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APPLICANT AGREEMENT

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 **CARLSBAD** ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF CARLSBAD BUILDING DEPARTMENT. BUILDING CODES
DO CHANGE OVER TIME AND RECIPIENT SHALL
ENSURE FULL COMPLIANCE UNDER ALL CODES
THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.

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

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

`	project
E	City of Carlsbad Pre-Approved ADU Program
	revisions
	\triangle
	description
	Title Sheet
	3 Bedroom

05 May 2023

project no. 2022_Carlsbad_ADU drawn by Design Path Studio

Accessory Dwelling Unit 3 Bedroom - 999 s.f. Carlsbad, CA

SHEET INDEX

T1.1 TITLE SHEET T1.2 EXTERIOR STYLE OPTIONS AS.1 SITE INFORMATION AS.2 SITE PLAN (PROVIDED BY OWNER) G0.1 CAL GREEN CHECKLIST G0.2 GENERAL NOTES G0.3 HIGH & VERY HIGH FIRE SEVERITY ZONE NOTES		LITY COMPANIES REGARDING GAS ANI J. SEE EXAMPLE SITE PLAN, SHEET AS.		APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. CHANGES TO PLANS ARE TO BE NOTED IN THE CHECKLIST BELOW. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS
A0.1 SCHEDULES & NOTES A1.1 FLOOR PLAN / ROOF PLAN CONTEMPORARY A1.2 FLOOR PLAN / ROOF PLAN FARMHOUSE	ZONING INFORMATION	DIRECTORY	VICINITY MAP	REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOGRAPHICAL ENGINEER'S REPORT.
A1.3 FLOOR PLAN ROOF PLAN SPANISH A2.1 MECHANICAL/PLUMBING/ELECTRICAL PLANS A3.1 EXTERIOR ELEVATIONS CONTEMPORARY A3.2 EXTERIOR ELEVATIONS FARMHOUSE	CONTACT CITY OF CARLSBAD FOR THE INFORMATION BELOW: EMAIL: planning@carlsbadca.gov PHONE: (442)339-2610	SITE PLAN & TITLE SHEET INFORMATION PREPARED BY: COMPANY:		modifications to permit ready plans:
A 3 3 EYTERIOR ELEVATIONS SDANISH	ZONING : OVERLAY :	CONTACT PERSON: ADDRESS:		YES NO MODIFIED ITEMS (IF ANY)
A4.1 BUILDING SECTIONS CONTEMPORARY A4.2 BUILDING SECTIONS FARMHOUSE A4.3 BUILDING SECTIONS FARMHOUSE A4.4 BUILDING SECTIONS SPANISH A4.5 BUILDING SECTIONS SPANISH A5.1 ARCHITECTURAL WALL & ROOF DETAILS	COASTAL ZONE: NO YES — REFERENCE MINOR CDP APPLICATION	PHONE: EMAIL:		BUILDING DESIGN CHANGE FOUNDATION DESIGN CHANGE
A5.2 ARCHITECTURAL ROOF DETAILS A5.3 AGING IN PLACE DETAILS AND SPECIFICATIONS S.1 STRUCTURAL NOTES & SPECIFICATIONS	LOT SIZE : EXISTING HABITABLE SQ. FT. :	PROPERTY OWNER: NAME:		DESCRIPTION OF CHANGE
S.2 CONTEMPORARY FOUNDATION + FRAMING PLANS S.3 FARMHOUSE FOUNDATION + FRAMING PLANS S.4 SPANISH FOUNDATION + FRAMING PLANS	FLOOR AREA OF ALL DETACHED NON—HABITABLE STRUCTURES:	ADDRESS: PHONE:		DESCRIPTION OF CHANGE
S.5 STRUCTURAL DETAILS S.6 STRUCTURAL DETAILS S.7 STRUCTURAL DETAILS T24.1 ENERGY CALC.	EXISTING LOT COVERAGE: ALLOWABLE LOT COVERAGE:	EMAIL:		REASON FOR CHANGE
T24.2 ENERGY CALC. T24.3 ENERGY CALC.	PROPOSED LOT COVERAGE :	BUILDING DEPARTMENT: CITY OF CARLSBAD BUILDING DEPARTMENT		BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT AND INFORMATION ABOVE AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.
BUILDING INFORMATION	ADU LOT COVERAGE (INCLUDING PATIO): LOT SLOPE :	1635 FARDAY AVE, CARLSBAD, CA 92008 P. (442)339-2719		SIGNATURE: DATE:
GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE	ADU SETBACKS FROM PROPERTY LINE	PROJECT DESCRIPTION	porch selection:	HERS NOTES
2022 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA	ALLOWED: FRONT- PROPOSED: FRONT- REAR- REAR-		CONTEMPORARY PORCH 287 S.F. S.F.	PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF
ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CITY OF CARLSBAD MUNICIPAL CODE.	SIDE— SIDE— STREET SIDE—	NEW CONSTRUCTION OF A ONE STORY, 3 BEDROOM, 2 BATH, DETACHED 999 S.F. ACCESSORY DWELLING UNIT REFER TO PORCH SELECTION CHECKLIST FOR PORCH AREA.	FARMHOUSE 204 S.F. S.F.	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,
SITE ADDRESS:	ADU SEPARATION FROM MAIN RESIDENCE		SPANISH 307 S.F. S.F.	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.
	PROPOSED:	LEGAL DESCRIPTION	APN	CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED. 2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED
GOVERNING AGENCY: CITY OF CARLSBAD, CA. OCCUPANCY GROUP: R3 STORIES: 1 TYPE OF CONSTRUCTION: VB	OFF STREET PARKING : REQUIRED: PROVIDED:			CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 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, 10-103(b)1.A.
	JIRED SUPPLEMENTAL INFORMAT	TION - TO BE COMPLETED BY OW	NFR	3. CF1R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE.
additional information to be provided	electrical service information:	fire sprinkler information:	exterior - style selection:	4. HERS TESTS REQUIRED FOR THIS PROJECT ARE: QUALITY INSULATION INSTALLATION (QII), INDOOR AIR QUALITY VENTILATION, KITCHEN RANGE HOOD, VERIFIED REFRIGERANT CHARGE, AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7), VERIFIED HEAT PUMP RATED HEATING CAPACITY, WALL—MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT2 (SC3.4.5), DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE
by homeowner:	X SELECTION UPGRADED SERVICE - CONTACT SDG&E FOR WORK ORDER	X SELECTION EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS	X SELECTION - SEE SHEET T1.2 FOR EXTERIOR RENDERING CONTEMPORARY	(SC3.1.4.1.8) KITCHEN RANGE HOOD CFM VERIFICATION (100 CFM , = 3 SONES) IAQ MECHANICAL VENTILATION - See new ducting requirements Table 150.0-H
REFERENCE X COMPLETED / ACKNOWLEDGED	EXISTING SERVICE TO REMAIN	EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS EXISTING RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS	FARMHOUSE	5. FOR IAQ FAN - 26,35,46,44 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 INTERMITTANT FAN). THIS FAN TO
SHEET T1.1 TITLE SHEET (T1.1) INFORMATION FILLED OUT SITE PLAN SHEET AS.2 TO INCLUDE ALL SITE SPECIFIC INFORMATION LISTED IN THE	NEW SERVICE - CONTACT SDG&E FOR WORK ORDER SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE	PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)	SPANISH	PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISION.
SHEET AS.2 CHECKLIST ON THE EXAMPLE SITE PLAN SHEET AS.2 (INCLUDED IN THIS PLAN SET FOR REFERENCE ONLY)	gas service information:	PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ) *NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE SPRINKLERS OR IS LOCATED IN VHFSZ OR HFSZ. SEE NOTES ON G0.3 AND FIRE RATED	exterior - wall material: X SELECTION(S)	6. SOLAR IS REQUIRED: Solar exemption cut off is 1.8 kWdc — this is an owner choice. Studio — 1.40 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN. 1Bedroom — 1.68 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN. 2Bedroom — 2.01 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN.
SHEET AS.1 THRESHOLDS FOR GRADING PERMITS UPDATED TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT	X SELECTION UPGRADED SERVICE	fire rated details:	STUCCO / COLOR (CONTEMPORARY / FARMHOUSE / SPANISH)	3Bedroom - 1.70 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN. 7. SPECIAL FEATURES: VCHP required items listed above, exposed slab flooring, and NEEA rated heat pump water heater; specific brand/model or eq.
T24.1 - T24.3 THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T24.1) TO OBTAIN UPDATES TO THE REPORT. ELECTRICAL CIRCUIT CARD/LOAD INFORMATION AND GAS LINE SIZING DIAGRAM (IF	EXISTING SERVICE TO REMAIN	X SELECTION	FIBER CEMENT - SIDING / COLOR (CONTEMPORARY / FARMHOUSE) WOOD SIDING / COLOR (CONTEMPORARY / FARMHOUSE)	8. NEW 2022 ELECTRIC READY REQUIREMENTS: IF HEAT PUMP WATER HEATER IS NOT INSTALLED, PROVIDE SPACE FOR THIS TYPE OF WATER HEATER. A 240v
FORM B-59 APPLICABLE) FOR ADU AND EXISTING MAIN HOUSE, SEE EXAMPLE SHEET AS.2. WASTE MANAGEMENT APPLICATION AND COMPLETED B-59 (PAGE ONE)	NEW SERVICE SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE	ROOF EAVE DETAIL 1, 2, 3, 5, 6, 7, 14 / A5.2 WALL FINISH DETAIL 9B,12B,15B/ A5.1	OTHER	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.
SEPARATE PERMIT PHOTOVOLTAIC PERMIT OR EXISTING CONDITION INFORMATION. SEE DEFERRED SUBMITTAL CHECKLIST ON THIS SHEET FOR FURTHER INFORMATION SEPARATE FIRE SPRINKLER PERMIT (IF APPLICABLE) SEE FIRE SPRINKLER INFORMATION	sewer waste water information:	FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN ADU IS IN THE HIGH FIRE SEVERITY ZONE OR IF 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	exterior - window & trim color: X SELECTION	RESIDENCES WITHIN
PERMIT CHECKLIST ON THIS SHEET FOR FURTHER INFORMATION SOILS REPORT AND FOUNDATION APPROVAL LETTER (IF APPLICABLE) SEE FORM B-64 AND EARTHWORK NOTES ON SHEET AS.1	X SELECTION ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN	BUILDINGS PER TABLE R302.1(1) & R302.1(2). FIRE RATED DETAILS ABOVE ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 5 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.	WHITE	NOISE IMPACT BOUNDARY
FORM B-60-A SITE SURVEY INCORPORATED INTO SITE PLAN AND FILLED OUT FORM B-60-A, IF ADU IS LOCATED LESS THAN OR EQUAL TO 5 FEET FROM ADJACENT PROPERTY LINE FORM B-50 & B-55 CLIMATE ACTION BLAN FORM B-50 APPLICATION AND B-55 CFE SUFET AS 4	ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL *IF EXISTING HOUSE HAS FOUR OR MORE TOILETS WITH AN EXISTING 3 INCH SEWER DRAIN, A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU.	master plan designation of main	TAN	1. ANY NEW RESIDENCE OR ADDITION OF ONE OR MORE HABITABLE ROOMS TO AN EXISTING RESIDENCE LOCATED WITHIN THE NOISE IMPACT BOUNDARY OF AN AIRPORT OR FREEWAY MUST BE DESIGNED TO ENSURE THAT INTERNAL NOISE LEVELS DUE TO AIRPORT OR FREEWAY
AND SHEET AS.1 FORM E-32 AND SHEET AS.1 CONSTRUCTION BMP INFORMATION, COMPLETE FORM E-32 SWPPP TIER LEVEL APPLICATION AND E-29 STORMWATER COMPLIANCE FORM, SEE SHEET AS.1 FOR	REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS SEPTIC - REQUIRES HEALTH DEPARTMENT APPROVAL	dwelling unit: MASTER PLAN DESIGNATION:	OTHER WINDOW COLOR	OPERATIONS DO NOT EXCEED 45 DB. THIS STANDARD MAY BE SATISFIED BY PERFORMING THE ACOUSTICAL ANALYSIS DESCRIBED IN CARLSBAD MUNICIPAL CODE SECTION 1206.4.2 OR BY EMPLOYING THE PRESCRIBED CONSTRUCTION METHODS DESCRIBED IN CARLSBAD MUNICIPAL CODE SECTION 1206.4.3
AND SHEET AS.1 MORE INFORMATION FORM HOLD HARMLESS AGREEMENT	DISTANCE TO CONNECTION	WALL FINSIH & COLOR OF PRINCIPAL DWELLING UNIT	exterior - roof material:	CODE SECTION 1200.4.0
	noise impact boundary:	ROOF TYPE & COLOR OF MAIN DWELLING UNIT TRIM COLOR OF MAIN DWELLING	X SELECTION(S) CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC IAMPO UES-ER 1900 MINIMUM 2-1/2:12 ROOF SLOPE.	
	ANY NEW RESIDENCE OR ADDITION OF ONE OR MORE HABITABLE ROOMS TO AN EXISTING RESIDENCE LOCATED WITHIN THE NOISE IMPACT BOUNDARY OF AN AIRPORT OR FREEWAY MUST BE DESIGNED TO ENSURE THAT INTERNAL NOISE LEVELS DUE TO AIRPORT OR	WINDOW COLOR OF MAIN DWELLING UNIT	COLOR OF CONCRETE TILE ROOF STANDING SEAM METAL ROOFING MATERIAL CLASS A RATED ASSEMBLY IS 24 GAUGE METAL SALES	
	FREEWAY OPERATIONS DO NOT EXCEED 45 DB. THIS STANDARD MAY BE SATISFIED BY PERFORMING THE ACOUSTICAL ANALYSIS DESCRIBED IN CARLSBAD MUNICIPAL CODE SECTION 1206.4.2 OR BY EMPLOYING THE PRESCRIBED CONSTRUCTION METHODS DESCRIBED IN CARLSBAD MUNICIPAL CODE SECTION 1206.4.3.	*IF THE MAIN DWELLING UNIT IS LOCATED IN ANY MASTER PLAN DESIGNATIONS THEN THE ADU IS TO MATCH THE EXTERIOR FINISHES OF THE MAIN DWELLING UNIT.	MAGNA LOC METAL ROOFING ASTM E1592, ICC ES REPORT ESR-2385 MINIMUM 1/4:12 ROOF SLOPE. COLOR OF METAL ROOF TORCH APPLIED MODIFIED BITUMEN - CLASS A RATED ROOF- GAF INC - UL ER1306-02 - OEA MINIMUM 1/4:12 ROOF SLOPE.	
	PROJECT IS LOCATED WITHIN THE NOISE IMPACT BOUNDARY OF AN AIRPORT OR FREEWAY PROJECT IS NOT LOCATED WITHIN THE NOISE IMPACT BOUNDARY OF AN AIRPORT OR FREEWAY		OTHER ROOF MATERIAL/COLOR ICC/ESR #	
				1

ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR

USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.

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

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

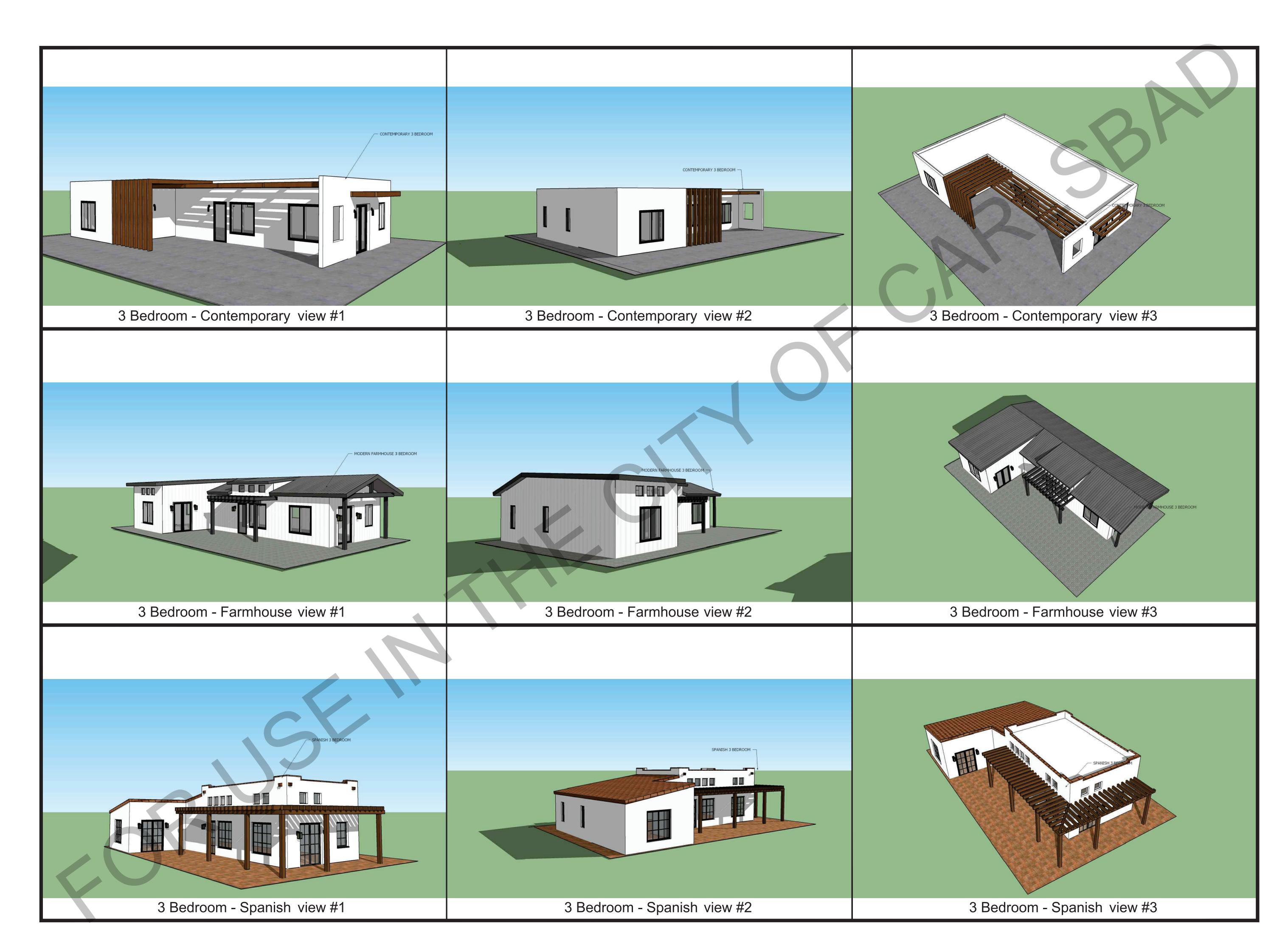
CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

City of Carlsbad Pre-Approved ADU Program

description

Exterior Style Options

05 May 2023



CAP Building Plan

Development Services

Building Division 1635 Faraday Avenue 760-602-2719 www.carlsbadca.gov

The following summarizes project compliance with the applicable Climate Action Plan ordinances of the Carlsbad Municipal Code and California Green Building Standards Code (CALGreen), current version. The following certificate shall be included on the plans for all building permits that are required to comply with the CAP measures:

1.	ENERGY EFFICIENCY APPLICABLE: YES NO Complies with CMC 18.30.060 & 18.21.050 Yes N/A Existing Structure, year built: Yes No Energy Audit? Yes No Energy Score: Efficiency Measures included in scope:
2.	PHOTOVOLTAIC SYSTEM APPLICABLE: YES NO
	Complies with CMC section 18.30.040 and 2019 California Energ Code section 150.1(c)14 Required Provided Size of PV system (kWdc): Sizing PV by load calculations If by Load Calculations: Total calculated electrical load: 80% of load:
	Hardship Requested Yes Yes Yes
3.	ALTERNATIVE WATER HEATING SYSTEM APPLICABLE: YES
	Complies with CMC sections 18.30.020 and 18.30.050? Alternative Source: □ Electric
	Passive Solar Hardship Requested Yes No

4. ELECTRIC VEHICLE (EV) CHARGING APPLICABLE: YES NO

Required Provided

18.21.030?

CONSTRUCTION BMP

APPLICANT IS REQUIRED TO COMPLETE THE E-32 SWPPP TIER LEVEL APPLICATION AT INITIAL PROJECT INTAKE TO CHECK APPLICABLE CRITERIA AND CORRESPONDING SWPPP TIER LEVEL AND PROJECTS CONSTRUCTION THREAT LEVEL

STORM WATER COMPLIANCE FORM TIER 1 CONSTRUCTION SWPPP

																							_						
	0				-	BE	ST	MAN	IAGI	EME	NT PF	RAC	TICES	(BN	IP) SE	LECTI	ION	TABLE	=										
		Erc	osion Co BMPs					s	edim	ent C	ontrol B	MPs	10		Tr Con	acking rol BMP	Ps		lon-Sto anagerr				Wast	e Mai Pollut	nageme ion Con	nt and N trol BMF	/laterials		
Best Management Practice* (BMP) Description →	Geotextiles & Mats	Wood Mulching	Earth Dikes and Drainage Swales	Slope Drains		Silt Fence	Sediment Trap	Check Dam	Fiber Rolls	Gravel Bag Berm	Street Sweeping and Vacuuming	Sandbag Barrier	Storm Drain Inlet Protection		Stabilized Construction Ingress/Egress	Stabilized Construction Roadway		Water Conservation Practices	Paving and Grinding Operations	Potable Water/Irrigation	Vehicle and Equipment Cleaning	Material Delivery and Storage	Material Use	Stockpile Management	Spill Prevention and Control	Solid Waste Management	Hazardous Waste Management	Concrete Waste Management	
CASQA Designation —>	2-2	EC-8	EC-9	EC-11		SE-1	SE-3	SE-4	SE-5	SE-6	SE-7	SE-8	SE-10		TR-1	TR-2		NS-1	NS-3	NS-7	NS-8	WM-1	WM-2	WM-3	WM-4	WM-5	WM-6	WM-8	
Construction Activity	EC	ш	Ш	ū		S	S	S	S	S	S	S	S		F	F		Z	Z	Z	Z	3	3	3	3	3	3	3	
Grading/Soil Disturbance																													
Trenching/Excavation																													
Stockpiling																													
Drilling/Boring																>						_							
Concrete/Asphalt Sawcutting																												\longrightarrow	
Concrete Flatwork																												\square	
Paving																													
Conduit/Pipe Installation																											\square	\square	
Stucco/Mortar Work																													
Waste Disposal																													
Staging/Lay Down Area																													
Equipment Maintenance and Fueling																													
Hazardous Substance Use/Storage																													
Dewatering																													
Site Access Across Dirt																													
Other (Bath													-																

Other (list): Check the box to the left of all applicable construction activity (first column) expected to occur during construction.

2. Located along the top of the BMP Table is a list of BMP's with it's corresponding California Stormwater Quality Association (CASQA) designation number. Choose one

VIOLATIONS ARE FOUND, SHALL GIVE FINAL APPROVAL.

or more BMP's you intend to use during construction from the list. Check the box where the chosen activity row intersects with the BMP column. Refer to the CASQA construction handbook for information and details of the chosen BMPs and how to apply them to the project.

> SHOW THE LOCATIONS OF ALL CHOSEN BMPs ABOVE ON THE PROJECTS SITE PLAN/EROSION CONTROL PLAN SEE THE REVERSE SIDE OF THIS SHEET FOR A SAMPLE EROSION CONTROL PLAN.

> > Page 1 of 1

Assessor's Parcel Number: Emergency Contact: Name: 24 Hour Phone:	Site Addr	9SS:
Name:	Assessor':	Parcel Number:
	Emergency	/ Contact:
24 Hour Phone:	Nam	e:
	24 H	lour Phone:
Construction Threat to Storm Water Quality		
(Check Box)		☐ MEDIUM ☐ LOW

REV 02/16

EARTHWORK NOTES

GRADING / SOIL DISTURBANCE

IF THE PROJECT DOES NOT REQUIRE ANY GRADING, STATE "NO GRADING PROPOSED" ON THE SITE PLAN. IF SOME LEVEL OF GRADING OR SOIL DISTURBANCE IS NEEDED. PURSUANT TO CMC. A SOILS INVESTIGATION IS REQUIRED FOR ALL NEW DETACHED ADU'S. §15.16.060.B, ACTIVITIES THAT MEET THE CONDITIONS BELOW DO NOT REQUIRE A GRADING PERMIT

Hardship Approved

section

Panel Upgrade?

Total EV Parking Spaces:

No. of EV Capable Spaces:

No. of EV Installed Spaces:

TDM Report on file with city?

TRAFFIC DEMAND MANAGEMENT APPLICABLE:

No. of EV Ready Spaces:

Hardship Requested

Hardship Approved

• THE AMOUNT OF SOIL MATERIAL MOVED DOES NOT EXCEED 200 CUBIC YARDS; OR • NO FILL MATERIAL IS PLACED ON AN EXISTING SLOPE STEEPER THAN FIVE UNITS HORIZONTAL THE RECOMMENDATIONS MADE IN THE SOIL INVESTIGATION ARE REQUIRED T TO ONE VERTICAL; OR

• NO CUT OR FILL MATERIAL EXCEEDS FOUR FEET IN VERTICAL DEPTH, MEASURED FROM THE EXISTING GROUND SURFACE.

IF THE PROPOSED GRADING OR SOIL DISTURBANCE MEETS THESE EXEMPTIONS, THE PLANS NEED TO INCLUDE THE FOLLOWING INFORMATION:

• DRAINAGE PATTERNS (BEFORE AND AFTER CONSTRUCTION) SLOPING AWAY FROM THE STRUCTURE ON ALL SIDES

• HOW EXCAVATED SOIL MATERIALS WILL BE REMOVED FROM OR DISTRIBUTED ON SITE • STORM WATER TIER 1 MEASURES FROM FORM E-29 NEED TO BE INSTALLED UNTIL FINAL OCCUPANCY APPROVAL

• A RIGHT-OF-WAY (ROW) PERMIT, ISSUED BY THE LAND DEVELOPMENT ENGINEERING DIVISION, WILL BE REQUIRED IF CONSTRUCTION MATERIAL OF ANY KIND IS STORED ON THE PUBLIC

RIGHT-OF-WAY. IF THE GRADING EXCEEDS THE EXEMPTION LIMITATIONS, PLEASE CONTACT THE ENGINEERING DIVISION AT 442-339-2750 TO LEARN MORE ABOUT THE GRADING PERMIT PROCESS. PLEASE NOTE THAT THE BUILDING PERMIT CANNOT BE ISSUED UNTIL A GRADING PERMIT IS REVIEWED

SOILS INVESTIGATION

RECOMMENDATIONS FROM THE SOILS INVESTIGATION, INCLUDING SPECIAL INSPECTION SCHEDULE, TO BE DETAILED IN THE DESIGN

BE INCORPORATED INTO THE FOUNDATION DESIGN AND REPRESENTED ON THE PLANS WITH COMPLETE DETAILS. IF THE PERMIT READY FOUNDATION DETAILS ARE NOT IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE SOILS REPORT THE APPLICANT IS REQUIRED TO HIRE A DESIGN PROFESSIONAL TO PROVIDE SITE SPECIFIC DETAILS TO COMPLY WITH THE

SOILS INVESTIGATION CERTIFICATIONS AND FOUNDATION DESIGN APPROVAL BY THE SOILS ENGINEER IS REQUIRED.

RECOMMENDATIONS MADE IN THE SOILS REPORT

LESS THAN 24 FEET,

WASTE MANAGEMENT NOTES 1. APPLICANT IS REQUIRED TO LIST MATERIALS THAT WILL BE REUSED, RECYCLED OR DISPOSED FROM THE PROJECT. PLEASE

STORM WATER POLLUTION PREVENTION NOTES

ALL NECESSARY EQUIPMENT AND MATERIALS SHALL BE

AVAILABLE ON SITE TO FACILITATE RAPID INSTALLATION

OF EROSION AND SEDIMENT CONTROL BMPs WHEN RAIN

THE OWNER/CONTRACTOR SHALL RESTORE ALL EROSION

CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY INSPECTOR AFTER EACH RUN-OFF PRODUCING

THE OWNER/CONTRACTOR SHALL INSTALL ADDITIONAL EROSION

CONTROL MEASURES AS MAY BE REQUIRED BY THE CITY INSPECTOR DUE TO INCOMPLETE GRADING OPERATIONS OR

ALL REMOVABLE PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE (5) DAY RAIN PROBABILITY FORECAST EXCEEDS FORTY PECENT (40%). SILT AND OTHER DEBRIS SHALL BE REMOVED AFTER

ADEQUATE EROSION AND SEDIMENT CONTROL AND PERIMETER

PROTECTION BEST MANAGEMENT PRACTICE MEASURES MUST

THE CITY INSPECTOR SHALL HAVE THE AUTHORITY TO ALTER

THIS PLAN DURING OR BEFORE CONSTRUCTION AS NEEDED

TO ENSURE COMPLIANCE WITH CITY STORM WATER QUALITY

I UNDERSTAND AND ACKNOWLEDGE THAT I MUST: (1) IMPLEMENT

BEST MANAGEMENT PRACTICES (BMPS) DURING CONSTRUCTION

THE MOBILIZATION OF POLLUTANTS SUCH AS SEDIMENT AND TO

RELATED POLLUTANTS; AND (2) ADHERE TO, AND AT ALL TIMES

THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITIES

UNTIL THE CONSTRUCTION WORK IS COMPLETE AND APPROVED

COMPLY WITH THIS CITY APPROVED TIER 1 CONSTRUCTION SWPPF

ACTIVITIES TO THE MAXIMUM EXTENT PRACTICABLE TO AVOID

AVOID THE EXPOSURE OF STORM WATER TO CONSTRUCTION

UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.

5. ALL GRAVEL BAGS SHALL CONTAIN 3/4 INCH MINIMUM

FACH RAINFALL.

BE INSTALLED AND MAINTAINED.

OWNER'S CERTIFICATE

BY THE CITY OF CARLSBAD.

E-29

OWNER(S)/OWNER'S AGENT NAME (PRINT)

OWNER(S)/OWNER'S AGENT NAME (SIGNATURE)

AGGREGATE.

REGARDING QUESTIONS ABOUT THE RECYCLING REQUIREMENT OR FOR INFORMATION ON LANDFILLS AND TO ORDER DUMPSTER. 2. APPLICANT IS TO COMPLETE AND SUBMIT THE CONSTRUCTION WASTE MANAGEMENT PLAN FORM B-59 WHEN APPLYING FOR A BUILDING PERMIT. PERMITS WILL NOT BE ISSUED WITHOUT A COMPLETE CONSTRUCTION WASTE MANAGEMENT PLAN.

CONTACT REPUBLIC SERVICES AT (760) 332-6464, A CERTIFIED C&D RECYCLER, OR THE CARLSBAD BUILDING DIVISION AT (442) 339-2719

DATE

3. ESTIMATED WASTE TONNAGE GENERATED BY THE PROJECT IS TO HAVE A DIVERSION RATE OF 65% BY WEIGHTS OF DEBRIS..

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

(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

(5) A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT ACCESS TO THE SWIMMING POOL OR SPA.

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

(7) OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME). (B) BEFORE THE ISSUANCE OF A FINAL APPROVAL FOR THE COMPLETION OF PERMITTED CONSTRUCTION OR REMODELING WORK, THE LOCAL BUILDING CODE OFFICIAL SHALL INSPECT THE DROWNING SAFETY PREVENTION FEATURES REQUIRED BY THIS SECTION AND, IF NO

AND APPROVED.

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR APPROVED

3. SITE PLAN SHALL PROVIDE DIMENSIONS SHOWING REQUIRED 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, EXCEPTIONS: 1. RESIDENTIAL DWELLINGS NOT IN THE VERY HIGH POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SECTION FIRE HAZARD SEVERITY ZONE SHALL HAVE MINIMUM OF 20

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

- FIRE APPARATUS ACCESS ROADS. FIRE ACCESS ROADWAYS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT
- 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

WIDE PER LANE.

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

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

GENERAL NOTES

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

SYSTEM.

- CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND SHORING AND UNDERPINNING. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED SHOWING THE FOLLOWING: NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING AND PROPOSED BUILDINGS, AND STRUCTURES, LOCATION OF YARDS USED FOR ALLOWABLE INCREASE OF BUILDING AREA.
- DIMENSIONED SETBACKS, MINIMUM SEPARATION FROM EXISTING STRUCTURES AND FUEL MODIFICATION ZONES PER UNIFORM ADMINISTRATIVE CODE SECTION 302. IF A GRADING PLAN IS REQUIRED, INCORPORATE THE ENTIRE APPROVED GRADING PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS.
- PROJECTIONS, INCLUDING EAVES, MUST BE AT LEAST 24" FROM PROPERTY LINES.
- **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
 - 2. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED.

BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.

ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE

IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.

- 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
- 6. 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

OF THE LISTED METHODS LISTED IN CGC SECTION 4.503.3

7. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.

FILED WITH THE APPROVED PLANS

- 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.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.
- 10. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0
- 11. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1
- 12. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.

DIVISION 2 - SITEWORK

1. SITE PREPARATION PROJECT IS TO BE STAKED OUT FOR OWNER APPROVAL BEFORE FOR EARTHWORKS TO

2. SITE CLEARING

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

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

ON THE SITE PLAN. 4. SHORING IS TO BE PROVIDE AS REQUIRED

ENCINITAS GRADING ORDINANCE

5. EARTH WORK a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH THE CITY OF

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

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

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

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

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

PATH STUDIO OR ITS ARCHITECTS.

COPYRIGHT PROTECTION.

project

City of Carlsbad Pre-Approved ADU

1	revisions	
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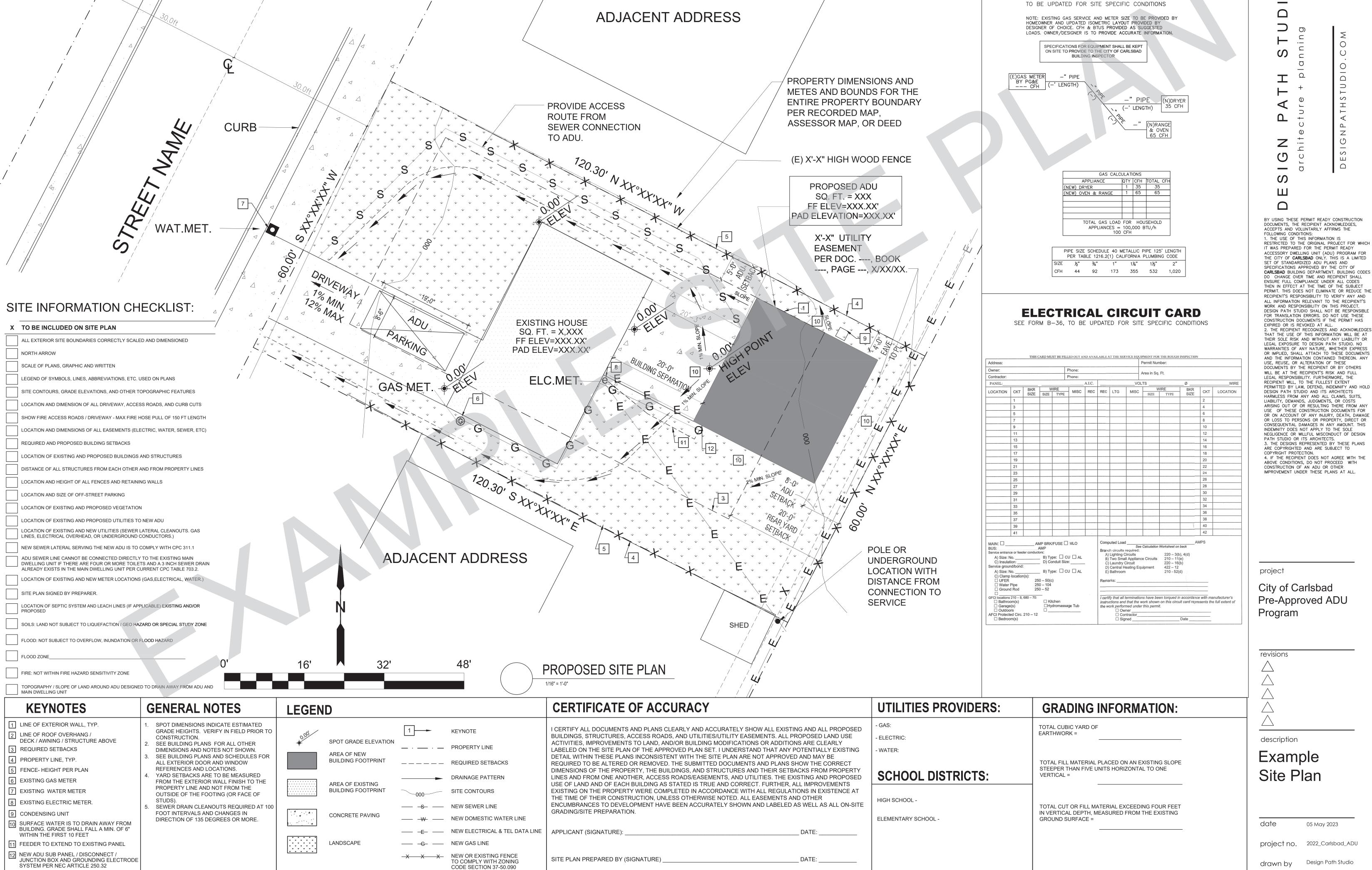
description

Site

05 May 2023

2022_Carlsbad_ADU

Design Path Studio



GAS PIPE ISOMETRIC DIAGRAM

Pre-Approved ADU

05 May 2023

project no. 2022_Carlsbad_ADU

a. Humidity controls shall be capable of adjustment between a relative humidity range less than or

b. A humidity control may be a separate component to the exhaust fan and is not required to be

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

2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential

2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems),

3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential

Exception: Use of alternate design temperatures necessary to ensure the system functions are

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper

Examples of acceptable HVAC training and certification programs include but are not limited to the following:

installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the

considered by the enforcing agency when evaluating the qualifications of a special inspector:

project they are inspecting for compliance with this code.

shall be closely related to the primary job function, as determined by the local agency.

1. Certification by a national or regional green building program or standard publisher.

3. Successful completion of a third party apprentice training program in the appropriate trade.

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

this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the

employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with

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

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

2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building

1. Special inspectors shall be independent entities with no financial interest in the materials or the

2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate

certification program. Uncertified persons may perform HVAC installations when under the direct supervision and

3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

Load Calculation), ASHRAE handbooks or other equivalent design software or methods.

integral (i.e., built-in)

tub/shower combination

sized, designed and have their equipment selected using the following methods:

ASHRAE handbooks or other equivalent design software or methods.

Equipment Selection), or other equivalent design software or methods.

4.507 ENVIRONMENTAL COMFORT

CHAPTER 7

702 QUALIFICATIONS

State certified apprenticeship programs.

4. Programs sponsored by manufacturing organizations.

performance contractors, and home energy auditors.

4. Other programs acceptable to the enforcing agency.

project they are inspecting for compliance with this code.

703 VERIFICATIONS

5. Other programs acceptable to the enforcing agency.

Public utility training programs.

equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of

responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Pre-Approved ADL Program

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 LOSS TO PERSONS OR PROPERTY, DIRECT OR

CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS

NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN

3. THE DESIGNS REPRESENTED BY THESE PLANS

4. IF THE RECIPIENT DOES NOT AGREE WITH THE

ABOVE CONDITIONS, DO NOT PROCEED WITH

IMPROVEMENT UNDER THESE PLANS AT ALL

INDEMNITY DOES NOT APPLY TO THE SOLE

ARE COPYRIGHTED AND ARE SUBJECT TO

CONSTRUCTION OF AN ADU OR OTHER

PATH STUDIO OR ITS ARCHITECTS.

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OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE

revisions

description

05 May 2023

Design Path Studio drawn by

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. 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.

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. **301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application. Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1 et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] - NOT USED **SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. - NOT USED DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS:** Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development Low Rise High Rise Additions and Alterations CHAPTER 4 RESIDENTIAL MANDATORY MEASURES **SECTION 4.102 DEFINITIONS** 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also **4.106 SITE DEVELOPMENT 4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) **4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 2. Water collection and disposal systems 3. French drains Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater **Exception**: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. - Requires one EV ready installation per to Carlsbad Municipal Code 18.21.030. **DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE.** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4. Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. **4.303.1.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. **4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact **4.303.1.2 Urinals**. - NOT USED

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

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

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

4.303.1.3 Showerheads

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.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. - NOT USED 4.303.1.4.3 Metering Faucets. - NOT USED **4.303.1.4.4** Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per Note: Where complying faucets are unavailable, aerators or other means may be used to achieve 4.303.1.4.5 Pre-rinse spray valves. - NOT USED 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. - NOT USED 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. TABLE - MAXIMUM FIXTURE WATER USE **FIXTURE TYPE FLOW RATE** SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 LAVATORY FAUCETS (RESIDENTIAL) LAVATORY FAUCETS IN COMMON & PUBLIC 0.5 GPM @ 60 PSI USE AREAS 1.8 GPM @ 60 PSI KITCHEN FAUCETS METERING FAUCETS 0.2 GAL/CYCLE WATER CLOSET 1.28 GAL/FLUSH URINALS 0.125 GAL/FLUSH 4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/ DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE **EFFICIENCY** 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4,406.1 RODENT PROOFING. 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 management ordinance. **Exceptions:** Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. Identify the construction and demolition waste materials to be diverted from disposal by recycling. reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). Identify diversion facilities where the construction and demolition waste material collected will be Identify construction methods employed to reduce the amount of construction and demolition waste generated. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1 **4.408.5 DOCUMENTATION**. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4...

5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere. 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 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. 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 pellet stoves and fireplaces shall also comply with applicable local ordinances. 4.504 POLLUTANT CONTROL 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. management district rules apply: tricloroethylene), except for aerosol products, as specified in Subsection 2 below. commencing with section 94507. Table 4.504.3 shall apply.

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, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling

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

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door

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 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

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

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

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,

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

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

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

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,

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

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)

e. Water reuse systems.

resource consumption, including recycle programs and locations.

1. Sample forms found in "A Guide to the California Green Building Standards Code

Department of Resources Recycling and Recovery (CalRecycle).

documenting compliance with this section.

4.410 BUILDING MAINTENANCE AND OPERATION

2. Operation and maintenance instructions for the following:

following shall be placed in the building:

(Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in

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

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

3. Information from local utility, water and waste recovery providers on methods to further reduce

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. Landscape irrigation systems.

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.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the

project no. 2022_Carlsbad_ADU

- AND CURRENT CPC, CMC AND CEC CODES.

 3. 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 OF CARLSBAD.
- 4. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.
- 5. 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.
- 6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF CARLSBAD BUILDING INSPECTOR
- 7. 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.
- 8. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL.
- 9. 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.
- 2. 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

- 1. 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.
- 2. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF.
- 3. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER.
- 8. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).
- 9. 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).
- 11. MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
- 12. 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.
- 13. 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)

14. 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.

15. 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.
- 2. 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.
- 4. REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN.
- 5. 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 & #7
- STYLE; PLATE #2, STYLE A, PAGE 9
 EXPANSION; PLATE #6, PAGE 16 &17
 HANGING; PLATE #19, FIG. C, PAGE 43.
 DOWN SPOUTS:

PLAIN RECTANGULAR.AS REQUIRED BY 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 FOLLIPMENT IF
- PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.

FORMALDEHYDE EMISSION STANDARDS.

- 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
- 1. 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.
- 2. 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)
- 5. 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 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.
- 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 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 4.505.3 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
- 3. 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 4.410.0
- 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 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 SHOW SUBSTANTIAL CONFORMATION.
- 31. NEW SINGLE FAMILY RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION PER R327
 - 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 ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

 B) PEINEOPCEMENT SHALL BE SOUD LUMBER OR OTHER

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

- 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

- 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 OVER CURRENT PROTECTION.
- 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 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
- 4. 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"
 HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLE 703.2)
 THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL
- DRAINAGE LINE IS 5. (CPC TABLE 703.2)
 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 (N)
- 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
- 5. 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 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.

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- AMPERE 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
- OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.

BE HIGH EFFICACY.

- 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 ONE 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)

A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A $\frac{120}{240}$ -VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS (CENC 150.0(N)1A)

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 PESERVED SINCLE DOLE CIRCUIT PREAKER SPACE IN THE
- 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
 ASSISTANCE
- ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.
- 8. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
- 9. 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 CONNECTION OF BACKUP POWER SOURCE.

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

- 1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN
- ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

 2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(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."

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BY USING THESE PERMIT READY CONSTRUCTION OCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS: . 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 HE CITY OF **CARLSBAD** ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF CARLSBAD 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 TH 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 RESPONSIB FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS

EXPIRED OR IS REVOKED AT ALL. . THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES 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 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 EXTEN' 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 AN' USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAG OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT, THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project

City of Carlsbad Pre-Approved ADU Program

revisions

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General Notes

ate 05 May 2023

project no. 2022_Carlsbad_ADU

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drawn by

Design Path Studio

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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

- 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.
- 705.a 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 ADN 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 16 - INCH AND SHALL NOT EXCEED 18 - 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
- 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.

SECTION 2303.2.

- 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 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 12. 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
 - 5. ONE LAYER OF $\frac{5}{8}$ " TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF FLOOR PROJECTION.

E119 OR UL 263

- 6. 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.6 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
- 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
 - 1. NONCOMBUSTIBLE MATERIAL

OF THE FOLLOWING:

FIRE RESISTANCE DESIGN MANUAL

- 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 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
- 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
 - 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

BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE

- 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.

- 707A.9 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING 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
- **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 %" TYPE X GYPSUM SHEATHING APPLIED

BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF

- THE APPENDAGE 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 APPENDAGE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM
- ASSOCIATION FIRE RESISTANCE DESIGN MANUAL 7. THE UNDERSIDE OF AN APPENDAGE 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 AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.
- **EXCEPTION TO SECTION 707A.10: STRUCTURAL COLUMNS** AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF REQUIRED AT FINAL INSPECTION. 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED
- 15. 708A.2 EXTERIOR GLAZING. THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
 - 1. EXTERIOR WINDOWS
 - 2. EXTERIOR GLAZED DOORS

OF SFM STANDARD 12-7A-2.

- GLAZED OPENINGS WITHIN EXTERIOR DOORS
- 4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS 5. EXTERIOR STRUCTURAL GLASS VENEERS
- 6. SKYLIGHTS
- 7. VENTS
- 16. 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR **ASSEMBLY REQUIREMENTS:**
- 1. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR 2. BE CONSTRUCTED OF GLASS BLOCK UNITS. 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

4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS

- ONE OF THE FOLLOWING: 1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF
- NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL 2. THE EXTERIOR SURFACE OR CLADDING SHALL BE IGNITION RESISTANT MATERIAL
- 3. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING **REQUIREMENTS:**
- 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 THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT
- LESS THAN 3/8" THICK. 4. THE EXTERIOR DOOR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED **ACCORDING TO THE NFPA 252**
- 5. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE IN SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707. 6. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED
- TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. 18. 708A.3.1 EXTERIOR DOOR GLAZING. GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION 708A2.1

FIRE SPRINKLER NOTES

- 1. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
- 2. 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.
- 3. SECTION 903.2.1 GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 9033 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. THIS INCLUDES SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS AND ALL RESIDENTIAL CARE FACILITIES REGARDLESS OF OCCUPANT LOAD.
- 4. SECTION 903.2.1.1 ADDITIONS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3 MAY BE REQUIRED TO BE INSTALLED THROUGHOUT STRUCTURES WHEN THE ADDITION IS MORE THAN 50% OF THE EXISTING BUILDING OR WHEN THE ALTERED BUILDING WILL EXCEED A FIRE FLOW OF 1,500 GALLONS PER MINUTE AS CALCULATED PER SECTION 507.3. THE FIRE CODE OFFICIAL MAY REQUIRE AN AUTOMATIC SPRINKLER SYSTEM BE INSTALLED IN BUILDINGS WHERE NO WATER MAIN EXISTS TO PROVIDE THE REQUIRED FIRE FLOW OR WHERE A SPECIAL HAZARD EXISTS SUCH AS: POOR ACCESS ROADS, GRADE, BLUFFS AND CANYON RIMS, HAZARDOUS BRUSH AND RESPONSE TIMES GREATER THAN 5 MINUTES BY A FIRE DEPARTMENT
- SECTION 903.2.1.2 REMODELS OR RECONSTRUCTION AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 MAY BE REQUIRED IF THE SCOPE OF WORK INCLUDES SIGNIFICANT MODIFICATION TO THE INTERIOR AND/OR ROOF OF THE BUILDING. AND THE COST OF THE INSTALLATION DOES NOT EXCEED 15 PERCENT OF THE CONSTRUCTION COSTS OF THE REMODEL. LOCATION AND SIZE OF WATER SERVICE UNDERGROUND
- SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS. A MINIMUM 1 INCH WATER SHALL BE INSTALLED. 7. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE
- A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING SHALL BE TESTED.

	ABBREVIATIONS
ADU	ACCESSORY DWELLING UNIT
AFF	ABOVE FINISH FLOOR
AMP	AMPERE
AWG	AMERICAN WIRE GAUGE
BMP	BEST MANAGEMENT PRACTICE
BM	BEAM
BN	BOUNDARY NAILING
BTTM	BOTTOM
C	COUNTER
CALC	CALCULATION CUBIC FEET PER HOUR
CFH CFM	CUBIC FEET PER HOUR CUBIC FEET PER MINUTE
CONC	CONCRETE
CONC	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DTP	DOUBLE TOP PLATE
DW	DISH WASHER
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FR	FIRE RATED
GAL	GALLON
GD	GARBAGE DISPOSAL
GFI	GROUND-FAULT CIRCUIT INTERRUPTER
GI	GALVANIZED IRON
GL	GLASS
GPM	GALLON PER MINUTE
GYP	GYPSUM
HLW	HALLOW
HGT	HEIGHT
HDR	HEADER
HDU LVL	HOLDOWN INSTALLATION LEVEL
MIN	MINIMUM
OAE	OR APPROVED EQUIVALENT
OC	ON CENTER
OPER	OPERATION
OI LIV	OI LIVATION

OVEN

POST TENTION

REFRIGERATOR

SAFETY DATA SHEET

SQUARE FOOTAGE

REINFORCED

QUANTITY

SIMILAR

SHEET

TEMPERED

THICKNESS

TYPICAL

WOOD

VOLT

REQUIRED

ORIENTED STRAND BOARD

POUNDS PER SQUARE INCH

PARALLEL-STRAND LUMBER

UNLESS NOTED OTHERWISE

TYPE 5 B CONSTRUCTION

WASHER AND DRYER

WEATHER RESISTANT

WATER HEATER

0

PSI

PSL

PT

QNTY

REQ

REINF

SDS

SIM

SF

SHT

TYP

VΒ

W/D

WD

WH

WR

THICK

REF

revisions

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Program

City of Carlsbad

Pre-Approved ADU

description

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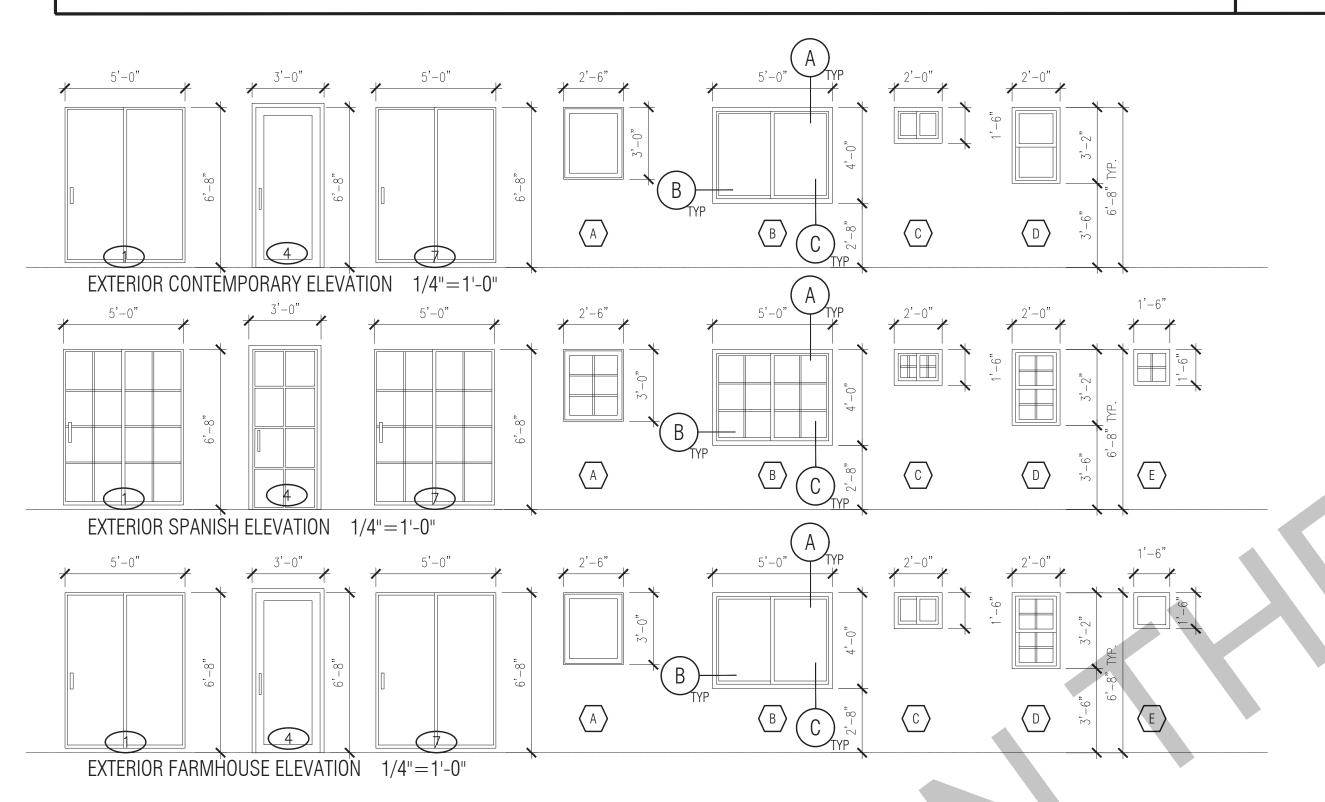
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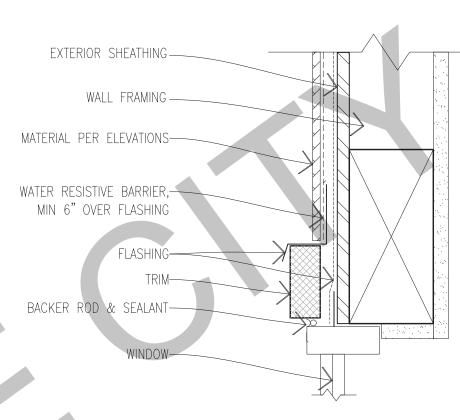
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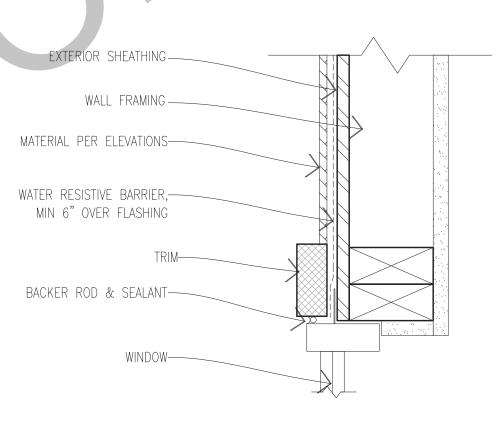
WIN	NDOW :	SCHED	DULE					REFER TO NOTE ON SHEET G0.3	s DO	OR SCHEDUL	.E								REFER TO NOTES ON SHEET G0.3
WINDOW)W SIZE	OPER.	QNTY	FRAME	HEAD	LOCATION REMARKS	FIRE RATING	DOOR	DOOR TYPE		DOOR S	IZE	CORE	MATERIAL	FRAME	LOCATION	REMARKS	FIRE RATING
VIIIVEGV	WIDTH	HEIGHT	Of ER.	QIVII	ITANIL	HEIGHT	LOCATION	(WHEN REQ'D)	Book	DOOK THE	WIDTH	HEIGHT	THICK.		WATERNAL	TIVAIVIL	LOCATION	INLIMATING	(WHEN REQ'D)
А	2'- ^{6"}	3'-0"	CASEMENT	2	VINYL	6'-8"	KITCHEN/OPTIONAL BEDROOM 3	NOTE 15 & 16	1	SLIDING DOOR	5'- ^{0"}	6'- ^{8"}	1-3/4"	GL	VNL/GLASS	VINYL	BEDROOM PATIO ACCESS	TEMPERED	NOTE 15,16,17,18
В	5'- ^{0"}	4'- ^{0"}	SLIDER	5	VINYL	6'-8"	BEDROOMS/LIVING ROOM NOTE 7	NOTE 15 & 16	2	CLOSET DOORS	9'- ^{6"}	6'- ^{8"}	1-3/4"	GL	VNL/GLASS	VINYL	OPTIONAL BEDROOM CLOSET		
С	2'-0"	1'- ^{6"}	SLIDER	2	VINYL	6'-8"	BATHROOMS	NOTE 15 & 16	3	SINGLE DOOR	2'- ^{6"}	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	OPTIONAL BEDROOM		
D	2'-0"	3'-2"	SINGLE HUNG	6	VINYL	6'-8"	BEDROOM 1 & BEDROOM 2	NOTE 15 & 16	4	ENTRY DOOR	3'- ^{0"}	6'- ^{8"}	1-3/4"	GL	VNL/GLASS	VINYL	FRONT ENTRY	TEMPERED	NOTE 15,16,17,18
Е	1'- ^{6"}	1'- ^{6"}	AWNING	6	VINYL	8'-11"	CLERESTORY (FARMHOUSE)	NOTE 15 & 16	5	SINGLE DOOR	2'- ^{4"}	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	WATER HEATER CLOSET	LOUVERED	
Е	1'- ^{6"}	1'- ^{6"}	AWNING	8	VINYL	10'-6"	CLERESTORY (SPANISH)	NOTE 15 & 16	6	SINGLE DOOR	2'- ^{6"}	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	BEDROOM 2		
								NOTE 15 & 16	7	SLIDING DOOR	5'- ^{0"}	6'- ^{8"}	1-3/4"	GL	VNL/GLASS	VINYL	BEDROOM PATIO ACCESS	TEMPERED	NOTE 15,16,17,18
									8	CLOSET DOORS	9'- ^{6"}	6'- ^{8"}	1-3/4"	GL	VNL/GLASS	VINYL	BEDROOM 2 CLOSET		
WIN	DOW N	NOTES			•	•	· · · · · · · · · · · · · · · · · · ·	<u> </u>	9	CLOSET DOORS	9'- ^{6"}	6'- ^{8"}	1-3/4"	GL	VNL/GLASS	VINYL	BEDROOM 1 CLOSET		
H ****		10110	1						10	SINGLE DOOR	3'- ⁰ "	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	BEDROOM 1		
							VS (ALL OPERABLE WINDOWS TO HAVE SCREENS).	NO.	11	SINGLE DOOR	3'- ^{0"}	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	BATHROOM		
							TRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOND, SHOWING THE NFRC LABEL.	VS	12	SINGLE DOOR	2'-8"	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	BATHROOM		
Λ ΔΙ		CHALL BE	SDECTDALV SEL	ECTIVE L	O(N) = COATI	ED TO ME	FT TITLE 24 ENERGY REQUIREMENTS				ì		İ	i i				i	

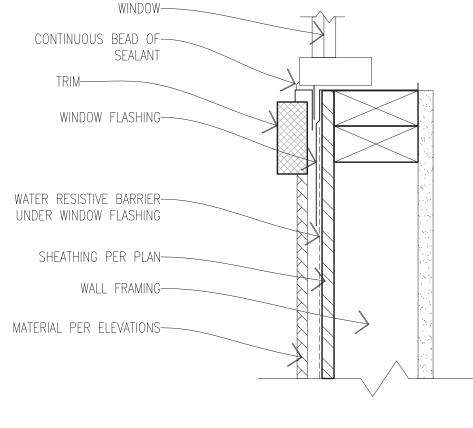
- 4. ALL GLAZING SHALL BE SPECTRALY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- 5. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
- 6. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303 7. EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 3101
- 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 R303
- A) THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8%OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2 B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4 10. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE
- 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 OF MULIT-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENT OF SECTION 2406, CONSTRUCTED OF GLASS
- BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.

- **DOOR NOTES**
- 1. ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED
- 2. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE. B. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- 4. DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S. 5. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- 5. DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1½" LOWER THAN THE DOOR THRESHOLD. SECTION R11.3.1 CRC
- GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, B. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE OF APPROVED
- NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK
- WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.











WINDOW DETAILS

SCALE: 3"=1'-0"

JAMB PLAN VIEW

SILL SECTION VIEW

project

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ENSURE FULL COMPLIANCE UNDER ALL CODES

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IT WAS PREPARED FOR THE PERMIT READY

SPECIFICATIONS APPROVED BY THE CITY OF

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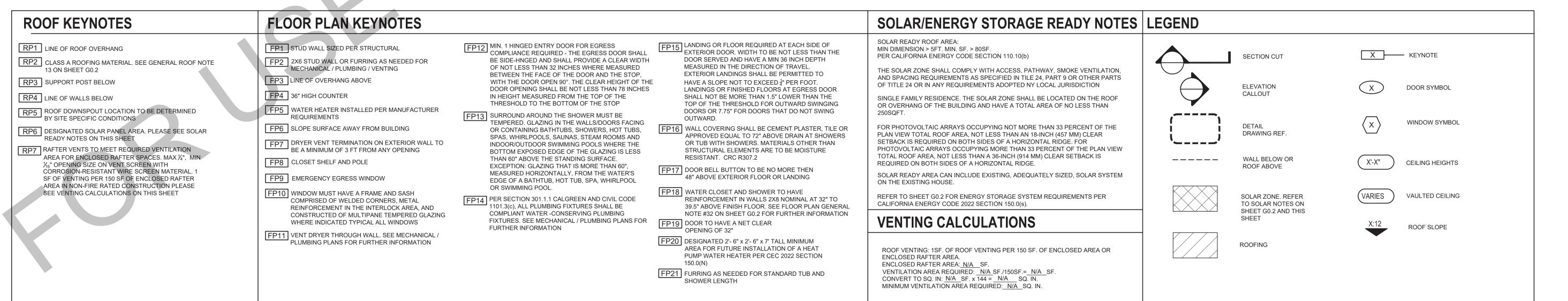
Schedules & Notes

date 05 May 2023

project no. 2022_Carlsbad_ADU

Design Path Studio drawn by

sheet no.



999 SQ. FT.

1/4"=1'-0"

CONTEMPORARY

999 SQ. FT.

1/4"=1'-0"

CONTEMPORARY

architecture + planning

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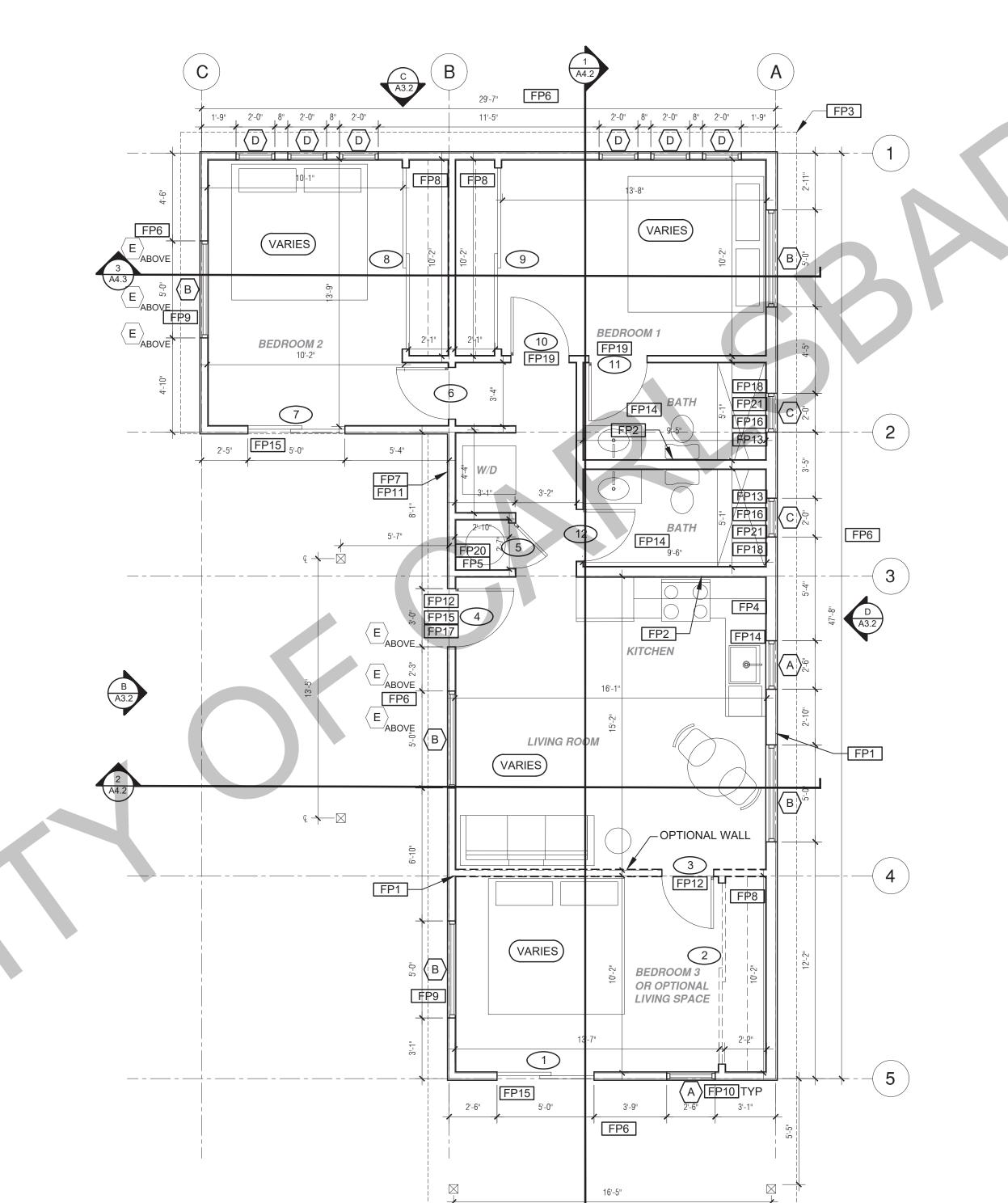
Floor/Roof Plan Contemporary 3 Bedroom

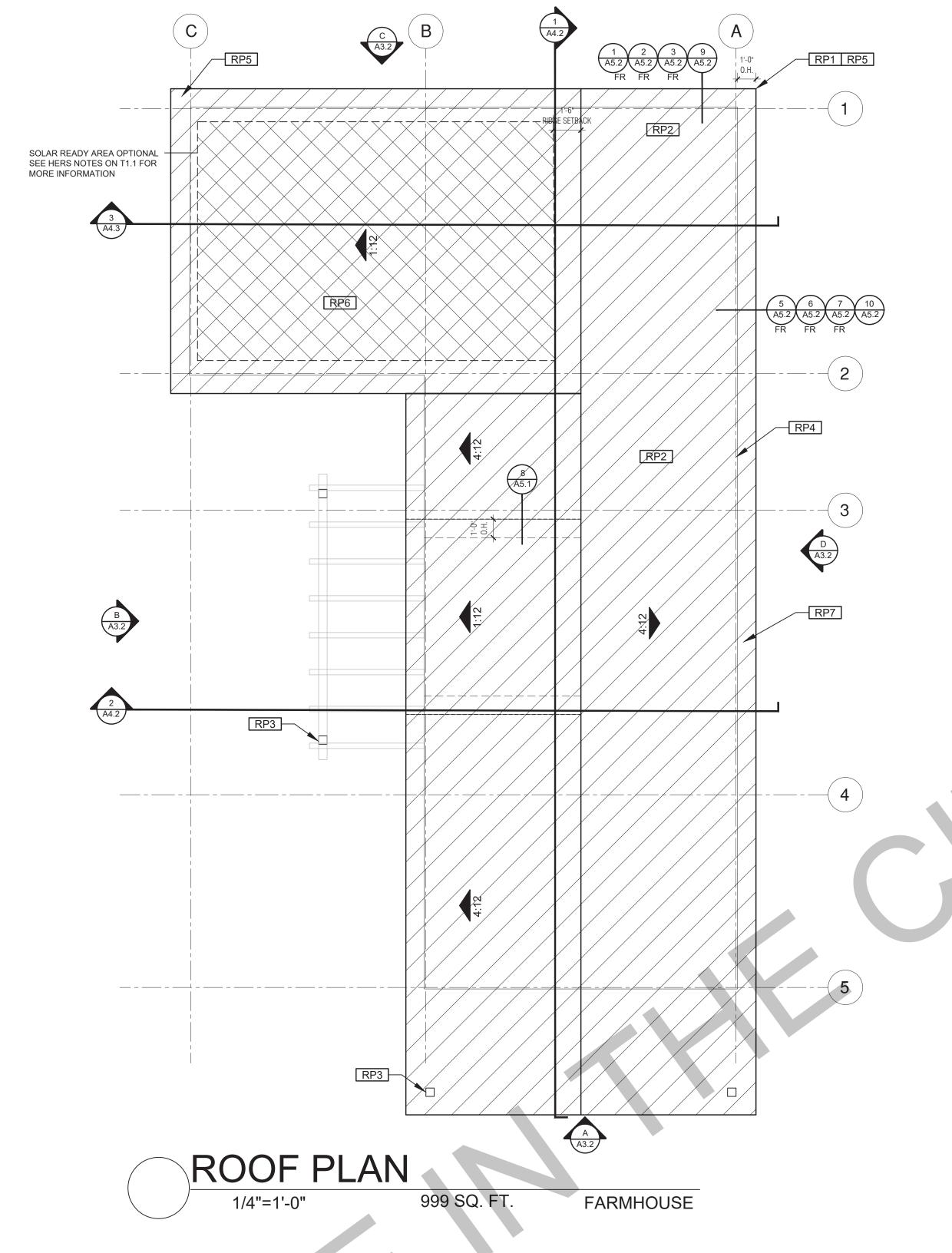
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drawn by Design Path Studio

sheet no.





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

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

VENTILATION AREA REQUIRED: 999 SF./150SF.= 6.66 SF.

CONVERT TO SQ. IN: 6.66 SF. x 144 = 959 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 959 SQ. IN.

ENCLOSED RAFTER AREA.

ENCLOSED RAFTER AREA: 999 SF.

999 SQ. FT. **FARMHOUSE**

ROOF KEYNOTES FLOOR PLAN KEYNOTES SOLAR/ENERGY STORAGE READY NOTES | LEGEND SOLAR READY ROOF AREA: FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE RP1 LINE OF ROOF OVERHANG FP1 STUD WALL SIZED PER STRUCTURAL MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b) SECTION CUT FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE BE SIDE-HNGED AND SHALL PROVIDE A CLEAR WIDTH DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. MECHANICAL / PLUMBING / VENTING OF NOT LESS THAN 32 INCHES WHERE MEASURED 13 ON SHEET G0.2 THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, EXTERIOR LANDINGS SHALL BE PERMITTED TO BETWEEN THE FACE OF THE DOOR AND THE STOP, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS FP3 LINE OF OVERHANG ABOVE RP3 SUPPORT POST BELOW WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE HAVE A SLOPE NOT TO EXCEED 1 PER FOOT. OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION **ELEVATION** DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES LANDINGS OR FINISHED FLOORS AT EGRESS DOOR CALLOUT FP4 36" HIGH COUNTER RP4 LINE OF WALLS BELOW IN HEIGHT MEASURED FROM THE TOP OF THE SHALL NOT BE MORE THAN 1.5" LOWER THAN THE SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF THRESHOLD TO THE BOTTOM OF THE STOP TOP OF THE THRESHOLD FOR OUTWARD SWINGING OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN FP5 WATER HEATER INSTALLED PER MANUFACTURER REQUIREMENTS RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS DOORS OR 7.75" FOR DOORS THAT DO NOT SWING FP13 SURROUND AROUND THE SHOWER MUST BE OUTWARD. TEMPERED. GLAZING IN THE WALLS/DOORS FACING FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR DETAIL FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE FP6 SLOPE SURFACE AWAY FROM BUILDING RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, DRAWING REF. PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR OR TUB WITH SHOWERS. MATERIALS OTHER THAN INDOOR/OUTDOOR SWIMMING POOLS WHERE THE RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW STRUCTURAL ELEMENTS ARE TO BE MOISTURE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS AREA FOR ENCLOSED RAFTER SPACES. MAX 1/4", MIN TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS RESISTANT. CRC R307.2 THAN 60" ABOVE THE STANDING SURFACE. WALL BELOW OR _____ FP8 CLOSET SHELF AND POLE REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. $\frac{1}{16}$ " OPENING SIZE ON VENT SCREEN WITH EXCEPTION: GLAZING THAT IS MORE THAN 60", ROOF ABOVE FP17 DOOR BELL BUTTON TO BE NO MORE THEN CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 MEASURED HORIZONTALLY, FROM THE WATER'S SOLAR READY AREA CAN INCLUDE EXISTING, ADEQUATELY SIZED, SOLAR SYSTEM 48" ABOVE EXTERIOR FLOOR OR LANDING SF OF VENTING PER 150 SF OF ENCLOSED RAFTER FP9 EMERGENCY EGRESS WINDOW EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL ON THE EXISTING HOUSE. AREA IN NON-FIRE RATED CONSTRUCTION PLEASE OR SWIMMING POOL. FP18 WATER CLOSET AND SHOWER TO HAVE FP10 WINDOW MUST HAVE A FRAME AND SASH SEE VENTING CALCULATIONS ON THIS SHEET REFER TO SHEET G0.2 FOR ENERGY STORAGE SYSTEM REQUIREMENTS PER SOLAR ZONE. REFER FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO COMPRISED OF WELDED CORNERS, METAL CALIFORNIA ENERGY CODE 2022 SECTION 150.0(s). TO SOLAR NOTES ON 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL REINFORCEMENT IN THE INTERLOCK AREA, AND SHEET G0.2 AND THIS COMPLIANT WATER -CONSERVING PLUMBING NOTE #32 ON SHEET G0.2 FOR FURTHER INFORMATION CONSTRUCTED OF MULTIPANE TEMPERED GLAZING **VENTING CALCULATIONS** SHEET FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR WHERE INDICATED TYPICAL ALL WINDOWS FP19 DOOR TO HAVE A NET CLEAR

OPENING OF 32"

FP20 DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM

FP21 FURRING AS NEEDED FOR STANDARD TUB AND

AREA FOR FUTURE INSTALLATION OF A HEAT

PUMP WATER HEATER PER CEC 2022 SECTION

FURTHER INFORMATION

FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL /

PLUMBING PLANS FOR FURTHER INFORMATION

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project

City of Carlsbad Pre-Approved ADU Program

revisions

description

X KEYNOTE

X'-X"

(VARIES

ROOFING

DOOR SYMBOL

WINDOW SYMBOL

CEILING HEIGHTS

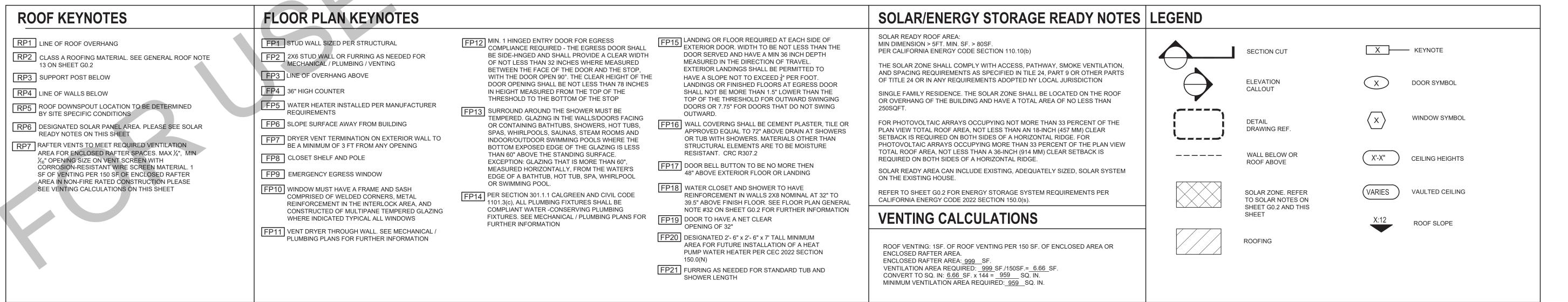
VAULTED CEILING

ROOF SLOPE

Floor/Roof Plan Farmhouse 3 Bedroom

05 May 2023

project no. 2022_Carlsbad_ADU



architecture + planning

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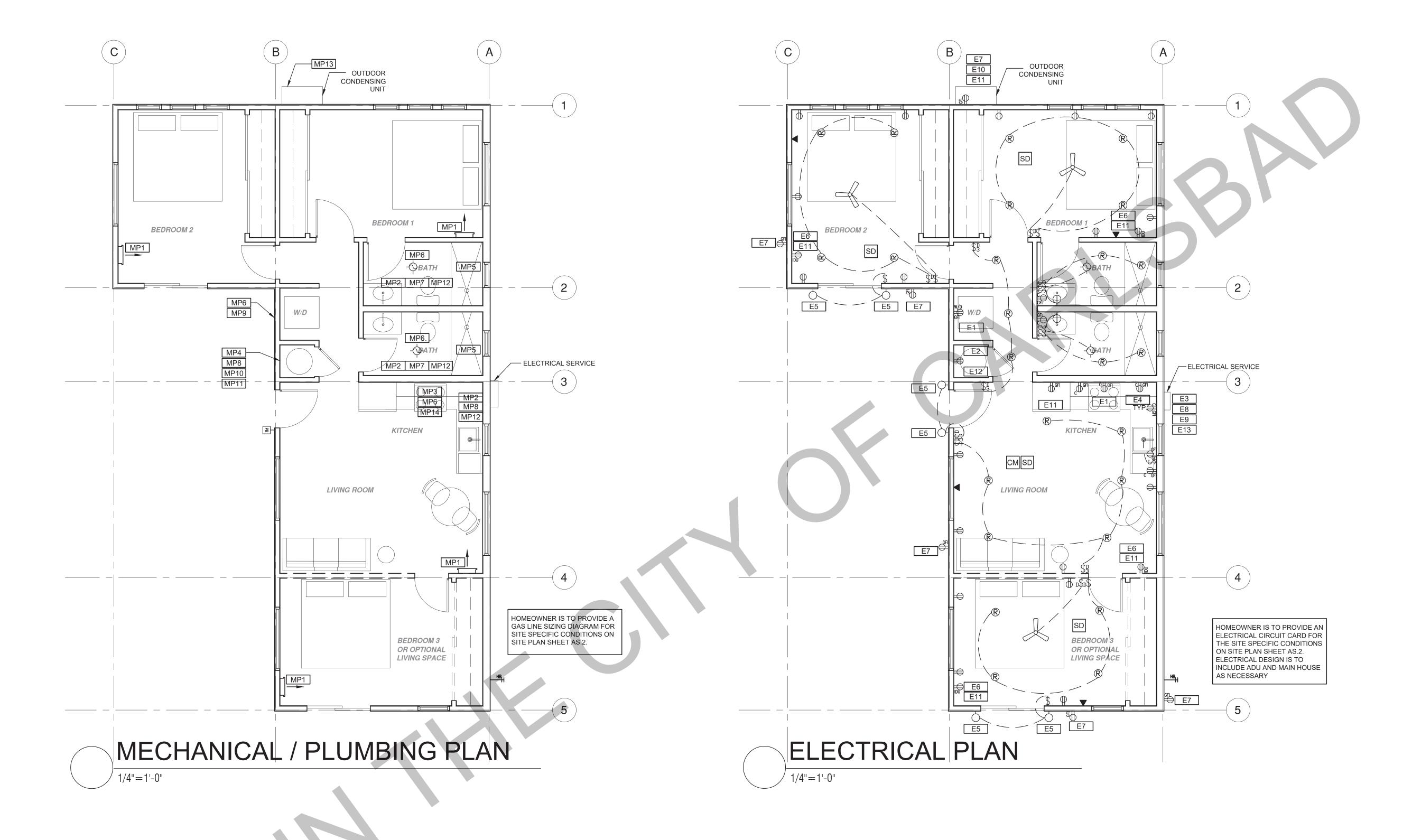
Floor/Roof Plan Spanish 3 Bedroom

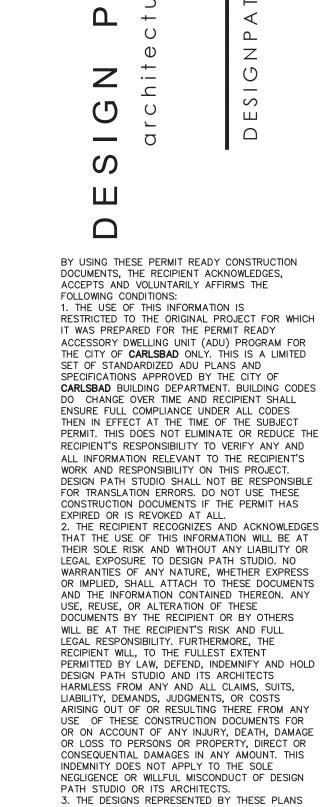
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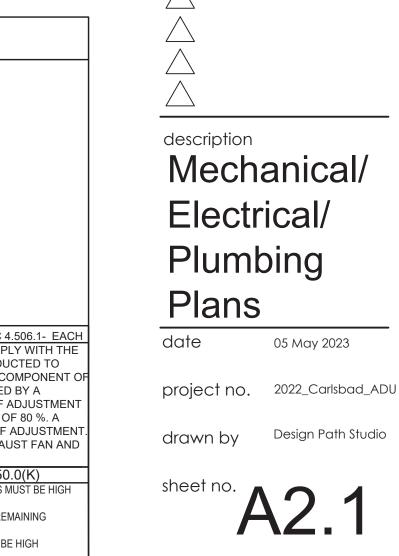
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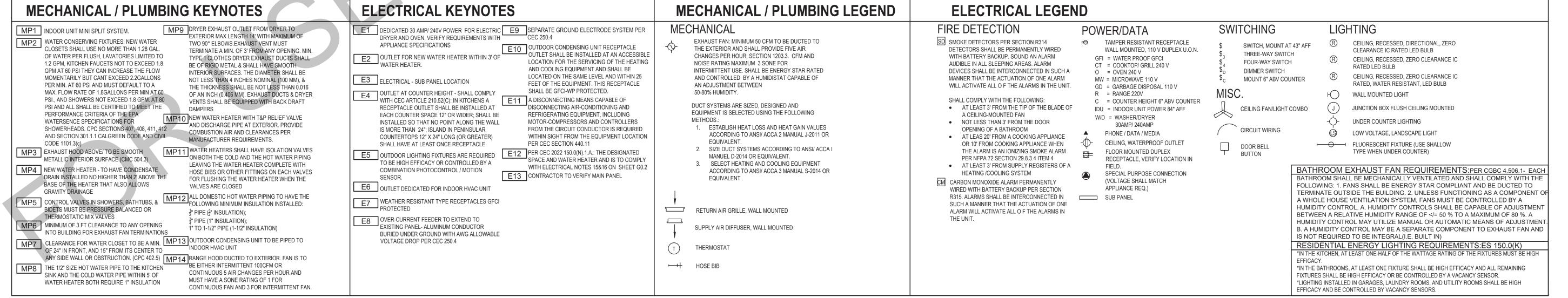
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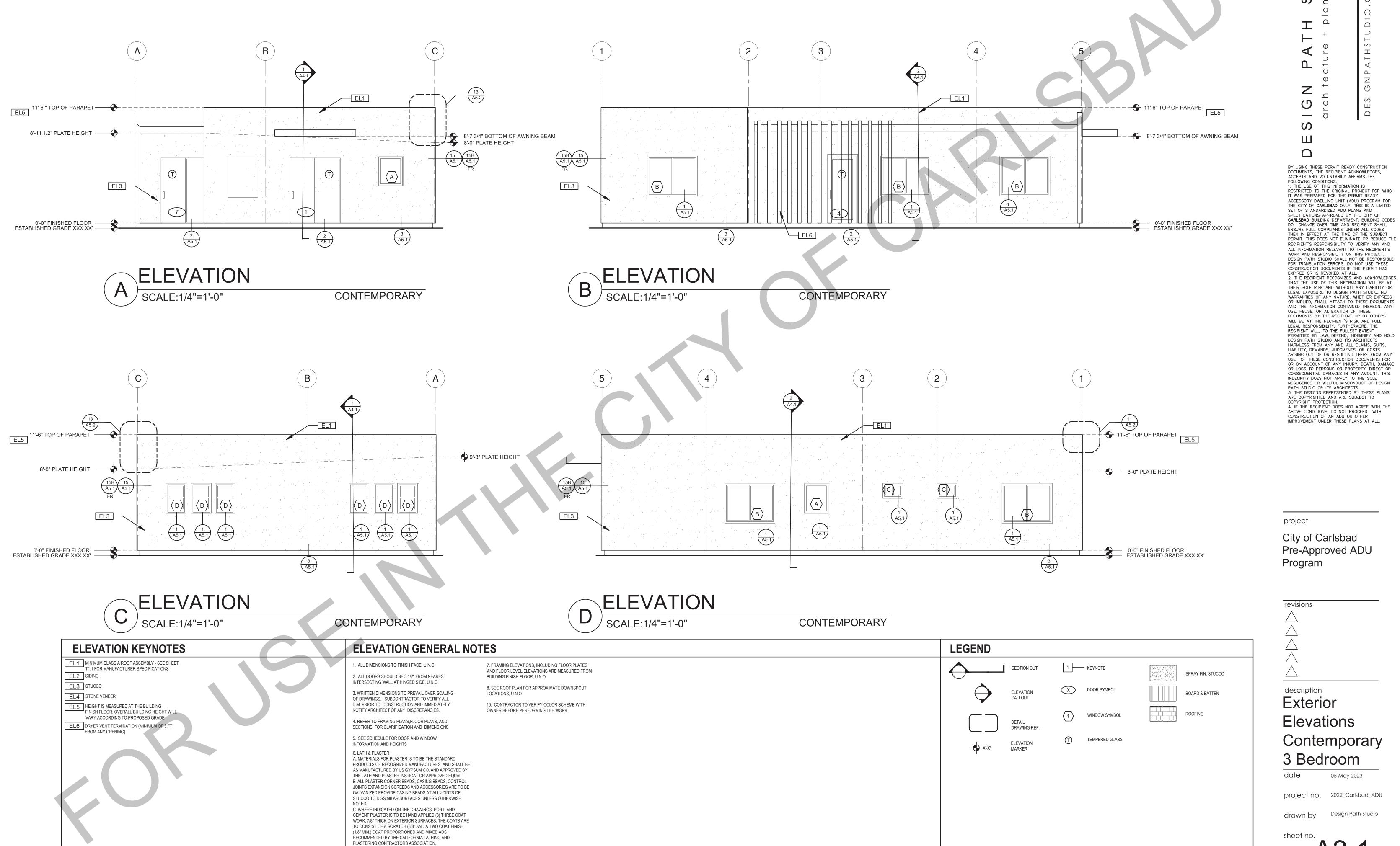
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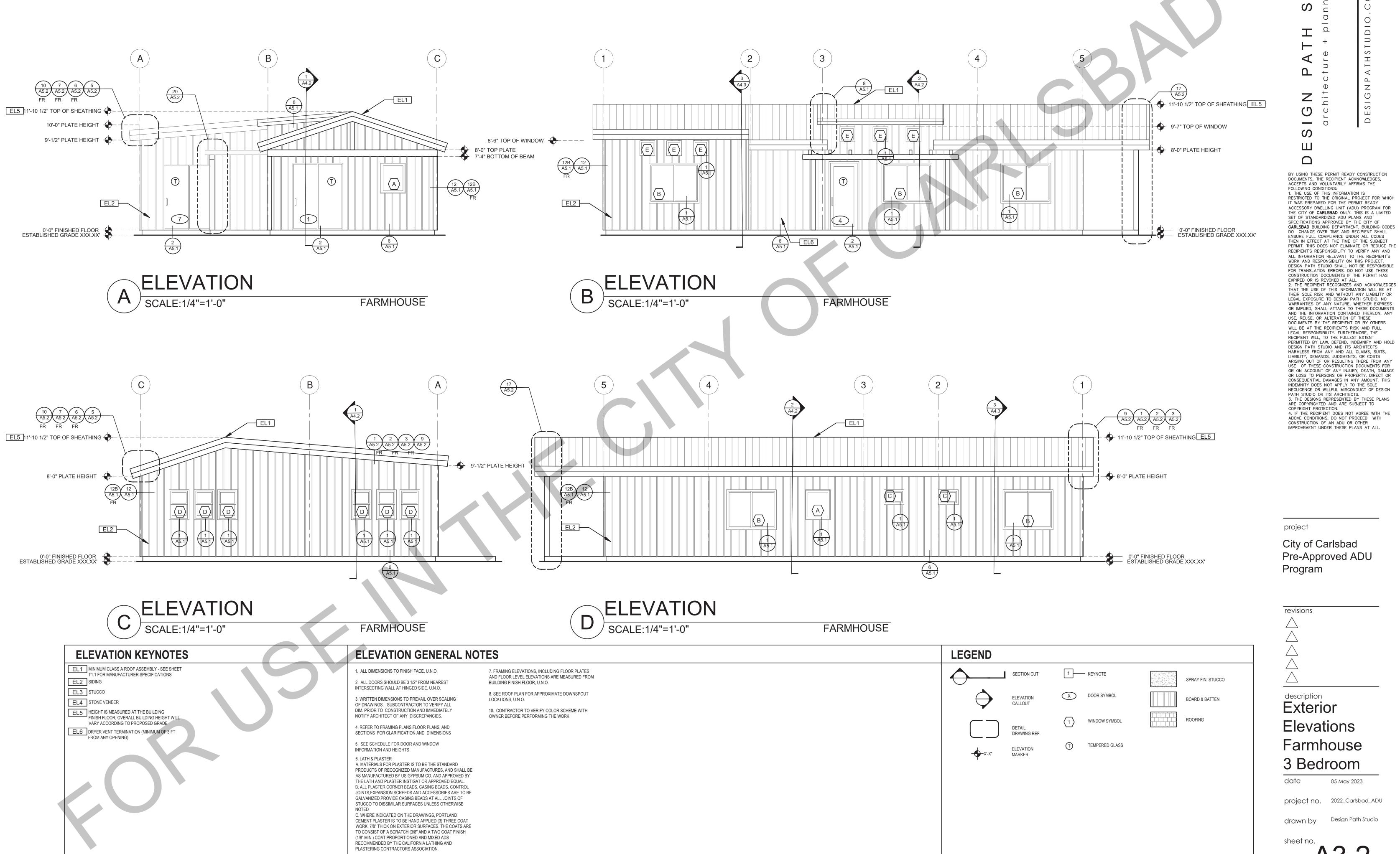
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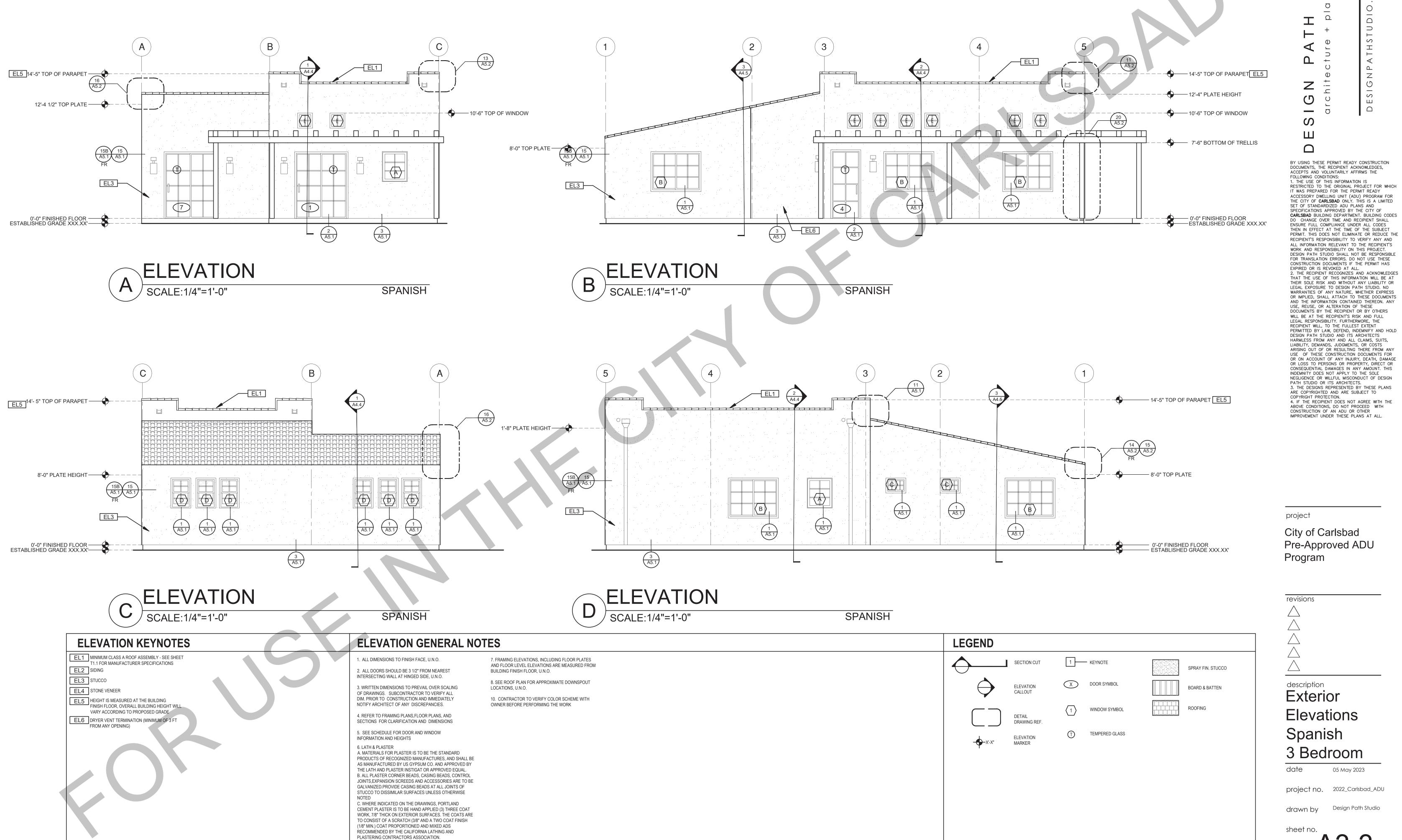


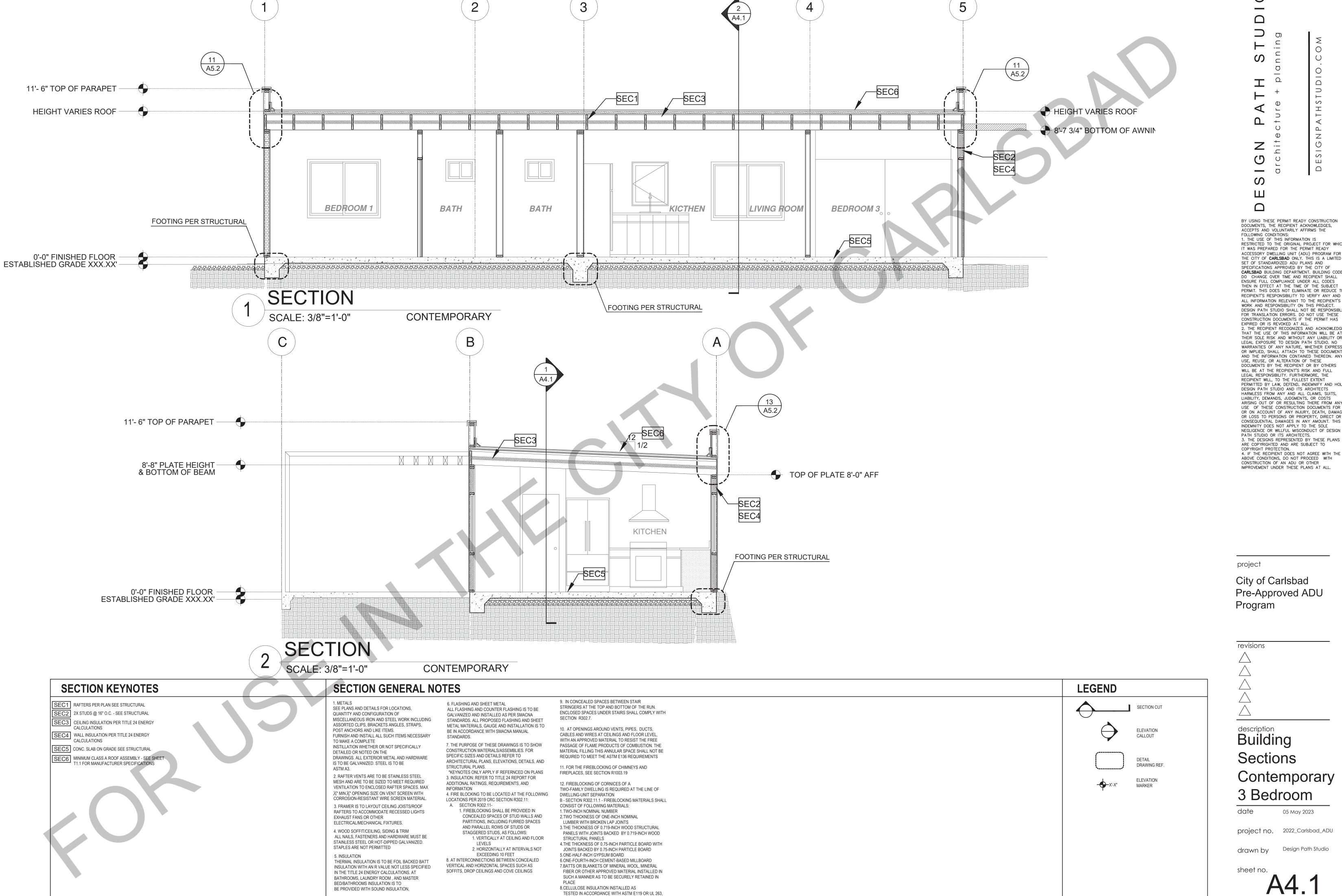




Contemporary







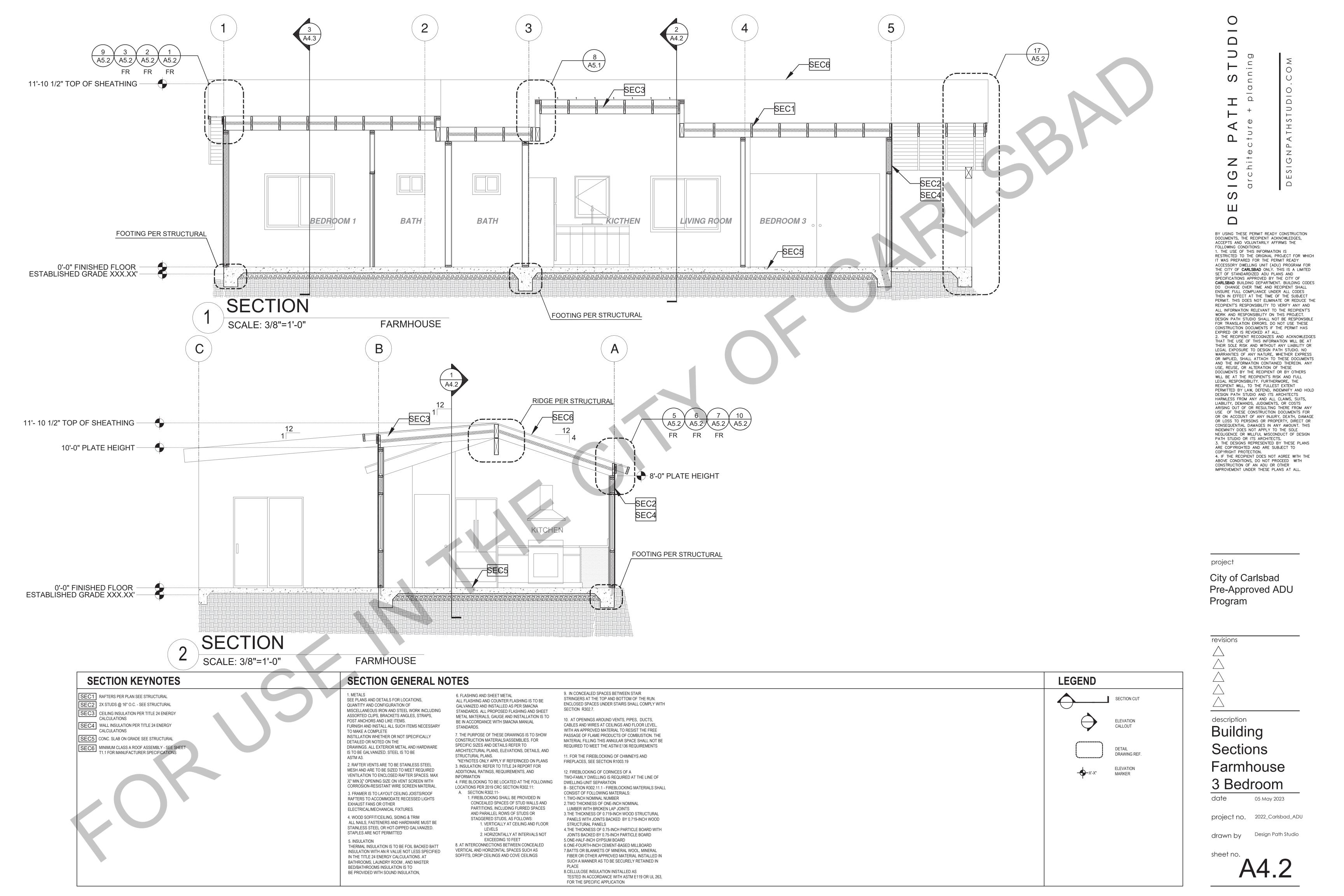
FOR THE SPECIFIC APPLICATION

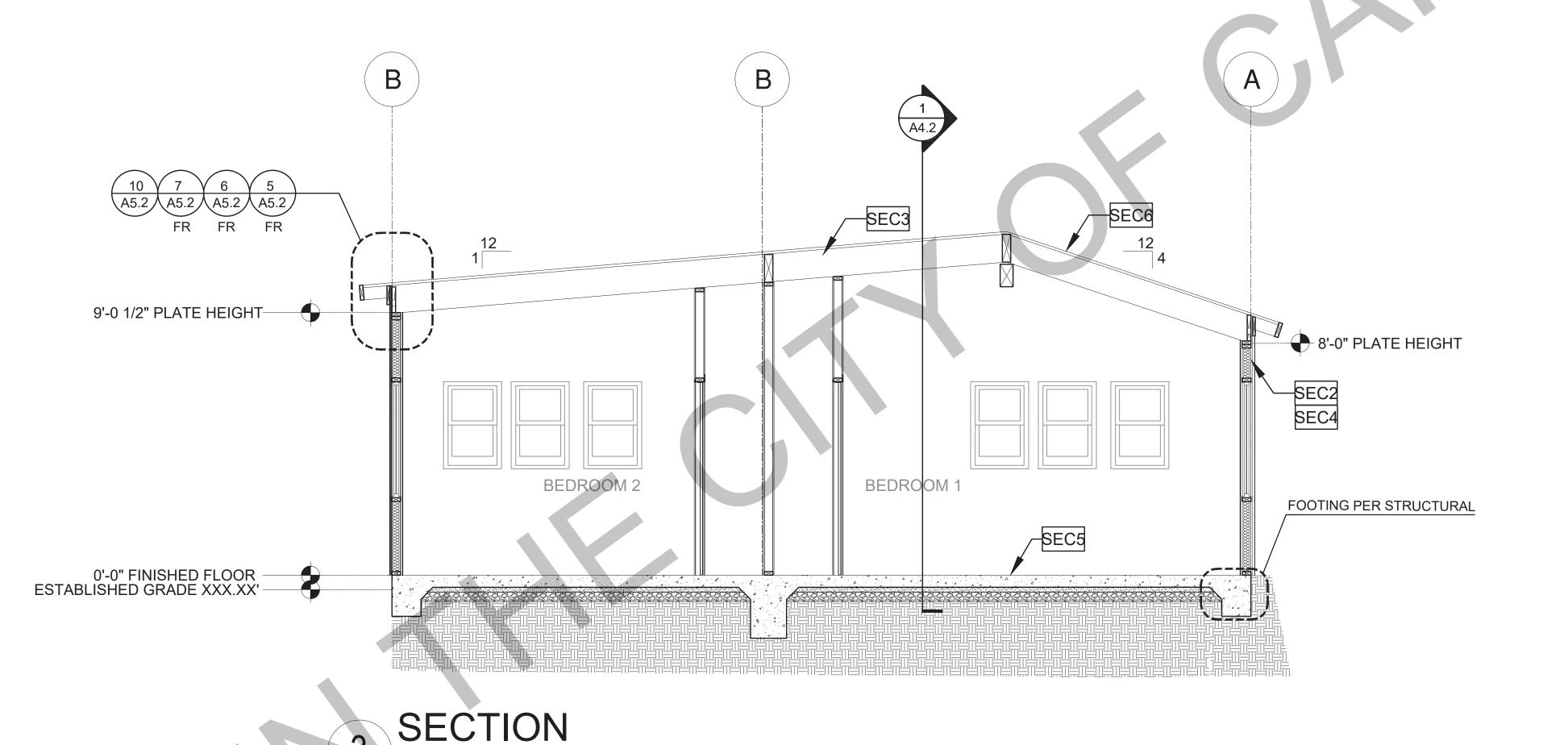
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City of Carlsbad
Pre-Approved ADU

Contemporary





FARMHOUSE

SCALE: 3/8"=1'-0"

SECTION KEYNOTES SECTION GENERAL NOTES LEGEND 9. IN CONCEALED SPACES BETWEEN STAIR 1. METALS SEC1 RAFTERS PER PLAN SEE STRUCTURAL 6. FLASHING AND SHEET METAL STRINGERS AT THE TOP AND BOTTOM OF THE RUN. SEE PLANS AND DETAILS FOR LOCATIONS, ALL FLASHING AND COUNTER FLASHING IS TO BE EC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH QUANTITY AND CONFIGURATION OF GALVANIZED AND INSTALLED AS PER SMACNA SECTION R302.7. MISCELLANEOUS IRON AND STEEL WORK INCLUDING STANDARDS. ALL PROPOSED FLASHING AND SHEET SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, METAL MATERIALS, GAUGE AND INSTALLATION IS TO 10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, POST ANCHORS AND LIKE ITEMS. **ELEVATION** BE IN ACCORDANCE WITH SMACNA MANUAL SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL CALLOUT FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY STANDARDS. WITH AN APPROVED MATERIAL TO RESIST THE FREE TO MAKE A COMPLETE 7. THE PURPOSE OF THESE DRAWINGS IS TO SHOW PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE INSTILLATION WHETHER OR NOT SPECIFICALLY SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL CONSTRUCTION MATERIALS/ASSEMBLIES. FOR MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE DETAILED OR NOTED ON THE SPECIFIC SIZES AND DETAILS REFER TO SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS REQUIRED TO MEET THE ASTM E136 REQUIREMENTS DRAWINGS. ALL EXTERIOR METAL AND HARDWARE DETAIL ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND IS TO BE GALVANIZED. STEEL IS TO BE DRAWING REF. STRUCTURAL PLANS. 11. FOR THE FIREBLOCKING OF CHIMNEYS AND *KEYNOTES ONLY APPLY IF REFERNCED ON PLANS FIREPLACES, SEE SECTION R1003.19 2. RAFTER VENTS ARE TO BE STAINLESS STEEL 3. INSULATION: REFER TO TITLE 24 REPORT FOR **ELEVATION** MESH AND ARE TO BE SIZED TO MEET REQUIRED ADDITIONAL RATINGS, REQUIREMENTS, AND 12. FIREBLOCKING OF CORNICES OF A VENTILATION TO ENCLOSED RAFTER SPACES. MAX INFORMATION TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF 1/4" MIN 1/6" OPENING SIZE ON VENT SCREEN WITH 4. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING DWELLING-UNIT SEPARATION CORROSION-RESISTANT WIRE SCREEN MATERIAL. LOCATIONS PER 2019 CRC SECTION R302.11: B - SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL A. SECTION R302.11-3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF CONSIST OF FOLLOWING MATERIALS: RAFTERS TO ACCOMMODATE RECESSED LIGHTS 1. FIREBLOCKING SHALL BE PROVIDED IN 1.TWO-INCH NOMINAL NUMBER CONCEALED SPACES OF STUD WALLS AND 2.TWO THICKNESS OF ONE-INCH NOMINAL EXHAUST FANS OR OTHER PARTITIONS, INCLUDING FURRED SPACES ELECTRICAL/MECHANICAL FIXTURES. LUMBER WITH BROKEN LAP JOINTS AND PARALLEL ROWS OF STUDS OR 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL 4. WOOD SOFFIT/CEILING, SIDING & TRIM STAGGERED STUDS. AS FOLLOWS: PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD ALL NAILS, FASTENERS AND HARDWARE MUST BE 1. VERTICALLY AT CEILING AND FLOOR STRUCTURAL PANELS STAINLESS STEEL OR HOT-DIPPED GALVANIZED. 4.THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH STAPLES ARE NOT PERMITTED 2. HORIZONTALLY AT INTERVALS NOT JOINTS BACKED BY 0.75-INCH PARTICLE BOARD **EXCEEDING 10 FEET** 5.ONE-HALF-INCH GYPSUM BOARD 5. INSULATION 8. AT INTERCONNECTIONS BETWEEN CONCEALED 6.ONE-FOURTH-INCH CEMENT-BASED MILLBOARD THERMAL INSULATION IS TO BE FOIL BACKED BATT VERTICAL AND HORIZONTAL SPACES SUCH AS INSULATION WITH AN R VALUE NOT LESS SPECIFIED 7.BATTS OR BLANKETS OF MINERAL WOOL, MINERAL SOFFITS, DROP CEILINGS AND COVE CEILINGS FIBER OR OTHER APPROVED MATERIAL INSTALLED IN IN THE TITLE 24 ENERGY CALCULATIONS. AT SUCH A MANNER AS TO BE SECURELY RETAINED IN BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO 8.CELLULOSE INSULATION INSTALLED AS BE PROVIDED WITH SOUND INSULATION, TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION

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project

City of Carlsbad Pre-Approved ADU Program

description
Building
Sections
Farmhouse
3 Bedroom

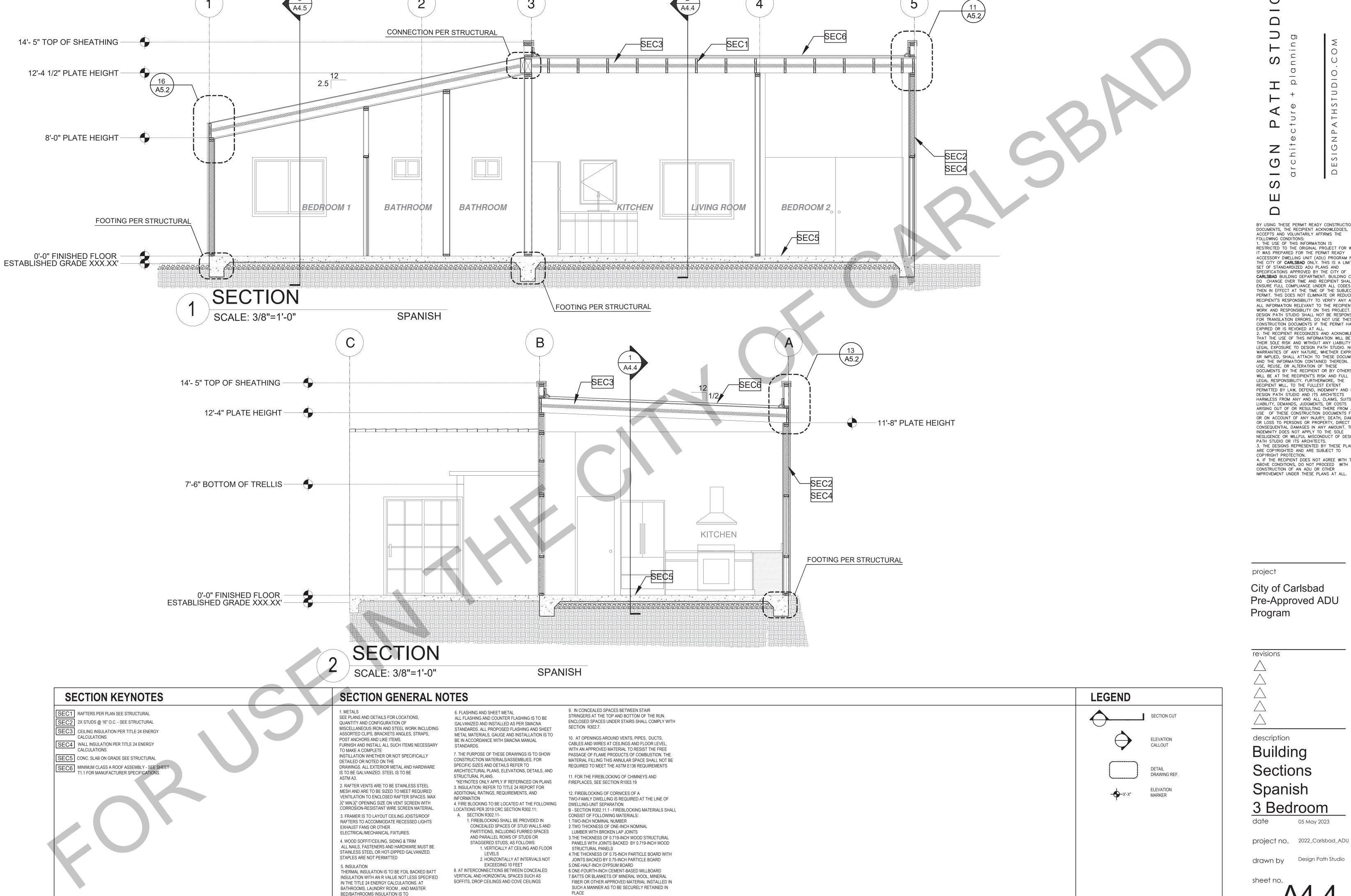
date 05 May 2023

project no. 2022_Carlsbad_ADU

drawn by Design Path Studio

et no.

A4.3



8.CELLULOSE INSULATION INSTALLED AS

FOR THE SPECIFIC APPLICATION

TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263,

BE PROVIDED WITH SOUND INSULATION,

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City of Carlsbad Pre-Approved ADU

3 SECTION SCALE: 3/8"=1'-0"

SPANISH

SECTION KEYNOTES SECTION GENERAL NOTES LEGEND 9. IN CONCEALED SPACES BETWEEN STAIR 1. METALS SEC1 RAFTERS PER PLAN SEE STRUCTURAL 6. FLASHING AND SHEET METAL SECTION CUT STRINGERS AT THE TOP AND BOTTOM OF THE RUN. SEE PLANS AND DETAILS FOR LOCATIONS, ALL FLASHING AND COUNTER FLASHING IS TO BE EEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH QUANTITY AND CONFIGURATION OF GALVANIZED AND INSTALLED AS PER SMACNA SECTION R302.7. MISCELLANEOUS IRON AND STEEL WORK INCLUDING STANDARDS. ALL PROPOSED FLASHING AND SHEET SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, METAL MATERIALS, GAUGE AND INSTALLATION IS TO 10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, POST ANCHORS AND LIKE ITEMS. **ELEVATION** BE IN ACCORDANCE WITH SMACNA MANUAL SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL CALLOUT FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY STANDARDS. WITH AN APPROVED MATERIAL TO RESIST THE FREE TO MAKE A COMPLETE 7. THE PURPOSE OF THESE DRAWINGS IS TO SHOW PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE INSTILLATION WHETHER OR NOT SPECIFICALLY SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL CONSTRUCTION MATERIALS/ASSEMBLIES. FOR DETAILED OR NOTED ON THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE SPECIFIC SIZES AND DETAILS REFER TO REQUIRED TO MEET THE ASTM E136 REQUIREMENTS SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS DRAWINGS. ALL EXTERIOR METAL AND HARDWARE DETAIL ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND IS TO BE GALVANIZED. STEEL IS TO BE DRAWING REF. STRUCTURAL PLANS. 11. FOR THE FIREBLOCKING OF CHIMNEYS AND *KEYNOTES ONLY APPLY IF REFERNCED ON PLANS FIREPLACES, SEE SECTION R1003.19 2. RAFTER VENTS ARE TO BE STAINLESS STEEL 3. INSULATION: REFER TO TITLE 24 REPORT FOR **ELEVATION** MESH AND ARE TO BE SIZED TO MEET REQUIRED ADDITIONAL RATINGS, REQUIREMENTS, AND 12. FIREBLOCKING OF CORNICES OF A VENTILATION TO ENCLOSED RAFTER SPACES. MAX INFORMATION TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF 1/4" MIN 1/6" OPENING SIZE ON VENT SCREEN WITH 4. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING DWELLING-UNIT SEPARATION CORROSION-RESISTANT WIRE SCREEN MATERIAL. LOCATIONS PER 2019 CRC SECTION R302.11: B - SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL A. SECTION R302.11-3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF CONSIST OF FOLLOWING MATERIALS: RAFTERS TO ACCOMMODATE RECESSED LIGHTS 1. FIREBLOCKING SHALL BE PROVIDED IN 1.TWO-INCH NOMINAL NUMBER CONCEALED SPACES OF STUD WALLS AND 2.TWO THICKNESS OF ONE-INCH NOMINAL EXHAUST FANS OR OTHER PARTITIONS, INCLUDING FURRED SPACES LUMBER WITH BROKEN LAP JOINTS ELECTRICAL/MECHANICAL FIXTURES. AND PARALLEL ROWS OF STUDS OR 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL 4. WOOD SOFFIT/CEILING, SIDING & TRIM STAGGERED STUDS, AS FOLLOWS: PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD ALL NAILS, FASTENERS AND HARDWARE MUST BE 1. VERTICALLY AT CEILING AND FLOOR STRUCTURAL PANELS STAINLESS STEEL OR HOT-DIPPED GALVANIZED. 4.THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH STAPLES ARE NOT PERMITTED 2. HORIZONTALLY AT INTERVALS NOT JOINTS BACKED BY 0.75-INCH PARTICLE BOARD **EXCEEDING 10 FEET** 5.ONE-HALF-INCH GYPSUM BOARD 5. INSULATION 8. AT INTERCONNECTIONS BETWEEN CONCEALED 6.ONE-FOURTH-INCH CEMENT-BASED MILLBOARD THERMAL INSULATION IS TO BE FOIL BACKED BATT VERTICAL AND HORIZONTAL SPACES SUCH AS INSULATION WITH AN R VALUE NOT LESS SPECIFIED 7.BATTS OR BLANKETS OF MINERAL WOOL, MINERAL SOFFITS, DROP CEILINGS AND COVE CEILINGS FIBER OR OTHER APPROVED MATERIAL INSTALLED IN IN THE TITLE 24 ENERGY CALCULATIONS. AT SUCH A MANNER AS TO BE SECURELY RETAINED IN BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO 8.CELLULOSE INSULATION INSTALLED AS BE PROVIDED WITH SOUND INSULATION, TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION

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project

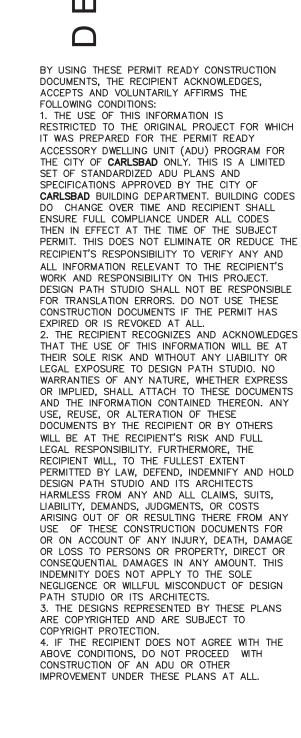
City of Carlsbad Pre-Approved ADU Program

project no. 2022_Carlsbad_ADU

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sheet no.

A4.5





project

revisions

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description

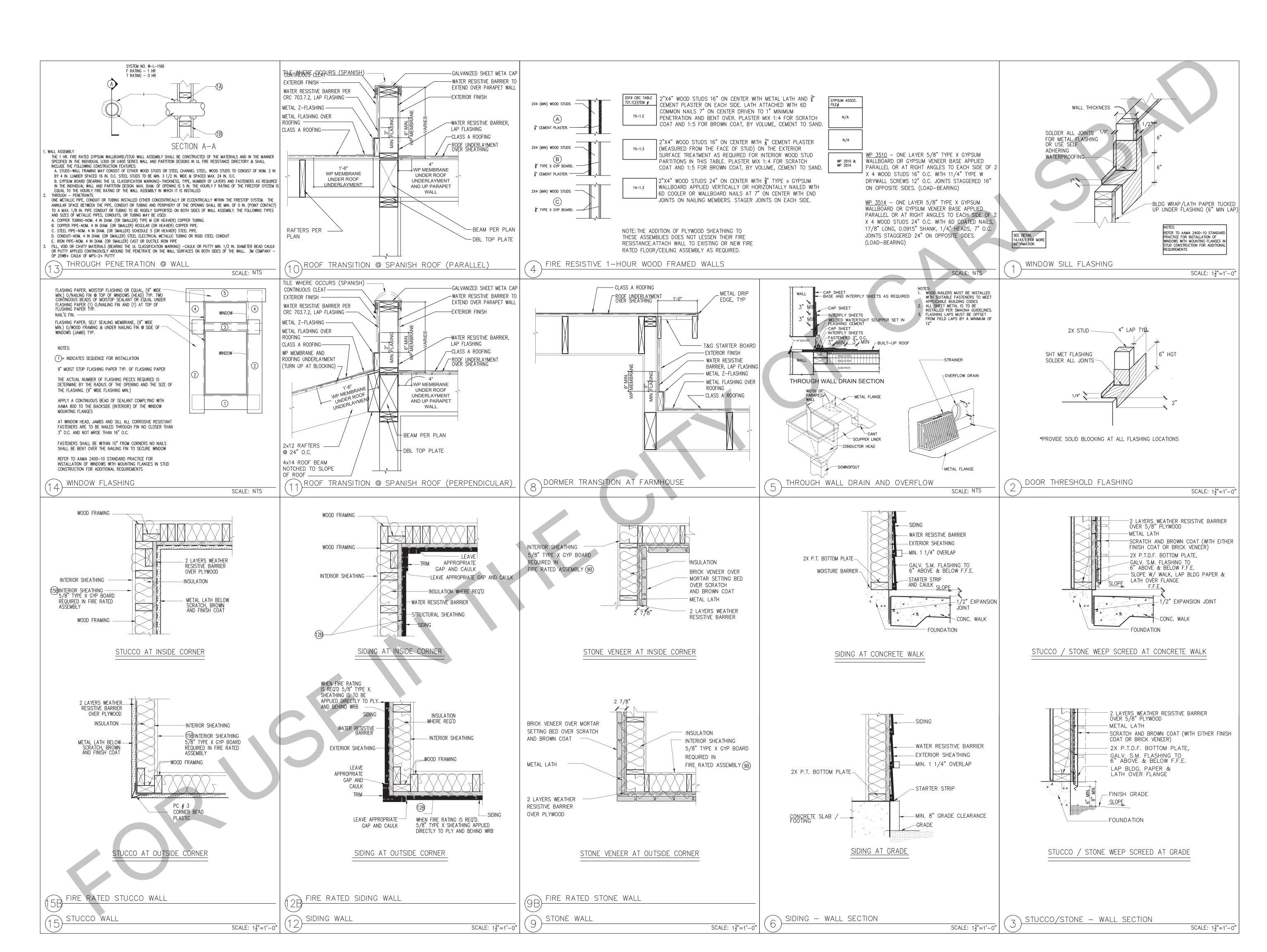
Architectural Wall & Roof Details

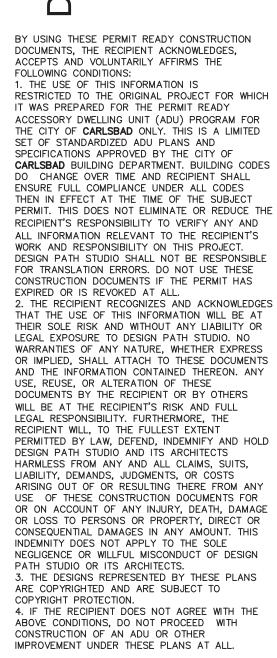
date 05 May 2023

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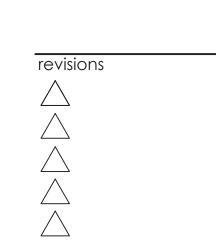
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City of Carlsbad Pre-Approved ADU Program



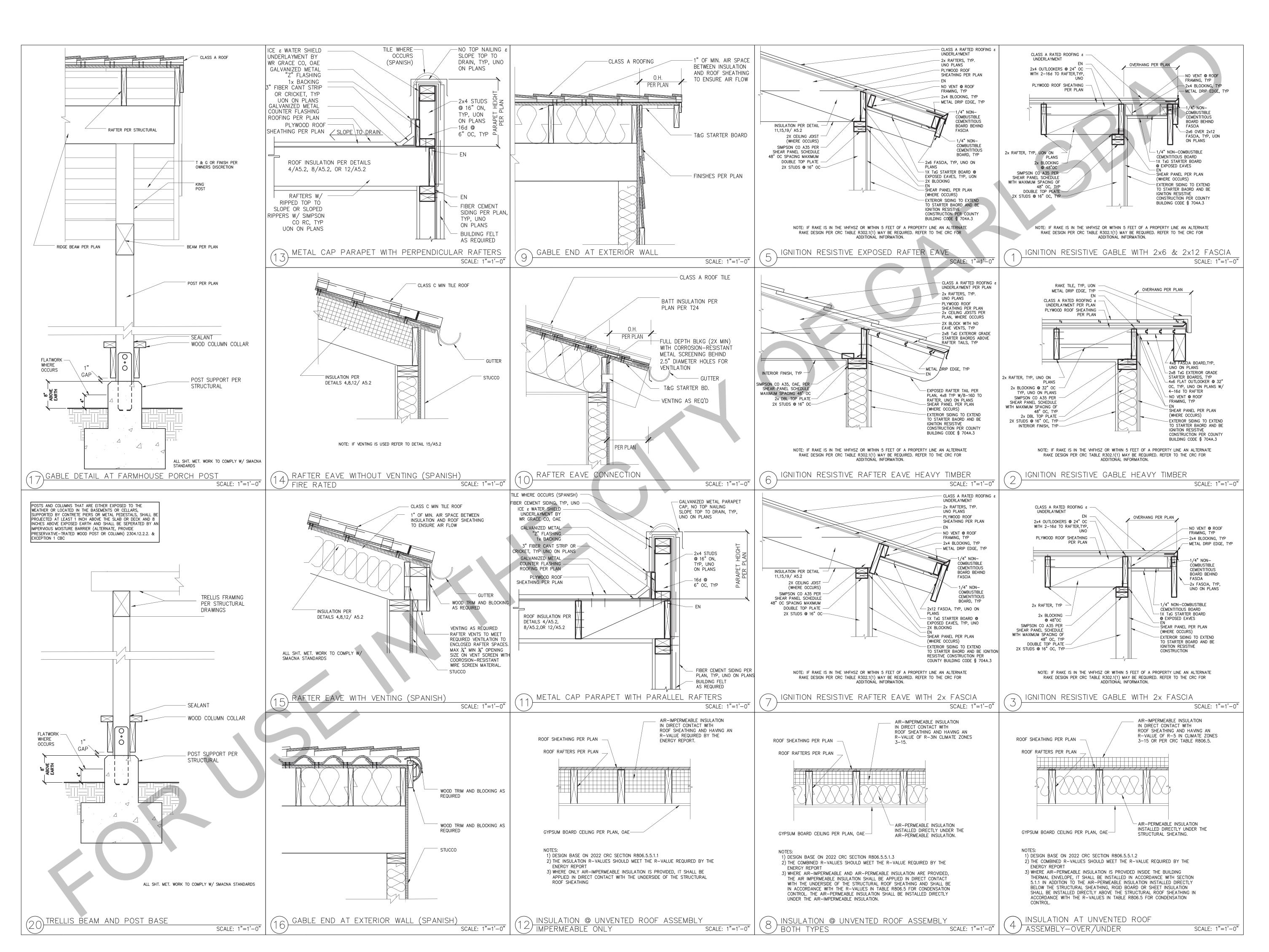
description **Architectural** Roof **Details**

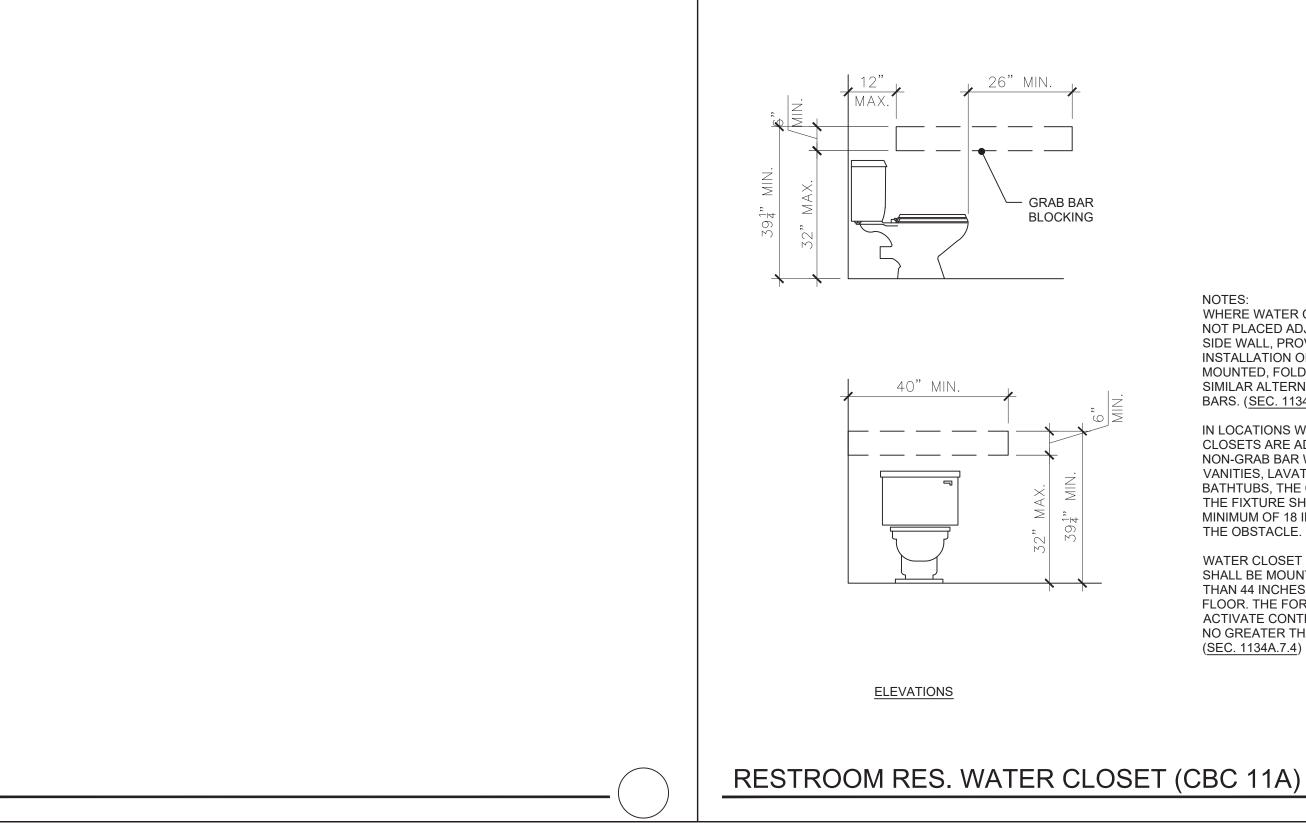
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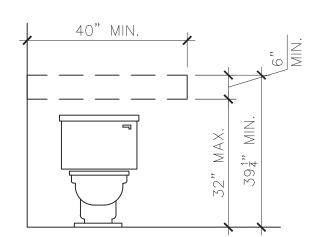
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RESIDENTIAL UNIT BATHROOM AGING IN PLACE REQUIREMENTS (SINGLE BATHROOM OPTION)

GRAB BAR BLOCKING



CRC R327.1.1 - REINFORCEMENT FOR GRAB BARS

ENFORCING AGENCY.

BATHTUB RIM.

EXCEPTIONS:

SIDE WALL AND THE BACK WALL.

ATLEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN

ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE

2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER OR OTHER MATERIAL

PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32

3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE

5. 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

1. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING

FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.

ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY - INSTALLED GRAB BARS OR WHEN

3. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS

FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY

SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS

4. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION

5. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED

A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED,

2. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER

OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF

FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.

OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.

CRC R327.1.1 - DOCUMENTATION FOR GRAB BAR REINFORCEMENT

1.REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE

BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

INCHES AND 39 $\frac{1}{4}$ INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.

4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

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

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. BATHTUB/SHOWER (R327.1.1

AGING IN PLACE BATHROOM EXAMPLE LAYOUT

<u>PLAN</u>

- 2x8 MIN GRAB BAR BACKING SHALL BE INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF

A 48" GRAB BAR

24" MIN. ALIGNED

W/ EDGE DF TUB

END WALL ELEVATIONS

2x8 MIN GRAB BAR BACKING SHALL

MAX.

30"X48" MIN. CLEAR SPACE

MEASURED FROM THE FOOT

PARALLEL TO BATHTUB:

OF DRAIN END OF THE

A 48" GRAB BAR

4'-0" •

BACK WALL ELEVATION

BE INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF

ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS

DWELLING UNIT SWITCH LOCATIONS (R327.1.2)

CRC R327.1.2

ELECTRICAL RECEPTACLE OUTLETS, SWITCH, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION, AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR

1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.

2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

DRAWING IS FOR REFERNCE ONLY. CONFIGURATION OF BATHROOM IS PER PLAN AND ONLY THE CLEARANCE REQUIREMENTS AND DIMENSIONS SHOWN IN THIS DIAGRAM ARE REQUIRED TO BE THE SAME. - FIXTURE CONTROLS 36"×48" CLR. SPACE BLOCKING MIN. CLR. —

AGING IN PLACE KEYNOTES (CRC 327)

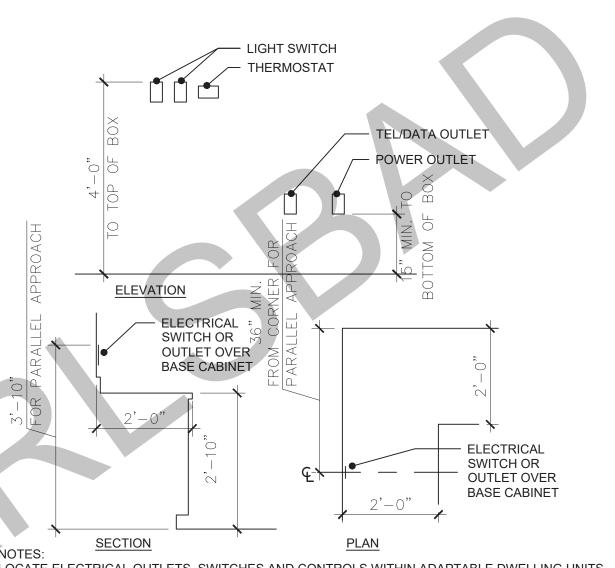
- DEGREES FROM THE CLOSED POSITION.
- REQUIREMENTS SEE NOTES UNDER THE "RESIDENTIAL UNIT BATHROOM DISABLED ACCESS REQUIREMENT
- UNDER THE "RESIDENTIAL UNIT BATHROOM DISABLED ACCESS REQUIREMENT NOTES."
- ACCESSIBLE 60"L (MIN.) TUB/SHOWER COMBINATION PER PLAN. FOR TUB/SHOWER ACCESSIBILITY REQUIREMENTS SEE NOTES UNDER THE "RESIDENTIAL UNIT BATHROOM DISABLED ACCESS REQUIREMENT

DOORBELL BUTTONS (R327.1.4)

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.



LOCATE ELECTRICAL OUTLETS, SWITCHES AND CONTROLS WITHIN ADAPTABLE DWELLING UNITS TO COMPLY WITH <u>CBC SEC. 1136A.1&2</u>, WITHIN COMMON AREAS FOR RESIDENT USE PER <u>CBC SEC. 1142A.1&2</u> AND WITHIN COMMON AREAS FOR PUBLIC USE PER <u>CBC SEC. 11B-308</u>. 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 CARLSBAD ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF CARLSBAD 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.

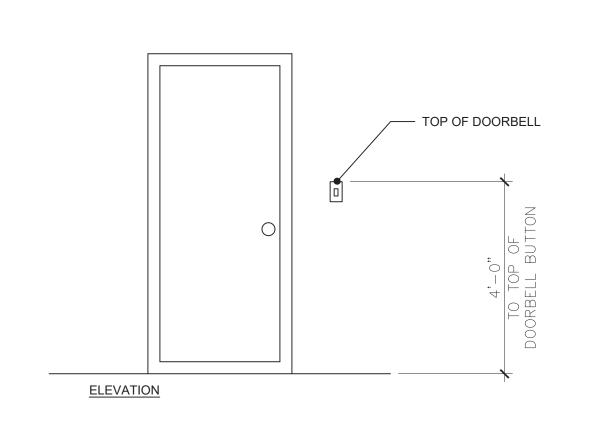
BY USING THESE PERMIT READY CONSTRUCTION

DOCUMENTS, THE RECIPIENT ACKNOWLEDGES,

ACCEPTS AND VOLUNTARILY AFFIRMS THE

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES 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 OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON, ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER

IMPROVEMENT UNDER THESE PLANS AT ALL.



revisions

City of Carlsbad

Program

Pre-Approved ADL

description

Aging-in Place Details & **Specifications**

05 May 2023

project no. 2022_Carlsbad_ADU

drawn by

Design Path Studio

EXAMPLE ACCESSIBLE BATHROOM (CBC 11A)

- 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
- ACCESSIBLE LAVATORY PER PLAN W/ A REMOVABLE BASE CABINET. FOR LAVATORY ACCESSIBILITY
- ACCESSIBLE WATER CLOSET PER PLAN. FOR WATER CLOSET ACCESSIBILITY REQUIREMENTS SEE NOTES
- REINFORCED 2x8 BLOCKING IN WALL FOR FUTURE GRAB BARS.

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

THE ENFORCING AGENCY.

ON CONCRETE SLAB FLOORS.

- 200. THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.
- 201. CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.
- 202. SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S4, CENTERED IN SLAB.
- 203. REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER
- 204. PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14'-0" O/C MAX.
- 205. SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + $\frac{3}{16}$ ", LENGTH<= $1\frac{3}{4}$ ") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF $1\frac{3}{4}$ " FROM THE EDGE OF CONCRETE
- 206. EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE $rac{9}{8}$ " DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.
- ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR.
- 208. SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE
- 209. ALL HOLDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL 3&4/S4 FROM EXTERIOR CORNER OF SLAB.
- 210. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF CARLSBAD OF ANY DISCREPANCY, TYPICAL
- PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.
- 212. ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.
- 213. RETROFIT MISPLACED HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS: MISPLACED HOLDOWN RETROFIT BOLT REPLACEMENT HARDWARE LSTHD8, HTT4 " ALL-THREAD, EMBED 9'

STHD10, STHD14, HTT5 $\frac{5}{8}$ " ALL-THREAD, EMBED 9" LTT20B LTT20B " ALL-THREAD. EMBED 7 LTT20B LTT20B ATTACH TO EXISTING A.B. HDU8 HDU8 " ALL-THREAD, EMBED 15"

NON-SHEAR

214. RETROFIT $\frac{3}{4}$ " & $\frac{5}{8}$ " EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS.

REPLACEMENT SLAB EDGE, 1.3/4" DIST. SHEARWALL ⁵/₈ " ALL-THREAD, EPOXY, EMBED 3" $OR_{\frac{5}{8}}$ " TITEN HD, EMBED 3" MIN. INTERIOR > 6," EDGE DIST. SHEARWALL OR ⁵/₈ " TITEN HD, EMBED 3" MIN.

0.145 DIA. SHOT PINS SPACED 4 INCHES NON-SHEAR ANY OTHER APART ON SILL. (2) FOR EACH MISSING ANCHOR BOLT. MAX. OF (6) SHOT PINS EVERY 6 FT.

WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING:

A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF CARLSBAD APPROVAL.

B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED. C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE CITY OF CARLSBAD RECOMMENDATIONS

- ALL HOLDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.
- 3. WOOD FRAMING CONSTRUCTION
- 300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.
- 301. ROOF SHEATHING SHALL BE $\frac{19}{32}$ " OR $\frac{5}{8}$ " C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (24/0) W/ 8D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.
- 302. TYPICAL WALL SHEATHING:

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

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

- 303. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB.
- 304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4'-0" LAP 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.)

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

SILL PLATE ANCHORS:

- 306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB
- 307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309
- 308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153.

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

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

- 309. RE-TIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.
- 310. ENGINEERED BEAMS ARE AS FOLLOWS: "PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900) "LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325) (E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9") "LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800 "GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O. "IJC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC
- APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION. 311. LUMBER SPECIFICATIONS: ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH, STUDS, PLATES & BLOCKING 2X4 FRAMING LUMBER NOT LISTED BELOW STANDARD GRADE OR BETTER 92-1/4". 104-1/4". & 116-1/4" 2X4 STUDS STUD GRADE OR BETTER 2X4 STUDS OVER 10' #2 OR BETTER 2X4 SILLS & PLATES STANDARD OR BETTER 2X6 STUDS, SILLS, & PLATES #2 OR BETTER 4X4 STUDS & POSTS STANDARD OR BETTER OR #1
- 4X6, 6X6, & LARGER STUDS & POSTS #1 OR BETTER 4X4, 4X6, 4X8, 4X10 BEAMS & HEADERS #2 OR BETTER 4X12. 4X14 BEAMS & HEADERS #1 OR BETTER 6X4 BEAMS & HEADERS #2 OR BETTER 6X6 & LARGER BEAM & HEADERS #1 OR BETTER 2X6 AND LARGER RAFTERS AND JOISTS #2 OR BETTER
- 312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS: BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW:

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

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

STUDS AND PLATES: SEE STRUCTURAL DETAILS 8 & 11 ON SHEET S3 FOR NOTCHING AND BORING.

- 313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.
- 314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.
- \mid 315. PROVIDE DOUBLE KING STUDS AT ALL \mid OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.
- 316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.
- 317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS
- 318. EAVES SHALL 🛮 BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.
- \mid 319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION. 320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

3. WOOD FRAMING CONSTRUCTION (CONT.)

- 321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT.
- 322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:

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

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

4. ICC-ES AND NER APPROVALS

400. PLYWOOD AND OSB PANELS: APA PLYWOOD & OSB--ESR-2586

FULL REPORTS FOUND AT: HTTP://WWW.ICC-ES.ORG

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 ½ " X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL

SIZE

PENETRATION

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

STANDARD WIRE

NAIL SIZES

SIZE OF

NAIL	LENGTH	GAUGE	(INCHES)	REQUIRED	
BOX NA	AILS				
6D	2"	12	0.099	1"	
8D	2 "	11	0.113	1 "	
10D	3"	10	0.128	1 "	
12D	3"	10	0.128	1 "	
16D	3 "	10	0.135	1 "	_
16D SINK	(ER 3"	9	0.148	1 "	'
COMM	JIAN NC	_S			
6D	2"	11	0.113	1"	
8D	$2\frac{1}{2}$ "	10	0.131	1 "	
10D	ק" -∠	9	0.148	1 1 "	

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

4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N. 2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N. 2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N. 16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c FLAT BLKNG TO TRUSS AND WEB. F.N. 4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples CEILING JOISTS TO TOP PLATE, T.N. 3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 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 3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples COLLAR TIE TO RAFTER, F.N. 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 l-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 **ENDNAIL** STUD TO STUD (NOT AT BRACED WALL PANELS) 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 BUILT-UP HEADER (2" TO 2"), FN EA. EDGE 16d Com @ 16" o.c OR 16d Box @ 12" o.c. CONT. HEADER TO STUD, T.N. 4-8d Com, 4-10d Box, 5-8d box

TOP PLATE TO TOP PLATE 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), FACENAI 8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples 24" MIN LAP SPLICE EA. SIDE

BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL UNBRACED WALL: 16" o.c. FN 16d Box, 3" x 0.131" nails, 3" 14 gage staples UNBRACED WALL: 12" o.c. FN BRACED WALL: 16"o.c. FN 2-16d Com, 3-16d Box,4-3"x.131" nails,4-3" 14 gage staples STUD TO TOP OR BOTTOM PLATE

TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N. 2-16d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples 1" BRACE TO EACH STUD AND PLATE, F.N. 3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples 1"x6" SHEATHING TO EACH BEARING, F.N. 3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box 1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N. 4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box 4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples JOIST TO SILL, TOP PLATE, OR GIRDER, T.N.

RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER 8d Box @ 4" o.c. 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 1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N 3-16d Box, 2-16d Com 2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND

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

TOENAIL

ENDNAIL

10d Box, 3"x0.131" nails, 3" 14 gage staples 24" o.c. FN Top & BTTM ENDS & SPLICES, FN 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 LEDGER SUPPORTING JOISTS/RAFTERS

JOIST TO BAND OR RIM JOIST, END NAIL 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 PARTICLEBOARD WALL SHEATHING TO FRAMING (IN) SUPPORTS (IN) 16d Com or deformed; or $2\frac{3}{8}$ "x.113" nail (subfloor and wall) 8d Com or deformed (roof) or $2\frac{3}{8}$ " x.113" nail (roof) $1\frac{3}{4}$ 16 Ga Staple, $\frac{7}{16}$ crown (subfloor and wall) 2³/₈" x.113"x.266" head nail (roof) $1\frac{3}{4}$ " 16 Ga Staple, $\frac{7}{16}$ " crown (roof) 8d Com or deformed (subfloor and wall) 8d Com or deformed (roof) or $2\frac{3}{8}$ " x.113" nail (roof) $2\frac{3}{8}$ " x.113"x.266" head nail, 2"16 Gage staple, $\frac{7}{16}$ " crown $\frac{7}{8}$ "-1 $\frac{1}{4}$ " | 10d Com or (3"x0.148"); or deformed (2 $\frac{1}{2}$ x.131"x.281 head) OTHER EXTERIOR WALL SHEATHING (FIBERBOARD) $1\frac{1}{2}$ " 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 $1\frac{3}{4}$ " 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 WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING $\frac{3}{4}$ " & LESS |8d COMMON (2 $\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") $\frac{7}{8}$ "-1" | 8d COMMON (2 $\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") | 10d COMMON (3"x0.148"); or deformed ($2\frac{1}{2}$ "x0.131"); or deformed ($2\frac{1}{2}$ "x0.120")

1,500 psf

D (Default)

1.152

0.412

124 mph

0.18

13 psf

20 psf

20 psf

10 psf

6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches)

700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA

BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS

METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL

CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs. & R FACTORS.

ROOF LL

PORCH LL

TRELLIS LL

7. DESIGN CRITERIA

RESIDENTIAL CODE.

701. SEISMIC DESIGN CRITERIA:

SOIL BEARING VALUE

SEISMIC DESIGN CATEGORY

SEISMIC IMPORTANCE FACTOR

SITE CLASS

RISK CATEGORY

702. WIND DESIGN CRITERIA:

RISK CATEGORY

EXPOSURE

703. DESIGN LOADING:

PORCH DL

TRELLIS DL

WIND SPEED (V-ult)

INTERNAL PRESSURE COEF

EXTERIOR CLADDING (0.6W)

VAULTED ROOF DL 27 psf

ROOF w/ CEILING DL 23 psf |

33 psf I

6 psf | I

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 greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the e. Fastening is only permitted where the ultimate design wind speed is PANEL SIDING TO FRAMING less than or equal to 110 mph $\frac{1}{2}$ " & LESS | 6d corrosion-resistant siding (1 $\frac{7}{8}$ "x.106"); or 6d corrosion-resistant (2"x.099") g. Nails and staples are carbon steel meeting the specifications of 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 ($2\frac{1}{2}$ "x0.113") such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11. INTERIOR PANELING 12 4d casing $(1\frac{1}{2}$ "x0.080"); or 4d finish $(1\frac{1}{2}$ "x0.072")

8. STATEMENT OF SPECIAL INSPECTIONS

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

3-16d Box, 2-16d Com

a. Nails spaced at 6 inches at intermediate supports where spans are

rticlepoard diaphragms and shear walls, refer to Section 2305. Nails

b. Spacing shall be 6 inches on center on the edges and 12 inches on

center at intermediate supports for nonstructural applications. Panel

c. Where a rafter is fastened to an adjacent parallel ceiling joist in

d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the

supports at 16 inches (20 inches if strength axis in the long direction of

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

e. Tabulated fastener requirements apply where the ultimate design

wind speed is less than 140 mph. For wood structural panel roof

sheathing attached to gable-end roof framing and to intermediate

48 inches or more. For nailing of wood structural panel and

for wall sheathing are permitted to be common, box or casing.

the panel, unless otherwise marked).

specifications in ASTM F1667.

rafter shall be permitted to be reduced by one nail.

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 **HOLDOWN ATTACHED.)**

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

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

9. SOILS REPORT

CITY OF CARLSBAD WILL REQUIRE A SOILS INVESTIGATION REPORT FOR ALL NEW DETACHED ADU'S.

BY 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 WAS PREPARED FOR THE PERMIT READY CCESSORY DWELLING UNIT (ADU) PROGRAM FO HE CITY OF CARLSBAD ONLY. THIS IS A LIMITED SPECIFICATIONS APPROVED BY THE CITY OF CARLSBAD BUILDING DEPARTMENT, BUILDING CODE: O CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES

ECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S OR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS XPIRED OR IS REVOKED AT ALL . THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES AT 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 OR IMPLIED. SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON, AN' USE, REUSE, OR ALTERATION OF THESE ERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS IARMLESS FROM ANY AND ALL CLAIMS. SUITS LIABILITY, DEMANDS, JUDGMENTS, OR COSTS RISING OUT OF OR RESULTING THERE FROM AN USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAG 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 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH

CONSTRUCTION OF AN ADU OR OTHER

IMPROVEMENT UNDER THESE PLANS AT ALL.

project

City of Carlsbad Pre-Approved ADU

revisions

description Structural

Notes & Specifications

803. SOILS SPECIAL INSPECTION REQUIRED

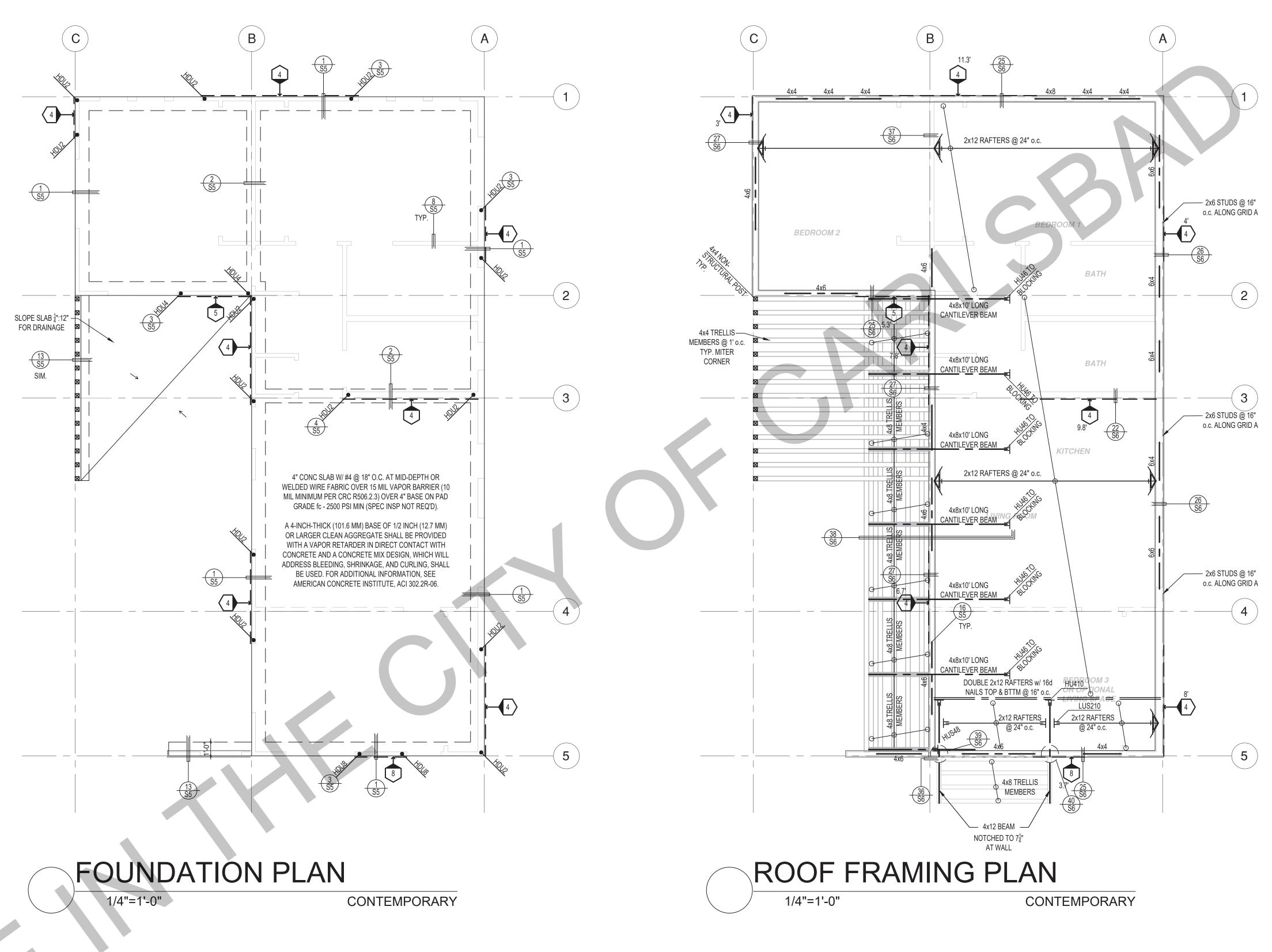
project no. 2022_Carlsbad_ADU

drawn by

sheet no.

05 May 2023

Design Path Studio



SHEAR WALL SCHEDULE (ASD VALUES)

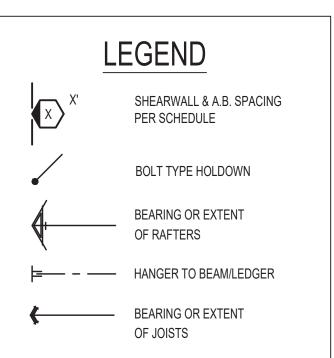
FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED. 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.
- PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- S. SEE SHT S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2)
- 16d T.N. EA SIDE, TYP. 3. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

4 8 9 3 8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" | 3 8" ply. C-D or C-C sheathing, (1) side w/ 8d @ $\ensuremath{^{3}\!\!/\!\!^{8}}$ ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" ¹⁵/₃₂" rated STRUCT 1 panel, (1) side w/ 10d @ 2" ¹⁵/₃₂" rated STRUCT 1 panel, (1) side w/ 10d @ 3" 3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs o/c edge, 12" o/c field, blocked o/c edge, 12" o/c field 3x abutting panel studs o/c edge, 12" o/c field 3x abutting panel studs 4½" o/c edge, 12" o/c field, blocked (See footnote 3) o/c edge, 12" o/c field 3x abutting panel studs (See footnotes 1& 4) blocked (See footnote 3 & 4) blocked (See footnote 3, 4, & 5) (See footnote 3) blocked (See footnote 3 & 4) blocked (See footnote 3, 4, & 5) SHEAR VALUE 260* 350* 490* 550* 665* 870* (PLF) 5%" @ 48" 5⁄8" @ 32" ½" @ 24" ½" @ 12" ½" @ 24" 5⁄8" @ 16" ANCHOR BOLT SPACING ½" @ 24" ½" @ 32" ½" @ 16" ½" @ 8" ½" @ 16" 1/2" @ 24" $\frac{1}{4}$ "x4 $\frac{1}{2}$ " $\frac{1}{4}$ "x4 $\frac{1}{2}$ " 3½" 16d (0.148") SILL NAILING $4\frac{1}{2}$ " SDS screws @ 8" SDS screws @ 8" SPACING OF A35/LTP4 32" O.C. 12" O.C. 12" O.C. 18" O.C. 8" O.C. 8" O.C. FRAMING TO TOP PLATE

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. WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.



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

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

FOLLOWING CONDITIONS:

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

project

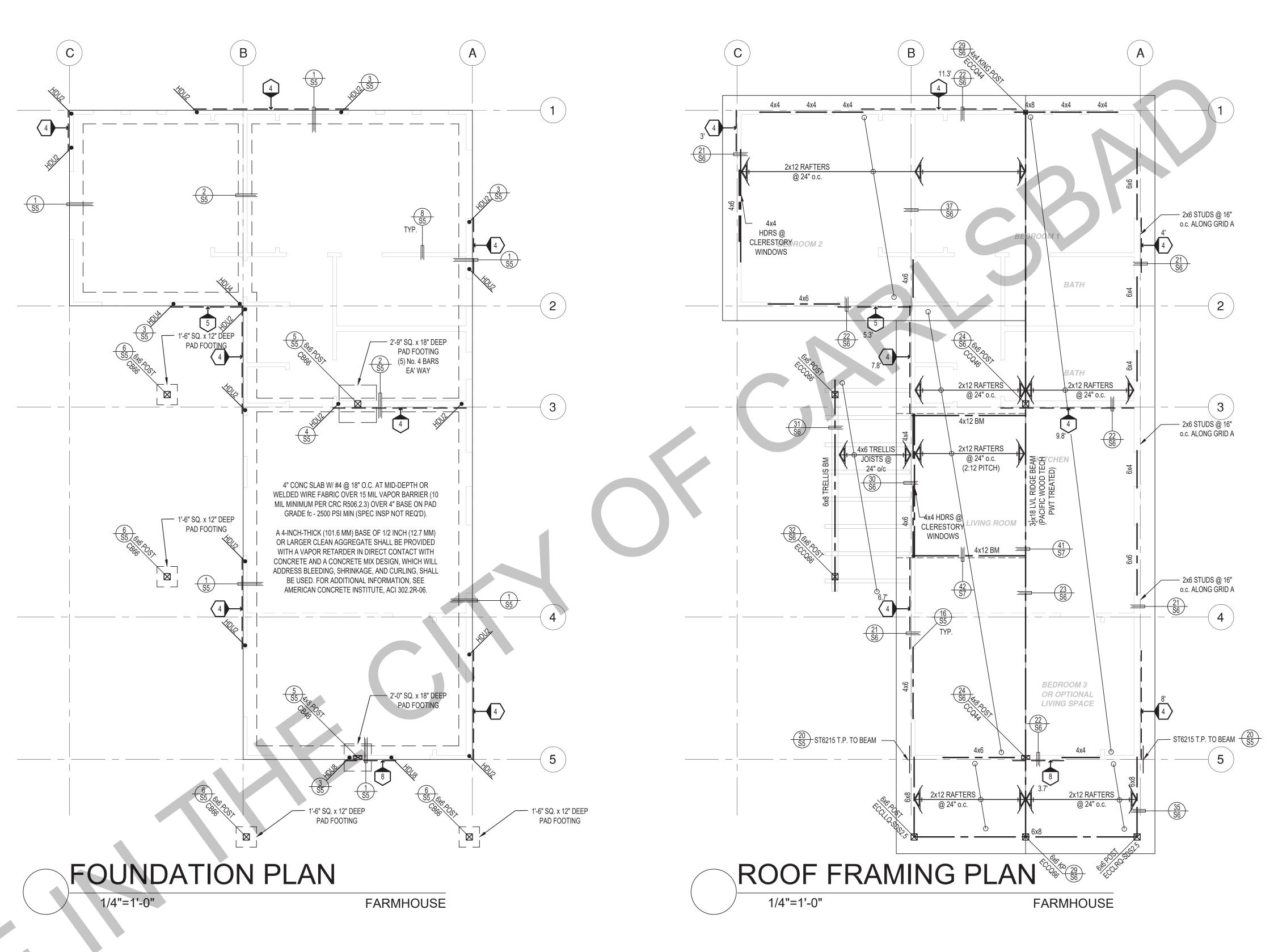
City of Carlsbad Pre-Approved ADU Program

revisions

description Foundation & Framing Plans Contemporary

date 05 May 2023

project no. 2022_Carlsbad_ADU



SHEAR WALL SCHEDULE (ASD VALUES)

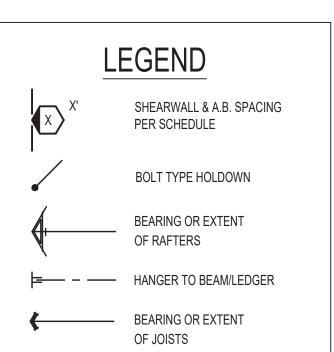
FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED. 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.
- PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- 6. SEE SHT S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2)
- 16d T.N. EA SIDE, TYP. . FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL
- COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ $4\frac{1}{2}$ " o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	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)	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)
SHEAR VALUE (PLF)	260*	350*	490*	550*	665*	870*
ANCHOR BOLT SPACING	½" @ 48" or ½" @ 32"	½" @ 32" or ½" @ 24"	⅓" @ 24" or ½" @ 16"	5%" @ 24" or ½" @ 16"	5%" @ 16" or ½" @ 24"	5⁄8" @ 12" or 1⁄2" @ 8"
16d (0.148") SILL NAILING	6"	4½"	3½"	3"	1/4"x41/2" SDS screws @ 8"	½"x4½" SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

- (1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. 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. WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.



GRADE SPECIFICATIONS.

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

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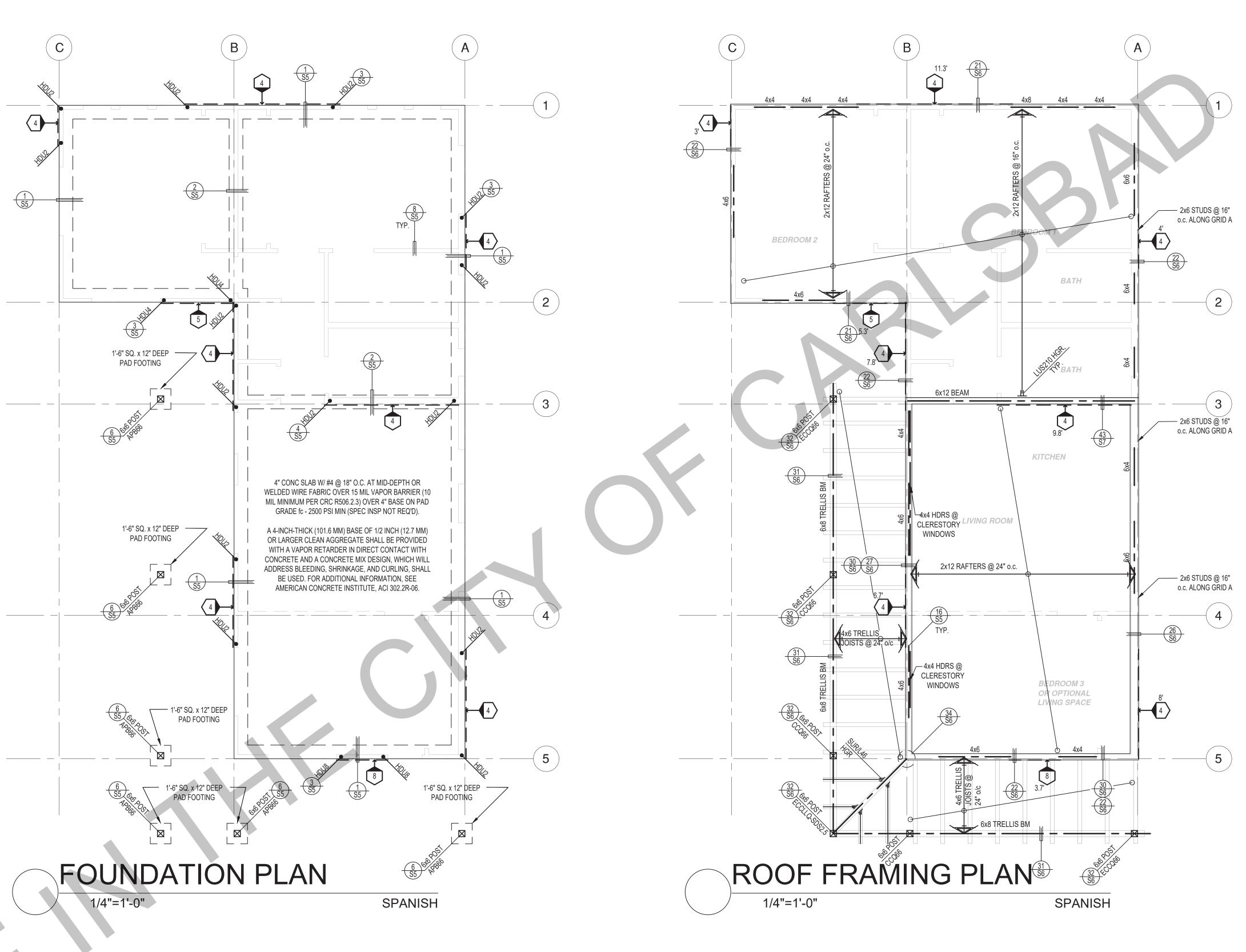
project City of Carlsbad Pre-Approved ADU Program

revisions description

Foundation & Framing Plans

Farmhouse 05 May 2023

project no. 2022_Carlsbad_ADU



SHEAR WALL SCHEDULE (ASD VALUES)

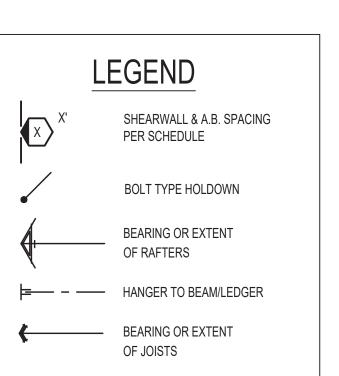
FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED. 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. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- 6. SEE SHT S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2)
- 16d T.N. EA SIDE, TYP.
- . FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 41/2" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	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)	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)
SHEAR VALUE (PLF)	260*	350*	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" @ 24"	5⁄8" @ 12" or 1⁄2" @ 8"
16d (0.148") SILL NAILING	6"	4½"	3½"	3"	1/4"x41/2" SDS screws @ 8"	½"x4½" SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

- (1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. 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. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.



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CF1R-PRF-01-E

(Page 1 of 12)

ulation Date/Time: 2023-02-15T14:35:24-08:00

Input File Name: 3 Bedroom.ribd22x

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Energy Calculations 3 Bedroom

05 May 2023

project no. 2022_Carlsbad_ADU

Design Path Studio drawn by

BUILDING ENERGY ANALYSIS REPORT PROJECT: City of Carlsbad - Pre-Approved ADU Program Carlsbad, CA Project Designer: Design Path Studio Encinitas, CA 92024 Report Prepared by: Design Path Studio Encinitas, CA 92024 Job Number:

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E (Page 2 of 12) Calculation Date/Time: 2023-02-15T14:35:24-08:00 Project Name: Residential Building Input File Name: 3 Bedroom.ribd22x Calculation Description: Title 24 Analysis

2/15/2023

This program developed by EnergySoft Software – www.energysoft.com.

		Energy Design Ratings		Compliance Margins					
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total			
Standard Design	34.7	42.7	31.2		2				
	*	Propose	d Design		7''				
North Facing	34.7	34.7	28.2	0	8	3			
East Facing	34.3	33.2	27.6	0.4	9.5	3.6			
South Facing	34.5	34.4	28.1	0.2	8.3	3.1			
West Facing	34.4	33.7	27.8	0.3	9	3.4			

¹Efficiency 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 ³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

Standard Design PV Capacity: 1.70 kWdc Proposed PV Capacity Scaling: North (1.70 kWdc) East (1.70 kWdc) South (1.70 kWdc) West (1.70 kWdc)

Registration Number: 223-P010019324A-000-000-0000000-0000 Registration Date/Time: 2023-02-15 14:55:35 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-02-15 14:36:23 Schema Version: rev 20220901

alculation Description: Title 24 Ana	alysis	Input File Name	: 3 Bedroom.ribd22x	
NERGY USE INTENSITY				
NEIGH OSE INVENSITY	Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Compliance Margin (kBtu/ft ² - yr)	Margin Percentage
North Facing				
Gross EUI ¹	15.35	14.89	0.46	3
Net EUI ²	6.18	5.72	0.46	7.44
East Facing				
Gross EUI ¹	15.35	14.81	0.54	3.52
Net EUI ²	6.18	5.64	0.54	8.74
South Facing				
Gross EUI ¹	15.35	14.86	0.49	3.19
Net EUI ²	6.18	5.69	0.49	7.93
West Facing		RS PROV	TDER	
Gross EUI ¹	15.35	14.83	0.52	3.39
Net EUI ²	6.18	5.66	0.52	8.41

Registration Number: 223-P010019324A-000-000-0000000-0000

Schema Version: rev 20220901

Input File Name: 3 Bedroom.ribd22x Calculation Description: Title 24 Analysis ENERGY USE SUMMARY Standard Design Source Standard Design TDV Energy Proposed Design TDV Energy Energy Use Energy (EDR1) (kBtu/ft2 -yr) Energy (EDR1) (kBtu/ft² -yr) (EDR2) (kTDV/ft² -yr) Margin (EDR1) Margin (EDR2) (EDR2) (kTDV/ft² -yr) -5.84 Space Heating 0.98 0.95 6.82 -0.73 0.02 0.29 6.75 Space Cooling 1.04 IAQ Ventilation 3.68 19.39 14.32 5.07 Water Heating 1.68 0.4 Self Credit North Facing 25.86 5.98 -0.04 Efficiency Complian Total 0.98 0.86 6.22 0.22 -0.64 -5.24 Space Heating Space Cooling 7.79 0.01 0.52 7.27 IAQ Ventilation 3.68 3.68 Water Heating 1.68 19.39 14.34 5.05 1.28 0.4

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building

East Facing Efficiency

Compliance Total

Registration Date/Time: Registration Number: HERS Provider: 223-P010019324A-000-000-0000000-0000 CalCERTS inc. 2023-02-15 14:55:35 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-02-15 14:36:23

Schema Version: rev 20220901

31.84

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Calculation Date/Time: 2023-02-15T14:35:24-08:00 Project Name: Residential Building (Page 6 of 12) Calculation Description: Title 24 Analysis Input File Name: 3 Bedroom.ribd22x REQUIRED PV SYSTEMS 01 Azimuth Tilt Array Angle Tilt: (x in Inverter Eff. Solar Access (%) DC System Size Module Type Array Type (kWdc) Standard (14-17%) REQUIRED SPECIAL FEATURES The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. Window overhangs and/or fins Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3) Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed HERS FEATURE SUMMARY The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

• Quality insulation installation (QII) Indoor air quality ventilation HERS PROVIDER Kitchen range hood Verified Refrigerant Charge Airflow in habitable rooms (SC3.1.4.1.7) Verified heat pump rated heating capacity Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5) Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMA	ATION					
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	999	1	1	1	0	1
102	20					

TITLE 24 CC	DMPLIANCE REQUIREMENTS SUMMARY	
	ADU – 3 BEDROOM	
	ation = R-30 min. at rafters	
Radiant Barrie		
	owner – No Cool Roof Reg'd	
	on = R-15 at new 2 x 4 walls	
Floor Insulation		
	s Areas = Exposed Slab Flooring	
	ERS rater early before drywall. Alert insulation contractor.	
	= 1.70 kWdc is the min PV required to meet the standard design	
	ew windows & doors are dual glazing. All glass is clear.	
	installed with a NFRC certifying label attached	
showing U-factor		
	ain Co-efficient = 0.23 windows, doors.	
	0 windows, doors,	
	ase windows & doors w/ specified Uvalues & SHGC's or better.	
Hot Water Hea	ater = 40-gal heat pump RHEEM PROPH40T2RH37530 or eq.	
Uniform Energy F	Factor is 3.1 min. NEEA Rated. HERS VERIFIED.	
	cfm & 0.35 cfm power. Verify w/ Mech. (continuous ventilation	
	.2 is req'd for IAQ.) HERS VERIFIED. Note IAQ fan on plan w/	
	nanual off & sound rating of 1 sone.	
	n. (New mini-split)	
	nin. (new) HERS REQUIRED:	
	CHARGE, AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7), VERIFIED HEAT	
	IEATING CAPACITY, WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 ND DUCTLESS INDOOR UNITS ARE LOCATED ENTIRELY IN	
	SPACE (SC3.1.4.1.8).	
Duct Insulation		
Duct (HERS) 5	5% Leakage Test - NO	
*Heater Sizing		
	eating load – 3,855 Btu	
FUJITSU #AOU1	12R2 or eq - 12,800 Btu	
*A/C Sizing		
	poling load – 4,218Btu – 1 ton	
	SE ATTIC COOLING FAN - N/R for compliance	
	culations, sizing & equipment are for Title 24 purposes &	
	ed HVAC by a Mechanical Engineer/Contractor. all any Make & Model HVAC equipment that is equal or greater	
	ficiencies listed above. All equipment is listed "or eq"	
	TO BE HIGH EFFICACY – SEE MF1R FOR SWITCHING & NOTES.	
LOCAL EXHAUS	ST FAN RATES BATH = 50 CFM, KITCHEN = 100 CFM, < 3 sones &	
	irectory. HERS VERIFIED **	
SONE RATING =	= 1 FOR CONTINUOUS FAN AND 3 FOR INTERMITTENT FAN.	

Calculation Date/Time: 2023-02-15T14:35:24-08:00

24.76

0.06

7.08

(Page 3 of 12)

03	Project Location	3 Bedroom						
04	City	Carlsbad	05		Standards Version	2022		
06	Zip code		07		Software Version	EnergyPro	9.0	
08	Climate Zone		09	Front O	Prientation (deg/ Cardinal)	All orientat	ations	
10	Building Type	100 C 100 C 100 C 100 C	11		Number of Dwelling Units			
12		Newly Constructed	13		Number of Bedrooms	+		
14 Add	lition Cond. Floor Area (ft ²)	0	15		Number of Stories	1		
16 Exi	isting Cond. Floor Area (ft²)	n/a	17	Fene	estration Average U-factor	0.3		
18	Total Cond. Floor Area (ft ²)	999	19		Glazing Percentage (%	27.10%		
20	ADU Bedroom Count	n/a						
OMPLIANCE RESULTS	12.0		FK		Inc.			
	ng Complies with Computer	Performance						
		that require field testing and/or ver	ification by a co	artified HERS rater	under the supervision of	a CFC-annro	wed HERS prov	ider
		nore Special Features shown below	incution by a c	inca rieno rater	under the supervision of	а сес аррго	vea meno prov	
CA Building Energy Effic	23-P010019324A-000-000-000000 iency Standards - 2022 Resid	io-0000 ential Compliance (2023-02-15 14	1:55:35	IERS Provider	er: rated: 2023-02-	
2: CA Building Energy Effic	PLIANCE - RESIDENTIAL PEntial Building	ential Compliance	Report Version: Schema Version HOD Calcul Input	2023-02-15 14 2022.0.000 :: rev 20220901 ation Date/Time File Name: 3 Bed	:: 2023-02-15T14:35:24- droom.ribd22x	Report Gener		
2: CA Building Energy Efficiency ERTIFICATE OF COMI Project Name: Reside alculation Description	iency Standards - 2022 Resid PLIANCE - RESIDENTIAL PE ntial Building on: Title 24 Analysis	ential Compliance	Report Version: Schema Version HOD Calcul Input Proposed	2023-02-15 14 2022.0.000 rev 20220901 ation Date/Time	:: 2023-02-15T14:35:24-	08:00		15 14:36:23 CF1R-PRF-0
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2: CA Building Energy Efficiency ERTIFICATE OF COMIT Project Name: Reside alculation Description NERGY USE SUMMARY Energy Use Space Heating	PLIANCE - RESIDENTIAL PEntial Building on: Title 24 Analysis Standard Design Sourc Energy (EDR1) (kBtu/ft²	ential Compliance ERFORMANCE COMPLIANCE MET ERFORMANCE COMPLIANCE MET ERFORMANCE COMPLIANCE MET (EDR2) (kTDV/ft²-yr) 0.98	HOD Calcul Input Proposed Energy (EDI	2023-02-15 14 2022.0.000 : rev 20220901 ation Date/Time File Name: 3 Bed Design Source R1) (kBtu/ft²-yr) 0.9	2023-02-15T14:35:24-droom.ribd22x Proposed Design TDV Et (EDR2) (kTDV/ft²-yt) 6.51	08:00	Compliance argin (EDR1)	CF1R-PRF-((Page 4 of Compliance Margin (EDR
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ERTIFICATE OF COMING TO JECT Name: Reside alculation Description NERGY USE SUMMARY Energy Use Space Heating Space Cooling IAQ Ventilation Water Heating Self Utilization/Flexibility Credit South Facing Efficiency Compliance Total	PLIANCE - RESIDENTIAL PEntial Building on: Title 24 Analysis Standard Design Source Energy (EDR1) (kBtu/ft² - 0.22 0.31 0.34 1.68	ential Compliance ERFORMANCE COMPLIANCE MET Standard Design TDV Energy (FDR2) (kTDV/ft² -yr) 0.98 7.79 3.68 19.39	HOD Calcul Input Proposed Energy (EDI	2023-02-15 14 2022.0.000 :: rev 20220901 ation Date/Time File Name: 3 Bed Design Source R1) (kBtu/ft²-yr) 0.9 0.02 0.34 1.28	2023-02-15T14:35:24-droom.ribd22x Proposed Design TDV E (EDR2) (kTDV/ft²-yi 6.51 1.13 3.68 14.32 0 25.64	08:00	Compliance argin (EDR1) -0.68 0.29 0 0.4	CF1R-PRF-C (Page 4 of Compliance Margin (EDR -5.53 6.66 0 5.07 0 6.2
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ERTIFICATE OF COMING PROJECT Name: Reside Color Nam	PLIANCE - RESIDENTIAL PEntial Building on: Title 24 Analysis Standard Design Source Energy (EDR1) (kBtu/ft² 0.22 0.31 0.34 1.68 2.55 0.22 0.31	ential Compliance ERFORMANCE COMPLIANCE MET Standard Design TDV Energy (EDR2) (kTDV/ft² -yr) 0.98 7.79 3.68 19.39 31.84 0.98 7.79	Report Version: Schema Version Calcul Input Proposed Energy (EDI	2023-02-15 14 2022.0.000 :: rev 20220901 ation Date/Time File Name: 3 Bed Design Source R1) (kBtu/ft²-yr) 0.9 0.02 0.34 1.28 2.54 0.88 0.01	2: 2023-02-15T14:35:24-droom.ribd22x Proposed Design TDV Et (EDR2) (kTDV/ft² - yt 6.51 1.13 3.68 14.32 0 25.64 6.38 0.7	08:00	Compliance argin (EDR1) -0.68 0.29 0 0.4 0.01 -0.66 0.3	CF1R-PRF-0 (Page 4 of Compliance Margin (EDR -5.53 6.66 0 5.07 0 6.2 -5.4 7.09
ERTIFICATE OF COMING TO JECT Name: Reside alculation Description NERGY USE SUMMARY Energy Use Space Heating Space Cooling IAQ Ventilation Water Heating Self Utilization/Flexibility Credit South Facing Efficiency Compliance Total Space Heating Space Cooling IAQ Ventilation	PLIANCE - RESIDENTIAL PEntial Building On: Title 24 Analysis Standard Design Source Energy (EDR1) (kBtu/ft² - 0.22 0.31 0.34 1.68 2.55 0.22 0.31 0.34		Report Version: Schema Version Calcul Input Proposed Energy (EDI	2023-02-15 14 2022.0.000 :: rev 20220901 ation Date/Time File Name: 3 Bed Design Source R1) (kBtu/ft²-yr) 0.9 0.02 0.34 1.28 2.54 0.88 0.01 0.34	2023-02-15T14:35:24-droom.ribd22x Proposed Design TDV Et (EDR2) (kTDV/ft²-yt) 6.51 1.13 3.68 14.32 0 25.64 6.38 0.7 3.68	08:00	Compliance argin (EDR1) -0.68 0.29 0 0.4 0.01 -0.66 0.3 0	CF1R-PRF-(Page 4 of Complianc Margin (EDF -5.53 6.66 0 5.07 0 6.2 -5.4 7.09 0

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name Residential Building

Run Title Title 24 Analysis

Project Name: Residential Building

GENERAL INFORMATION

West Facing Efficiency

Compliance Total

Calculation Description: Title 24 Analysis

Registration Num		9324A-000-000-0000	000-0000			Registra	tion Date		-02-15 14:	55:35		Н	ERS Prov	ider:		CalCERTS
CA Building Energ	gy Efficiency Sta	ındards - 2022 Res	idential Comp	liance				022.0.00 rev 2022				Re	eport Ge	nerated: 2	023-02-1	5 14:36:23
CERTIFICATE OF	COMPLIANCE	: - RESIDENTIAL I		ICE COMPU	ADICE DAI	TUOD										CF1R-PRF-0
			PERFURIVIAN	ICE CONIPLI	AINCE IVIE	IHOD	Calaula	tion Dot	- /Ti	2022 ()) 1FT1/	1.25.24 (00.00			
Project Name: R Calculation Desc								ile Name	•			1:35:24-0	08:00			(Page 7 of
ZONE INFORMATI	ON															
01		02	Î	03		0	4		- 1	05			06			07
Zone Nam	e	Zone Type	HVAC	System Nam	ie 2	Zone Floo	r Area (ft	2)	Avg. Cei	iling Hei	ght	Water H	eating Sy	/stem 1		Status
Zone 1		Conditioned	Duct	less Minisplit	1	9	99			8		DI	HW Sys 1	l	New	
OPAQUE SURFACE	ES															
01		02	0	3		04		05		-	06		07	7		08
Name		Zone	Constr	uction	A	Azimuth Orientation		1	Gross Area (ft ²) Window are		I Tilt (Tilt (deg)			
Front Wall		Zone 1	R-15	Wall		0		Front		2	237		82.9	98		90
Left Wall		Zone 1	R-15	Wall		90		Left		3	881		98.0	019		90
Rear Wall		Zone 1	R-15	Wall		180		Back		237 36		5		90		
Right Wall		Zone 1	R-21	Wall	-	270		Right	Ш	3	881		54	4		90
OPAQUE SURFACE	S - CATHEDRA	L CEILINGS			1(_	H			m						
01	02	03	04	TE	05	0	16	0	7		08		09	1	.0	11
Name	Zone	Construction	Azimut	h Orie	entation	Area	(ft ²)	Skyligh (ft			Rise (x in 12)		oof ectance	Roof En	nittance	Cool Roof
Roof	Zone 1	R-38 Roof No Attic	0	F	ront	99	99	()		4		0.1	0.	85	No
FENESTRATION /	GLAZING															
01	02	03	04	05	06	07	08	09	10		11	Т	12	13		14
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-fac	tor	U-factor Source	I SI	ндс	SHGC S	ource	Exterior Shad

Registration Date/Time: 2023-02-15 14:55:35 Report Version: 2022.0.000

CalCERTS inc. Report Generated: 2023-02-15 14:36:23

Registration Date/Time: 2023-02-15 14:55:35 223-P010019324A-000-000-0000000-0000 CalCERTS inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-02-15 14:36:23 Schema Version: rev 20220901

Window

Window 3

Window

Registration Number: 223-P010019324A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Back

Front Wall

Left Wall

Rear Wall

Report Version: 2022.0.000 Schema Version: rev 20220901

Registration Date/Time: 2023-02-15 14:55:35 Report Generated: 2023-02-15 14:36:23

NFRC

NFRC 0.23

0.23

NFRC Bug Screen

NFRC Bug Screen

Bug Screen

CalCERTS inc.

NFRC

0.3

0.3

CA Building Energy Efficiency Standards - 2022 Residential Compliance

CF1R-PRF-01-E

Zone 1

hower Drain Water Heat

Recovery

Not Required

Thermostat Type

Setback

HERS Verification

CalCERTS inc.

Ouct Inlet Air Source | Duct Outlet Air Sour

Zone 1

Distribution Name

n/a

Not Required

(Page 10 of 12)

ulation Date/Time: 2023-02-15T14:35:24-08:00

Outside

Fan Name

Not Zonal

HERS Provider:

Report Generated: 2023-02-15 14:36:23

Compact Distribution

Type

Efficiency SEER / EER /

2023-02-15 14:55:35

EERSEER

SEER2

Input File Name: 3 Bedroom.ribd22x

NEEA Heat Pump

NEEA Heat Pump

Compact Distribution

Not Required

Cooling Unit Name

leat Pump System

Registration Date/Time:

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

(04/2022)

Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when fested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/LS.2/A440-2011. *

Labeling. Fenestration producs and exterior doors must have a label meeting the requirements of § 10-111(a).

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.

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.

Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household

Routing Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).

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.

Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consum

Report Version: 2022.0.000

Schema Version: rev 20220901

Brand

CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN

3. THE DESIGNS REPRESENTED BY THESE PLANS

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

PATH STUDIO OR ITS ARCHITECTS.

COPYRIGHT PROTECTION.

ARE COPYRIGHTED AND ARE SUBJECT TO

IMPROVEMENT UNDER THESE PLANS AT ALL.

revisions

description Energy

Calculations 3 Bedroom

05 May 2023

project no. 2022_Carlsbad_ADU

Design Path Studio drawn by

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Project Name: Residential Building Calculation Date/Time: 2023-02-15T14:35:24-08:00 (Page 9 of 12) Calculation Description: Title 24 Analysis Input File Name: 3 Bedroom.ribd22x PAQUE SURFACE CONSTRUCTIONS 06 Interior / Exterior **Total Cavity** Surface Type **Construction Name** Continuous Assembly Layers R-value R-value Inside Finish: Gypsum Board Exterior Walls 2x6 @ 16 in. O. C. R-21 None / None Cavity / Frame: R-21 / 2x6 Wood Framed Wal Exterior Finish: 3 Coat Stucco Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood 2x12 @ 16 in. O. C. R-38 Roof No Attic R-38 None / None Cathedral Ceilings Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board 02 03 Quality Insulation Installation (QII) High R-value Spray Foam Insulation Building Envelope Air Leakage CFM50 No Desiring Call Law 19 111 1/20

Required		Not Required	HERS	N/A	VIDI	n/a		n/a
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

gistration Number:	Registration Date/Time:	HERS Provider:	
223-P010019324A-000-000-0000000-0000	2023-02-15 14:55:35		CalCERTS
Building Energy Efficiency Standards - 2022 Residential Compliance	Report Version: 2022.0.000	Report Generated: 2023-02-15	14:36:23

Project Name: Residential Building	Calculation Date/Time: 2023-02-15T14:35:24-08:00 (Page 12 of 12
Calculation Description: Title 24 Analysis	Input File Name: 3 Bedroom.ribd22x
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Yvonne St Pierre	Documentation Author Signature: **Yvonne St Pierre**
Company: Design Path Studio	Signature Date: 2023-02-15 14:55:35
Address: 364 Second St Suite 2	CEA/ HERS Certification Identification (If applicable): C 34789
City/State/Zip: Encinitas, CA 92024	Phone: 760-944-1443
	ompliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. are consistent with the information provided on other applicable compliance documents, worksheets,
Responsible Designer Name: Yvonne St Pierre	Responsible Designer Signature: **Yvonne St Pierre**
Company: Design Path Studio	Date Signed: 2023-02-15 14:55:35
Address: 364 Second St Suite 2	License: C 34789
City/State/Zip: Encinitas, CA 92024	Phone: 760-944-1443

gitally signed by CalCERTS.	This digital signature is provided in order	to secure the content of this registered d	ocument, and in no way implies

ration Provider responsibility for the accuracy of the information.	

at CalC	ERTS.com
HERS Provider:	
	CalCERTS inc.
Report Generated: 2023-02-15	14:36:23

1	on go and the managery requirements cannot be
§ 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 plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *
Ventilation and Ir	ndoor Air Quality:
§ 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.
C 450 0/-\0-	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating,
§ 150.0(o)2:	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
Pool 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 IMAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover. Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time
§ 110.4(b)3:	switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods. Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 110.5:	Prior Light. Natural gas pool and spa neaters must not have a continuously burning pilot light. Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump
§ 150.0(p):	sizing, flow rate, piping, filters, and valves.*
Lighting:	
§ 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 linen 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
§ 150.0/k)1F:	control, low voltage wiring, or fan speed control. Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust handle must be applicable requirement

Name	z	one.		Area (ft ²)		Perimete	er (ft)	_	nd Depth	_	and Depth		Carpeted Fraction			Heated
Slab-on-Grade	Grade Zone 1			999 0.1			none			0		80%			No	
PAQUE SURFACE CO	NSTRUCTION	NS														
01	01 02 03				04			05	06		07		08			
Construction Name	truction Name Surface Type		•	Construction	n Type	pe Fram		Total Cavity R-value		Cont	/ Exterior inuous value	U-facto	or	Assembly Layers		yers
R-15 Wall	Ext	terior Wall	s	Wood Frame	d Wall	2x4 @	16 in. O. C.		R-15	None	/ None	0.095	;	Inside Finish: Cavity / Fra Exterior Finis	me: R-	15 / 2x4
								Version:	rev 20220901							
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roject Name: Resid		Calculation Date/Time: 2023-02-15T14:35:24-08:00 (Page 11 of Input File Name: 3 Bedroom.ribd22x														
alculation Descript	ion: Title 2	4 Analysis	>					input ri	ne Name: 5 b	euroom	.TIDUZZX					
VAC HEAT PUMPS - I	HERS VERIFIC	CATION														
01	02		03		04		05	5	06		07			08		09
Name	Verified Airflow		Airflow Target		Verified EER/EER2		Verif SEER/S		Verified Ref	-	nt Verified HSPF/HSPF2		Verified Heating Cap 47		Ve	erified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required		0		Not Required		Not Red	quired	Yes		No		Yes			Yes
ARIABLE CAPACITY F	EAT PUMP O	OMPLIAN	ICE OPTI	ION - HERS V	ERIFICA	TION										
01		02	2	03		04	05	5	06		07	08		09		10
(Certi	fied	ied Airflow to		Ductless Units	Wall M	lount	Air Filter Sizi	ng I	Low Leakage Ducts in		nimum low per	Certified		Indoor Fan not

Calculation Date/Time: 2023-02-15T14:35:24-08:00

U-factor

Source

NFRC 0.23

Input File Name: 3 Bedroom.ribd22x

1 54 0.3

02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14

U-factor

₹ **05 ∨ | | D E 06** ₹

Edge Insul. R-value Edge Insul. R-value

Width Height Mult. Area (ft²)

01		02	03	04		05	06	07		08		09	10
Name		Certified Airfl Low-Static Hab VCHP System Ro		able in Conditione		Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space Not required		Minimum Airflow per RA3.3 and SC3.3.3.4.1 Not required		Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1		ot required	Required		Required	Required	Not required					Not required	
NDOOR AIR QUALITY	(IAQ) FANS				~ [EDE	TC I		200				
01	02		03		04	05	06	07		'	08		09
Dwelling Unit	elling Unit Airflow (CFN		Fan Efficacy (W/CFM)		Q Fan Type	Includes Heat/Energy Recovery?	IAQ Recover Effectiveness -	,		I HFR		Verification	Status
SFam IAQVentRpt	44	0	0.35		Exhaust	No	n/a		No		Yes		

Registration Number: 223-P010019324A-000-000-0000000-0000

5/6/22

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Right Wall

rientation Azimuth

270

6 0.1 2 2 0 0 0 0

Right

Project Name: Residential Building

Window 4

OVERHANGS AND FINS

Window 2

SLAB FLOORS

Calculation Description: Title 24 Analysis

Window

Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220901

Report Generated: 2023-02-15 14:36:23

CF1R-PRF-01-E

SHGC SHGC Source Exterior Shading

NFRC Bug Screen

(Page 8 of 12)

2023-02-15 14:55:35 CA Building Energy Efficiency Standards - 2022 Residential Compliance

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 and § 150.0(h)1: Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACVA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

§ 150.0(h)3A: Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any 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 \$ 150.0(j)1: 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 (n 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 non-crushable casing or sleeve.

Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate dra pointing requirements, based on the distance between this designated space and the water health location, and a condensate of a 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 at Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPM 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 a Ducts. Insulation installed on an existing space-conditioning duct must comply with § 804.0 of the California Mechanical Code (CMC). If a 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 the applicable UL, requirements, or aerosol sealant that meets the LT 223. The combination of mastic and either mesh or tape must be used to seal openings greater than ½1, 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 or flexible duct must not be used to convey conditioned air. Building cavities and susport platforms may contain ducts; ducts installed in these spaces must not be used to convey conditioned air. Building cavities and susport platforms may contain ducts; ducts installed in these spaces must not be used to convey conditioned air. Building cavities and susport 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 ctions, 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 manually operaled dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.

Protection of Insulation. Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind.
Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating. outer vapor barrier.

Duct System Sealing and Leakage Test. When space conditioning systems us 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 occuplance space, the ductar must be search aim duct reanage tested, as committed shought here verification and disgnissic 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 1. or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the

Schema Version: rev 20220901

223-P010019324A-000-000-0000000-0000

Registration Date/Time: 2023-02-15 14:55:35 Report Version: 2022.0.000 Schema Version: rev 20220901

CA Building Energy Efficiency Standards - 2022 Residential Compliance

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1F: hoods) must meet the applicable requirements of § 150.0(k).

Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted

Goods and Services (BHGS).

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Tank Vol. (gal)

Efficiency

of Units

Not Require

neating cooling

VCHP-ductless

223-P010019324A-000-000-0000000-0000

Building Envelope

CA Building Energy Efficiency Standards - 2022 Residential Compliance

System Type Heating Unit Name

Project Name: Residential Building

WATER HEATERS - NEEA HEAT PUMP

WATER HEATING - HERS VERIFICATION

DHW Heater 1

DHW Sys 1 - 1/1

Registration Number:

Calculation Description: Title 24 Analysis

average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.045. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.045 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. Loose-fill Insulation. Loose fil insulation must meet the manufacturer's required density for the labeled R-value.

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 0.10%. Masonry walls must meet Tables 150.1-A or B. * Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*

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).

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

por retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(0).

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.

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. Fireplaces, Decorative Gas Appliances, and Gas Log: Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces. \$ 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 \$150.0(e)2: 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.

Space Conditioning, Water Heating, and Plumbing System:

Certification. Heating, ventilaton, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be vertified by the manufacturer to the California Energy Commission.

§ 110.2(a): HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.*

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 out-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. the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.

Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*

Insulation. Unfired service waer heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank

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. 5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *

Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 150.0(k)1H: elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not 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 umens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or 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. *

Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *

Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed § 150.0(k)2B: Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function to comply with § 150.0(k).

§ 150.0(k)2C: Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9

applicable requirements may be used to meet these requirements.

Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 olar Readiness:

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).

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 \$110.10(b)1A: square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof

roof dead load and roof live loac must be clearly indicated on the construction documents.

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 patients and appearance of the point of interconnection with the electrical service; and for single-family patients. residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be

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 specific in § 150.0(k)2A.

Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire Automatic Snution 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.

Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls thatallow 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. sources in these spaces must comply with NEMA SSL 7A.

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.

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 watts of power.

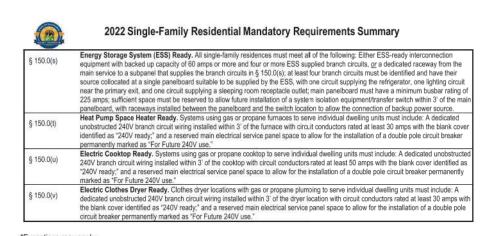
Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for norresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

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.

Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for 110.10(b)3B: h

Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double policircuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

5/6/22



*Exceptions may apply.

5/6/22

City of Carlsbad - Pre-Approved ADU Program System Name
Ductless Minisplit
ENGINEERING CHECKS SYSTEM LOAD Number of Systems Heating System Output per System Return Vented Lighting Total Output (Btuh) Output (Btuh/sqft) Return Air Ducts Cooling System Return Fan Ventilation Output per System Supply Fan Total Output (Btuh) Supply Air Ducts Total Output (Tons) Total Output (Btuh/sqft) Total Output (sqft/Ton) TOTAL SYSTEM LOAD CFM per System 0 HVAC EQUIPMENT SELECTION Airflow (cfm) Airflow (cfm/sqft) Airflow (cfm/Ton) Outside Air (%)

Outside Air (cfm/sqft)

Outside Air (cfm/sqft)

Outside Air (cfm/sqft)

Outside Air (cfm/sqft)

Outside Air (cfm/sqft) Note: values above given at ARI conditions

TIME OF SYSTEM PEAK

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peal ROOM COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak) 76 / 62 °F 55 / 54 °F ---46.7% ROOM

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY 2/15/2023 Floor Area 999 COIL COOLING PEAK COIL HTG. PEAK
 CFM
 Sensible
 Latent
 CFM
 Sensible

 424
 8,909
 595
 203
 7,952

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project

City of Carlsbad Pre-Approved ADU Program

description

Energy Calculations 3 Bedroom

05 May 2023

project no. 2022_Carlsbad_ADU

drawn by Design Path Studio