By using these standard plans, the user agrees to release the County of San Diego from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to person or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user’s responsibility to verify any and all information.

**DESIGNS**
- **CONSTRUCTION PERVIOUS SURFACES SHALL NOT BE SEALED**
- **PERVIOUS ELEMENT CROSS SECTION LOCATED IN SHEET:**
- **IF NO, DIMENSION 100' FUEL MODIFICATION ZONE**
- **MAINTENANCE PROGRAM:**
- **EMAIL:**
- **PERVIOUS ELEMENT SLOPE AND DIRECTION OF SLOPE:**
- **PERVIOUS ELEMENT MANUFACTURER:**
- **PROPERTY SERVICED BY NATURAL GAS (Y or N)**
- **IF YES, SHOW TANK ON PLOT PLAN**
- **PROPERTY SERVICED BY PROPANE (Y or N)**
- **PHONE:**
- **SHEET NUMBER 782 SF ADU + OVERHANGS**
- **DIMENSIONS 32'-7" x 24'-0" (sf)**
- **ENGINEERING SCALE: 1" =**
- **AREA (sf) 782 SF**
- **DIMENSIONS (CBEES 10-103)**

**PERVIOUS SURFACE AREA TABLE**
- **NEW OR REPLACED AREA**
- **EXISTING AREA**
- **IMPERVIOUS AREA INFORMATION**
- **PERVIOUS AREA INFORMATION**

**ITEMS REQUIRING HERS VERIFICATION**
- **SPECIAL FEATURES**

**CONTACT INFORMATION**
- **OWNER INFORMATION**
- **PROPERTY INFORMATION**
- **PROJECT SCOPE**

**SHEET TITLE SITE PLAN**
- **SP-1**
By using these standard plans, the user agrees to release the County of San Diego from any

MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

D. WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO

EXCEPTION:
WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE - RAISED PANELS MINIMUM 1-1/4 INCHES THICK MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED Pane

B.

FOLLOWING: (SELECT ONE)
IGNITION-RESISTANT MATERIAL
EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)
SHEET METAL, TWISTING OF WRIST
OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED IN A projection not extending over SHOWER SEAT - OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR - CONCRETE LINING SEAT WITH MAXIMUM DEPTH AND MINIMUM OF 1.5" LOWER THAN TOP OF DOOR THRESHOLD

A.

WALL LEGEND
2x6 WALL
2x4 WALL
2x4 PONY WALL

FLOOR PLAN NOTES
1. RESTROOM WALL REINFORCEMENT IS PROHIBITED WITHIN 5 FEET OF PROPERTY LINE, UNLESS PRIOR APPROVAL IS OBTAINED FROM THE ZONING OFFICE. RESTROOM WALL REINFORCEMENT IS NOT PROHIBITED WITHIN 5 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
2. OPENINGS: PROHIBITED WITHIN 5 FEET OF PROPERTY LINE, UNLESS PRIOR APPROVAL IS OBTAINED FROM THE ZONING OFFICE. OPENINGS ARE PERMITTED WITHIN 5 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
3. OPENINGS: PROHIBITED WITHIN 5 FEET OF PROPERTY LINE, UNLESS PRIOR APPROVAL IS OBTAINED FROM THE ZONING OFFICE. OPENINGS ARE PERMITTED WITHIN 5 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
4. CONCRETE LINING SEAT WITH MAXIMUM DEPTH AND A MINIMUM OF 1.5" LOWER THAN TOP OF DOOR THRESHOLD

OPTIONAL ROLL-IN SHOWER PLAN NOTES
1. SHOWERS COMPARTMENT SEAT MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS OR HAND RAILS
2. GRAB BARS MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR - GRAB BARS MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR - 2 7/8" DIAMETER DECK RAIL MOUNTED AT MINIMUM 36 INCHES ABOVE SHOWER floor
3. MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW AND AT ENDS BETWEEN WALL AND GRAB BAR
4. SPINNING PARTS OF DOORS MUST BE FACTORY MOUNTED WITHIN 3 FEET OF PROPERTY LINE (WITH OR WITHOUT SPRINKLERS)
5. WHERE DOOR SILL IS 28 INCHES OR LESS ABOVE SHOWER FLOOR AND WITHIN 3 FEET OF PROPERTY LINE (WILL REQUIRES 1-HOUR FIRE-RATED WALLS WITHIN 3 FEET OF PROPERTY LINE)
6. STANDARD 12-7A-2 REQUIREMENTS GIVE PRIORITY TO FIXED CONSTRUCTION OVER CONSTRUCTION MEETING REQUIREMENTS OF STANDARD 12-7A-2
By using these standard plans, the user agrees to release the County of San Diego from any responsibility to verify any and all information.

1. Roof Coverings Where the Profile Creates Spacing Between the Roof Covering and Combustible Roof Sheathing, Specify One of the Following Methods of Protection:
   a. Non-Combustible Material
   b. Fire-Resistant Rated Material
   c. Approved Alternative Building Material Meets Requirements of County Building Code No. 131a 1/2 hr. Rating
2. Roof Covering and Combustible Roof Decking, Specify One of the Following:
   a. Non-Combustible Material
   b. Fire-Resistant Rated Material
   c. Approved Alternative Building Material Meets Requirements of County Building Code No. 131a 1/2 hr. Rating
3. Deck, Building, and Exterior Door Construction, with All Exposed Elements Shall Comply With the Following:
   a. Non-Combustible Material
   b. Fire-Resistant Rated Material
   c. Approved Alternative Building Material Meets Requirements of County Building Code No. 131a 1/2 hr. Rating
4. Exterior Walls Finish, Exterior Wall Covering and Exterior Covering Where the Profile Creates Space Between the Exterior Wall Covering and Combustible Roof Decking, Specify One of the Following:
   a. Non-Combustible Material
   b. Fire-Resistant Rated Material
   c. Approved Alternative Building Material Meets Requirements of County Building Code No. 131a 1/2 hr. Rating
5. Exterior Walls Finish shall remain 1/2 inch or less away from the Combustible Decking.
6. Exterior Walls shall be constructed with not less than six inches of gage metal (or its equivalent).
7. Exterior Walls shall be constructed with not less than six inches of gage metal (or its equivalent).
8. Ignition-Resistant Material
9. Vents (Roof, Foundation, Combustion-Air, etc) shall resist the intrusion of flames and embers.
10. Ventilation Openings for Buildings Attic, Base Entry Spaces, Building Particle Board Storage and other spaces are applied directly to the underside of roof decks.Underlayment shall be a minimum 1/2 inch fire rated gypsum or gypsum covered with a minimum 1/8 inch metal. Underlayment shall be at least four inches wide and run the full length of the valley.
11. Roof Gutters shall be provided with means to prevent accumulation of leaves and debris.
12. Exposed Valley Flashings shall be constructed with not less than six inches of gage metal (or its equivalent).
13. Roof Gutters shall be provided with means to prevent accumulation of leaves and debris.
14. Ventilation Openings for Buildings Attic, Base Entry Spaces, Building Particle Board Storage and other spaces are applied directly to the underside of roof decks. Underlayment shall be a minimum 1/2 inch fire rated gypsum or gypsum covered with a minimum 1/8 inch metal. Underlayment shall be at least four inches wide and run the full length of the valley.
15. Roof Gutters shall be provided with means to prevent accumulation of leaves and debris.
16. Exterior Walls Finish shall comply with the following:
   a. Non-Combustible Material
   b. Fire-Resistant Rated Material
   c. Approved Alternative Building Material Meets Requirements of County Building Code No. 131a 1/2 hr. Rating
1. MIN 250 S.F. SOLAR ZONE AREA
2. DEDICATED SOLAR ZONE AREA LOCATED BETWEEN 110 AND 270 DEGREES OF TRUE NORTH - USE AREA A OR B AS NEEDED.
3. NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE.
4. 3" MIN FIRE FIGHTER ACCESS
5. 1'-6" SMOKE VENTILATION SETBACK AT RIDGES

ROOF PLAN / TRUSS LAYOUT
3/16" = 1'-0"

GABLE END TRUSS ID: ______
TRUSS ID: ______
TRUSS ID: ______
TRUSS ID: ______
TRUSS ID: ______
TRUSS ID: ______
TRUSS ID: ______
TRUSS ID: ______
TRUSS ID: ______
TRUSS ID: ______
TRUSS ID: ______
GABLE END TRUSS ID: ______

ATTIC VENTILATION REQUIRED
NET FREE CROSS VENTILATION AREA =
VENT AREA REQ'D = 600 ft² / 300 = 2 ft² + 144 ft² = 288 ft²
GABLE END VENTS
114 in² / 2 VENTS
VENT AREA PROVIDED = 2 x 71 in² = 142 ft²
RAISED VENTS
60 in² / 3 VENTS
VENT AREA PROVIDED = 3 x 20 in² = 60 in²
TOTAL VENT AREA PROVIDED = 288 in²

SOLAR READY KEY NOTES
NET FREE CROSS VENTILATION AREA =
VENT AREA REQ'D = 600 ft² / 300 = 2 ft² + 144 ft² = 288 ft²
GABLE END VENTS
114 in² / 2 VENTS
VENT AREA PROVIDED = 2 x 71 in² = 142 ft²
RAISED VENTS
60 in² / 3 VENTS
VENT AREA PROVIDED = 3 x 20 in² = 60 in²
TOTAL VENT AREA PROVIDED = 288 in²
1. WALL PRECASTER
2. GRANITE REGULATION
3. ROOF TOP FIREWALL REGULATION
4. INTERIOR FIRESTILE REGULATION
5. EXTERIOR WALL: PLUMBING WALL, 2X6 STUD WALL
6. INTERIOR WALL: 2X4 STUD WALL
7. RADNERS AND METAL REQUIRED
8. CLIMATE ZONE 14 PROJECT, Y or N, see below
9. A CLASS I OR II VAPOR RETARDER SHALL BE INSTALLED ON THE CONDITIONED SPACE SIDE OF ALL INSULATION IN ALL EXTERIOR WALLS AND VENTED ATTICS
10. MANUFACTURED TRUSSES

MIN 7" HORIZONTAL DISTANCE FROM EDGE OF FOOTING TO DAYLIGHT (TYP)

CONC. SLAB AND FTG'S PER PLAN

SECTION A-A

SECTION B-B
1. All anchors bolts shall have a minimum diameter of 5/8" into concrete and not spaced more than 12" on center.

2. All plate anchors shall be used on each sill plate anchor bolt.

3. For standard cut washers placed between plate washer and nut, half circle washers must be diagonally slotted with a maximum 1-3/16" wider than bolt diameter and a maximum 1-3/4" slot length.

4. Provide a minimum of two anchor bolts per sill plate with one bolt located minimum 9" and minimum 1/2" from each end of each section.

5. Bolts located in the middle third of the sill plate width.

6. Fasteners for pressure preservative treated wood shall be hot-dipped zinc coated galvanized, stainless steel or copper.

7. No LPG piping assemblies allowed in or beneath slabs within the structure.

W O O D S T R U C T U R A L P A N E L S H E A T H I N G

<table>
<thead>
<tr>
<th>MARK</th>
<th>MINIMUM NAIL PENETRATION (in)</th>
<th>MINIMUM WOOD STRUCTURAL PANEL SPAN RATING</th>
<th>MINIMUM NOMINAL PANEL THICKNESS (in)</th>
<th>MAXIMUM WALL STUD SPACING (in)</th>
<th>PANEL NAIL SPACING</th>
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<tr>
<td>6D COMMON</td>
<td>1.5</td>
<td>24</td>
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<td>6 12</td>
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<tr>
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<td>1.75</td>
<td>24 16</td>
<td>0</td>
<td>16</td>
<td>6 12</td>
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</tbody>
</table>

Wood structural panels shall conform to Doc. PS 1, DOC PS 2 or ANSI/AIA FRP 210. GSA DAS7 or GSA O325. Panels shall be identified by a grade mark or certificate of inspection issued by an approved agency.

Vertical joints of panel sheathing shall occur over and be fastened to common studs. Horizontal joints in braced wall panels shall occur over and be fastened to common blocking of a minimum 1 1/4 inch thickness.

Foundation Plan

1/8" = 1'-0"
A. General  

1. Scope: This general reference provides minimum standards for the design and construction of buildings. It is intended to be used in conjunction with the California Building Code (CBC), the 2019 California Green Building Standards Code (CALGreen), and other relevant codes and standards. The purpose of this document is to ensure the safety, health, and welfare of the public, and to promote efficiency in the design and construction of buildings. It is the responsibility of the designer and constructor to ensure that the completed building meets all applicable standards and regulations.

2. References: This document incorporates by reference the following codes and standards: CBC 2019, CALGreen 2019, CBEES 2019, IRC 2020, LEED for Communities, 2018, and other relevant codes and standards. The complete text of these documents may be obtained from the appropriate codes and standards organizations.

3. Interpretation: Any ambiguities in this document shall be interpreted in accordance with the intent of the text. In case of conflict between the text of this document and any referenced code or standard, the referenced code or standard shall prevail.

4. Amendments: Amendments to this document shall be made by the issuance of a new edition. The latest edition of this document shall apply to all buildings designed and constructed after the date of issuance.

5. Adoption: This document is adopted as the minimum requirements for the design and construction of buildings in the State of California. It is the responsibility of the designer and constructor to ensure that the completed building meets all applicable standards and regulations.

B. Foundation and Underframe  

1. Footings: Footings shall be designed and constructed to support the weight of the building and to transfer the load to the subgrade. Footings shall be founded on competent materials and should be designed to resist the effects of soil settlement, heave, and frost heave. Footings shall be constructed in accordance with the requirements of the CBC and CALGreen.

2. Foundation walls: Foundation walls shall be designed and constructed to resist the effects of soil pressure, wind loads, and seismic forces. The height of foundation walls shall be determined based on the soil conditions and the seismic zone. Foundation walls shall be constructed in accordance with the requirements of the CBC and CALGreen.

3. Cripple walls: Cripple walls shall be designed and constructed to resist the effects of soil pressure, wind loads, and seismic forces. The height of cripple walls shall be determined based on the soil conditions and the seismic zone. Cripple walls shall be constructed in accordance with the requirements of the CBC and CALGreen.

4. Roof/ceiling bridging: Roof/ceiling bridging shall be designed and constructed to provide lateral support to the roof and ceiling systems. Roof/ceiling bridging shall be constructed in accordance with the requirements of the CBC and CALGreen.

C. Wood Framing and Structural  

1. Lumber: Lumber shall be selected based on its strength, size, and grade. Lumber shall be selected based on the requirements of the CBC and CALGreen. The size of lumber shall be determined based on the load and the span. The grade of lumber shall be selected based on the application.

2. Blocking: Blocking shall be selected based on the requirements of the CBC and CALGreen. Blocking shall be selected based on the load and the span. Blocking shall be placed at the required spacings to ensure proper support for the floor and ceiling systems.

3. Joists: Joists shall be selected based on the requirements of the CBC and CALGreen. Joists shall be selected based on the load and the span. Joists shall be placed at the required spacings to ensure proper support for the floor and ceiling systems.

4. Headers: Headers shall be selected based on the requirements of the CBC and CALGreen. Headers shall be selected based on the load and the span. Headers shall be placed at the required spacings to ensure proper support for the floor and ceiling systems.

5. Roof/ceiling framing: Roof/ceiling framing shall be selected based on the requirements of the CBC and CALGreen. Roof/ceiling framing shall be selected based on the load and the span. Roof/ceiling framing shall be placed at the required spacings to ensure proper support for the roof and ceiling systems.

D. Electrical  

1. Electrical systems: Electrical systems shall be designed and constructed to comply with the requirements of the CBC and CALGreen. Electrical systems shall be designed and constructed to provide safe and reliable service.

2. Circuit protection: Circuit protection shall be designed and constructed to comply with the requirements of the CBC and CALGreen. Circuit protection shall be designed and constructed to prevent electrical overloads.

3. Lighting: Lighting shall be designed and constructed to comply with the requirements of the CBC and CALGreen. Lighting shall be designed and constructed to provide safe and reliable service.

4. appliance and equipment: Appliance and equipment shall be designed and constructed to comply with the requirements of the CBC and CALGreen. Appliance and equipment shall be designed and constructed to provide safe and reliable service.

E. Plumbing  

1. Plumbing systems: Plumbing systems shall be designed and constructed to comply with the requirements of the CBC and CALGreen. Plumbing systems shall be designed and constructed to provide safe and reliable service.

2. Water systems: Water systems shall be designed and constructed to comply with the requirements of the CBC and CALGreen. Water systems shall be designed and constructed to provide safe and reliable service.

3. Sewer systems: Sewer systems shall be designed and constructed to comply with the requirements of the CBC and CALGreen. Sewer systems shall be designed and constructed to provide safe and reliable service.

F. HVAC  

1. HVAC systems: HVAC systems shall be designed and constructed to comply with the requirements of the CBC and CALGreen. HVAC systems shall be designed and constructed to provide safe and reliable service.

2. Heating systems: Heating systems shall be designed and constructed to comply with the requirements of the CBC and CALGreen. Heating systems shall be designed and constructed to provide safe and reliable service.

3. Cooling systems: Cooling systems shall be designed and constructed to comply with the requirements of the CBC and CALGreen. Cooling systems shall be designed and constructed to provide safe and reliable service.

4. Ventilation systems: Ventilation systems shall be designed and constructed to comply with the requirements of the CBC and CALGreen. Ventilation systems shall be designed and constructed to provide safe and reliable service.

G. Life Safety  

1. General: Life safety shall be provided in accordance with the requirements of the CBC and CALGreen. Life safety shall be provided to protect the occupants of the building from fire, smoke, and other hazards.

2. Fire protection: Fire protection shall be provided in accordance with the requirements of the CBC and CALGreen. Fire protection shall be provided to protect the occupants of the building from fire, smoke, and other hazards.

3. Escape: Escape shall be provided in accordance with the requirements of the CBC and CALGreen. Escape shall be provided to permit the safe and orderly evacuation of the building.

4. Equipment: Equipment shall be provided in accordance with the requirements of the CBC and CALGreen. Equipment shall be provided to facilitate the safe and efficient operation of the building.

H. Environmental  

1. Energy conservation: Energy conservation shall be provided in accordance with the requirements of the CBC and CALGreen. Energy conservation shall be provided to reduce the consumption of energy.

2. Water conservation: Water conservation shall be provided in accordance with the requirements of the CBC and CALGreen. Water conservation shall be provided to reduce the consumption of water.

3. Materials: Materials shall be selected based on their environmental impact. Materials shall be selected based on the requirements of the CBC and CALGreen.

4. Waste reduction: Waste reduction shall be provided in accordance with the requirements of the CBC and CALGreen. Waste reduction shall be provided to reduce the amount of waste generated.

I. Accessibility and safety  

1. Accessibility: Accessibility shall be provided in accordance with the requirements of the CBC and CALGreen. Accessibility shall be provided to accommodate the needs of all occupants of the building.

2. Safety: Safety shall be provided in accordance with the requirements of the CBC and CALGreen. Safety shall be provided to protect the occupants of the building from hazards.

3. Security: Security shall be provided in accordance with the requirements of the CBC and CALGreen. Security shall be provided to protect the occupants of the building from theft and other crimes.

J. Construction  

1. General: Construction shall be performed in accordance with the requirements of the CBC and CALGreen. Construction shall be performed to ensure the quality and durability of the building.

2. Inspector: Inspection shall be performed in accordance with the requirements of the CBC and CALGreen. Inspection shall be performed to ensure the quality and durability of the building.

3. Certification: Certification shall be performed in accordance with the requirements of the CBC and CALGreen. Certification shall be performed to verify the compliance of the building with the applicable standards.