DIRECTORY

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:

CONTACT LOCAL UTILITY COMPANIES REGARDING GAS, ELECTRIC, WATER AND SEWER SERVICES TO THIS DETACHED ADU. FOR SEPTIC SYSTEMS CONTACT SAN DIEGO COUNTY ENVIRONMENTAL HEALTH. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION PRIOR TO ANY SITE TRENCHING CALL 811.

COMPANY

ADDRESS

PHONE:

EMAIL

NAME

PHONE:

EMAIL

ADDRESS

CITY, STATE ZIP

VISTA, CA 92084

P. (760)639-6106

CONTACT PERSON

CITY, STATE ZIP

PROPERTY OWNER:

BUILDING DEPARTMENT:

200 CIVIC CENTER DRIVE,

fire sprinkler information:

(Existing building footprint, patios, decks, hardscape, etc.)

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

Total Area of Replaced Impervious Surfaces = (Replacement to building footprint, patios, decks, hardscape, etc.)

Total Area of New Impervious Surfaces =



HERS NOTES

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY

BY SIGNING BELOW THE APPLICANT AGREES TO AND AFFIRMS ALL STATEMENTS INCLUDED HEREIN

DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON

WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. I SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES

WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT.

AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(A)3, 10-103(B)1.A - BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF1R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE

. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(A)3,

3. CF1R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED. A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE.

4. HERS TESTS REQUIRED FOR THIS PROJECT ARE: VARIABLE CAPACITY HEAT PUMP – DUCTLESS UNITS ENTIRELY LOCATED IN CONDITIONED SPACE, AIRFLOW IN HABITABLE ROOMS, WALL MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 S.F., VERIFY HEAT PUMP RATED CAPACITY, AND REFRIGERANT CHARGE. KITCHEN RANGE HOOD CFM VERIFICATION (100 CFM , = 3 SONES) IAQ MECHANICAL VENTILATION - SEE NEW DUCTING REQUIREMENTS TABLE

5. FOR IAQ FAN - SEE T24 SHEETS FOR CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTENT FAN). THIS FAN O PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.

6. PV SYSTEM SOLAR: PV NOT REQUIRED WHEN LESS THAN 1.8kWdc - SOLAR IS AN OWNER CHOICE IF NOT REQUIRED. PLEASE REFER TO ENERGY CALCULATIONS BASED ON SITE SPECIFIC CONDITIONS.

7. SPECIAL FEATURES: VCHP REQUIRED ITEMS LISTED ABOVE AND NEEA RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL OR EQ.

8. NEW 2022 ELECTRIC READY REQUIREMENTS: PROVIDE SPACE FOR HEAT PUMP WATER HEATER. A 240V OUTLET IS REQUIRED FOR WATER HEATER. DRYER. AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

SHEET INDEX

AS.1

AS.2

G0.1

TITLE SHEET

SITE INFO

EXTERIOR STYLE OPTIONS

WINDOW & DOOR SCHEDULES

FLOOR PLAN CRAFTSMAN

FLOOR PLAN SPANISH FLOOR PLAN TRADITIONAL

ROOF PLAN CRAFTSMAN

ROOF PLAN TRADITIONAL

MECHANICAL/PLUMBING PLAN

EXTERIOR ELEVATIONS CRAFTSMAN

EXTERIOR ELEVATIONS TRADITIONAL

EXTERIOR ELEVATIONS SPANISH

BUILDING SECTIONS CRAFTSMAN

BUILDING SECTIONS CRAFTSMAN

BUILDING SECTIONS SPANISH

BUILDING SECTIONS TRADITIONAL

BUILDING SECTIONS TRADITIONAL

STRUCTURAL NOTES + SPECIFICATIONS

SPANISH FOUNDATION & FRAMING PLAN

CRAFTSMAN FOUNDATION & FRAMING PLAN

TRADITIONAL FOUNDATION & FRAMING PLAN

BUILDING SECTIONS SPANISH

ARCHITECTURAL DETAILS

ARCHITECTURAL DETAILS

ARCHITECTURAL DETAILS

STRUCTURAL DETAILS

STRUCTURAL DETAILS

ENERGY CALCULATIONS

ENERGY CALCULATIONS

ENERGY CALCULATIONS

ROOF PLAN SPANISH

ELECTRICAL PLAN

EXAMPLE SITE PLAN

CAL GREEN CHECKLIST

GENERAL NOTES

GENERAL NOTES

GOVERNING CODES: RESIDENTIAL CODE (CRC), 2022 CALIFORNIA MECHANICAL CODE (CMC),

MAIN RESIDENCE ADDRESS:

GOVERNING AGENCY:

STORIES:

TYPE OF CONSTRUCTION: VB

OCCUPANCY GROUP:

BUILDING INFORMATION APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA

2022 CALIFORNIA PLUBLING CODE (CPC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA ENERGY CODE (CEC), 2022 CALIFORNIA GREEN BUILDING CODE (CGBC) AND CITY OF VISTA MUNICIPAL CODE.

ADU ADDRESS

YEAR OF ORIGINAL CONSTRUCTION OF EXISTING DWELLING

CITY OF VISTA, CA.

additional plan information

SIDE-ACCESSORY DWELLING UNIT HABITABLE AREA: 1,194 SQFT. STREET SIDE-STREET SIDE-CRAFTSMAN PATIO AREA: 135 SQFT SPANISH PATIO AREA: 125 SQFI. TRADITIONAL PATIO AREA: 135 SQFT. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED SHOWING THE FOLLOWING: NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING AND PROPOSED BUILDINGS,

ZONING INFORMATION

OVERLAY

LOT SIZE :

EXISTING FAR:

PROPOSED FAR

LOT SLOPE

MAX. ALLOWABLE FAR

FLOOR AREA OF GARAGE:

EXISTING LOT COVERAGE:

ALLOWABLE LOT COVERAGE

PROPOSED LOT COVERAGE

ADU SETBACKS ALLOWED

OFF STREET PARKING:

FRONT-

GRADING PLAN THRESHOLDS AND REQUIREMENTS.

window and trim color:

EXISTING HABITABLE SQ. FT.

CONTACT CITY OF VISTA FOR THE INFORMATION BELOW PLANNING: PHONE: (760) 639-6106

PROPOSED

FRONT-

AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARATION FROM EXISTING

IF A GRADING PLAN IS REQUIRED. THE GRADING PLAN SHALL BE SUBMITTED TO PUBLIC

WORKS FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHER INFORMATION ON

PROJECT DESCRIPTION NEW CONSTRUCTION OF A ONE STORY, 3 BEDROOM, 2 BATH, DETACHED 1194 S.F

LEGAL DESCRIPTION

APN

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

pı	rovided by owner:	X	SELECTION
X	COMPLETED		WHITE
	TITLE SHEET (T1.1) INFORMATION FILLED OUT		TAN
	SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW		DARK BRONZE
	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.		OTHER WINDOW COLOR
	CONSTRUCTION AND DEMOLITION FORM	rc	oof material:
	HOLD HARMLESS AGREEMENT	X	SELECTION
e	xterior style selection:		CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC IAMPO UES-ER 1900 MINIMUM 2-1/2:12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF
X			ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES-ESR-1389 & ESR-3537 MINIMUM 2:12 ROOF SLOPE.
	CRAFTSMAN		COLOR OF ARCHITECTURAL GRADE SHINGLES
	SPANISH		WOOD SHAKE - ICC ESR 2867 - MINIMUM 4:12 ROOF SLOPE. COLOR OF WOOD SHAKE ROOF
	TRADITIONAL		
e	xterior wall material:	L	OTHER ROOF MATERIAL / COLOR
X	SELECTION(S)	d	eferred submittals under
	STUCCO / MANUFACTURER COLOR #	S	eparate permit to be obtained
	STONE VENEER / MANUFACTURER COLOR #	b	y owner:
	FIBER CEMENT - SIDING / MANUFACTURER COLOR #	X	TO BE COMPLETED
	OTHER	Т	FIRE SPRINKLERS: TO BE PROVIDED BY A FIRE SPRINKLER CONTRACTOR FOR THE RESIDENTIAL FIRE SPRINKLER PLANS (WHEN REQUIRED)
			PHOTOVOLTAIC SYSTEM: THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL, AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU. PLANS TO BE PROVIDED BY A SOLAR PANEL PROVIDER (WHEN REQUIRED)

X	SELECTION	X SELECTION
	EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS	ADU TO HAVE N
	EXISTING RESIDENCE DOES <u>NOT</u> CURRENTLY HAVE FIRE SPRINKLERS	ADU TO CONNE
	PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE HTTPS://EGIS.FIRE.CA.GOV/FHSZ/	H
	PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE	SEPTIC - REQU
	NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE	DISTANCE TO C
	SPRINKLERS. IN ORDER FOR THE ADU TO NOT BE EQUIPPED WITH RESIDENTIAL FIRE SPRINKLERS ALL OF THE FOLLOWING HAVE TO BE MET PER THE RESIDENTIAL CODE.	electric
	"PER THE CALIFORNIA RESIDENTIAL CODE, SECTION R313.2, #2 ACCESSORY DWELLING UNIT, PROVIDING THAT ALL OF THE FOLLOWING ARE MET: 2.1 THE UNIT MEETS THE	X SELECTION
	DEFINITION OF AN ACCESSORY DWELLING UNIT AS DEFINED IN THE GOVERNMENT CODE SECTION 65852.2; 2.2 THE EXISTING PRIMARY RESIDENCE DOES NOT HAVE SPRINKLERS; 2.3 THE ACCESSORY DETACHED DWELLING UNIT DOES NOT EXCEED 1,200 SQUARE FEET IN SIZE AND 2.4 THE UNIT IS ON THE SAME LOT AS THE PRIMARY RESIDENCE."	UPGRADED SEF
	IF THE EXISTING HOME IS EQUIPPED WITH RESIDENTIAL FIRE SPRINKLERS THEN THE ADU WILL BE REQUIRED TO HAVE RESIDENTIAL FIRE SPRINKLERS INSTALLED/ SPRINKLER	EXISTING SERV
	PLANS WILL BE REQUIRED TO BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.	NEW SERVICE
fi	re rated details:	SIZE OF EXISTII
	SELECTION	CONTACT SDG& EXISTING SERV THE CITY OF VI
	ROOF EAVE DETAIL 1,2,3,5,6,7/ A5.2	gas ser
	WALL FINISH DETAIL 9B,12B,15B/ A5.1	
	WINDOW & DOOR HIGH FIRE SEVERITY NOTES 14, 15, 16, 17 & 18 ON G0.3	X SELECTION
	FIDE DATED DETAILS ADOVE ADE TO DE LISED WHEN WALLS AND DOOF FAVES ADELESS.	UPGRADED SEF
	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).	EXISTING SERV
	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 BUILIDING OR LESS THAN 6 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.	NEW SERVICE
		SIZE OF EXISTII
IC	ot size and impervious area:	building
	Γotal Lot Size =	•
	Existing building footprint, patios, decks, hardscape, etc.)	(E) MAIN RESIDEN
	Total Area of Existing Impervious Surfaces =	(E) MAIN RESIDEN

	SEPTIC - REQUIRES HEALTH DEPARTMENT APPROVAL DISTANCE TO CONNECTION
e	lectrical service information:
	SELECTION
	UPGRADED SERVICE
	EXISTING SERVICE TO REMAIN
	NEW SERVICE
	SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE
	CONTACT SDG&E REGARDING ELECTRIC SERVICES TO THIS DETACHED ADU.
g	existing service upgrade or new service will require a separate permit from the city of vista. as service information:
	THE CITY OF VISTA.
	as service information:
	as service information: SELECTION
	as service information: SELECTION UPGRADED SERVICE
	as service information: SELECTION UPGRADED SERVICE EXISTING SERVICE TO REMAIN
×	THE CITY OF VISTA. as service information: SELECTION UPGRADED SERVICE EXISTING SERVICE TO REMAIN NEW SERVICE SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE
×	as service information: SELECTION UPGRADED SERVICE EXISTING SERVICE TO REMAIN NEW SERVICE SIZE OF EXISTING SERVICE SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE
X	THE CITY OF VISTA. as service information: SELECTION UPGRADED SERVICE EXISTING SERVICE TO REMAIN NEW SERVICE SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE
X	as service information: SELECTION UPGRADED SERVICE EXISTING SERVICE TO REMAIN NEW SERVICE SIZE OF EXISTING SERVICE SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE MAIN RESIDENCE (HABITABLE AREA):
X E) E) E)	AS SERVICE INFORMATION: SELECTION UPGRADED SERVICE EXISTING SERVICE TO REMAIN NEW SERVICE SIZE OF EXISTING SERVICE SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE MAIN RESIDENCE (HABITABLE AREA): MAIN RESIDENCE GARAGE:

sewer waste water information:

	TO BE	UPI	DATE	D FOR S	SITE SPECIFIC CONDITIONS
	HOMEOV DESIGNE	NER / R OF	AND U	PDATED ISO E. CFH &	AND METER SIZE TO BE PROVIDED BY DMETRIC LAYOUT PROVIDED BY BTUS PROVIDED AS SUGGESTED O PROVIDE ACCURATE INFORMATION.
(E)	GAS METE CFH	R(PIPE IGTH)	" PIPE (N)DRYER
	GAS CALO	CULATI	ONS		('LENGTH) 35 CFH
APPLI <i>A</i>	ANCE	QTY	CFH	TOTAL CFH	
(NEW) DRYER		1	35	35	` ,
(NEW) OVEN &	RANGE	1	65	65	
					<i>J</i> (*)
					" (N)RANGE
ΤΩΤΔΙ	GAS LOAD	FOR	HOU	SEHOLD	& OVEN
	PLIANCES =				('LENGTH) 65 CFH
PIPE SIZE S LENGTH PE	CHEDULE 4 ER TABLE 1 PLUMBIN	216.2	(1) CA		SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY
SIZE ½"	3 4" 1"	1¼"	1½"	2"	OF VISTA BUILDING INSPECTOR
CFH 44	92 173	355	532	1,020	

EXAMPLE GAS PIPE DIAGRAM

PLEAS	E CHE	CK THE BOX THAT APPLIES TO YOUR PROJECT SITE
YES	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?
	\Box	DOES THE EXISTING DWELLING FOUNDATION SHOW ANY SIGNS OF DISTRESS?

Ш 5
~ ~ ~
– 0
BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPAND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH
WAS PREPARED FOR THE PERMIT READY ACCESSOR 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 PA
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 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 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 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.

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 T 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

description

Title Sheet

project no. Vista ADU

drawn by

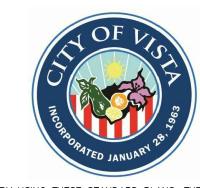
DESIGN PATH STUDIO

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AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH
STUDIO SHALL NOT BE RESPONSIBLE
FOR TRANSLATION ERRORS. DO NOT USE THESE
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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 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
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DESIGNS TO THE PROPERTY OF THE PROPE

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH

UNDER THESE PLANS AT ALL.

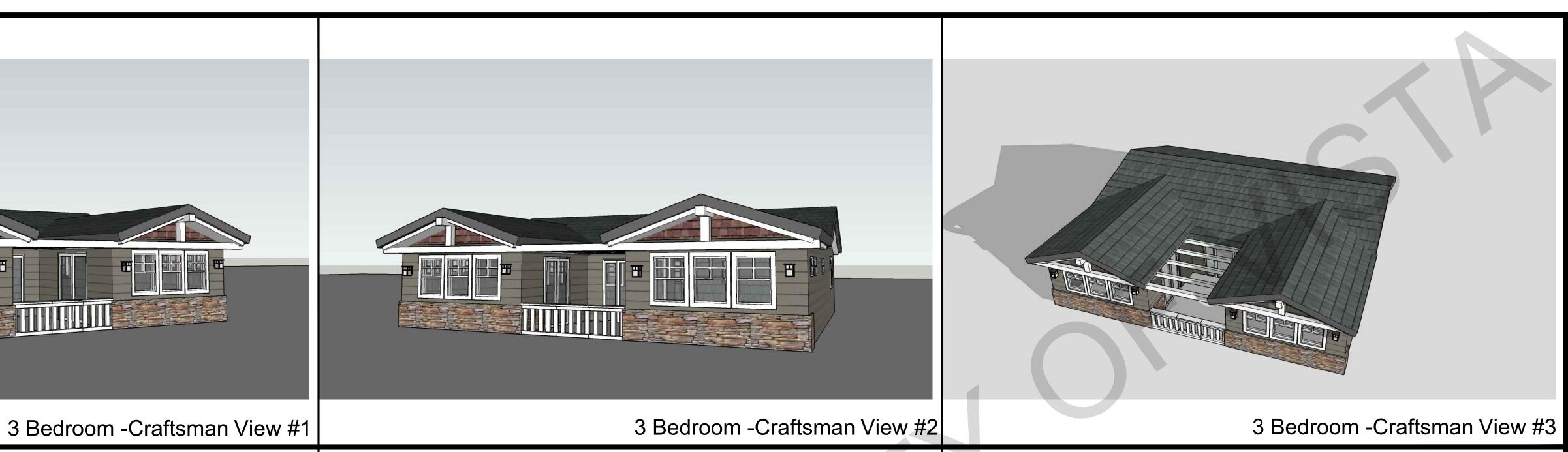
City of Vista Pre-Approved ADU Program



description

Exterior Style Options

project no. Vista ADU









3 Bedroom -Spanish View #3

3 Bedroom -Traditional View #3

3 Bedroom -Spanish View #1

3 Bedroom -Spanish View #2





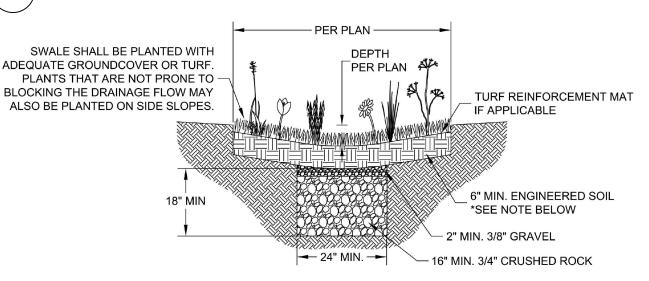
3 Bedroom -Traditional View #1

3 Bedroom -Traditional View #2

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

BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 24" DEEP "SANDY LOAM" SOI

(B) EXAMPLE BMP **VEGETATED SWALE**



*"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

(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

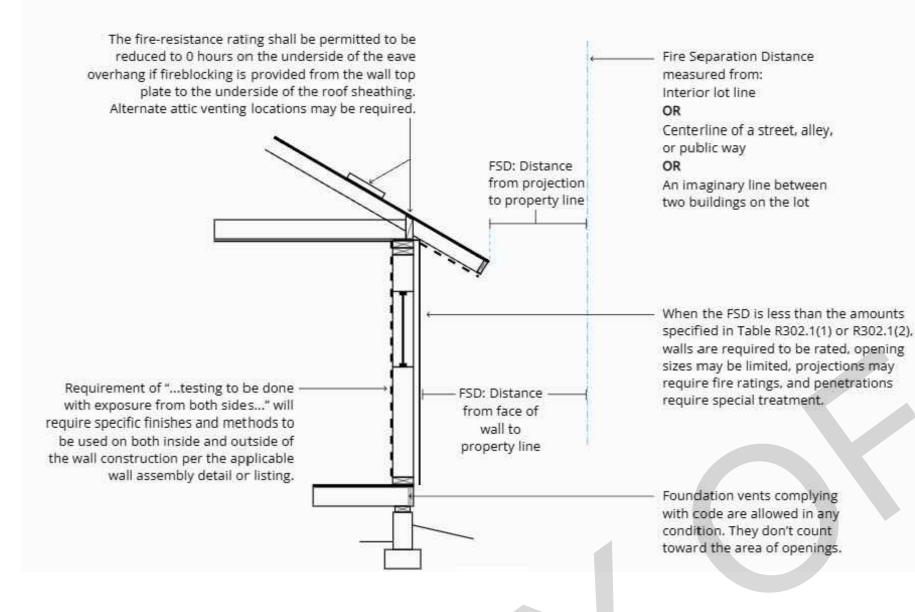
(B) BEFORE THE ISSUANCE OF A FINAL APPROVAL FOR THE COMPLETION OF PERMITTED CONSTRUCTION OR REMODELING WORK, THE LOCAL BUILDING CODE OFFICIAL SHALL INSPECT THE DROWNING SAFETY PREVENTION FEATURES REQUIRED BY THIS SECTION AND, IF NO VIOLATIONS ARE FOUND, SHALL GIVE FINAL APPROVAL

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.

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.

WALL AND PROJECTION SEPARATION REQUIREMENTS TO PROPERTY LINES AND ADJACENT BUILDINGS



PLEASE NOTE: NOT ALL ELEVATIONS IN THESE PERMIT READY ADU PLANS COMPLY WITH 25% MAX OPENINGS RULE FOR NON-SPRINKLERED BUILDING AND THEREFORE A MINIMUM SEPARATION OF 5' TO THE PROPERTY LINE WOULD BE REQUIRED AND MINIMUM10' TO ADJACENT BUILDINGS (FOR NON-SPRINKLERED BUILDINGS).

WALLS OF UNSPRINKLERED BUILDINGS BETWEEN 5 AND 3 FEET TO PROPERTY LINES SHALL BE ONE-HOUR RATED CONSTRUCTION AND HAVE A MAXIMUM OF 25% OF UNPROTECTED/PROTECTED OPENINGS. [CRC TABLE R302.1(1)]

WALLS OF UNSPRINKLERED BUILDINGS CLOSER THAN 3 FEET TO PROPERTY LINES SHALL BE ONE-HOUR RATED CONSTRUCTION AND HAVE NO OPENING. [CRC TABLE R302.1(1)]

PROJECTIONS, INCLUDING EAVES, SHALL BE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, HEAVY TIMBER OR OF FRT WOOD IF THEY PROJECT INTO THE 3/5 FOOT (SPRINKLERED /UNSPRINKLERED) SETBACK AREA FROM THE PROPERTY LINE. THEY MAY PROJECT A MAXIMUM OF 12 INCHES BEYOND THE 3 FOOT SETBACK. [CRC TABLES R302.1(1) AND R302.1(2), WITH **EXCEPTIONS**

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. SEE EXAMPLE SITE PLAN IN THIS SET FOR REFERENCE

THE APPLICANT SHALL IMPLEMENT SITE DESIGN STORMWATER BEST MANAGEMENT PRACTICES (BMP) AND LOW IMPACT DEVELOPMENT (LID) CONCEPTS SUCH AS IMPERVIOUS AREA DISPERSION, DRAINAGE TO NATURAL VEGETATION, REDUCTION IN IMPERVIOUS SURFACES, BREAKING UP HARDSCAPE AREA, ETC. APPLICANT IS REQUIRED TO INCORPORATE THESE CONCEPTS WITH NEW CONSTRUCTION

MINIMUM MINIMUM FIRE FIRE-RESISTANCE RATING SEPARATION DISTANCE hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 0 feet resistance of the California Building Code with exposure from both sides 0 hours ≥ 5 feet < 2 feet 1 hour on the underside, or heavy

TABLE R302.1(1)

EXTERIOR WALLS

EXTERIOR

WALL ELEMENT

Walls

Projections

Openings i

Penetrations

rated Not fireresistance ___ rated Not allowed Fire-≥ 2 feet to < 5 resistance timber, or fireretardant-treated wooda, b rated BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING Not fire-CONDITIONS: 1. THE USE OF THIS INFORMATION IS 0 hours resistance RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY rated DWELLING UNIT (ADU) PROGRAM FOR THE CITY O A ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS < 3 feet Not allowed APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT, BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL 25% COMPLIANCE UNDER ALL CODES THEN IN EFFECT A THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT 0 hours maximum c ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL wall area INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE Unlimited 0 hours 5 feet FOR TRANSLATION FRRORS, DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. Comply with Section R302.4 < 3 feet THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES All THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR 3 feet None required LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE. WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND

TABLE R302.1(2) EXTERIOR WALLS—DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION

	RIOR LEMENT	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 feet ^a	
	Not allowed	NA	< 2 feet	
Projections	Fire- resistance rated	1 hour on the underside, or heavy timber, or fire- retardant-treated wood ^{b, c}	2 feet ^a	
	Not fire- resistance rated	0 hours	3 feet	
Openings in	Not allowed	NA	< 3 feet	
walls	Unlimited	0 hours	3 feetª	
Penetrations	All	Comply with Section R302.4	< 3 feet	
renetrations	All	None required	3 feet ^a	

UNDER THESE PLANS AT ALL.

PATH STUDIO OR ITS ARCHITECTS.

THE INFORMATION CONTAINED THEREON. ANY USE REUSE, OR ALTERATION OF THESE DOCUMENTS B

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

THE RECIPIENT OR BY OTHERS WILL BE AT THE

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

CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS

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4. IF THE RECIPIENT DOES NOT AGREE WITH THE

CONSTRUCTION OF AN ADU OR OTHER IMPROVEMEN

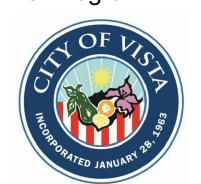
ABOVE CONDITIONS, DO NOT PROCEED WITH

3. THE DESIGNS REPRESENTED BY THESE PLANS ARF

ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY DIRECT OF

NDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN

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 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

description

Information

project no. Vista ADU

DESIGN PATH STUDIO

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.
- FIRE ACCESS ROADWAYS SURFACE FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED

WIDE PER LANE.

LOADS OF FIRE APPARATUS NOT LESS THAN 75,000 LBS AND SHALL BE PROVIDED WITH AN APPROVED PACED SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. GATED ENTRANCES WITH CARD READERS, GUARD STATIONS OR CENTER MEDIANS, WHICH WILL HAVE SEPARATED LANES

OF ONE-WAY TRAFFIC, SHALL BE NOT LESS THAN 14 FEET

- EXISTING LEGAL LOTS THAT HAVE EASEMENTS ACCESS ROADWAYS LESS THAN 20 FEET WIDE THAT PROVIDE PRIMARY ACCESS TO OTHER LOTS SHALL RECORD A COVENANT GRANTING EASEMENT RIGHTS FOR EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES AND SHALL RELINQUISH RIGHTS TO BUILD ANY BUILDING, WALL, FENCE, OR OTHER STRUCTURE WITHIN 5 FEET OF THE EXISTING ACCESS EASEMENT.
- ALL DEAD END FIRE APPARATUS ACCESS ROADWAY IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AND APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. ACCESS ROADS SERVING MORE THAN (4) FOUR DWELLING UNITS SHALL BE PROVIDED WITH A CUL-DE-SAC. THE MINIMUM UNOBSTRUCTED PAVED RADIUS WIDTH FOR A CUL-DE-SAC SHALL BE 36 FEET CURB LINE TO CURB LINE WITH NO PARKING. ALTERNATE TYPES OF TURN-AROUND (HAMMERHEADS, ETC.) MAY BE CONSIDERED BY THE FIRE MARSHAL AS NEEDED TO ACCOMPLISH THE INTENT OF THE FIRE CODE.

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

DIVISION 2 - SITEWORK

4. SHORING IS TO BE PROVIDE AS REQUIRED

ENCINITAS GRADING ORDINANCE

3. LINES AND LEVELS

ON THE SITE PLAN.

TO EXCAVATION.

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

PROJECT IS TO BE STAKED OUT FOR OWNER APPROVAL BEFORE FOR EARTHWORKIS TO

THE CONTRACTOR WILL VISIT THE SITE AND EVALUATE GRADE CONDITION. FOR BIDDING

a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING

DISTANCE OF 5'-0". LOT DRAINAGE TO AVOID POOLING AT BUILDING.

PURPOSES, THE CONTRACTOR WILL CALCULATE HIS OWN CUT AND FILL QUANTITIES BASED

TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH THE CITY OF

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

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

GENERAL NOTES

- 1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS 7. CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS AND NOTES NOT SHOWN.
- 2. SEE BUILDING PLANS AND SCHEDULES FOR ALL 8. EXTERIOR DOOR AND WINDOW REFERENCES AND 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
- FOUNDATION SETBACK. 4. NEW ELECTRIC SERVICE IS TO BE LOCATED - POOLS,
- **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

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. THE PLANNED WALL FINISH THICKNESS TO THE 9. IF A GRADING PLAN IS REQUIRED, INCORPORATE THE ENTIRE APPROVED GRADING PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS. SPAS, WALLS, FENCES, PATIO COVERS AND OTHER 10. PROJECTIONS, INCLUDING EAVES, MUST BE AT FREESTANDING STRUCTURES REQUIRE SEPARATE LEAST 24" FROM PROPERTY LINES.

DEEPER THAN 5' AND SHORING AND UNDERPINNING.

A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL

STREETS, EXISTING AND PROPOSED BUILDINGS, AND

BE PROVIDED SHOWING THE FOLLOWING:

NORTH ARROW, PROPERTY LINES, EASEMENTS,

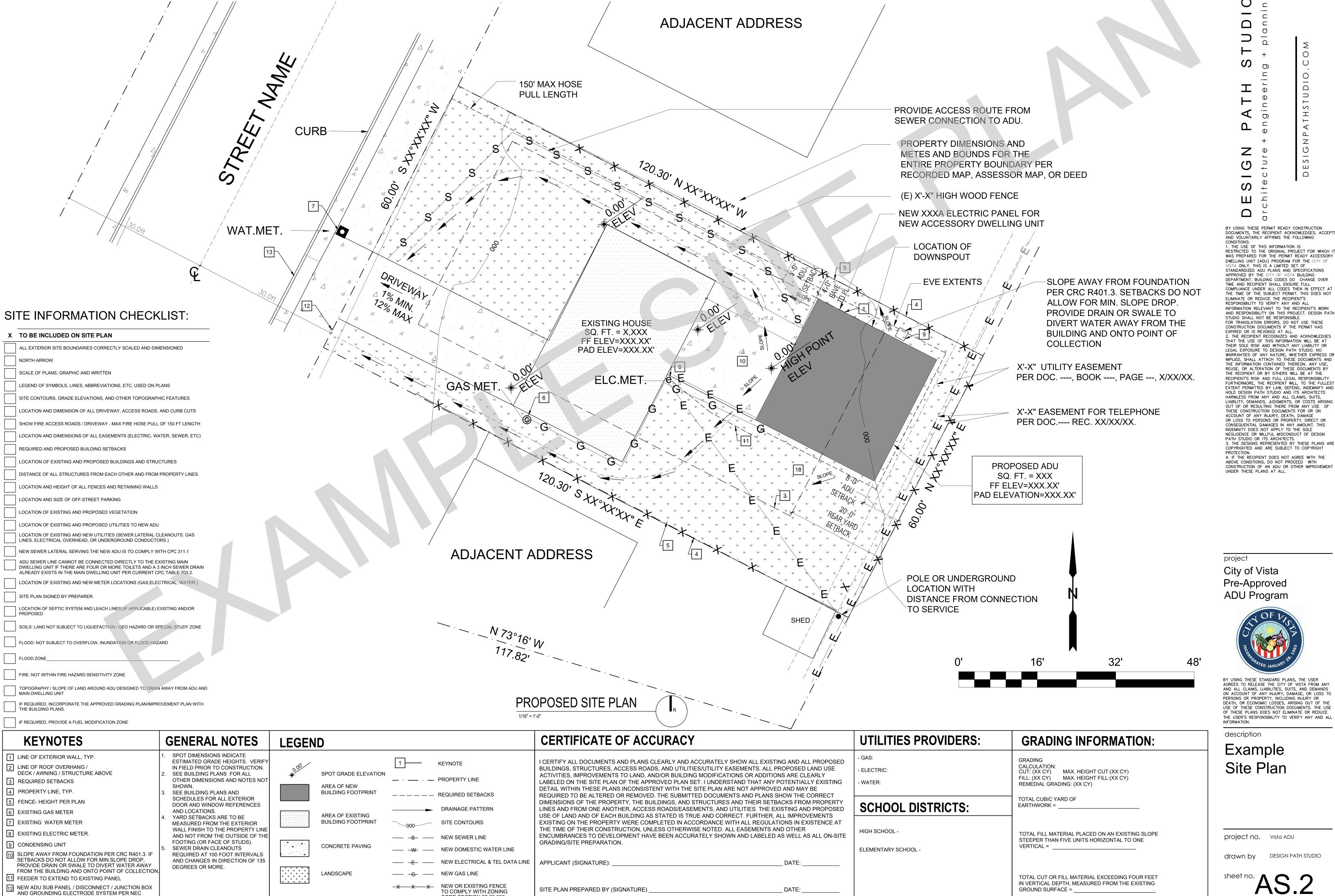
GREEN BUILDING CODE NOTES

- SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT
- 2. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED.

BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.

- 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
- 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 WASTE MANAGEMENT, PER CGC 4,408,2.
- CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE 10. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING 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

- 2. SITE CLEARING CONTRACTOR WILL VERIFY WITH OWNER ALL PLANTING TO BE REMOVED PRIOR TO STARTING WORK.
- MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES
- INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER
- THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.



CODE SECTION 37-50.090

ARTICLE 250.32

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH TA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATION DEPARTMENT, BUILDING CODES DO CHANGE OVE TIME AND RECIPIENT SHALL ENSURE FULL 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 ERRORS. DO NOT USE THESE

CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. T THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OF LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE. WHETHER EXPRESS OF RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILIT FURTHERMORE, THE RECIPIENT WILL, TO THE FULLES EXTENT PERMITTED BY LAW. DEFEND. INDEMNIFY AND OR LOSS TO PERSONS OR PROPERTY, DIRECT O CONSEQUENTIAL DAMAGES IN ANY AMOUNT. IDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH UNDER THESE PLANS AT ALL.

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 T 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

description

Example Site Plan

project no. Vista ADU

DESIGN PATH STUDIO

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8

WaterSense Specification for Showerheads.

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

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

gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA

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

showerhead, the combined flow rate of all 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

painting, grading around the building, etc. 12. Information and/or drawings identifying the location of grab bar reinforcements. 5.102.1 DEFINITIONS

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste

2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably

jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as

Identify the construction and demolition waste materials to be diverted from disposal by recycling,

2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste

lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in

weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4...

> 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in

2. Mixed construction and demolition debris (C & D) processors can be located at the California

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the

1. Directions to the owner or occupant that the manual shall remain with the building throughout the 2. Operation and maintenance instructions for the following:

a. Equipment and appliances, including water-saving devices and systems, HVAC systems,

photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters.

e. Water reuse systems.

 Landscape irrigation systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

Public transportation and/or carpool options available in the area. 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. 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,

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.

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL

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

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

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 O³/g ROC). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700

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).

4.503.1 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 quality 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

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 (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.

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.

2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see

CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.

Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.

2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.

2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.

3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying

4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a

a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of

b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or

tub/shower combination 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

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

. State certified apprenticeship programs.

Public utility training programs. 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.

. 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 TA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING

DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS

BY USING THESE PERMIT READY CONSTRUCTION

AND VOLUNTARILY AFFIRMS THE FOLLOWING

CONDITIONS:

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 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 ARISINI 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.

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH UNDER THESE PLANS AT ALL.

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3. THE DESIGNS REPRESENTED BY THESE PLANS ARE

City of Vista **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

description

project no. Vista ADU

DESIGN PATH STUDIO drawn by

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.

- 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 REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY THE CITY
- VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK

OF VISTA.

- 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.
- 10. 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 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 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 SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.3.3.
- SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR 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 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).
- 10. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON 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.
- 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 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.

PER SECTION R806.5/EM3.9.6: a. WHERE ONLY AIR-IMPERMEABLE IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. b. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCT. SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING w/ MIN. R VALUE BASED ON **CLIMATE ZONE PER TABLE R806.5** c. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCT. ROOF SHEATHING W/ MIN. R VALUE BASED ON CLIMATE ZONE PER TABLE R806.5.FOR CONDENSATION CONTROL

FLOOR PLAN NOTES

- ALL DIMENSIONS TO FACE OF STUD, U.N.O.
- ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
- REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN
- ALL ROOF DRAIN PIPES TO BE MIN. 2" STORM DRAINAGE SYSTEM UNLESS LOCAL CODE REQUIRES LARGER DRAIN SIZES. **ROOF GUTTERS**
- STYLE A . INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL, PLATE #1,#2 & #3,GUTTER. PAGE 6 - 11, WIDTH AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2. GUTTER: SIZE; PAGES 1,2, 3, 4, 5 &6, CHARTS#1,#2,#3,#4,#5#6 &

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

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

- TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
- DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.
- FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE (I.E. TRASH, RECYCLING, ECT.) 8. SILICON SEALANT AT GLAZING TO BE CLEAR, U.O.N.
- PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED
- TO MATCH COLOR OF ADJACENT SURFACE.
- ALL FINISH MATERIAL MUST MEET ALL APPLICATION FIRE, LIFE SAFETY, AND BUILDING CODES, 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA. PARTICLE BOARD, MDF AND PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- OPERATION AND MAINTENANCE MANUAL: THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION.
- WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE SHALL BE A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. CRC R703.7.2.1, CBC 2512.1.2
- FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ECT) IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF HOT -DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (CRC R317.3, CBC 2304.10.5)
- ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (CRC R602.11.1, CBC 2308.3.2 ACCEPTANCE ALTERNATIVE SDPWS 4.3.6.4.3)
- FUTURE WATER HEATERS AND PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF SECTION 2-5314 AND TABLE 2-53G, TITLE 24, C.A.C.
- 15, 20 AND 30 AMP. RECEPTACLE OUTLETS SHALL BE INSTALLED NO MORE THAN 48" MEASURED FROM THE TOP OF OUTLET BOX AND NOT LESS THAN 15" FROM THE BOTTOM OF OUTLET BOX ABOVE THE FLOOR.
- SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.
- 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED AND 100% OF INERT MATERIALS ARE RECYCLED SALVAGED, COMPOSTED.

FLOOR PLAN NOTES (CONT'D)

- VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS, STAINS, CAULKS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISHED MATERIALS HAVE BEEN USED.
- INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING. SHRINKAGE AND CURLING SHALL BE USED
- MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE 11. 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 | 13. OF THE LISTED METHODS LISTED IN CGC SECTION 4.505.3 PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.
- PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.
- THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC
- DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1
- BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.
- SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABEL TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
- VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOC. PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH TO 4 SHOW SUBSTANTIAL CONFORMATION.
- NEW SINGLE FAMILY RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION PER R327 SEE SHEET A5.3 FOR AGING IN PLACE DETAILS 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 6. 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 AGENCY.
- C) REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
- D) WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
- E) SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. F) BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL
- REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

MECHANICAL NOTES

- CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL 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 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 WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. [CRC R315.6] WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.1)
- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR | 15 FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203 .5.2.1, CMC 402.5 SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF

R-6. (CAL ENERGY CODE TABLE 150.1-A)

MECHANICAL NOTES (CONT'D)

- WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10'
- FROM A FORCED AIR INLET. (CMC 502.2.1)
- ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7) THE MAX. AMOUNT OF WATER CLOSETS ON A 3"

DRAINAGE LINE IS 5. (CPC TABLE 703.2)

- HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLE 703.2) THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL
- PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).
- PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0
- INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)
- ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7).
- EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH **BACK DRAFT DAMPERS**
- ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
- PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.
- PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303. SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.
- ALL HOSE CONNECTIONS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS. [CPC 603.3.3]

ELECTRICAL NOTES

RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52. & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).

- ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B) THERE ARE TO BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THESE AREAS CEC 210.11(C)1
- BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM. b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY
- BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS AND AT WET BAR SINKS, WITHIN 6' OF A SINK, SHALL BE GFCI PROTECTED PER NEC ART. 210-8(A).
- WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)
- PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH OR THE FIXTURE NEEDS TO BE HIGH EFFICACY.
- OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
- A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)
- SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
- A MINIMUM OF 1 LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150 .0(K)21) LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)(2)
- PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)
- TWO OR MORE SMALL-APPLIANCE 20-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR RECEPTACLES INSTALLED IN A KITCHEN TO SERVE COUNTERTOP SURFACES. [CEC 210.52(B)(3) & CEC 210.11(C)(1)] IN DWELLING UNITS IN ALL AREAS SPECIFIED IN 210.52, ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. [CEC 406.12]

ELECTRICAL NOTES (CONT'D)

- PER CEC 2022 150.0(N).1.A. IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
- BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
- A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND
- A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP
- ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.
- DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
- LUMINAIRE EFFICACY ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).

ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0

(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

- 1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED: A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
- 2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET. 3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR
- RATING OF 225 AMPS. 4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION **EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE** MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE

(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

CONNECTION OF BACKUP POWER SOURCE.

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

(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE **FOLLOWING:**

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

(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

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

Y USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS: . THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH I WAS PREPARED FOR THE PERMIT READY ACCESSOR'

DWELLING UNIT (ADU) PROGRAM FOR THE CITY (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 ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL NFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE

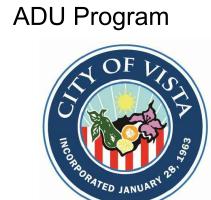
FOR TRANSLATION FRRORS, DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGE THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE. WHETHER EXPRESS OF IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE REUSE, OR ALTERATION OF THESE DOCUMENTS E THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILIT 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 ARISII OUT OF OR RESULTING THERE FROM ANY USE O 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. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. ABOVE CONDITIONS, DO NOT PROCEED WITH

CONSTRUCTION OF AN ADU OR OTHER IMPROVEMEN

UNDER THESE PLANS AT ALL.

City of Vista Pre-Approved



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

description

Genera Notes

project no. Vista ADU

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. AS DEFINED IN SECTION 202 OF THE CODE (SEE ALSO APPENDIX C - GROUP U AGRICULTURE BUILDINGS), WHEN LOCATED AT LEAST 50' FROM AN APPLICABLE BUILDING.

REQUIREMENTS:

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

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

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

- 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
 - NON COMBUSTIBLE MATERIAL 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT

MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL

- MEET THE REQUIREMENTS OF SECTION 704A.2 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
- 5. ONE LAYER OF \(\frac{5}{8} \) TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT. 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM
- E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
- 7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957 8. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
- EXCEPTION TO SECTION 707A.7: ARCHITECTURAL TRIM **BOARDS DO NOT REQUIRE PROTECTION**
- 12. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ON OF THE FOLLOWING:
 - 1. NONCOMBUSTIBLE MATERIAL
 - 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
 - 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR
 - SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 5. ONE LAYER OF \(\frac{5}{8} \)" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
 - 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
 - 7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
 - 8. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD 12-7A-3.
 - 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 CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
 - 1. NONCOMBUSTIBLE MATERIAL 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND
 - SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE 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 PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

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

FIRE SPRINKLER NOTES

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

APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE

WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE

OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE

2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT

MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL

3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT

SHALL MEET THE REQUIREMENTS OF SECTION 2303.2

4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR

6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE

ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

WHEN TESTED IN ACCORDANCE WITH THE TEST

PROCEDURES SET FORTH IN ASTM E2957.

EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH

ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE

APPENDAGE. INCLUDING ASSEMBLES USING THE GYPSUM

7. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT

8. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT

THE TEST PROCEDURES SET FORTH IN SFM STANDARD

EXCEPTION TO SECTION 707A.10: STRUCTURAL COLUMNS

CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED

4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE

708A.2 EXTERIOR GLAZING. THE FOLLOWING EXTERIOR GLAZING

4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS

MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS

708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR

MINIMUM OF ONE TEMPERED PANE MEETING THE

2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR

1. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A

REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR

3. HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20

MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257. OR

17. 708A.3 EXTERIOR DOORS. EXTERIOR DOORS SHALL COMPLY WITH

1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF

NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL

CORE WOOD THAT COMPLY WITH THE FOLLOWING

4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS

2. THE EXTERIOR SURFACE OR CLADDING SHALL BE IGNITION

3. TEH EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID

3.1 STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8"

3.2 RAISED PANELS SHALL NOT BE LESS THAN 1-1/4" THICK.

EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL

4. THE EXTERIOR DOOR SHALL HAVE A FIRE-RESISTANCE

TO MEET THE PERFORMANCE IN SECTION 707A.3.1 WHEN

TO MEET THE PERFORMANCE REQUIREMENTS OF SFM

18. 708A.3.1 EXTERIOR DOOR GLAZING. GLAZING IN EXTERIOR DOORS

TESTED IN ACCORDANCE WITH ASTM E2707.

RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED

THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT

5. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED

6. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED

3. GLAZED OPENINGS WITHIN EXTERIOR DOORS

5. EXTERIOR STRUCTURAL GLASS VENEERS

WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF

SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER

AND BEAMS DO NOT REQUIRE PROTECTION WHEN

MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH

MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11

PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM

TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND

FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR

5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED

BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF

SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263

ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING

MEET THE REQUIREMENTS OF SECTION 704A.2

1. NONCOMBUSTIBLE MATERIAL

THE APPENDAGE PROJECTION

AND WELL SPIKED

1. EXTERIOR WINDOWS

6. SKYLIGHTS

7. VENTS

2. EXTERIOR GLAZED DOORS

OF SFM STANDARD 12-7A-2.

ONE OF THE FOLLOWING:

RESISTANT MATERIAL

LESS THAN 3/4" THICK.

STANDARD 12-7A-1.

ACCORDING TO THE NFPA 252.

SHALL COMPLY WITH SECTION 708A2.1

REQUIREMENTS:

THICK.

FOLLOWING:

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 PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.

 SECTION R313.2.1 AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR MFPA13D.

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



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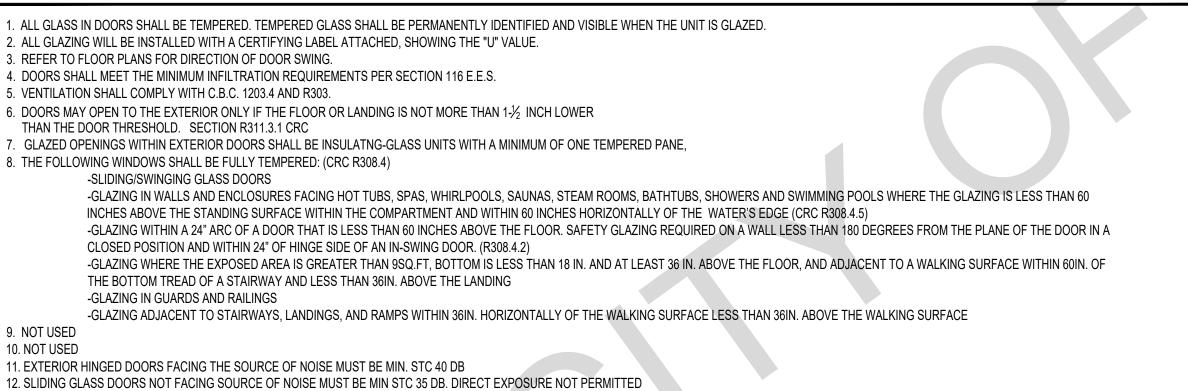
description

Genera Notes

project no. Vista ADU

WINDOW SCHEDULE						DOOR SCHEDULE																	
VINDOV	/)W SIZE	OPER.	QNTY	FRAME	HEAD	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET G0.3	DOOR	DOOR TYPE			DOOR	ı		CORE	MATERIA	L FRAME	LOCATION	REMARKS	VHFSZ NOTES SE SHEET G0.3
	WII	IDTH	HEIGHT	-		HEIGHT	T		(WHEN REQ'D)			WIDTH	HEIGH	TWIDTH	HEIGHT	THICK						(WHEN REQ'D)	
Α	2'-	<u>'</u> _6"	3'- ^{0"}	SINGLE HUNG	6	VINYL	6'-8"	BEDROOM WINDOWS		NOTE 15 & 16	1	SINGLE DOOR	3'- ^{0"}	6'- ^{8"}	3'- ^{0"}	6'- ^{8"}	1-3/4"	GL	VNL/GLAS	S VINYL	FRONT ENTRY DOOR	TEMPERED	NOTE 15, 16, 17, &
В	2'-	<u>'</u> _6"	3'- ^{0"}	SLIDER	8	VINYL	6'-8"	BEDROOM WINDOWS		NOTE 15 & 16	2	SINGLE DOOR	2'- ^{6"}	6'- ^{8"}	3'- ^{0"}	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	PRIMARY SUITE DOOR		
С	3'-	<u>'</u> _0"	2'- ^{0"}	SLIDER	2	VINYL	6'-8"	BATHROOM WINDOWS	TEMPERED	NOTE 15 & 16	3	SLIDING DOOR	5'- ^{0"}	6'- ^{8"}	5'- ^{0"}	6'- ^{8"}	1-3/4"	GL	VNL/GLAS	S VINYL	PRIMARY SUITE SIDE DOOR	TEMPERED	NOTE 15, 16, 17, &
D	3'-	<u>'</u> _0"	3'- ^{0"}	SINGLE HUNG	1	VINYL	6'-8"	KITCHEN WINDOWS		NOTE 15 & 16	4	SINGLE DOOR	2'-6"	6'- ^{8"}	3'-0"	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	PRIMARY SUITE BATHROOM DOOR		
Е	2'-	<u>'</u> _0"	3'- ^{0"}	CASEMENT	2	VINYL	6'-8"	LIVING ROOM/KITCHEN WINDOW		NOTE 15 & 16	5	SINGLE DOOR	2'-6"	6'- ^{8"}	3'-0"	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	BEDROOM #3 DOOR		
F	6'-	<u>'</u> _0"	3'- ^{0"}	SLIDER	1	VINYL	6'-8"	BEDROOM WINDOWS		NOTE 15 & 16	6	CLOSET DOOR	6'- ^{0"}	6'- ^{8"}	5'- ^{0"}	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	CLOSEST DOORS		
G	1'-	<u>-</u> 6"	6'- ^{8"}	NON OP	2	VINYL	6'-8"	SIDE LITES	TEMPERED	NOTE 15 & 16	7	BIFOLD DOOR	5'- ^{0"}	6'- ^{8"}	4'- ^{0"}	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	LAUNDRY DOOR		
WIN	חח	W (NOTES	3							8	SINGLE DOOR	3'-0"	6'- ^{8"}	3'-0"	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	BATHROOM DOOR		
											9	SINGLE DOOR	3'-0"	6'-8"	3'-0"	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	BEDROOM #2 DOOR		
								OWS TO HAVE SCREENS). FY ACTUAL DIMENSIONS FOR WINDOWS			10	CLOSET DOOR	5'- ^{0"}	6'- ^{8"}	8'-0"	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	CLOSEST DOOR		
3. ALL G	LAZING	G WILL E	BE INSTALLE	D WITH A CERTIFYING	LABEL ATTACI	HED, SHOWIN	G THE NFRC L	ABEL.			11	SLIDING DOOR	5'- ^{0"}	6'- ^{8"}	5'- ^{0"}	6'- ^{8"}	1-3/4"	GL	VNL/GLAS	S VINYL	BEDROOM #2 SIDE DOOR	TEMPERED	NOTE 15, 16, 17, &
				ALY SELECTIVE LOW FILE IN THE SELECTIVE LOW FOR THE SELECTIVE LOW FILE IN THE SELECTIVE LOW FRANCE FOR THE SELECTIVE FOR THE SELE				QUIREMENTS.			12	POCKET/SLIDER	2'-4"	6'- ^{8"}	5'- ^{6"}	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	WATER CLOSET/ CLOSET		
				ITH C.B.C. 1203.4 AND		EMEDOENOV		RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF	5.7.00 ET MINI NET OLEAR OPENARIE HEICHT		13	SINGLE DOOR	2'-6"	6'- ^{8"}	3'-0"	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	BATHROOM DOOR		
				LL HEIGHT OF NOT MO					5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT	OF 24 MIIN., NET	14	SINGLE DOOR	2'- ⁴ "	6'-8"	2'- ^{4"}	6'-8"	1-3/4"	HLW	WOOD	WD	WATER HEATER CLOSET	LOUVERED	
8. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED. 9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND						DOC	OR NOTES					<u> </u>		1									
10. EXT	THE MIN	NIMUM (WINDO	OPENABLE A WS, WINDOV	REA TO THE OUTDOO! / WALLS, GLAZED DOO	RS FOR NATUF RS, AND GLAZ	RAL VENTILAT ED OPENING	ION SHALL BE S WITHIN EXTE	E FLOOR AREA OF THE ROOM SERVED. CBC SECTION 4% OF THE FLOOR AREA BEING VENTILATED. SECTION ERIOR DOORS SHALL BE INSULATING-GLASS UNITS WE SEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 26:	ON 1203.4 ITH A MINIMUM OF ONE TEMPERED PANE		2. ALL GL 3. REFER	LASS IN DOORS SHALL B LAZING WILL BE INSTALL R TO FLOOR PLANS FOR IS SHALL MEET THE MINI	ED WITH	A CERTIFY	/ING LABEL OR SWING.	. ATTACHEI), showin	NG THE "I	u" value.	ND VISIBLE W	/HEN THE UNIT IS GLAZED.		

11. FIRE-RESISTANCE RATED GLAZING TESTED AS PART OF A FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED PER NOTE #13 12. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4) - SLIDING/JSWINIGING GLASS DOORS - GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5) - GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2) - GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAYY AND LESS THAN 36IN. ABOVE THE LANDING - GLAZING IN GUARDS AND RAILINGS - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE



EXTERIOR SHEATHING -

MATERIAL PER ELEVATIONS-

WATER RESISTIVE BARRIER.—

MIN 6" OVER FLASHING

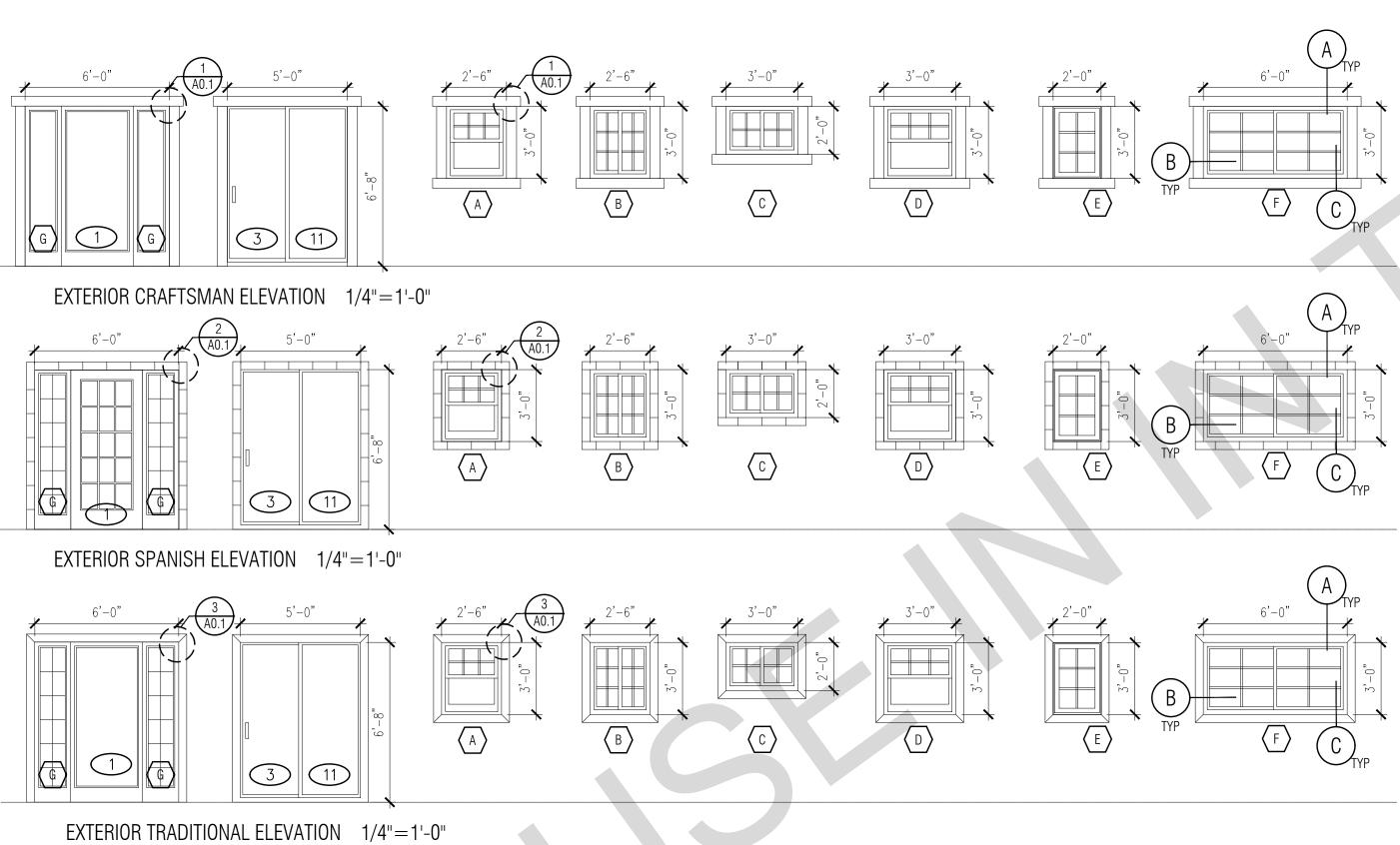
BACKER ROD & SEALANT-

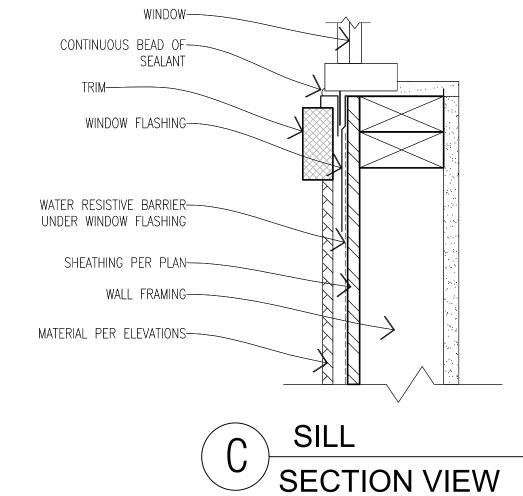
WINDOW-

JAMB

PLAN VIEW

WALL FRAMING ——





SECTION VIEW

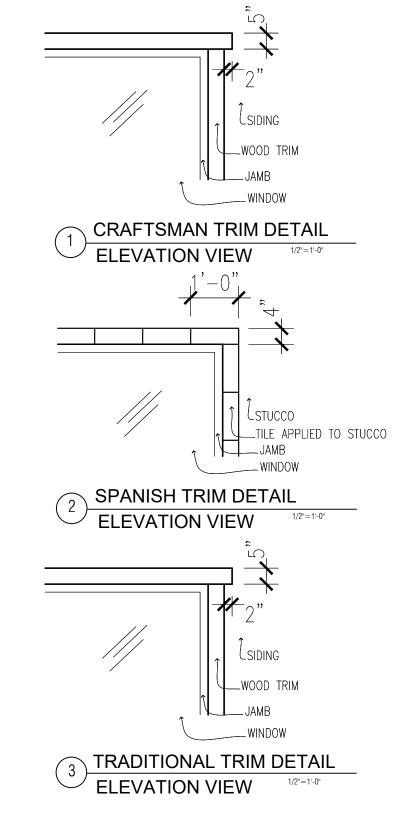
EXTERIOR SHEATHING-

MATERIAL PER ELEVATIONS—

BACKER ROD & SEALANT

HEAD

WALL FRAMING -



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

DESIGN PAIH SIUDIC

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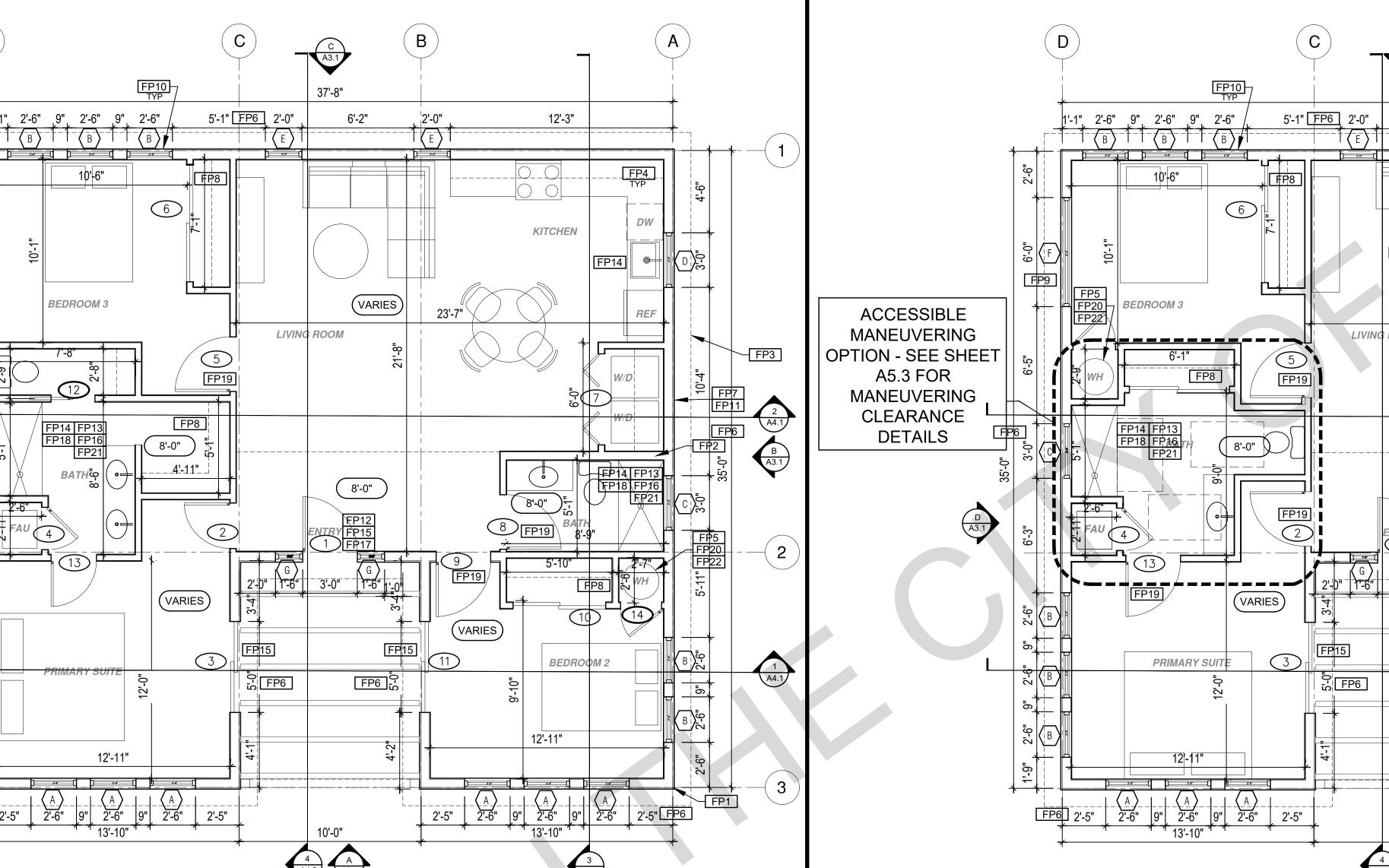
description

Window & Door Schedules

project no. Vista ADU

drawn by DESIGN PATH STUDIO

A0.1

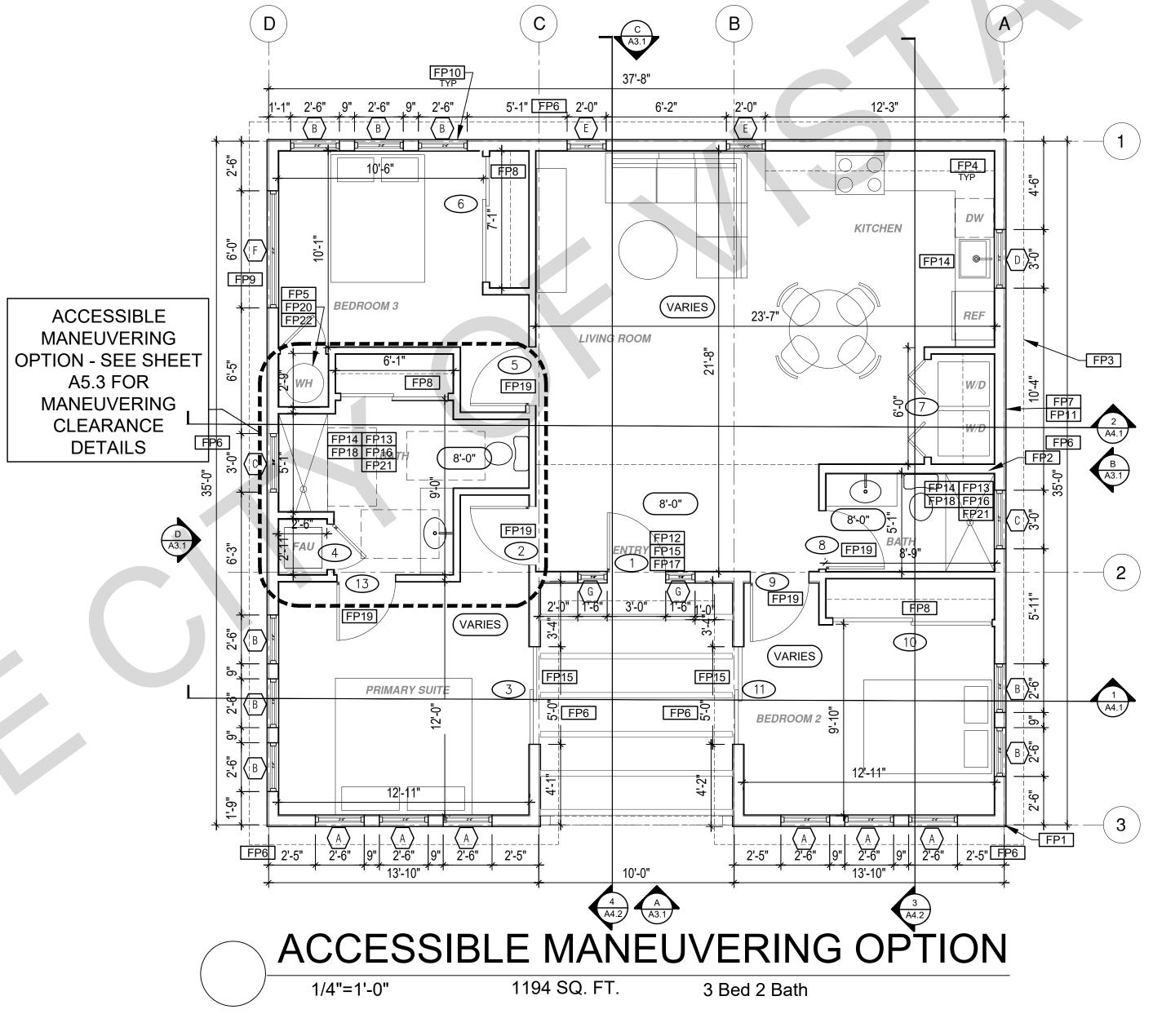


CRAFTSMAN FLOOR PLAN

1/4"=1'-0"

1194 SQ. FT.

3 Bed 2 Bath



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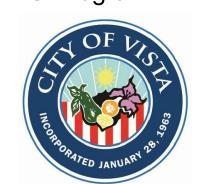
DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL

FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS

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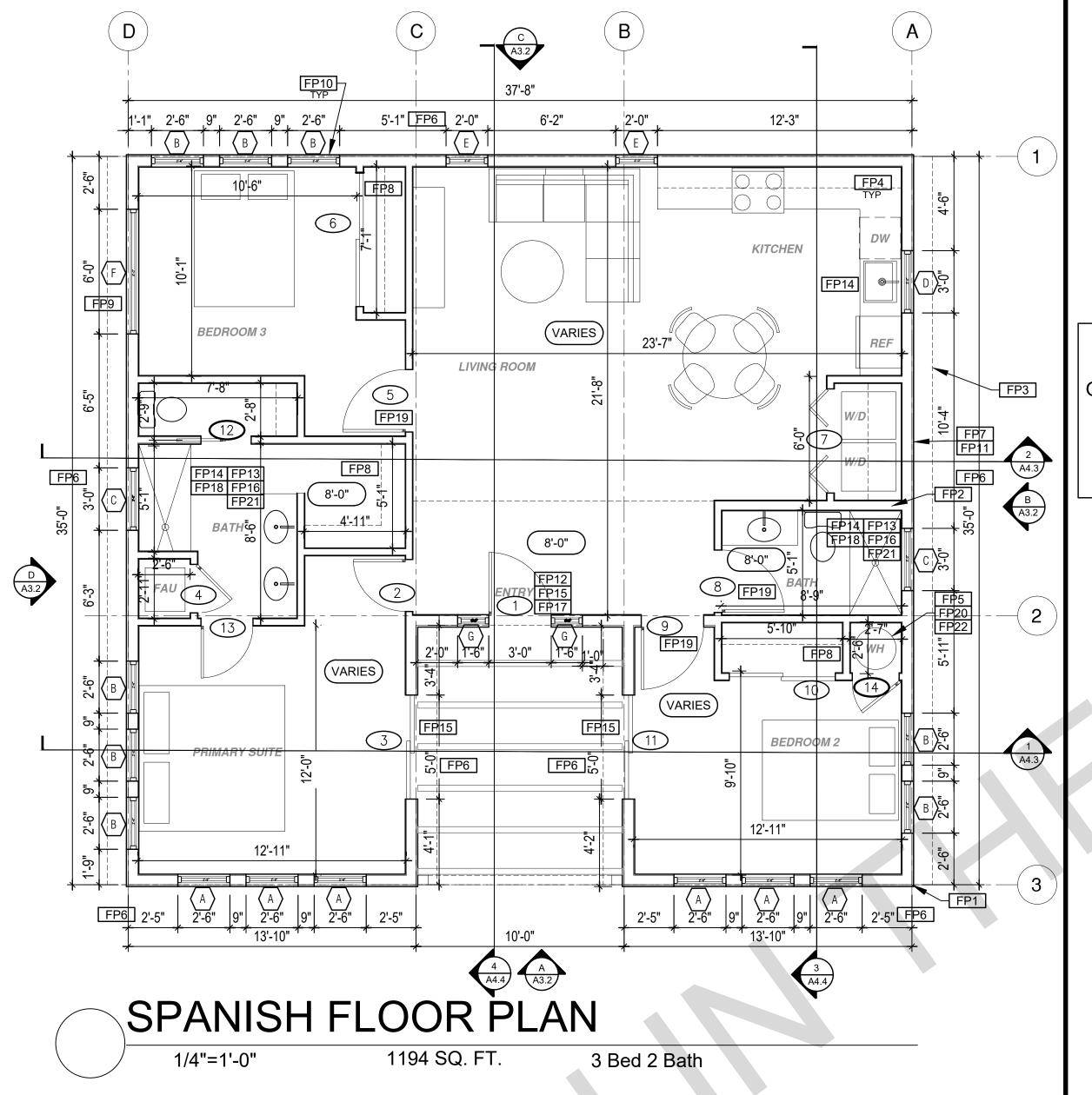
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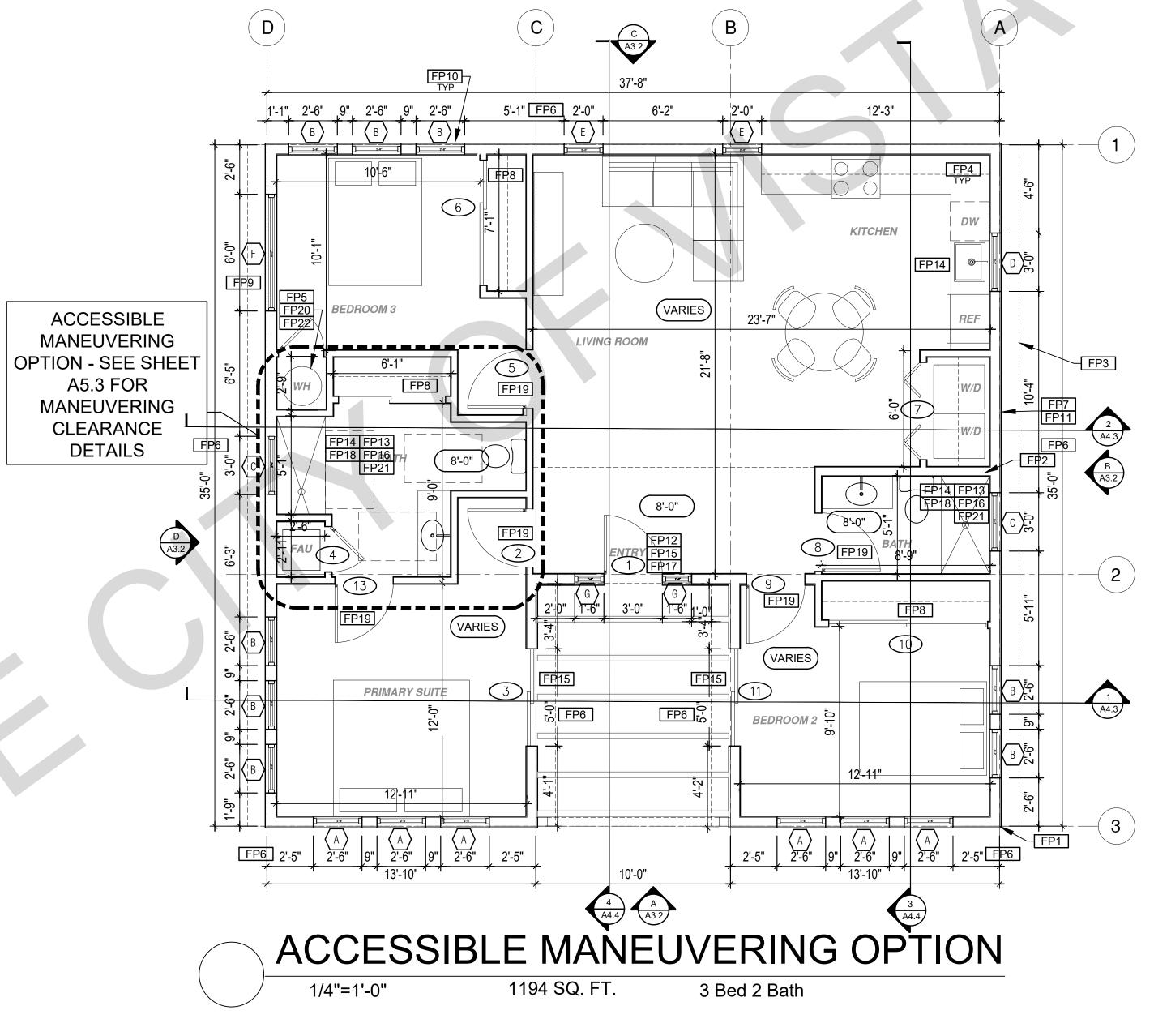
Floor Plans Craftsman

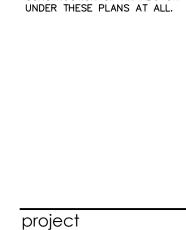
project no. Vista ADU

DESIGN PATH STUDIO drawn by

FLOOR PLAN KEYNOTES **ROOF KEYNOTES SOLAR READY NOTES** LEGEND RP1 LINE OF ROOF OVERHANG FP1 STUD WALL SIZED PER STRUCTURAL FP13 SHOWER ENCLOSURE MUST BE TEMPERED. FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR SOLAR READY ROOF AREA: X KEYNOTE GLAZING IN THE WALLS/DOORS FACING OR SECTION CUT APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR MIN DIMENSION > 5FT. MIN. SF. > 80SF. FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE CONTAINING BATHTUBS, SHOWERS, HOT TUBS, TUB WITH SHOWERS. 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THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF MEASURED HORIZONTALLY, FROM THE WATER'S FP5 WATER HEATER RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS. ROOF GUTTERS EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN FP17 DOOR BELL BUTTON TO BE NO MORE THEN OR SWIMMING POOL. SHOWER DOORS SHALL OPEN WINDOW SYMBOL FP6 SLOPE SURFACE AWAY FROM BUILDING 48" ABOVE EXTERIOR FLOOR OR LANDING SHALL BE PROVIDED WITH THE MEANS TO PREVENT DETAIL AS TO MAINTAIN NOT LESS THAN A 22-INCH THE ACCUMULATION OF LEAVES AND DEBRIS IN THE DRAWING REF. FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE UNOBSTRUCTED OPENING FOR EGRESS. FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO GUTTER IN HIGH FIRE SEVERITY ZONES. PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR BE A MINIMUM OF 3 FT FROM ANY OPENING FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL FP8 CLOSET SHELF AND POLE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. WALL BELOW OR _____ X'-X" **CEILING HEIGHTS** COMPLIANT WATER -CONSERVING PLUMBING TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION WHERE THE WATER CLOSET IS NOT PLACED ADJACENT **ROOF ABOVE** FP9 EMERGENCY EGRESS WINDOW FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. TO A SIDE WALL CAPABLE OF ACCOMMODATING A AREA FOR ENCLOSED RAFTER SPACES. MAX 1/4", MIN FURTHER INFORMATION GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FP10 WINDOW MUST HAVE A FRAME AND SASH 1/6" OPENING SIZE ON VENT SCREEN WITH FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 COMPRISED OF WELDED CORNERS, METAL CAPACITY OF THE PV SYSTEMS PER THE INITIAL CF1R-PRF: 2.30 kWdc OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS VAULTED CEILING VARIES SOLAR ZONE. REFER SF OF VENTING PER 150 SF OF ENCLOSED RAFTER REINFORCEMENT IN THE INTERLOCK AREA, AND EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE TO BE UPDATED WITH SITE SPECIFIC NUMBERS. APPROVED BY THE ENFORCING AGENCY. TO SOLAR NOTES ON CONSTRUCTED OF MULTIPANE TEMPERED GLAZING AREA IN NON-FIRE RATED CONSTRUCTION PLEASE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH SHEET G0.2 SEE VENTING CALCULATIONS OF THIS SHEET WHERE INDICATED TYPICAL ALL WINDOWS MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR FP19 DOOR TO HAVE A NET CLEAR **VENTING CALCULATIONS** LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / OPENING OF 32" NOT TO EXCEED ¹/₄" PER FOOT, (CRC 3111.3) LANDINGS PLUMBING PLANS FOR FURTHER INFORMATION FP20 DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM AREA FOR OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP BE MORE THAN 1.5" LOWER THAN THE TOP OF THE ROOFING WATER HEATER PER CEC 2022 SECTION 150.0(N) ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR THRESHOLD FOR OUTWARD SWINGING DOORS OR BE SIDE-HNGED AND SHALL PROVIDE A CLEAR WIDTH ENCLOSED RAFTER AREA. 7.75" FOR DOORS THAT DO NOT SWING OUTWARD. FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER OF NOT LESS THAN 32 INCHES WHERE MEASURED ENCLOSED RAFTER AREA: 1194 SF. (CRC 3111.3.1) BETWEEN THE FACE OF THE DOOR AND THE STOP, VENTILATION AREA REQUIRED: <u>1194</u>SF./150SF.=<u>7.96</u>SF. DOORS OTHER THAN THE REQUIRED EGRESS DOOR WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THI CONVERT TO SQ. IN: <u>7.96 SF. x 144 = 1146 SQ. IN.</u> FP22 WATER HEATER TO BE STRAPPED TO WALL PER CRC 507.2 SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES MINIMUM VENTILATION AREA REQUIRED: 1146 SQ. IN. MORE THAN 7.75" BELOW THE TOP OF THE REQUIREMENTS IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD (CRC 3111.3.2) THRESHOLD TO THE BOTTOM OF THE STOP







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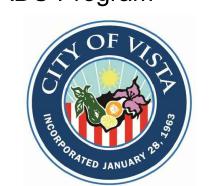
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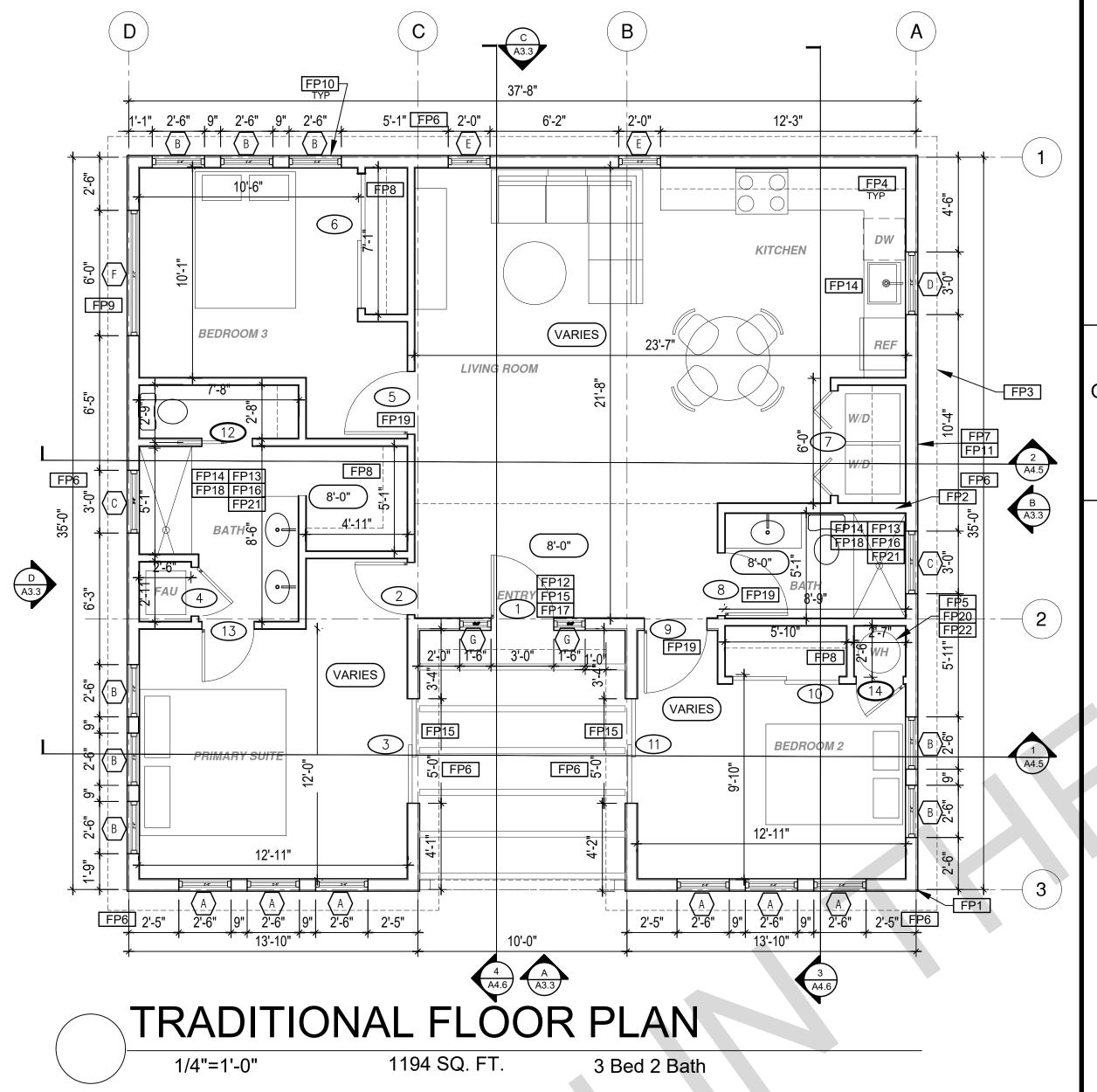
description Floor Plans

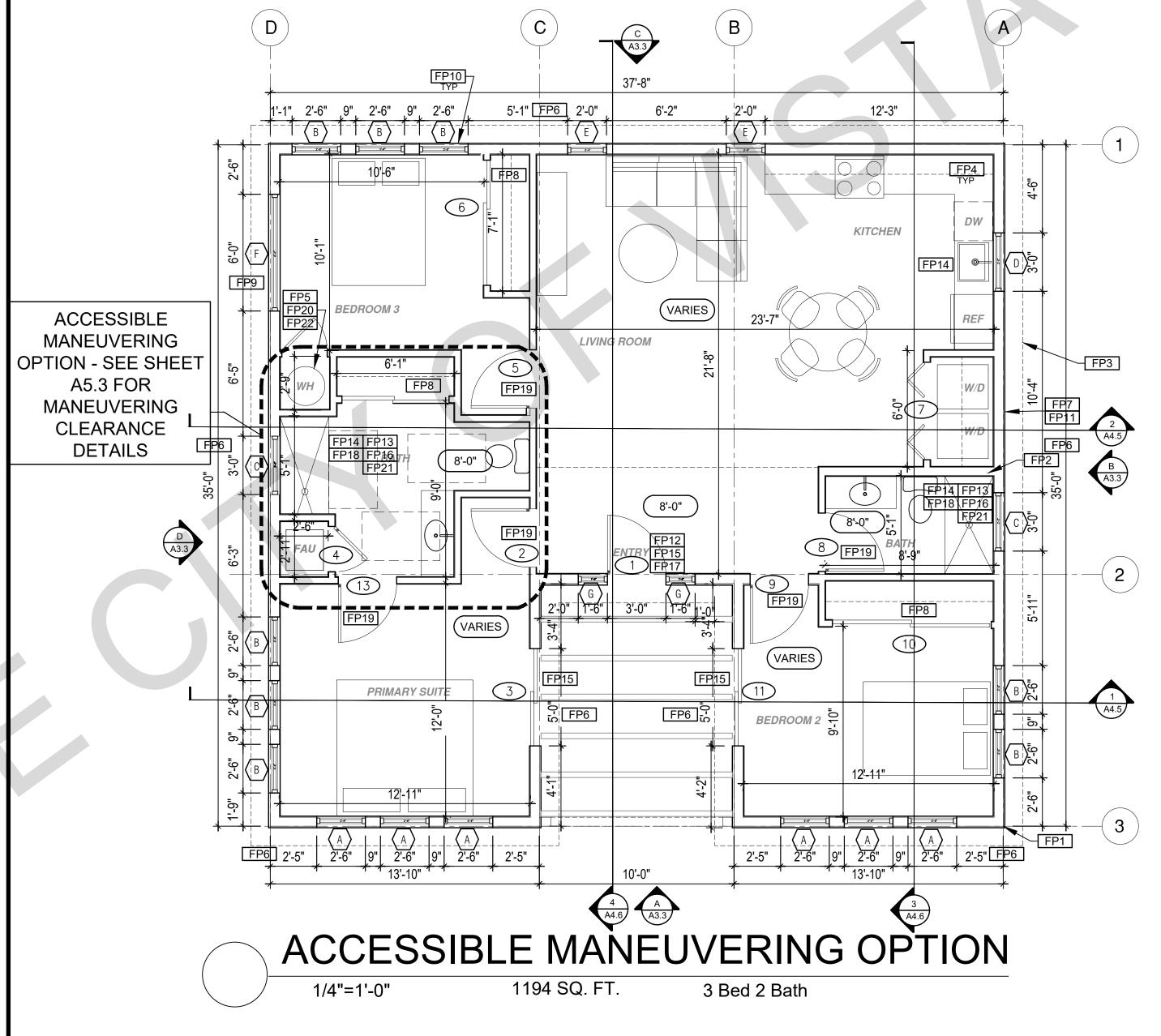
Spanish

project no. Vista ADU

drawn by DESIGN PATH STUDIO

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CONDITIONS:

BY USING THESE PERMIT READY CONSTRUCTION

AND VOLUNTARILY AFFIRMS THE FOLLOWING

1. THE USE OF THIS INFORMATION IS

VISTA ONLY. THÌS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS

ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL

STUDIO SHALL NOT BE RESPONSIBLE

EXPIRED OR IS REVOKED AT ALL.

APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL

DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS

RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT

WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF

COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT

INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH

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

THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE

OR LOSS TO PERSONS OR PROPERTY, DIRECT OF

INDEMNITY DOES NOT APPLY TO THE SOLE

PATH STUDIO OR ITS ARCHITECTS.

UNDER THESE PLANS AT ALL.

PROTECTION.

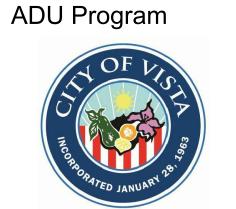
CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS

NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH

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

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Floor Plans
Traditional

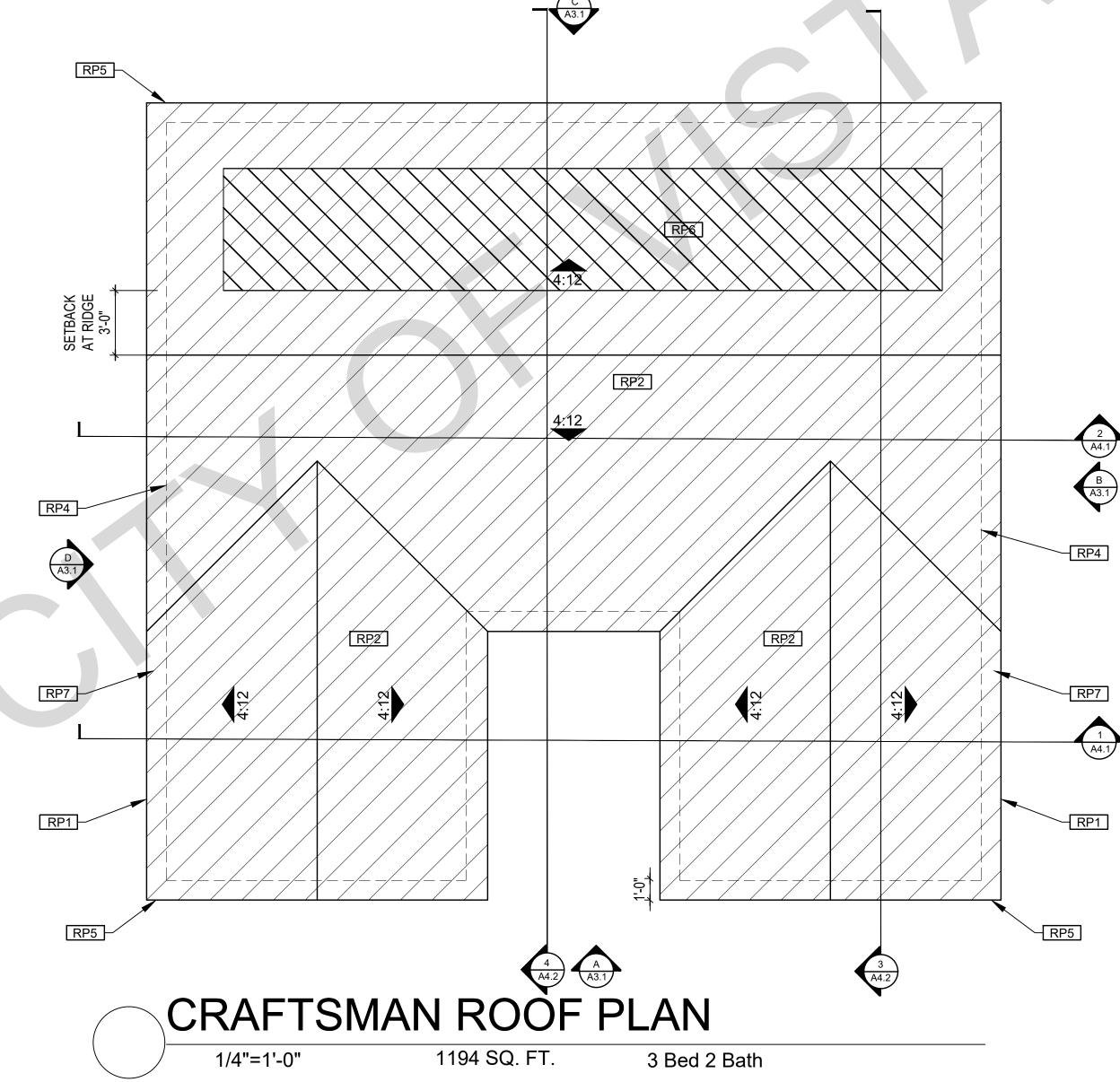
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project no. Vista ADU

drawn by DESIGN PATH STUDIO

eet no.

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REQUIREMENTS

MORE THAN 7.75" BELOW THE TOP OF THE

THRESHOLD (CRC 3111.3.2)

MINIMUM VENTILATION AREA REQUIRED: 1146 SQ. IN.

DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES

IN HEIGHT MEASURED FROM THE TOP OF THE

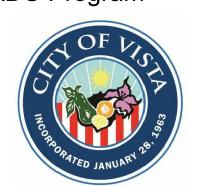
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City of Vista Pre-Approved **ADU Program**

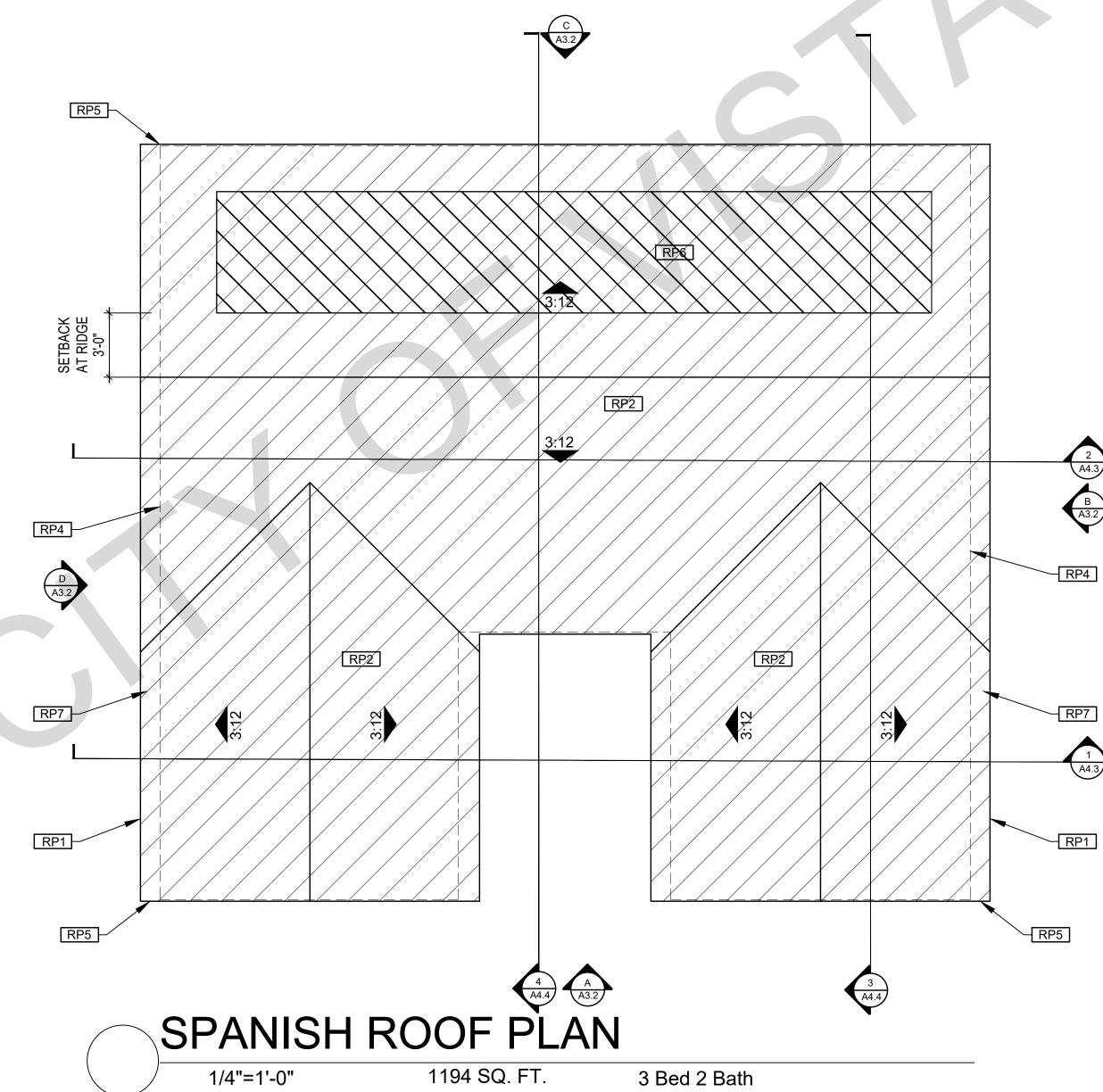


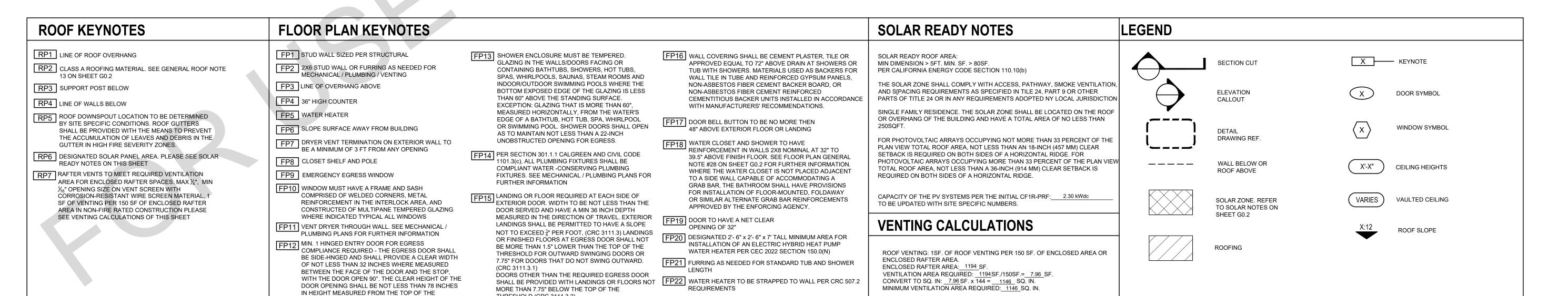
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Roof Plan Craftsman

project no. Vista ADU

drawn by





THRESHOLD (CRC 3111.3.2)

THRESHOLD TO THE BOTTOM OF THE STOP

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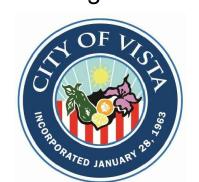
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City of Vista Pre-Approved **ADU Program**

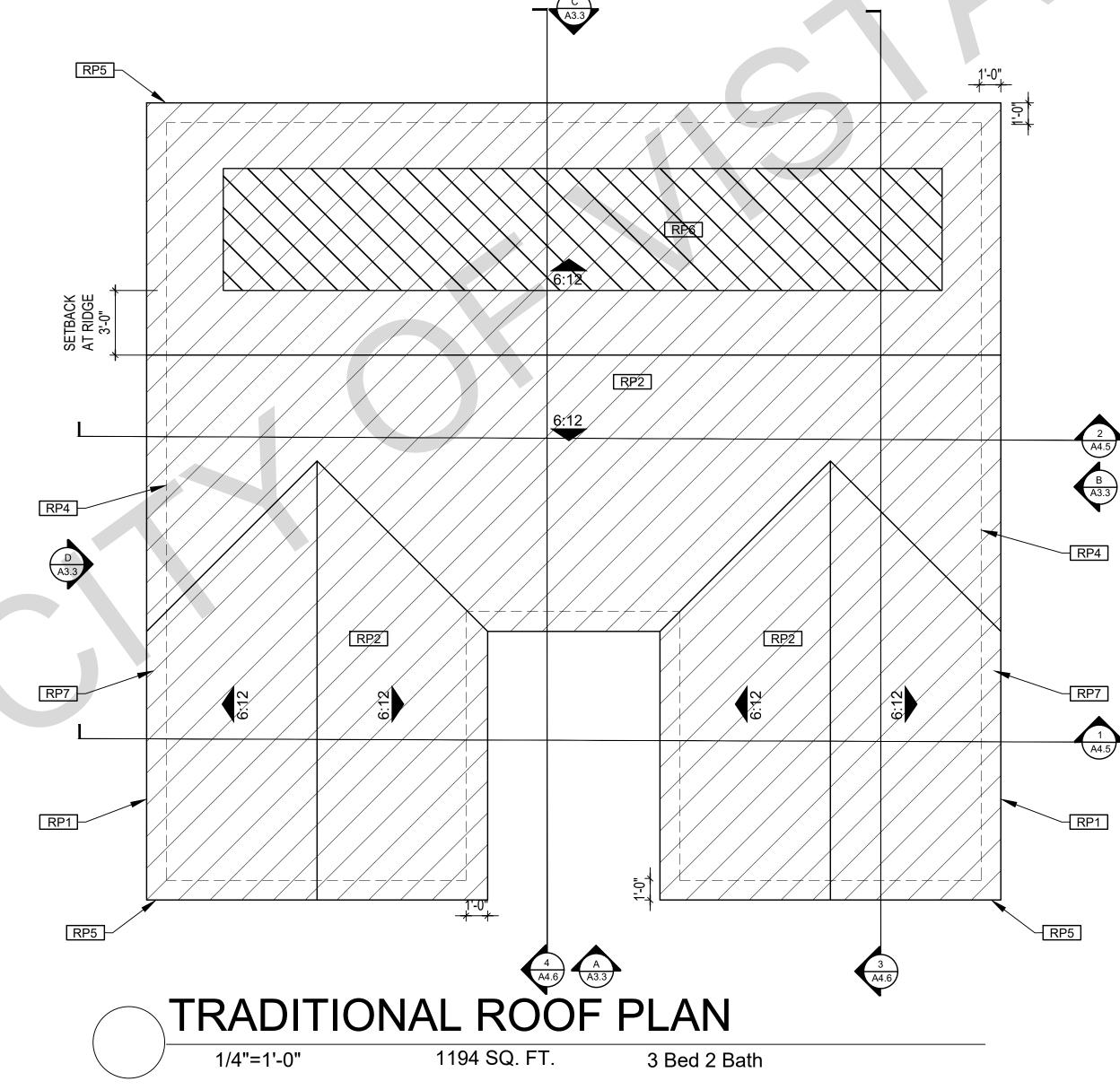


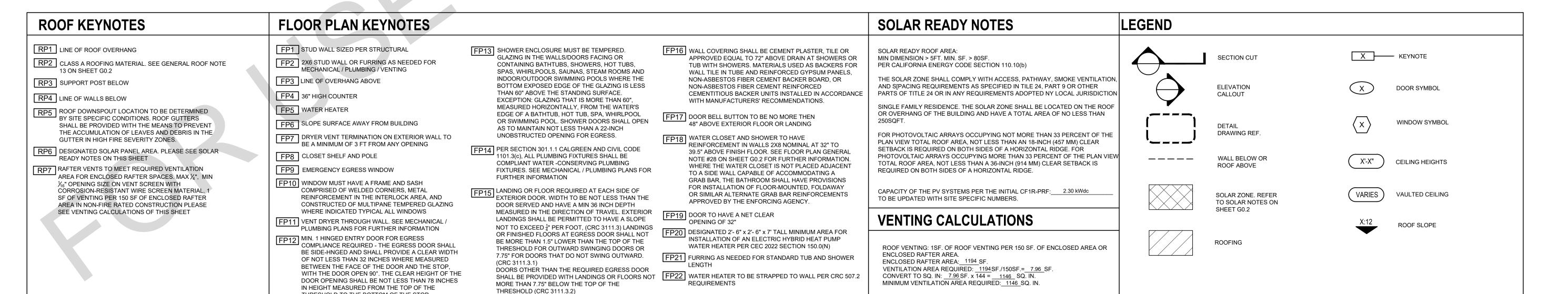
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Roof Plan Spanish

project no. Vista ADU

drawn by





THRESHOLD TO THE BOTTOM OF THE STOP

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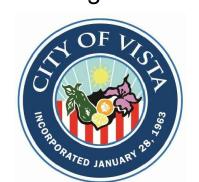
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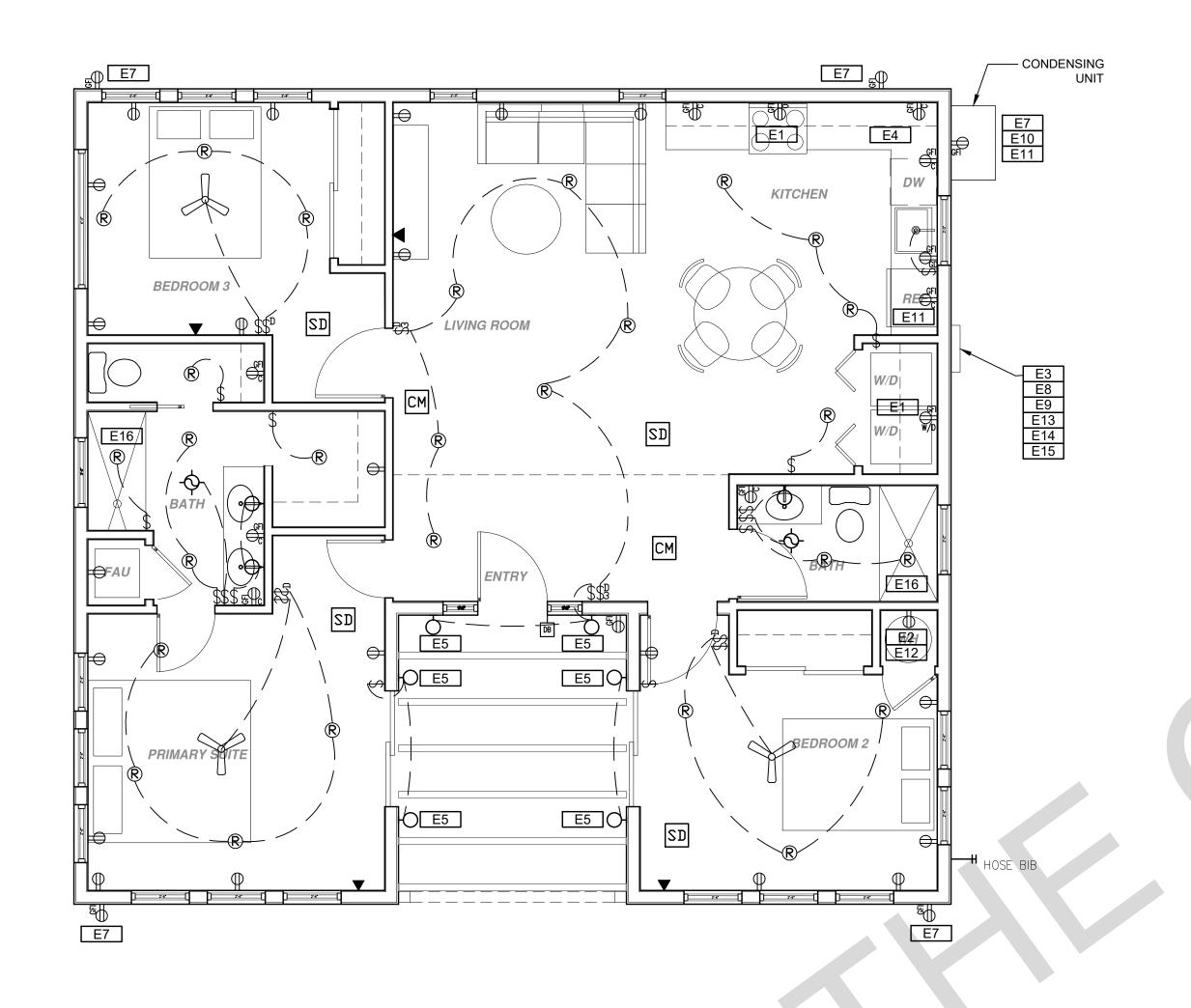
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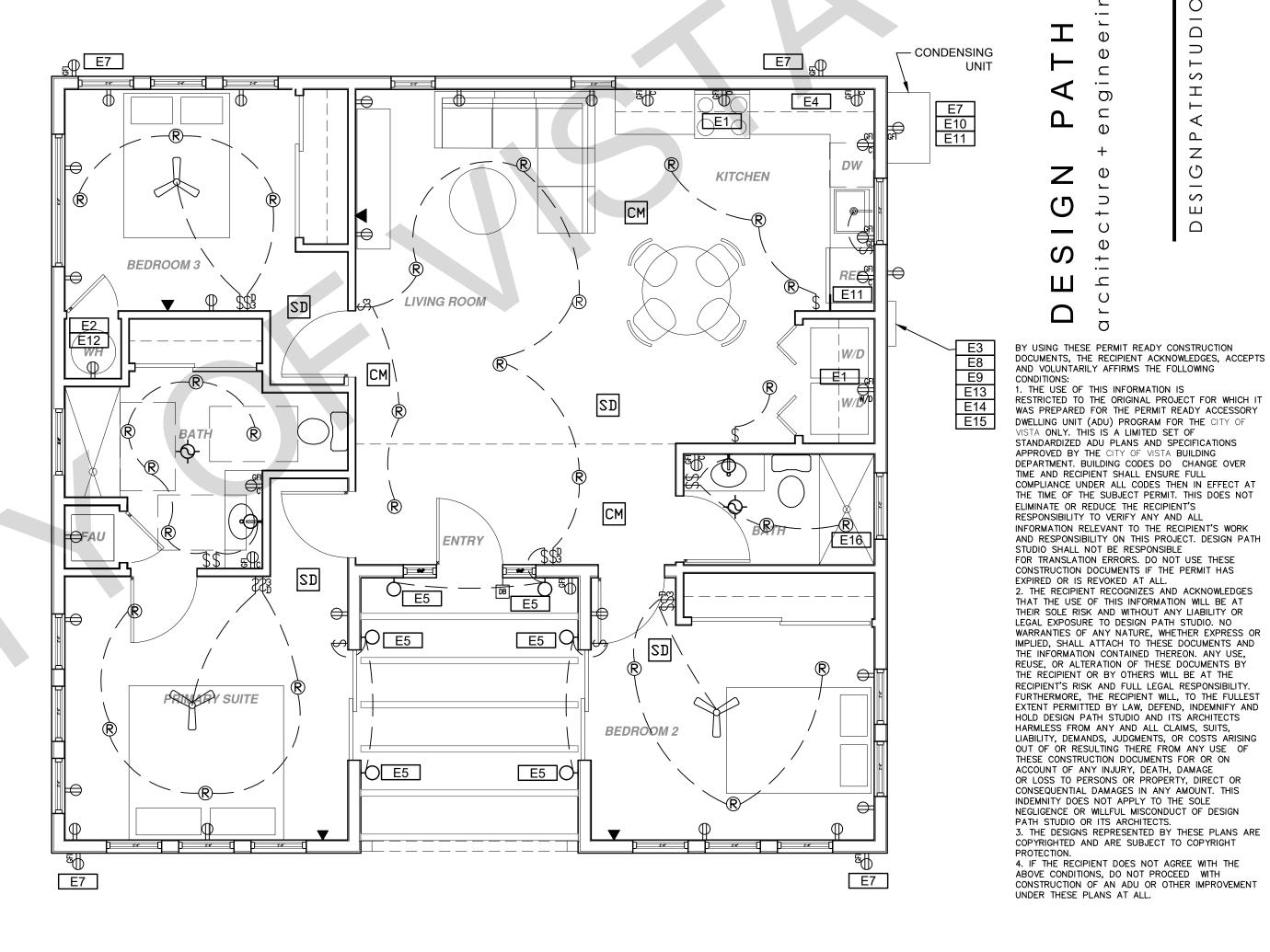


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description Roof Plan **Traditional**

project no. Vista ADU

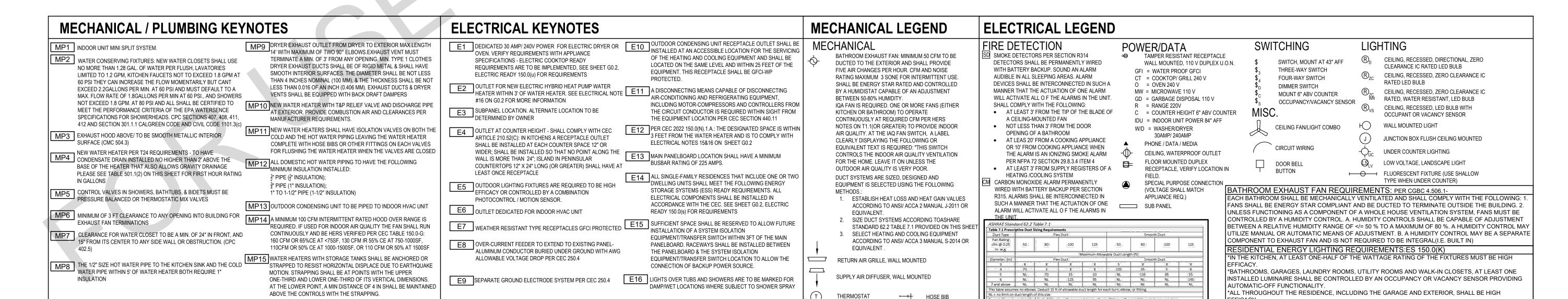


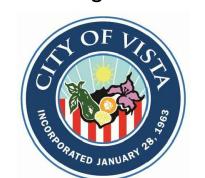


ELECTRICAL PLAN 1/4"=1'-0"







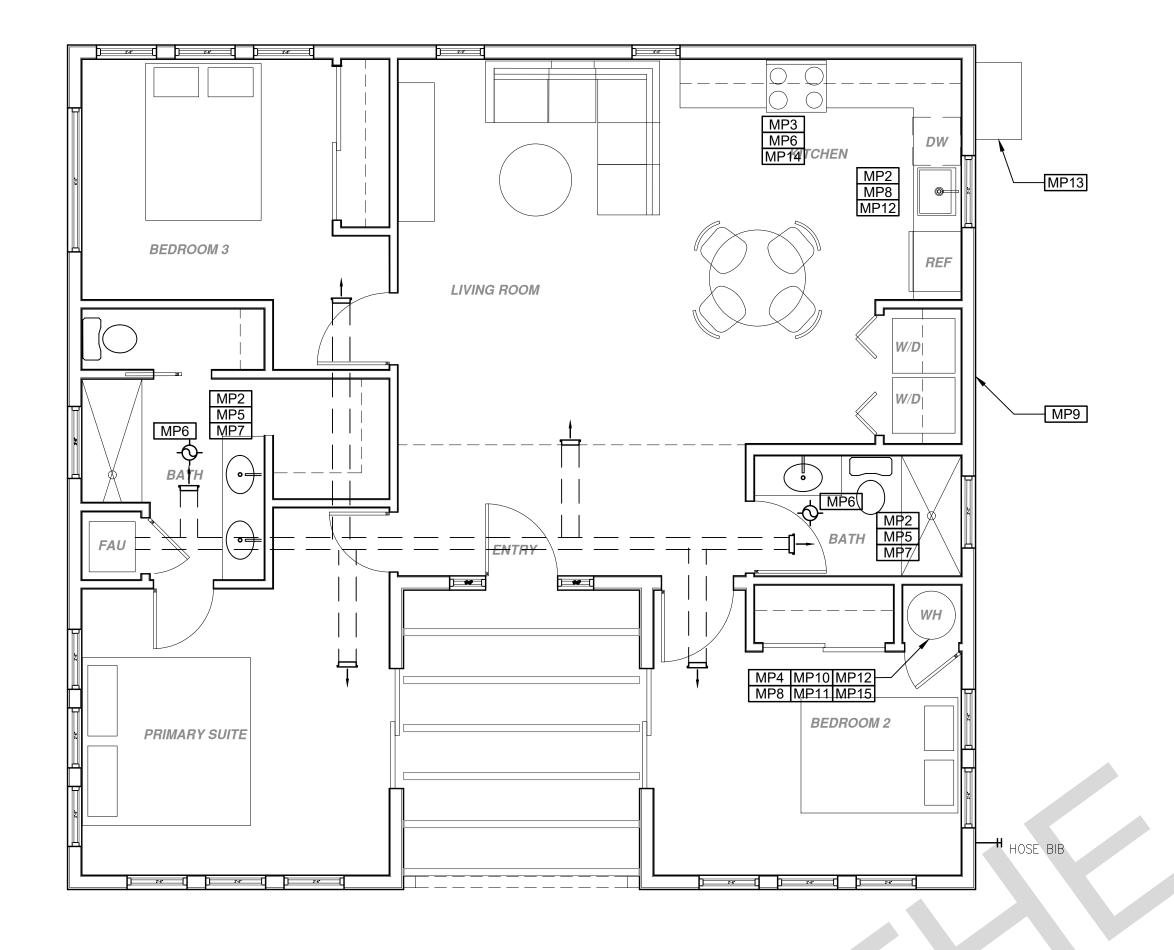


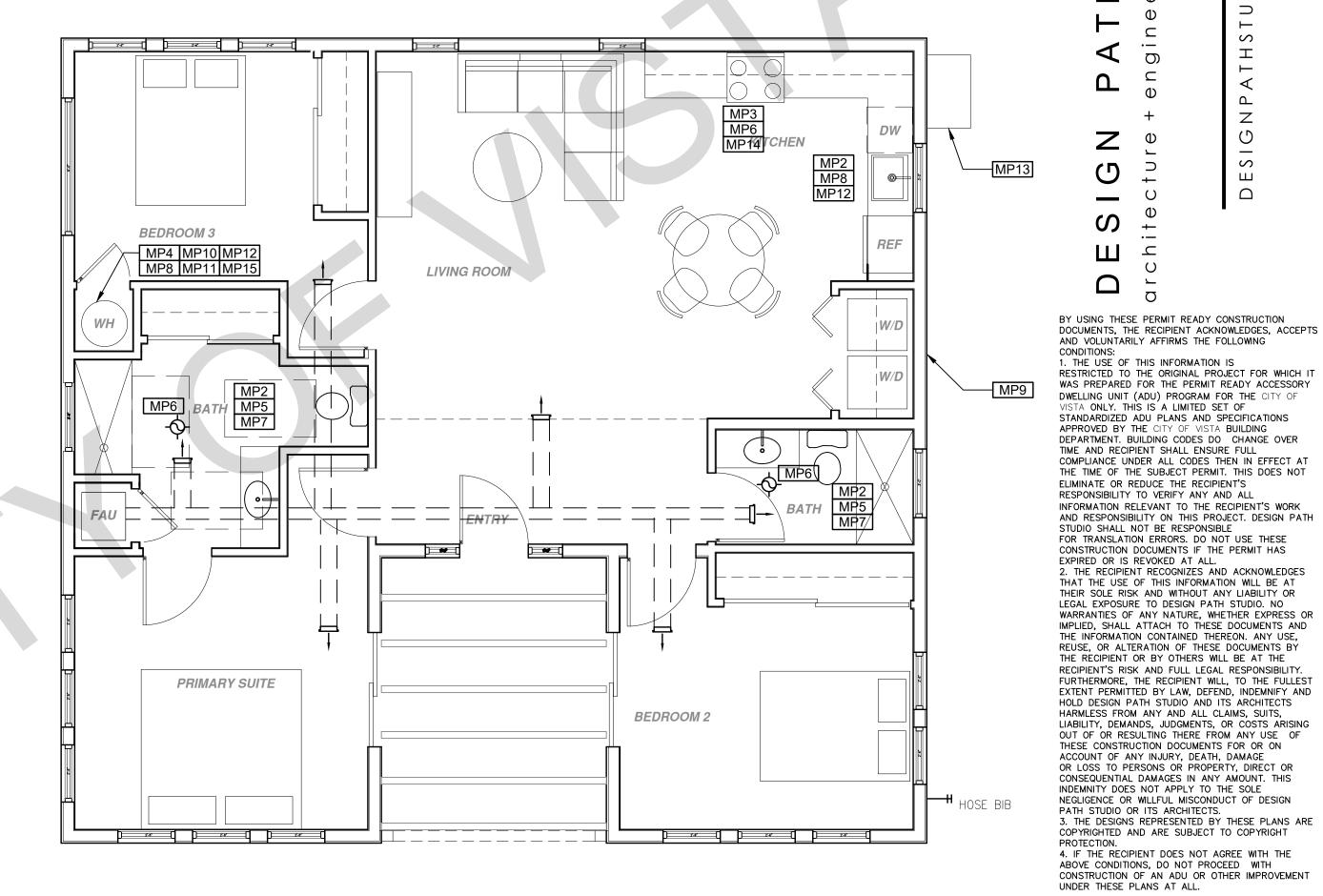
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description Electrical

Plans

project no. Vista ADU

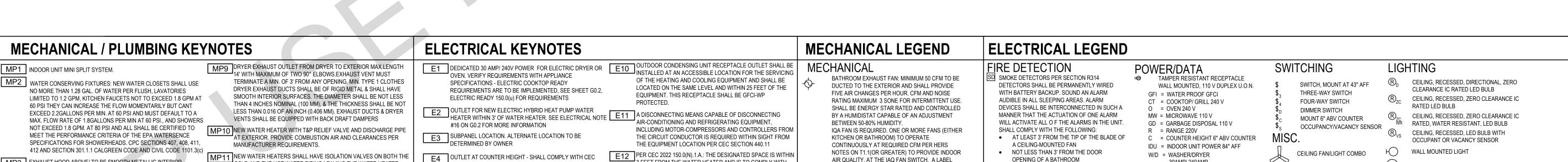




MECHANICAL / PLUMBING PLAN 1/4"=1'-0"



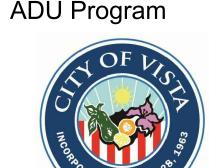
City of Vista Pre-Approved **ADU Program**



MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH, LAVATORIES LIMITED TO 1.2 GPM, KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANT EXCEED 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8GALLONS PER MIN AT 60 PSI., AND SHOWERS NOT EXCEED 1.8 GPM. AT 80 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATERSENCE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC AIR QUALITY. AT THE IAQ FAN SWITCH, A LABEL OPENING OF A BATHROOM MP3 EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR →3 FEET FROM THE WATER HEATER AND IS TO COMPLY WITH 30AMP/ 240AMP COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET JUNCTION BOX FLUSH CEILING MOUNTED CLEARLY DISPLAYING THE FOLLOWING OR AT LEAS 20' FROM A COOKING APPLIANCE SURFACE (CMC 504.3) ELECTRICAL NOTES 15&16 ON SHEET G0.2 COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES PHONE / DATA / MEDIA SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR EQUIVALENT TEXT IS REQUIRED: "THIS SWITCH OR 10' FROM COOKING APPLIANCE WHEN CIRCUIT WIRING FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED UNDER COUNTER LIGHTING NEW WATER HEATER PER T24 REQUIREMENTS - TO HAVE WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE CEILING, WATERPROOF OUTLET CONTROLS THE INDOOR AIR QUALITY VENTILATION THE ALARM IS AN IONIZING SMOKE ALARM E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM MP4 CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE WALL IS MORE THAN 24"; ISLAND IN PENINSULAR MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING PER NFPA 72 SECTION 29.8.3.4 ITEM 4 FLOOR MOUNTED DUPLEX FOR THE HOME. LEAVE IT ON UNLESS THE DOOR BELL BUSBAR RATING OF 225 AMPS. LOW VOLTAGE, LANDSCAPE LIGHT COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE MINIMUM INSULATION INSTALLED: OUTDOOR AIR QUALITY IS VERY POOR. AT LEAST 3' FROM SUPPLY REGISTERS OF A RECEPTACLE, VERIFY LOCATION IN FLUORESCENT FIXTURE (USE SHALLOW PLEASE SEE TABLE 501.1(2) ON THIS SHEET FOR FIRST HOUR RATING LEAST ONCE RECEPTACLE E14 ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO HEATING /COOLING SYSTEM $\frac{1}{2}$ " PIPE ($\frac{1}{2}$ " INSULATION); DUCT SYSTEMS ARE SIZED, DESIGNED AND TYPE WHEN UNDER COUNTER) CARBON MONOXIDE ALARM PERMANENTLY E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY SPECIAL PURPOSE CONNECTION EQUIPMENT IS SELECTED USING THE FOLLOWING $\frac{3}{4}$ " PIPE (1" INSULATION); BATHROOM EXHAUST FAN REQUIREMENTS: PER CGBC 4.506.1-MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE WIRED WITH BATTERY BACKUP PER SECTION STORAGE SYSTEMS (ESS) READY REQUIREMENTS. ALL 1" TO 1-1/2" PIPE (1-1/2" INSULATION) R315. ALARMS SHALL BE INTERCONNECTED IN ELECTRICAL COMPONENTS SHALL BE INSTALLED IN 1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES APPLIANCE REQ.) PRESSURE BALANCED OR THERMOSTATIC MIX VALVES EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1 PHOTOCONTROL / MOTION SENSOR. SUCH A MANNER THAT THE ACTUATION OF ONE MP13 OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT ACCORDANCE WITH THE CEC. SEE SHEET G0.2, ELECTRIC FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR SUB PANEL E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT ALARM WILL ACTIVATE ALL O F THE ALARMS IN READY 150.0(s) FOR REQUIREMENTS UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR MP14 A MINIMUM 100 CFM INTERMITTENT RATED HOOD OVER RANGE IS 2. SIZE DUCT SYSTEMS ACCORDING TOASHARE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED E15 SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE EXHAUST FAN TERMINATIONS REQUIRED. IF USED FOR INDOOR AIR QUALITY THE FAN SHALL RUN BETWEEN A RELATIVE HUMIDITY RANGE OF </= 50 % TO A MAXIMUM OF 80 % A HUMIDITY CONTROL MAY STANDARD 62.2 TABLE 7.1 PROVIDED ON THIS SHEET Table 7.1 Prescriptive Duct Sizing Requirement NSTALLATION OF A SYSTEM ISOLATION MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND SELECT HEATING AND COOLING EQUIPMENT CONTINUOUSLY AND BE HERS VERIFIED PER CEC TABLE 150.0-G: UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN) 160 CFM OR 65%CE AT <75SF, 130 CFM IR 55% CE AT 750-1000SF, ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL-PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN 110CFM OR 50% CE AT 1000-1500SF, OR 110 CFM OR 50% AT 1500SF EQUIVALENT. RESIDENTIAL ENERGY LIGHTING REQUIREMENTS:ES 150.0(K) 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

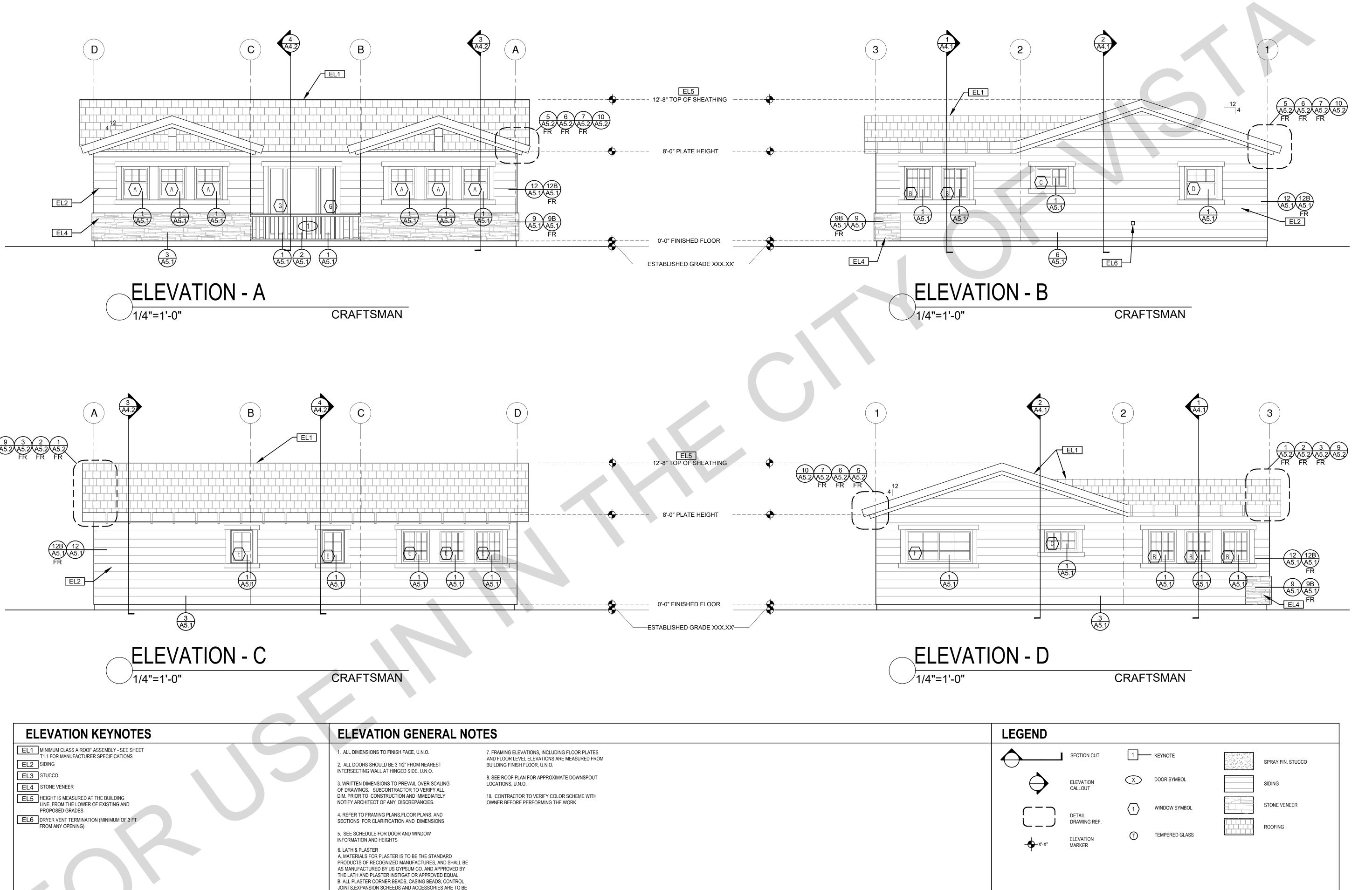
MP15 WATER HEATERS WITH STORAGE TANKS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACE DUE TO EARTHQUAKE MOTION STRAPPING SHALL BE AT BOYLES WATER HEATER BOTH REQUIRE 1" ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG THE PANELBOARD & THE SYSTEM ISOLATION *IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH ALLOWABLE VOLTAGE DROP PER CEC 250.4 EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE RETURN AIR GRILLE, WALL MOUNTED CONNECTION OF BACKUP POWER SOURCE. *BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE SUPPLY AIR DIFFUSER, WALL MOUNTED E16 LIGHTS OVER TUBS AND SHOWERS ARE TO BE MARKED FOR INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4 AT THE LOWER POINT, A MIN DISTANCE OF 4 IN SHALL BE MAINTAINED DAMP/WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY AUTOMATIC-OFF FUNCTIONALITY. *ALL THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH ABOVE THE CONTROLS WITH THE STRAPPING. THERMOSTAT



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description Mechanical/ Plumbing Plans

project no. Vista ADU



GALVANIZED.PROVIDE CASING BEADS AT ALL JOINTS OF

STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE

C. WHERE INDICATED ON THE DRAWINGS, PORTLAND

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SIGN PATH STUDIO

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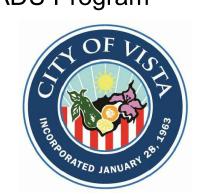
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PROTECTION.



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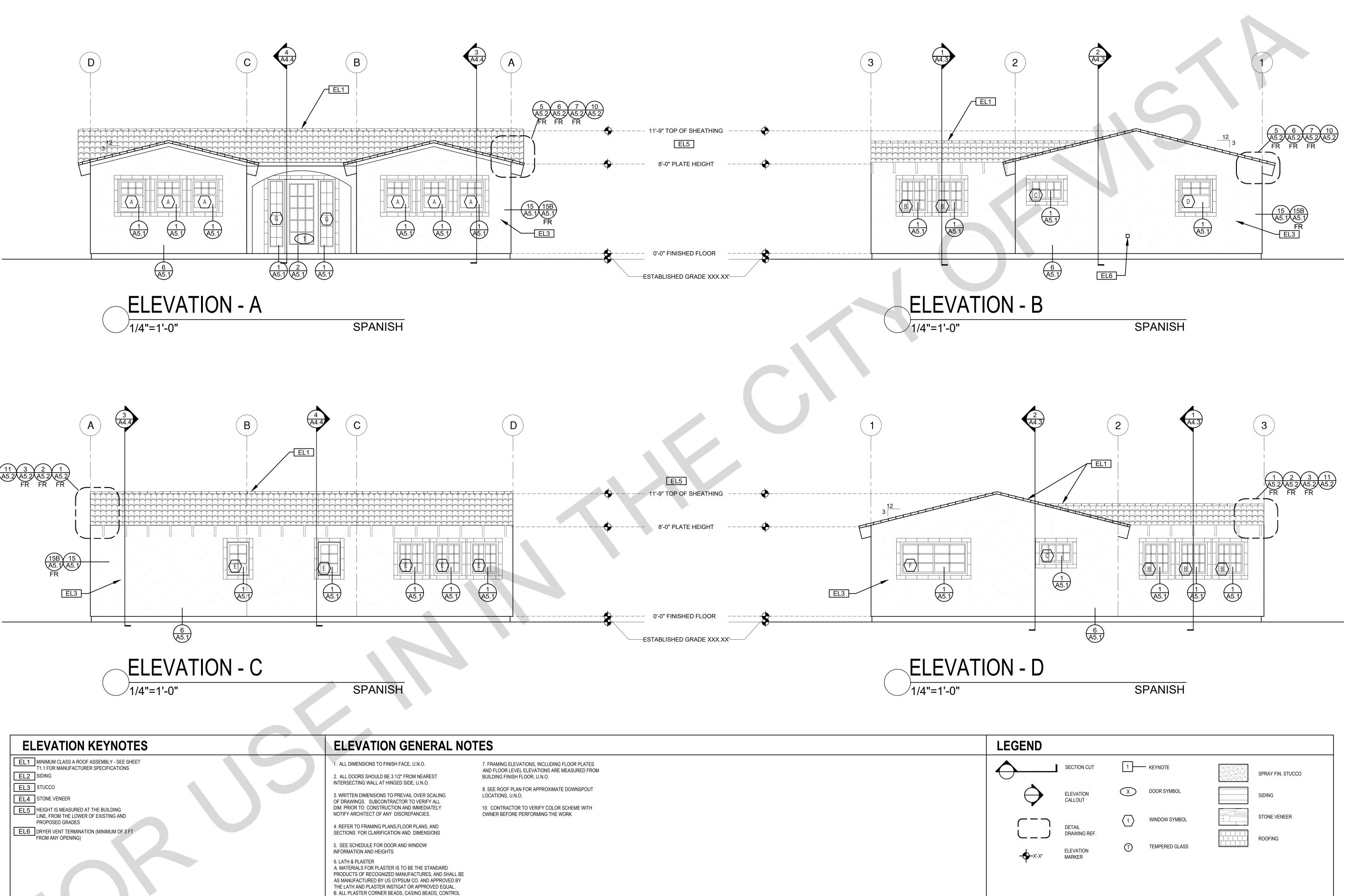
description

Exterior Elevations Craftsman

project no. Vista ADU

drawn by DESIGN PATH STUDIO

A3.1



JOINTS, EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED. PROVIDE CASING BEADS AT ALL JOINTS OF

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Chitecture + engineering + planning

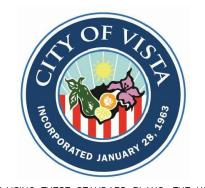
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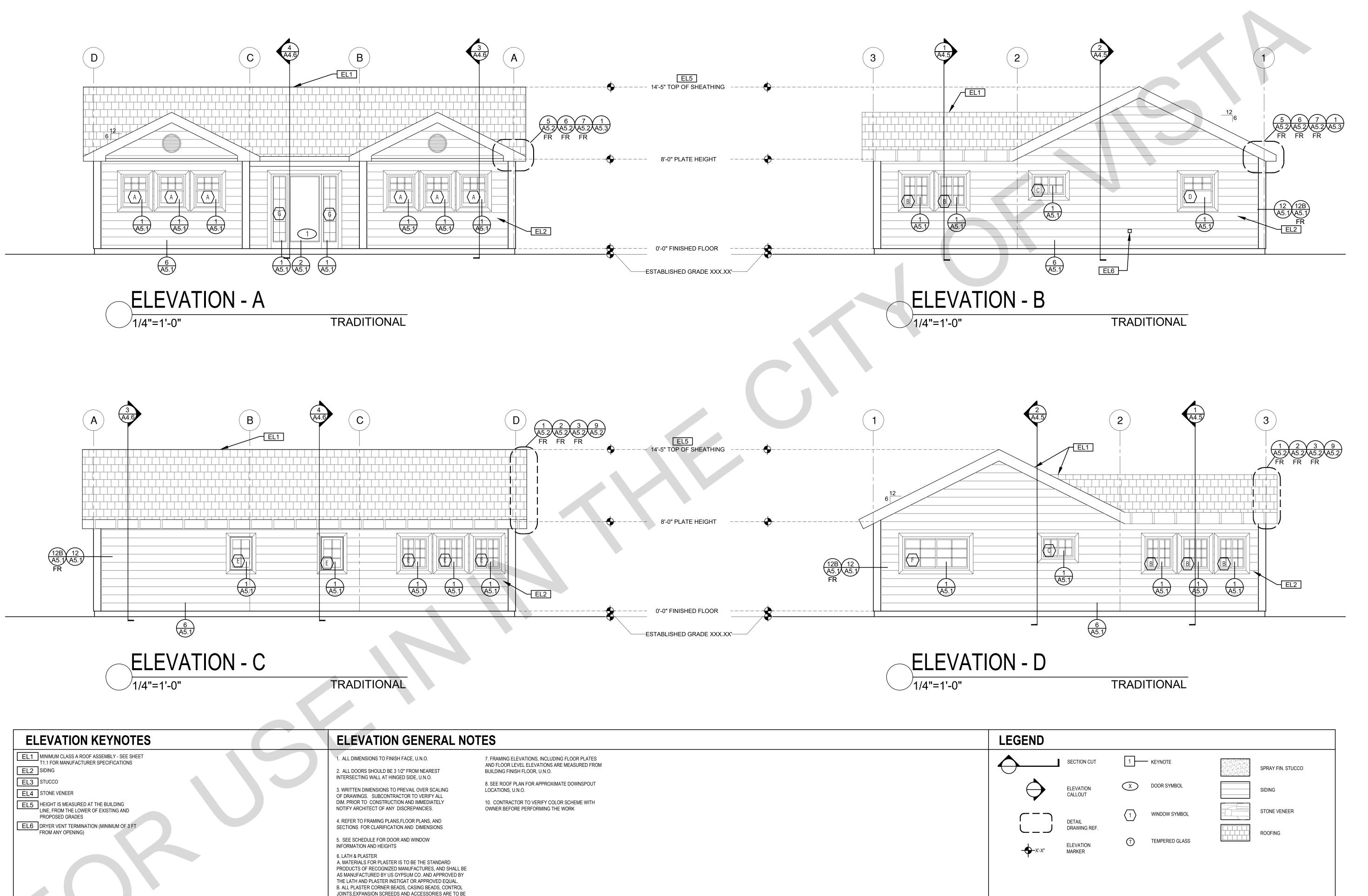
description

Exterior Elevations Spanish

project no. Vista ADU

drawn by DESIGN PATH STUDIO

eet no. **A3.2**



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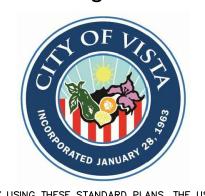
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TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND 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

UNDER THESE PLANS AT ALL.

project
City of Vista
Pre-Approved
ADU Program



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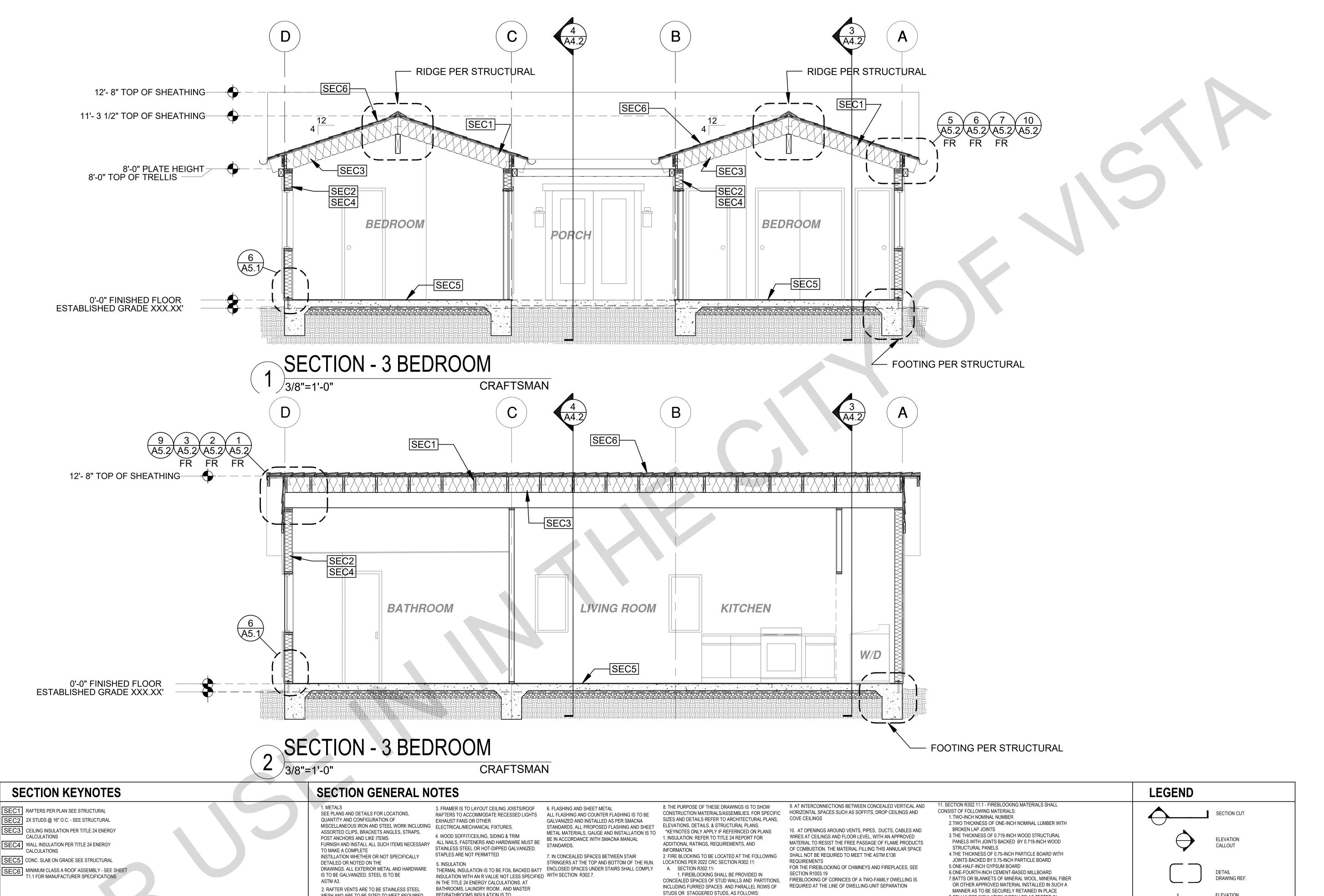
description

Exterior Elevations Traditional

project no. Vista ADU

drawn by DESIGN PATH STUDIO

A3.3



A. VERTICALLY AT CEILING AND FLOOR

B. HORIZONTALLY AT INTERVALS NOT

EXCEEDING 10FT

MESH AND ARE TO BE SIZED TO MEET REQUIRED

1/4" MIN 1/4" OPENING SIZE ON VENT SCREEN WITH

CORROSION-RESISTANT WIRE SCREEN MATERIAL

VENTILATION TO ENCLOSED RAFTER SPACES. MAX BE PROVIDED WITH SOUND INSULATION,

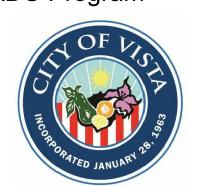
BED/BATHROOMS INSULATION IS TO

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CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE

project City of Vista Pre-Approved ADU Program



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description

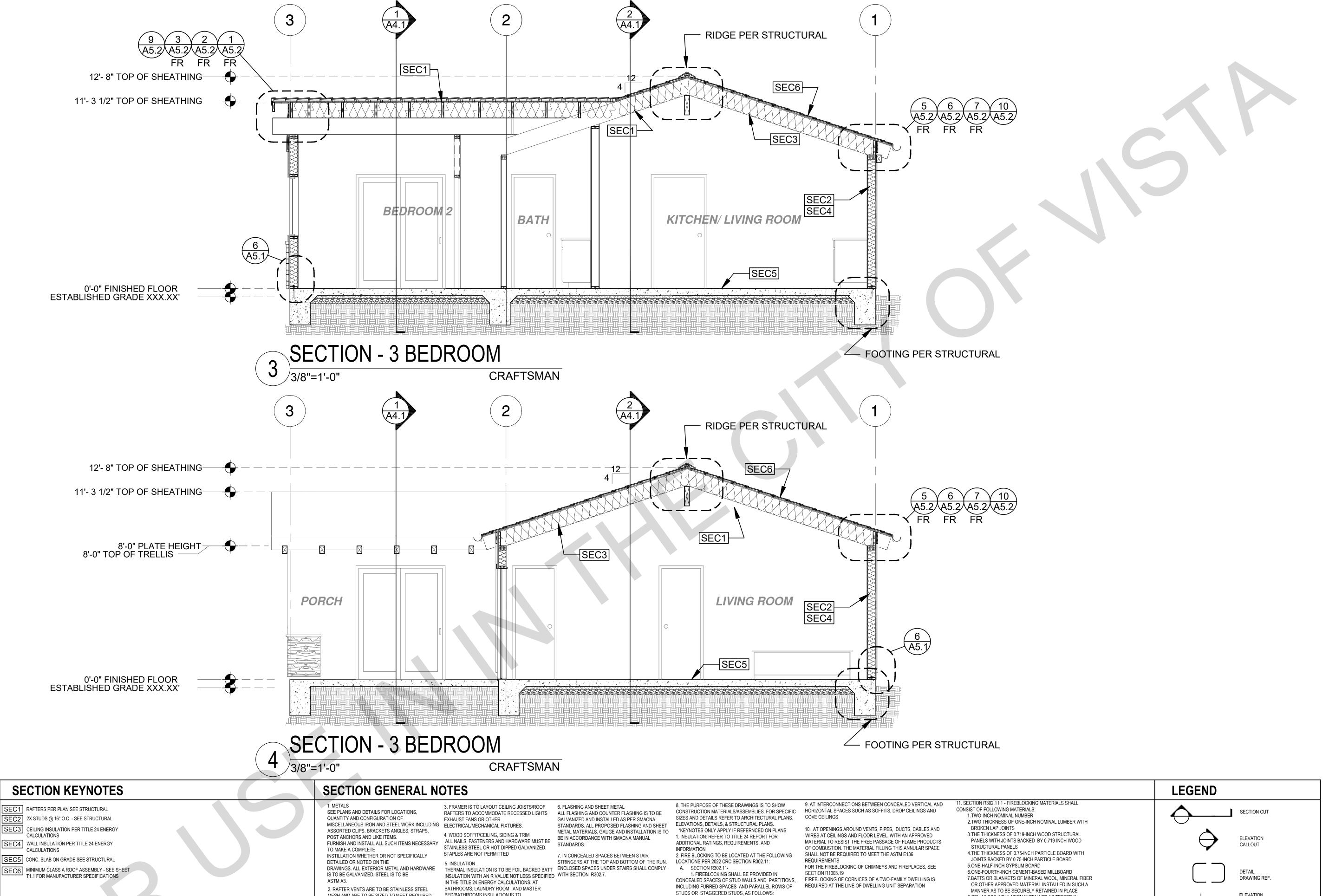
8.CELLULOSE INSULATION INSTALLED AS TESTED IN

SPECIFIC APPLICATION

ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE

Building Sections Craftsman

project no. Vista ADU



A. VERTICALLY AT CEILING AND FLOOR

B. HORIZONTALLY AT INTERVALS NOT

EXCEEDING 10FT

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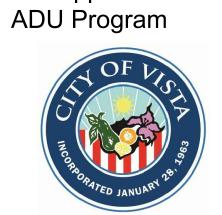
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project City of Vista Pre-Approved



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description

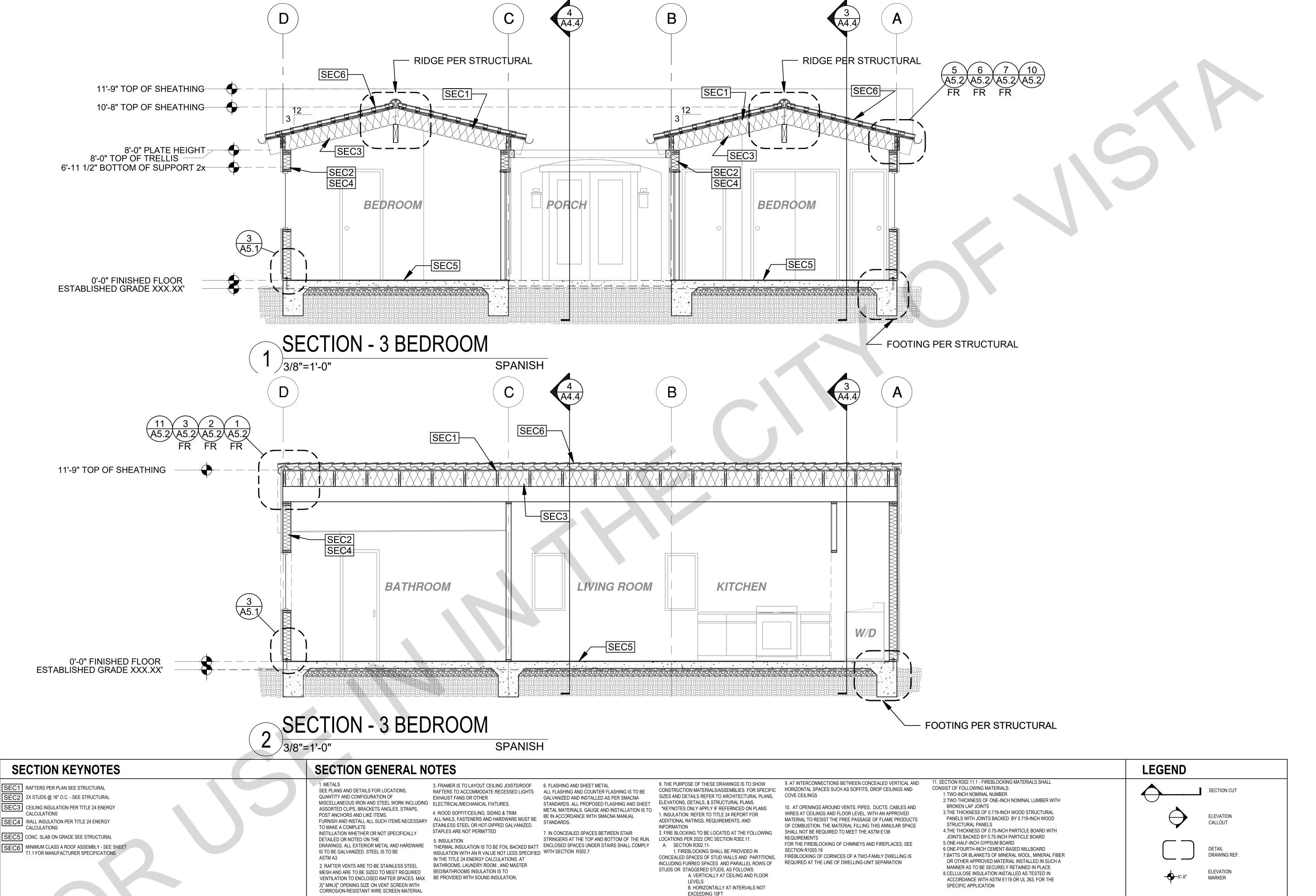
Building Sections Craftsman

project no. Vista ADU

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SPECIFIC APPLICATION

ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE



hitecture + engineering + planning

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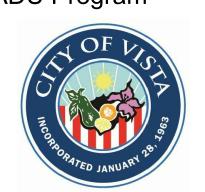
ABOVE CONDITIONS, DO NOT PROCEED WITH

PATH STUDIO OR ITS ARCHITECTS.

UNDER THESE PLANS AT ALL.

PROTECTION.

City of Vista
Pre-Approved
ADU Program



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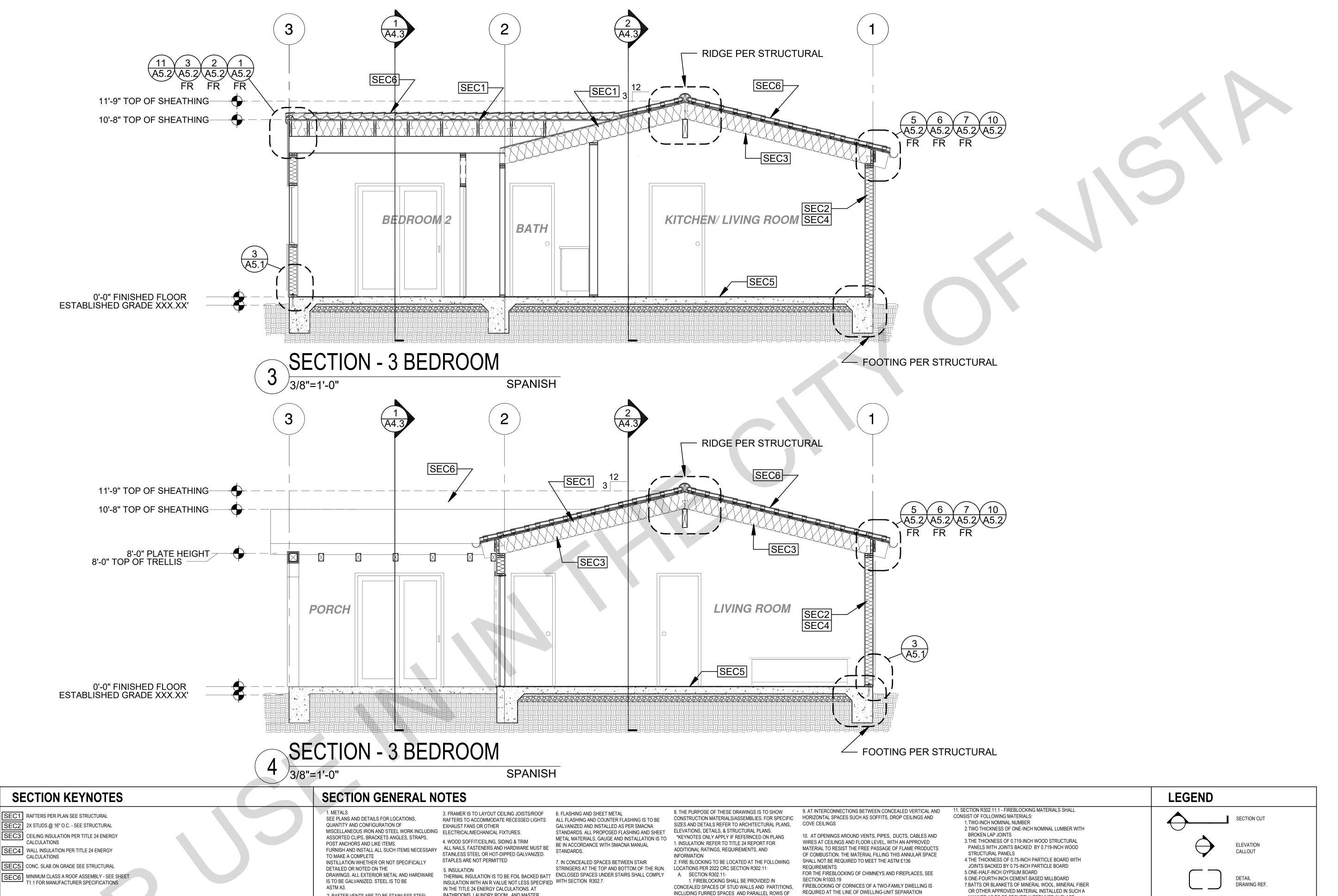
description

Building Sections Spanish

project no. Vista ADU

drawn by DESIGN PATH STUDIO

A4.3



STUDS OR STAGGERED STUDS, AS FOLLOWS:

EXCEEDING 10FT

A. VERTICALLY AT CEILING AND FLOOR

B. HORIZONTALLY AT INTERVALS NOT

BATHROOMS, LAUNDRY ROOM, AND MASTER

BED/BATHROOMS INSULATION IS TO

2. RAFTER VENTS ARE TO BE STAINLESS STEEL

MESH AND ARE TO BE SIZED TO MEET REQUIRED

1/4" MIN 1/6" OPENING SIZE ON VENT SCREEN WITH

CORROSION-RESISTANT WIRE SCREEN MATERIAL

VENTILATION TO ENCLOSED RAFTER SPACES. MAX BE PROVIDED WITH SOUND INSULATION,

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project City of Vista Pre-Approved ADU Program

PROTECTION.

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description

MANNER AS TO BE SECURELY RETAINED IN PLACE

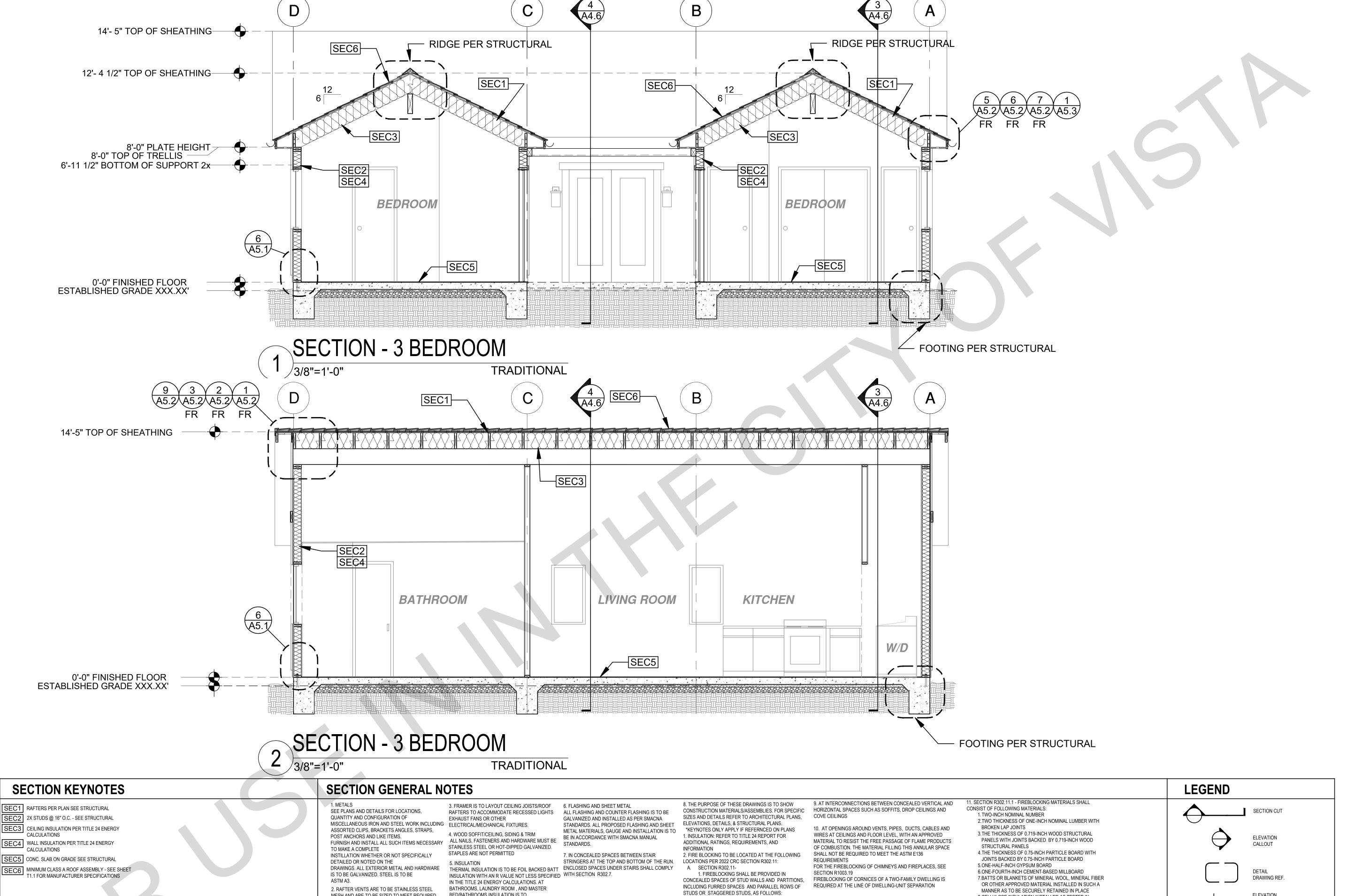
8.CELLULOSE INSULATION INSTALLED AS TESTED IN

SPECIFIC APPLICATION

ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE

Building Sections Spanish

project no. Vista ADU



A. VERTICALLY AT CEILING AND FLOOR

B. HORIZONTALLY AT INTERVALS NOT

EXCEEDING 10FT

MESH AND ARE TO BE SIZED TO MEET REQUIRED

1/4" MIN 1/4" OPENING SIZE ON VENT SCREEN WITH

CORROSION-RESISTANT WIRE SCREEN MATERIAL

VENTILATION TO ENCLOSED RAFTER SPACES. MAX BE PROVIDED WITH SOUND INSULATION,

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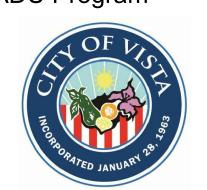
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CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT

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project City of Vista Pre-Approved ADU Program



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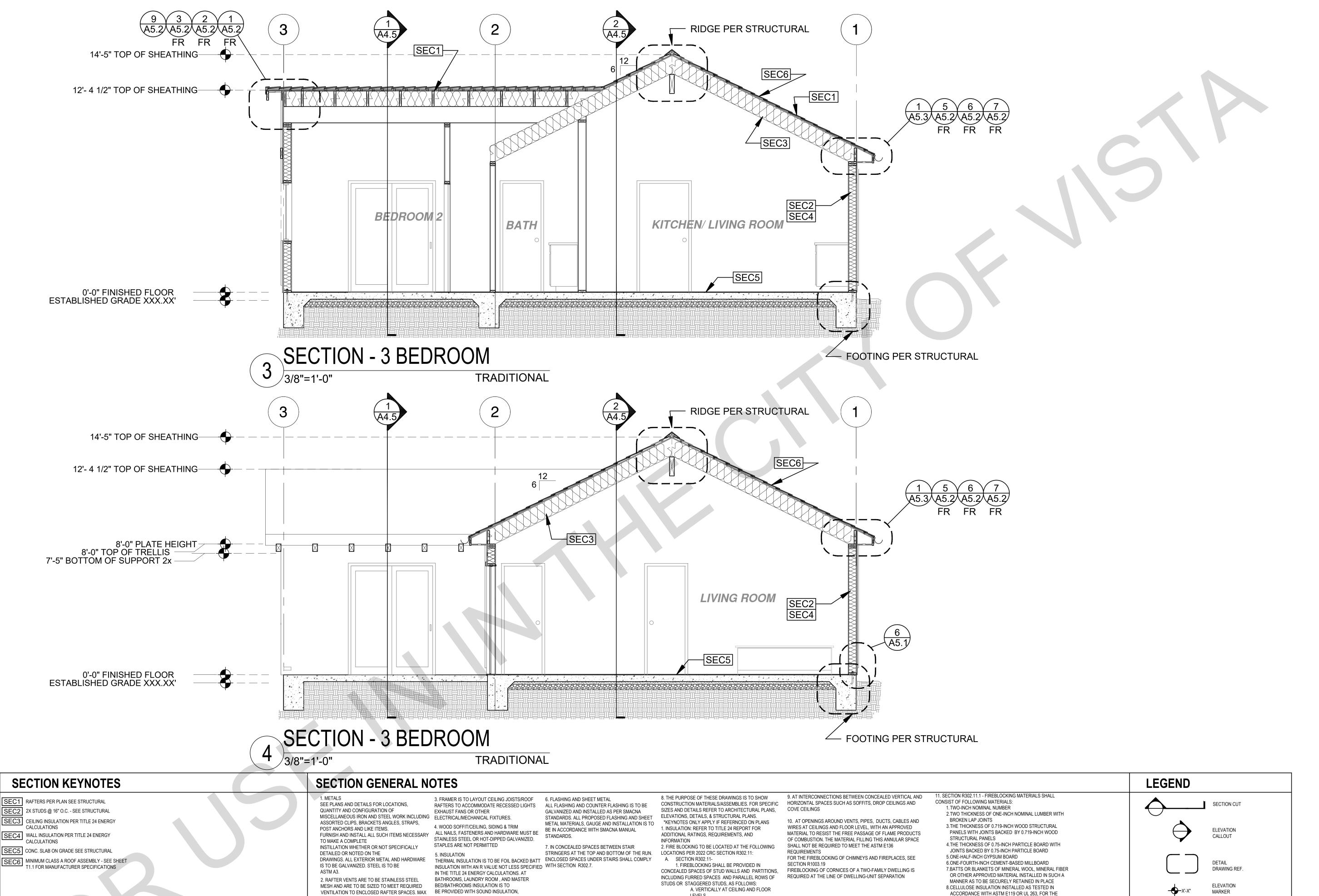
Building Sections **Traditional**

project no. Vista ADU

8.CELLULOSE INSULATION INSTALLED AS TESTED IN

SPECIFIC APPLICATION

ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE



B. HORIZONTALLY AT INTERVALS NOT

EXCEEDING 10FT

1/4" MIN 1/4" OPENING SIZE ON VENT SCREEN WITH

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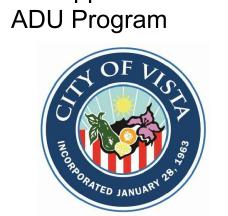
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project City of Vista Pre-Approved

PROTECTION.

UNDER THESE PLANS AT ALL.



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description

Building Sections **Traditional**

project no. Vista ADU

ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE

SPECIFIC APPLICATION

SCALE: $1\frac{1}{2}$ "=1'-0'

SCALE: $1\frac{1}{2}$ "=1'-

SCALE: $1\frac{1}{2}$ "=1'-0

SCALE: $1\frac{1}{2}$ "=1'-0"

chitecture + engineering + planning

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CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT

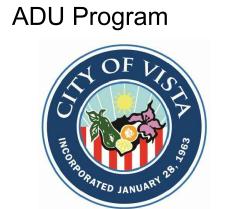
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PROTECTION.

project
City of Vista
Pre-Approved



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description

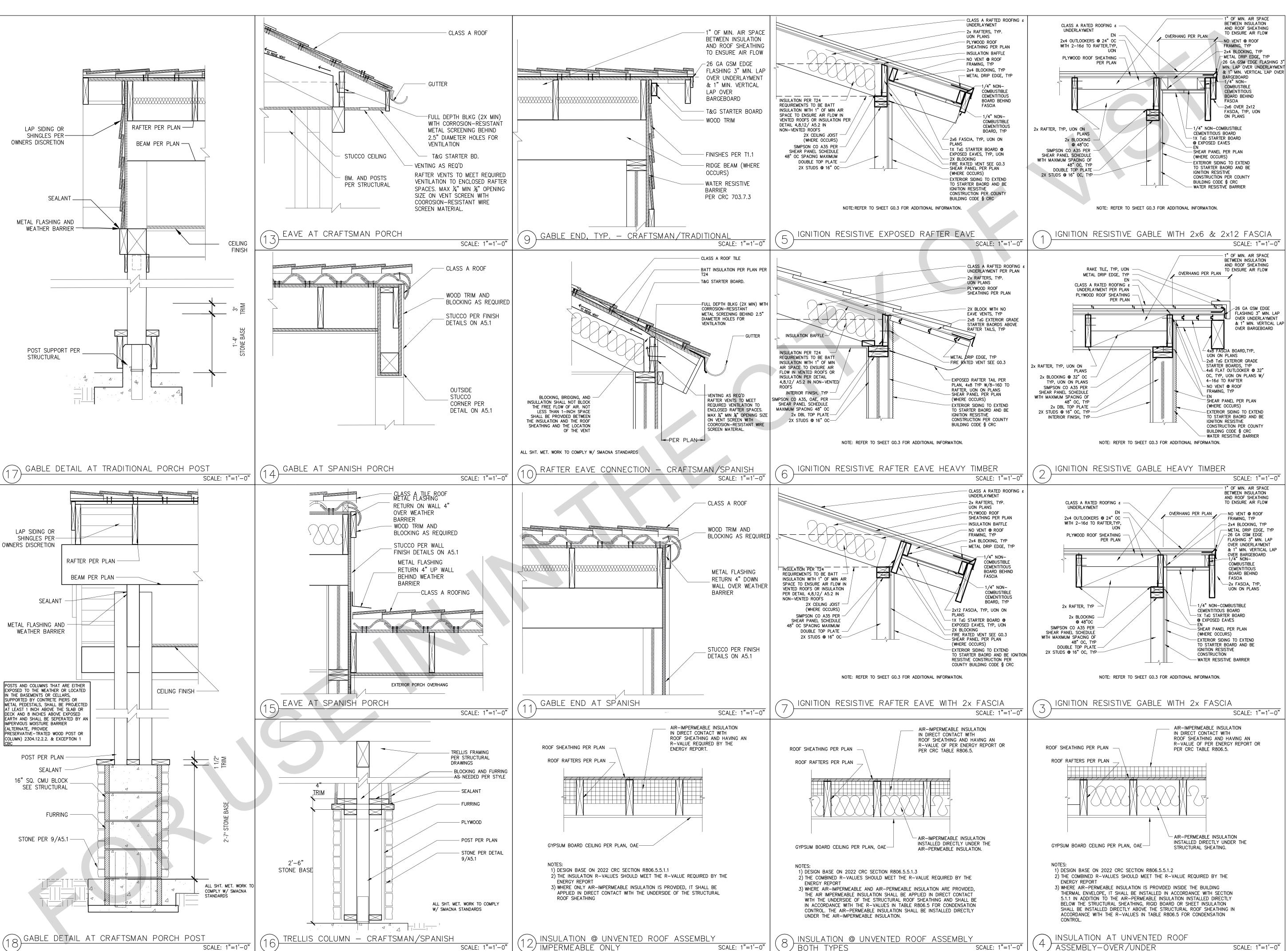
Architectural Details

project no. Vista ADU

SCALE: $1\frac{1}{2}$ "=1'-0'

drawn by DESIGN PATH STUDIO

eet no. **A5.1**



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THE USER'S RESPONSIBE INFORMATION.

description

Architectural Details

project no. Vista ADU

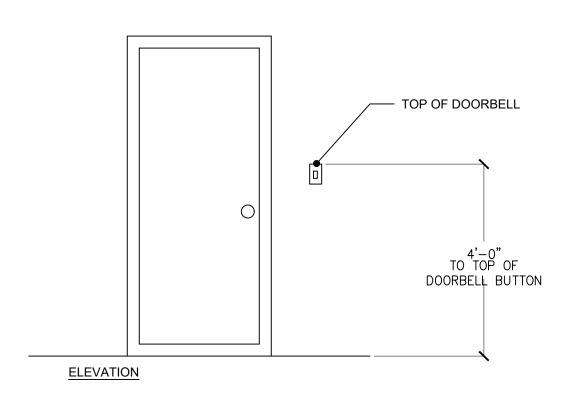
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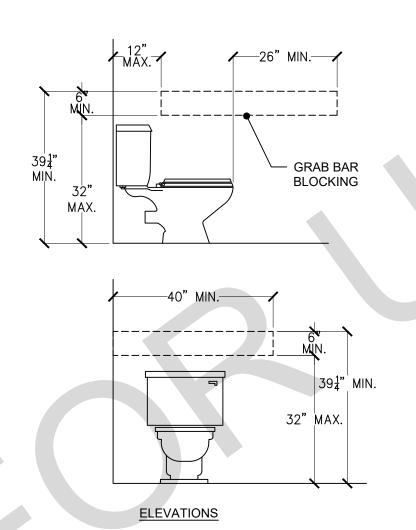
DOORBELL BUTTONS REQUIREMENTS

CRC R327.1.4

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



DOORBELL BUTTONS (R327.1.4)

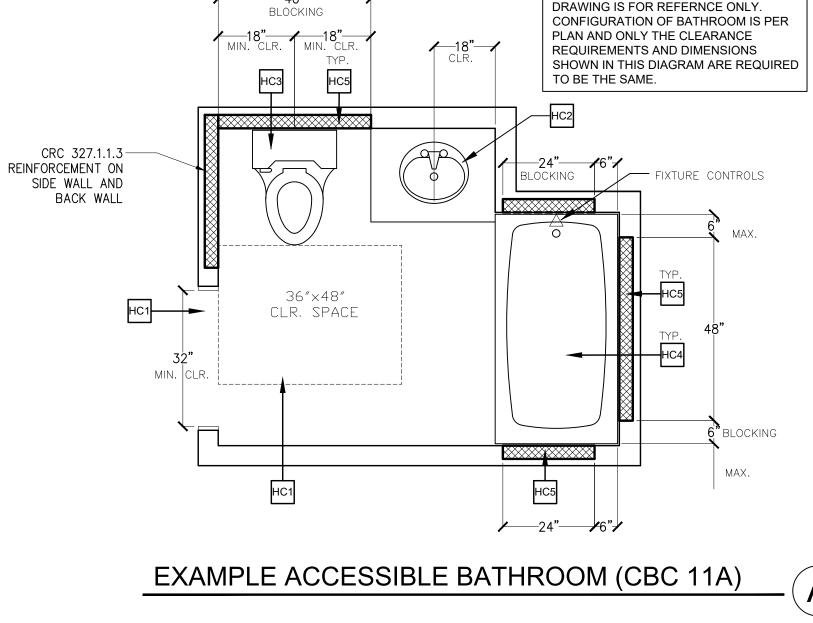


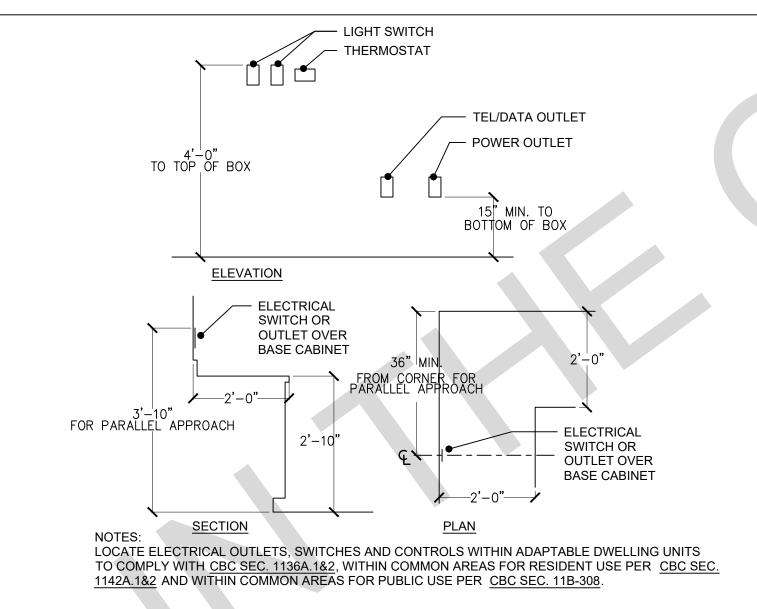
NOTES: WHERE WATER CLOSETS ARE NOT PLACED ADJACENT TO A SIDE WALL, PROVIDE FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATIVE GRAB BARS. (SEC. 1134A.7.2)

IN LOCATIONS WHERE WATER CLOSETS ARE ADJACENT TO NON-GRAB BAR WALLS, VANITIES, LAVATORIES OR BATHTUBS, THE CENTERLINE OF THE FIXTURE SHALL BE A MINIMUM OF 18 INCHES FROM THE OBSTACLE. (SEC. 1134A.7.1)

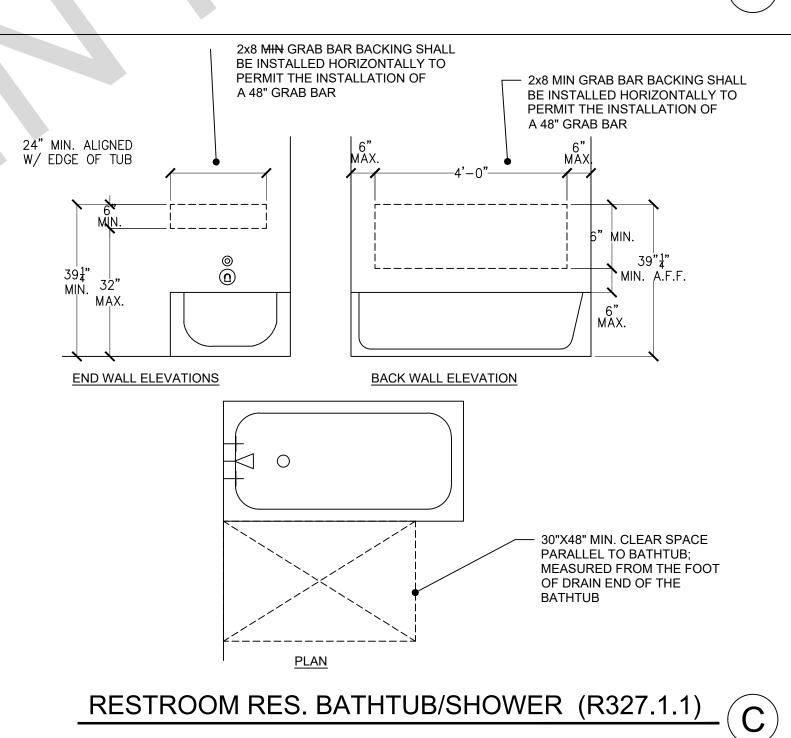
WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. (SEC. 1134A.7.4)

RESTROOM RES. WATER CLOSET (CBC 11A)





DWELLING UNIT SWITCH LOCATIONS (R327.1.2)



RESIDENTIAL UNIT BATHROOM DISABLED ACCESS REQUIREMENT NOTES (SINGLE BATHROOM OPTION)

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)

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)

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.

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 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 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 FIXTURE 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).

MIRROR AND TOWEL FIXTURES SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES

A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT LAVATORIES AND

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 ADAPTABLE KNEE AND TOE SPACE PER SECTION 1134A.8.

SHALL BE CENTERED ON THE LAVATORY. (PER CBC 2022)

THE KNEE SPACE SHALL BE AT LEAST 30 INCHES (762 MM) WIDE AND 8 INCHES DEEP, AT LEAST 29 INCHES HIGH AT THE FRONT FACE, REDUCING TO NOT LESS THAN 27 INCHES AT A POINT 8 INCHES BACK FROM THE FRONT

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)

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

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 COVERED. 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 OPEN FOR AT LEAST 10 SECONDS.

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 EDGE

PROVIDE NOMINAL 6 INCH HIGH REINFORCEMENT ON BOTH SIDES OR ONE SIDE AND REAR OF WATER CLOSETS PLACED ADJACENT TO A SIDE WALL. INSTALL REINFORCEMENT BETWEEN 32 AND 38 INCHES ABOVE THE FLOOR 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

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)

FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATIVE GRAB BARS, (SEC. 1134A.7)

SWITCHES, OUTLETS AND CONTROLS FOR BATHROOMS AND POWDER ROOMS SHALL COMPLY WITH SECTION

ON THE SIDE OF A BATHTUB OR BATHTUB-SHOWER COMBINATION THERE SHALL BE A MINIMUM CLEAR FLOOR SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR (1219 MM BY 762 MM) (MEASURED AT THE FOOT OR DRAIN END OF THE BATHTUB) TO PROVIDE FOR THE MANEUVERING OF A WHEELCHAIR AND TRANSFER TO AND 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)

BATHTUB FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL 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.2

BATHTUB OR SHOWER ENCLOSURES IF PROVIDED, SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NOT LESS THAN 1/8 INCH WHEN FULLY TEMPERED, OR 1/4 INCH WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF THIS PART, CHAPTER 24 GLASS AND GLAZING. PLASTICS USED IN DOORS AND PANELS OF SHOWERS ENCLOSURES SHALL BE OF A SHATTER-RESISTANT TYPE. HINGED SHOWER DOORS SHALL OPEN OUTWARD. (SECTIONS 1134A.2 AND 1134A.5-5)

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.2

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. (SEC. 1134A.5-2)

GRAB BAR REINFORCEMENT SHALL BE INSTALLED CONTINUOUS IN THE WALLS OF SHOWERS 32 INCHES TO 38 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 OF 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 FOR SIDE APPROACH PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH. OBSTRUCTIONS SHALL NOT 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

ACCESSIBLE BATHROOM KEYNOTES

BATHROOM DISABLED ACCESS REQUIREMENT NOTES."

HC1 AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32", MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION. ACCESSIBLE LAVATORY PER PLAN W/ A REMOVABLE BASE CABINET. FOR LAVATORY ACCESSIBILITY REQUIREMENTS SEE NOTES UNDER THE "RESIDENTIAL UNIT

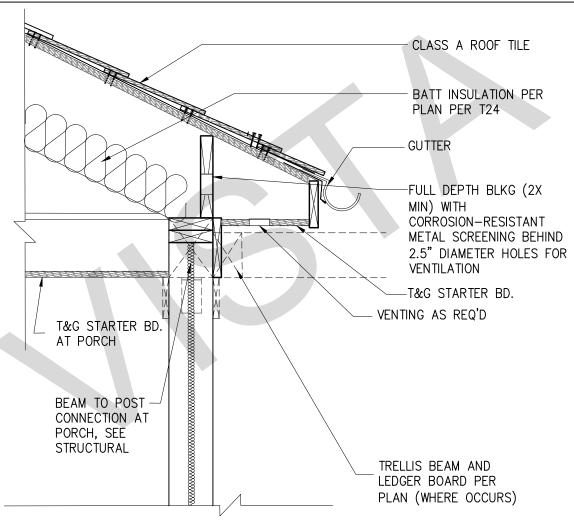
ACCESSIBLE WATER CLOSET PER PLAN. FOR WATER CLOSET ACCESSIBILITY
REQUIREMENTS SEE NOTES UNDER THE "RESIDENTIAL UNIT BATHROOM DISABLED
ACCESS REQUIREMENT NOTES." ACCESSIBLE WATER CLOSET PER PLAN. FOR WATER CLOSET ACCESSIBILITY ACCESS REQUIREMENT NOTES."

ACCESSIBLE 60"L (MIIN.) 100,5...
ACCESSIBLITY REQUIREMENTS SEE NOTES UNDER THE BATHROOM DISABLED ACCESS REQUIREMENT NOTES." ACCESSIBLE 60"L (MIN.) TUB/SHOWER COMBINATION PER PLAN. FOR TUB/SHOWER ACCESSIBILITY REQUIREMENTS SEE NOTES UNDER THE "RESIDENTIAL UNIT

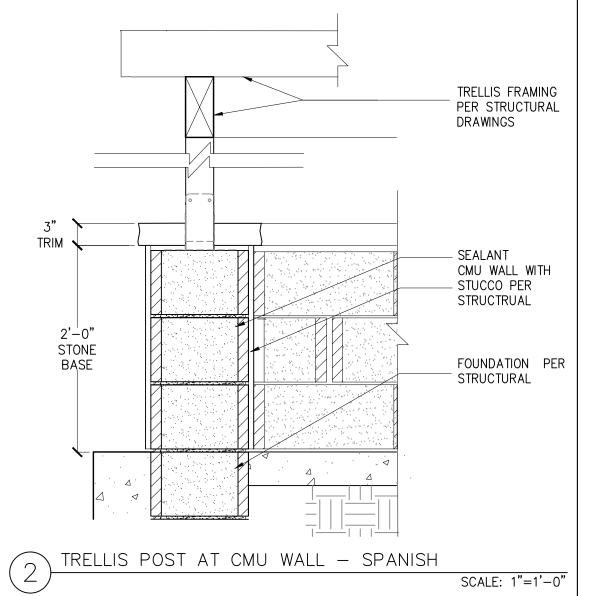
HC5 REINFORCED 4x8 BLOCKING IN WALL FOR FUTURE GRAB BARS. (CRC R327.1.1.2)

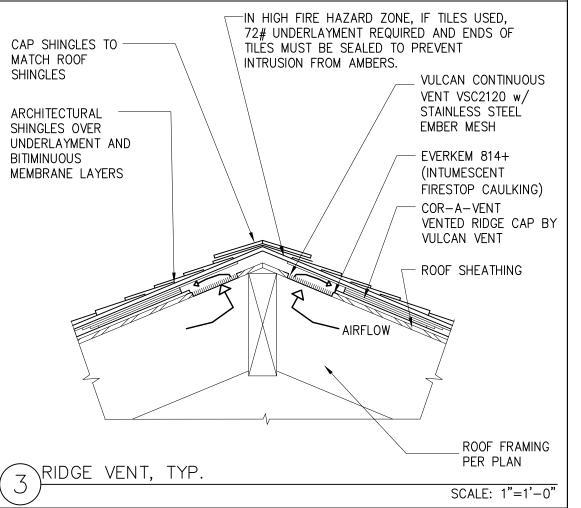
MINIMUM 48"x36" CLEAR MANEUVERING SPACE PERPENDICULAR TO THE SIDE OF THE BATHTUB/SHOWER COMBO FLUSH AT THE FOOT OF THE TUB/SHOWER WALL WITH CONTROLS. CLEAR SPACE SHALL BE ALLOWED TO ENCROACH THE UNDERSIDE OF THE LAVATORY WITH A REMOVABLE BASE CABINET AND SHALL COMPLY WITH THE KNEE AND TOE SPACE REQUIREMENTS PER NOTES UNDER THE "MULTIFAMILY BATHROOM ACCESSIBILITY REQUIREMENTS."

MINIMUM 48"x30" CLEAR MANEUVERING SPACE CENTERED AT THE LAVATORY. 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 BATHROOM ACCESSIBILITY REQUIREMENTS.



NEAVE AT TRADITIONAL SCALE: 1"=1'-0'





AND SWITCHES IF THE REACH FOR A SWITCH OR OUTLET IS OVER AN OBSTRUCTION BETWEEN 20 AND 25 INCHES (508 AND 635 MM) IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES (1118 MM) FOR FORWARD APPROACH, OR 46 INCHES (1168 MM) FOR SIDE APPROACH PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES (610 MM) IN

DEPTH. OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES (635 MM) FROM THE WALL BENEATH A

CONTROL. (PER CEC AND CBC 2022)

ACCESSIBILITY REQUIREMENTS FOR RECEPTACLES

RECEPTACLE HEIGHTS: ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUIT OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO HIGHER THAN 48 INCHES MEASURED FROM I'HE TOP OF THE OUTLET BOX AND NO LOWER THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET), RECEPTACLES SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1138A.3 PER THE CBC 2022.

SWITCH AND CONTROL HEIGHTS: THE TOP OF THE OUTLET BOX FOR SWITCHES USED TO CONTROL LIGHTING. THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL BE LOCATED NO HIGHER THAN 48 INCHES (1219 MM) AND NO LOWER THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.

THE CENTER OF FIRE ALARM INITIATING DEVICES SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK. (PER CEC 2022)

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description

Architectural Details

project no. Vista ADU

DESIGN PATH STUDIC

PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

PENETRATIONS.

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

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

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

NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.

3. WOOD FRAMING CONSTRUCTION (CONT.) 321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT 322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED: BEAM OR JOIST SIMPSON/USP HANGER I-JOIST FLOOR JOISTS IUS, IUT, OR ITT HANGERS 1.75 X LSL AND LVL HU, HUS, OR WPU 2.69 X PSL AND LVL HU OR HWU HHUS 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 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 THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS 323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION. PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED. 324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED: A) APPROXIMATELY SQUARE HOLES NOTCHED. PUNCHED. OR CUT THAT ARE LESS THAN 25 SQ. INCHES 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 SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED. D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD. 325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER 326. ALL FINISHES. WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS. 327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS 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. 4. ICC-ES AND NER APPROVALS 400. PLYWOOD AND OSB PANELS: APA PLYWOOD & OSB--ESR-2586 401. JOISTS AND RAFTERS AND BEAMS: TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153, BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336 LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403 ROSEBURG JOISTS & BEAMS--ESR-1210, 1251 GLU-LAM BEAMS-- ESR-1940 PACIFIC WOOD TECH - ESR 2909 402. WOOD CONNECTORS: SIMPSON CONNECTORS--ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046 IAPMO ER-112, 130, 143, 192, 262 USP LUMBER CONNECTORS--ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200 QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472 403. ADHESIVES & ANCHORS: SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508. SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771 SIMPSON TITEN HD--ICC-ESR-1056, 2713 SIMPSON SHOT PINS ICC-ES ESR-2138 HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269 5. NAILING & FASTENING 500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA) 501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES. 502. ALTERNATE NAILING FOR ROOF SHEATHING: 8D 2 $\frac{1}{2}$ " X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL. 503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 8D $2\frac{1}{2}$ " X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL 504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED: 10D 2 ½ " X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL NAIL SIZES SIZE OF STANDARD WIRE SIZE PENETRATION LENGTH GAUGE (INCHES) REQUIRED **BOX NAILS** 0.099 0.113 1" 0.128 0.128 1 " 0.135 1 " 0.148 1" **COMMON NAILS** 0.113 1"

FLAT BLKNG TO TRUSS AND WEB, F.N. CEILING JOISTS TO TOP PLATE, T.N. CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1 CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1 COLLAR TIE TO RAFTER, F.N. **ENDNAIL** STUD TO STUD (NOT AT BRACED WALL PANELS) BUILT-UP HEADER (2" TO 2"), FN EA. EDGE CONT. HEADER TO STUD, T.N. TOP PLATE TO TOP PLATE 24" MIN LAP SPLICE EA. SIDE BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL UNBRACED WALL: 16" o.c. FN UNBRACED WALL: 12" o.c. FN BRACED WALL: 16"o.c. FN STUD TO TOP OR BOTTOM PLATE **TOENAIL ENDNAIL** 1" BRACE TO EACH STUD AND PLATE, F.N. 1"x6" SHEATHING TO EACH BEARING, F.N JOIST TO SILL, TOP PLATE, OR GIRDER, T.N. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N. 2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND 24" o.c. FN Top & BTTM ENDS & SPLICES, FN LEDGER SUPPORTING JOISTS/RAFTERS JOIST TO BAND OR RIM JOIST, END NAIL FULL REPORTS FOUND AT: HTTP://WWW.ICC-ES.ORG PARTICLEBOARD WALL SHEATHING TO FRAMING $2\frac{3}{8}$ " x.113"x.266" head nail (roof) $1\frac{3}{4}$ " 16 Ga Staple, $\frac{7}{16}$ " crown (roof) PANEL SIDING TO FRAMING INTERIOR PANELING . DESIGN CRITERIA RESIDENTIAL CODE. 701. SEISMIC DESIGN CRITERIA: SOIL BEARING VALUE SITE CLASS SEISMIC DESIGN CATEGORY **RISK CATEGORY** SEISMIC IMPORTANCE FACTOR Ss: 1.000 Sds: 0.800 Sd1: 0.507 S1: 0.400) ZONE 1 | -42.0 psf | -39.5 psf | -39.3 psf) ZONE 2 | -50.6 psf | -45.5 psf | -45.1 psf -) ZONE 3 | -87.5 psf -76.0 psf -75.2 psf (+) ALL ZONES | 16.5 psf | 16.0 psf | 16.0 psf | 702. WIND DESIGN CRITERIA WIND SPEED (V-ult) RISK CATEGORY **EXPOSURE** INTERNAL PRESSURE COEF -) ZONE 4 | -1.28 psf | -34.7 psf | -32.9 psf | 703. DESIGN LOADING: 20NE 5 | -1.58 psf -41.6 psf -38.0 psf ROOF DL 28 psf | ROOF LL (+) ZONE 4&5 | 1.00 psf | 31.9 psf | 30.1 psf | PORCH DL 36 psf I PORCH LL 20 psf SHED ROOF DL 20 psf SHED ROOF LL 20 psf

C&C PRESSURES

ROOF: GABLE ROOF, PITCH $\alpha = 18.3^{\circ}$

A_{FFFECTIVE} = 10 sf 28 sf 30 sf

WALLS

 $A_{\text{EFFECTIVE}} = 10 \text{ sf}$ | 21 sf | 48 sf

TRELLIS DL

SOLAR PANELS

6 psf I

3 psf

0.131

0.148

0.148

0.162

10D

12D

3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 3-10d Com, 4-10d box, 4-3"x0.131" nails, 4-3" 14 gage staples 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5 RAFTERS TO RIDGE VALLEY OR HIP: OR FATER TO 2" RIDGE BEAM 4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples 16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL) 16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN 16d Com @ 16" o.c OR 16d Box @ 12" o.c. 16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL 8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples 16d Box, 3" x 0.131" nails, 3" 14 gage staples 2-16d Com, 3-16d Box,4-3"x.131" nails,4-3" 14 gage staples 4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples 3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples 2-16d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N. 3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples 3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box 4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box 1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N. 4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER 8d Box @ 4" o.c. TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN 2-1.75" Gage Staples, 2-8d Com, 3-10d Box 2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS 32" o.c. FN Top & BTTM STAGGERED ON OPPOSITE SIDES 10d Box, 3"x0.131" nails, 3" 14 gage staples 2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples 4-16d Box, 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N. 2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples WOOD STRUCT, PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND EDGES INTERMEDIATE (IN) SUPPORTS (IN) 16d Com or deformed; or 2ର୍ଥି"x.113" nail (subfloor and wall) 8d Com or deformed (roof) or 23 x.113 nail (roof) $1\frac{3}{4}$ " 16 Ga Staple, $\frac{7}{16}$ " crown (subfloor and wall) a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails 8d Com or deformed (subfloor and wall) for wall sheathing are permitted to be common, box or casing. b. Spacing shall be 6 inches on center on the edges and 12 inches on 8d Com or deformed (roof) or $2\frac{3}{8}$ " x.113" nail (roof) center at intermediate supports for nonstructural applications. Panel $2\frac{3}{8}$ " x.113"x.266" head nail, 2"16 Gage staple, $\frac{7}{16}$ " crown supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked). $\frac{7}{8}$ "- $1\frac{1}{4}$ " | 10d Com or (3"x0.148"); or deformed ($2\frac{1}{2}$ x.131"x.281 head) c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the OTHER EXTERIOR WALL SHEATHING (FIBERBOARD) rafter shall be permitted to be reduced by one nail. $1\frac{1}{2}$ " x0.120", galvanized roofing nail ($\frac{7}{16}$ " head dia) or $1\frac{1}{4}$ " 16 Ga Staple w/ $\frac{7}{16}$ " or 1" crown d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667. e. Tabulated fastener requirements apply where the ultimate design $|1\frac{3}{4}$ " x0.120", galvanized roofing nail $(\frac{7}{16}$ " head dia) or $1\frac{1}{2}$ " 16 Ga Staple w/ $\frac{7}{16}$ " or 1" crown wind speed is less than 140 mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate NOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is $\frac{3}{4}$ " & LESS |8d COMMON (2 $\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") greater than 130 mph in Exposure B or greater than 110 mph in 12 Exposure C. Spacing exceeding 6 inches on center at intermediate 8d COMMON ($2\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") supports shall be permitted where the fastening is designed per the 12 10d COMMON (3"x0.148"); or deformed ($2\frac{1}{2}$ "x0.131"); or deformed ($2\frac{1}{2}$ "x0.120") AWC NDS e. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph g. Nails and staples are carbon steel meeting the specifications of $\frac{1}{2}$ " & LESS | 6d corrosion-resistant siding ($1\frac{7}{8}$ "x.106"); or 6d corrosion-resistant (2"x.099") ASTM F1667. Connections using nails and staples of other materials, 8d corrosion-resistant siding (2\frac{3}{8}"x0.128"); or 8d corrosion-resistant casing (2\frac{1}{9}"x0.113") such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11. 12 6 $|4d \text{ casing } (1\frac{1}{2}\text{"x}0.080"); \text{ or } 4d \text{ finish } (1\frac{1}{2}\text{"x}0.072")$ 6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches) 8. STATEMENT OF SPECIAL INSPECTIONS 700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA 800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A 1,500 psf HOLDOWN ATTACHED.) D (Default) 801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS. 0.123 Cs: R: 6.5 802. PER CBC 1705.13 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETTACHED ONE- AND BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL GRADE. CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS. 9. SOILS REPORT A SOILS REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL. 0.18 IN-LIEU OF THE SOILS REPORT A CONSERVATIVE VALUE FOR THE SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN OF THE BUILDING.

20 psf

TRELLIS LL 10 psf

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

BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N.

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.

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

4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples

4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples

3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples

2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples

2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples

16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c

4-8d Com, 4-10d Box, 5-8d box

3-16d Box, 2-16d Com

3-16d Box, 2-16d Com

FOOTNOTES:

. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH I OWELLING UNIT (ADU) PROGRAM FOR THE STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF VISTA BUILDING DEPARTMENT, BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL OMPLIANCE UNDER ALL CODES THEN IN EFFECT A NFORMATION RELEVANT TO THE RECIPIENT'S WOR ND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION FRRORS, DO NOT USE THES CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGE HAT 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 REUSE, OR ALTERATION OF THESE DOCUMENTS B RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY FURTHERMORE, THE RECIPIENT WILL, TO THE FULLES EXTENT PERMITTED BY LAW. DEFEND. INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, ABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISIN OUT OF OR RESULTING THERE FROM ANY USE (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 ARF COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE

ABOVE CONDITIONS, DO NOT PROCEED WITH

UNDER THESE PLANS AT ALL.

CONSTRUCTION OF AN ADU OR OTHER IMPROVEMEN

project

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

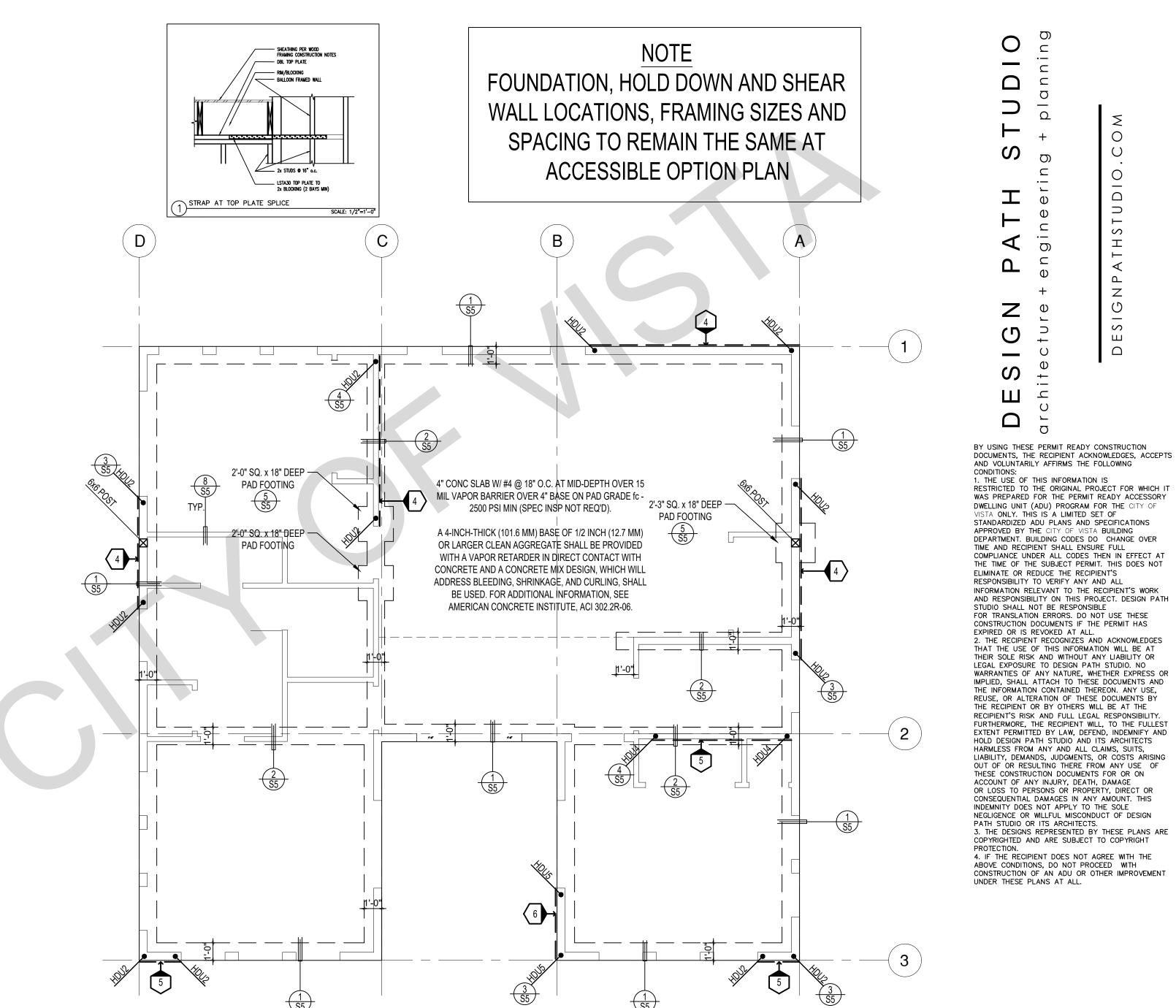


AGREES TO RELEASE THE CITY OF VISTA FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS, AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THI USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE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

description

Structural Notes & Specifications

project no. Vista ADU



CRAFTSMAN

LEGEND

PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT

OF RAFTERS

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

HANGER TO BEAM/LEDGER

BEARING OR EXTENT

CALIFORNIA FILL FRAMING

SHEARWALL & A.B. SPACING

FOUNDATION PLAN

1/4"=1'-0"



CRAFTSMAN

5.25x16 LVL₁RIDGE BEAM

ALIGN RAFTER $\frac{20}{55}$

w/ST6215 T.P

DBL ST6215

BM. TO T.P

5.25x16 LVL RIDGE BEAM

2x8 C.J. @ 16" o.c

1/4"=1'-0"

(2) 2x4 TRIM <u>STUDS</u>

ROOF FRAMING PLAN

(2) 2x4 KING STUDS

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

 2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
- 3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES
- TO BE 4" (AND A MAXIMUM OF 12")

 4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH
- ANCHOR BOLT.
- 5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- 6. SEE SHEET S5 FOR TYP. CONCRETE & SLAB DETAILS 1-87. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2)
- 8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	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)	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) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	½" @ 48" or ½" @ 32"	½" @ 32" or ½" @ 24"	½" @ 24" or ½" @ 16"	½" @ 24" or ½" @ 16"	½" @ 16" or ½" @ 12"	½" @ 12" or ½" @ 8"
16d (0.148") SILL NAILING	6"	4"	3½"	3"	½"x4½" SDS screws @ 8"	½"x4½" SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.
			OUEAD WALL EQUINOTED			

SHEAR WALL FOOTNOTES

- (1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
- (2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)
- (3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE ½" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE ¾" MIN. FROM THE EDGE OF SHEATHING.
- (4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (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.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.



City of Vista Pre-Approved ADU Program



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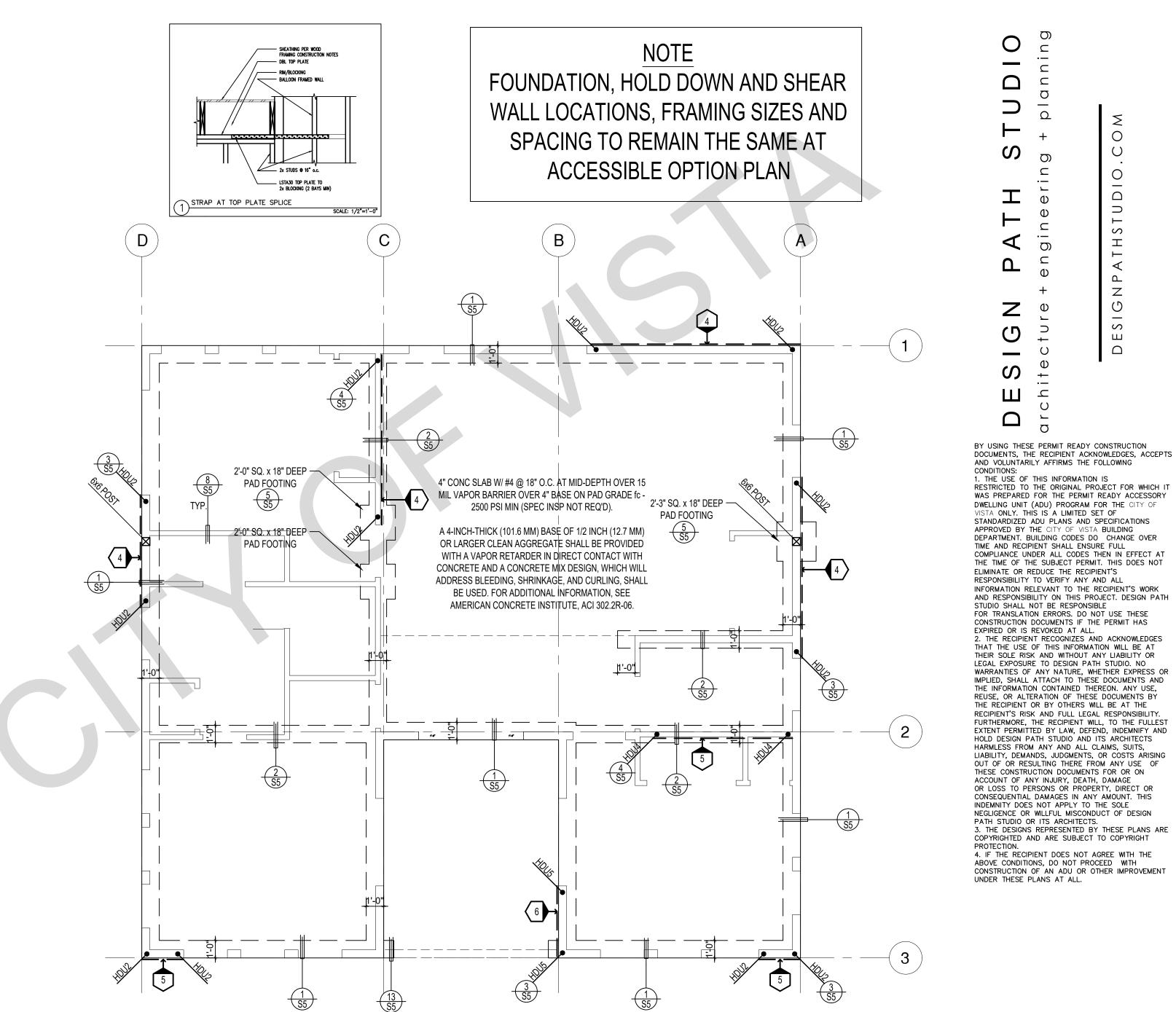
description

Craftsman
Foundation
& Framing
Plan

project no. Vista ADU

drawn by DESIGN PATH STU

no. **S**2



SPANISH

LEGEND

PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT

OF RAFTERS

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

---- HANGER TO BEAM/LEDGER

BEARING OR EXTENT

CALIFORNIA FILL FRAMING

SHEARWALL & A.B. SPACING

FOUNDATION PLAN

1/4"=1'-0"

SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES

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

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" 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 @ 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)	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) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	½" @ 48" or ½" @ 32"	½" @ 32" or ½" @ 24"	½" @ 24" or ½" @ 16"	½" @ 24" or ½" @ 16"	½" @ 16" or ½" @ 12"	½" @ 12" or ½" @ 8"
16d (0.148") SILL NAILING	6"	4"	3½"	3"	½"x4½" SDS screws @ 8"	½"x4½" SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.
			OUEAD WALL EQOTNOTED			

-(3)

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.)

SPANISH

- 3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE ½" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE ¾" MIN. FROM THE EDGE OF SHEATHING
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5.25x16 LVL₁RIDGE BEAM

ALIGN RAFTER $\frac{20}{55}$

w/ST6215 T.P

DBL ST6215

BM. TO T.P

5.25x16 LVL RIDGE BEAM

2x8 C.J. @ 16" o.c

1/4"=1'-0"

(2) 2x4 TRIM <u>STUDS</u>

ROOF FRAMING PLAN

(2) 2x4 KING STUDS

- (6) WHERE NOISE INSULATION IS REQUIRED, STRUCTURAL SHEAR PANELS TO BE UPGRADED TO ½" WSP, ALL OTHER EXTERIOR SURFACES TO BE SHEATH WITH GRADE D MIN. ½" SOLID SHEATHING WITH 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.



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THE USER'S RESPONSIBILITY TO INFORMATION.

description

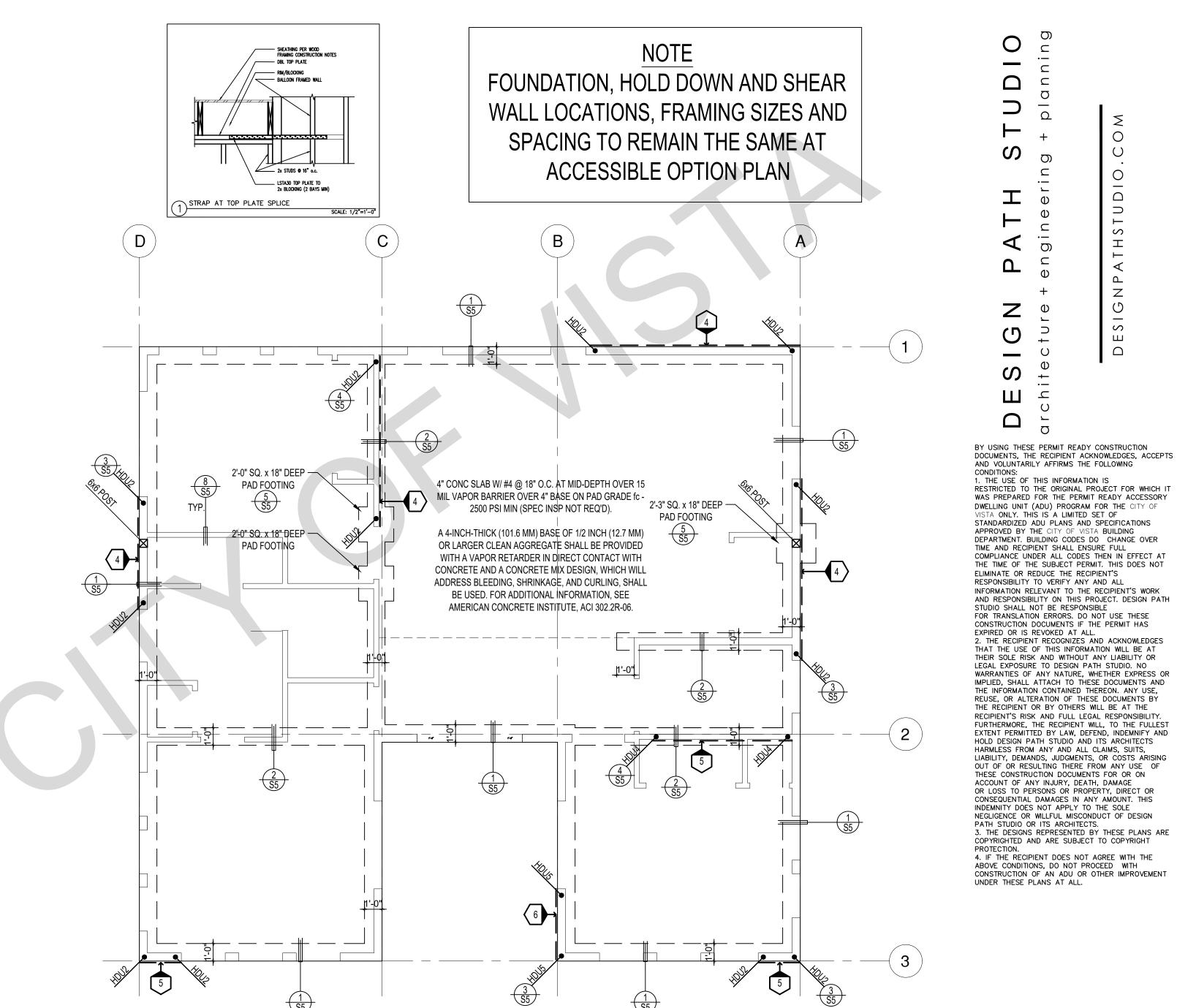
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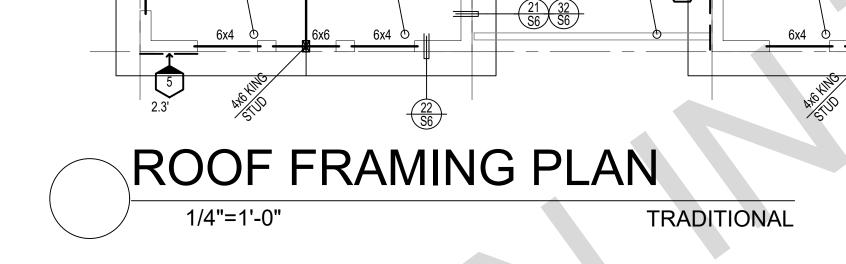
Foundation & Framing Plan

project no. Vista ADU

drawn by DESIGN PATH STUI

no.S3





5.25x16 LVL RIDGE BEAM

2x8 C.J. @ 16" o.c

(2) 2x4 TRIM <u>STUDS</u>

(2) 2x4 KING STUDS



SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTE	ES
-----------------	----

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	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	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)	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) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)
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16d (0.148") SILL NAILING	6"	4"	3½"	3"	½"x4½" SDS screws @ 8"	½"x4½" SDS screws @ 8"
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SHEAR WALL FOOTNOTES

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5.25x16 LVL₁RIDGE BEAM

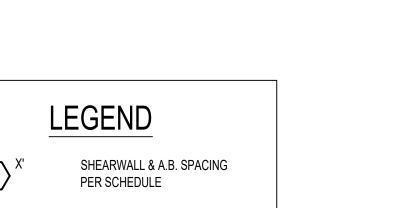
ALIGN RAFTER (20)

w/ST6215 T.P

DBL ST6215

BM. TO T.P

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Traditional Foundation & Framing Plan

project no. Vista ADU

DESIGN PATH STUDIO drawn by



OF RAFTERS

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

—— HANGER TO BEAM/LEDGER

BEARING OR EXTENT

CALIFORNIA FILL FRAMING

BOLT TYPE HOLDOWN BEARING OR EXTENT

project

City of Vista

Pre-Approved

ADU Program

description

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



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description Structural Details

project no. Vista ADU

sheet no.

chitecture + engineering + planning

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ABOVE CONDITIONS, DO NOT PROCEED WITH

UNDER THESE PLANS AT ALL.

project
City of Vista
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description
Structural
Details

project no. Vista ADU

drawn by DESIGN PATH STUDIO

eet no.

S6

(Page 2 of 13)

Total² EDR

(EDR2total)

2.6 2.6

2.4

Compliance Margins

Efficiency¹ EDR

(EDR2efficiency)

5.3

7.2

6.4

HERS Provider: CalCERTS inc.

Report Generated: 2024-06-25 12:35:19

CF1R-PRF-01-E

(Page 5 of 13)

Margin Percentage

3.18

8.17

4.12

10.74

4.24

10.89

3.77

9.68

HERS Provider: CalCERTS inc.

Report Generated: 2024-06-25 12:35:19

CF1R-PRF-01-E

(Page 8 of 13)

Bug Screen

Bug Screen

Bug Screen

Bug Screen

Bug Screen

Bug Screen

Bug Screen

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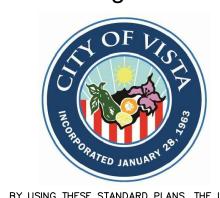
CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT

BY USING THESE PERMIT READY CONSTRUCTION

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

PROTECTION.

UNDER THESE PLANS AT ALL.



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description

Energy Calculations 3 Bedroom

project no. Vista ADU

DESIGN PATH STUDIO drawn by

BUILDING ENERGY ANALYSIS REPORT PROJECT: Vista 3 Bedroom 1094sf City of Vista Vista, CA 92081 Project Designer: Design Path Studio

P.O. Box 230165 Encinitas, CA 92023

Report Prepared by: Design Path Studio

Job Number:

6/25/2024

CF1R-PRF-01-E CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Vista 3 Bedroom 1094sf Calculation Date/Time: 2024-06-25T12:34:12-07:00 (Page 3 of 13) Input File Name: 3 Bedroom - Temecula.ribd22x Calculation Description: Title 24 Analysis

NERGY USE SUMMARY						ur.
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	0.47	2.14	0.89	6.39	-0.42	-4.25
Space Cooling	0.29	7.53	0.02	0.78	0.27	6.75
IAQ Ventilation	0.42	4.52	0.42	4.52	0	0
Water Heating	1.8	20.11	1.6	18.57	0.2	1.54
Self Utilization/Flexibility Credit	٨			0		0
North Facing Efficiency Compliance Total	2.98	34.3	2.93	30.26	0.05	4.04
Space Heating	0.47	2.14	0.68	4.87	-0.21	-2.73
Space Cooling	0.29	H 7.53 K S	0.02	0.94	0.27	6.59
IAQ Ventilation	0.42	4.52	0.42	4.52	0	0
Water Heating	1.8	20.11	1.6	18.53	0.2	1.58
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	2.98	34.3	2.72	28.86	0.26	5.44

Registration Number: 224-P010080719A-000-000-0000000-0000 Registration Date/Time: 2024-06-25 13:07:30 HERS Provider: CalCERTS inc. Report Generated: 2024-06-25 12:35:19 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Calculation Date/Time: 2024-06-25T12:34:12-07:00 (Page 6 of 13) Project Name: Vista 3 Bedroom 1094sf

Input File Name: 3 Bedroom - Temecula.ribd22x

REQUIRED PV SYSTE	MS										
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Acces (%)
2.3	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES ne following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis Exposed slab floor in conditioned zone Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

Quality insulation installation (QII) Indoor air quality ventilation Kitchen range hood Minimum Airflow Verified EER/EER2 Verified SEER/SEER2

Verified Refrigerant Charge Fan Efficacy Watts/CFM Verified HSPF Verified heat pump rated heating capacity Duct leakage testing Ducts located within the conditioned space (except < 12 lineal ft)

Calculation Description: Title 24 Analysis

BUILDING - FEATURES INFORMATION 01 Number of Dwelling Number of Ventilation Number of Water **Project Name Number of Bedroom** Number of Zones Units Cooling Systems **Heating Systems** Vista 3 Bedroom 1094sf

HERS Provider: CalCERTS inc. Registration Number: 224-P010080719A-000-000-0000000-0000 Registration Date/Time: 2024-06-25 13:07:30 Report Generated: 2024-06-25 12:35:19 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Calculation Date/Time: 2024-06-25T12:34:12-07:00 Project Name: Vista 3 Bedroom 1094sf (Page 1 of 13) Calculation Description: Title 24 Analysis Input File Name: 3 Bedroom - Temecula.ribd22x

GENER	AL INFORMATION				
01	Project Name	Vista 3 Bedroom 1094sf			
02	Run Title	Title 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	3
14	Addition Cond. Floor Area (ft ²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area <mark>(ft²)</mark>	n/a	17	Fenestration Average U-factor	0.3
18	Total Con <mark>d. Floor</mark> Area (ft ²)	1194	19	Glazing Percentage (%)	20.13%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	F <mark>ue</mark> l Type	Natural gas	23	No Dwelling Unit:	No

22	ruei Type Naturai gas 23 No Dweiling Unit: No	
•		
COMPLIANCE	NCE RESULTS	
01	Building Complies with Computer Performance	
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-ap	proved HERS provider.
03	This building incorporates one or more Special Features shown below	

Registration Number: 224-P010080719A-000-000-0000000-0000 Registration Date/Time: 2024-06-25 13:07:30 HERS Provider: CalCERTS inc. Report Version: 2022.0.000 Report Generated: 2024-06-25 12:35:19 CA Building Energy Efficiency Standards - 2022 Residential Compliance Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Project Name: Vista 3 Bedroom 1094sf Calculation Date/Time: 2024-06-25T12:34:12-07:00 (Page 4 of 13) Calculation Description: Title 24 Analysis Input File Name: 3 Bedroom - Temecula.ribd22x **ENERGY USE SUMMARY** Proposed Design TDV Energy Compliance Standard Design TDV Energy Proposed Design Source Standard Design Source Energy (EDR1) (kBtu/ft² -yr) (EDR2) (kTDV/ft² -yr) Margin (EDR1) Margin (EDR2) (EDR2) (kTDV/ft² -yr) Energy (EDR1) (kBtu/ft2 -yr) -0.14 0.47 2.14 0.61 -2.27 Space Heating 4.41 Space Cooling 0.29 7.53 0.04 1.45 0.25 6.08 IAQ Ventilation 0.42 4.52 0.42 4.52 1.59 18.51 Credit South Facing 28.89 0.32 5.41 fficiency Complian Total 0.47 2.14 0.75 -0.28 -3.28 Space Heating Space Cooling 0.29 7.53 0.02 0.93 0.27 6.6 IAQ Ventilation 0.42 4.52 0.42 4.52 Water Heating 1.8 20.11 18.55 0.2 1.56 Credit **West Facing Efficiency**

Registration Number: 224-P010080719A-000-000-0000000-0000 Registration Date/Time: 2024-06-25 13:07:30 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2024-06-25 12:35:19

2.79

29.42

0.19

DHW Sys 1

4.88

New

34.3

New ducted heat pump1

Compliance Total

ADU 3 Bed - 2 Bath

Conditioned

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Calculation Date/Time: 2024-06-25T12:34:12-07:00 (Page 7 of 13) Project Name: Vista 3 Bedroom 1094sf Calculation Description: Title 24 Analysis Input File Name: 3 Bedroom - Temecula.ribd22x ZONE INFORMATION Avg. Ceiling Height Status Zone Name Zone Type **HVAC System Name** Water Heating System 1 Zone Floor Area (ft²)

Schema Version: rev 20220901

QUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	ADU 3 Bed - 2 Bath	R-15 Wall	0	Front	325	62.5	90
Right Wall	ADU 3 Bed - 2 Bath	R-21 Wall	270	Right	397	63.4	90
Back Wall	ADU 3 Bed - 2 Bath	R-21 Wall	180	Back	301	34.5	90
Left Wall	ADU 3 Bed - 2 Bath	R-21 Wall	90	Left	397	79.9	90

1194

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roo
Roof (Cath)	ADU 3 Bed - 2 Bath	R-30 Roof No Attic	0	Front	1194	0	4	0.1	0.85	No

GLAZING		0							500			
02	03	04	05	06	07	08	09	10	11	12	13	14
Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window	Front Wall	Front	0			1	22.5	0.3	NFRC	0.23	NFRC	Bug Screen
	02 Type Window Window	02 03 Type Surface Window Front Wall Window Front Wall	02 03 04 Type Surface Orientation Window Front Wall Front Window Front Wall Front	02 03 04 05 Type Surface Orientation Azimuth Window Front Wall Front 0 Window Front Wall Front 0	02 03 04 05 06 Type Surface Orientation Azimuth (ft) Width (ft) Window Front Wall Front 0 Window Front Wall Front 0	02 03 04 05 06 07 Type Surface Orientation Azimuth (ft) Width (ft) Window Front Wall Front 0 Window	02 03 04 05 06 07 08 Type Surface Orientation Azimuth (ft) Width (ft) Height (ft) Mult. Window Front Wall Front 0 1 Window Front Wall Front 0 1	02 03 04 05 06 07 08 09 Type Surface Orientation Azimuth Width (ft) Height (ft) Mult. Area (ft²) Window Front Wall Front 0 1 20 Window Front Wall Front 0 1 20	02 03 04 05 06 07 08 09 10 Type Surface Orientation Azimuth Width (ft) Height (ft) Mult. (ft²) U-factor (ft²) Window Front Wall Front 0 1 20 0.3 Window Front Wall Front 0 1 20 0.3	02 03 04 05 06 07 08 09 10 11 Type Surface Orientation Azimuth Width (ft) Height (ft) Mult. (ft²) U-factor Source Window Front Wall Front 0 1 20 0.3 NFRC Window Front Wall Front 0 1 20 0.3 NFRC	02 03 04 05 06 07 08 09 10 11 12 Type Surface Orientation Azimuth Width (ft) Height (ft) Mult. (ft²) U-factor (ft²) SHGC Window Front Wall Front 0 1 20 0.3 NFRC 0.23 Window Front Wall Front 0 1 20 0.3 NFRC 0.23	02 03 04 05 06 07 08 09 10 11 12 13 Type Surface Orientation Azimuth Width (ft) Height (ft) Mult. (ft²) U-factor (ft²) U-factor Source SHGC Source Window Front Wall Front 0 1 20 0.3 NFRC 0.23 NFRC Window Front Wall Front 0 1 20 0.3 NFRC 0.23 NFRC

Registration Number: 224-P010080719A-000-000-0000000-0000 Registration Date/Time: 2024-06-25 13:07:30 HERS Provider: CalCERTS inc. Report Version: 2022.0.000 Report Generated: 2024-06-25 12:35:19 CA Building Energy Efficiency Standards - 2022 Residential Compliance Schema Version: rev 20220901

ADU 3 Bed - 2 Bath | R-21 Wall 90 Left 597

Registration Number: 224-P010080719A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Source Energy

(EDR1)

37.6

37.4

36.6

36.5

Efficiency EDR includes improvements like a better building envelope and more efficient equipment Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries

Proposed PV Capacity Scaling: North (2.30 kWdc) East (2.30 kWdc) South (2.30 kWdc) West (2.30 kWdc)

Project Name: Vista 3 Bedroom 1094sf

Calculation Description: Title 24 Analysis

Standard Design

North Facing

East Facing

South Facing

West Facing

Registration Number: 224-P010080719A-000-000-0000000-0000

Project Name: Vista 3 Bedroom 1094sf

Calculation Description: Title 24 Analysis

Gross EUI¹

Net EUI²

Gross EUI1

Gross EUI¹

Net EUI²

Gross EUI¹

Net EUI²

ENERGY USE INTENSITY

North Facing

East Facing

South Facing

West Facing

CA Building Energy Efficiency Standards - 2022 Residential Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

16.97

6.61

16.97

6.61

16.97

6.61

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

Registration Number: 224-P010080719A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

ENERGY DESIGN RATINGS

Calculation Date/Time: 2024-06-25T12:34:12-07:00

Source Energy

(EDR1)

0.2

1.1

0.7

MAG

Input File Name: 3 Bedroom - Temecula.ribd22x

(EDR2total)

31.6

31

31

31.2

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

Calculation Date/Time: 2024-06-25T12:34:12-07:00

0.54

0.54

0.7

0.71

0.72

0.72

0.64

0.64

Input File Name: 3 Bedroom - Temecula.ribd22x

Report Version: 2022.0.000

Standard Design (kBtu/ft² - yr) Proposed Design (kBtu/ft² - yr) Compliance Margin (kBtu/ft² - yr)

16.43

6.07

16.27

5.9

16.25

16.33

5.97

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Schema Version: rev 20220901

5.89

Schema Version: rev 20220901

Energy Design Ratings

Efficiency¹ EDR

(EDR2efficiency)

45.1

39.8

37.9

38.7

³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

Proposed Design

RESULT³: PASS

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 12:35:19

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 2024-06-25T12:34:12-07:00 Project Name: Vista 3 Bedroom 1094sf Calculation Description: Title 24 Analysis Input File Name: 3 Bedroom - Temecula.ribd22x FENESTRATION / GLAZING 01 10 **U-factor** Name Surface SHGC Source SI Door #3 Right Wall 0.3 NFRC 0.23 NFRC Window (2) #B Right Wall 0.3 NFRC 0.23 NFRC Window #C 0.3 NFRC 0.23 NFRC Right Wall NFRC 0.23 Window #D Right Wall 0.3 NFRC Right Window (2) #E Back Wall 0.3 NFRC 0.23 NFRC Window (3) #B Back Wall 0.3 NFRC 0.23 NFRC Window #F Left Wall 0.3 NFRC 0.23 NFRC Window #C. Vindow (3) #B. Left Wall 0.23 NFRC SI Door #11 0.3 0.23 NFRC NFRC

Bug Screen Bug Screen SLAB FLOORS Edge Insul. R-value Edge Insul. R-value Area (ft²) Perimeter (ft) Heated and Depth and Depth Slab-on-Grade ADU 3 Bed - 2 Bath 1194 171 none

___ 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

LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING

OUT OF OR RESULTING THERE FROM ANY USE OF

HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS,

THESE CONSTRUCTION DOCUMENTS FOR OR ON

CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS

NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT

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

ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR

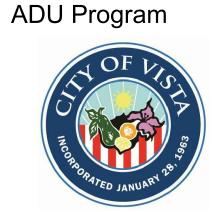
INDEMNITY DOES NOT APPLY TO THE SOLE

PATH STUDIO OR ITS ARCHITECTS.

UNDER THESE PLANS AT ALL.

PROTECTION.

project City of Vista Pre-Approved



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

description

Energy

Calculations 3 Bedroom

project no. Vista ADU

drawn by DESIGN PATH STUDIO

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 2024-06-25T12:34:12-07:00 Project Name: Vista 3 Bedroom 1094sf

Calculation Description: Title 24 Analysis

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	50	Rheem	HB50RH (50 gal)	Outside	ADU 3 Bed - 2 Bath	ADU 3 Bed - 2 Bath

Input File Name: 3 Bedroom - Temecula.ribd22x

Calculation Date/Time: 2024-06-25T12:34:12-07:00

Yvonne St Pierre

Input File Name: 3 Bedroom - Temecula.ribd22x

EA/ HERS Certification Identification (If applicable)

Yvonne St Pierre

2024-06-25 13:07:30

2024-06-25 13:07:30

Responsible Designer Signature:

619-292-8807

I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets,

C 34789

619-292-8807

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

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Schema Version: rev 20220901

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at CalCERTS.com

HERS Provider: CalCERTS inc.

Report Generated: 2024-06-25 12:35:19

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

SPACE CONDITIONING	G SYSTEMS	*									
01	01 02		. 04	05 06		07	08	09			
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Typ			
New ducted heat pump1	Heat pump heating cooling	Heat Pump System	1	Heat Pump System	í	HVAC Fan 1	Air Distribution System 1	Setback			

01	02	03	04	05	06	07	08	09	10	11	12	13				
				Heating		Cooling		Cooling		Cooling		Cooling				
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HS PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EER 2/CEER	Zonally Controlled	Compressor Type	HERS Verification				
Heat Pump System 1	Central split HP	1	HSPF	11.5	33000	26400	EERSEER	20	14	Not Zonal	Single Speed	Heat Pump System				

Registration Number: 224-P010080719A-000-000-0000000-0000 Registration Date/Time: 2024-06-25 13:07:30 HERS Provider: CalCERTS inc. Report Version: 2022.0.000 Report Generated: 2024-06-25 12:35:19 CA Building Energy Efficiency Standards - 2022 Residential Compliance Schema Version: rev 20220901

I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.

calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

certify that this Certificate of Compliance documentation is accurate and complete

Project Name: Vista 3 Bedroom 1094sf

Calculation Description: Title 24 Analysis

mentation Author Name

Yvonne St Pierre

Design Path Studio

Encinitas, CA 92023

Yvonne St Pierre

Design Path Studio

PO Box 230165

Encinitas, CA 92023

Registration Number: 224-P010080719A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

PO Box 230165

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

erified EER/EER2 **Verified Airflow Airflow Target** leat Pump System 350 Required 1-hers-htpump HVAC - DISTRIBUTION SYSTEMS 04 05 06 07 08 09 Supply Return Supply Return Supply Return Air Distribution Non-Verified System 1 - except 12ft HVAC DISTRIBUTION - HERS VERIFICATION 04 **Verified Duct** Name Verification Target (%) Air Distribution 5.0 System 1-hers-dist **HVAC - FAN SYSTEMS** Name

Project Name: Vista 3 Bedroom 1094sf

HVAC HEAT PUMPS - HERS VERIFICATION

Calculation Description: Title 24 Analysis

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Registration Number: 224-P010080719A-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

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07

HSPF/HSPF2

Credit not taken

Fan Power (Watts/CFM)

Verified Heating

Cap 17

Air Distribution

Low Leakage

Ducts Entirely in

Name

HVAC Fan 1-hers-fan

Cap 47

Sealed and Tested

Low-leakage Air

Not Required

Input File Name: 3 Bedroom - Temecula.ribd22x

06

Verified Refrigerant

Yes

Charge

Buried Ducts

Not Required

SEER/SEER2

Required

05

Verified Duct

Not Required

Type

HERS Provider: CalCERTS inc. Report Generated: 2024-06-25 12:35:19

	DENTI	AL MEAS	SURES S	UMM/	ARY						RMS-
Project Na Vista 3		n 1094sf		Build	ling Type		gle Fami ti Family	ly Addition		Alteration	Date 6/25/202
Project A		lint.		1000	ornia Ene	-	1999	Total Cond. Flo		Addition	# of Uni
	Vista V	rista		C	A Clima		e 07	1,194		n/a	1
	ruction	Type		Cav	itv	Area (ft²)	9	pecial Feat	hiroe		Status
Wall	Wood Fra			R 15	ity	263		pecial i ca	uics		New
Wall	Wood Fra	A 107 A 2 A 2 A 2 A 2 A 2 A 2 A 2 A 2 A 2 A		R 20		917					New
Roof	Wood Fra	amed Rafter		R 30		1,194					New
Slab	Unheated	d Slab-on-Grade		- no ins	ulation	1,194	Perim :	= 171'			New
	STRATI	37000	Total Area:		Glazing			-		ge U-Factor:	0.30
Orient	ation	Area(ft ²)		HGC	Overh	nang	Sidef		ior Sha	des	Status
Front (N)		62.5	0.300	0.23	none		none	N/A			New
Right (W)		63.4	0.300	0.23	none		none	N/A			New
Rear (S) Left (E)		34.5 79.9	0.300	0.23	none		none	N/A N/A			New
2011 (12)				0.20			110110				
	SYSTE		Min. Eff	Cod	oling		Min	ı. Eff	Therr	nostat	Status
		3	Min. Eff		oling t Heat Pu	тр		ı. Eff SEER	Therr Setback	nostat	Status New
Qty.	Heating Electric He	at Pump				тр			Setback		
Qty.	Heating Electric Heating DISTRI	at Pump	11.50 HSPI	= Splii	t Heat Pu			SEER	Setback	mostat uct	
Qty. f HVAC Locati	Heating Electric Heating DISTRI	at Pump BUTION He	11.50 HSPI	= Splii	t Heat Pu		20.0	SEER	Setback	uct Value	New
Qty. 1 HVAC Locati New ducte	Heating Electric Heating DISTRI	BUTION He	11.50 HSPI	Splin	t Heat Pu	Duc	20.0	SEER	Setback Di R-	uct Value	New Status
Qty. 1 HVAC Locati New ducte	Heating Electric Heating DISTRI ion and heat pure	BUTION He	11.50 HSPI	Splin	t Heat Pu	Duc	20.0	SEER	Setback Di R-	uct Value	New Status

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply pienum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nomina cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Abnendix RA3. *
---------------	---

§ 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)1Biii&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)1G
ool and Spa Sys	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.

	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)10.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G
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§ 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, of 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 Ceilings. 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. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Blank 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).

(Page 9 of 13) Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x6 Exterior Finish: 3 Coat Stucco Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board

CF1R-PRF-01-E

Assembly Layers

BUILDING ENVELOPE - HERS VERIFICATION Quality Insulation Installation (QII) High R-value Spray Foam Insulation CFM50 Building Envelope Air Leakage CFM50

04

2x6 @ 16 in. O. C.

2x6 @ 16 in. O. C.

2x10 @ 16 in. O. C.

Calculation Date/Time: 2024-06-25T12:34:12-07:00

06 07

0.081

0.069

nterior / Exterior

Continuous

R-value

None / None

None / None

None / None

Input File Name: 3 Bedroom - Temecula.ribd22x

05

Total Cavity

R-value

R-15

R-21

R-30

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Wood Framed Wal

02

Exterior Walls

Cathedral Ceilings

Registration Number: 224-P010080719A-000-000-000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

§ 110.3(c)3:

§ 110.3(c)6:

Project Name: Vista 3 Bedroom 1094sf

Calculation Description: Title 24 Analysis

OPAQUE SURFACE CONSTRUCTIONS

01

Construction Name

R-15 Wall

R-21 Wall

R-30 Roof No Attic

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

Registration Number: 224-P010080719A-000-000-0000000-0000 Registration Date/Time: 2024-06-25 13:07:30 HERS Provider: CalCERTS inc. Report Version: 2022.0.000 Report Generated: 2024-06-25 12:35:19 CA Building Energy Efficiency Standards - 2022 Residential Compliance

CF1R-PRF-01-E CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD (Page 12 of 13) Project Name: Vista 3 Bedroom 1094sf Calculation Date/Time: 2024-06-25T12:34:12-07:00 Calculation Description: Title 24 Analysis Input File Name: 3 Bedroom - Temecula.ribd22x

Schema Version: rev 20220901

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

4	HVAC Fan 1-hers-fan		Required			0.45		
INDOOR AIR QUALITY	(IAQ) FANS							
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	65	0.35	Exhaust	No	n/a / n/a	No	Yes	

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.

HERS Provider: CalCERTS inc.

Report Generated: 2024-06-25 12:35:19

2022 Single-Family Residential Mandatory Requirements Summary

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

Report Version: 2022.0.000

Schema Version: rev 20220901

	nily residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach respective section for more information.
uilding Envelop	ne:
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-2 insulation in wood-farme ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof afterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102 Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to \$150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.
ireplaces, Deco	rative Gas Appliances, and Gas Log:
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *
pace Condition	ing, Water Heating, and Plumbing System:
§ 110.0-§ 110.3:	Certification, Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
£ 440 2(-)2-	Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating

Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with

hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary 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 as Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook. Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation
Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

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

Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. * Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive 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 grade must be installed in a waterproof and non-crushable casing or sleeve.

Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5 x 2.5 x 2.5 x 7 suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater

Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director. 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. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If 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 be sealed with mastic, tape, or 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 1/4", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board 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.

Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers. § 150.0(m)7: gampers.

Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, 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 carvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating. § 150.0(m)10: Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.

Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an 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. Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the

5/6/22

§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)11:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required 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 of 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)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED ligh sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	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.
Solar Readiness:	approacie refamemente formementalities garages in 33 more receipt rece
§ 110.10(a)1:	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the 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).
§110.10(b)1A:	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 roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. 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.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	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 horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a sclar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a 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 information from § 110.1
§ 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.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pocircuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."
3 110.10(0)2.	circuit breaker for a future solar electric installation. The reserved space must be permanently marked as in order of the circuit.

2022 Single-Family Residential Mandatory Requirements Summary 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, <u>or</u> 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 source collocated at a single panetocard suitable to be supplied by the ESS, with one circuit supplying in the reinglerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum bushar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.

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 unbostructed 240V branch circuit writing installed within 3 of the furnace with circuit conductors rated at least 30 arins 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."

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."

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 wilthin 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.

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 369
 14,367
 Output per System Return Vented Lighting Total Output (Btuh) Return Air Ducts Output (Btuh/sqft) Cooling System Return Fan Output per System Supply Fan Total Output (Btuh) **Supply Air Ducts** Total Output (Tons) Total Output (Btuh/sqft) TOTAL SYSTEM LOAD Total Output (sqft/Ton) Air System CFM per System HVAC EQUIPMENT SELECTION Airflow (cfm) Airflow (cfm/sqft) Airflow (cfm/Ton) Outside Air (%) Outside Air (cfm/sqft) Note: values above given at ARI conditions

TIME OF SYSTEM PEAK

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak) $\rightarrow \leftarrow \rightarrow$ ROOM COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak 75 / 62 °F 55 / 54 °F → ,• | 47.6% ROOM

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

6/25/2024

COIL COOLING PEAK COIL HTG. PEAK

Vista 3 Bedroom 1094sf System Name

New ducted heat pump ENGINEERING CHECKS

Number of Systems

Heating System

5/6/22

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project

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description

Energy Calculations 3 Bedroom

project no. Vista ADU