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N.	3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box 4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box
ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF VISTA OF ANY DISCREPANCY, TYPICAL.	310. ENGINEERED BEAMS ARE AS FOLLOWS: "PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900). "LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325).	325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER	JOIST TO SILL, TOP PLATE, OR GIRDER, T.N. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER 8d Box @ 4" o.c. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N.	4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples . TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN 2-1.75" Gage Staples, 2-8d Com, 3-10d Box
211. PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.	(E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9") "LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800).	326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN	2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND 2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING	3-16d Box, 2-16d Com 3-16d Box, 2-16d Com
212. ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.	"GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O. "IJC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC	ON THE STRUCTURAL PLANS AND DETAILS. 327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS 32" o.c. FN Top & BTTM STAGGERED ON OPPOSITE SIDES	20d Com
213. RETROFIT MISPLACED HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS:	APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.	FOR BUILDING, BALCONIES, PORCHES OR SIMILAR APPURTENANCES WHEN EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION OF A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION.	24" o.c. FN Top & BTTM ENDS & SPLICES, FN LEDGER SUPPORTING JOISTS/RAFTERS	10d Box, 3"x0.131" nails, 3" 14 gage staples 2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples 4-16d Box, 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES
MISPLACED HOLDOWN LSTHD8, HTT4RETROFIT BOLTREPLACEMENT HARDWARESTHD10, STHD14, HTT5\$ "ALL-THREAD, EMBED 9"HTT4\$ "ALL-THREAD, EMBED 9"HTT5	311. LUMBER SPECIFICATIONS: ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING:	4. ICC-ES AND NER APPROVALS 400. PLYWOOD AND OSB PANELS: FULL REPORTS FOUND AT	JOIST TO BAND OR RIM JOIST, END NAIL BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N. WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND	3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES 2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples
LTT20B	2X4 FRAMING LUMBER NOT LISTED BELOW 92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS STUD GRADE OR BETTER	APA PLYWOOD & OSBESR-2586 HTTP://WWW.ICC-ES.ORG		S INTERMEDIATE SUPPORTS (IN)
LTT20B HDU8 $\frac{7}{8}$ " ALL-THREAD, EMBED 15" LTT20B HDU8	2X4 STUDS OVER 10' #2 OR BETTER	401. JOISTS AND RAFTERS AND BEAMS:	16d Com or deformed; or $2\frac{3}{8}$ "x.113" nail (subfloor and wall) 16d Com or deformed (reaf) or $2\frac{3}{8}$ "x.113" nail (subfloor and wall) 6	
8 ALL-THREAD, EWIDED 15	2X6 STUDS, SILLS, & PLATES #2 OR BETTER	TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVLICC-ES ESR-1387, 1153, BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRANDICC-ESR-1040, 1336	8d Com or deformed (roof) or $2\frac{3}{8}$ " x.113" nail (roof)6 $\frac{3}{8}$ "- $\frac{1}{2}$ " $1\frac{3}{4}$ " 16 Ga Staple, $\frac{7}{16}$ " crown (subfloor and wall)4	FOOTNOTES:
214. RETROFIT $\frac{3}{4}$ " & $\frac{5}{8}$ " EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY	4X4 STUDS & POSTSSTANDARD OR BETTER OR #14X6, 6X6, & LARGER STUDS & POSTS#1 OR BETTER	LOUISIANA PACIFIC JOISTS & BEAMSESR-1305, 2403	$2\frac{3}{8}$ " x.113"x.266" head nail (roof) 3 ^f	f 3 f a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and
ANCHORS USE SIMPSON SET-XP EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS. LOCATION TYPE REPLACEMENT	4X4, 4X6 BEAMS & HEADERS #2 OR BETTER	ROSEBURG JOISTS & BEAMSESR-1210, 1251 GLU-LAM BEAMS ESR-1940	1 ³ / ₄ " 16 Ga Staple, ⁷ / ₁₆ " crown (roof) 3 ¹ 8d Com or deformed (subfloor and wall) 6	3 40 inclusion more in training of wood structural parter and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
SLAB EDGE, 1 3/4" DIST. SHEARWALL $\frac{REPLACEMENT}{\frac{5}{8}}$ " ALL-THREAD, EPOXY, EMBED 3"	4X8, 4X10, 4X12, 4X14 BEAMS & HEADERS #1 OR BETTER 6X4 BEAMS & HEADERS #2 OR BETTER	PACIFIC WOOD TECH - ESR 2909	$\frac{19}{32} \frac{3}{4}$ 8d Com or deformed (roof) or $2\frac{3}{8}$ " x.113" nail (roof) ^d 6 ^e	b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel
OR $\frac{5}{8}$ " TITEN HD, EMBED 3" MIN.	6X6 & LARGER BEAM & HEADERS #1 OR BETTER	402. WOOD CONNECTORS:	$2\frac{3}{8}$ " x.113"x.266" head nail, 2"16 Gage staple, $\frac{7}{16}$ " crown 4	8 supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
INTERIOR > 6," EDGE DIST. SHEARWALL OR	2X10 AND LARGER RAFTERS AND JOISTS #1 OR BETTER	SIMPSON CONNECTORSICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320,	$\frac{\sqrt{6}}{8} - 1\frac{1}{4}$ 10d Com or (3"x0.148"); or deformed ($2\frac{1}{2}$ x.131"x.281 head) 6	12 c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top
NON-SHEAR °	312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS: BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES	2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046	OTHER EXTERIOR WALL SHEATHING (FIBERBOARD)	plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
ANY OTHER NON-SHEAR 0.145 DIA. SHOT PINS SPACED 4 INCHES APART ON SILL. (2) FOR EACH MISSING	AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE	IAPMO ER-112, 130, 143, 192, 262	$\frac{1}{2}$ $1\frac{1}{2}$ x0.120", galvanized roofing nail ($\frac{7}{16}$ " head dia) or $1\frac{1}{4}$ " 16 Ga Staple w/ $\frac{7}{16}$ " or 1" crown 3	6 d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
ANCHOR BOLT. MAX. OF (6) SHOT PINS	RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR	USP LUMBER CONNECTORSICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200	$\frac{2}{25}$ $1\frac{3}{4}$ x0.120", galvanized roofing nail ($\frac{7}{16}$ " head dia) or $1\frac{1}{2}$ " 16 Ga Staple w/ $\frac{7}{16}$ " or 1" crown 3	6 e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. For wood structural panel roof
EVERY 6 FT.	LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR	QUICK DRIVE WOOD SCREWSICC-ES ESR-1472	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING	sheathing attached to gable-end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be
^{215.} WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING:	BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW:	403. ADHESIVES & ANCHORS:	$\frac{3}{4}$ " & LESS 8d COMMON (2 $\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") 6	12 spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in
A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF		SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)ICC-ES ESR-1772, 2508. SIMPSON WEDGE-ALL (WA) WEDGE ANCHORSICC-ES ES-1771	$\frac{7}{8}$ "-1" 8d COMMON (2 $\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") 6	12 Exposure C. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the
VISTA APPROVAL. B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED.	PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN	SIMPSON TITEN HDICC-ESR-1056, 2713 SIMPSON SHOT PINS ICC-ES ESR-2138	$\begin{array}{ c c c c c c c c c c c c c c c c c c c$	AWC NDS. e. Fastening is only permitted where the ultimate design wind speed is
C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING	THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM,	HILTI X-DN, X-ZF, X-CF SHOT PINSICC-ES ER-1663, 1752, 2269	$\frac{1}{2}$ & LESS 6d corrosion-resistant siding (1 ⁷ / ₈ x.106"); or 6d corrosion-resistant (2"x.099") 6	12 less than or equal to 110 mph g. Nails and staples are carbon steel meeting the specifications of
CAPACITY COMPLIES WITH THE CITY OF VISTA RECOMMENDATIONS .	EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.	5. NAILING & FASTENING	$\frac{5}{8}$ 8d corrosion-resistant siding ($2\frac{3}{8}$ "x0.128"); or 8d corrosion-resistant casing ($2\frac{1}{2}$ "x0.113") 6	ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering
216. ALL HOLDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.		500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)	INTERIOR PANELING	practice or approved under Section 104.11.
3. WOOD FRAMING CONSTRUCTION	PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A	501, AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE	$\frac{1}{4}$ 4d casing ($12^*x0.080^*$); or 4d finish ($12^*x0.072^*$) 6 $\frac{3}{8}$ 6d casing ($2^*x0.099^*$); or 6d finish ($2^*x.092^*$) - (Panel supports at 24 inches) 6	12
300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.	 MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE 	FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.		TEMENT OF SPECIAL INSPECTIONS
	BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED	502. ALTERNATE NAILING FOR ROOF SHEATHING:		
^{301.} ROOF SHEATHING SHALL BE $\frac{19}{32}$ " OR $\frac{5}{8}$ " C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (24/0) W/ 10D	ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT.	8D 2 $\frac{1}{2}$ " X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.		IT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH
COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED		503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR	SPECIA	AL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED
EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.	STUDS AND PLATES: SEE STRUCTURAL DETAILS 14 & 15 ON SHEET S5 FOR NOTCHING AND BORING.	8D 2 $\frac{1}{2}$ " X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL	SOIL BEARING VALUE 1,500 psf HOLDON	ETROFIT ANCHOR BOLTS OR TITEN HD'S WITHOUT A
		504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED:	SITE CLASS D (Default) SEISMIC DESIGN CATEGORY D 801 PER CBC	C 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR
^{302.} TYPICAL WALL SHEATHING: INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. ⁵ / ₈ " GYPSUM	313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE	10D 2 $\frac{1}{2}$ " X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL	RISK CATEGORY II NON-ST	TRUCTURAL SLABS ON GRADE NOR FOR CONCRETE
WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 6" O/C TO ALL STUDS AND TO TOP &	TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.	NAIL SIZES C&C PRESSURES	SEISMIC IMPORTANCE FACTOR 1 FOOTIN Ss: 1.000 Sds: 0.800 Cs: 0.123	NGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.
BOTTOM PLATES (UNBLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS.	314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM	SIZE OF STANDARD WIRE SIZE PENETRATION ROOF: GABLE ROOF, PITCH α = 18.3°		C 1705.13 SPECIAL INSPECTION IS NOT REQUIRED FOR
	OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.	NAIL LENGTH GAUGE (INCHES) REQUIRED A A A A B B C A	BASIC SEISMIC FORCE RESISTING SYSTEM BEARING WALL ANALYSIS	C COMPONENTS FOR DETTACHED ONE- AND AMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE
EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE $\frac{7}{8}$ " EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER.		BOX NAILS (-) ZONE 1 -42.0 psf -39.5 psf -39.3 psf (-) ZONE 2 -50.6 psf -45.5 psf -45.1 psf	H METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL GRADE.	
LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS	^{315.} PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.	6D 2 12 0.099 1 (-) ZONE 3 -87.5 psf -76.0 psf -75.2 ps		
OCCURS) W/ 16 GAGE X ⁷ / ₁₆ " STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.	316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER	10D 3" 10 0.128 1"		
303. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO	WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.	12D 3" 10 0.128 1 " 16D 3 " 10 0.135 1 "	RISK CATEGORY II	LS REPORT
PLYWOOD ALSO APPLIES TO OSB. SHEATHING (WOOD STRUCTURAL PANELS) MUST MEET	317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS	16D SINKER 3" 9 0.148 1" WALLS	EXPOSURE COEF C A SOILS	REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL.
THE REQUIREMENTS OF DOC PS1 OR PS2 IN ACCORDANCE WITH NDS SDPWS.	318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL	$\begin{array}{ c c c c c c } \hline COMMON NAILS \\ \hline \hline A_{EFFECTIVE} = 10 \text{ sf} & 21 \text{ sf} & 48 \text{ sf} \\ \hline \hline (-) \text{ ZONE } 4 & -1 28 \text{ nsf} & 34 \text{ Z nsf} & 32 \text{ nsf} & 34 \text{ Z nsf} & 34 Z ns$		OF THE SOILS REPORT A CONSERVATIVE VALUE FOR THE
304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS	PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.	6D 2" 11 0.113 1" (-) ZONE 4 -1.28 psf -34.7 psf -32.9 psf 8D 2 ¹ / ₄ 10 0.131 1" (-) ZONE 5 -1.58 psf -41.6 psf -38.0 psf	I ROOF DL 28 psf I ROOF LL 20 psf OF THE E	ARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN BUILDING.
MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR	319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.	$10D \qquad 3" \qquad 9 \qquad 0.148 \qquad 1\frac{1}{4}" \qquad \qquad \left \begin{array}{c} (+) \ ZONE \ 4\&5 \ \ 1.00 \ pst \ \ 31.9 \ pst \ \ 30.1 \ pst \ st \ st \ st \ st \ st \ st \ s$	PORCH DL 36 psf I PORCH LL 20 psf	
NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.	320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	SHED ROOF DL 20 psf I SHED ROOF LL 20 psf TRELLIS DL 6 psf I TRELLIS LL 10 psf SOLAR PANELS 3 psf I I I	

\square \subseteq σ ____ 0 \cap S D \circ Τ \Box \cap **—** S \triangleleft T \mathcal{O} ⊢ ∢ (1) Ω Ζ Ζ C S C \supset ш +--- \Box ()_ S + Ш U \square

 \mathcal{O}

•—

Ο

 \supset

 \vdash

 \vdash

Ω

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

CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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. INFORMATION.

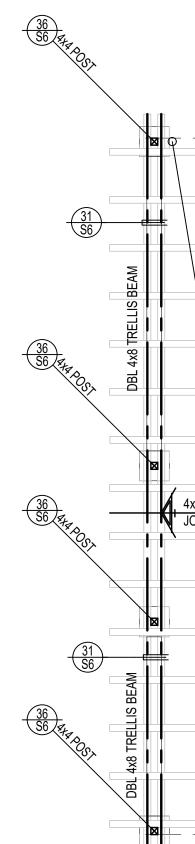
description

Structural Notes & Specifications

project no. Vista ADU

drawn by DESIGN PATH STUDIO

sheet no. S1



FOUNDATION NOTES

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

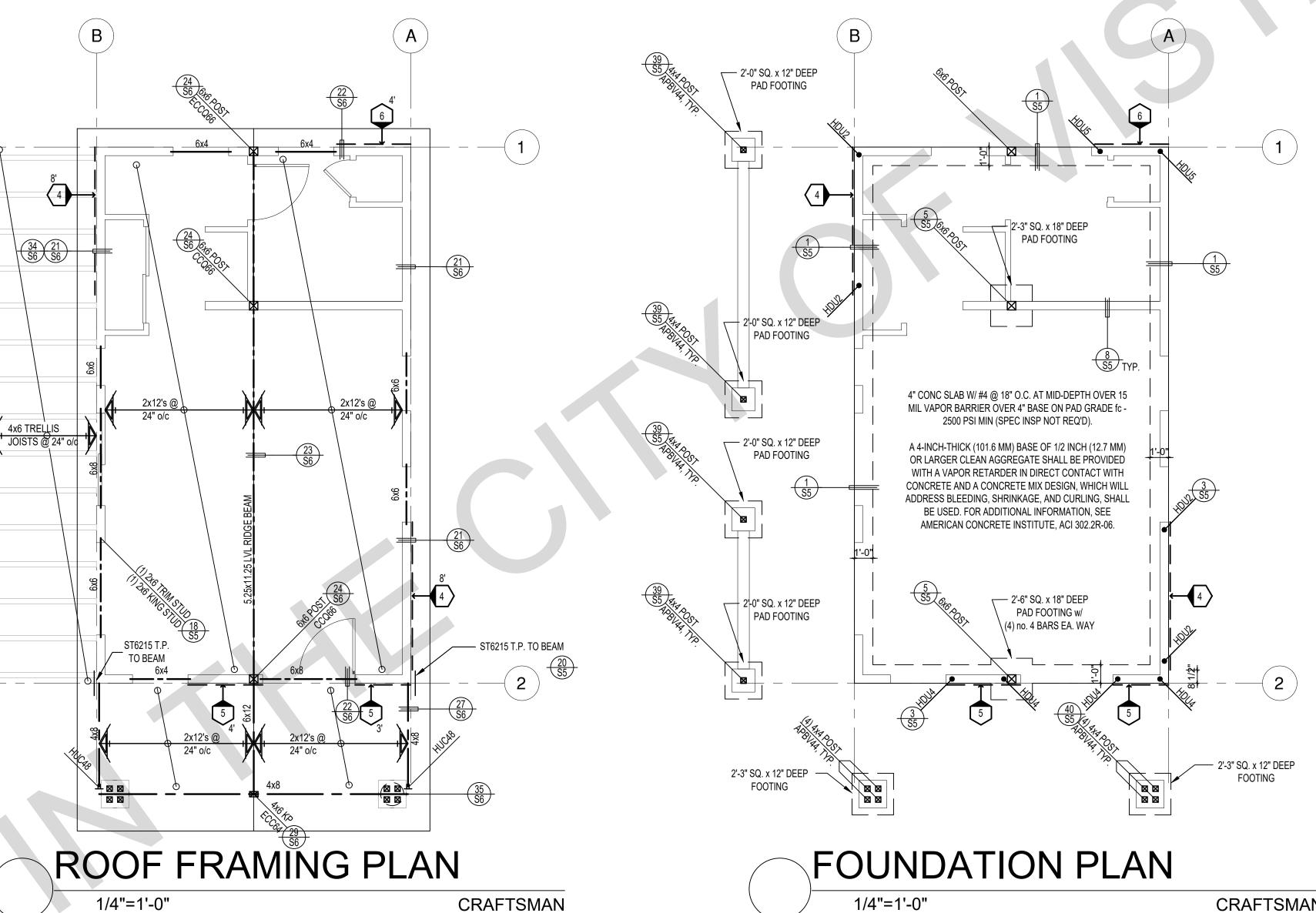
- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
- THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
- PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
- PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- 5. SEE SHEET S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- . POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
- . FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

SHEARWALL DESCRIPTION $\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 1& 4) (See footnotes 3 & 6) SHEAR VALUE 260* (PLF) 5⁄8" @ 48" ANCHOR BOLT SPACING or 1⁄2" @ 32" 16d (0.148") SILL NAILING 6" SPACING OF A35/LTP4 32" O.C. FRAMING TO TOP PLATE

4

- PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.

- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.



SHEAR WALL SCHEDULE (ASD VALUES)

	5	6	7	8	9
<u>)</u> 6"	%" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	³ ∕ ₈ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3,4, & 6)	$\frac{3}{8}$ " rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3,4, & 6)	15 ₃₂ " rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)	15 / ₃₂ " rated STRUCT 1 panel, (1) si o/c edge, 12" o/c field 3x abutting p blocked (See footnote 3, 4, 5, & 6)
	375*	490*	550*	665*	870*
	5⁄8" @ 32" or 1∕2" @ 24"	5⁄8" @ 24" or 1∕2" @ 16"	5⁄8" @ 24" or 1∕2" @ 16"	5%" @ 16" or ½" @ 12"	5⁄8" @ 12" or 1∕2" @ 8"
	4"	31⁄2"	3"	¼"x4½" SDS screws @ 8"	¼"x4½" SDS screws @ 8"
	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.

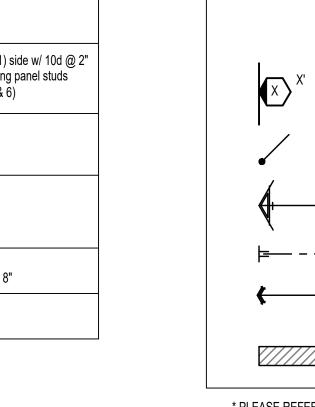
(4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING.

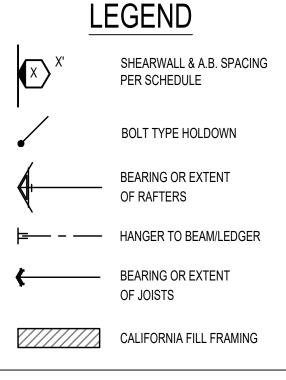
(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(6) WHERE NOISE INSULATION IS REQUIRED, STRUCTURAL SHEAR PANELS TO BE UPGRADED TO $\frac{1}{2}$ " WSP, ALL OTHER EXTERIOR SURFACES TO BE SHEATH WITH GRADE D MIN. $\frac{1}{2}$ " SOLID SHEATHING WITH 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING.

NOTE FOUNDATION, HOLD DOWN AND SHEAR WALL LOCATIONS, FRAMING SIZES AND SPACING TO REMAIN THE SAME AT ACCESSIBLE OPTION PLAN

CRAFTSMAN





* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER GRADE SPECIFICATIONS.



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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISIN OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMEN UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



AGREES TO RELEASE THE CITY OF VISTA 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.

description

Craftsman Foundation & Framing Plan

project no. Vista ADU

drawn by

DESIGN PATH STUDIO

sheet no.

FOUNDATION NOTES

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

- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
- THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
- PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
- PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- 5. SEE SHEET S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- . POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
- . FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

SHEARWALL DESCRIPTION $\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 1& 4) (See footnotes 3 & 6) SHEAR VALUE 260* (PLF) 5⁄8" @ 48" ANCHOR BOLT SPACING or 1⁄2" @ 32" 16d (0.148") SILL NAILING 6" SPACING OF A35/LTP4 32" O.C. FRAMING TO TOP PLATE

S6 FFFFF OFF

36 S6 FF FF FF SC SA

36 S6 HARDOGS

36 S6 FF & S6 S

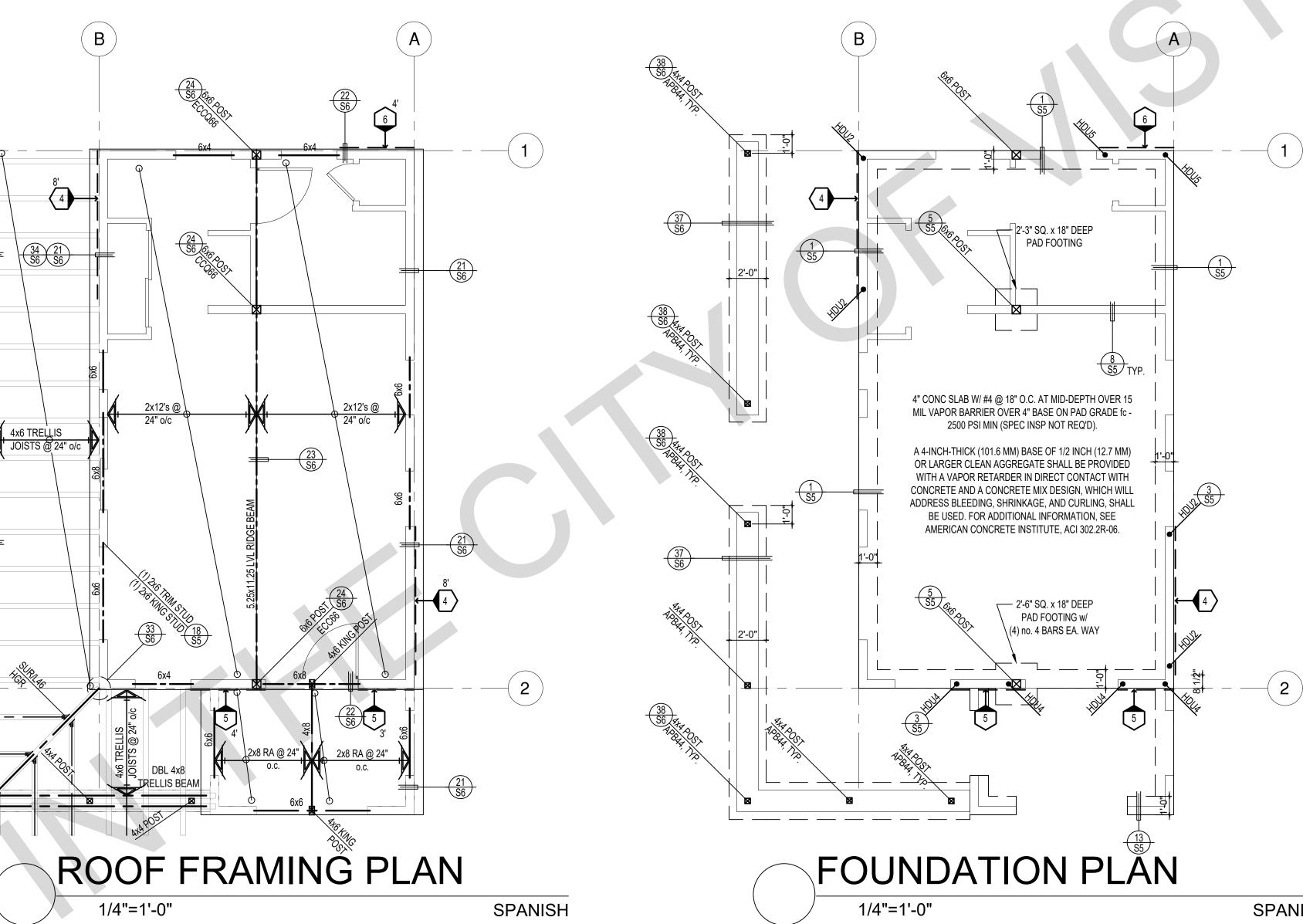
4

Ť I I

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

- PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.

- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.



SHEAR WALL SCHEDULE (ASD VALUES)

	~				
	5	6	7	8	9
0	%" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" b/c edge, 12" o/c field, blocked See footnotes 3 & 6)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3,4, & 6)	$\frac{3}{8}$ " rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3,4, & 6)	15 ₃₂ " rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)	15 / ₃₂ " rated STRUCT 1 panel, (1) si o/c edge, 12" o/c field 3x abutting blocked (See footnote 3, 4, 5, & 6)
	375*	490*	550*	665*	870*
	5⁄8" @ 32" or 1∕2" @ 24"	5⁄8" @ 24" or 1∕2" @ 16"	5⁄8" @ 24" or 1∕2" @ 16"	5%" @ 16" or ½" @ 12"	5%" @ 12" or ½" @ 8"
	4"	31⁄2"	3"	¼"x4½" SDS screws @ 8"	½"x4½" SDS screws @ 8"
	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.

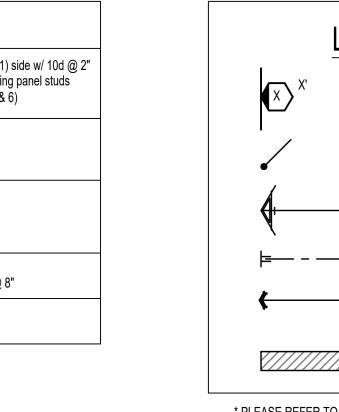
(4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING.

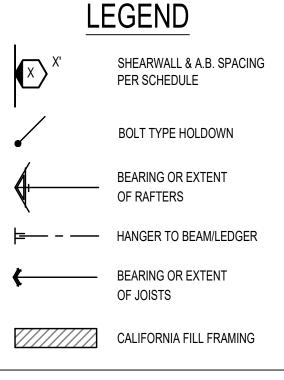
(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(6) WHERE NOISE INSULATION IS REQUIRED, STRUCTURAL SHEAR PANELS TO BE UPGRADED TO $\frac{1}{2}$ " WSP, ALL OTHER EXTERIOR SURFACES TO BE SHEATH WITH GRADE D MIN. $\frac{1}{2}$ " SOLID SHEATHING WITH 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING.

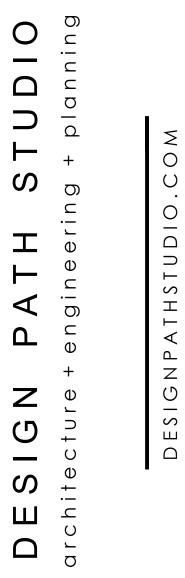
NOTE FOUNDATION, HOLD DOWN AND SHEAR WALL LOCATIONS, FRAMING SIZES AND SPACING TO REMAIN THE SAME AT ACCESSIBLE OPTION PLAN

SPANISH





* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER GRADE SPECIFICATIONS.



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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISIN OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

description

Spanish Foundation & Framing Plan

project no. Vista ADU

drawn by

DESIGN PATH STUDIO

sheet no. C2 $\mathbf{O}\mathbf{U}$

FOUNDATION NOTES

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

- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
- THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
- PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
- PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- 5. SEE SHEET S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- . POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
- . FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

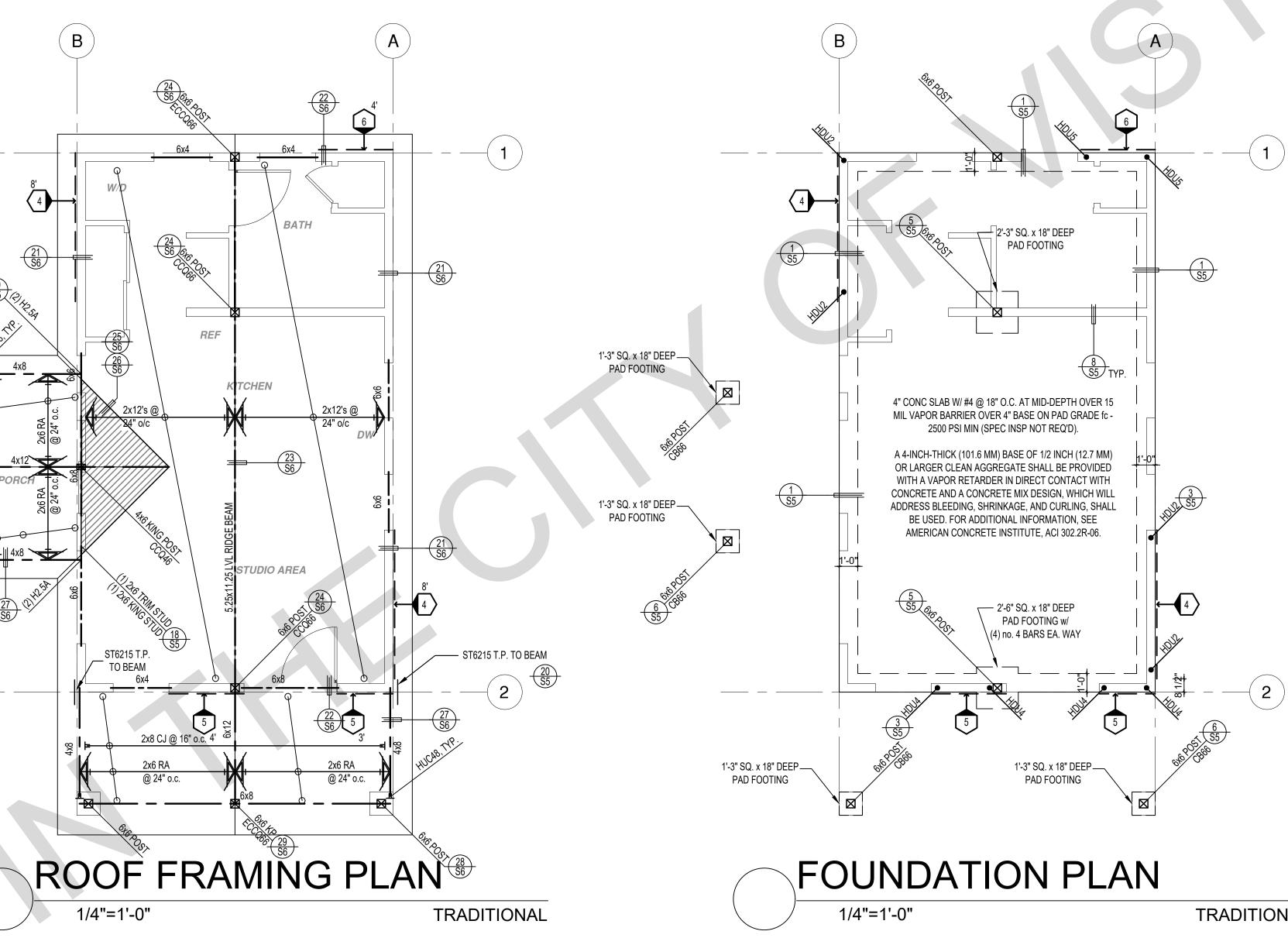
SHEARWALL DESCRIPTION $\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 1& 4) (See footnotes 3 & 6) SHEAR VALUE 260* (PLF) 5⁄8" @ 48" ANCHOR BOLT SPACING or 1⁄2" @ 32" 16d (0.148") SILL NAILING 6" SPACING OF A35/LTP4 32" O.C. FRAMING TO TOP PLATE

4

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

- PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.

- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.



SHEAR WALL SCHEDULE (ASD VALUES)

	5	6	7	8	9
96"	3/ ₈ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3,4, & 6)	³ ∕ ₈ " rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3,4, & 6)	15 ₃₂ " rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)	15 ₃₂ " rated STRUCT 1 panel, (1) si o/c edge, 12" o/c field 3x abutting blocked (See footnote 3, 4, 5, & 6)
	375*	490*	550*	665*	870*
	5⁄8" @ 32" or 1∕2" @ 24"	5⁄8" @ 24" or 1∕2" @ 16"	5⁄8" @ 24" or 1∕2" @ 16"	5%" @ 16" or ½" @ 12"	5%" @ 12" or ½" @ 8"
	4"	31⁄2"	3"	¼"x4½" SDS screws @ 8"	½"x4½" SDS screws @ 8"
	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.

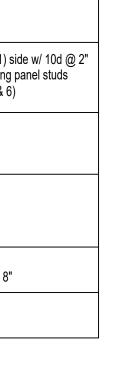
(4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING.

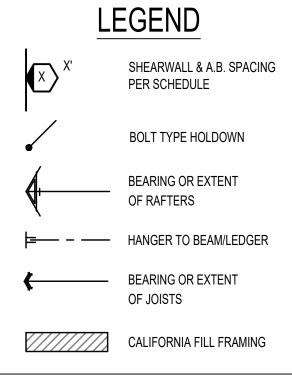
(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(6) WHERE NOISE INSULATION IS REQUIRED, STRUCTURAL SHEAR PANELS TO BE UPGRADED TO $\frac{1}{2}$ " WSP, ALL OTHER EXTERIOR SURFACES TO BE SHEATH WITH GRADE D MIN. $\frac{1}{2}$ " SOLID SHEATHING WITH 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING.

NOTE FOUNDATION, HOLD DOWN AND SHEAR WALL LOCATIONS, FRAMING SIZES AND SPACING TO REMAIN THE SAME AT ACCESSIBLE OPTION PLAN

TRADITIONAL





* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER GRADE SPECIFICATIONS.



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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISIN OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



AGREES TO RELEASE THE CITY OF VISTA 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.

description

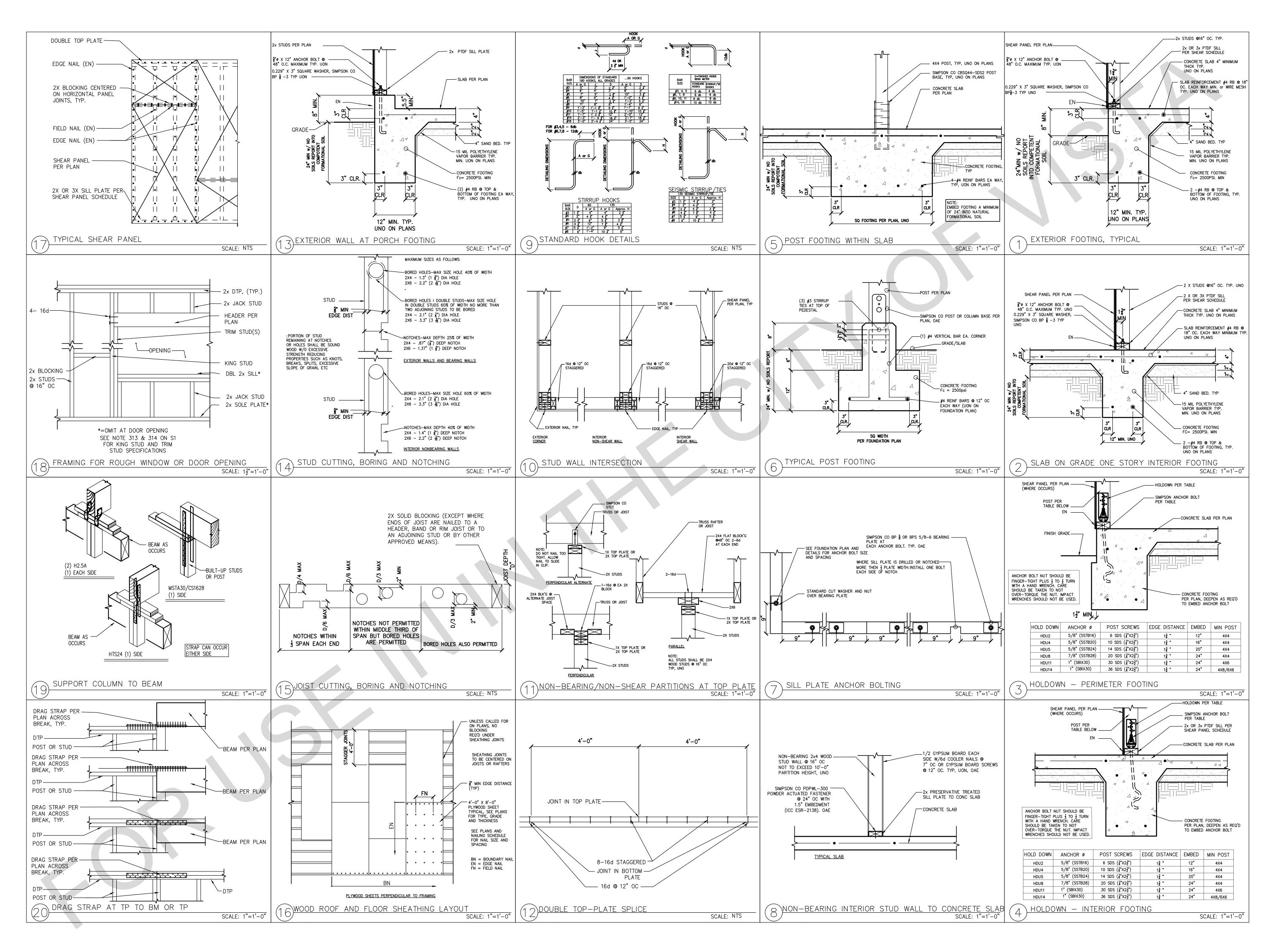
Traditional Foundation & Framing Plan

project no. Vista ADU

drawn by

DESIGN PATH STUDIO

sheet no. 🦰



Ο _ \square \supset S Т \cap \sim \triangleleft \square Ω Ζ U S C ш \Box ____ S Ш \square

D

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

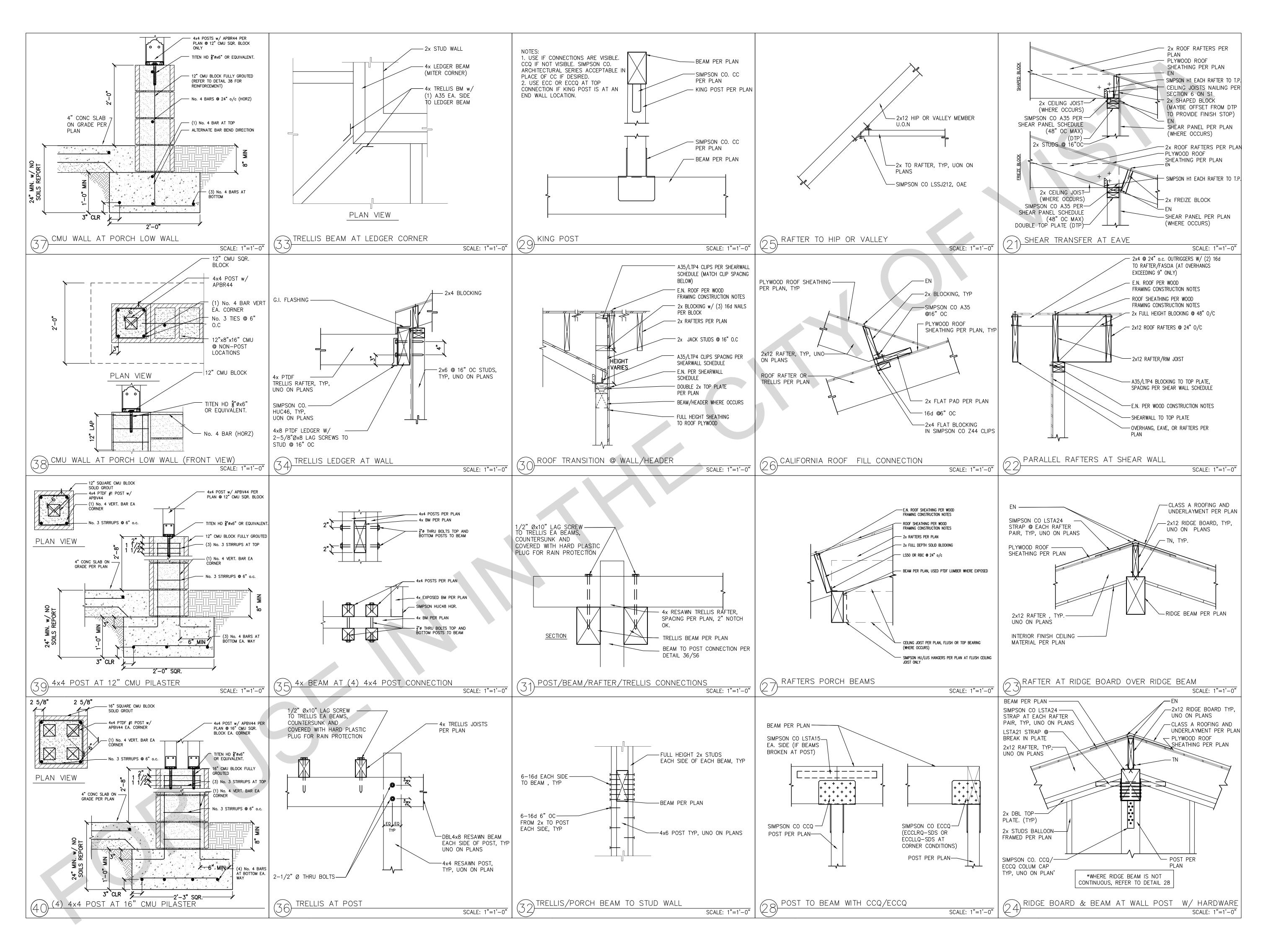
project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

description Structural Details

project no. Vista ADU drawn by DESIGN PATH STUDIO sheet no. **S55**



O _ \square \square Т \triangleleft \square Ω Ζ \sim C ш \Box ____ S Ш \cap

D

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

CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



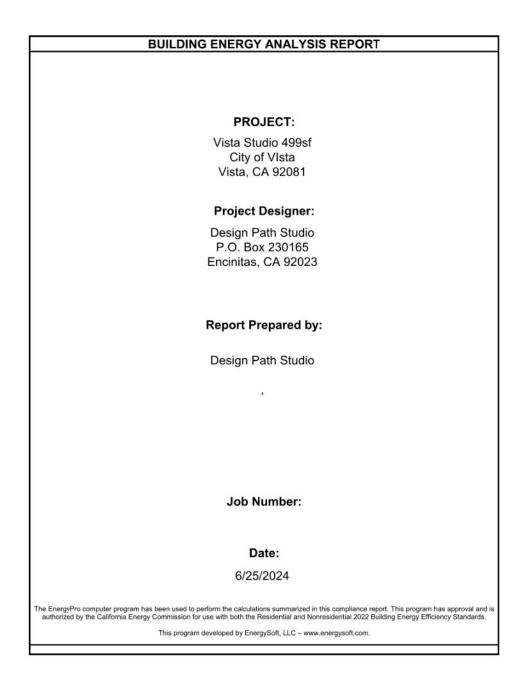
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS, AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

description Structural Details

project no. Vista ADU drawn by DESIGN PATH STUDIO

sheet no.

S6



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Vista Studio 499sf Calculation Date/Time: 2024-06-25T11:37:18-07:00 Calculation Description: Title 24 Analysis Input File Name: 0 Studio - Temecula.ribd22x

CF1R-PRF-01-E (Page 3 of 12)

ENERGY USE SUMMARY		8				12
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	0.1	0.49	1.16	8.41	-1.06	-7.92
Space Cooling	0.8	17.25	0.16	4.59	0.64	12.66
IAQ Ventilation	0.46	4.94	0.46	4.94	0	0
Water Heating	3.16	36.87	2.45	27.2	0.71	9.67
Self Utilization/Flexibility Credit	٨			0		0
North Facing Efficiency Compliance Total	4.52	59.55		45.14	0.29	14.41
Space Heating	0.1	0.49	0.78	5.55	-0.68	-5.06
Space Cooling	0.8	H 17.25 R S	P R 0.14 V I I	$D \in R_{4.73}$	0.66	12.52
IAQ Ventilation	0.46	4.94	0.46	4.94	0	0
Water Heating	3.16	36.87	2.44	27.1	0.72	9.77
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	4.52	59.55	3.82	42.32	0.7	17.23

Registration Number: 224-P010080716A-000-000-000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance			liance	Registration Date/Time: 2024-06-25 13:07:30 HERS Provider: CalCERTS inc. Report Version: 2022.0.000 Report Generated: 2024-06-25 11:38:24						
	,			Schema Version: rev 20						
		DENTIAL PERFORMAN	ICE COMPLIANCE N	IETHOD						1R-PRF-01-E
en ¹⁴ con con construir	ista Studio 499sf ription: Title 24 Ana	llysis			Date/Time: 2024 me: 0 Studio - 1			00	()	Page 6 of 12)
EQUIRED PV SYS	TEMS									
01	02	03	04	05 0	6 07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics Cl	I Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.38	NA	Standard (14-17%)	Fixed	none tru	e 150-270	n/a	n/a	<=7:12	96	98
EQUIRED SPECIA	L FEATURES									
Northwest I	Energy Efficiency Alliar			staff report, Appendix B, a sific brand/model, or equiv		stalled				
ERS FEATURE SU	summary of the featur			RS Rater as a condition for d to be completed in the H		leled ener	gy performanc	e for this com	iputer analysis.	. Additional
		ere in negisteren er zits i				1C	·			
detail is provided i Quality insu Indoor air q Kitchen ran Verified Ref Airflow in h Verified hea Wall-mount	lation installation (QII uality ventilation ge hood rigerant Charge abitable rooms (SC3.1 t pump rated heating ed thermostat in zone	.4.1.7)		PRO	VID	ER	- 201			
letail is provided i Quality insu Indoor air q Kitchen ran Verified Ref Airflow in h Verified hea Wall-mount Ductless inc	lation installation (QII uality ventilation ge hood rigerant Charge abitable rooms (SC3.1 t pump rated heating ed thermostat in zone	.4.1.7) capacity s greater than 150 ft2 (Se			VID	E R	- 201			
etail is provided i Quality insu Indoor air q Kitchen ran Verified Ref Airflow in h Verified hea Wall-mount Ductless inc	lation installation (QII uality ventilation ge hood rigerant Charge abitable rooms (SC3.1 it pump rated heating ed thermostat in zone loor units located enti	.4.1.7) capacity s greater than 150 ft2 (Se		04		ER		06		07
letail is provided i Quality insu Indoor air q Kitchen ran Verified Ref Airflow in h Verified hea Wall-mount Ductless inc	lation installation (QII uality ventilation ge hood rigerant Charge abitable rooms (SC3.1 it pump rated heating ed thermostat in zone loor units located enti RES INFORMATION	.4.1.7) capacity ss greater than 150 ft2 (Si rely in conditioned space	(SC3.1.4.1.8)		-	Zones	Number o	06 f Ventilation ş Systems	Numbe	07 er of Water g Systems

Registration Number: 224-P010080716A-000-000-0000000-0000

HERS Provider: CalCERTS inc. Report Generated: 2024-06-25 11:38:24

CERTIFIC	ATE OF COMPLIANCE - RESIDENTIAL P	ERFORMANCE COMPLIANCE METHOD			CF1R-PRF-01-E			
Project Name: Vista Studio 499sf				Calculation Date/Time: 2024-06-25T11:37:18-07:00				
Calculatio	on Description: Title 24 Analysis		Input	File Name: 0 Studio - Temecula.ribd22x				
GENERAL	INFORMATION							
01 Project Name Vista Studio 499sf								
02	Run Title	Title 24 Analysis	itle 24 Analysis					
03	Project Location	City of VIsta						
04	City	Vista	05	Standards Version	2022			
06	Zip code	92081	07	Software Version	EnergyPro 9.2			
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	All orientations			
10	Building Type	Single family	11	Number of Dwelling Units	1			
12	Project Scope	Newly Constructed	13	Number of Bedrooms	0			
14	Addition Cond. Floor Area (ft ²)	0	15	Number of Stories	1			
16	Existing Cond. Floor Area (ft ²)	n/a	17	Fenestration Average U-factor	0.3			
18	Total Cond. Floor Area (ft ²)	499	19	Glazing Percentage (%)	25.85%			
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a			
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No			
COMPLIAN	NCE RESULTS	N HERS P		OVIDER				
01	Building Complies with Computer	Performance						
02	This building incorporates feature	s that require field testing and/or verificatior	n by a ce	ertified HERS rater under the supervision of a	CEC-approved HERS provider.			

03 This building incorporates one or more Special Features shown below

Registration Number: 224-P010080716A-000-000-0000000-0000

Project Name: Vista Studio 499sf

Registrati CA Buildin

01

CA Building Energy Efficiency Standards - 2022 Residential Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

ERTIFICATE OF COMPLIANCE - RESIDENT	IAL PERFORMANCE COI	MPLIANCE METHOD	Calculation Date/Tim	ne: 2024-06-25T11:37::	18-07-00	CF1R-PRF- (Page 2 o			
alculation Description: Title 24 Analysis			15	udio - Temecula.ribd22		180 - 0			
NERGY 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	35.9	45.1	34.4		t. ,t				
		Propose	d Design						
North Facing	35.1	34.2	29.9	0.8	10.9	4.5			
East Facing	34.3	32.1	29.1	1.6	13	5.3			
South Facing	34.5	33.5	29.7	1.4	11.6	4.7			
West Facing	34.9	33.9	29.8	1	11.2	4.6			
		RESULT	-3: PASS	be					
Efficiency EDR includes improvements like a Total EDR includes efficiency and demand re Building complies when source energy, effici	sponse measures such as p	hotovoltaic (PV) system a	and batteries		at avacaded				

Registration Number: 224-P010080716 CA Building Energy Efficiency Standards

CERTIFICATE OF COMPLIANCE - RESID Project Name: Vista Studio 499sf Calculation Description: Title 24 Ana

ENERGY USE INTENSITY

North Facing
Gross EUI ¹
Net EUI ²
East Facing
Gross EUI ¹
Net EUI ²
South Facing
Gross EUI ¹
Net EUI ²
West Facing
Gross EUI ¹
Net EUI ²
Notes 1. Gross EUI is Energy Use Total (n 2. Net EUI is Energy Use Total (inc

Registration Number:	224-P010080
CA Building Energy Effic	iency Standar

roject Name: V				. PERFORMAN	CE COMP	LIANCE ME		Calcula	tion Date	/Time: 20	24-06-25T1	1:37:18-07	:00	CF1R-PRF-01 (Page 8 of 1
alculation Desc	ription:	Title 2	24 Analysis					Input F	ile Name	0 Studio -	Temecula.r	ibd22x		
ENESTRATION /	GLAZING					N							50 50	
01	02		03	04	05	06	07	08	09	10	11	12	2 13	14
Name	Туре		Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-facto Source	I SH0	GC SHGC Sou	urce Exterior Shadir
Window C	Windo	w	Left Wall	Left	90			1	6	0.3	NFRC	0.2	3 NFRC	Bug Screen
Door 2	Windo	w	Left Wall	Left	90			1	33	0.3	NFRC	0.2	3 NFRC	Bug Screen
Window D	Windo	w	Left Wall	Left	90			1	15	0.3	NFRC	0.2	3 NFRC	Bug Screen
Window E	Windo	w	Rear Wall	Back	180			1	6	0.3	NFRC	0.2	3 NFRC	Bug Screen
Window E 2	Windo	w	Rear Wall	Back	180			1	6	0.3	NFRC	0.2	3 NFRC	Bug Screen
Window B	Windo	w	Right Wall	Right	270			1	9	0.3	NFRC	0.2	3 NFRC	Bug Screen
Window B 2	Windo	w	Right Wall	Right	270				9	0.3	NFRC	0.2	3 NFRC	Bug Screen
LAB FLOORS							**			der i	he	-		
01			02	03	HE	ER45 PR			OS VIDE®				07	08
Name		8	Zone	Area (ft ²))	Perimeter	r (ft)		nsul. R-va nd Depth	lue Edg	ge Insul. R-va and Depth	lue Ca	rpeted Fraction	Heated
Slab-on-Grad	e	Stud	dio - ADU	499		92			none		0		80%	No
DPAQUE SURFACE		υςτιο	NS											55-
01			02	03			04		05		06	07		08
Construction N	lame	S	urface Type	Construction	n Type	Fra	aming		Total Cav R-value	Co	or / Exterior ntinuous R-value	U-factor	Asse	mbly Layers
R-15 Wall		Ex	terior Walls	Wood Frame	ed Wall	2x6 @	16 in. O. C		R-15	No	None / None C		Cavity / F	sh: Gypsum Board rame: R-15 / 2x6 nish: 3 Coat Stucco

Registration Number: 224-P010080716A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

alculation Description	n: Title 24 Analysis		Input File Name: 0 Stu	dio - Temecula.ribd22x		
NERGY 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)	
Space Heating	0.1	0.49	0.73	5.3	-0.63	
Space Cooling	0.8	17.25	0.26	6.96	0.54	
IAQ Ventilation	0.46	4.94	0.46	4.94	0	
Water Heating	3.16	36.87	2.43	27.05	0.73	
Self				0		

Registration Date/Time: 2024-06-25 13:07:30

Calculation Date/Time: 2024-06-25T11:37:18-07:00

Report Version: 2022.0.000

Schema Version: rev 20220901

Self Utilization/Flexibility Credit	٨			0		0
South Facing Efficiency Compliance Total	4.52	59.55	3.88	44.25	0.64	15.3
Space Heating	0.1	0.49	1.01	7.52	-0.91	-7.03
Space Cooling	0.8	H 17.25 R S	PR	D E R ^{5.13}	0.61	12.12
IAQ Ventilation	0.46	4.94	0.46	4.94	0	0
Water Heating	3.16	36.87	2.44	27.18	0.72	9.69
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	4.52	59.55	4.1	44.77	0.42	14.78

tion Number: 224-P010080716A-000-000-0000000-0000	Registration Date/Time: 2024-06-25 13:07:30	HERS Provider: CalCERTS inc.
ing Energy Efficiency Standards - 2022 Residential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220901	Report Generated: 2024-06-25 11:38:24

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 2024-06-25T11:37:18-07:00 Project Name: Vista Studio 499sf Calculation Description: Title 24 Analysis Input File Name: 0 Studio - Temecula.ribd22x ZONE INFORMATION 07 02 03 05 06 04 Zone Name HVAC System Name Avg. Ceiling Height Status Zone Type Water Heating System 1 Zone Floor Area (ft²) Studio - ADU Conditioned Ductless Minisplit1 499 DHW Sys 1 New 8 OPAQUE SURFACES 02 03 04 05 07 08 01 06 Window and Door Name Zone Construction Azimuth Orientation Gross Area (ft²) Tilt (deg) Area (ft2) Front Wall Studio - ADU R-15 Wall Front 136 45 90 0 R-15 Wall Left 232 54 90 Left Wall Studio - ADU 90 Rear Wall Studio - ADU R-15 Wall 180 Back 136 12 90 Right Wall Studio - ADU R-15 Wall 270 Right 18 90 232 n

OPAQUE SURFA	CES - CATHEDRAI	CEILINGS												~~~
01	02	03	. 04		05	0	6	0	7	· (08	09	10	11
Name	Zone	Construction	Azimut	h Orie	ntation	Area	(ft ²)	Skyligh (ft	1.		ise (x in 2)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Studio - ADU	R-19 Roof No Attic	0	F	ront	49	99	O)		4	0.1	0.85	No
FENESTRATION	/ GLAZING					e	7) 14			~				
01	02	03	04	05	06	07	08	09	10		11	12	13	14
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-fact	tor	U-factor Source	SHGC	SHGC Source	Exterior Shadi
Window A	Window	Front Wall	Front	0			1	12	0.3		NFRC	0.23	NFRC	Bug Screen
Window F	Window	Front Wall	Front	0			1	13	0.3		NFRC	0.23	NFRC	Bug Screen
Door 1	Window	Front Wall	Front	0			1	20	0.3		NFRC	0.23	NFRC	Bug Screen

Registration Number: 224-P010080716A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Registration Date/Time: 2024-06-25 13:07:30 Report Version: 2022.0.000

Schema Version: rev 20220901

HERS Provider: CalCERTS inc.

Report Generated: 2024-06-25 11:38:24

CF1R-PRF-01-E (Page 7 of 12)

HERS Provider: CalCERTS inc.

Report Generated: 2024-06-25 11:38:24

CF1R-PRF-01-E

(Page 4 of 12)

Compliance

Margin (EDR2)

-4.81

10.29

0

9.82

716A-000-000-0000000-0000	Registration Date/Time:	2024-06-25 13:07:30 HERS	Provider: CalCERTS inc.
ds - 2022 Residential Compliance	Report Version: 2022.0.000 Schema Version: rev 202209		ort Generated: 2024-06-25 11:38:24
SIDENTIAL PERFORMANCE COMPLIA	Calculation Date	/Time: 2024-06-25T11:37:18-07: 0 Studio - Temecula.ribd22x	CF1R-PRF-01-E 00 (Page 5 of 12)
Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Compliance Margin (kBtu/ft ² - yr) Margin Percentage
26.4	25.25	1.15	4.36
11.52	10.37	1.15	9.98
•			
26.4	24.95	1.45	5.49
11.52	10.07	1.45	12.59
26.4	25.08	1.32	5
11.52		1.32	11.46
	KS PROV	T Le In K.	*
26.4	25.17	1.23	4.66
11.52	10.29	1.23	10.68
•			

(not including PV) / Total Building Area. Icluding PV) / Total Building Area.

80716A-000-000-0000000-0000 ords - 2022 Residential Compliance

Registration Date/Time: 2024-06-25 13:07:30 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2024-06-25 11:38:24

Registration Date/Time: 2024-06-25 13:07:30 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2024-06-25 11:38:24



 \cap \sim () \sim ш

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

description

Energy Calculations Studio

project no. Vista ADU drawn by DESIGN PATH STUDIO sheet no.

and an an and an	Studio 499sf					a na cal	ne: 2024-06-25T1		:00	(Page 9 of 1
Calculation Descrip	tion: Title 24 Analy	SIS			Input Fil	e Name: 0 S	tudio - Temecula.	ribd22x		
01	02	03		04		05	06	07		08
Construction Nam	on Name Surface Type Construction Type		on Type	Framin	g	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assen	nbly Layers
R-19 Roof No Atti	c Cathedral Ce	ilings Wood Fr. Ceilir	1993 (1997 (2x8 @ 16 in. O. C.		R-19	None / None	0.054	Roof D Siding/she Cavity / Fra	oof (Asphalt Shingle) Deck: Wood athing/decking ame: R-19 / 2x8 n: Gypsum Board
UILDING ENVELOPE	- HERS VERIFICATION	i 🔺								
01	01 02				03		04			05
Quality Insulation Ir	Quality Insulation Installation (QII) High R-value Spray Foam Ir		m Insulation	Building Er	nvelope Air Lea	akage	CFM50	0		CFM50
Require	Required Not Required		d		N/A		n/a			n/a
WATER HEATING SYS	TEMS		62		-RI		he		•	
01	02	03	04	D C	05	06		07	08	09
Name	System Type	Distribution Type	Water Heat	er Name Nur	nber of Units	Solar He Syste	HERS Verifica		HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW He	ater 1	1	n/a	N	one	n/a	DHW Heater 1 (1
WATER HEATERS - NE	EA HEAT PUMP									
01	02	03		04		05	06		07	08
Name	# of Units	Tank Vol. (gal) N	NEEA Heat Pum Brand		Heat Pump Model	Tank Locatio	n Duc	t Inlet Air Source	Duct Outlet Air Sour
DHW Heater 1	DHW Heater 1 1 40			Rheem	RH375	0PH40 T2 530 (40 gal, JA13)	Outside		Studio - ADU	Studio - ADU

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2024-06-25 13:07:30 Report Version: 2022.0.000 Schema Version: rev 20220901

Report Generated: 2024-06-25 11:38:24

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD	CF1R-PRF-01-E
Project Name: Vista Studio 499sf	Calculation Date/Time: 2024-06-25T11:37:18-07:00 (Page 12 of 12)
Calculation Description: Title 24 Analysis	Input File Name: 0 Studio - Temecula.ribd22x
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name:	Documentation Author Signature:
Yvonne St Pierre	Yvonne St Pierre
Company:	Signature Date:
Design Path Studio	2024-06-25 13:07:30
Address: PO Box 230165	CEA/ HERS Certification Identification (If applicable):
City/State/Zip:	Phone:
Encinitas, CA 92023	619-292-8807
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
	compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. e are consistent with the information provided on other applicable compliance documents, worksheets,
Responsible Designer Name: Yvonne St Pierre	Responsible Designer Signature: <i>Yvonne St Pierre</i>
Company: FIERS F Design Path Studio	Date Signed: 2024-06-25 13:07:30
Address: PO Box 230165	License: C 34789
City/State/Zip: Encinitas, CA 92023	Phone: 619-292-8807

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



Registration Number: 224-P010080716A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Registration Date/Time: 2024-06-25 13:07:30 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2024-06-25 11:38:24

2022 Single-Family Residential Mandatory Requirements Summary Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool ar § 110.5: Spa Indicers. Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2. Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any door. 150.0(h)1: § 150.0(h)3A: dryer. Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the § 150.0(h)3B: Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.* § 150.0(j)1: Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no 150.0(j)2: adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grace must be installed in a waterproof a non-crushable casing or sleeve. Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5 x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no § 150.0(n)1: more than 2' higher than the base of the water heater Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and § 150.0(n)3: Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director. Ducts and Fans: Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If Ducts and Fans: CMCC simulation installed on an existing space-containing duct must comply with global to on the California wechanical Code (CMC) in contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement. CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must seled with mastic, tape, orn other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 72 The combination of mastic and either mesh or tape must be used to seal openings greater than ½*, if mastic or tape is used. Building 150.0(m)1: cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
Factory-fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
Backdeff Damaer. Fab systems that exchance air between the conditioned space and outdoors must have backdraft or automatic 150.0(m)2: § 150.0(m)3: Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic § 150.0(m)7: dampers. Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible § 150.0(m)8: manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents. Protection of Insulation. Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic § 150.0(m)9: cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.

Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core an

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

Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 1:

or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the

occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.

150.0(m)10:

150.0(m)12:

oject Name: Vista	a Studio 499sf					Ca	lculati	on Date	/Time: 202	4-06-25T	11:37:18-07	:00		(Page 10 of 1
lculation Descrip	tion: Title 24 Analy	vsis				In	put File	Name	: 0 Studio -	Temecula	a.ribd22x			
ATER HEATING - HE	RS VERIFICATION													
01	02	2		03		04			05			06		07
Name	Pipe Ins	Insulation Para		rallel Piping		Compact Distribution		, Ci	Compact Distributio Type		Recircula	tion Control	Show	ver Drain Water He Recovery
DHW Sys 1 - 1/1	Y Sys 1 - 1/1 Not Required		N	ot Required		Not Requ	red		None		Not F	Required		Not Required
ACE CONDITIONIN	G SYSTEMS													
01	02	03		04		05			06		07	08		09
Name	System Type	Heating Unit	Name	Heating Equi Count	2	nt Cooling Unit Name Co			Cooling Equipment Count		n Name	Distribution Name		Required Thermostat Typ
Ductless Minisplit1	Heat pump heating cooling	Heat Pump S 1	System	1	102.0	Heat Pump System 1			1 n/		n/a	n/a		Setback
AC - HEAT PUMPS			-	~				0.2	: · · ·					
01	02	03	04	05	06	07		08	09	10	11	12		13
					ating				Cooling					
Name	System Type	Number of Units	Heat Efficie Typ	ncy HSPF/H		47 Cap 1	Eff	ooling iciency Type	SEER/SE ER2	EER/EER 2/CEER	Zonally Controlled	Compressor Type	н	ERS Verification
Heat Pump System 1	VCHP-ductless	1	HSP	F 8.2	1280	00 7950	EE	RSEER	14	11.7	Not Zonal	Single Speed	1.101.00	eat Pump System 1-hers-htpump
AC HEAT PUMPS -	HERS VERIFICATION													
01	02	03		04		05			06	1	07	08		09
Name	Verified Airflow	Airflow Ta	rget	Verified EER	/EER2	Verifie SEER/SE		0.0000000000000000000000000000000000000	d Refrigeran Charge	205 Contract 1	erified PF/HSPF2	Verified Hea Cap 47	ting	Verified Heatin Cap 17
eat Pump System 1-hers-htpump	Not Required	0		Not Requi	red	Not Required		Yes		No		Yes		Yes

Project Name: Vista			ERFORMANCE	COMPLIANCE MET		tion Date/Time:	2024-06-25T1	1:37:18-07:0	00	CF1R-PRF-01 (Page 11 of 1
Calculation Descrip						ile Name: 0 Studi				,
ARIABLE CAPACITY	HEAT PUMP CO	OMPLIANCE OPT	ION - HERS VER	IFICATION						
01		02	03	04	05	06	07	08	09	10
Name L VC		Certified Airflow to Low-Static Habitable VCHP System Rooms		le in Conditioned	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimu Airflow RA3.3 a SC3.3.3.	per non-continuo	Indoor Fan n Running Continuousl
		Not required	Required	Required	Required	Not required	Not required	Not requ	ired Not required	Not required
NDOOR AIR QUALITY	(IAQ) FANS					19		27		
01	01 02 03		03	04	05	06		07	08	09
Dwelling Unit	Airflow (Cl		Efficacy /CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recover Effectiveness SRE/ASRE	Includ	es Fault r Display?	HERS Verification	Status
SFam IAQVentRpt 30			0.35	Exhaust	No	n/a / n/a		No	Yes	
				A	EK	5.	Inc.	-		
SFam IAQVentRpt	30		0.35	Exhaust			hc	No	Yes	

Registration Number: 224-P010080716A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Registration Date/Time: 2024-06-25 13:07:30 Report Version: 2022.0.000

Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2024-06-25 11:38:24

CA Building Energy Efficiency Standards - 2022 Residential Compliance

RESI	DENTIAL	. MEAS	SURES S	UMM	ARY						RMS-1
Project Na					ding Type		ngle Fami ulti Family		ddition Alone xisting+ Additio	on/Alteration	Date 6/25/2024
Project Ad							ate Zone	Total C	ond. Floor Area	Addition	# of Units
	VIsta Vista			0	A Clim	nate Zo			499	n/a	1
	ATION	une.		Cas		Area (ft ²)		nania	Eastures		Status
Vall	Wood Framed			Cav R 15	nty	60		pecia	I Features	-	Status
Roof	Wood Framed			R 19		49					New
Slab	Unheated Sla				sulation	49	<u> </u>	= 92'			New
0100	onnouted of	o on orado		110 111	obidition	40	- T Chill	UL.			1100
					-						
	STRATION		Total Area:			g Percent			New/Altered Ave		0.30
	tation Are	45.0		HGC	Over	nang	Sidef		Exterior Sh	lades	Status
Front (N) Left (E)		45.0	0.300	0.23	none none		none none		N/A N/A		New
Rear (S)		12.0	0.300	0.23	none		none		N/A		New
Right (W)		18.0	0.300	0.23	none		none		N/A		New
	4										
	SYSTEMS Heating	3	Min. Eff	Co	ooling		Min	h. Eff	The	rmostat	Status
			Min. Eff 8.20 HSPF		Poling	ump		h. Eff SEER	The		Status New
Qty.	Heating Electric Heat Pu	imp				ump			Setbac		
Qty.	Heating Electric Heat Pu	ump ITION		Spl	lit Heat Po			SEER	Setbac	k	
Qty. 1 HVAC	Heating Electric Heat Pu DISTRIBU	ITION He	8.20 HSPF	Spl Co			14.0	SEER	Setbac	k Duct	New

2022 Single-Family Residential Mandatory Requirements Summary

ce Residential Appendix RA3.3.*

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Arflow must § 150.0(m)13: be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with

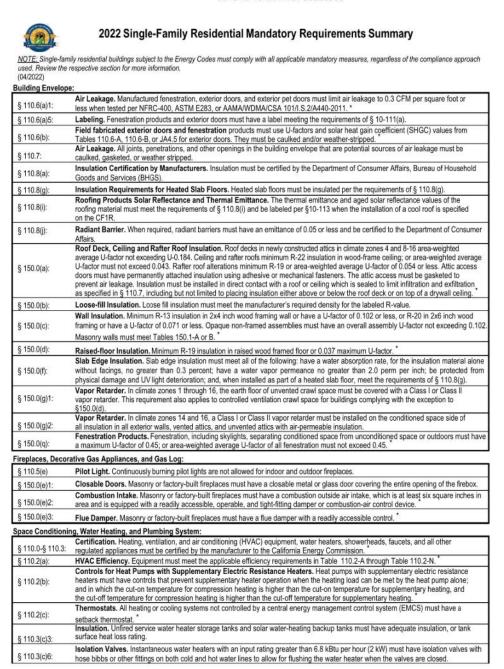
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole- dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biil&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand- controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per \$150.0(o)16
Pool and Sna Sve	stems and Equipment:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
.ighting:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and line closets with an efficacy of at least 45 lumens per watt.
150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1C:	Recessed Downlight Luminaires in Cellings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamos and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Biank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

5/6/22

Registration Number: 224-P010080716A-000-000-000000-0000

Registration Date/Time: 2024-06-25 13:07:30 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2024-06-25 11:38:24



150.0(k)4:

150 0(k)5-

§ 150.0(k)1G: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.* Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 § 150.0(k)1H: elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not require § 150.0(k)11: to comply with Table 150 0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet linen closet is closed. § 150.0(k)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. 150.0(k)28: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
 Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned
 S 150.0(k)24: § 150.0(k)2A: on and off. * Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installer § 150.0(k)2B: to comply with § 150.0(k).

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)2C: Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9. Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, § 150.0(k)2D: occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified In § 150.0(K)2A. Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminain Sto.0(k)2E: must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
 Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall- S 150.0(k)2F: Dimmers. Lighting in nabitable spaces (e.g., living rooms, uning rooms, increase, and concorns) most race room, concorns and concorns most race room, concorns and concorns most race room, concorns and concorns and concorns most race room, concorns and concorn \$ 150.0(k)2K: Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or § 150.0(k)2A: Independent Controls, megrated lighting of exhaust rairs shall be controlled independently from realing-installed lighting.
 Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to state shall buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch controlly system that provides the specified control functionality and meets al applicable requirement may be used to meet the control system that provides the specified control functionality and meets al applicable requirement may be used to meet the control system that provides the specified control functionality and meets al applicable requirement may be used to meet the control system that provides the specified control functionality and meets al applicable requirement may be used to meet the control system that provides the specified control functionality and meets all applicable requirements. applicable requirements may be used to meet these requirements. Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 units of accession. watts of power. Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

olar Readiness Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the \$ 110.10(a)1: application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency. which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e). Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with noof areas less than or equal to 10,000 square feet or no less than 160 \$110.10(b)1A: square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. 110.10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north. Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof 110.10(b)3A: mounted equipment Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the \$110.10(b)3B: horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the olar zone, measured in the vertical plane. Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents. 110.10(b)4: Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a 10.10(c):

pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be 110.10(d): provided to the occupant. 110.10(e)1: Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double po 110.10(e)2: main creating of a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric." Electric and Energy Storage Ready:

_ \square \supset \mathcal{O} Т 4 \square Ω Ζ ____ S

 \mathcal{O}

 O

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

 \square

 \sim \cap

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION FRRORS, DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE. WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

description

Energy Calculations Studio

project no. Vista ADU

drawn by DESIGN PATH STUDIO

	2022 Single-Family Residential Mandatory Requirements Summary
§ 150.0(s)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, gr a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system siotation equipment/transfer switch within 3' of the main panelboard, with raceway installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wining installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use,"
§ 150.0(v)	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

Project Name		AND COOLING LOAD	0.00141			Date	
Vista Studio 499sf							5/2024
System Name						Floor	
Ductless Minisplit							499
ENGINEERING CHECKS		SYSTEM LOAD					
Number of Systems	1			COOLING P	a an	10000	G. PEAK
Heating System	12.800		268	Sensible	Latent 260	204	Sensible
Output per System	12,800	Total Room Loads	268	5,689 0	260	204	7,99
Total Output (Btuh)	25.7	Return Vented Lighting	-	0		ŀ	
Output (Btuh/sqft)	25.7	Return Air Ducts		0		ŀ	
Cooling System	12,300	Return Fan	0	0	0	0	
Output per System	12,300	Ventilation	0	0	U	0	
Total Output (Btuh)		Supply Fan		0		ŀ	
Total Output (Tons)	1.0	Supply Air Ducts	l	0		ŀ	(
Total Output (Btuh/sqft)	24.6 486.8		r	r	000		200
Total Output (sqft/Ton)	486.8	TOTAL SYSTEM LOAD		5,689	260		7,998
Air System							
CFM per System	0	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	0	Minisplit		11,639	0		8,883
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	Total Adjusted System Output	l	11,639	0		8,883
Outside Air (cfm/sqft)	0.00	(Adjusted for Peak Design conditions)	r				
Note: values above given at ARI		TIME OF SYSTEM PEAK			Aug 3 PM		Jan 1 AM
HEATING SYSTEM PSYCHR	OMETRICS	(Airstream Temperatures at Time of	of Heating	Peak)			
30 °F	68 °F	105 °F					
			→[]				1
Outside Air 0 cfm	Heating	C-1	<u> </u>				L
0 cm	Heating						
•						10)5 °F
T					PC	1)5 °F
Ī					RC		05 °F
68 °F					RC	ом)5 °F 8 °F
68 °F	-				RC	ом	1
68 °F		[]]			RC	ом	1
• *		[]] ←			RC	ом	1
• *		(Airstream Temperatures at Time e	of Cooling	Peak)	RC	ом	1
• *	1.10	[]] ←	of Cooling	Peak)	RC	ом	1
COOLING SYSTEM PSYCHR	1.10	(Airstream Temperatures at Time	of Cooling	Peak)	RC	ом	1
COOLING SYSTEM PSYCHR 90 / 68 %	1.10	(Airstream Temperatures at Time	of Cooling	Peak)	RC	ом	1
COOLING SYSTEM PSYCHR 90 / 68 °F Outside Air	1.10	(Airstream Temperatures at Time of 5/62 °F 55/54 °F →	of Cooling	Peak)	RC	MOO	1
COOLING SYSTEM PSYCHR 90 / 68 %	1.10	(Airstream Temperatures at Time	of Cooling			OOM 6	8°F
COOLING SYSTEM PSYCHR 90 / 68 %F	1.10	(Airstream Temperatures at Time of 5/62 °F 55/54 °F →	of Cooling	Peak)		MOO	8°F
COOLING SYSTEM PSYCHR 90 / 68 °F Outside Air	1.10	(Airstream Temperatures at Time of 5/62 °F 55/54 °F →	of Cooling			00M 6	8°F
COOLING SYSTEM PSYCHR 90 / 68 °F Outside Air 0 cfm	1.10	(Airstream Temperatures at Time of 5/62 °F 55/54 °F →	of Cooling			00M 6	₹ 8°F 1 54 °F
COOLING SYSTEM PSYCHR 90 / 68 °F Outside Air 0 cfm	1.10	(Airstream Temperatures at Time of 5/62 °F 55/54 °F →	of Cooling			00M 6	₹ 8°F 1 54 °F



0 _____ $\boldsymbol{\square}$ \Box σ \supset _ 0 S D •— Τ (1) \vdash \triangleleft \mathcal{O} Ω (1) Ζ C \supset +-()_ Ð S + Ш

 \Box

 \cap

- -S

T

⊢

∢

Ω Z

C

S

ш

 \Box

D

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

()

 \square

CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF VISTA ONLY. THIS IS A LIMITED SET OF VISTA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Vista Pre-Approved ADU Program



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF VISTA 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.

description

Energy Calculations Studio

project no. Vista ADU

drawn by DESIGN PATH STUDIO

Γ24.3

sheet no.