

PLOT PLAN 1"=10.00'

SITE PLAN LEGEND	
INTERSECTION PROPERTY LINE	
PROPERTY LINE	
SETBACK LINE	
CONCRETE FLAT WORK	
ROOF PITCH AND DIRECTION OF SLOPE	
SURFACE DRAINAGE DIRECTION	
SIDEWALK, CURB & GUTTER	
CENTER LINE OF STREET	

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
<ul style="list-style-type: none"> Indoor air quality, balanced fan IAQ Ventilation System: as low as 0.25 W/CFM IAQ Ventilation System Heat Recovery, minimum 70 SRE and 72 ASRE IAQ Ventilation System: supply outside air inlet, filter, and MERV cores accessible per RACM Reference Manual IAQ Ventilation System: fault indicator display Cool roof Window overhangs and/or fins Variable capacity heat pump compliance option (verification details from VHP Staff report, Appendix B, and RA3)
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
<ul style="list-style-type: none"> 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 h2 (SC3.4.5) Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

HERS REQUIRED SPECIAL FEATURES AND HERS FEATURE SUMMARY

NOTE
 ADDRESS NUMBERS SHALL BE PLACED NEW THE FRONT DOOR OF EACH UNIT VISIBLE FROM THE STREET OR PRIVATE DRIVE. NUMBERS SHALL BE BLOCK STYLE, A MINIMUM OF 4" IN HEIGHT, BLACK IN COLOR (OR OTHER APPROVED COLOR), IN CONTRAST WITH THEIR BACKGROUND.

Storm Water Notes
 This project shall comply with all requirements of the City of Santee and State of California Water Quality Control Board, San Diego Region.

- The contractor shall implement best management practices (BMPs) during all phases of construction.
- Sufficient BMPs must be installed to prevent silt, mud, or other construction debris from being tracked into the adjacent street(s) or storm water conveyance systems due to construction vehicles or any other construction activity. The contractor shall be responsible for cleaning any such debris that may be in the street or conveyance system at the end of each work day or after a storm event that causes a breach in the installed construction BMPs.
- Storm water pollution prevention devices and or practices shall be modified as needed as the project progresses to ensure effectiveness. If at any time, BMPs are found to be intentionally disabled, run-over, removed, or otherwise ineffective, they shall be modified and replaced immediately.
- Trash and construction solid wastes shall be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind. The storage of all construction materials and construction wastes must be protected against the potential release of pollutants into the environment.
- A concrete washout shall be provided on all projects which propose the construction of any concrete improvements that are to be poured in place on the site.
- All BMPs shall be maintained in working order at all times. All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.
- If trenching/digging activities are not completed within one day, proper BMPs will be implemented.
- If debris or materials will be stored for longer than one day, proper BMPs will be implemented.



NOTE
 THERE ARE NO DEFERRED SUBMITTALS
NOTE
 THE EXISTING HOUSE DOES NOT HAVE A FIRE SPRINKLER SYSTEM

- SITE PLAN NOTES**
- DESIGNER IS NOT RESPONSIBLE FOR LAND SURVEY OR TOPOGRAPHICAL INFORMATION. FIELD VERIFY ALL INFORMATION.
 - THE CONTRACTOR OR OWNER/BUILDER SHALL BE RESPONSIBLE FOR SITE SURVEY, SETBACKS, ETC. IF DISCREPANCIES WITH DIMENSIONS OF SITE PLAN TO FLOOR PLAN AND LOCAL ZONING ORDINANCES CANNOT BE MET, NOTIFY THE DESIGNER(S) PRIOR TO TRENCHING OF FOOTINGS, EXCAVATING, ETC.
 - THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL WORK TO BE DONE TO PREPARE THE SITE FOR THE NEW OR REMODELED CONSTRUCTION.
 - ALL FINISH GRADES AROUND THE EXTERIOR OF THE STRUCTURE SHALL BE SLOPED TO DRAIN SURFACE WATER AWAY FROM THE STRUCTURE(S).
 - THE CONTRACTOR OR OWNER/BUILDER SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT ANY EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY WORK ON THE PROJECT.
 - EACH SUBCONTRACTOR IS CONSIDERED AN EXPERT IN THEIR FIELD AND SHALL, PRIOR TO SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE GENERAL CONTRACTOR OR OWNER OF ANY WORK CALLED OUT ON THE PLANS IN THEIR RESPECTIVE TRADE(S) THAT CANNOT BE GUARANTEED.

BMP LEGEND	
PDS 659	BROW DITCH
PDS 659	BERM
DIRECTION OF LOT DRAINAGE	
MATERIALS & WASTE MANAGEMENT BMPs	
WM-1	MATERIAL DELIVERY & STORAGE
WM-4	SPILL PREVENTION & CONTROL
WM-5	SOLID WASTE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT
WM-6	HAZARDOUS WASTE MANAGEMENT
WM-3	STOCKPILE MANAGEMENT
TEMPORARY RUNOFF CONTROL BMPs	
SS-2	PRESERVATION OF EXISTING VEGETATION
SS-3	BONDED OR STABILIZED FIBER MATRIX (WINTER)
SS-4	HYDROSEEDING (SUMMER)
SS-10	ENERGY DISSIPATOR
SC-1	SILT FENCE
SC-2	FIBER ROLLS
SC-6/SC-8	GRAVEL OR SAND BAGS
SC-7	STREET SWEEPING AND VACUUMING
SC-10	STORM DRAIN INLET PROTECTION
NS-2	DEWATERING FILTRATION
POST CONSTRUCTION BMPs	
4.3.1	MAINTAIN NATURAL DRAINAGE PATHWAYS & HYDROLOGIC FEATURES
4.3.2	CONSERVE NATURAL AREAS, SOILS & VEGETATION
4.3.6	RUNOFF COLLECTION
4.3.7	LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES
4.3.8	HARVESTING AND USING PRECIPITATION
4.2.2	STORM DRAIN STENCILING & POSTING OF SIGNAGE
4.2.6.0	FIRE SPRINKLER TEST WATER

SHEET INDEX	
SHEET NO.	SHEET NAME
PP-1	COVER SHEET, PLOT PLAN
G1	GENERAL NOTES
CG1	CALGREEN SHEET
A1	EXISTING HOUSE
A2	PROPOSED ADU FLOOR PLAN
A3	ELEVATIONS
E-1	CONCEPTUAL ELECTRICAL PLAN
S1	STRUCTURAL GENERAL NOTES
S2	FOUNDATION, FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	SECTIONS
S5	FOUNDATION DETAILS
S6	FRAMING DETAILS
S7	ROOF FRAMING DETAILS
S8	ROOF FRAMING DETAILS
S9	STAIR FRAMING DETAILS
S10	STAIR FRAMING DETAILS/ 1 HOUR DETAILS
S11	GENERAL DETAILS
S12	HARDY-FRAME INST. DETAILS HFX1
S13	HARDY-FRAME INST. DETAILS HFX2
S14	ARCHITECTURAL DETAILS
BC1	BCI REFERENCE SHEET
T1	TITLE 24 CF-1-R
T2	TITLE 24 MANDATORY MEASURES

GENERAL CODES	
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN DIEGO AMENDMENTS:	
-2022 CALIFORNIA RESIDENTIAL CODE	
-2022 CALIFORNIA BUILDING CODE	
-2022 CALIFORNIA GREEN BUILDING STANDARDS CODE	
-2022 CALIFORNIA ELECTRICAL CODE	
-2022 CALIFORNIA MECHANICAL CODE	
-2022 CALIFORNIA PLUMBING CODE	
-2022 CALIFORNIA FIRE CODE	
-2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	

DESIGN BASIS	
CONVENTIONAL LIGHT FRAME CONSTRUCTION	
ROOF LIVE LOAD:	20 PSF
ULTIMATE WIND SPEED:	110 MPH
WIND EXPOSURE CATEGORY:	C
SITE CLASS:	D
RISK CATEGORY:	II
SEISMIC DESIGN CATEGORY:	D2
ALLOW SOIL VERTICAL BEARING PRESSURE:	1500PSF
ALLOW SOIL LATERAL BEARING PRESSURE:	100PSF/FT

ENERGY EFFICIENCY SPECIAL FEATURES	
SPECIFY AS INDICATED IN CF-1R FORM (TITLE 24)	
* INDOOR AIR QUALITY, BALANCED FAN	Y
* IAQ SYSTEM 0.25 W/CFM, 70SRE, 72 ASRE	Y
* ERV/HRV CORE ACCESSIBLE	Y
* IAQ VENT, FAULT INDICATOR DISPLAY	Y
* COOL ROOF	Y
* WINDOW OVERHANGS * VCHP	Y

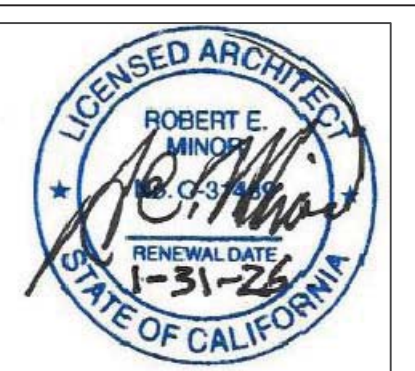
ENERGY EFFICIENCY HERS VERIFICATION	
SPECIFY AS INDICATED IN CF-1R FORM (TITLE 24)	
* DUCT SEALING	Y (N)
* REFRIGERANT CHARGE	Y (N)
* COOLING SYSTEM AIRFLOW	Y (N)
* COOLING SYSTEM UNIT FAN EFFICACY	Y (N)
* COOLING SYSTEM SEER /EER ABOVE MIN	Y (N)
* WHOLE-BUILDING VENTILATION AIRFLOW	Y (N)
* BUILDING ENVELOPE AIR LEAKAGE	Y (N)
* QUALITY INSULATION INSTALLATION	Y (N)
* OTHER (SPECIFY BELOW)	

PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY. * CF2R FORMS ARE AVAILABLE AT [HTTP://WWW.SDCOUNTY.CA.GOV/PDS/BLDENRGY-STS.HTML](http://www.sdccounty.ca.gov/pds/BLDENRGY-STS.HTML). (CBEE 10-103)

PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY. * CF3R FORMS ARE AVAILABLE AT [HTTP://WWW.SDCOUNTY.CA.GOV/PDS/BLDENRGY-STS.HTML](http://www.sdccounty.ca.gov/pds/BLDENRGY-STS.HTML). (CBEE 10-103)

DATE:
REVISIONS:

PARCEL INFO	OWNER INFO	ARCHITECT CONTACT INFO	PLOT PLAN PREPARED BY	PROJECT SCOPE	PERVIOUS AREA INFORMATION	IMPERVIOUS AREA INFORMATION	SHEET TITLE																																																												
ASSESSORS PARCEL NUMBER: A.P.N. 383-382-17-00 SITE ADDRESS: 9257 MASSOT AVE SANTEE, CA 92071	NAME: VICTOR LA MAGNA ADDRESS: 9257 MASSOT AVE SANTEE, CA 92071 PHONE: 858-459-0895 EMAIL: VMAGNA@ME.COM	NAME: REMA ARCHITECTURE- C-31489 ADDRESS: 1281 HANSON WAY RAMONA, CA 92065 PHONE: 619-865-7237 EMAIL: RIOMINOR@GMAIL.COM	REMA ARCHITECTURE- C-31489 THIS PLOT PLAN IS TRUE AND ACCURATE BUT IS NOT DONE BY A LICENSED SURVEYOR. SEE SITE PLAN NOTES THIS SHEET SIGNATURE OF PREPARER: <i>R.E. Minor</i> DATE: JUNE 22, 2023	A NEW 1,050 S.F. 2ND STORY ADU OVER AN EXISTING HOUSE AND GARAGE THE ADU WILL HAVE ONE BEDROOM, ONE BATHROOM AND ONE KITCHEN. THERE WILL ALSO BE A 77 S.F. 2ND STORY DECK/LANDING WITH EXTERIOR STAIRS FOR ACCESSING THE ADU.	THIS TABLE ONLY NEEDS TO COMPLY IF YOU ARE TRYING TO REDUCE YOUR IMPERVIOUS AREA TO COMPLY WITH STORM WATER REQUIREMENTS PERVIOUS SURFACE AREA TABLE <table border="1"> <thead> <tr> <th>SITE ID</th> <th>PERVIOUS ITEM</th> <th>DIMENSTIONS</th> <th>AREA (SF)</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ADU& OVERHANGS</td> <td>42.3' X 39' (varies)</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>SFD& GARAGE</td> <td>41'x54.4' (varies)</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>DRIVEWAY</td> <td>15.8' x 16'</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>FLATWORK</td> <td>7.4'x14.2' (varies)</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>SUNROOM</td> <td>15.8'x12.2'</td> <td></td> <td></td> </tr> </tbody> </table> PERVIOUS ELEMENT MANUFACTURER: PERVIOUS ELEMENT SLOPE AND DIRECTION OF SLOPE: PERVIOUS ELEMENT CROSS SECTION LOCATED IN SHEET: CONSTRUCTED PERVIOUS SURFACES SHALL NOT BE LINED OR SEALED.	SITE ID	PERVIOUS ITEM	DIMENSTIONS	AREA (SF)	NOTES	1	ADU& OVERHANGS	42.3' X 39' (varies)			2	SFD& GARAGE	41'x54.4' (varies)			3	DRIVEWAY	15.8' x 16'			4	FLATWORK	7.4'x14.2' (varies)			5	SUNROOM	15.8'x12.2'			IMPERVIOUS SURFACE AREA TABLE <table border="1"> <thead> <tr> <th>SITE ID</th> <th>IMPERVIOUS ITEM</th> <th>DIMENSIONS</th> <th>NEW OR REPLACED AREA (SF)</th> <th>EXISTING AREA (SF)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ADU& OVERHANGS</td> <td>42.3' X 39' (varies)</td> <td>EAVE AREA ONLY</td> <td></td> </tr> <tr> <td>2</td> <td>SFD& GARAGE</td> <td>41'x54.4' (varies)</td> <td></td> <td>1,619 S.F.</td> </tr> <tr> <td>3</td> <td>DRIVEWAY</td> <td>15.8' x 16'</td> <td></td> <td>253 S.F.</td> </tr> <tr> <td>4</td> <td>FLATWORK</td> <td>7.4'x14.2' (varies)</td> <td></td> <td>55 S.F.</td> </tr> <tr> <td>5</td> <td>SUNROOM</td> <td>15.8'x12.2'</td> <td></td> <td>193 S.F.</td> </tr> </tbody> </table> LAND DISTURBANCE ** SF	SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (SF)	EXISTING AREA (SF)	1	ADU& OVERHANGS	42.3' X 39' (varies)	EAVE AREA ONLY		2	SFD& GARAGE	41'x54.4' (varies)		1,619 S.F.	3	DRIVEWAY	15.8' x 16'		253 S.F.	4	FLATWORK	7.4'x14.2' (varies)		55 S.F.	5	SUNROOM	15.8'x12.2'		193 S.F.	COVER SHEET/PLOT PLAN SHEET NUMBER PP-1 SHEET 1 OF 22 SHEETS
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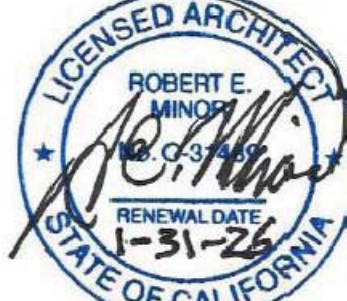
TIER 2 NOTES AND ITEMS

CONTRACTOR AND OR OWNER TO VERIFY COMPLIANCE WITH ALL PERTINENT TIER 2 MEASURES AS REQUIRED BY THE CITY OF SANTEE

CONTRACTOR AND OR OWNER TO REVIEW ALL TIER 2 VOLUNTARY RULES, REGULATIONS, MEASURES, ETCERA BEFORE INSTALLATION OF ANY AND ALL ITEMS THAT MIGHT BE AFFECTED BY TIER 2.

ITEMS THAT ARE CHECKED OFF ON THE ELECTIVE MEASURES ARE ONES THAT ARE THOUGHT TO BE PRACTICABLE TO IMPLEMENT ON THIS PROJECT BUT ARE NOT PROMISED TO BE SO AS THIS INFORMATION IS HARD TO ASCERTAIN AND A LOT OF IT IS NOT APPLICABLE TO THIS PROJECT.

DATE: REVISIONS:



ARCHITECT: R.E. MINOR & ASSOCIATES (REMA) 1281 HANSON WAY, RAMONA, CA, 92065

REMA TELEPHONE # (619) 865-7237

PROJECT: LA MAGNA ADU ADDRESS: 9257 MASSOT AVENUE, SANTEE CA 92071

SHEET NO.

CG1

3 OF 24 SHTS.

2022 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2023. Table with columns for Feature or Measure, Levels Applicant to Select, and Verifications.

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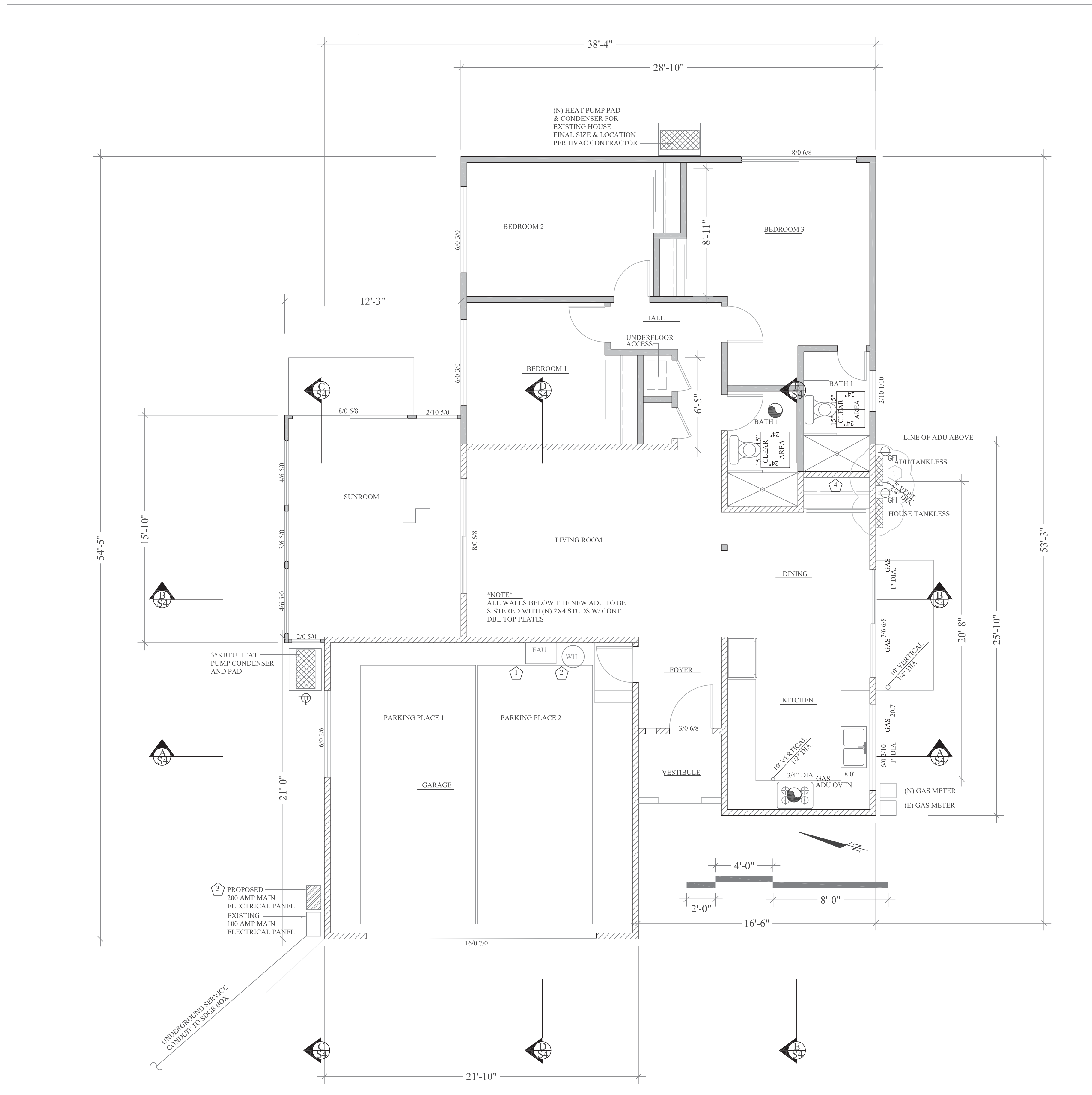
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Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 9017. Required prerequisites for Tier 2.



EXISTING/DEMOLITION FLOOR PLAN EXISTING FLOOR PLAN
SEE SHEET A2, S3, S4

WALL LEGEND

EXISTING WALLS	
NEW WALLS	
CHANGED WALLS	

- 1 HOUSE FAU TO BE REMOVED & REPLACED WITH HEAT PUMP
- 2 EXISTING TANK WATER HEATER TO BE REMOVED AND REPLACED WITH A 199KBTU GAS TANKLESS
- 3 PROPOSED ADU 200 AMP MAIN ELECTRICAL PANEL
- 4 GENERAL AREA TO ROUTE THE REQUIRED SEPARATE SANITARY SEWER SYSTEM.

NOTES
THE ADU AND THE PRIMARY DWELLING UNIT SHALL HAVE SEPARATE, INDEPENDENT WATER SUPPLY AND SANITARY SEWER SYSTEMS.
NOTE
THE ADU AND THE PRIMARY DWELLING UNIT SHALL HAVE SEPARATE, INDEPENDENT HEATING AND AIR CONDITIONING (IF USED) SYSTEMS, INCLUDING DIRECT ACCESS TO THEIR OWN SYSTEM FOR SERVICE AND REPAIR.

GAS APPLIANCE TABLE EXISTING METER		GAS APPLIANCE TABLE NEW METER FOR ADU		GAS APPLIANCE TABLE NEW METER FOR ADU	
APPLIANCE	BTU REQUIREMENT	APPLIANCE	BTU REQUIREMENT	APPLIANCE	CFG/HR
(E) GAS DRYER	30,000 BTU	GAS DRYER	30,000 BTU	GAS DRYER	32
(E) OVEN/RANGE	50,000 BTU	OVEN/RANGE	50,000 BTU	OVEN/RANGE	59
TANKLESS W.H.	199,000 BTU	TANKLESS W.H.	199,000 BTU	TANKLESS W.H.	150
(E) F.A.U.	75,000 BTU				
TOTAL DEMAND	354,000 BTU	TOTAL DEMAND	279,000 BTU	TOTAL DEMAND	241
ESTIMATED CFH (CUBIC FT./HR)	346 CFH	ESTIMATED CFH (CUBIC FT./HR)	241 CFH	ESTIMATED CFH (CUBIC FT./HR)	241 CFH

ELECTRICAL LEGEND FOR ADU ON 1ST FLOOR

	220 VOLT SINGLE PHASE FOR HEAT PUMP
	GFI OUTLET FOR OUTDOOR TANKLESS
	NEW 200 AMP PROPOSED MAIN PANEL FOR ADU

LENGTH OF PIPE FROM METER TO MOST REMOTE-OUTLET..... 26'
PER TABLE 2 MAIN LINE IS..... 1"
ALL 1ST STUBS ARE..... 3/4"
ALL 2ND STUBS ARE..... 1/2"

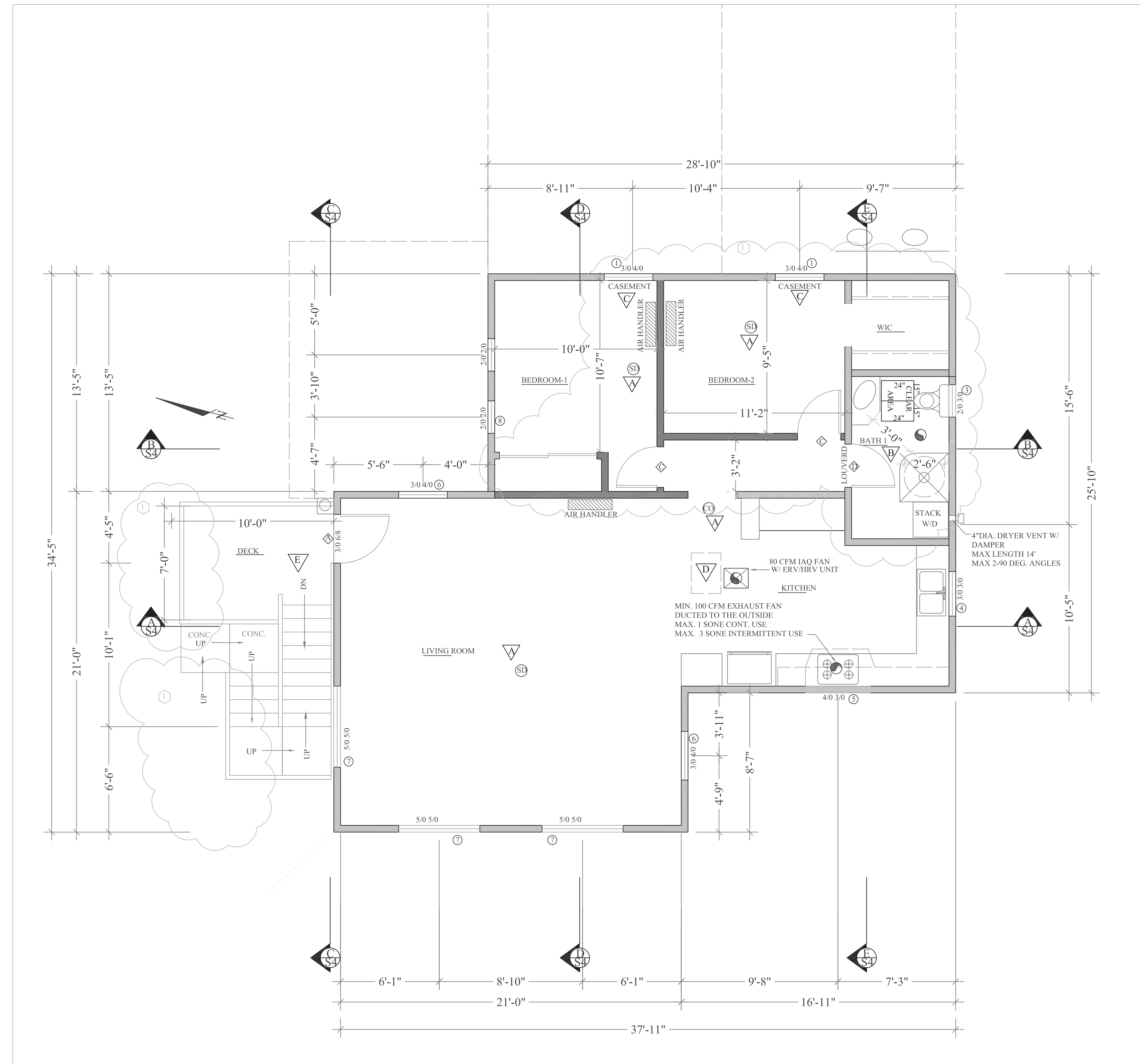
PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.
2022 California Building Standard Codes
Approved 04/09/2024
Plan Reviewer: amoon
Permit: B-ADU-24-0002

DATE: _____ REVISIONS: _____

ARCHITECT: R.E. MINOR & ASSOCIATES (REMA)
1281 HANSON WAY, RAMONA, CA, 92065
REMA TELEPHONE # (619) 865-7237

PROJECT: LA MAGNA ADU
ADDRESS: 9257 MASSOT AVENUE, SANTEE CA 92071

SHEET NO. **A1**
4 OF 24SHTS.



PROPOSED ADU FLOOR PLAN

1/4"=1'-0"

SEE SHEET(S)

△ CARBON MONOXIDE ALARMS ARE REQUIRED IN NEW CONSTRUCTION AND WHEN A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING \$1,000.00 FOR NEW CONSTRUCTION THE ALARM(S) MUST BE HARDWIRED. MAY BE BATTERY OPERATED IN EXISTING CONSTRUCTION. INSTALL ON EACH LEVEL INCLUDING BASEMENTS AND OUTSIDE IN IMMEDIATE VICINITY OF SLEEPING AREAS. (CRC R315)

SMOKE ALARM NOTE R314.3.1, R 314.6. SEE SECTION R314 OF THE CURRENT CRC WHEN ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS FOR EXCEPTIONS SEE SECTION R314.6

R314.1 SMOKE DETECTION AND NOTIFICATION
ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF MPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHALL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.

▽ ***NOTE***
SLEEPING ROOMS AND BASEMENTS MUST HAVE AN EXTERIOR EGRESS DOOR OR WINDOW WITH
A) 5.7 SQ. FT. MINIMUM NET CLEAR OPENABLE AREA (5.0 SQ. FT. FOR GRADE-LEVEL OPENINGS)
B) 24" MINIMUM NET CLEAR OPENABLE HEIGHT
C) 20" MINIMUM NET CLEAR OPENABLE WIDTH
D) MAX 44" FINISHED SILL TO FLOOR
E) DIRECT OPENING TO PUBLIC WAY OR YARD/COURTYARD TO THE PUBLIC WAY
F) WINDOW WELLS OF 9 SQ. FT. HORIZONTAL AREA AND 36" MINIMUM DIMENSIONS AND EQUIPPED WITH LADDERS/STEPS FOR ESCAPE

BATHROOM KEYNOTES SEE SHEETS 5,6

NOTE
THE CONTROL VALVES IN BATHTUBS, WHIRLPOOL BATHTUBS, SHOWERS, AND TUB-SHOWER COMBINATIONS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTION 414.5 AND 418.0

NOTE
PROVIDE LAV FAUCETS WITH A MAX. FLOW RATE OF 1.2 GALLONS PER MINUTE (GPM) MIN. FLOW RATE OF 0.8 GPM @ 20 PSI SHOWER HEADS- MAX 1.8 GPM @ 80 PSI PROVIDE ULTRA LOW FLUSH TOILET(S)

NOTE
WATER CONSERVING FIXTURES NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GALLONS OF WATER PER FLUSH. LAVATORIES MAY NOT EXCEED 1.2 GPM, ONLY TEMPORARILY THEN DEFAULT TO MAX 1.8 GPM @ 60 PSI (KITCHENS ONLY) OTHER FAUCETS, 1.2 GPM @ 60 PSI

NOTE
WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)

NOTE
ANY NEW OR REPLACED MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING AND SET AT A MAXIMUM 120 DEGREES F. ANY NEW OR REPLACED WATER-FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120 DEGREES F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE REQUIREMENTS. (CPC 408.3, 409.4)

NOTE
SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE & HAVE A MINIMUM CLEAR OPENING OF 22". (CPC 408.5, 408.6)

NOTE
BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE HALF OF WHICH MUST BE OPERABLE UNLESS ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED.

NOTE
SHOWER/BATH IS PRE-FABRICATED AND HAS A MINIMUM FINISHED INTERIOR OF AT LEAST 1.024 SQUARE INCHES

NOTE
EXHAUST FANS WITH A MIN. VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS (CEES 150.0.6) EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS

NOTE
BATHROOM FLOOR SHALL HAVE A STABLE, FIRM, SLIP RESISTANT SURFACE IN COMPLIANCE WITH SECTION 112.4B.1 WET C.O.F. RATING MIN. .50, .60 PREFERRED

NOTE
SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CBC 1210 & CRC 307.2)

NOTE
THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30" WIDE (15" O.C.) AND 24" IN FRONT (CPC 402.2)

DOOR SCHEDULE			OTHER INFORMATION
#	SIZE	TYPE	
A	3'-0"x6'-8"	SOLID CORE EXT. DOOR	
B	2'-8"x6'-8"	HOLLOW CORE INT. DOOR	
C	2'-8"x6'-8"	HOLLOW CORE INT. DOOR	
D	2'-8"x6'-8"	HOLLOW CORE INT. DOOR	LOUVERED DOOR
E			PROVIDE MAKE UP AIR FOR THE DRYER
F			

▽ ***NOTE*** SECTION R807.1 ATTIC ACCESS BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 S.F. AND HAVE A VERTICAL HEIGHT 30" OR MORE. HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. MIN. 22"x30" MIN. 30" VERT. CLEAR FROM BOTTOM OF CEILING FRAMING MEMBERS. ACCESS MUST BE PROVIDED TO EACH SEPARATED ATTIC AREA (IF OVER 30 SQ. FT.). SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.

WINDOW SCHEDULE			OTHER INFORMATION
#	SIZE	TYPE	
1	3'-0"x4'-0"	CASEMENT	DUAL GLAZD VINYL EMERGENCY EGRESS
2	2'-6"x4'-0"	XO DBL HNG	DUAL GLAZD VINYL TEMPERED/OBSCURRED
3	2'-0"x3'-0"	XO DBL HNG	DUAL GLAZD VINYL TEMPERED/OBSCURRED
4	3'-0"x3'-0"	XO SLIDER	DUAL GLAZD VINYL
5	4'-0"x3'-0"	XO SLIDER	DUAL GLAZD VINYL
6	3'-0"x4'-0"	XO DBL HNG	DUAL GLAZD VINYL
7	5'-0"x5'-0"	XO SLIDER	DUAL GLAZD VINYL
8	2'-0"x2'-0"	AWNING	DUAL GLAZD VINYL
9			

▽ ALL LANDINGS MUST BE WITHIN 1-1/2" OF THE DOOR THRESHOLD IN THE DIRECTION OF THE SWING. ALL LANDINGS MUST BE NO MORE THAN 7'-3/4" F.F. TO TOP OF LANDING

NOTE
EXISTING 'NONCOMPLIANT' FIXTURES (TOILETS THAT USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH, URINALS THAT USE MORE THAN ONE GALLON OF WATER PER FLUSH, SHOWERHEADS THAT HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE) SHALL BE REPLACED. CERTIFICATION OF COMPLIANCE SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO FINAL PERMIT APPROVAL. CALIFORNIA SB407



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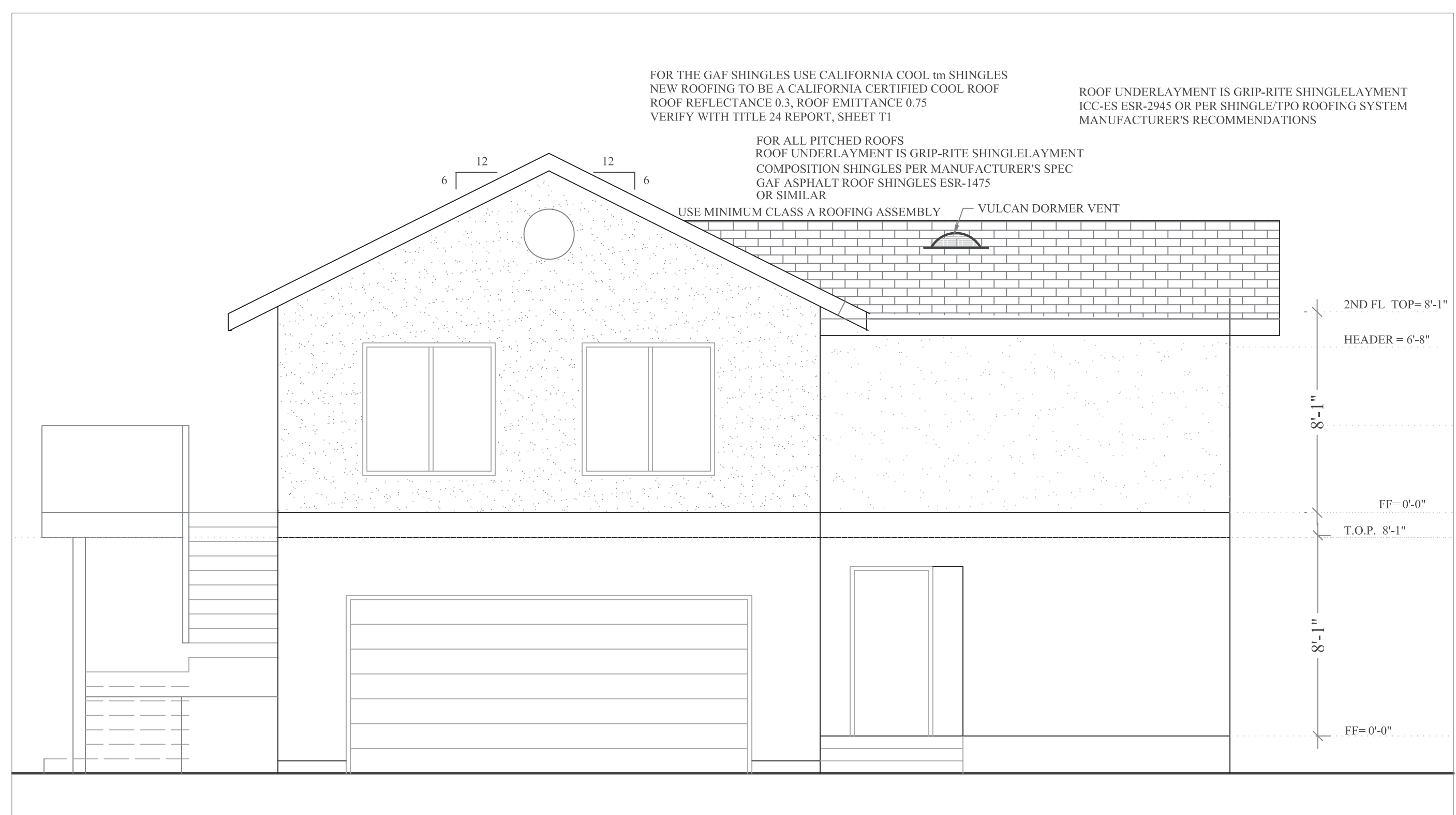
ARCHITECT: R.E. MINOR & ASSOCIATES (REMA)
1281 HANSON WAY, RAMONA, CA, 92065
REMA TELEPHONE # (619) 865-7237

PROJECT: LA MAGNA ADU
ADDRESS: 9257 MASSOT AVENUE, SANTEE CA 92071

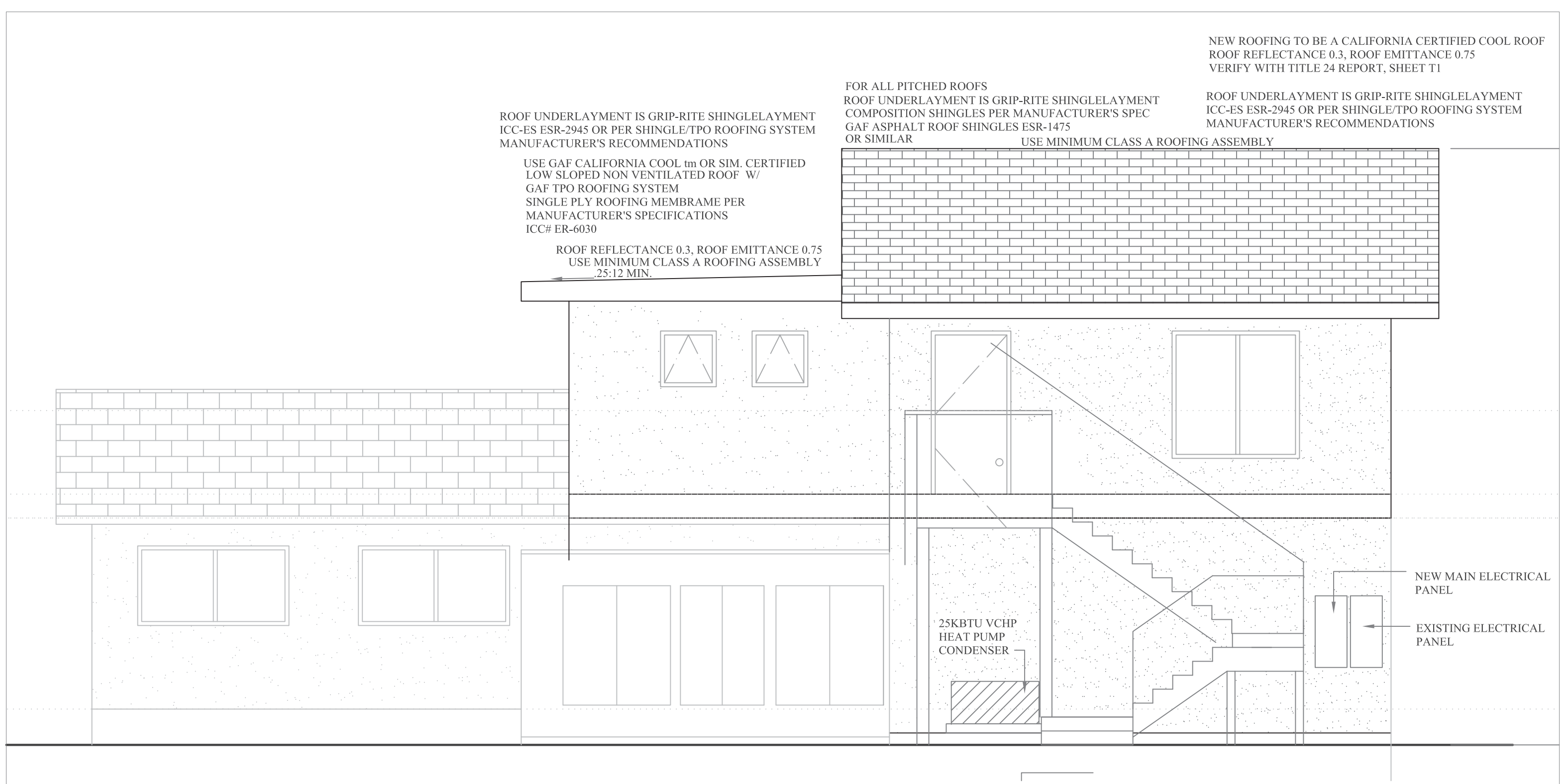
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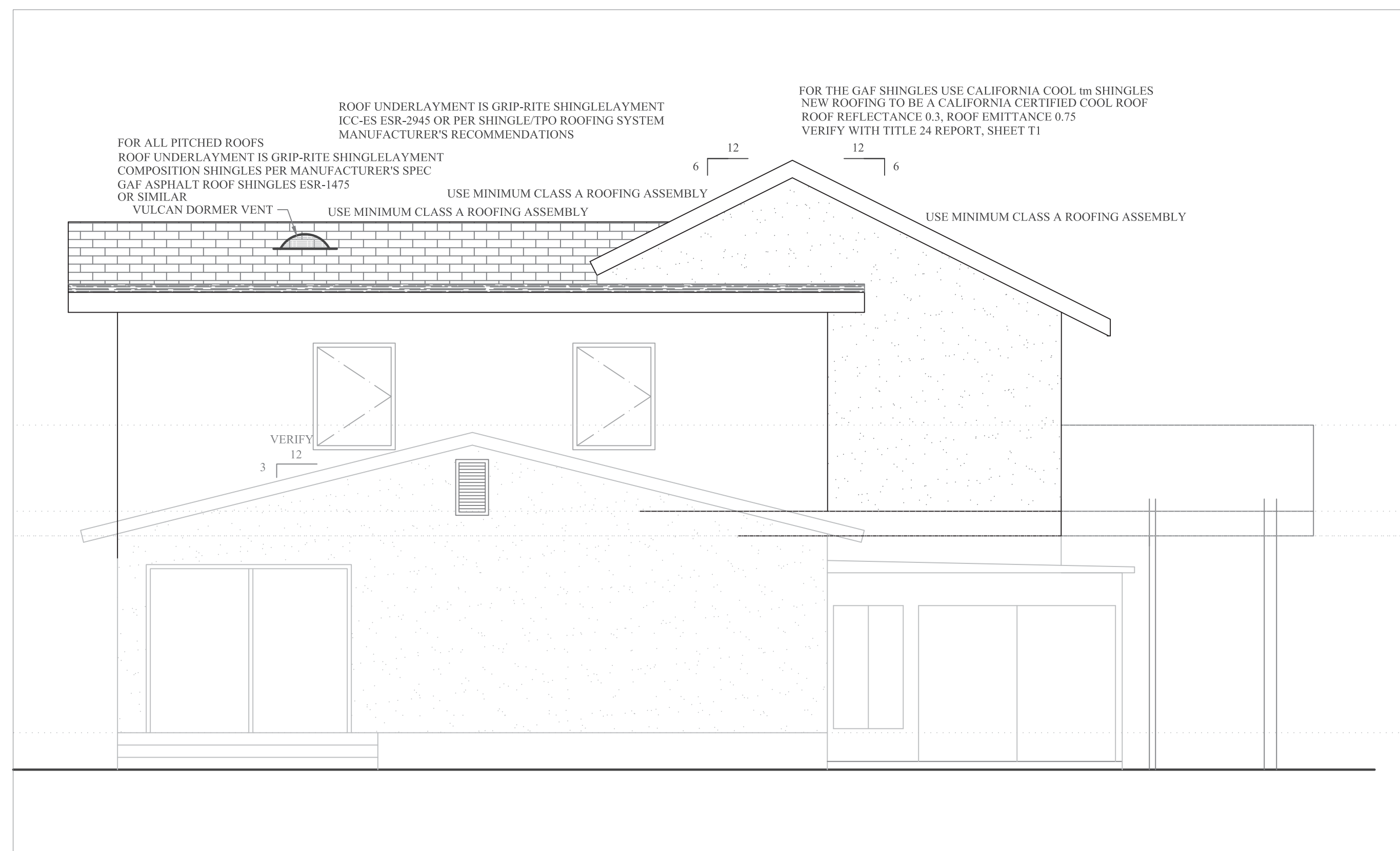
5 OF 24 SHTS.



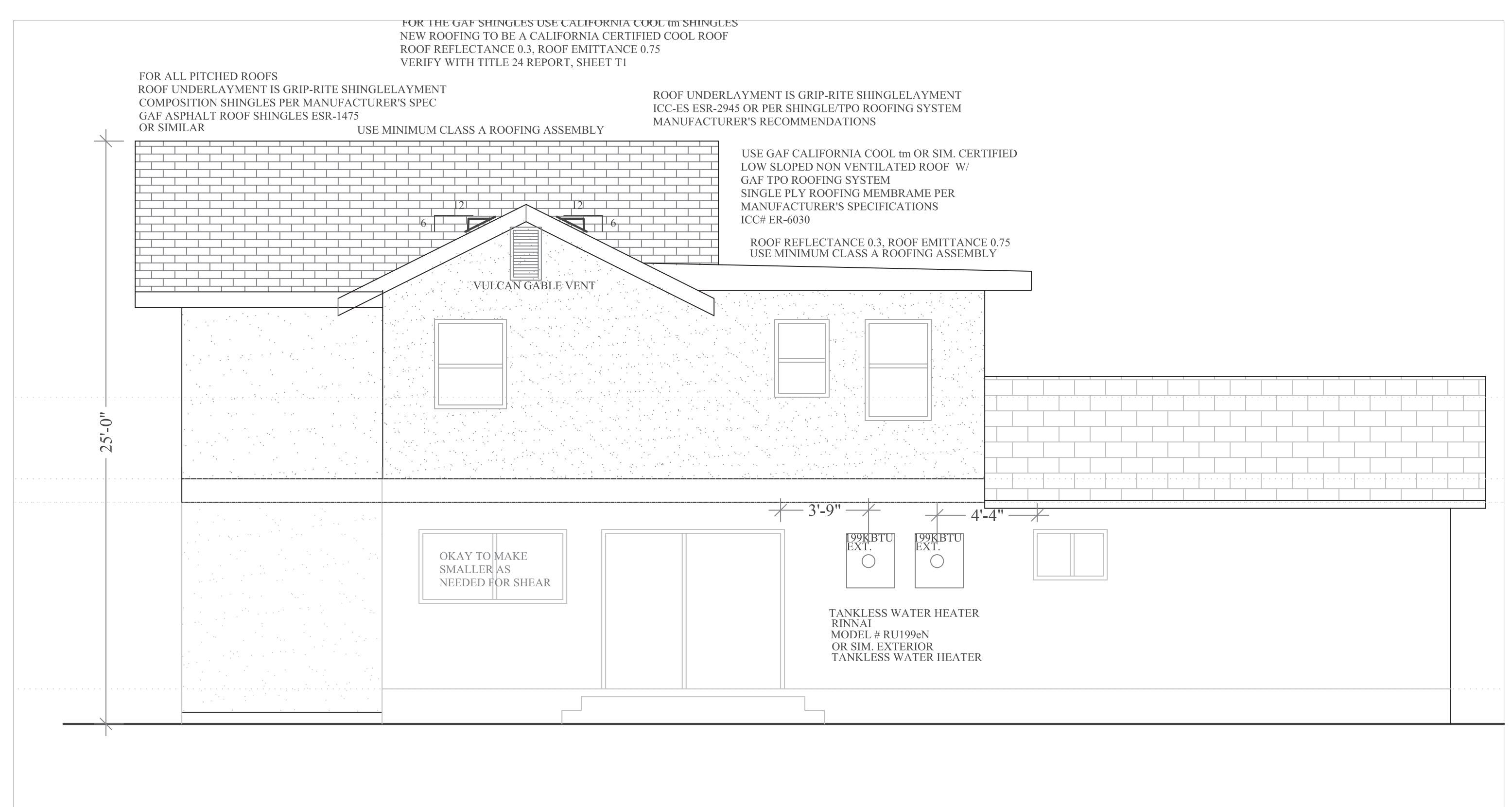
FRONT ELEVATION
1/4"=1'-0"
SEE SHEETS A2, S3, S4



LEFT ELEVATION
1/4"=1'-0"
SEE SHEETS A2, S3, S4



REAR ELEVATION
1/4"=1'-0"
SEE SHEETS A2, S3, S4



RIGHT ELEVATION
1/4"=1'-0"
SEE SHEETS A2, S3, S4

ATTIC VENTILATION CALCULATIONS
SCISSORS TRUSSES ARE UNVENTILATED
LOW SLOPE ROOF OVER BED/BATH IS UNVENTILATED
KITCHEN AREA S.F. = 195 S.F.
195/300 = .65 S.F. NVFA REQUIRED
93 S.F. NVFA REQUIRED

2 DORMER VENTS ARE PROVIDED, EACH = 100 S.F. +/-
1 GABLE VENT IS PROVIDED, 100 S.F. +/-
RECOMMEND VULCAN OR SIMILAR FIRE VENT

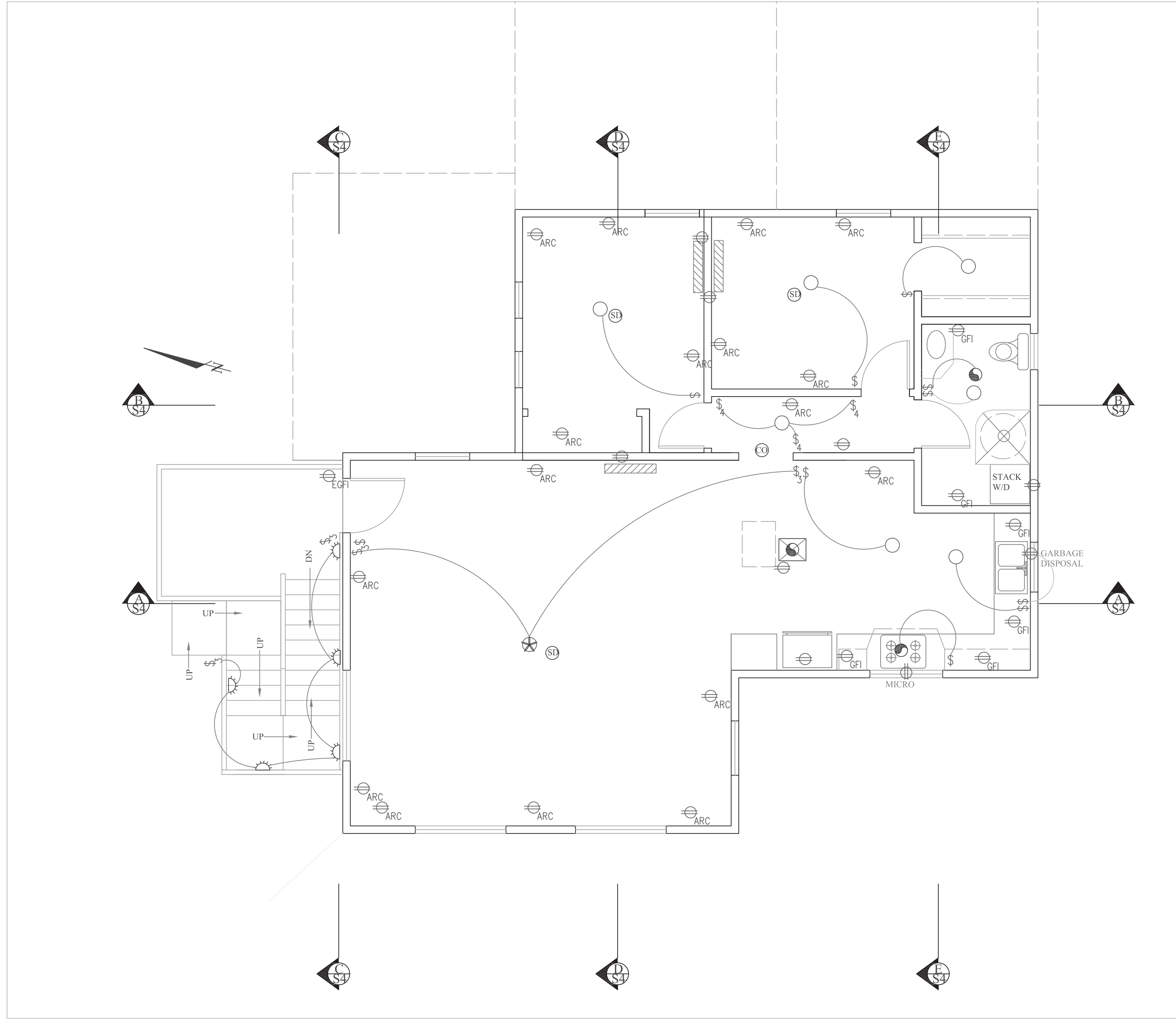
PLANS APPROVED BY THE CITY OF SANTEE
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SHEET NO.
A3
6 OF 24 SHTS.



CONCEPTUAL ELECTRICAL PLAN

1/4"=1'-0"

ALL WORK DONE SHALL BE COMPLY WITH CURRENT CALIFORNIA ELECTRICAL CODE SEE SHEETA4 FOR 1ST STORY ELECTRICAL WORK FOR THE ADU

ELECTRICAL LEGEND	
	ELECTRICAL OUTLET
	1/2 HALF-HOT OUTLET (SWITCHED)
	ARC TYPE ELECTRICAL OUTLET
	EXT. PROTC'D GFI OUTLET
	GFI OUTLET
	TELEVISION CABLE OUTLET
	TELEPHONE JACK
	SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	EXT./INT. WALL MOUNTED LIGHT (HIGH EFFICACY)
	CEILING LIGHT (HIGH EFFICACY)
	RECESSED LIGHT
	FLOOD LIGHT
	COMPACT FLUORESCENT LIGHT
	JUNCTION BOX
	VENT FAN/HEAT LIGHT
	VENT FAN
	FLUORESCENT FIXTURE
	CEILING FAN
	FOUR PLEX OUTLET
	220 VOLT SINGLE PHASE
	220 VOLT THREE PHASE
	SUB PANEL
	(E)EXISTING
	(N)NEW
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	CHANDELIER



NOTE
IN ADDITION TO DEDICATED CIRCUITS FOR MICROWAVE, DISHWASHER, REFRIGERATOR AND GARBAGE DISPOSAL, 2-20 AMP CIRCUITS ARE REQUIRED WITH NO MORE THAN 4 OUTLETS ON EACH OF THE CIRCUITS. REVIEW ELECTRICAL PLAN WITH ELECTRICAL CONTRACTOR.

****NOTE****
ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.

ELECTRICAL DEVICES SPECIFICATIONS PER CEC ARTICLE 210.406
A.) TAMPER RESISTANT RECEPTACLES FOR ALL LOCATIONS LOCATED IN 210.52 (I.E., ALL RECEPTACLES IN A DWELLING).
B.) WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS
C.) ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(B): FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC.
D.) GFCI PROTECTED OUTLETS FOR LOCATIONS DESCRIBED IN NEC 210.8: BATHROOMS, OUTDOORS, KITCHENS, GARAGES, WITHIN 6' OF A SINK, ETC.

LIGHTING IN BATHROOMS SHALL HAVE ALL EFFICACY LUMINAIRES AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR
KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY.
OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL, AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS)

STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (1 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.

NOTES
A 240V 30A DRYER RECEPTACLE SHALL BE PROVIDED WITH GFCI PROTECTION, PER CEC 210.8(9)
PROVIDE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHING THE LOCATIONS SPECIFIED IN ARTICLE 210.52(B) (I.E. KITCHEN AND DINING AREAS) CEC 210.11(C)
BATHROOM CIRCUITRY SHALL BE:
A. A 20-AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
B. AT LEAST ONE 30 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS CEC 210.11(C)3

DATE: _____
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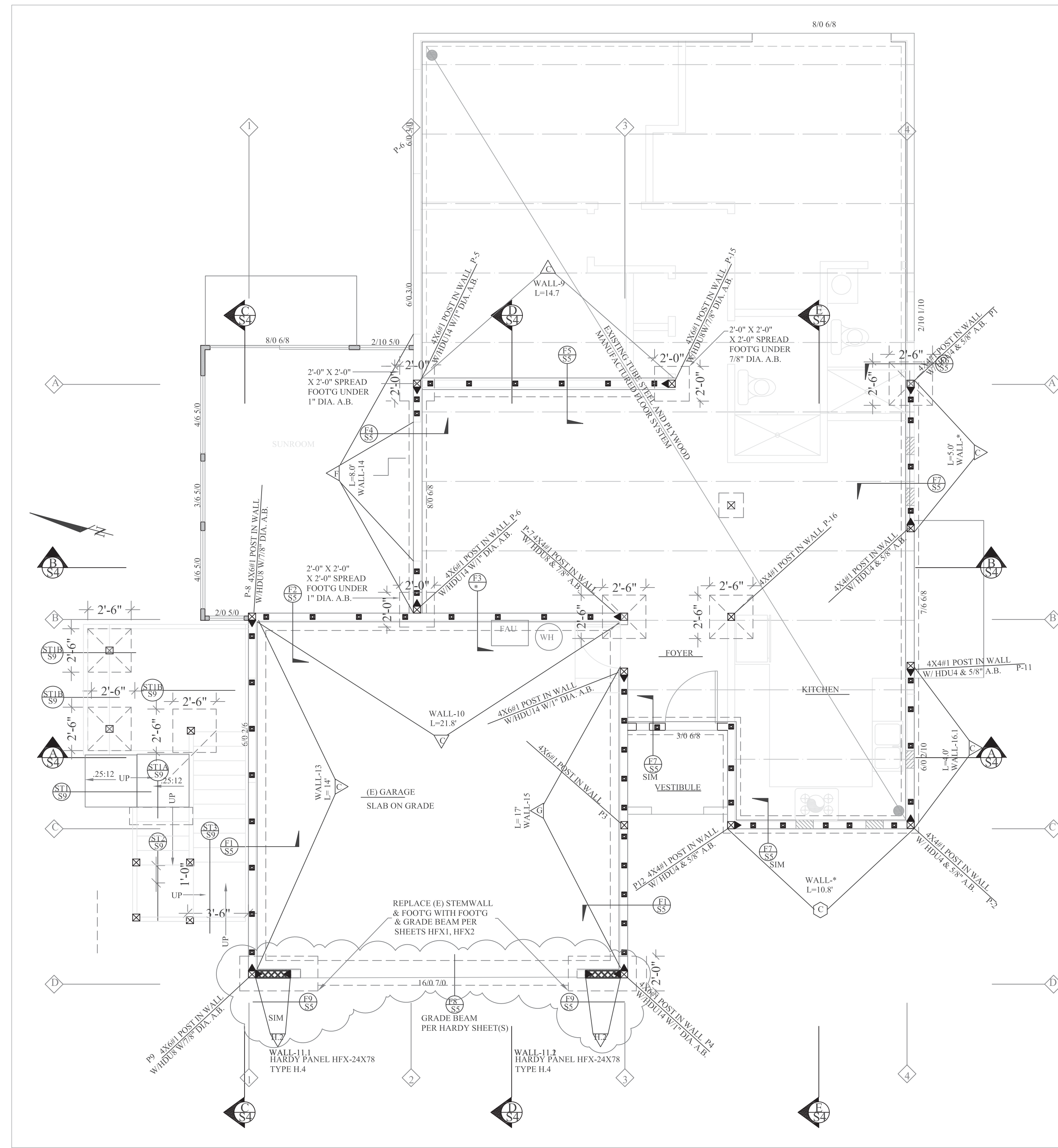
ARCHITECT: R.EMINOR & ASSOCIATES (REMA)
1281 HANSON WAY, RAMONA, CA, 92065
REMA TELEPHONE # (619) 865-7237

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SHEET NO.

A4

7 OF 24 SHTS.



FOUNDATION PLAN
1ST FLOOR FLOOR FRAMING PLAN

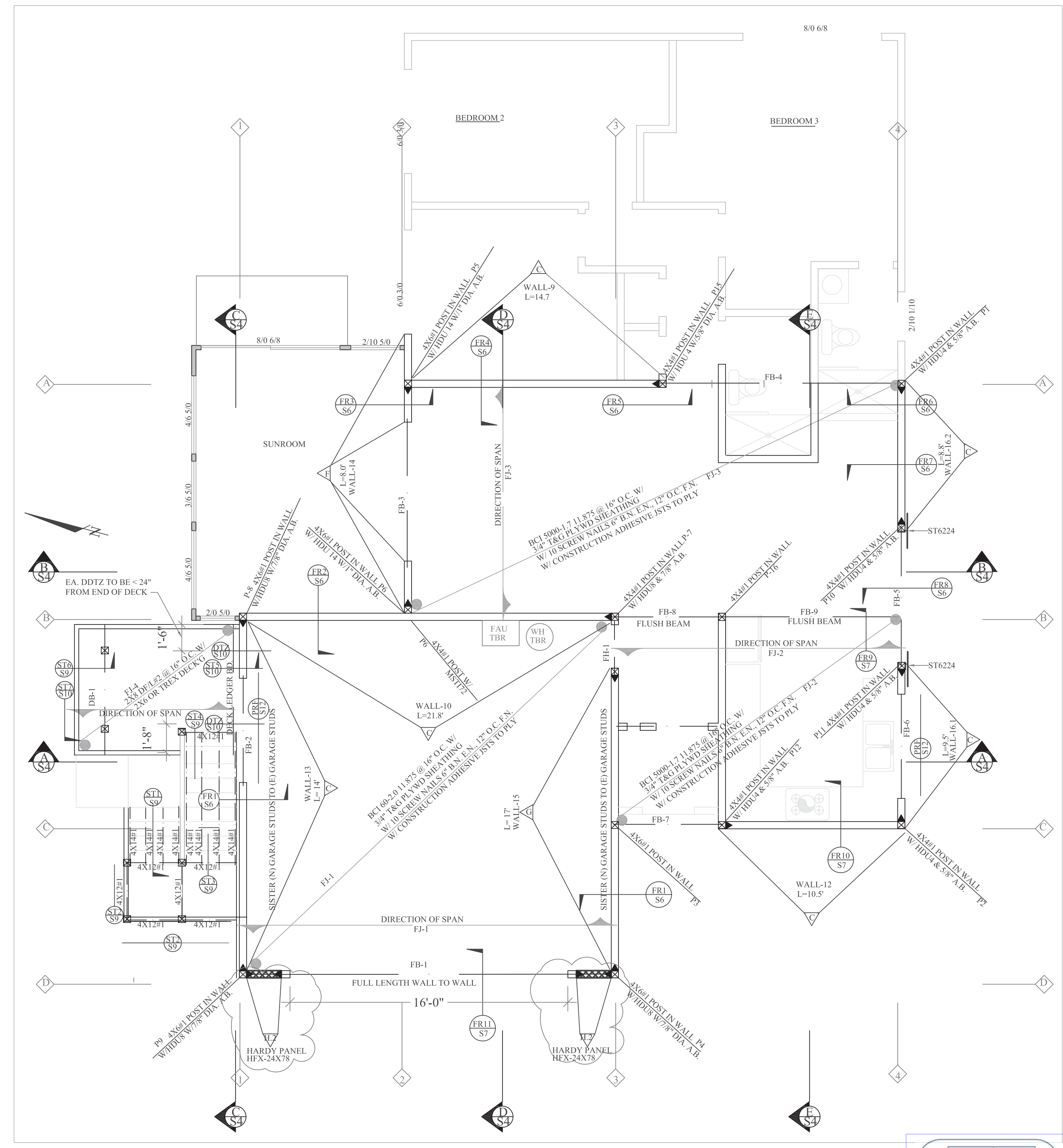
1/4"=1'-0"
SEE SHEET S5, S9, S10

NOTE
PENETRATIONS OF FIRE-RESISTING WALLS, FLOOR-CEILINGS
AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN
CRC SECTION R302.4.

SUBFLOOR VENTILATION CALCS
UNDER ADU FLOOR AREA..... 560 S.F.
560 S.F. / 150 = 3.7 S.F. VENTILATION REQUIRED
537.6 S.F. VENTILATION REQ'D
12X8 OPENING = 102 S.F.
5 VENTS REQ'D.

UNDERFLOOR ACCESS IS THROUGH
A FLOOR HATCH IN A CLOSET

- 12"X8" FOUNDATION VENT IN STEM WALL
- 3"X3"X.299" SQ. STEEL WASHER & 5/8"X12" A.B.



1ST FLOOR WALL FRAMING PLAN
2ND FLOOR FLOOR FRAMING PLAN

1/4"=1'-0"
SEE SHEET S5, S9, S10

Santee
BUILDING INSPECTION DIVISION

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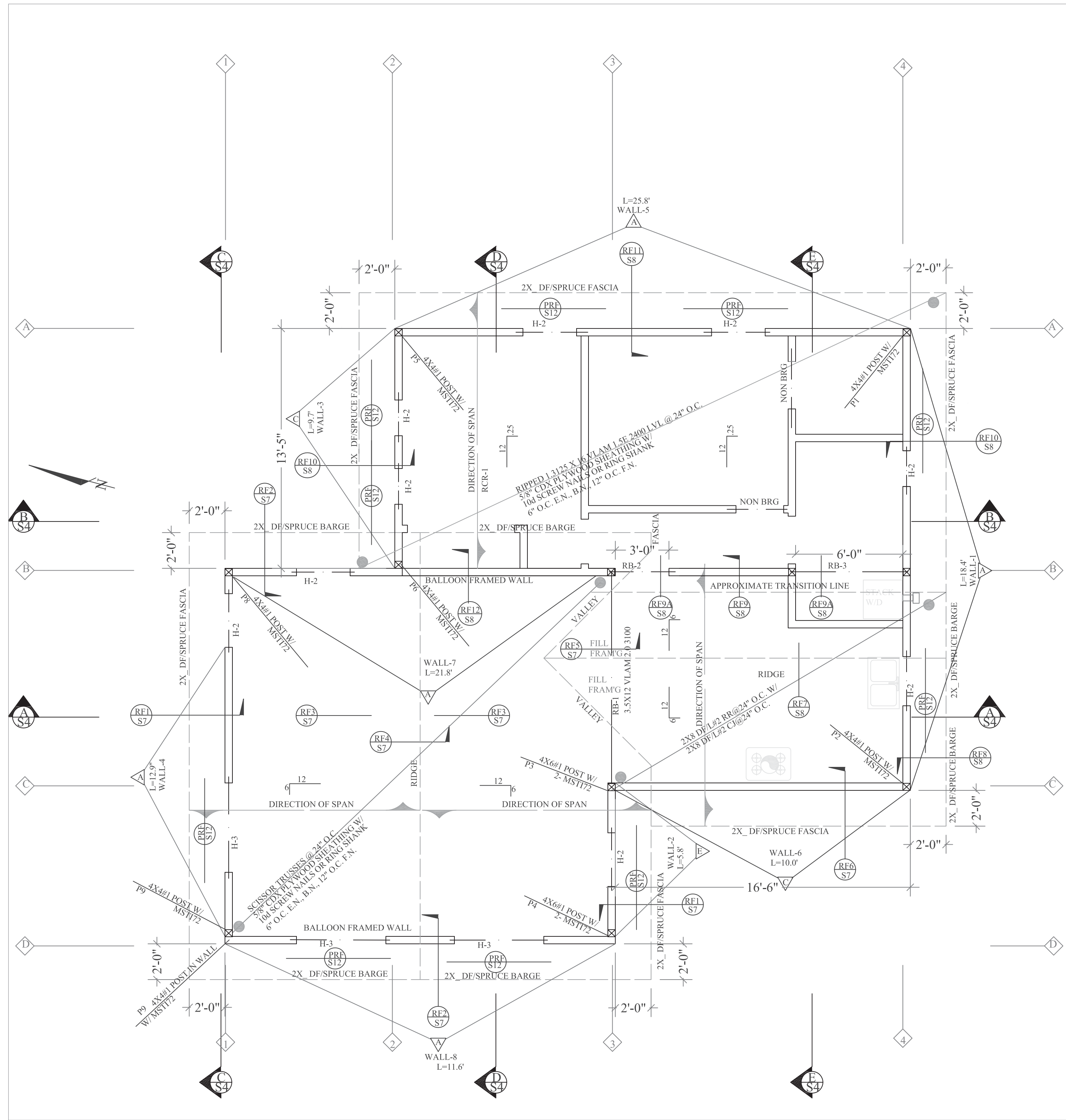
ARCHITECT: R.E. MINOR & ASSOCIATES (REMA)
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SHEET NO.

S2

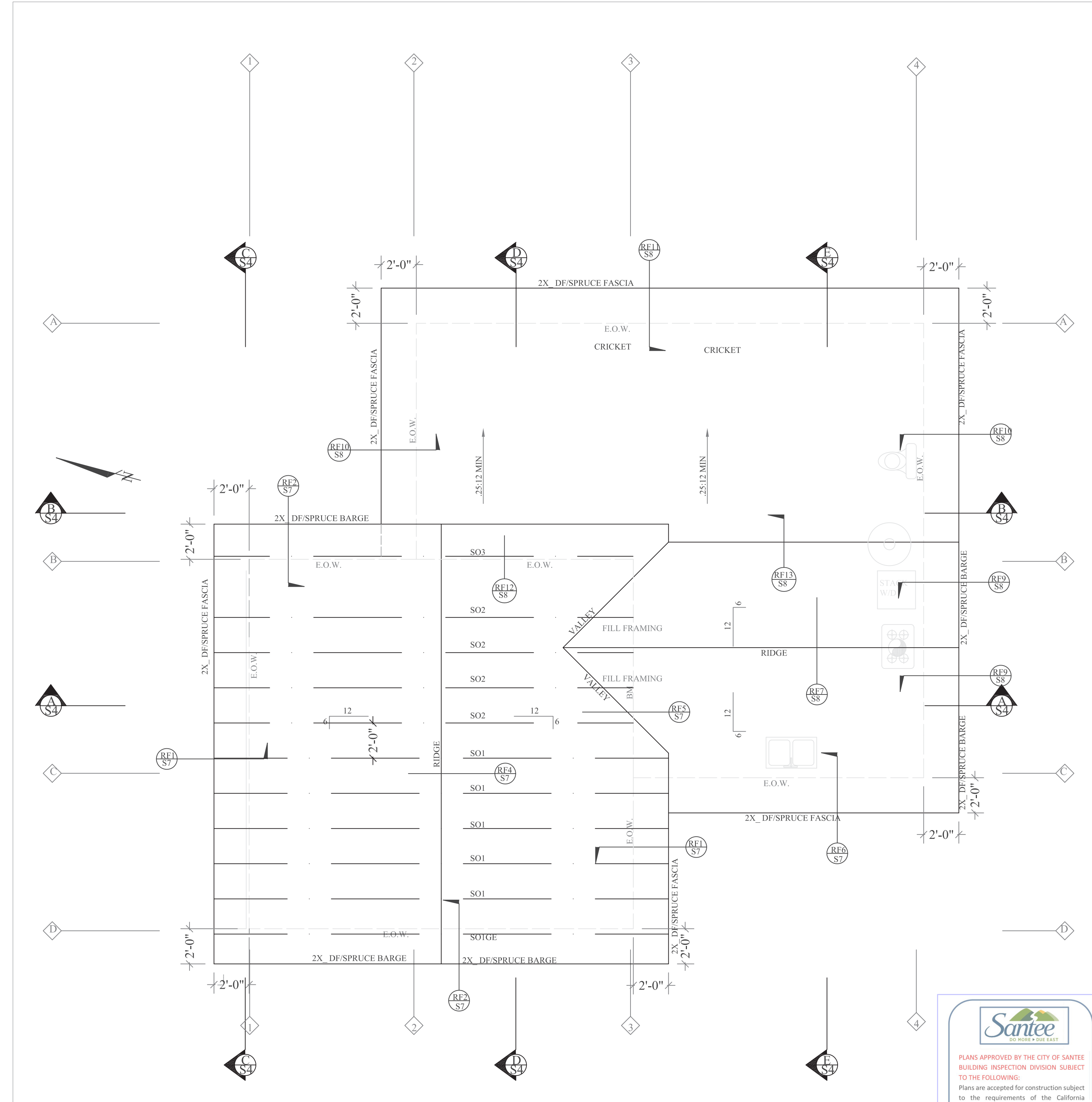
9 OF 24 SHTS.



2ND FLOOR WALL FRAMING PLAN
ROOF FRAMING PLAN

1/4"=1'-0"
SEE SHEET S7, S8

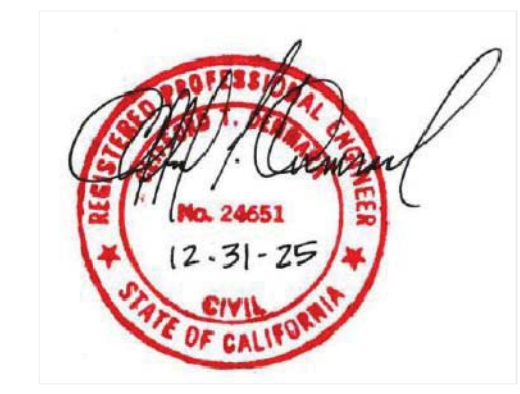
NOTE
PENETRATIONS OF FIRE-RESISTING WALLS, FLOOR-CEILINGS
AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN
CRC SECTION R302.4.



ROOF PLAN

1/4"=1'-0"
SEE SHEET S7, S8

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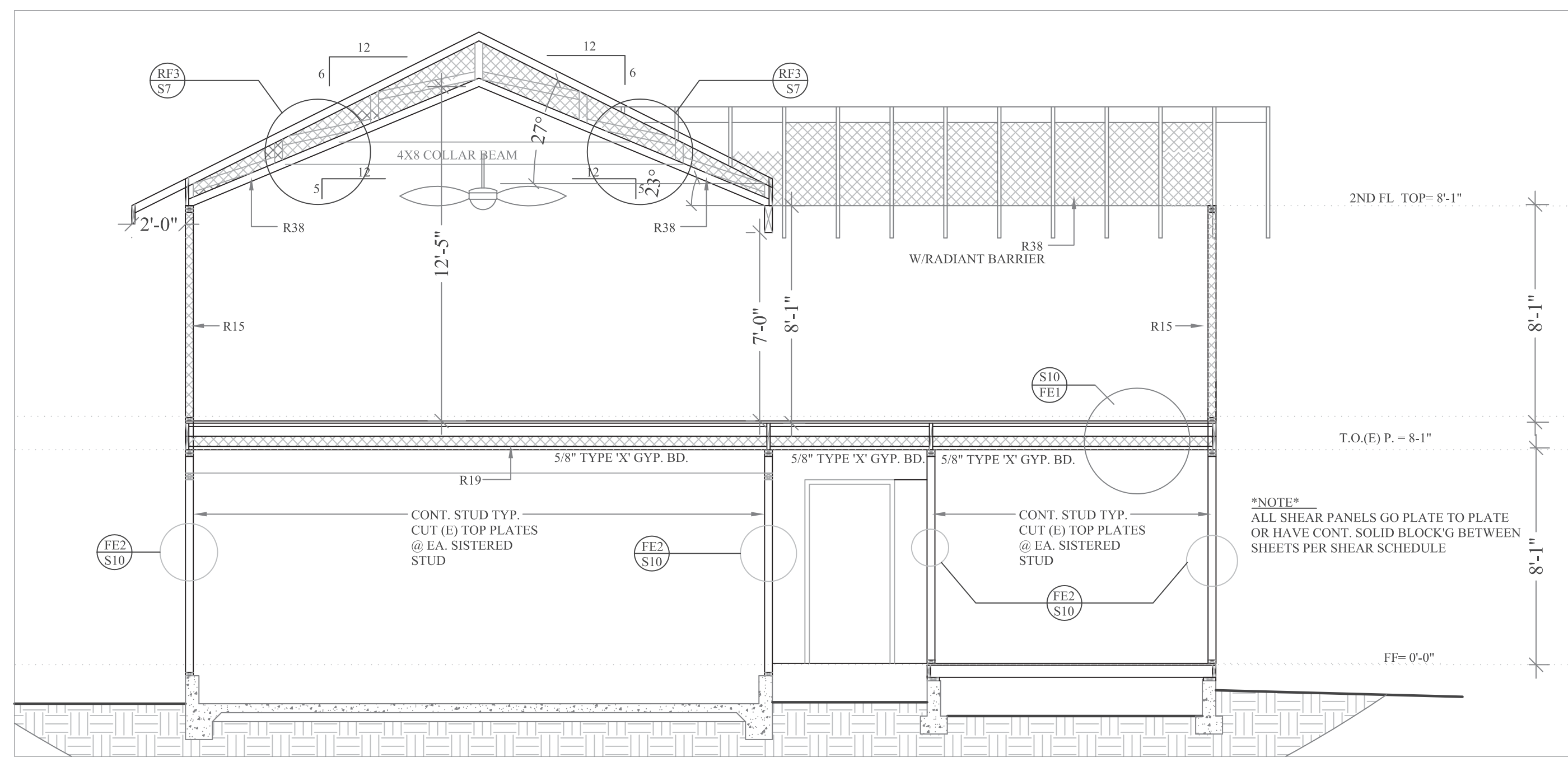
PROJECT: LA MAGNA ADU

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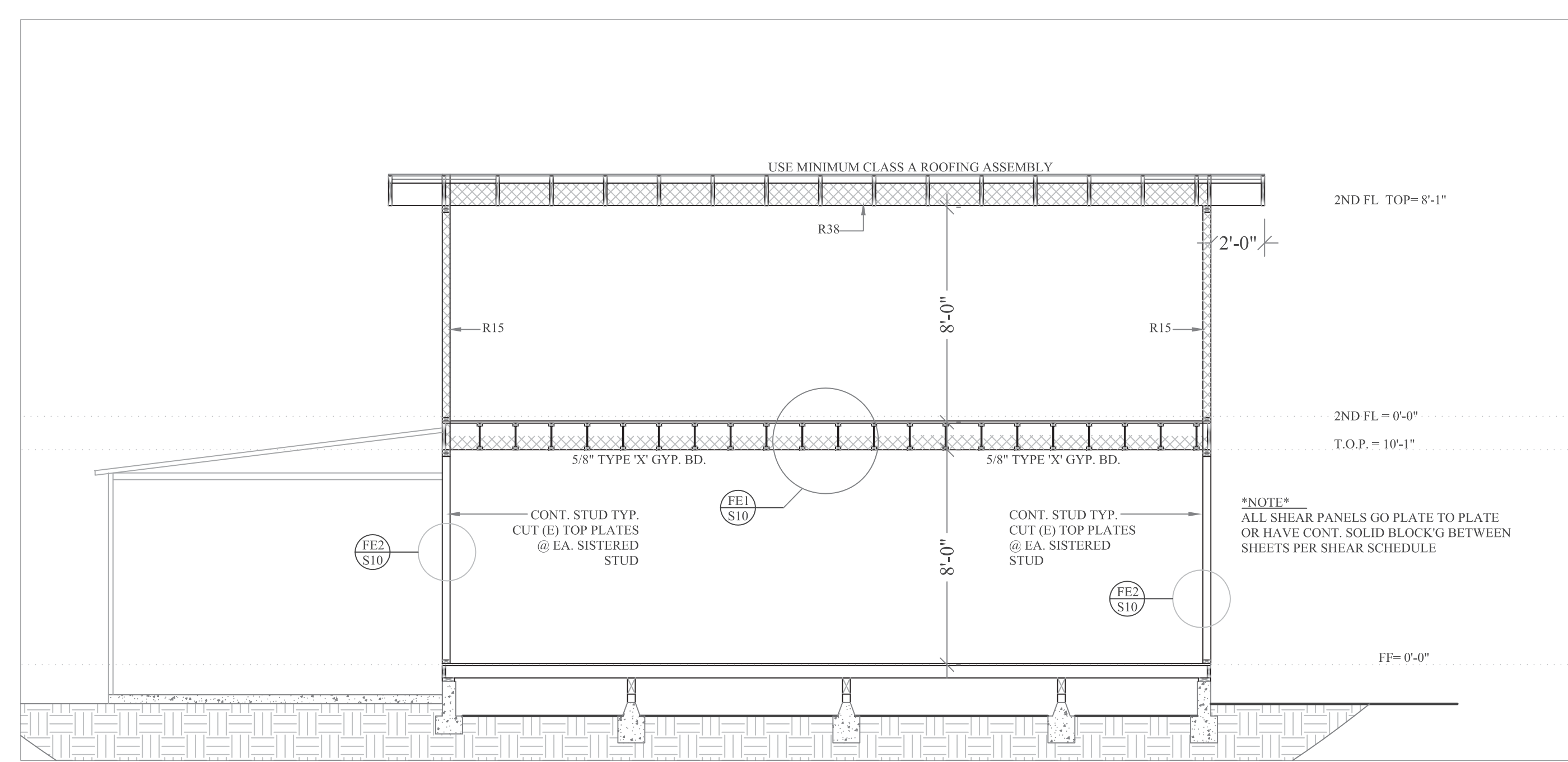
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S3

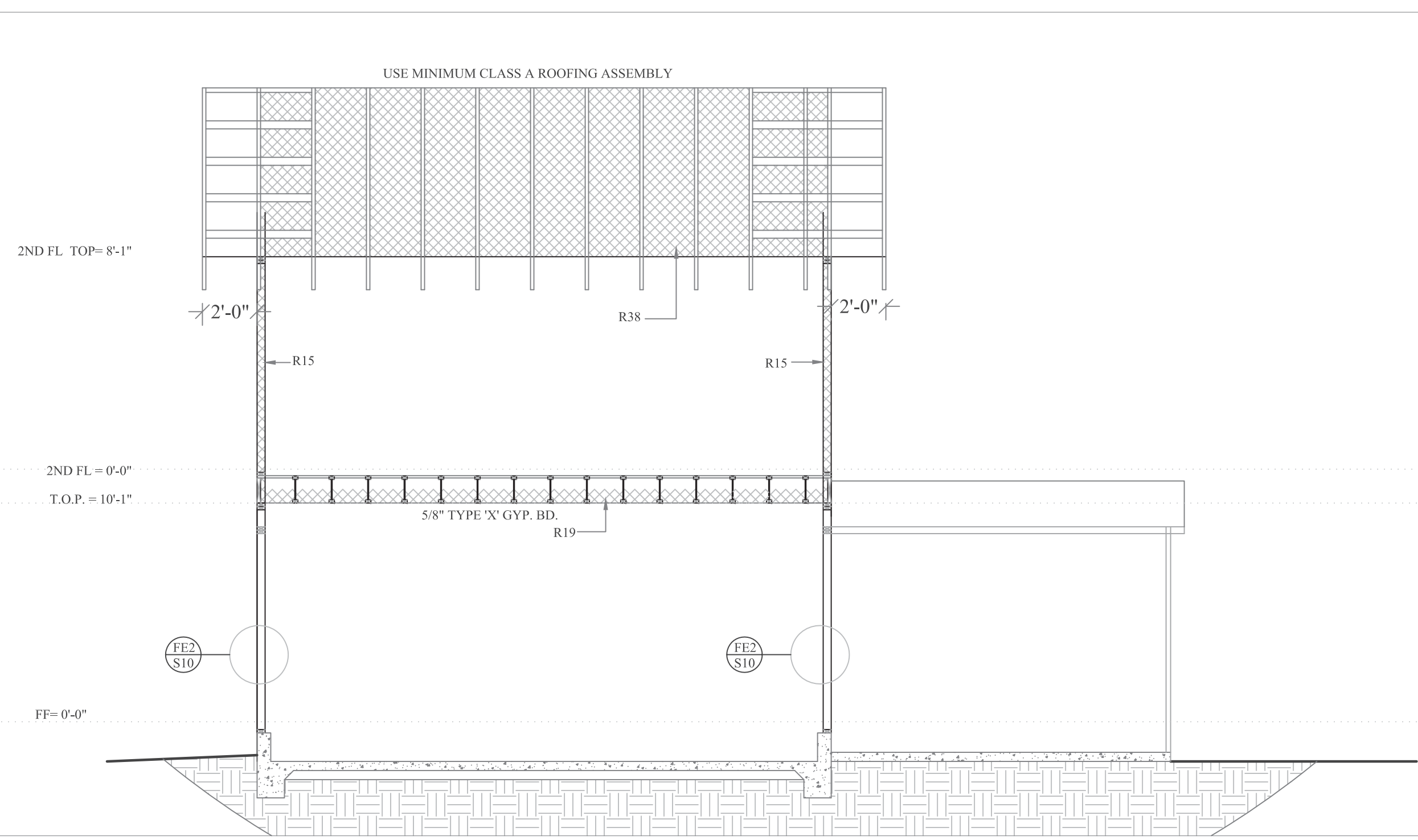
10 OF 24 SHTS.



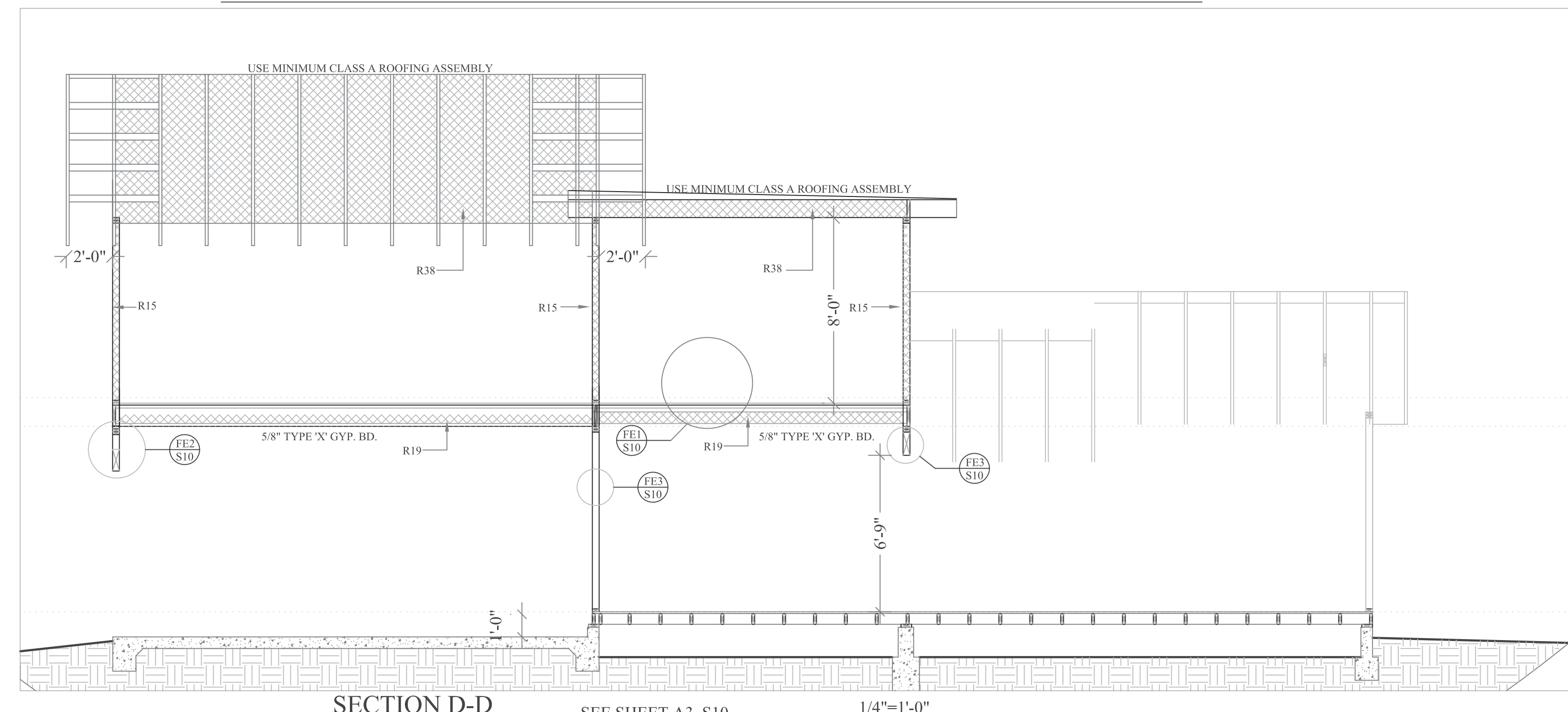
SECTION A-A SEE SHEET A3, S10 1/4"=1'-0"



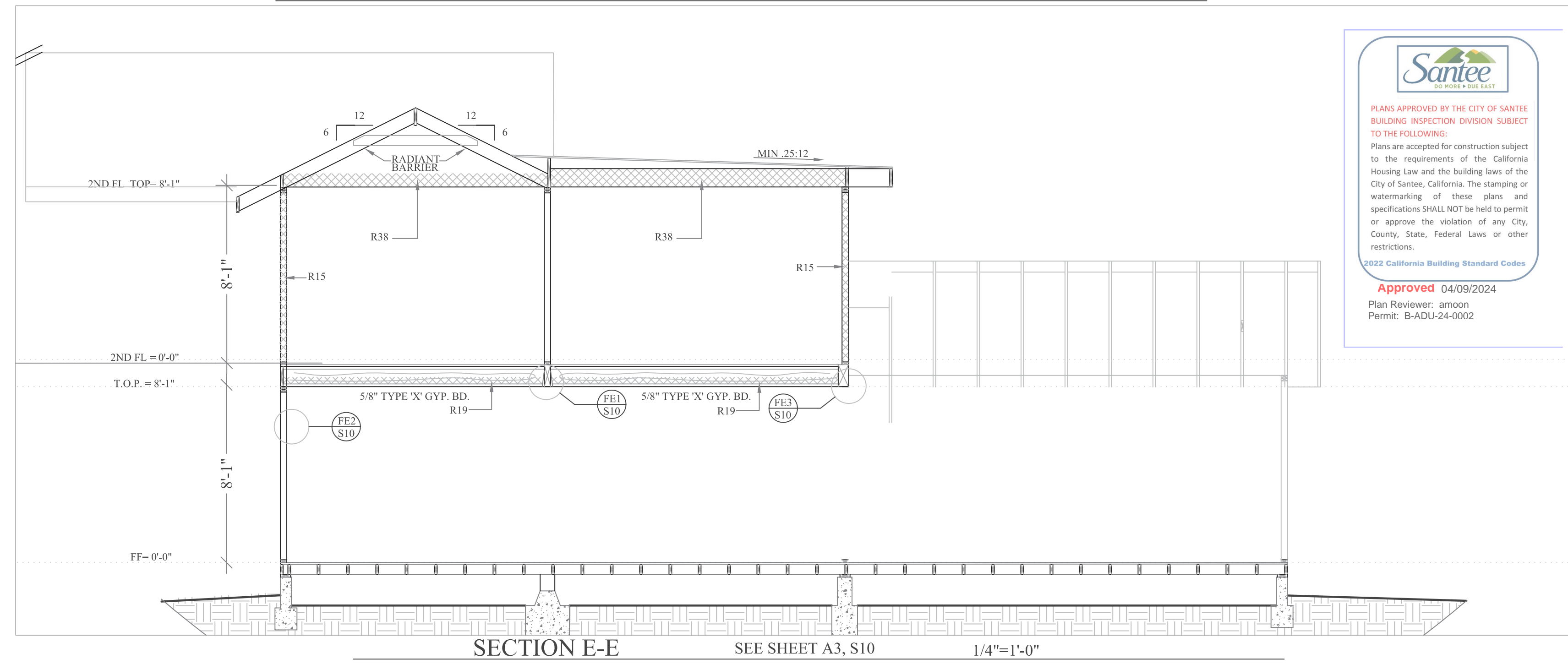
SECTION B-B SEE SHEET A3, S10 1/4"=1'-0"



SECTION C-C SEE SHEET A3, S10 1/4"=1'-0"



SECTION D-D SEE SHEET A3, S10 1/4"=1'-0"

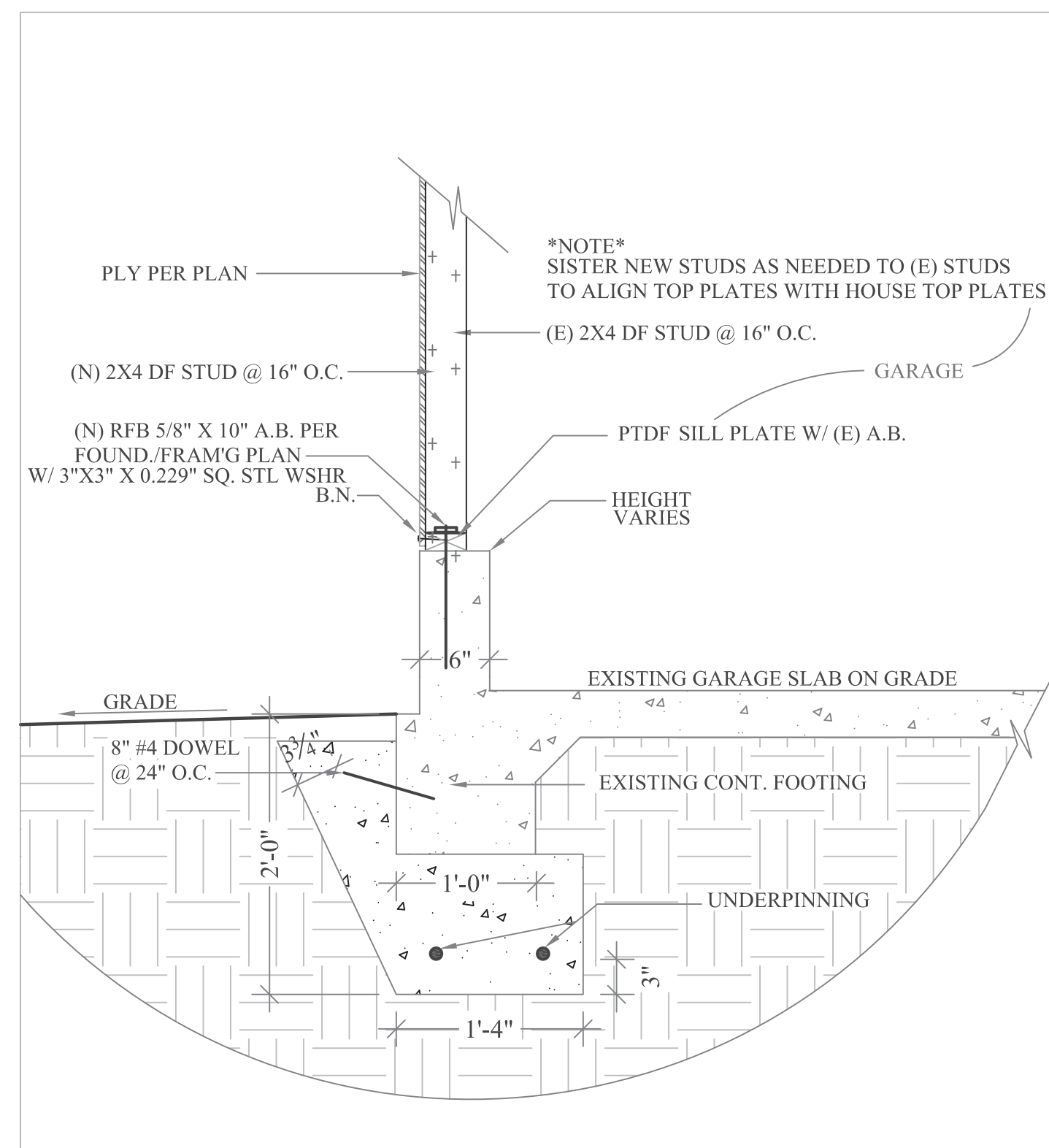


SECTION E-E SEE SHEET A3, S10 1/4"=1'-0"

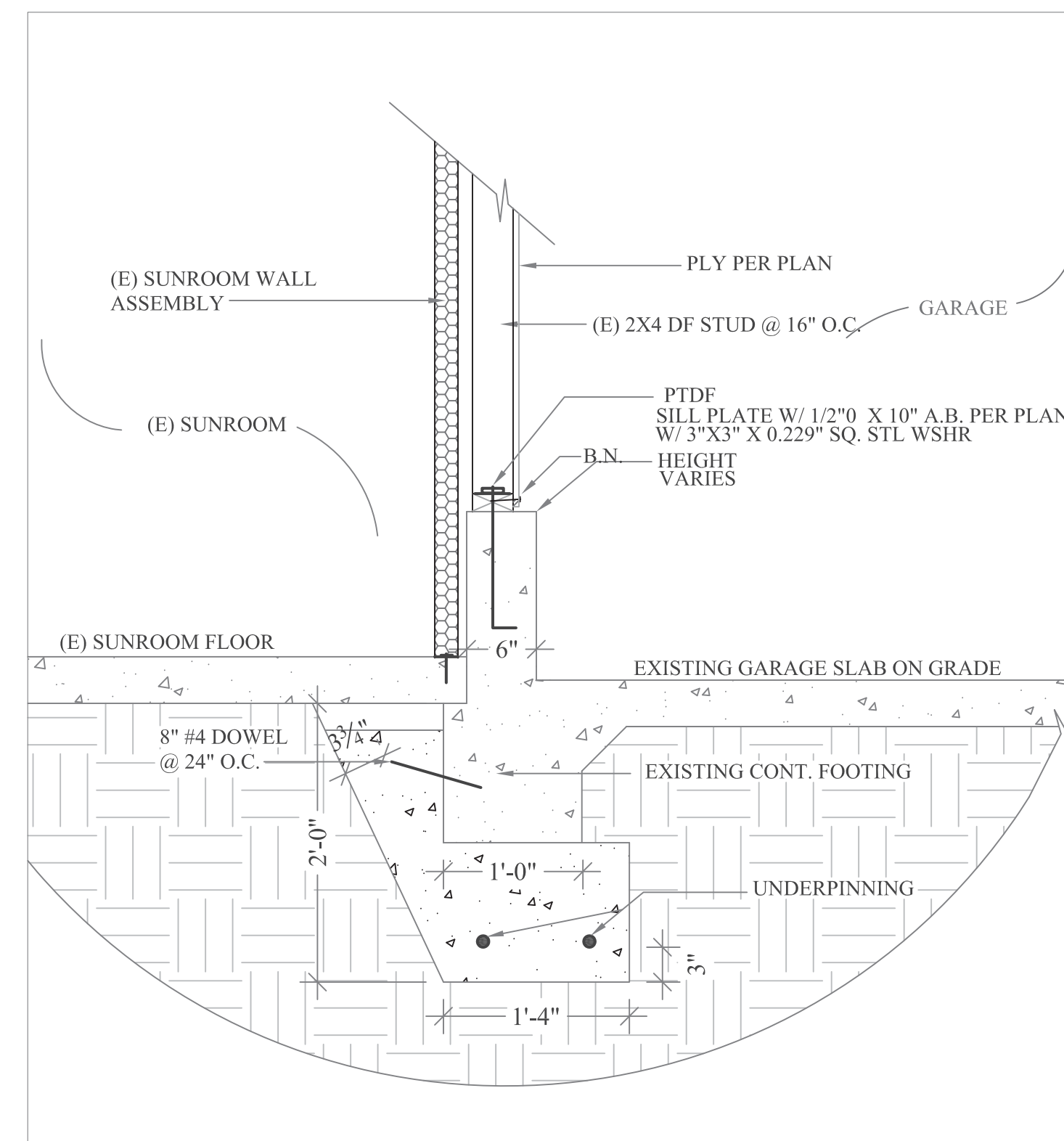


Santee
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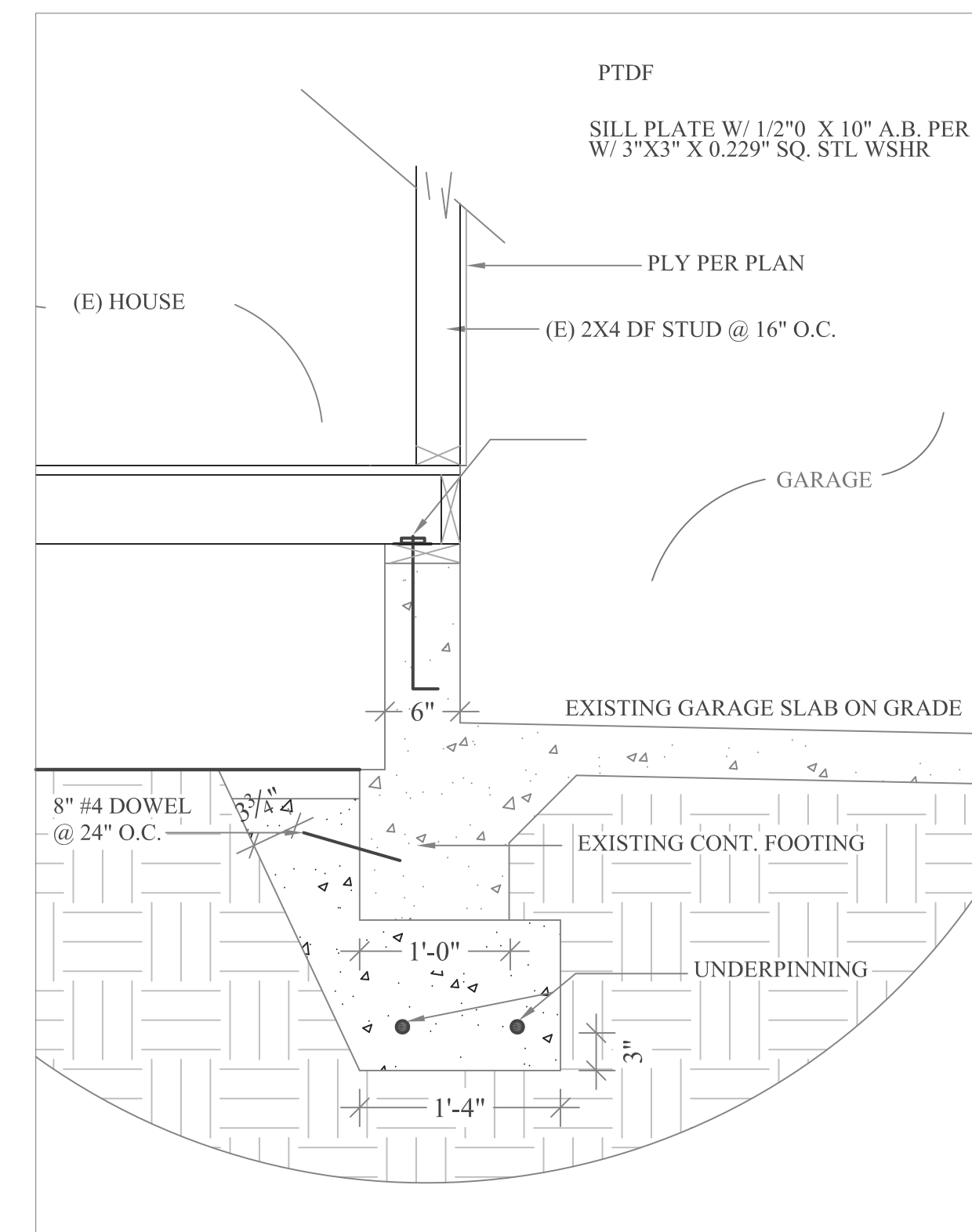
DATE:	REVISIONS:
ARCHITECT: R.E. MINOR & ASSOCIATES (REMA)	PROJECT: LA MAGNA ADU
1281 HANSON WAY, RAMONA, CA, 92065	ADDRESS: 9257 MASSOT AVENUE, SANTEE CA 92071
REMA TELEPHONE # (619) 865-7237	SHEET NO.
	S4
	11 OF 24 SHTS.



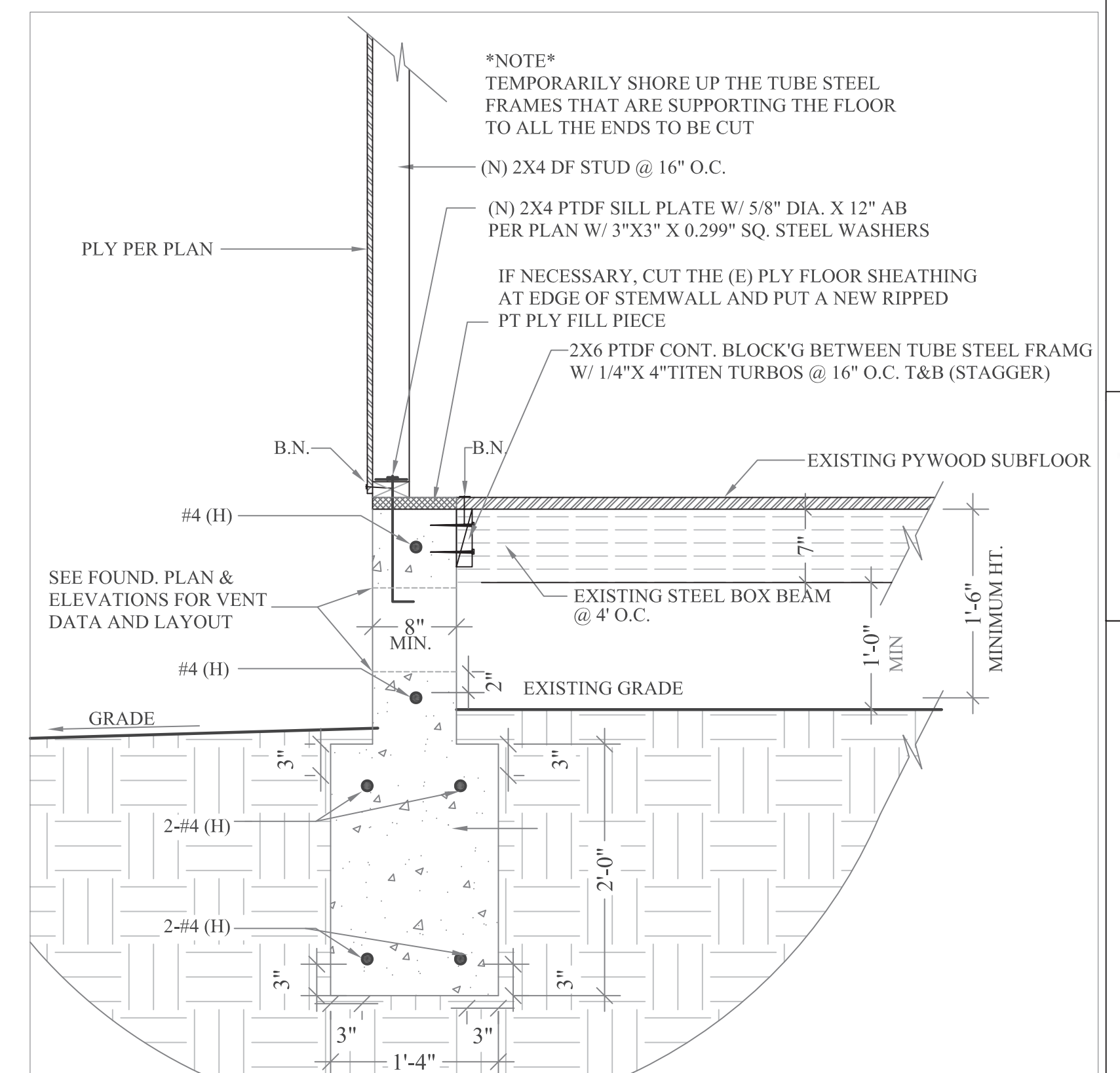
(E) GARAGE STEMWALL FOUND. & WALL 1"=1'-0" F1
W/ (N) UNDERPINNING SEE SHEET S2 -



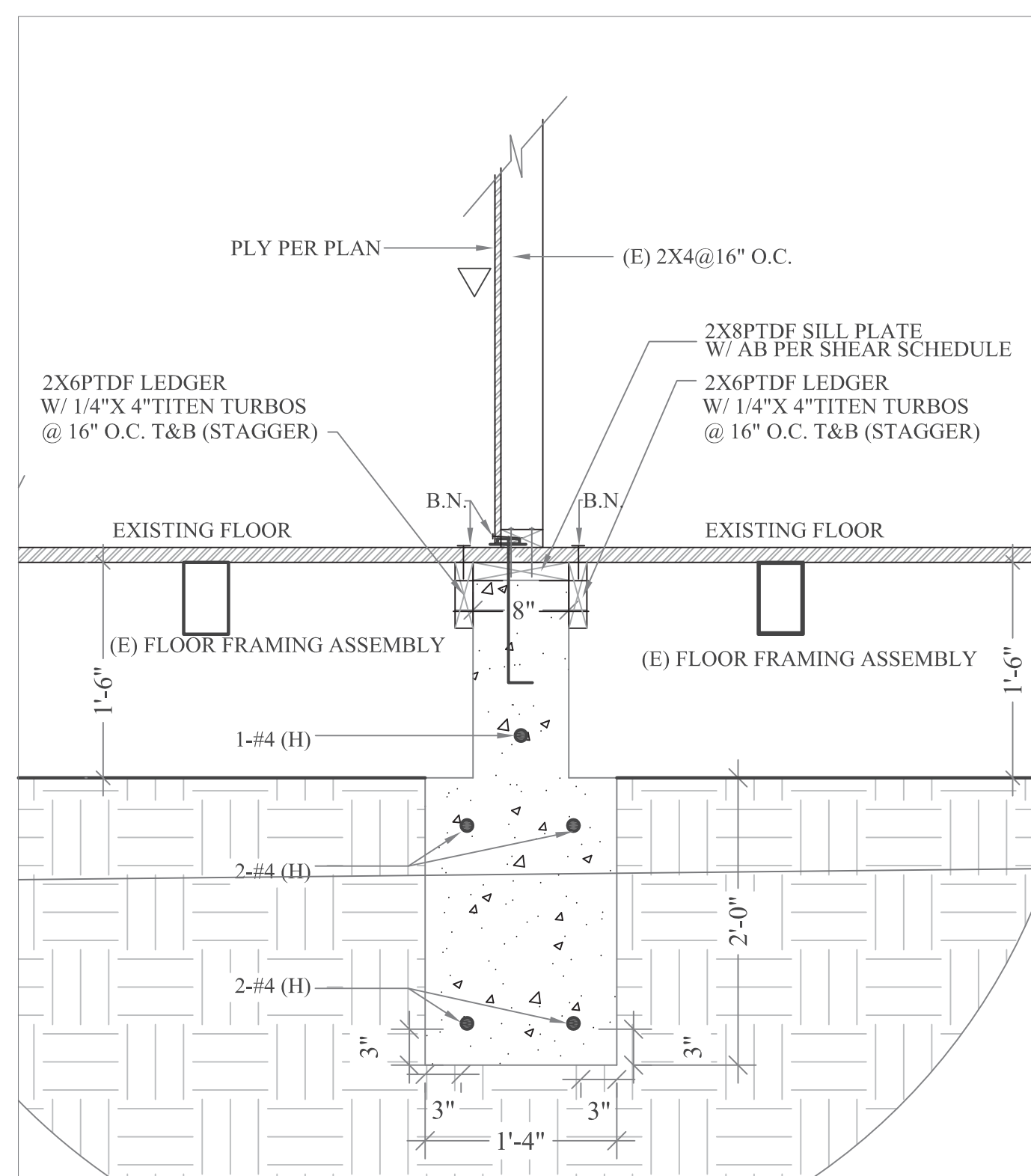
(E) GARAGE STEMWALL FOUND. & WALL 1"=1'-0" F2
W/ (N) UNDERPINNING @ SUNROOM SEE SHEET S2 -



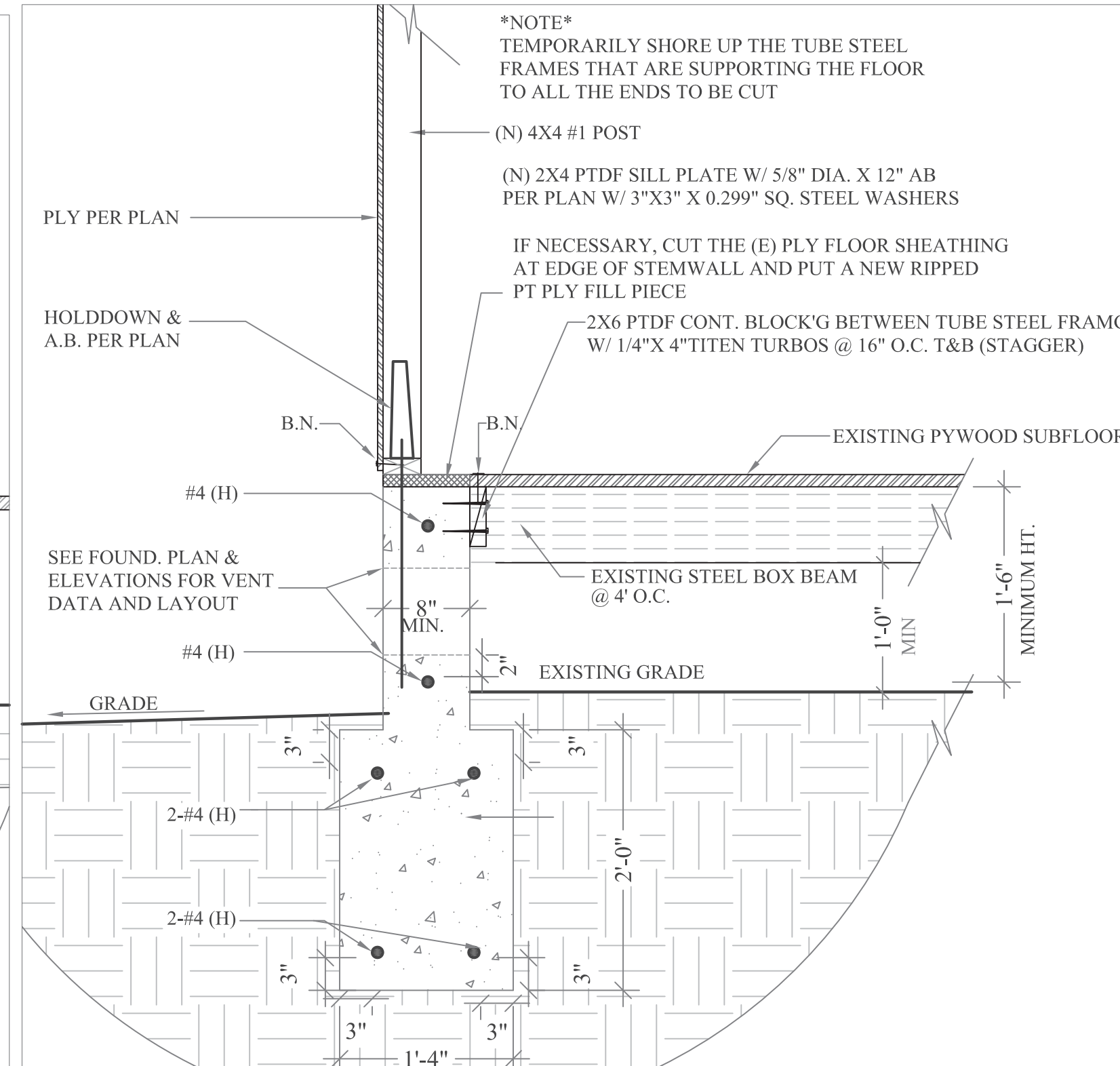
(E) GARAGE STEMWALL FOUND. & WALL 1"=1'-0" F3
W/ (N) UNDERPINNING @ HOUSE SEE SHEET S2 -



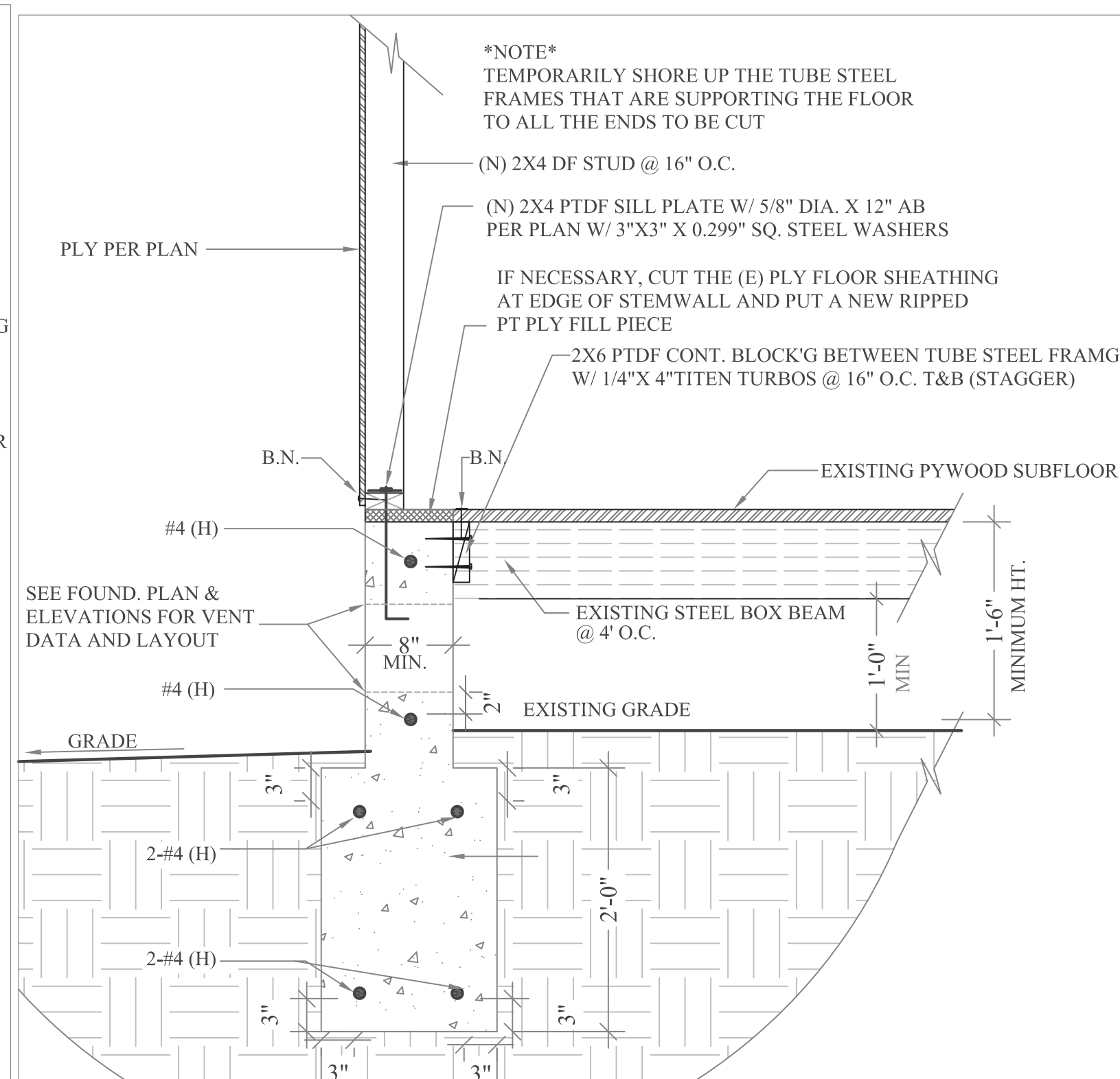
(N) HOUSE STEMWALL FOUND. & WALL 1"=1'-0" F4
W/ (N) CONTINUOUS FOOT'G SEE SHEET S2 -



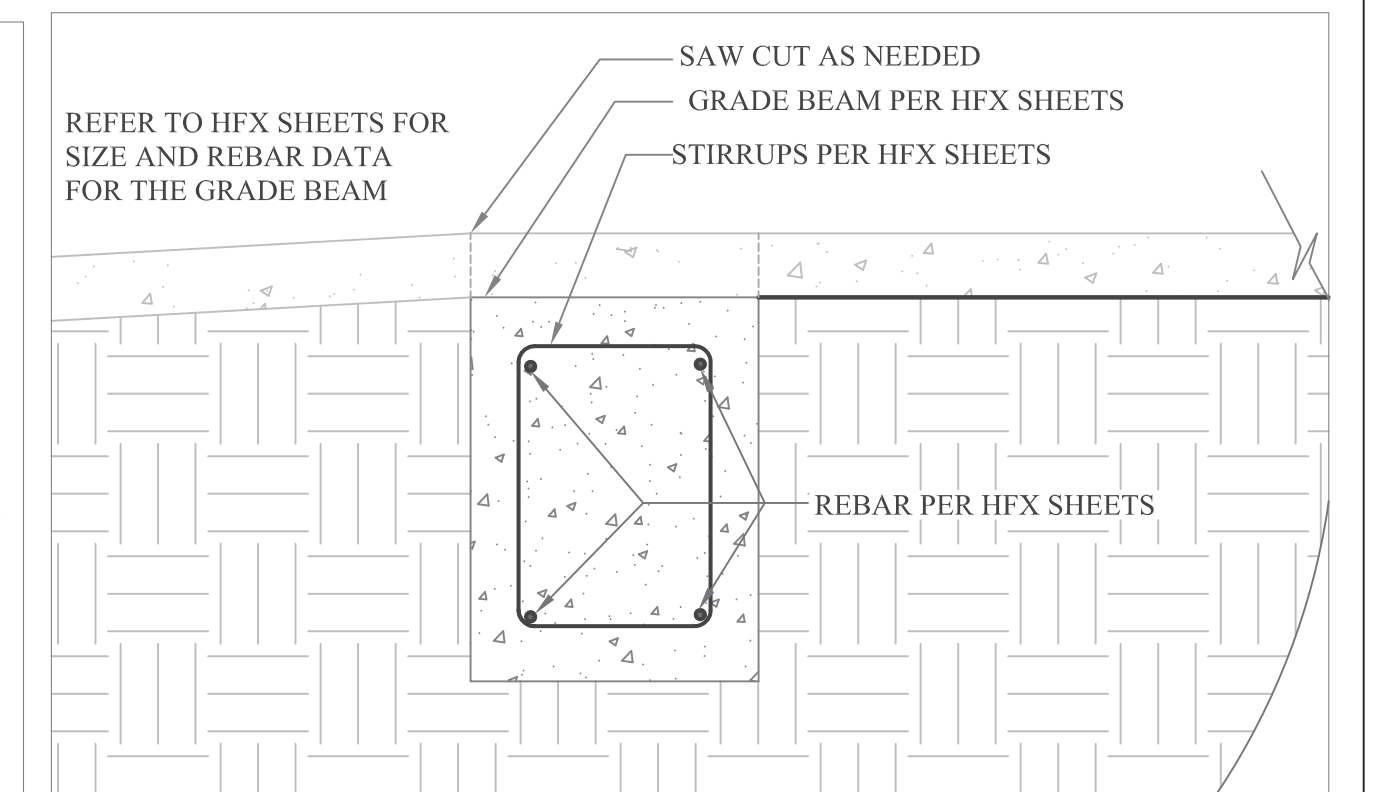
(N) STEMWALL W/ CONT. FOOT'G 1"=1'-0" F5
W (E) FLOOR FRAMING AND (E) WALL SEE SHEET S2 -
(OR UNDERPIN SIM. TO OTHER STEMWALLS)



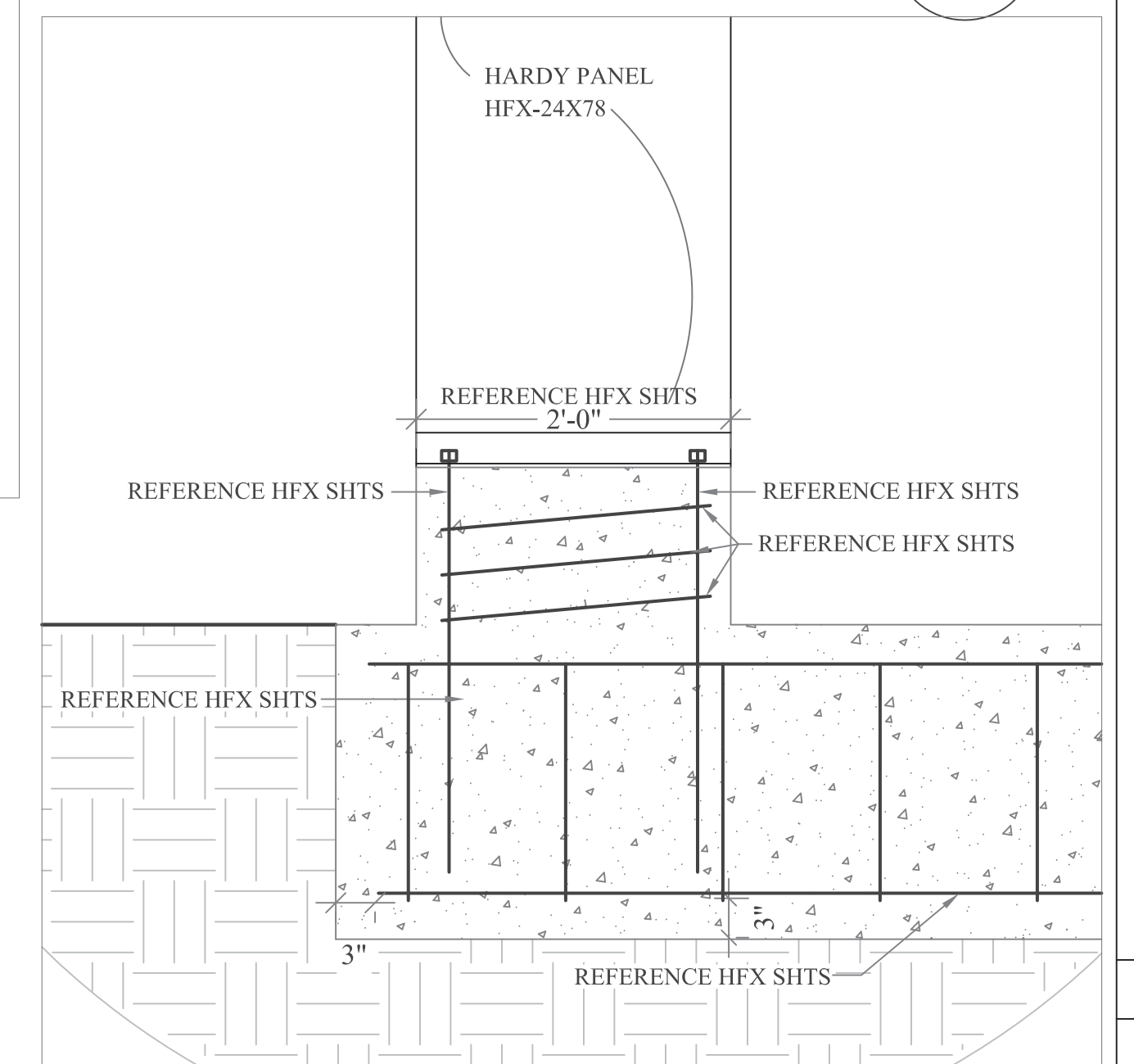
POST TO SPREAD FOOTING 1"=1'-0" F6
& HOLDDOWNS SEE SHEET S2 -



(N) HOUSE STEMWALL FOUND. & WALL 1"=1'-0" F7
W/ (N) CONTINUOUS FOOT'G SEE SHEET S2 -



GRADE BEAM AT GARAGE OPENING 1"=1'-0" F8
SEE SHEET(S) S2, HX1, HF2 -

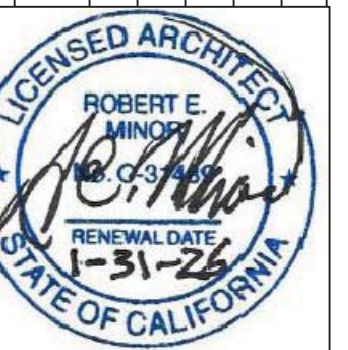


NEW STEM WALL AND FOOTING PER HFX SHTS 1"=1'-0" F9
SEE SHEET(S) S2, HX1, HF2 SEE SHEET S2 -

Santee
ALL WORK & PERMITS
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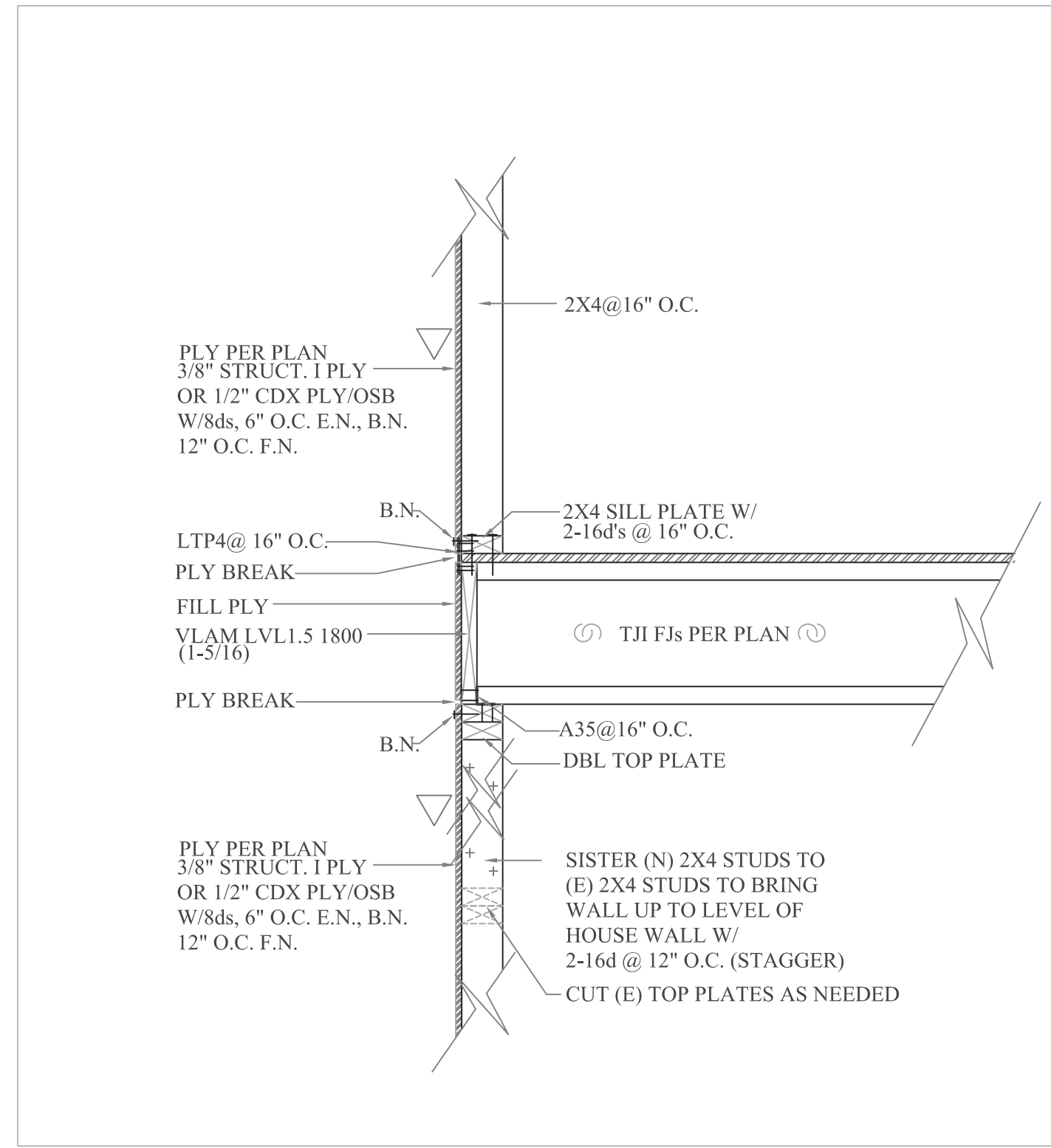
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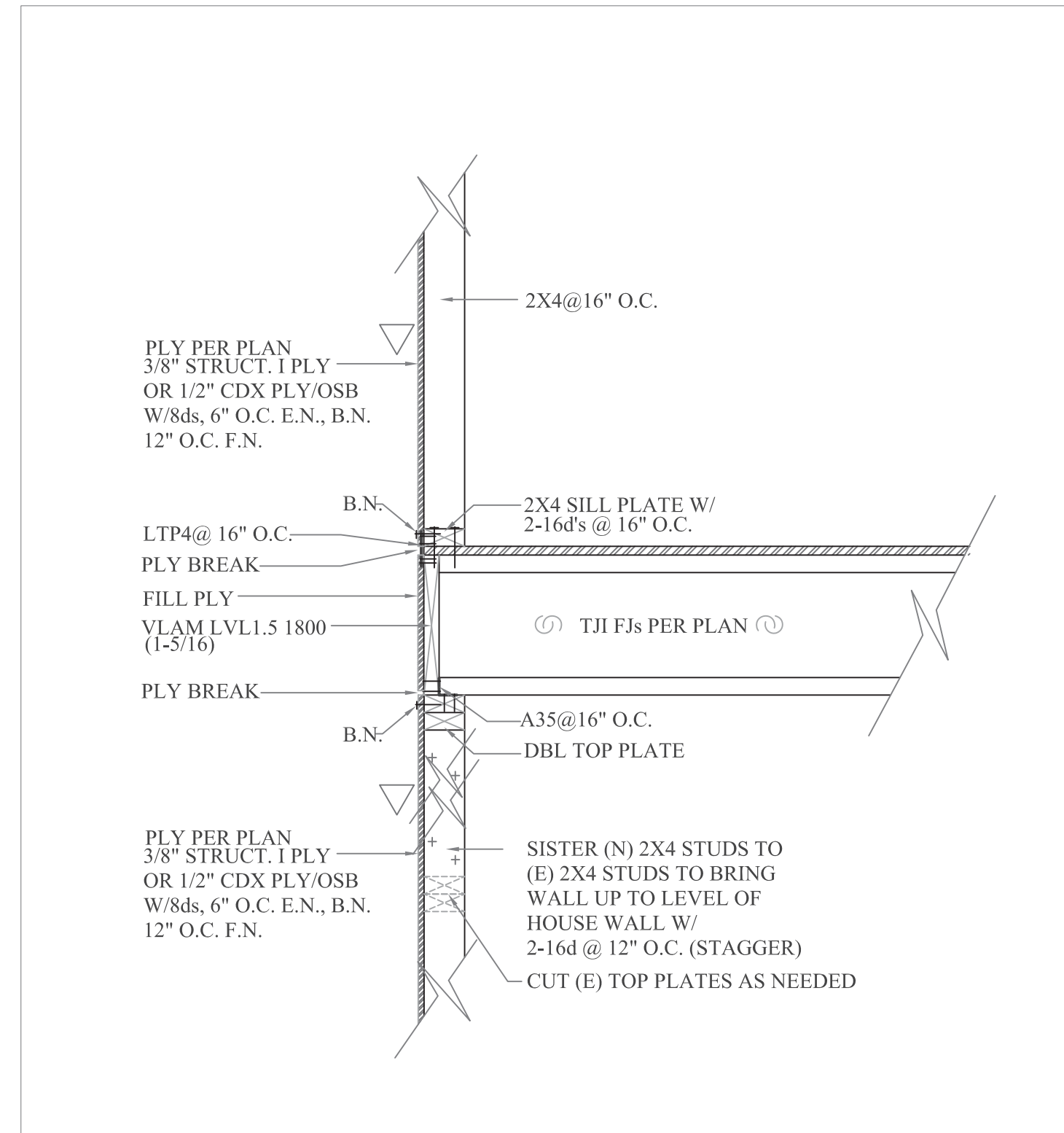
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S5

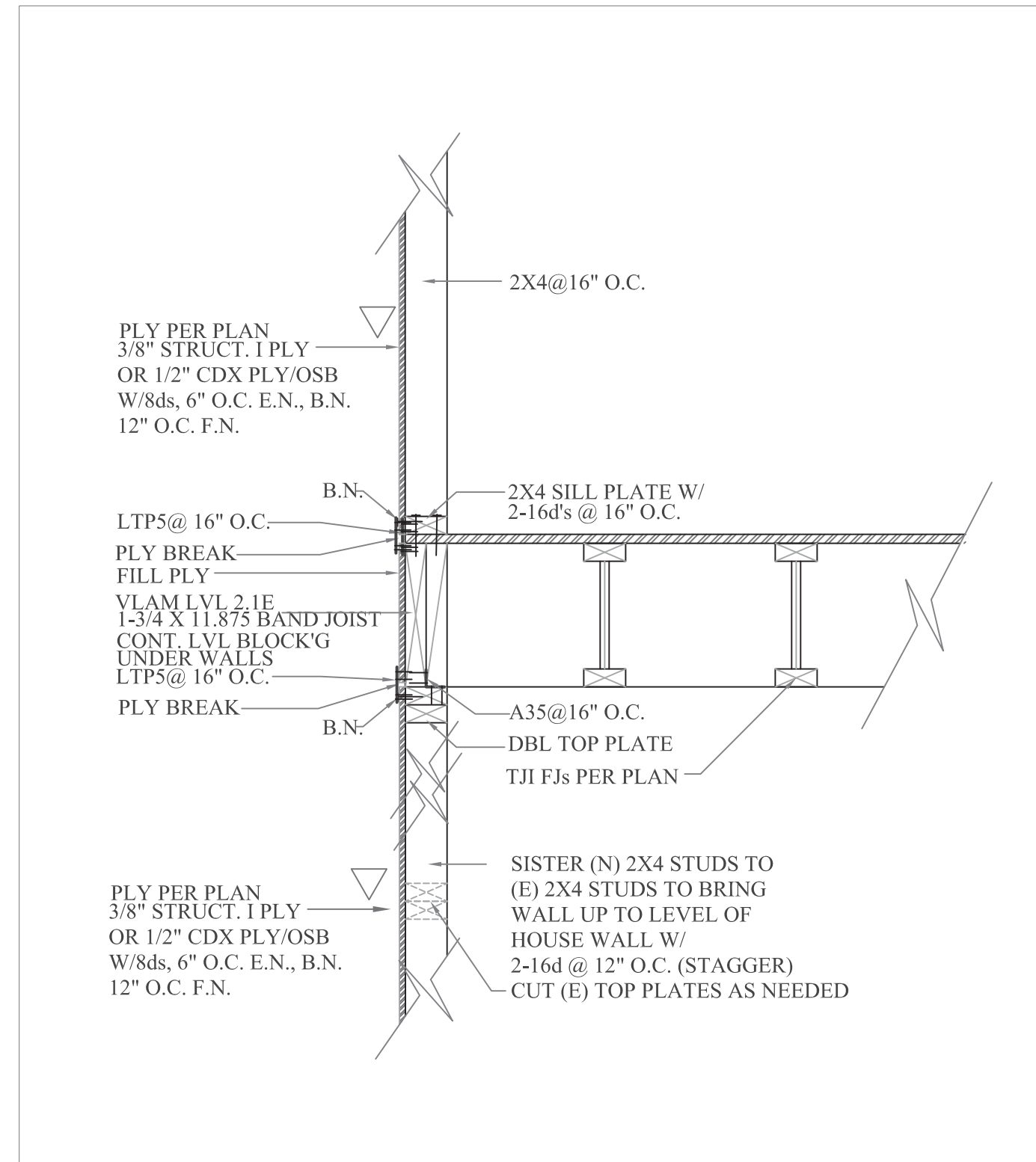
12 OF 24 SHTS.



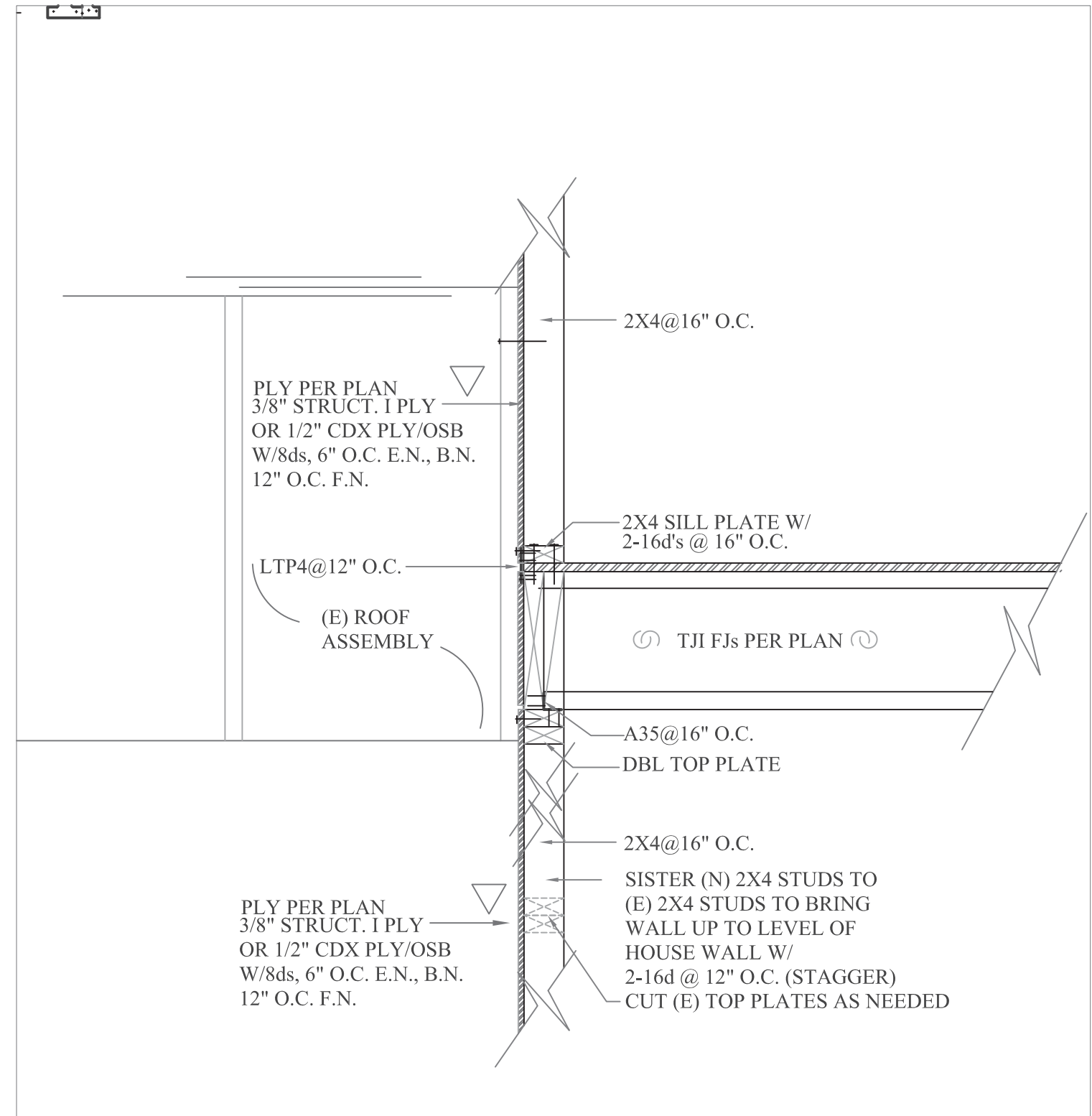
(E) GARAGE STUDS & SISTERED STUDS TO FLOOR TO WALL ABOVE 1"=1'-0" FR1 - SEE SHEET S2



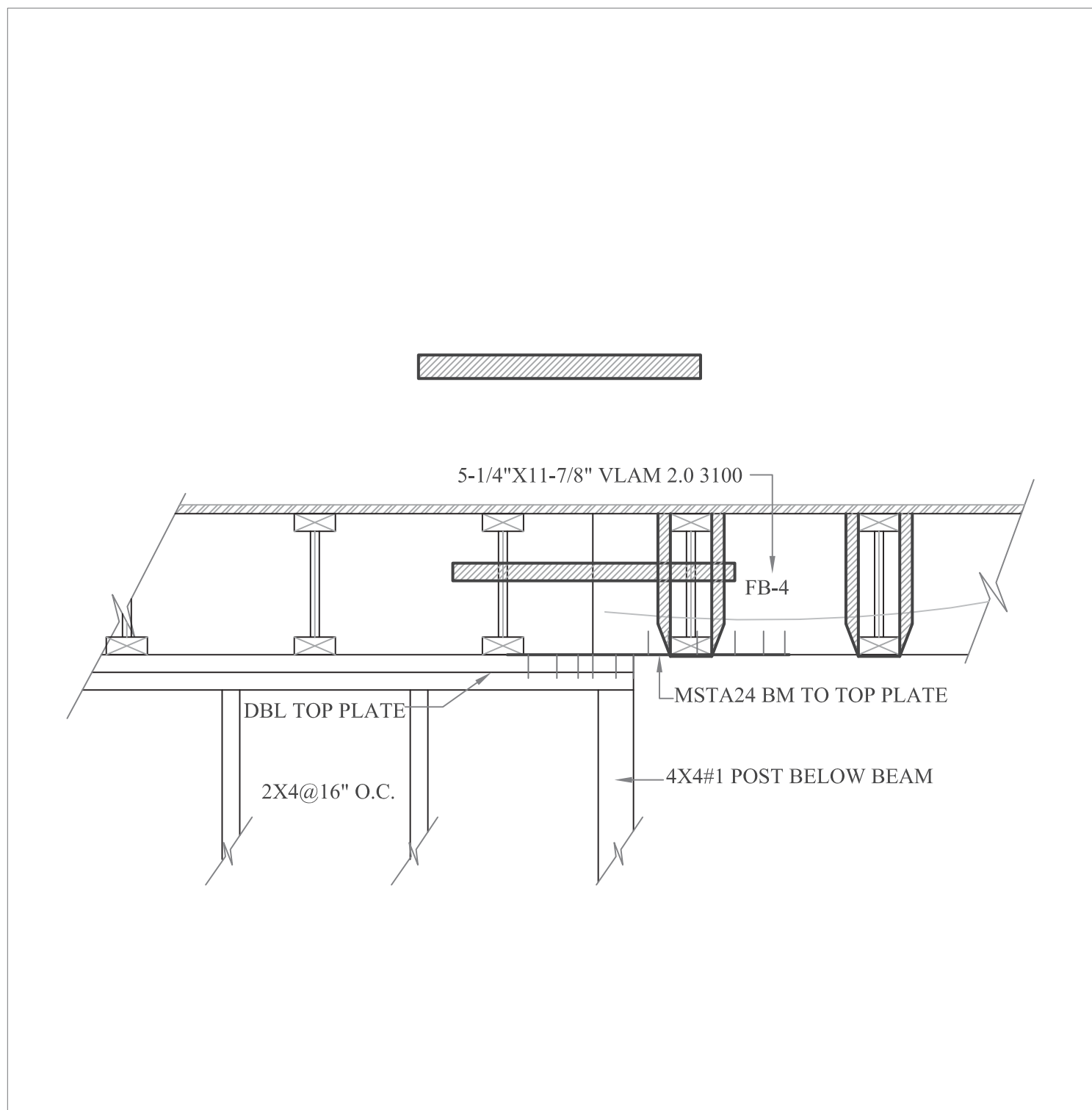
(E) GARAGE STUDS & SISTERED STUDS TO FLOOR TO WALL ABOVE 1"=1'-0" FR2 - SEE SHEET S2



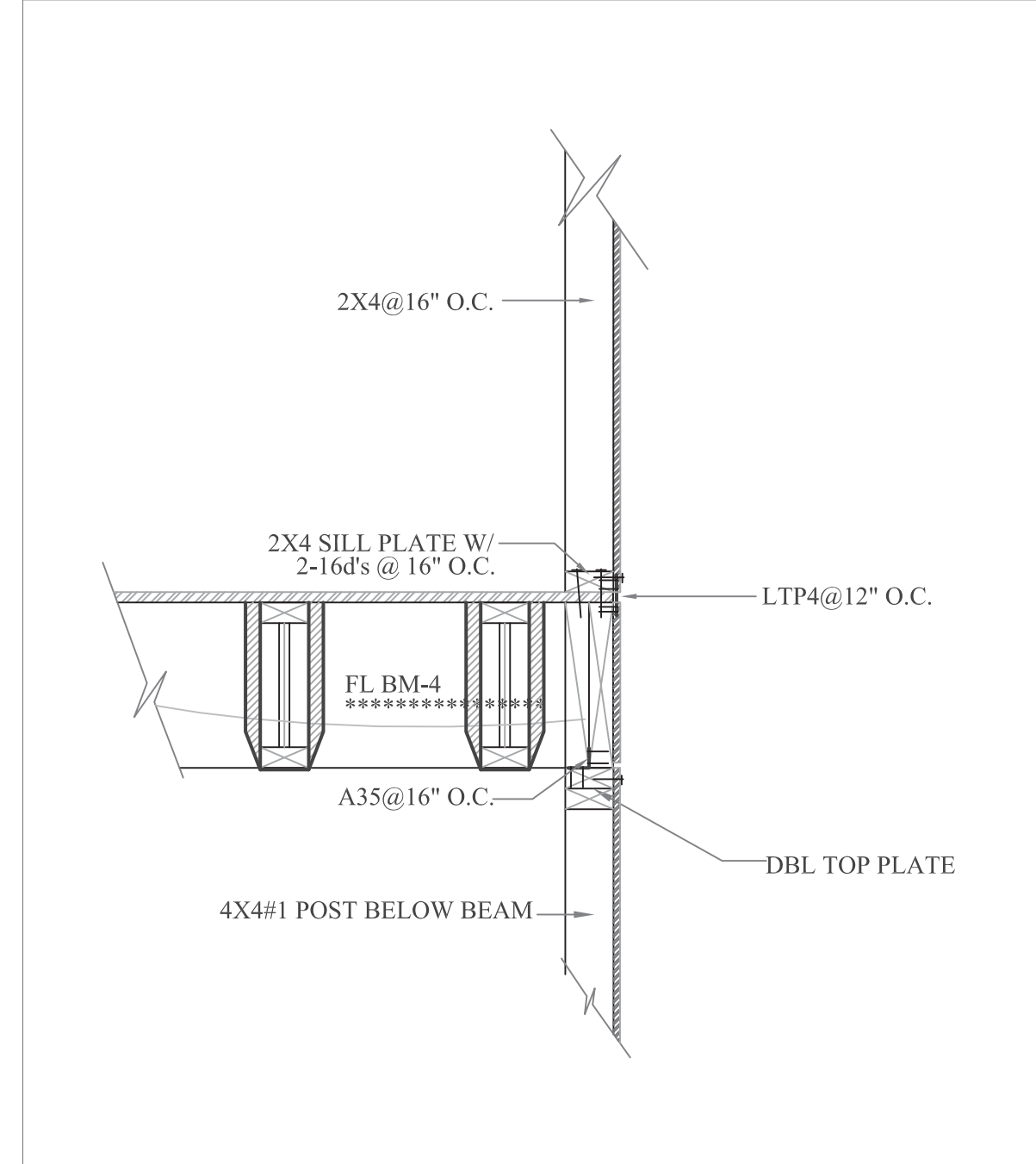
(E) WALL TO FLOOR TO WALL 1"=1'-0" FR3 - SEE SHEET S2



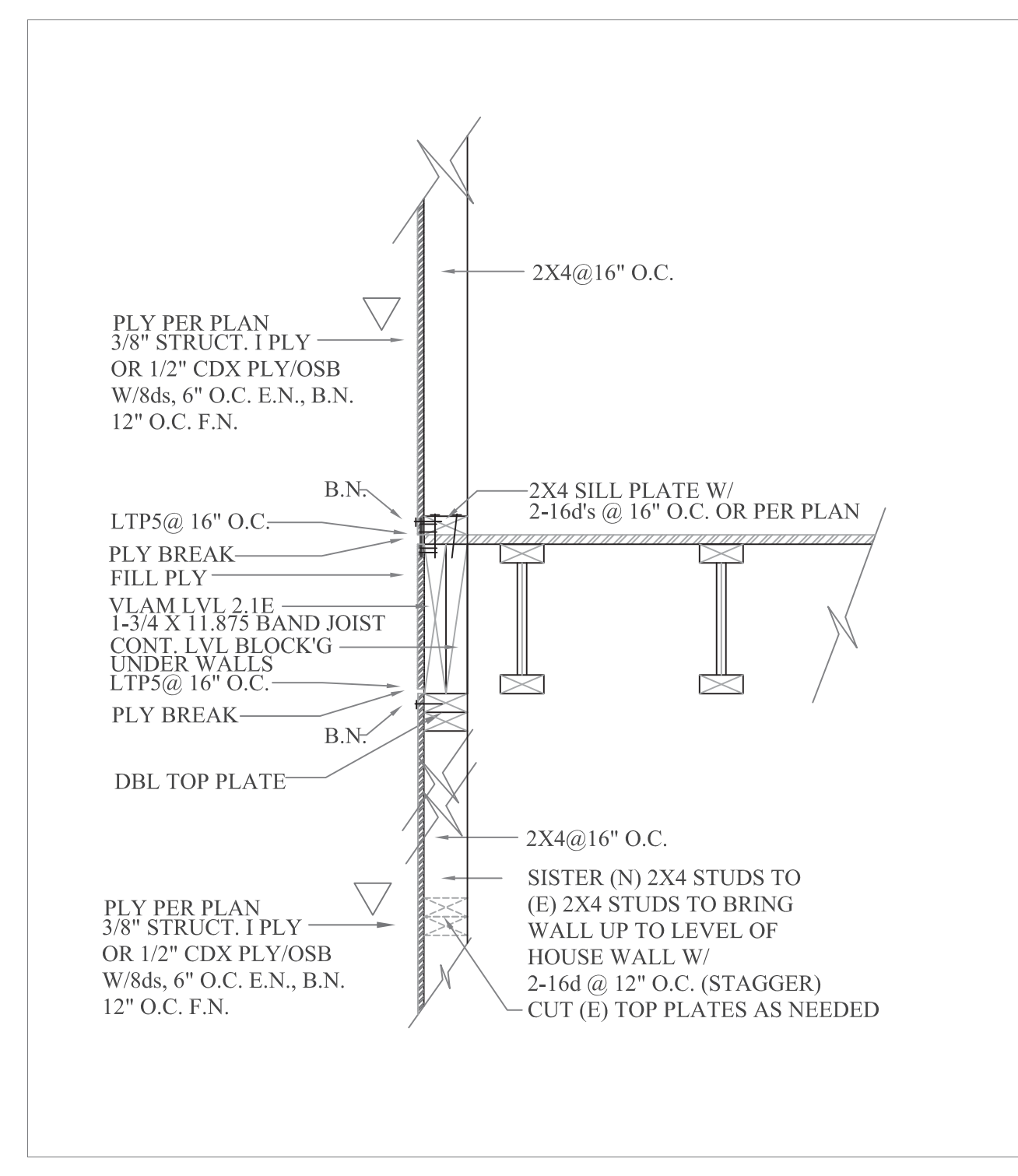
(E) WALL TO FLOOR TO WALL TO (E) ROOF 1"=1'-0" FR4 - SEE SHEET S2



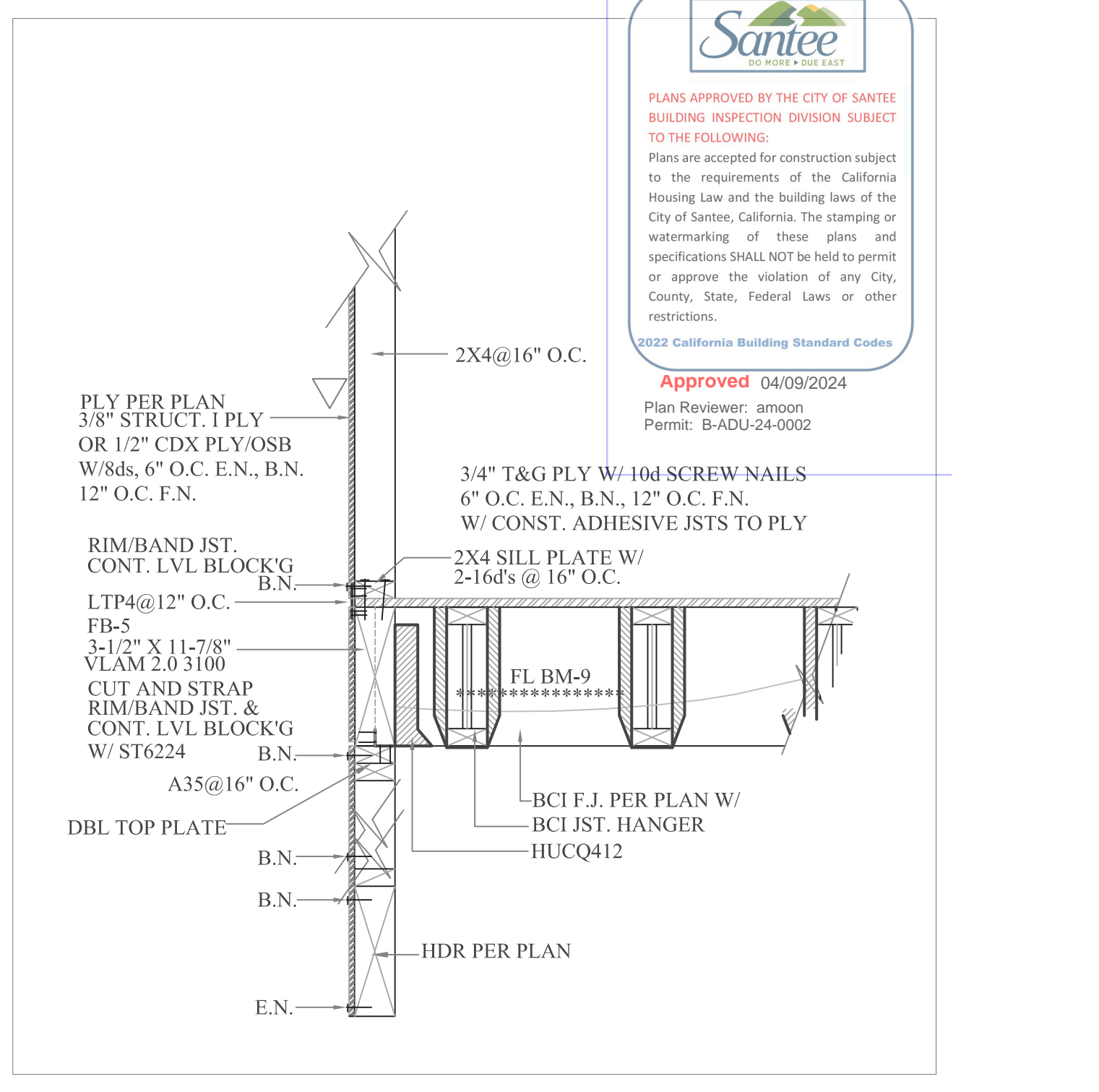
(E) WALL TO BEAM & F.J.s 1"=1'-0" FR5 - SEE SHEET S2



(E) WALL TO BEAM & F.J.s & WALL ABOVE 1"=1'-0" FR6 - SEE SHEET S2



(E) WALL TO TO FL. TO WALL 1"=1'-0" FR7 - SEE SHEET S2



BM TO WALL 1"=1'-0" FR8 - SEE SHEET S2

Santee
DO MORE + DO EASY

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
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2022 California Building Standard Codes
Approved 04/09/2024
Plan Reviewer: amoon
Permit: B-ADU-24-0002



DATE: _____
REVISIONS: _____

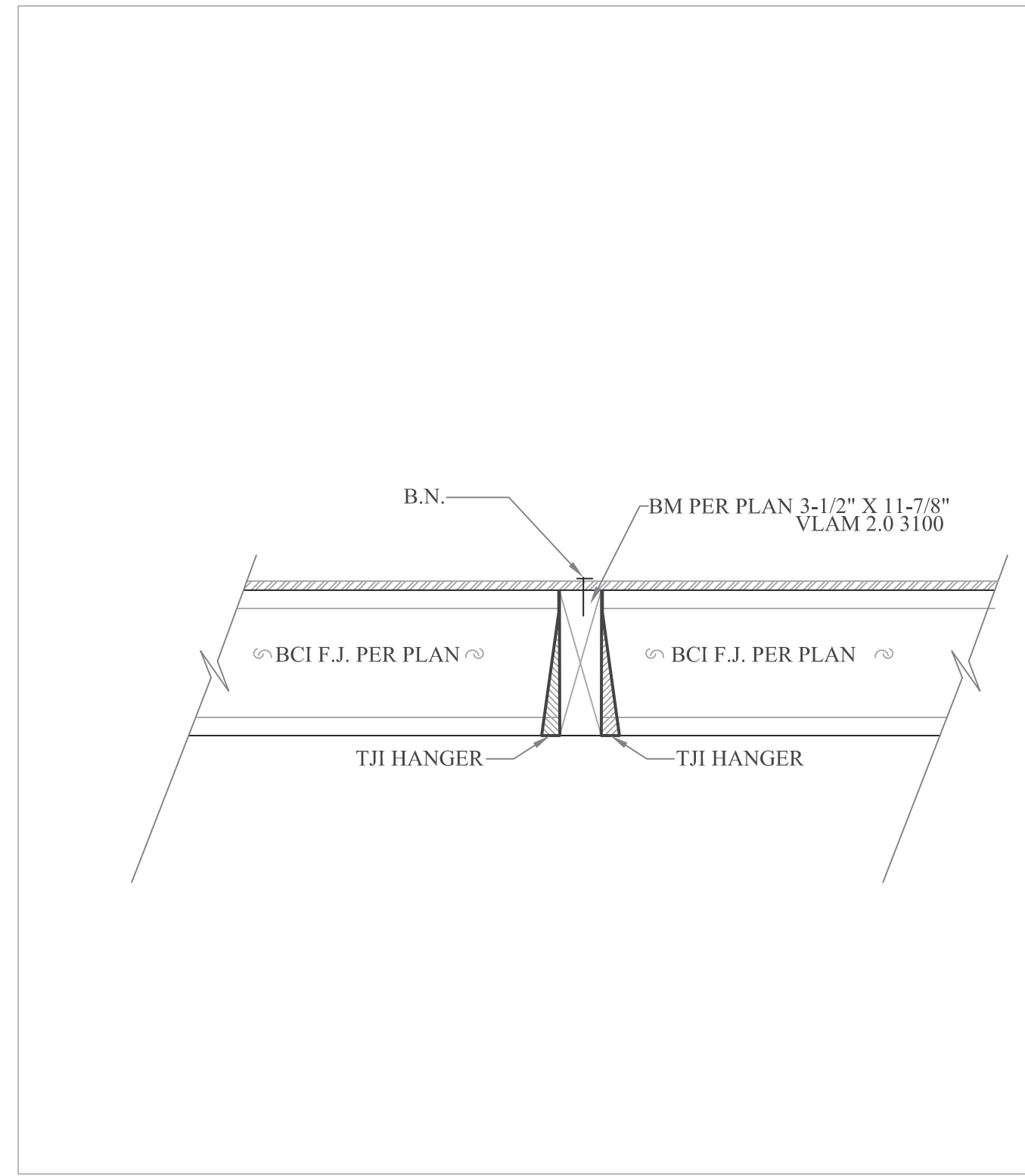
ARCHITECT: R.E. MINOR & ASSOCIATES (REMA)
1281 HANSON WAY, RAMONA, CA, 92065
REMA TELEPHONE # (619) 865-7237

PROJECT: LA MAGNA ADU
ADDRESS: 9257 MASSOT AVENUE, SANTEE CA 92071

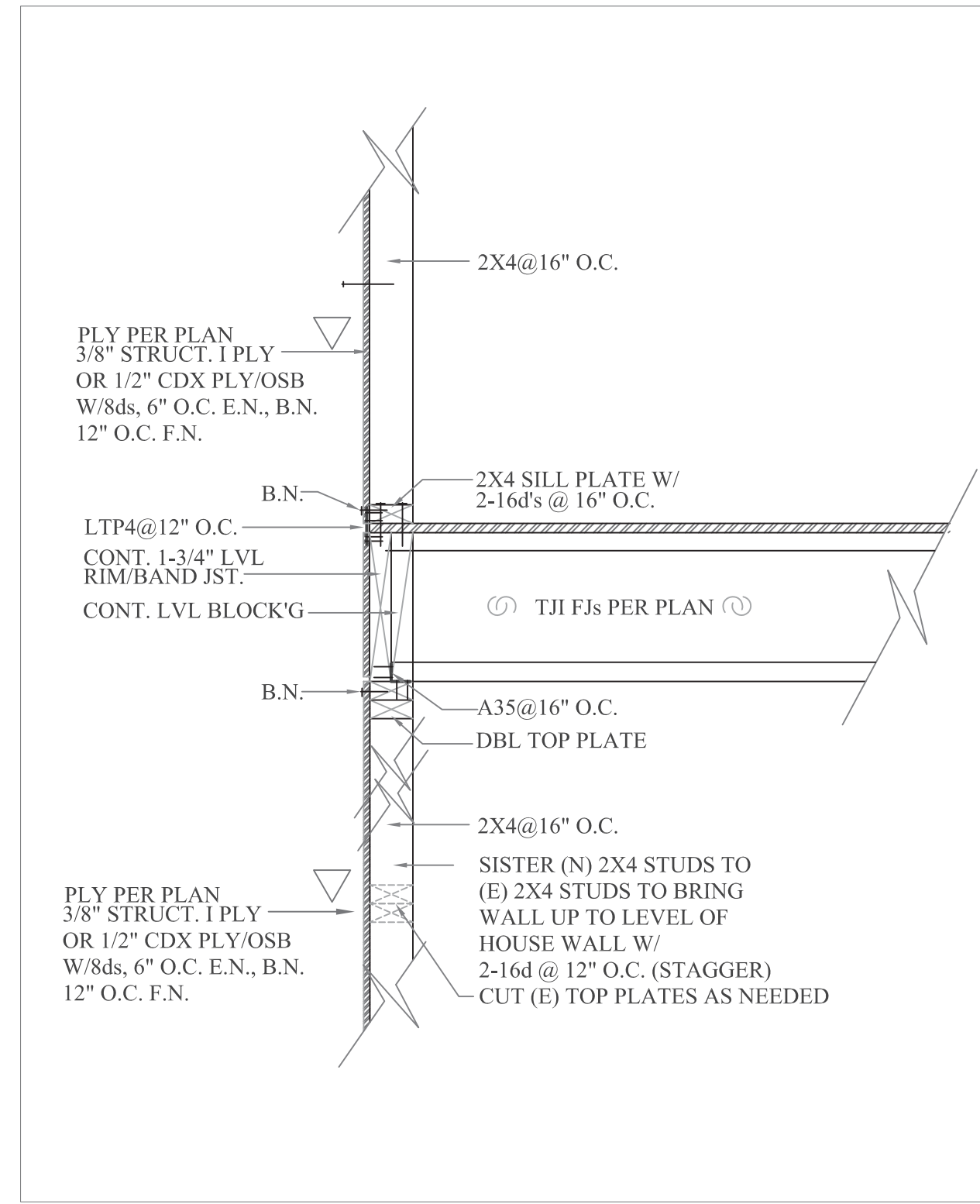
SHEET NO.

S6

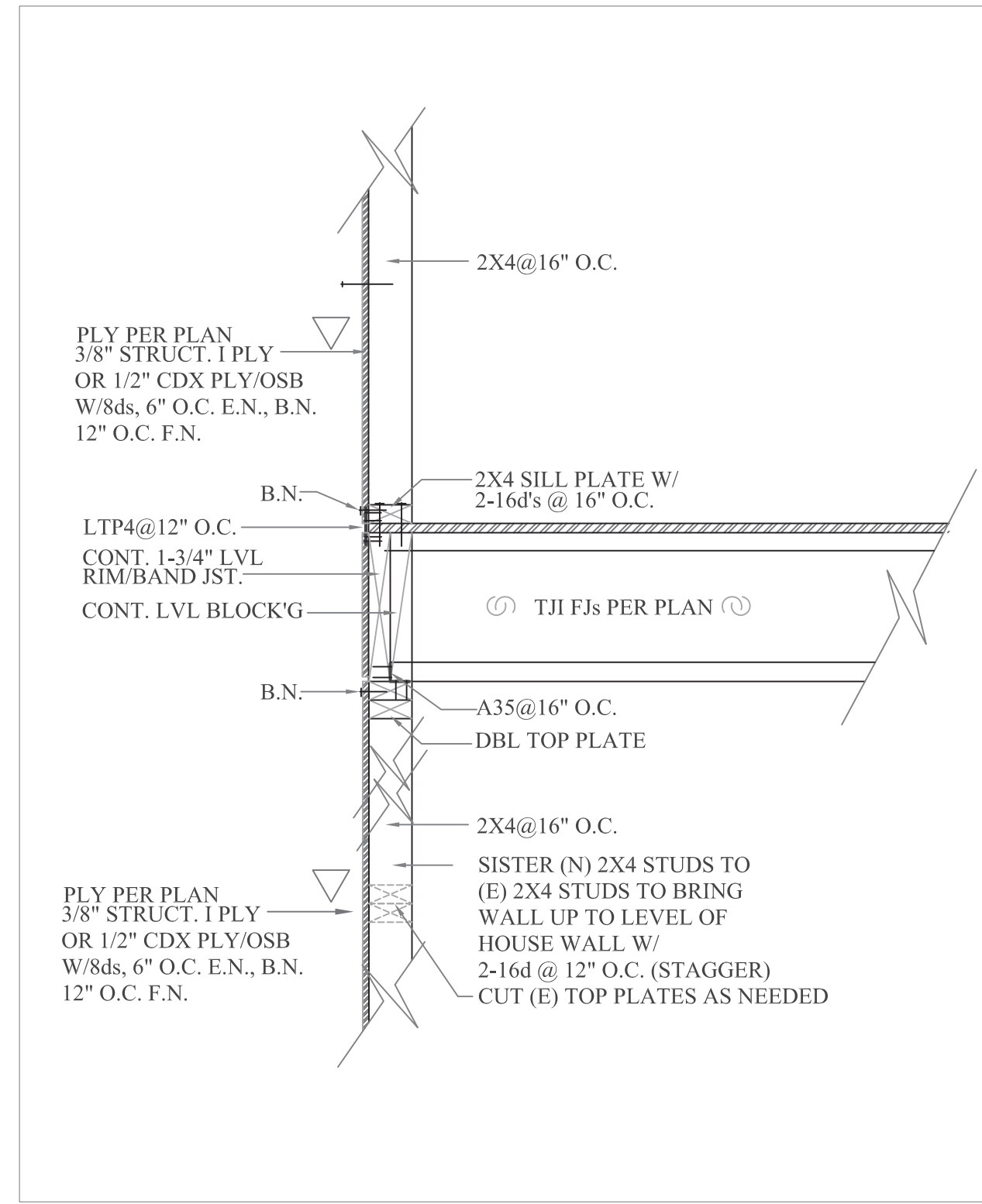
13 OF 24 SHTS.



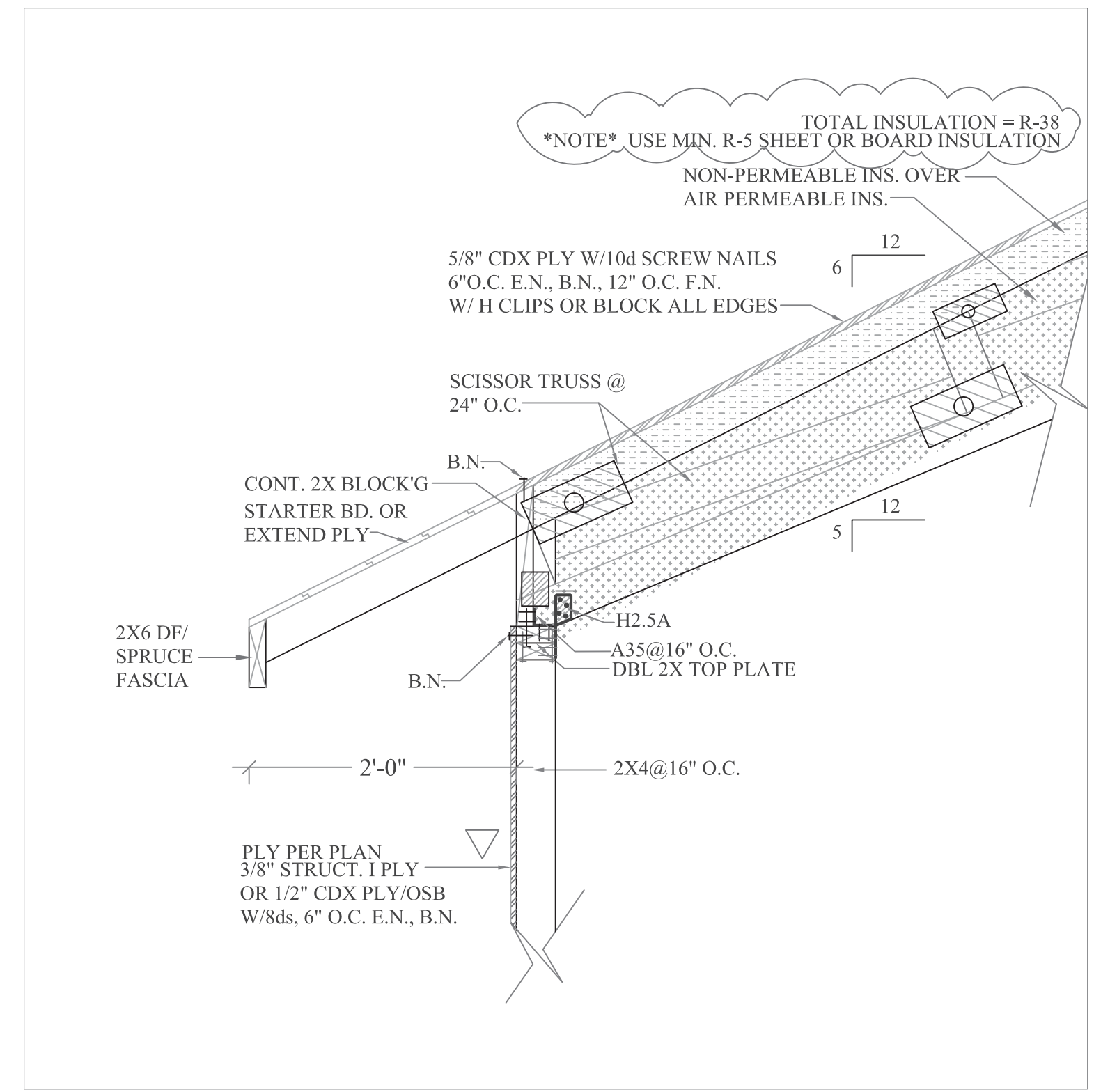
TJI JST TO BM TO TJI JST
SEE SHEET S2 1"=1'-0" **FR9**



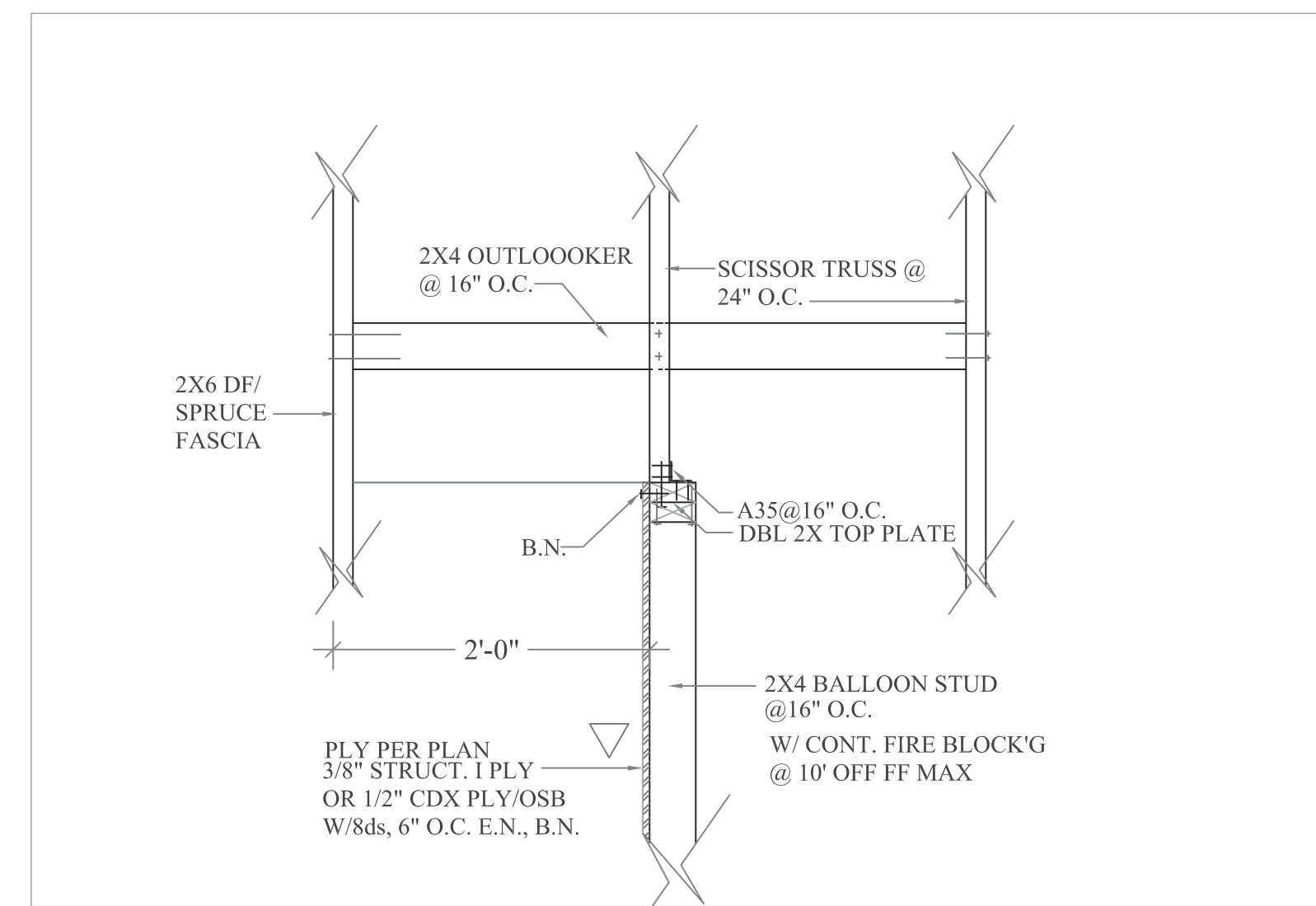
WALL TO FLOOR TO WALL
SEE SHEET S2 1"=1'-0" **FR10**



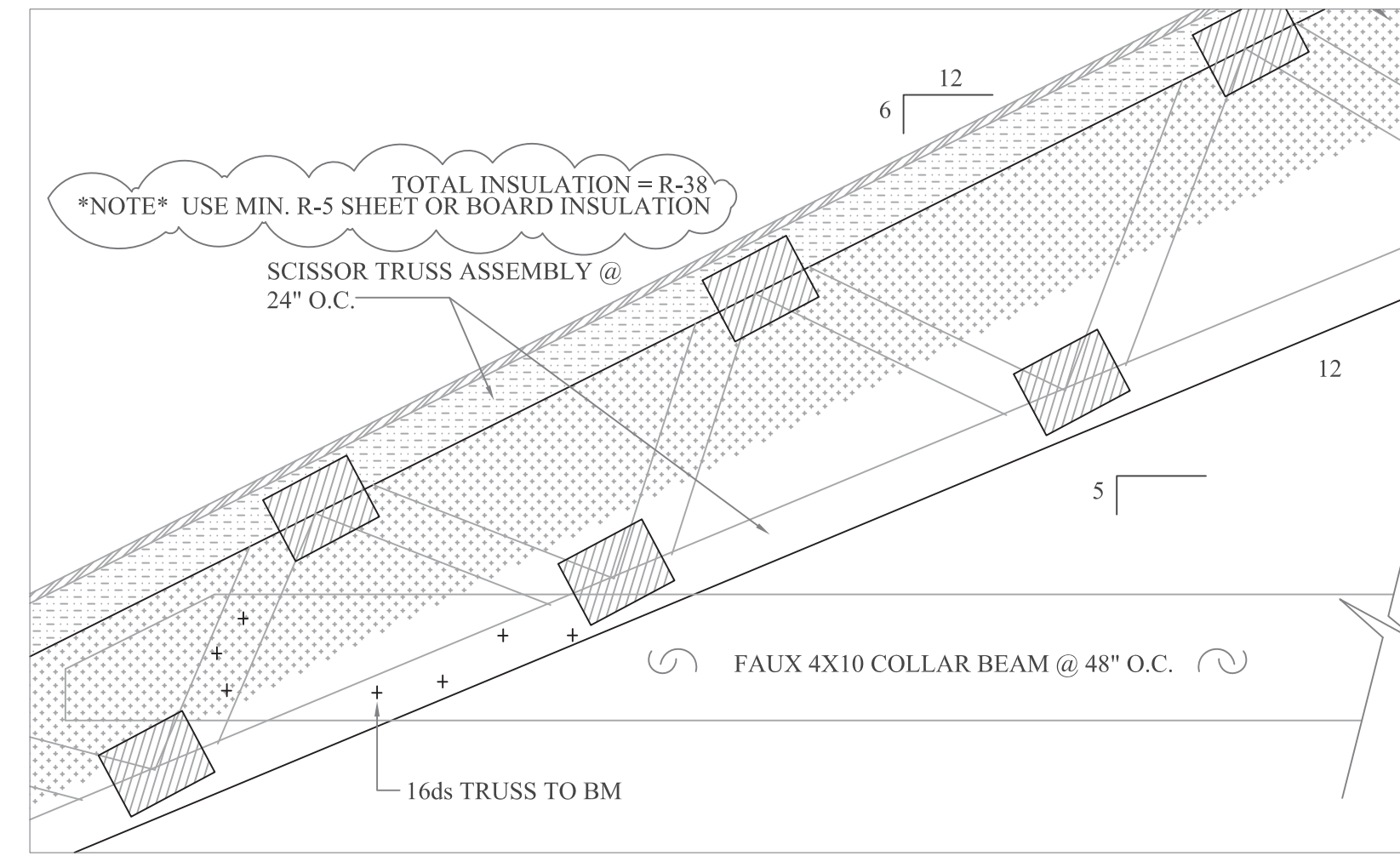
WALL TO FLOOR TO GARAGE BM
SEE SHEET S2 1"=1'-0" **FR11**



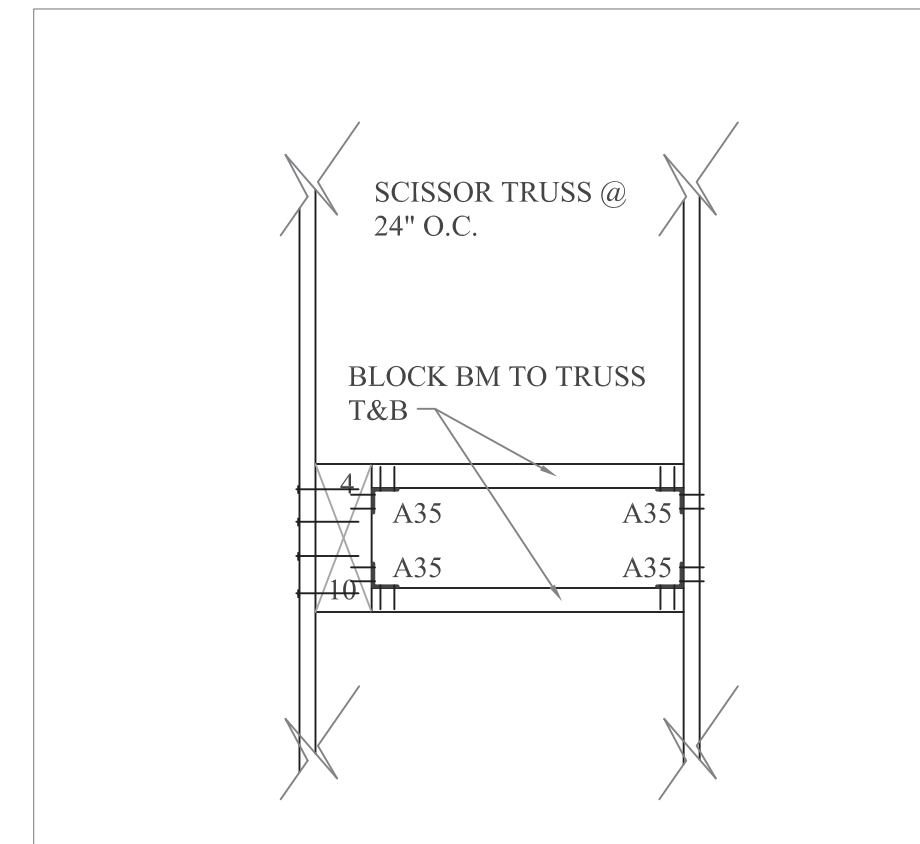
ROOF TO WALL
SEE SHEET S2 1"=1'-0" **RF1**



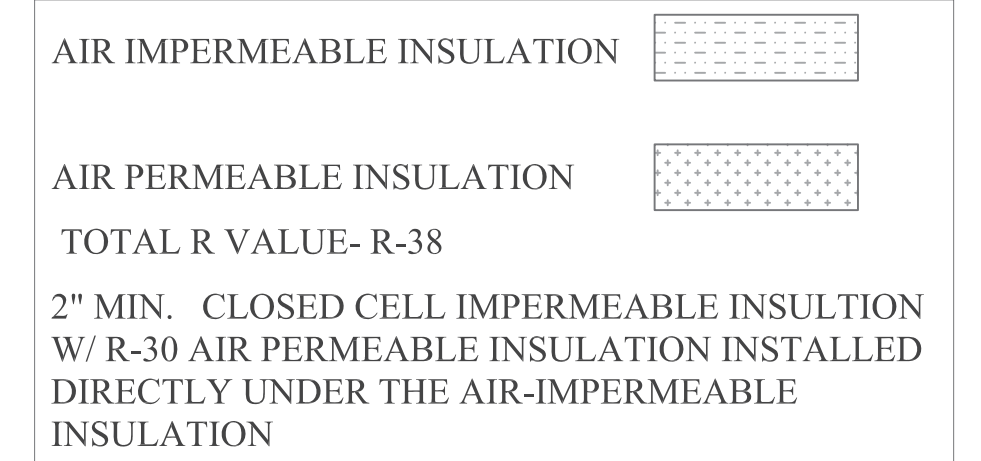
BARGE TO OUTLOOKER TO WALL
SEE SHEET S2 1"=1'-0" **RF2**



SCISSOR TRUSS TO FAUX BM
SEE SHEET S2 1"=1'-0" **RF3**



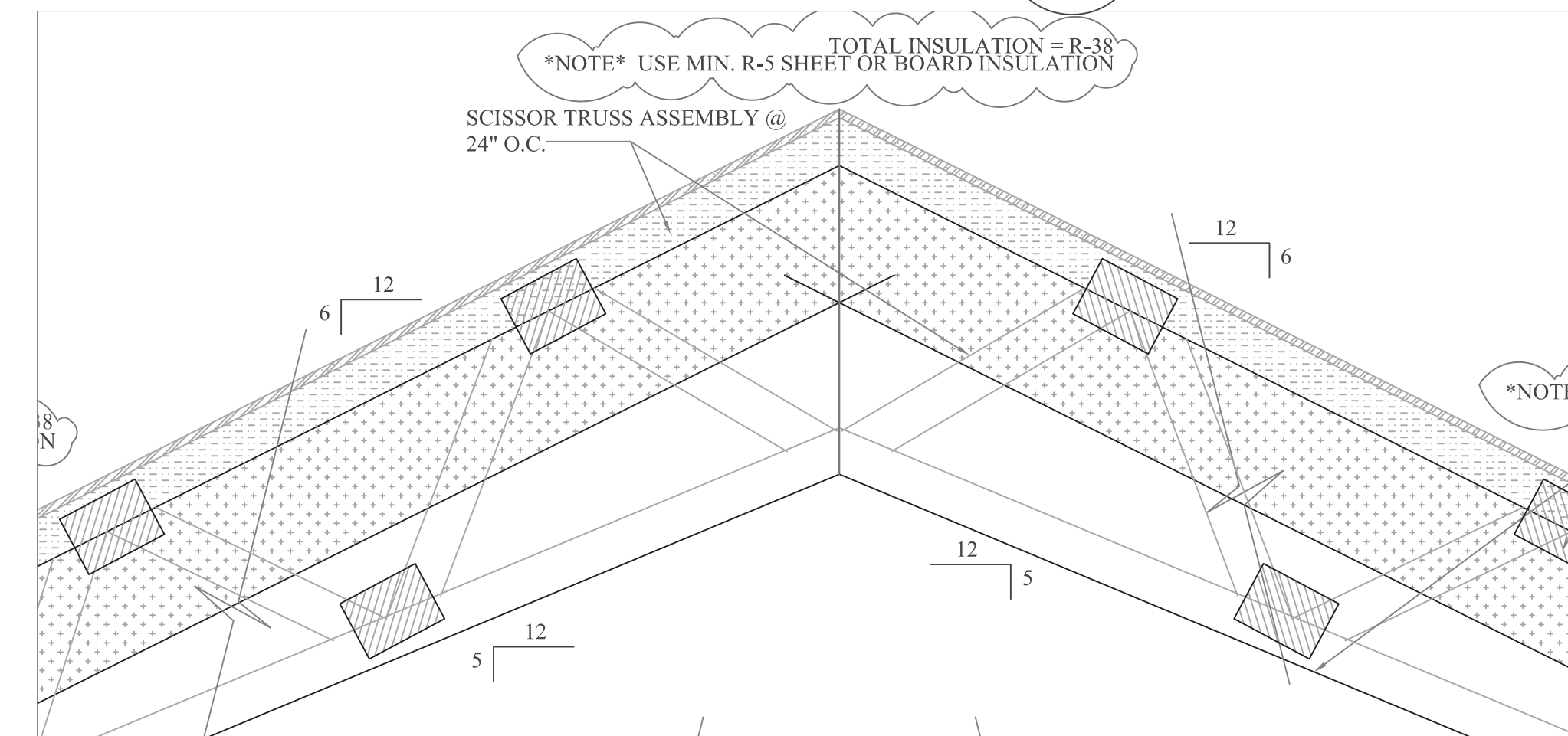
SCISSOR TRUSS TO FAUX BM
SEE SHEET S2 1"=1'-0" **RF3A**



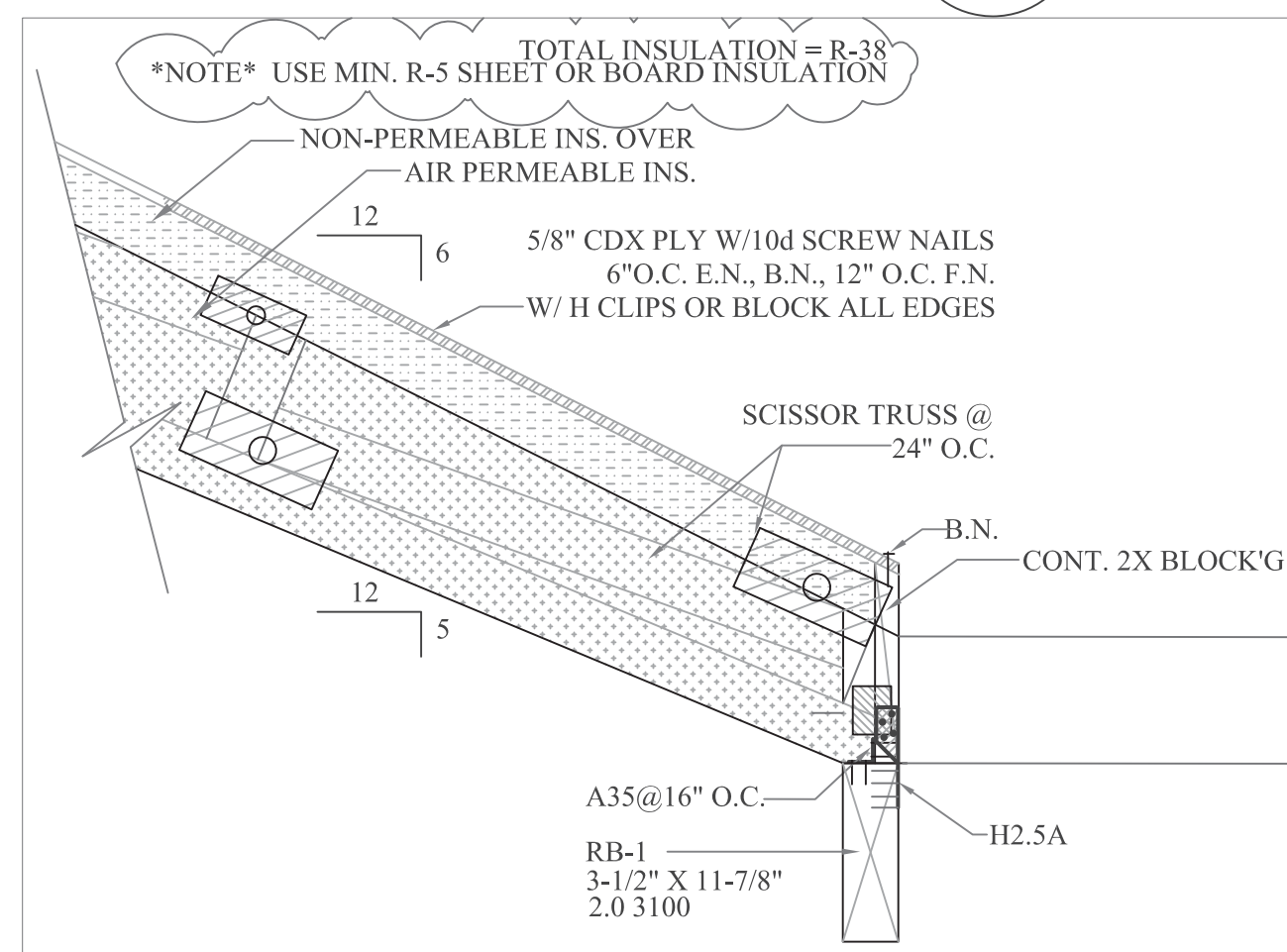
NON VENTED ROOF INSULATION LEGEND

IN THESE AREAS THERE ARE NO ROOF VENTS
USE MIN. R5 SHEET OR BOARD INSULATION

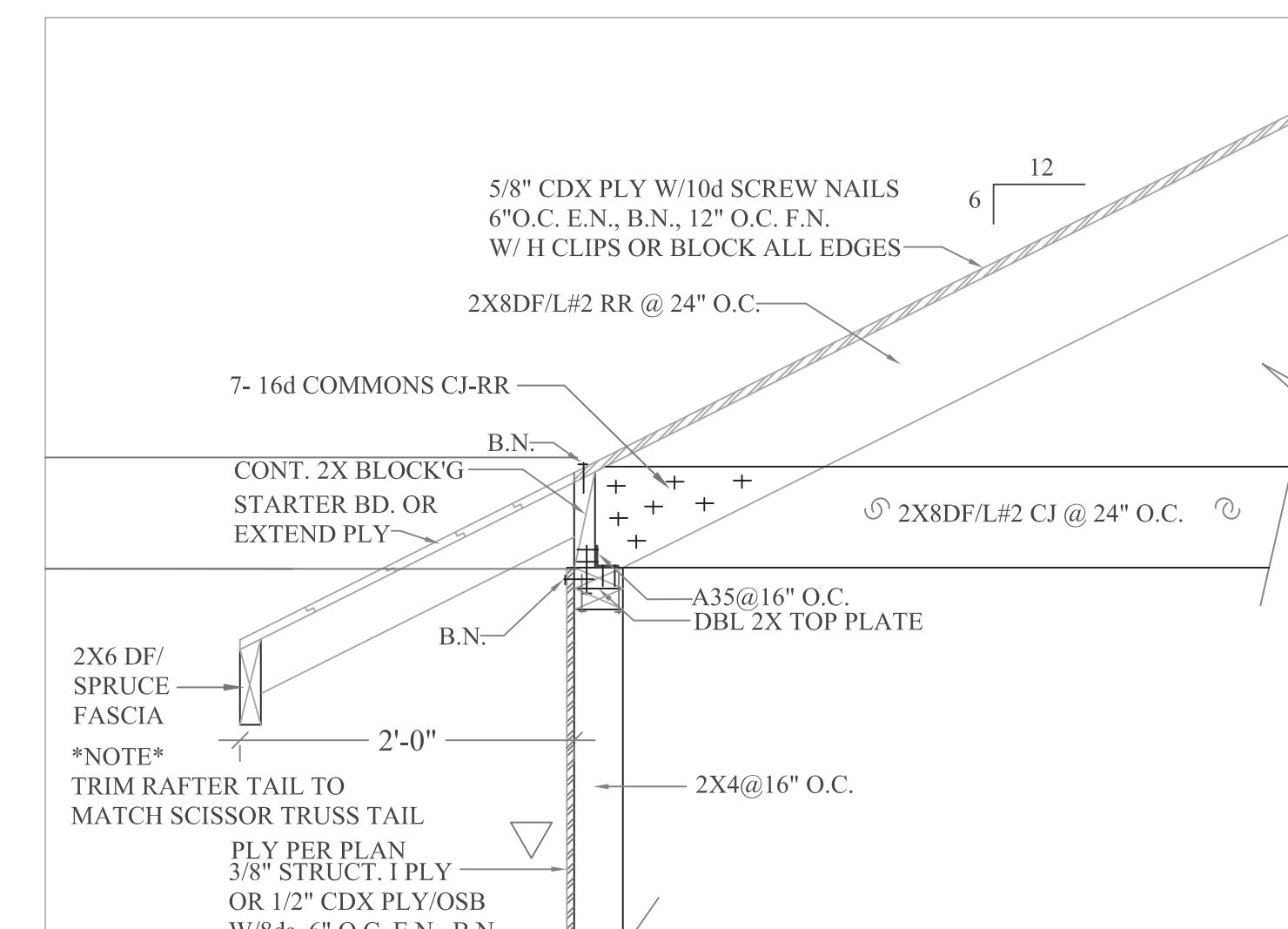
NOTE
ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH
CORROSION-RESISTANT METAL MESH WITH 1/16\"/>



SCISSOR TRUSS RIDGE
SEE SHEET S2 1"=1'-0" **RF4**



SCISSOR TRUSS TO BEAM
KIT ROOF NOT SHOWN FOR CLARITY
SEE SHEET S2 1"=1'-0" **RF5**



WALL TO CJ TO RR
SEE SHEET S2 1"=1'-0" **RF6**



DATE: _____
REVISIONS: _____

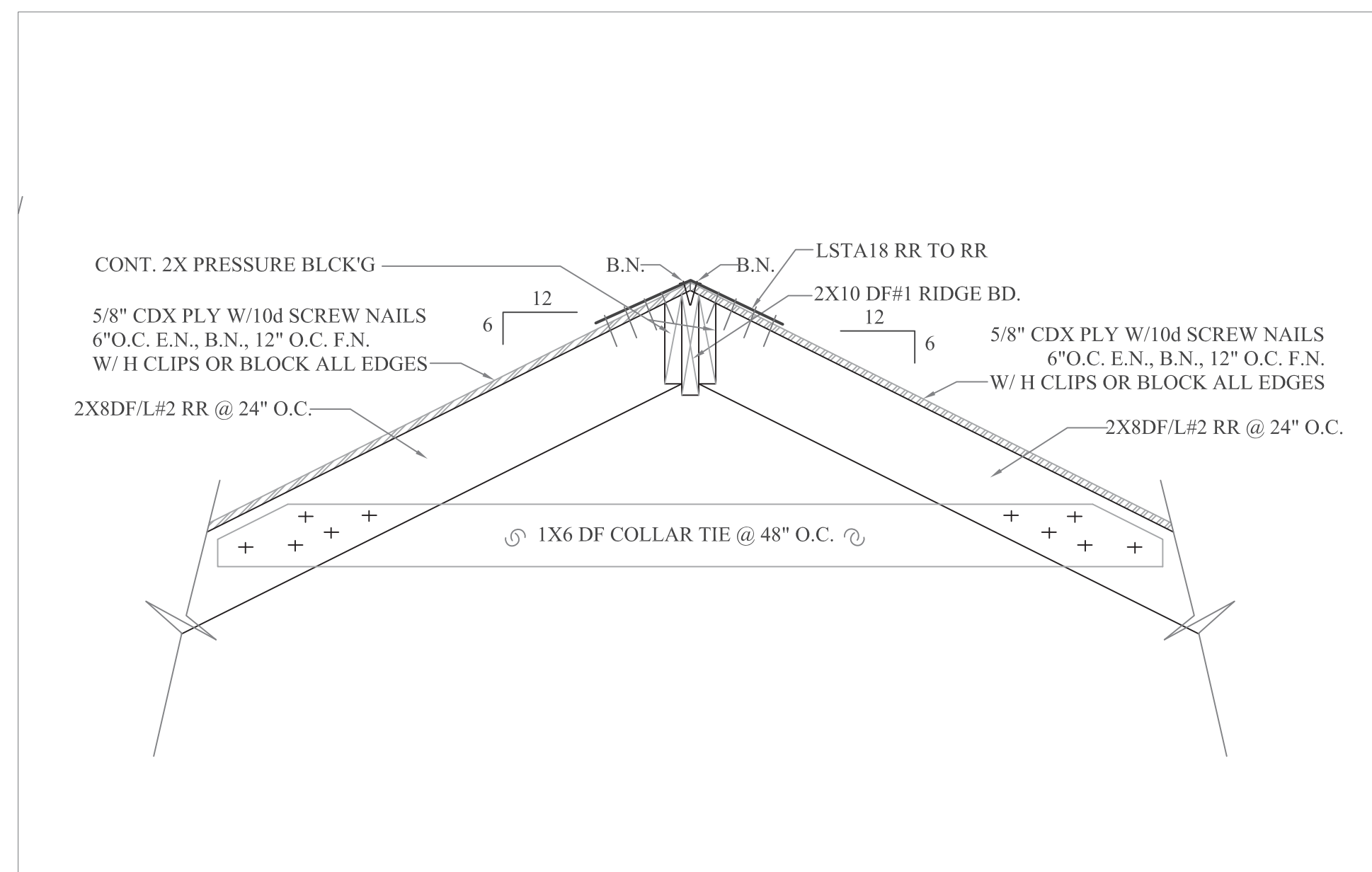
ARCHITECT: R.E. MINOR & ASSOCIATES (REMA)
1281 HANSON WAY, RAMONA, CA, 92065
REMA TELEPHONE # (619) 865-7237

PROJECT: LA MAGNA ADU
ADDRESS: 9257 MASSOT AVENUE, SANTEE CA 92071

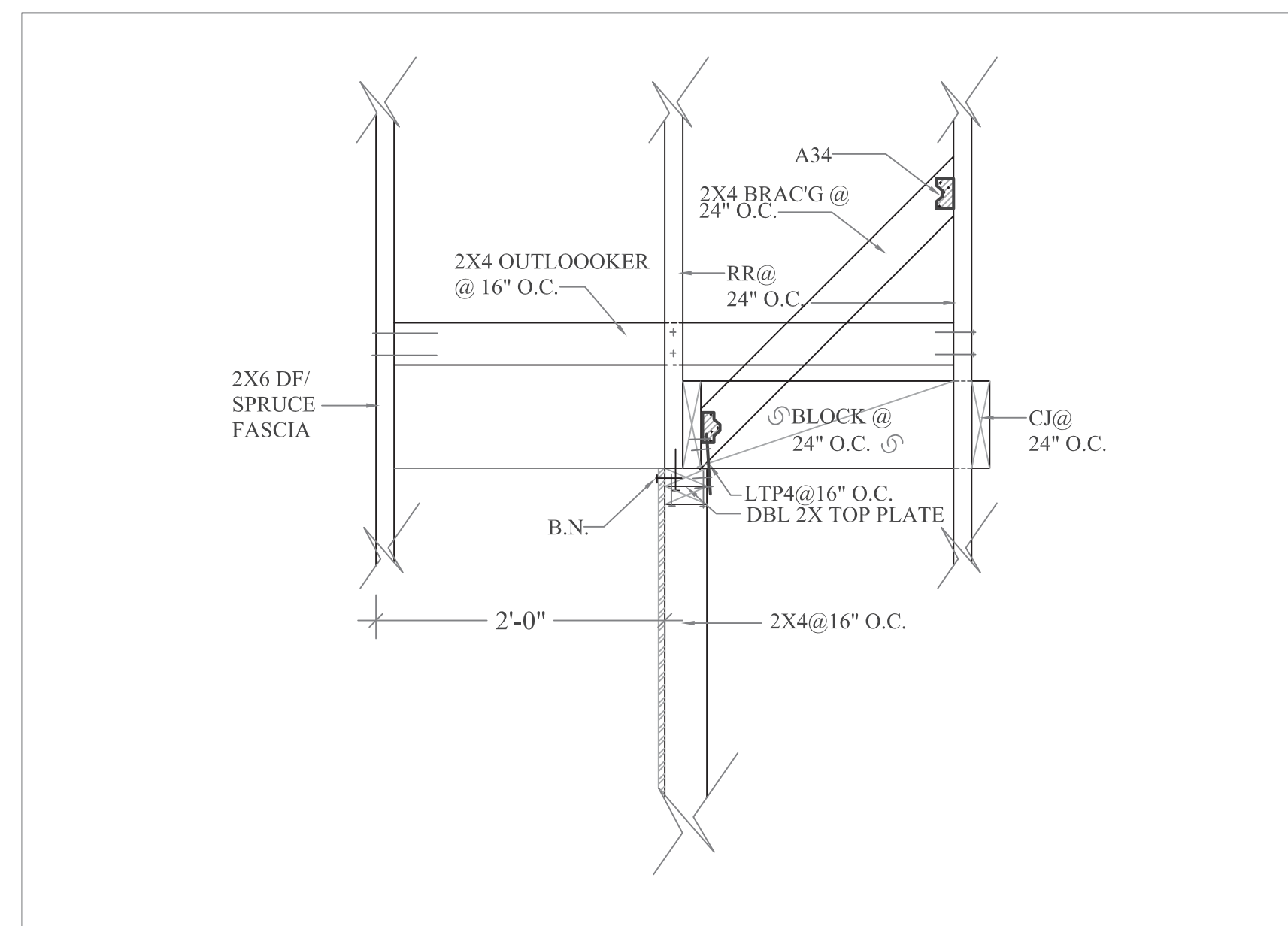
SHEET NO.

S7

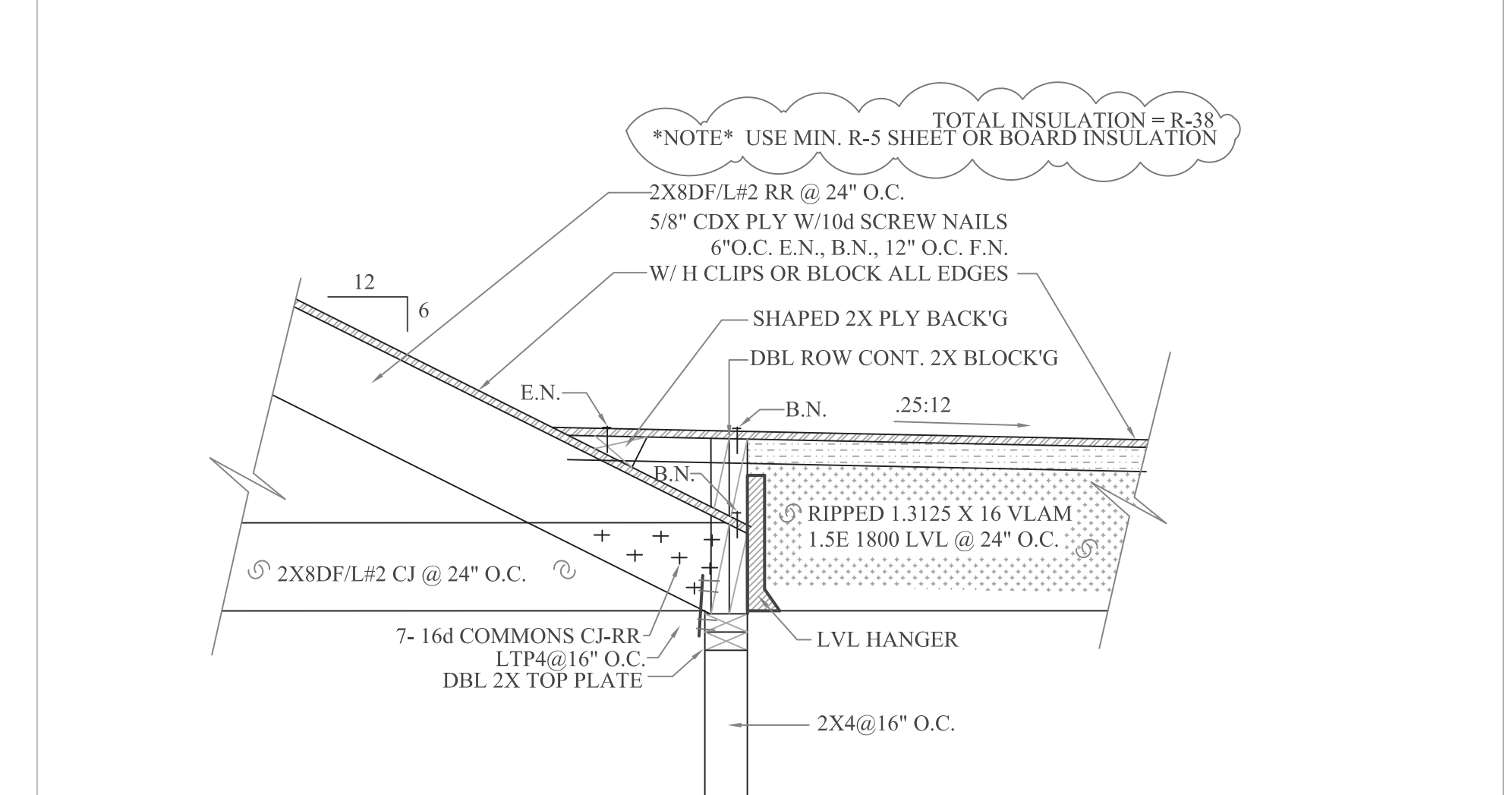
14 OF 24SHTS.



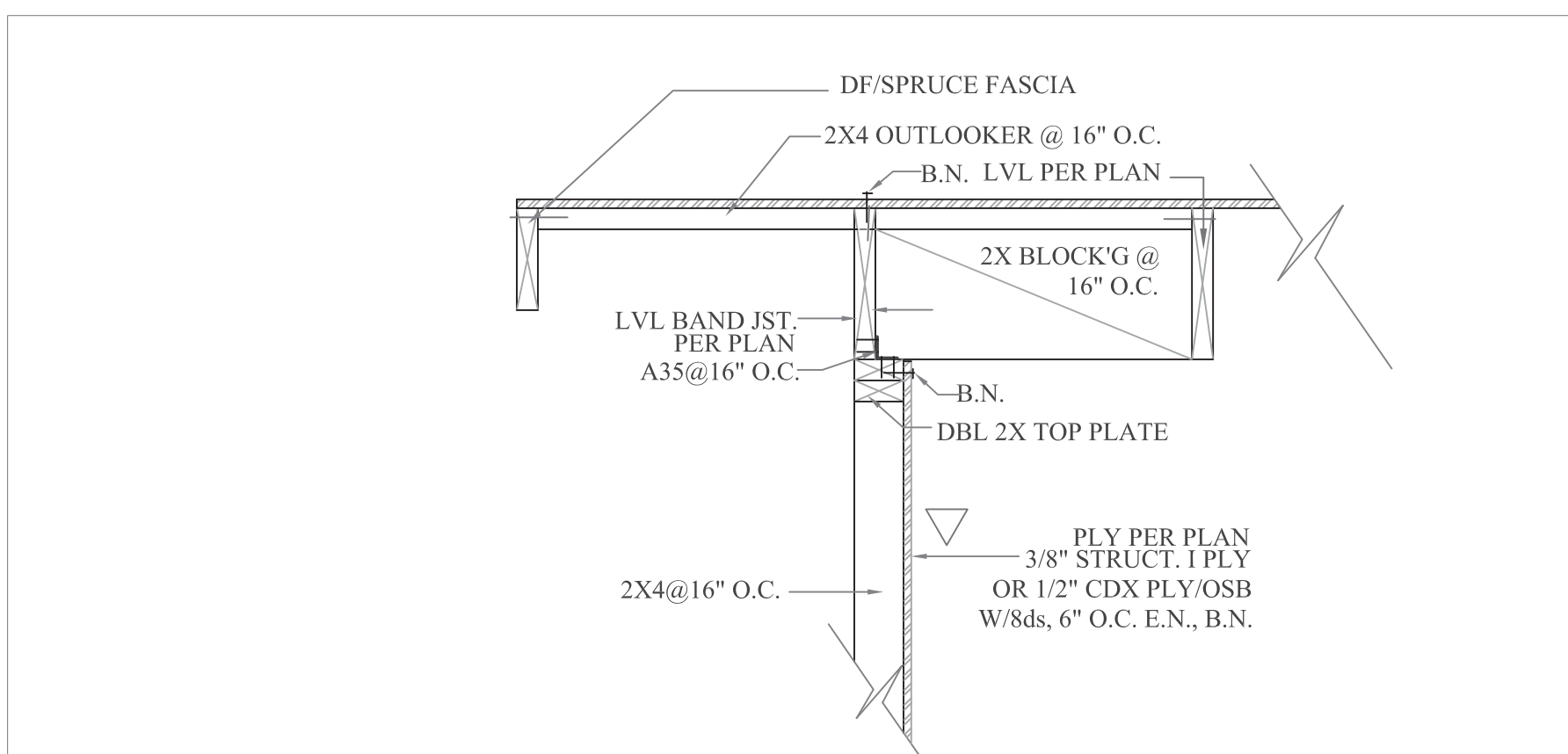
RRs TO RIDGE 1"=1'-0" RF7
SEE SHEET S3



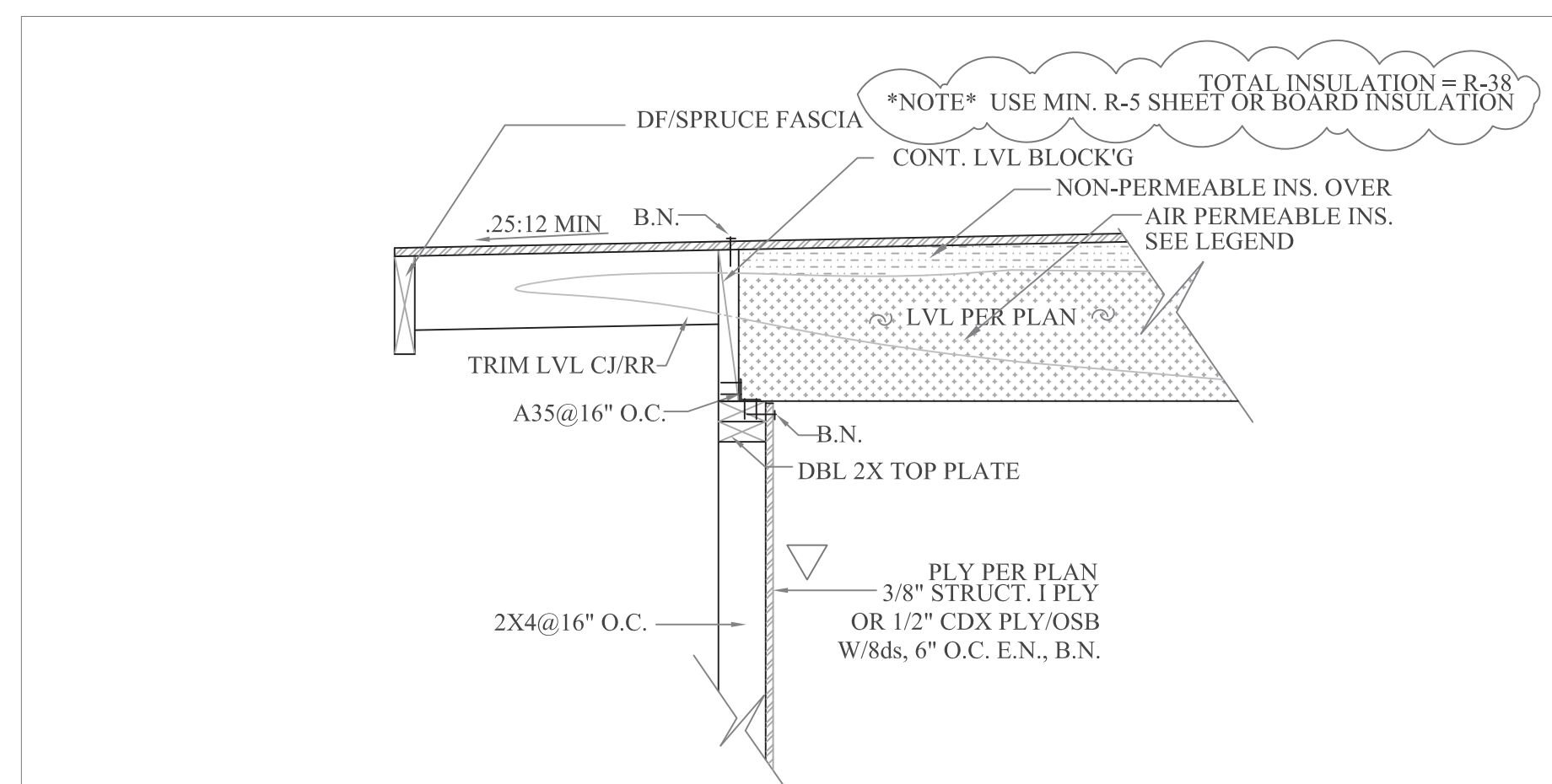
RRs TO RIDGE 1"=1'-0" RF8
SEE SHEET S3



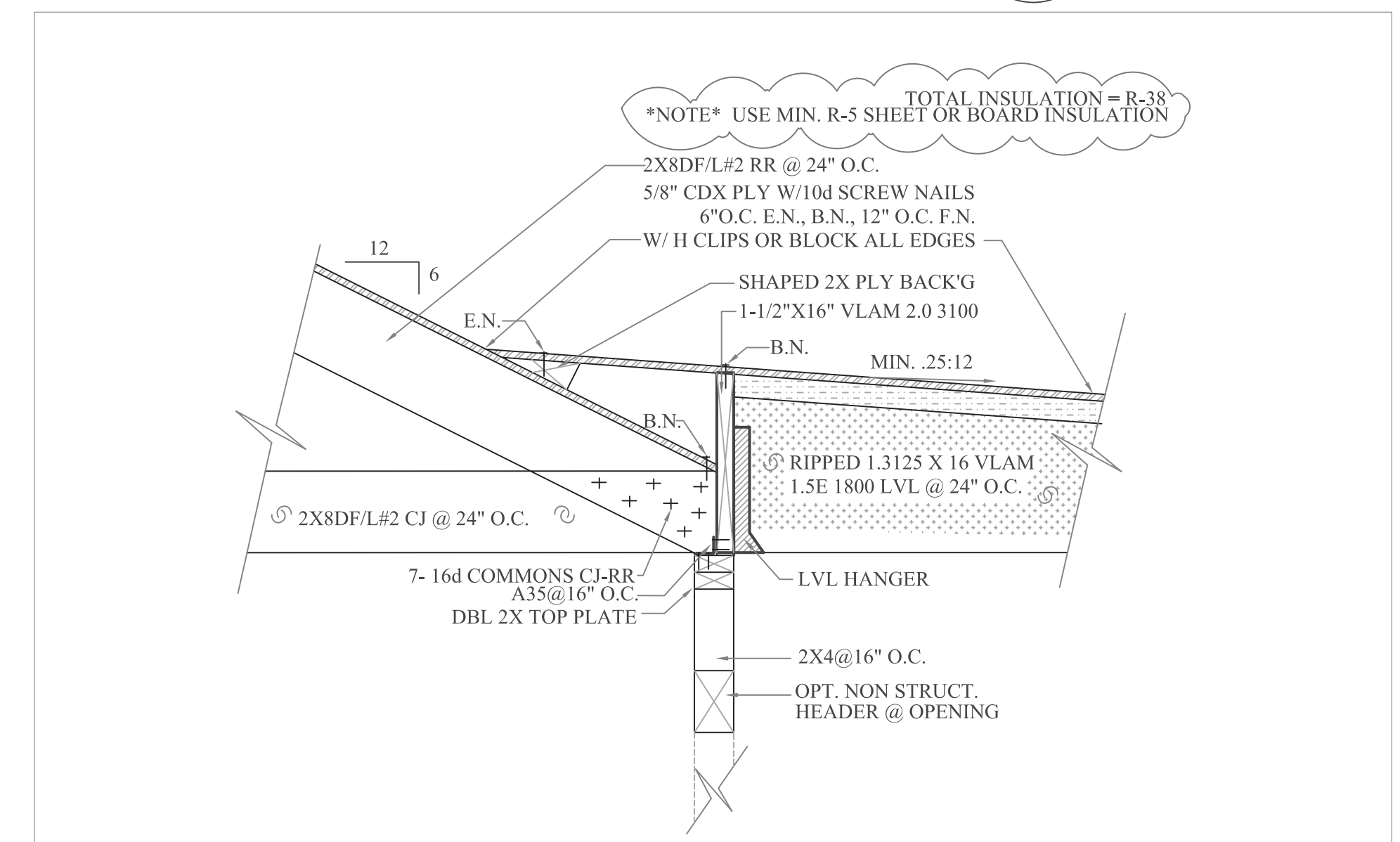
RR/CJ TO WALL & ROOF ASSEMBLY 1"=1'-0" RF9
SEE SHEET S2



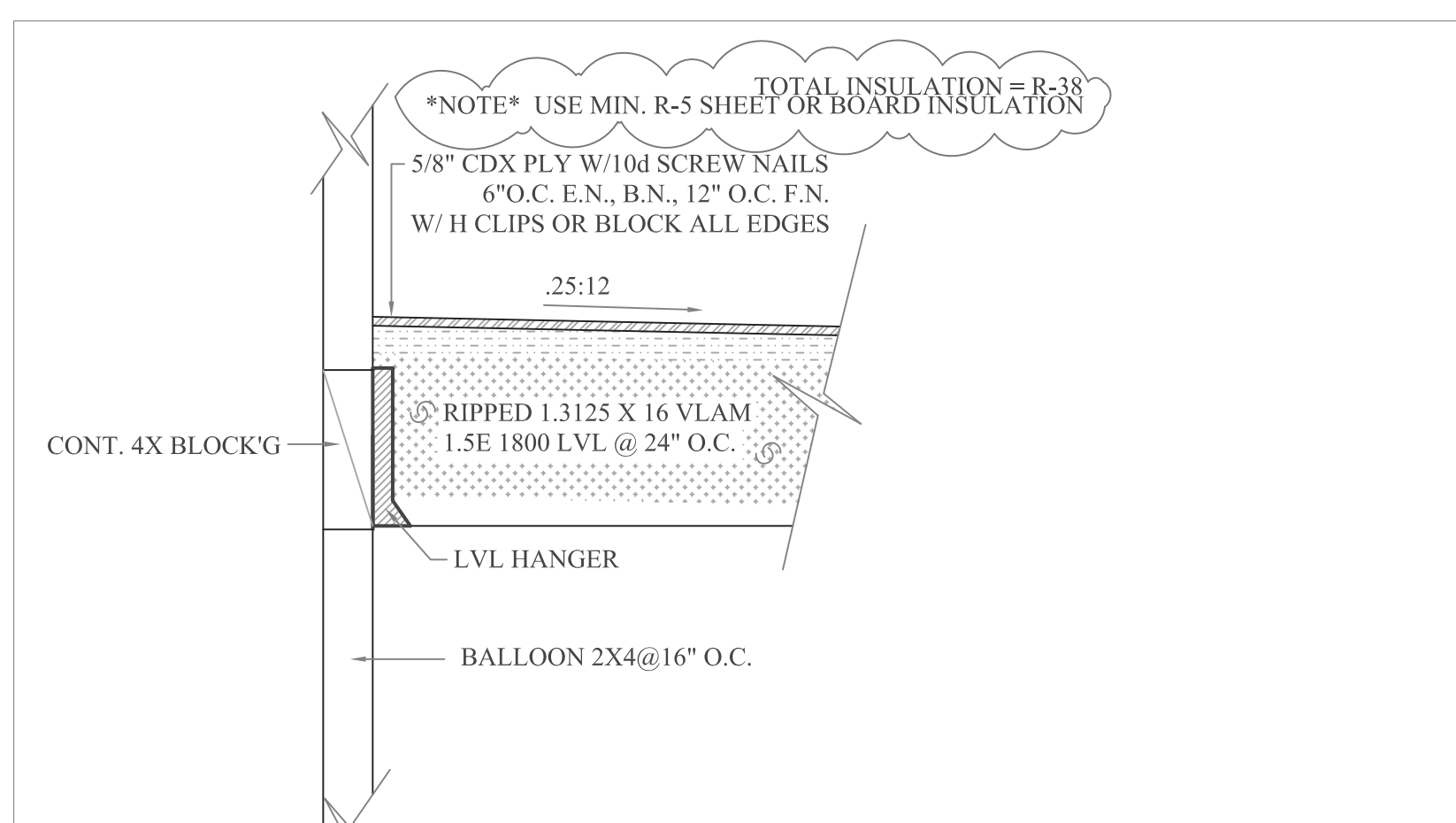
FASCIA/ OUTLOOKER TO ROOF/WALL 1"=1'-0" RF10
SEE SHEET S3



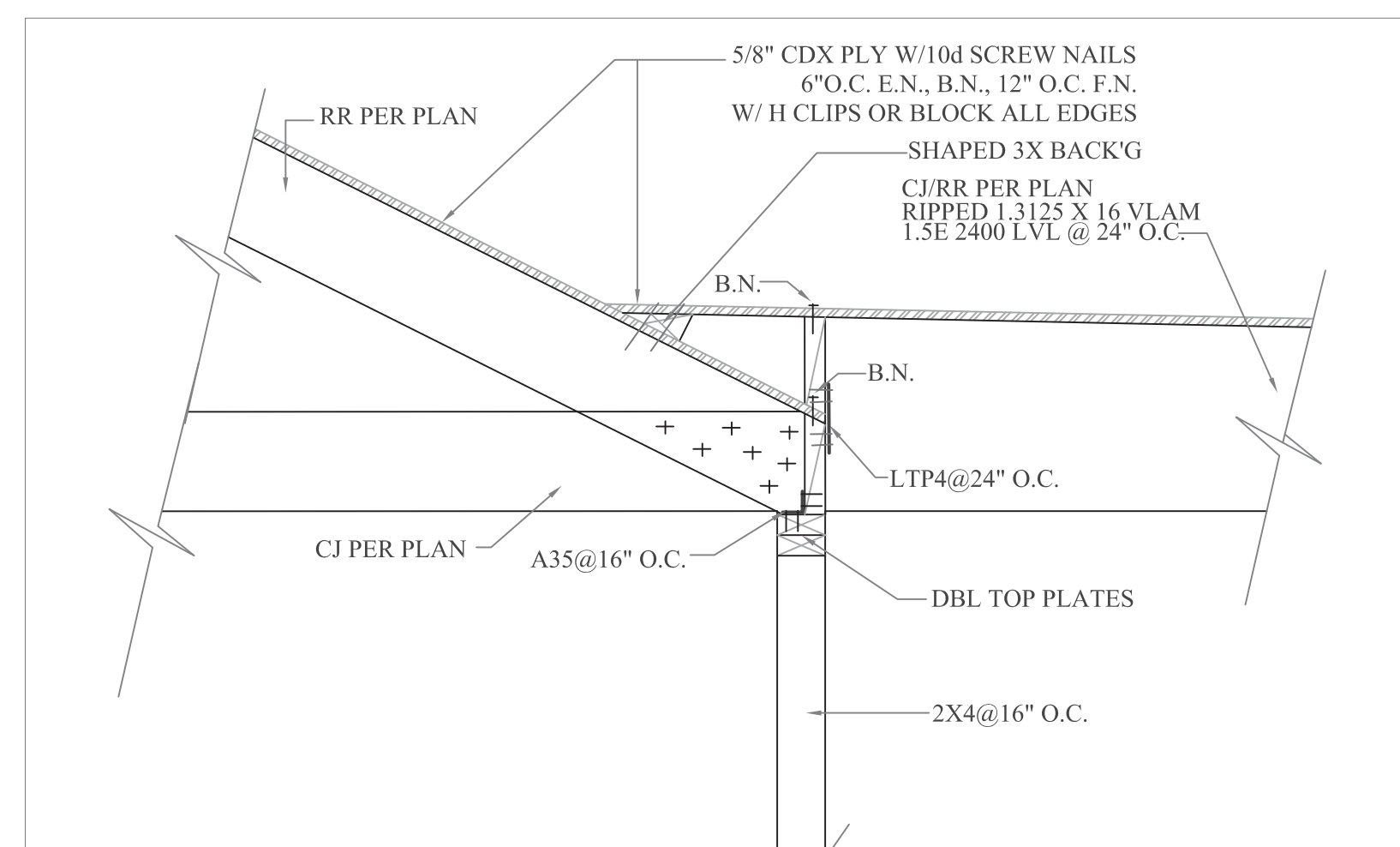
ROOF TO WALL AND FASCIA 1"=1'-0" RF11
SEE SHEET S3



RR/CJ TO RB-3 1"=1'-0" RF9A
SEE SHEET S3, S4 (SECT. E-E)



ROOF TO BALLOON WALL 1"=1'-0" RF12
SEE SHEET S3



ROOF TO ROOF TO WALL 1"=1'-0" RF13
SEE SHEET S3

AIR IMPERMEABLE INSULATION [Pattern]

AIR PERMEABLE INSULATION [Pattern]

TOTAL R VALUE- R-38

2" MIN. CLOSED CELL IMPERMEABLE INSULATION
W/ R-30 AIR PERMEABLE INSULATION INSTALLED
DIRECTLY UNDER THE AIR-IMPERMEABLE
INSULATION

NON VENTED ROOF INSULATION LEGEND

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USE MIN. R-5 SHEET OR BOARD INSULATION

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County, State, Federal Laws or other
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2022 California Building Standard Code
Approved 04/09/2024
Plan Reviewer: amoon
Permit: B-ADU-24-0002

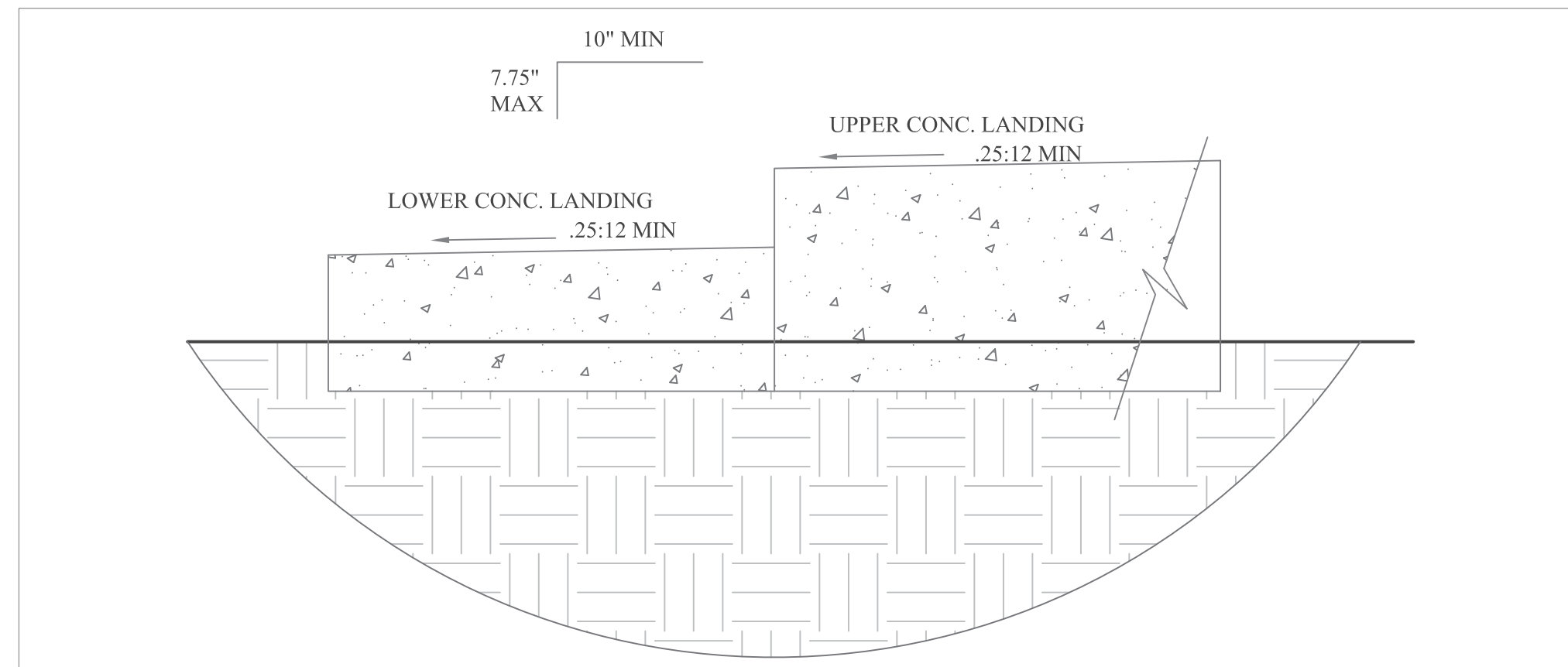


DATE: _____
REVISIONS: _____

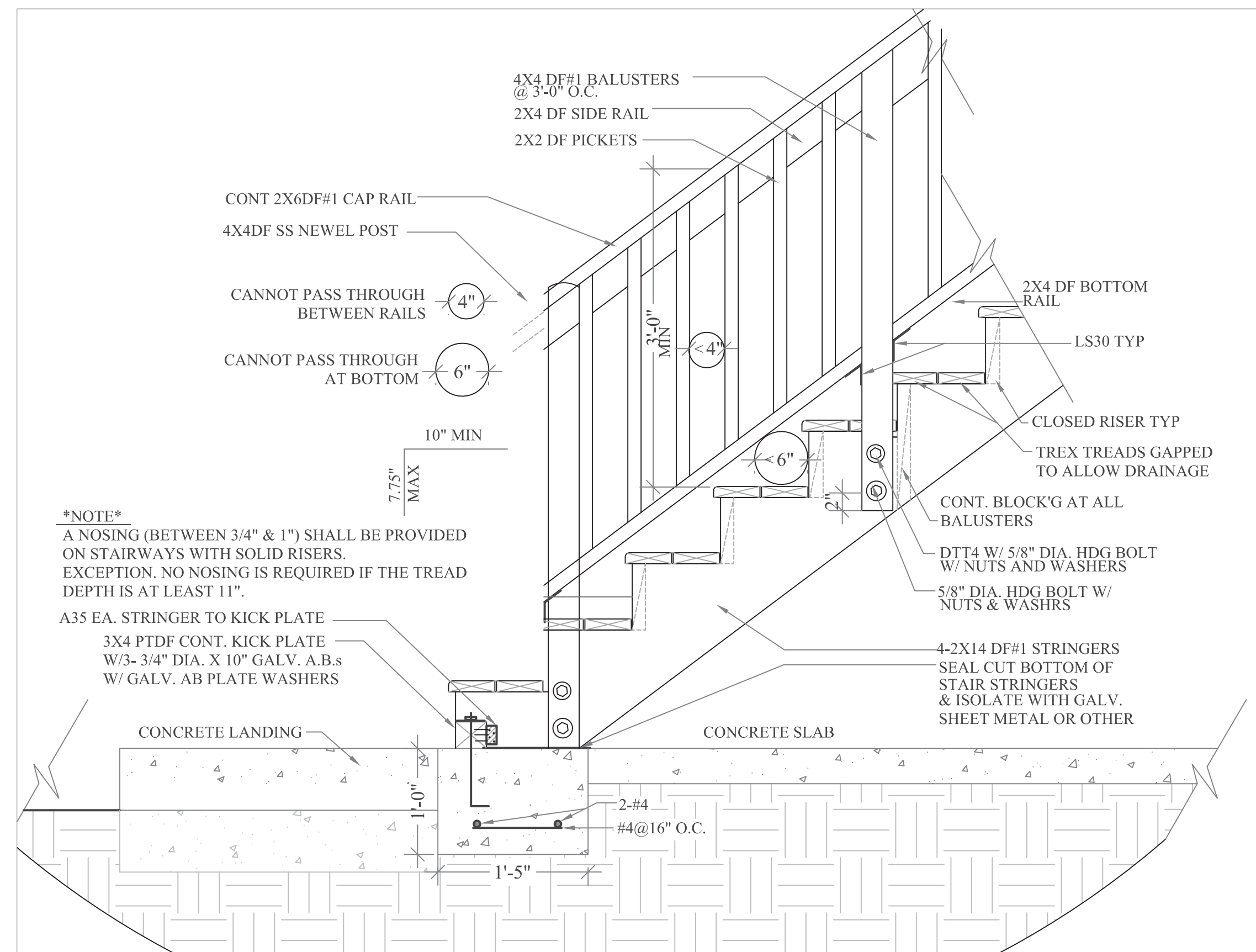
ARCHITECT: R.E. MINOR & ASSOCIATES (REMA)
1281 HANSON WAY, RAMONA, CA, 92065
REMA TELEPHONE # (619) 865-7237

PROJECT: LA MAGNA ADU
ADDRESS: 9257 MASSOT AVENUE, SANTEE CA 92071

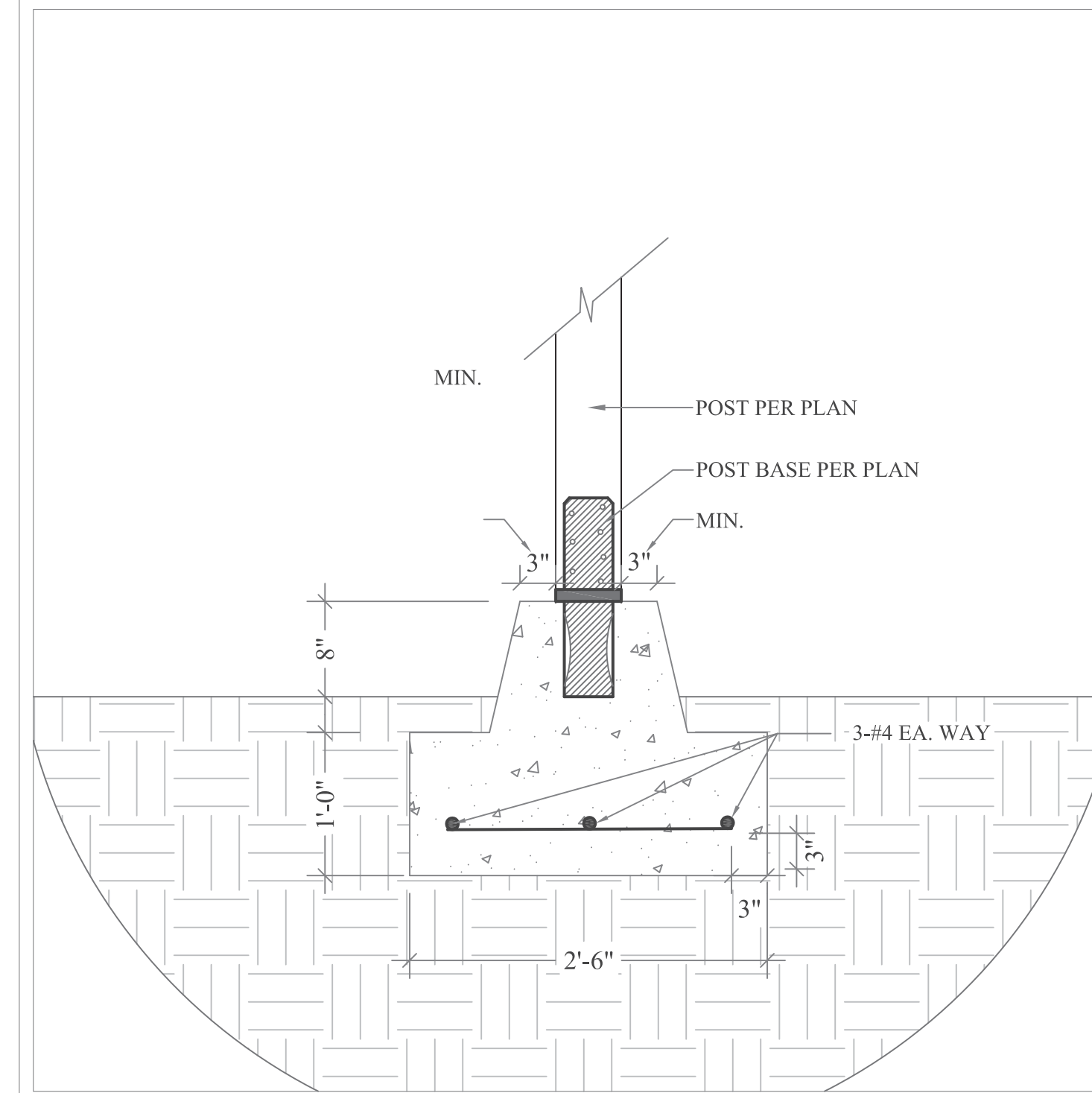
SHEET NO. S8
15 OF 24SHTS.



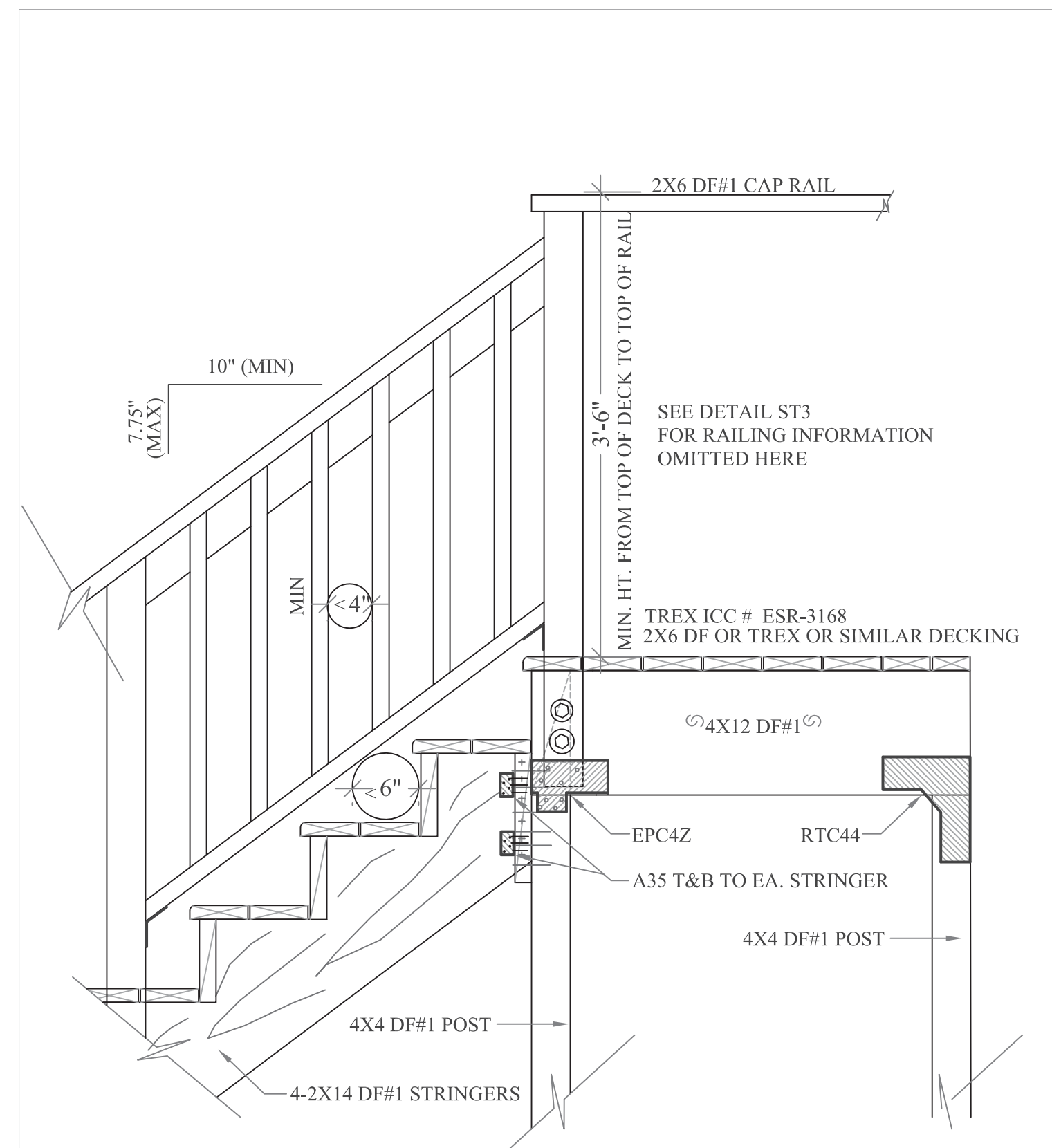
CONC. LANDING TO CONC. LANDING 1"=1'-0" ST1
SEE SHEET S2



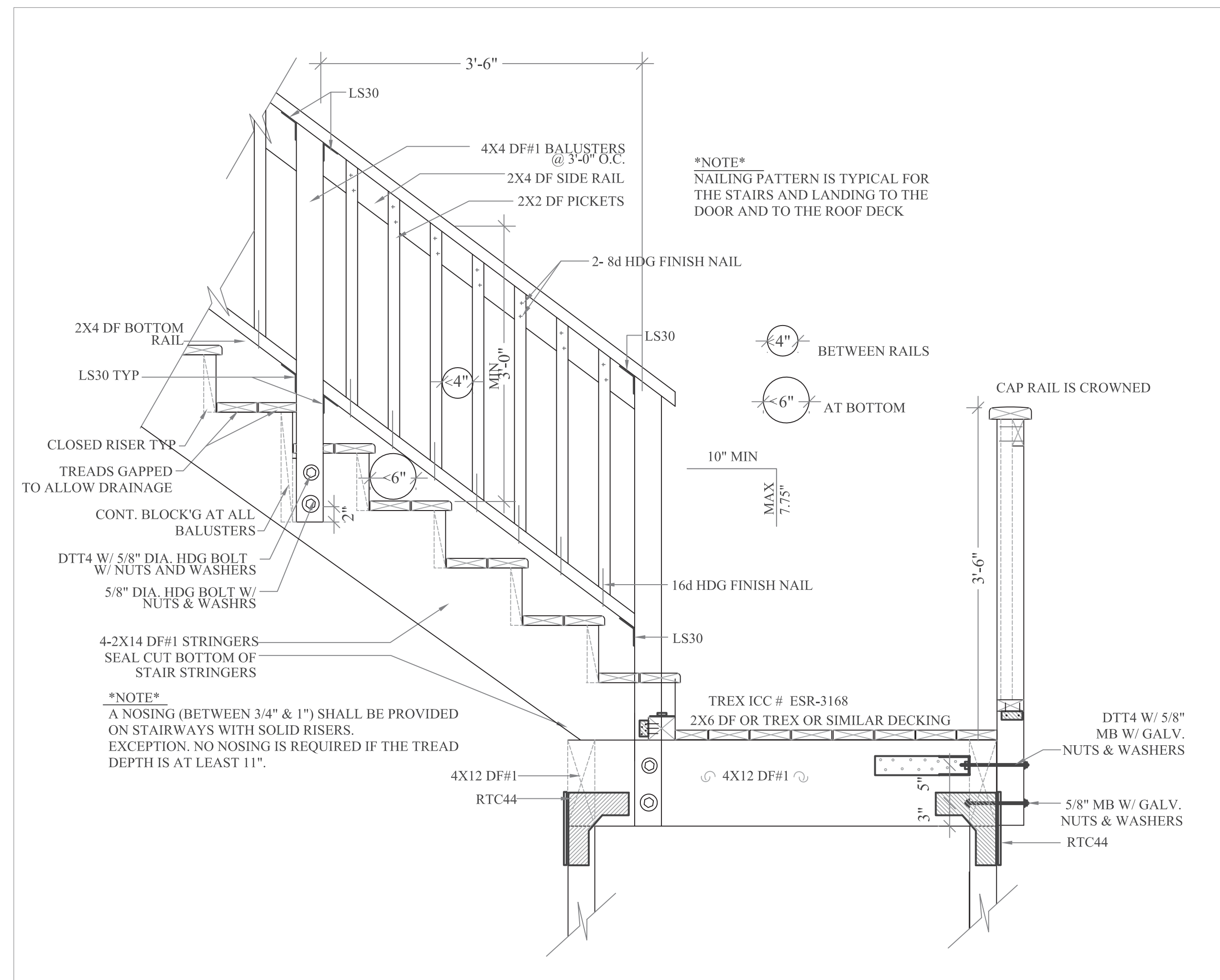
LOWER STAIRS TO SLAB LANDING 1"=1'-0" ST1A
SEE SHEET S2



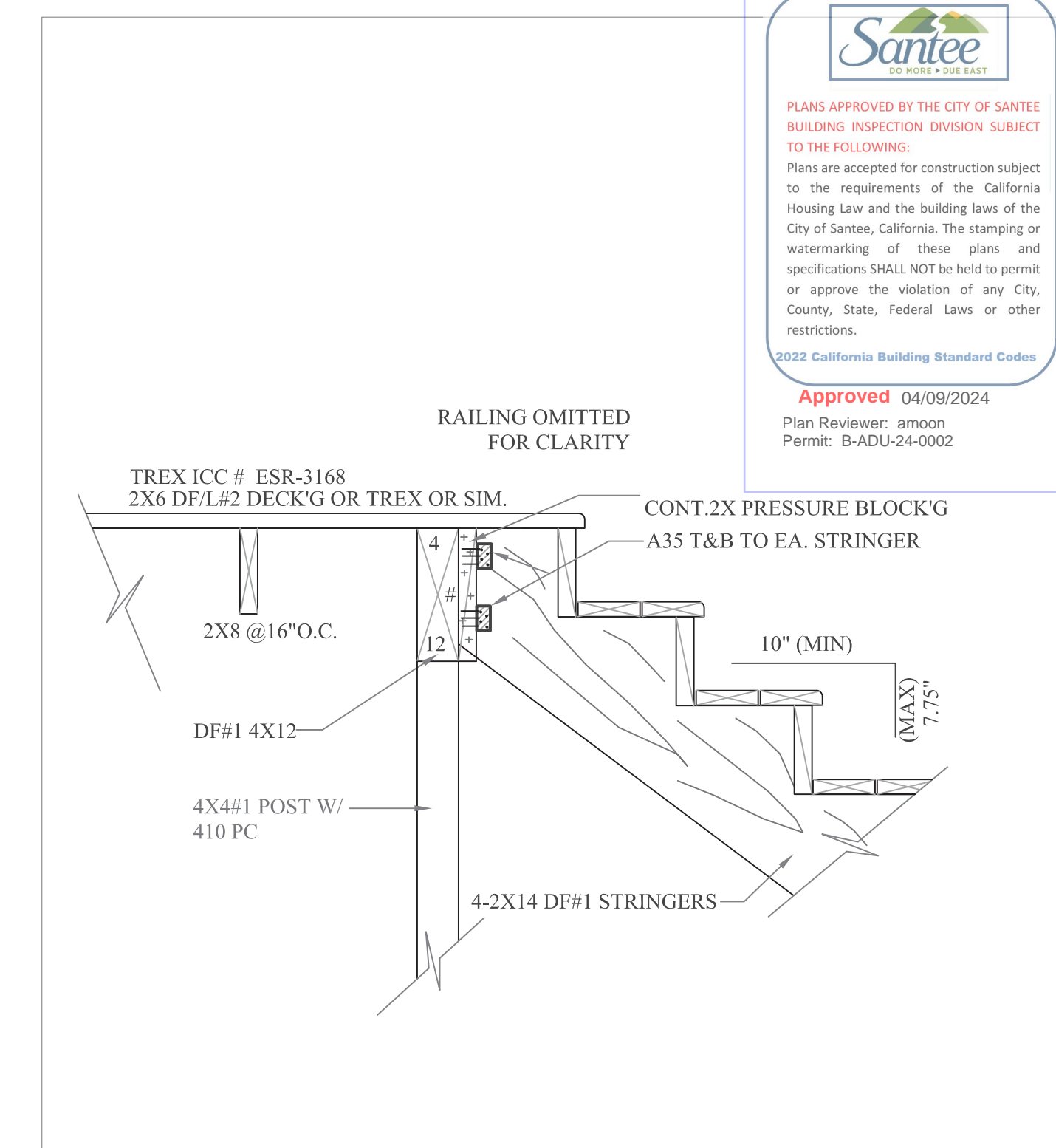
POST TO SPREAD FOOTING 1"=1'-0" ST1B
SEE SHEET S2



LOWER STAIRS TO LANDING 1"=1'-0" ST2
SEE SHEET S2



UPPER STAIRS TO LANDING 1"=1'-0" ST3
SEE SHEET S2



DECK/LANDING TO STAIRS 1"=1'-0" ST4
SEE SHEET S2

Santee
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2022 California Building Standard Codes
Approved 04/09/2024
Plan Reviewer: amoon
Permit: B-ADU-24-0002



DATE:
REVISIONS:



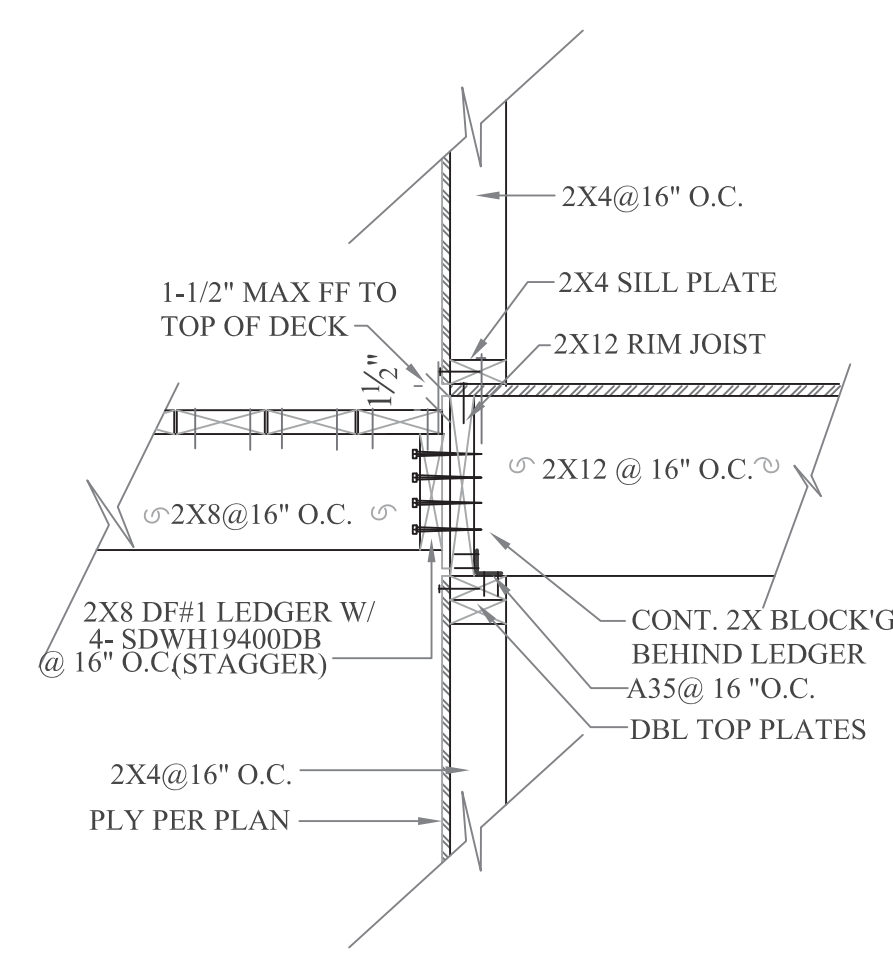
ARCHITECT: R.E. MINOR & ASSOCIATES (REMA)
1281 HANSON WAY, RAMONA, CA, 92065
REMA TELEPHONE # (619) 865-7237

PROJECT: LA MAGNA ADU
ADDRESS: 9257 MASSOT AVENUE, SANTEE CA 92071

SHEET NO.

S9

16 OF 24 SHTS.

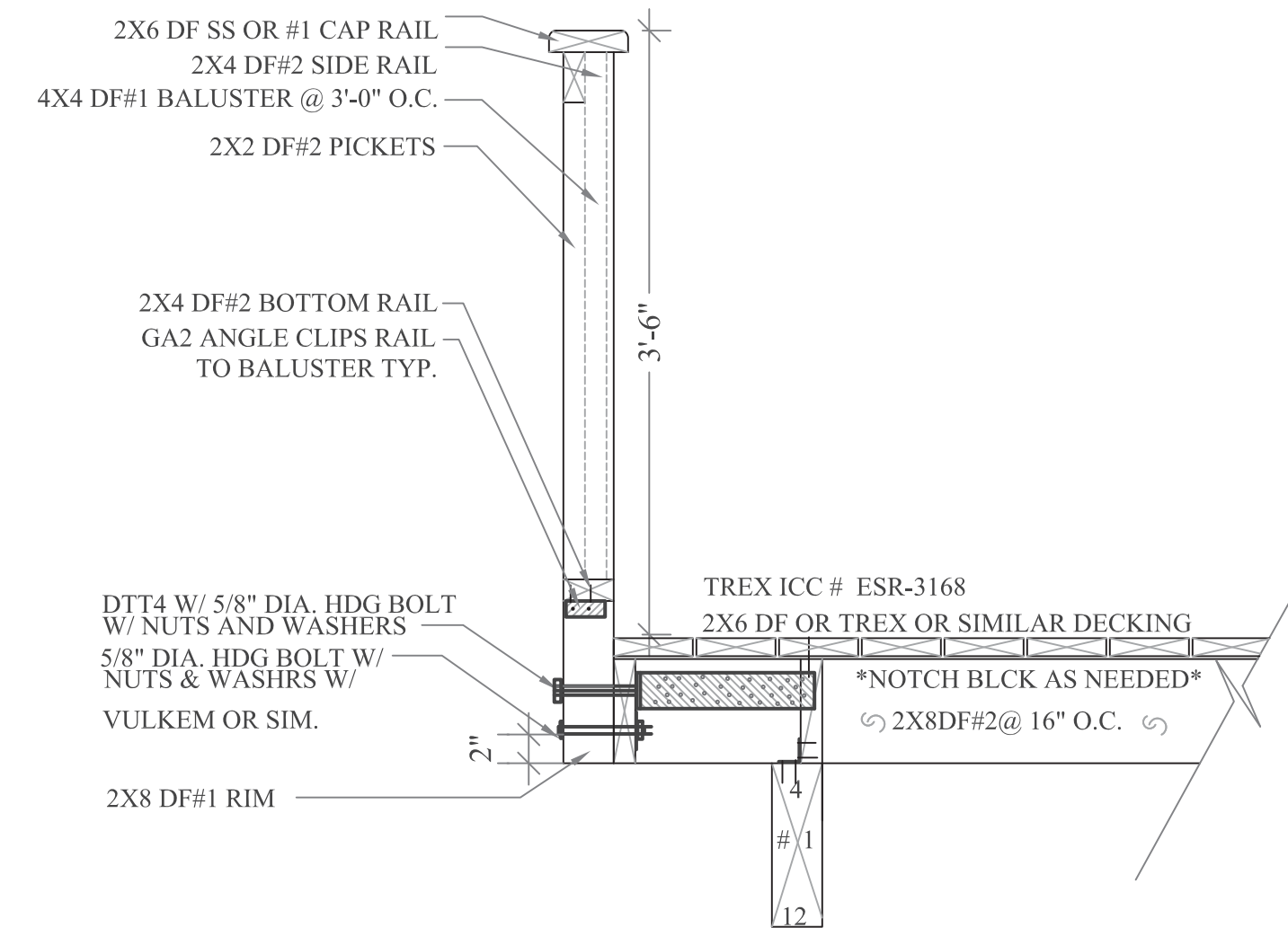


HOUSE TO DECK LEDGER & FRAMING

1"=1'-0"

ST5

SEE SHEET S2

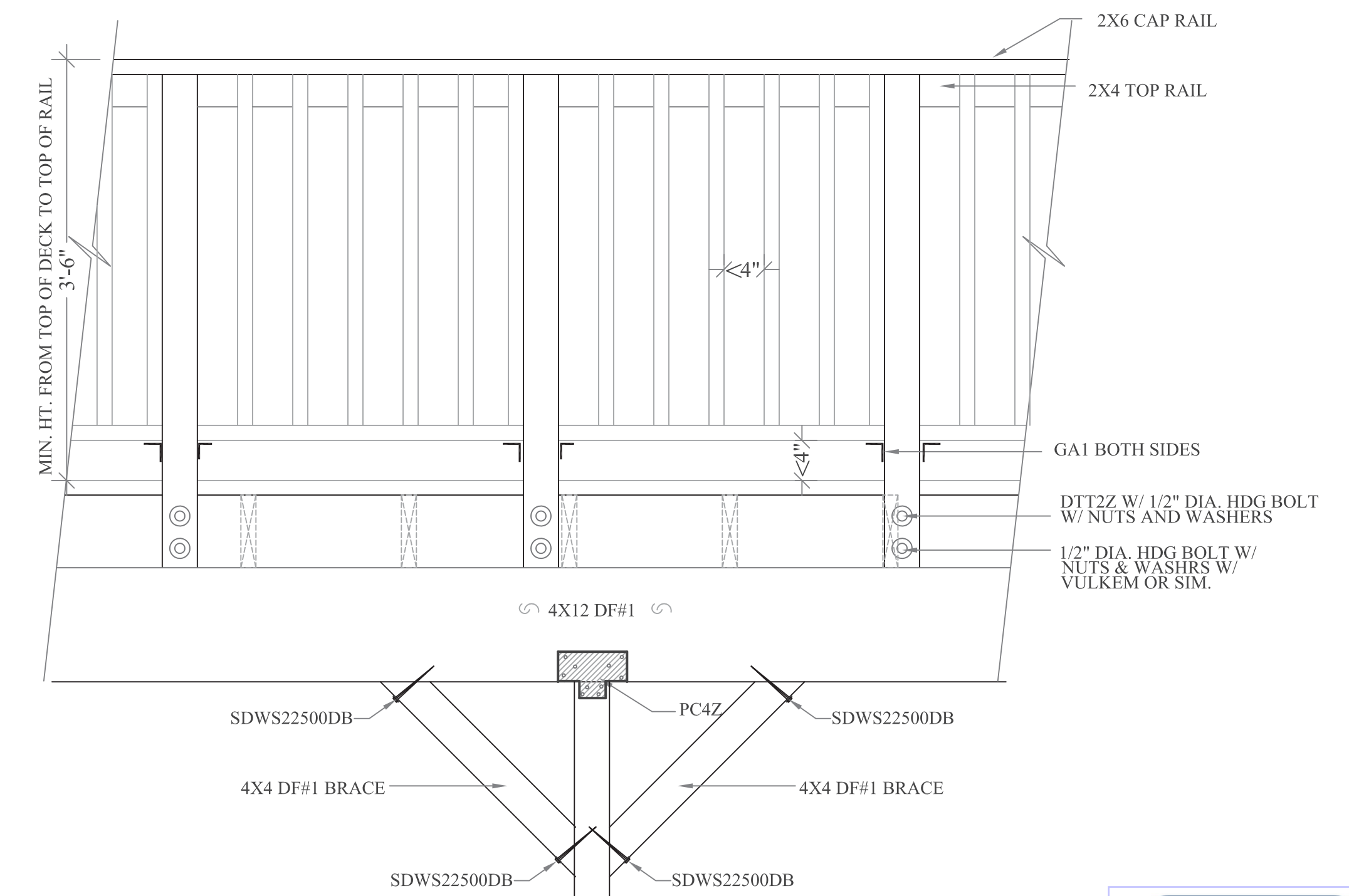


RAILING ASSEMBLY TO DECK & BEAM

1"=1'-0"

ST6

SEE SHEET S2

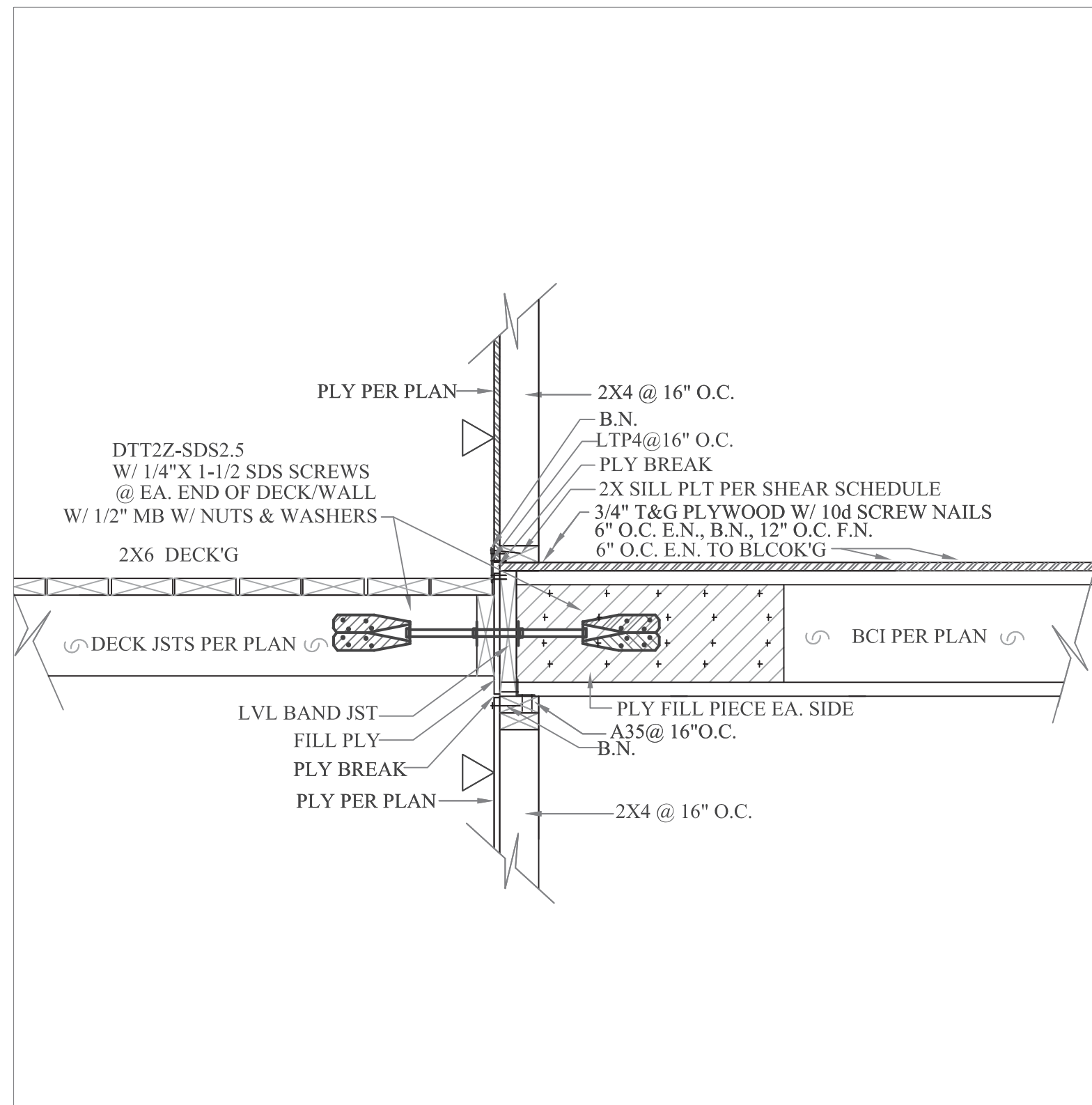


POST TO BEAM TO DECK & RAILING

1"=1'-0"

ST7

SEE SHEET S2

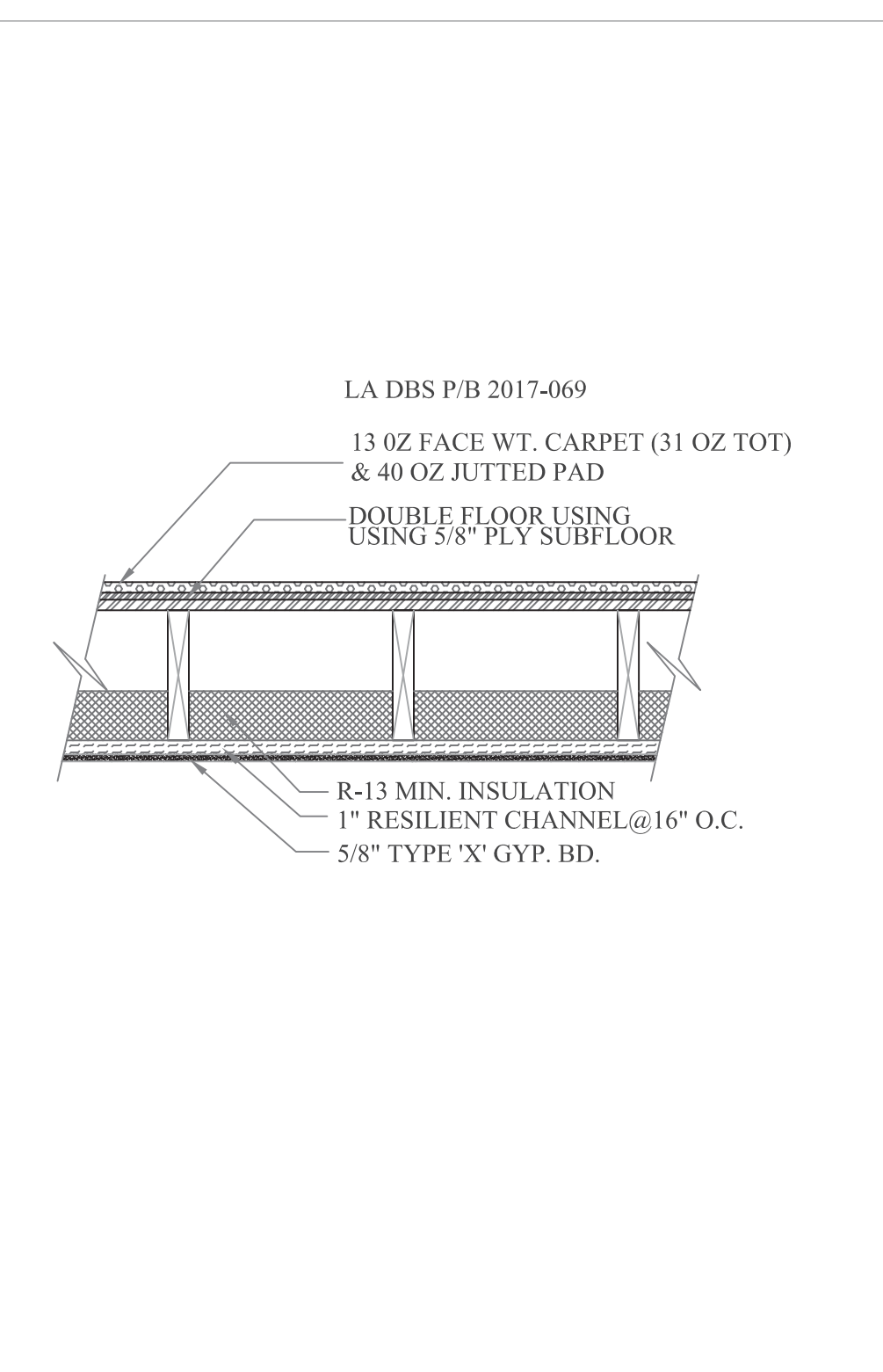


HOUSE TO DECK LEDGER LATERAL TENSION DEVICE

1"=1'-0"

DDTZ

SEE SHEET S2

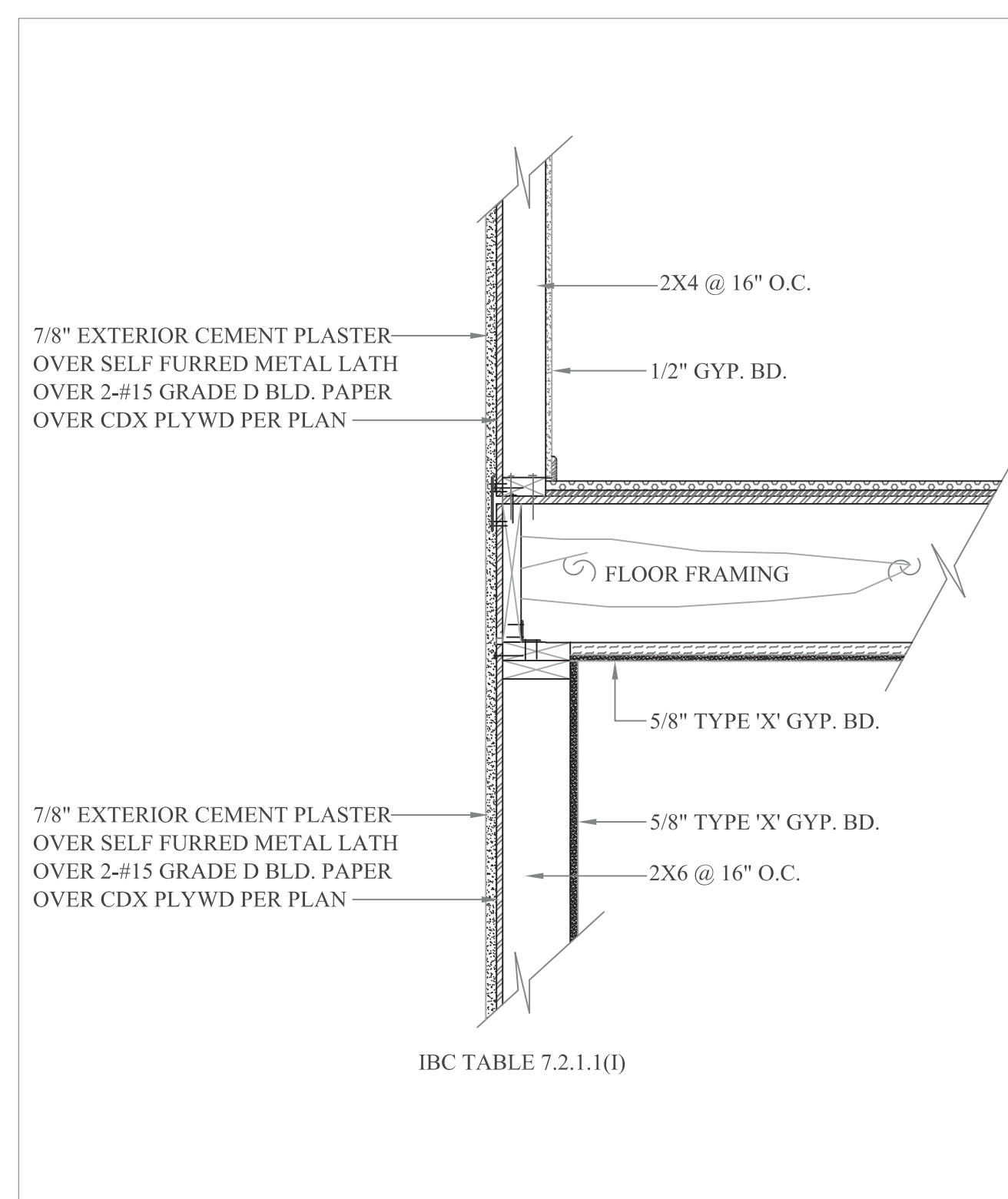


1 HOUR RATED FLOOR WITH 50 IIC RATING PER LA DBS 2017-069 SEE SHEET S2 SEE SHEET S12 FOR OTHER FLOOR OPTIONS

1"=1'-0"

FE1

SEE SHEET S2

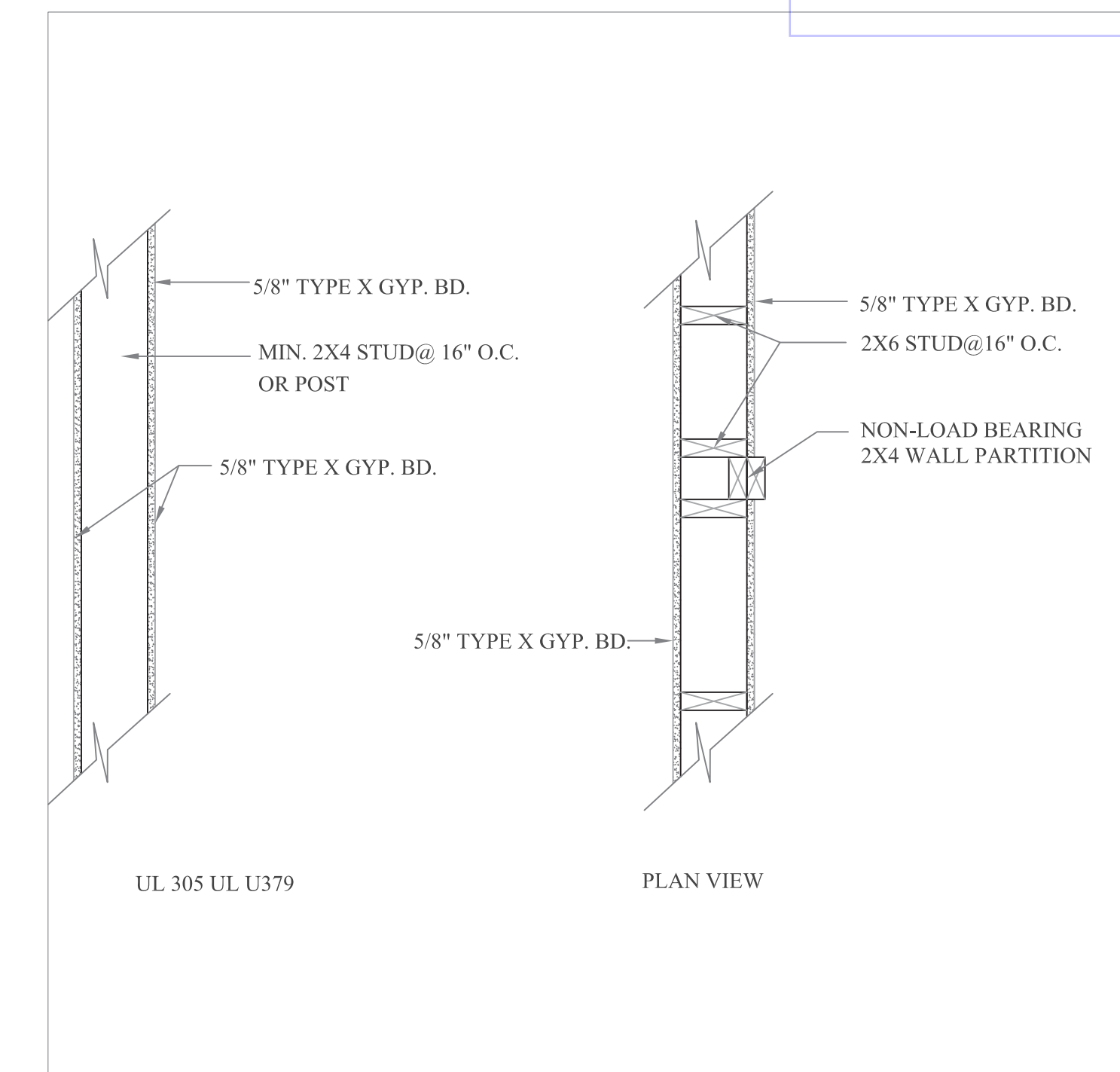


1 HOUR EXTERIOR WALL

1"=1'-0"

FE2

SEE SHEET S2



1 HOUR INTERIOR WALL/POST

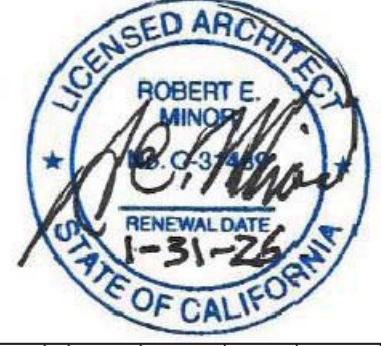
1"=1'-0"

FE3

SEE SHEET S2



DATE: REVISIONS:



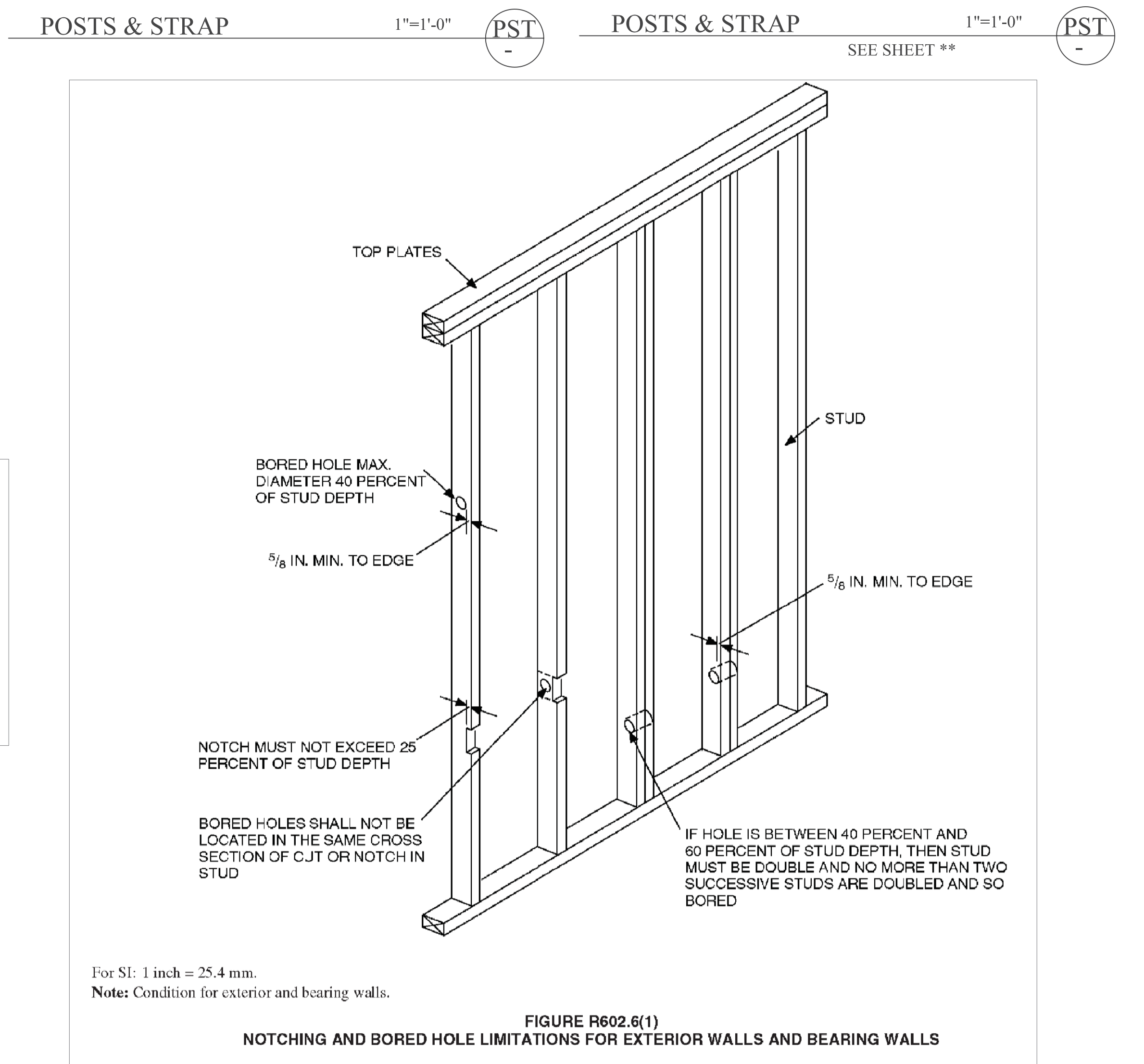
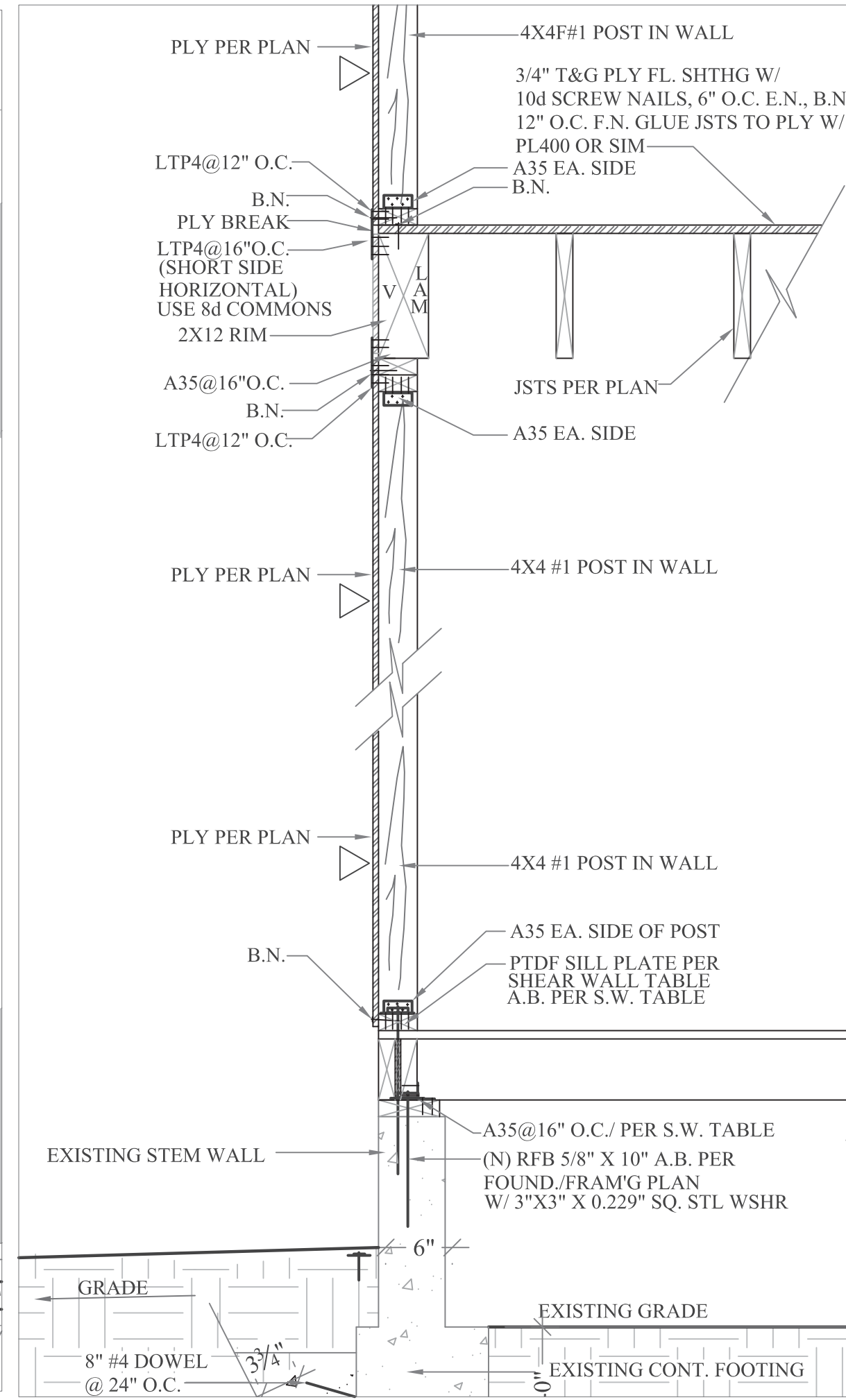
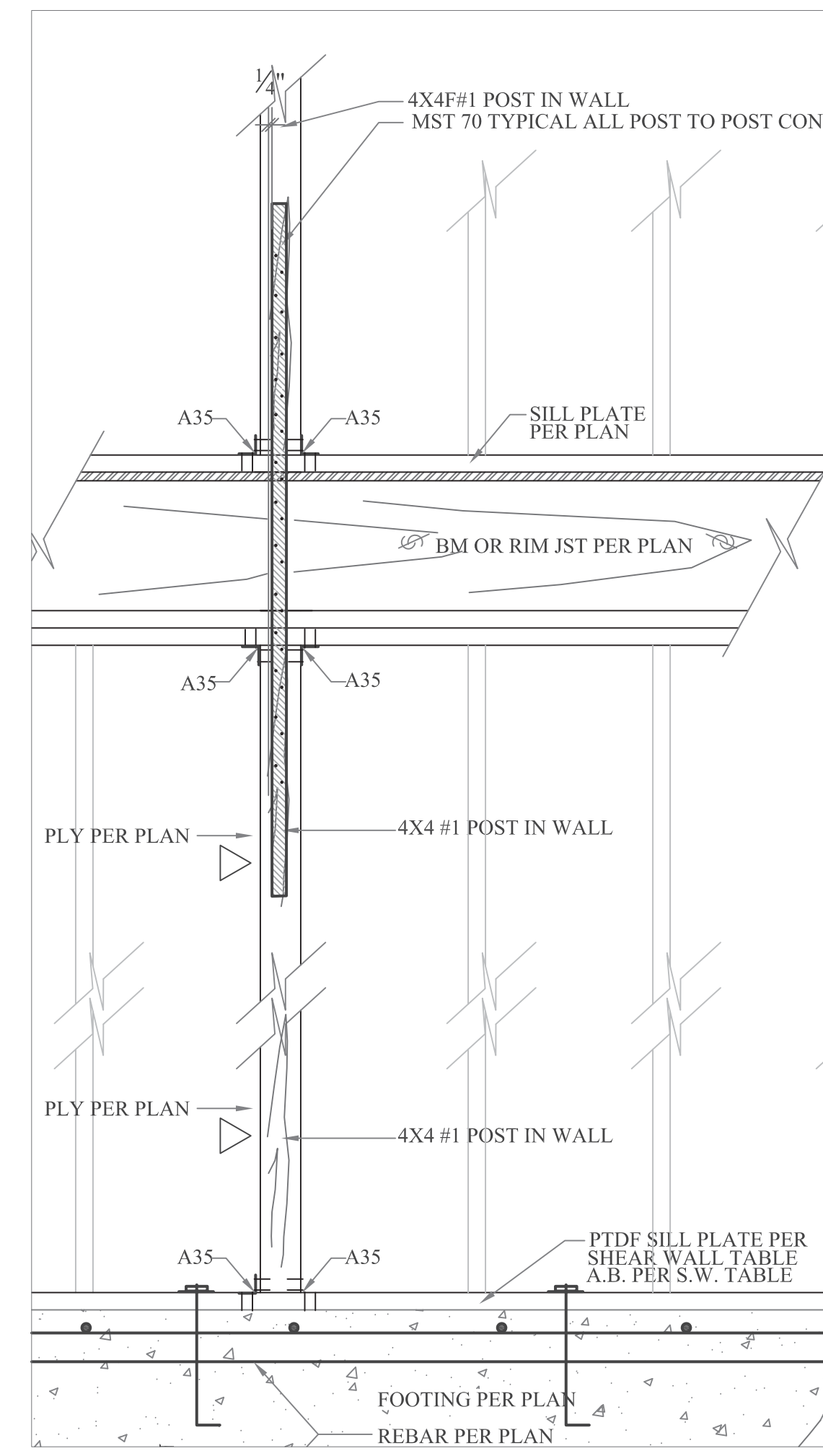
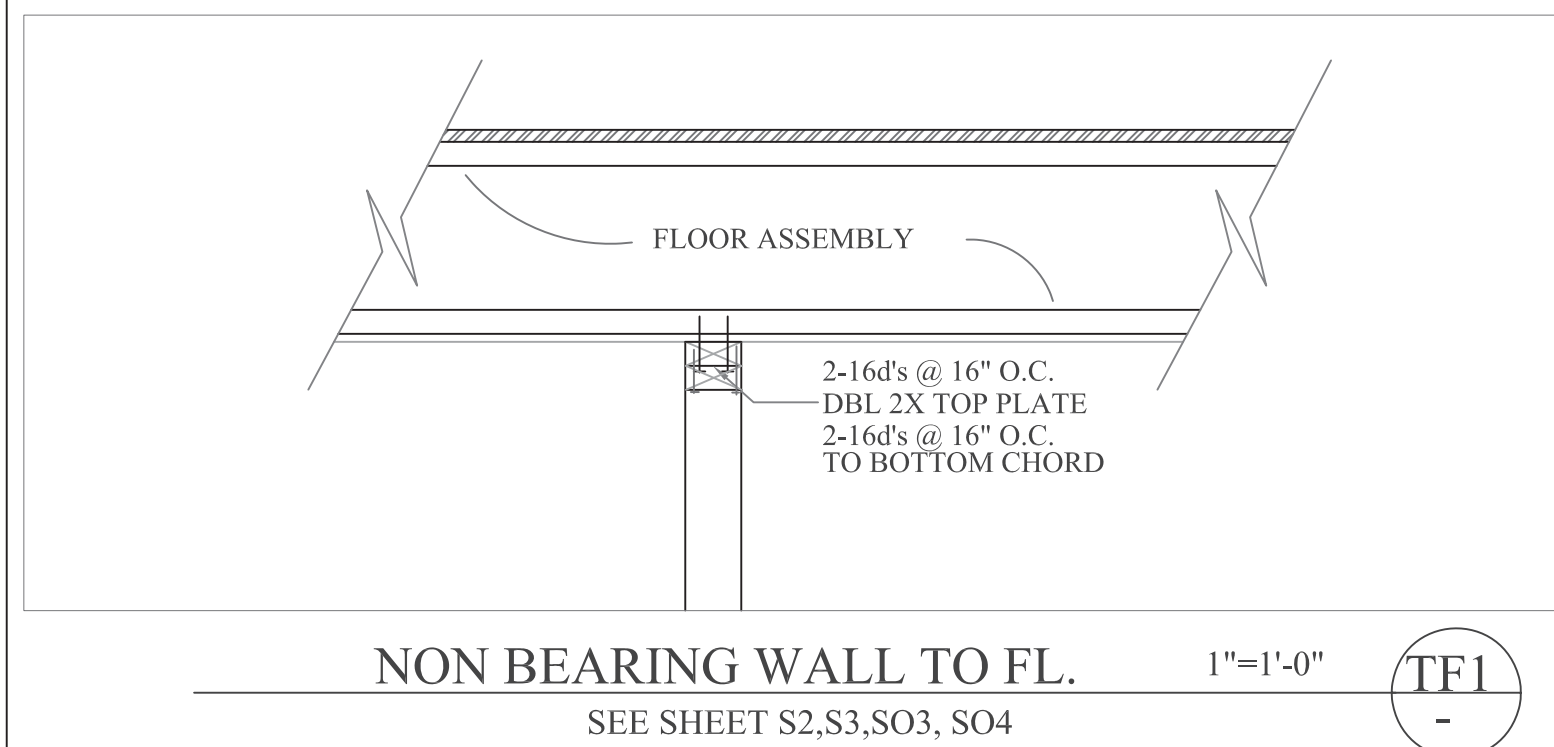
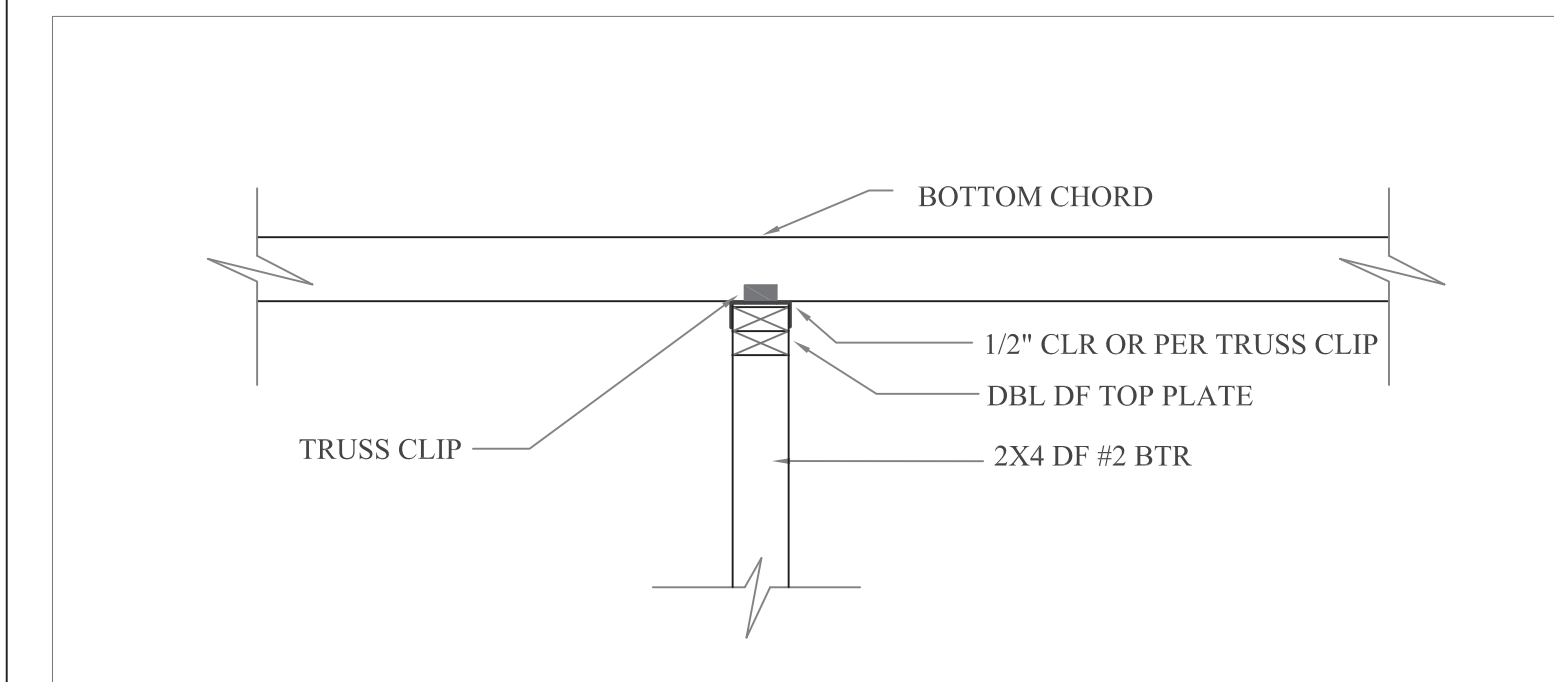
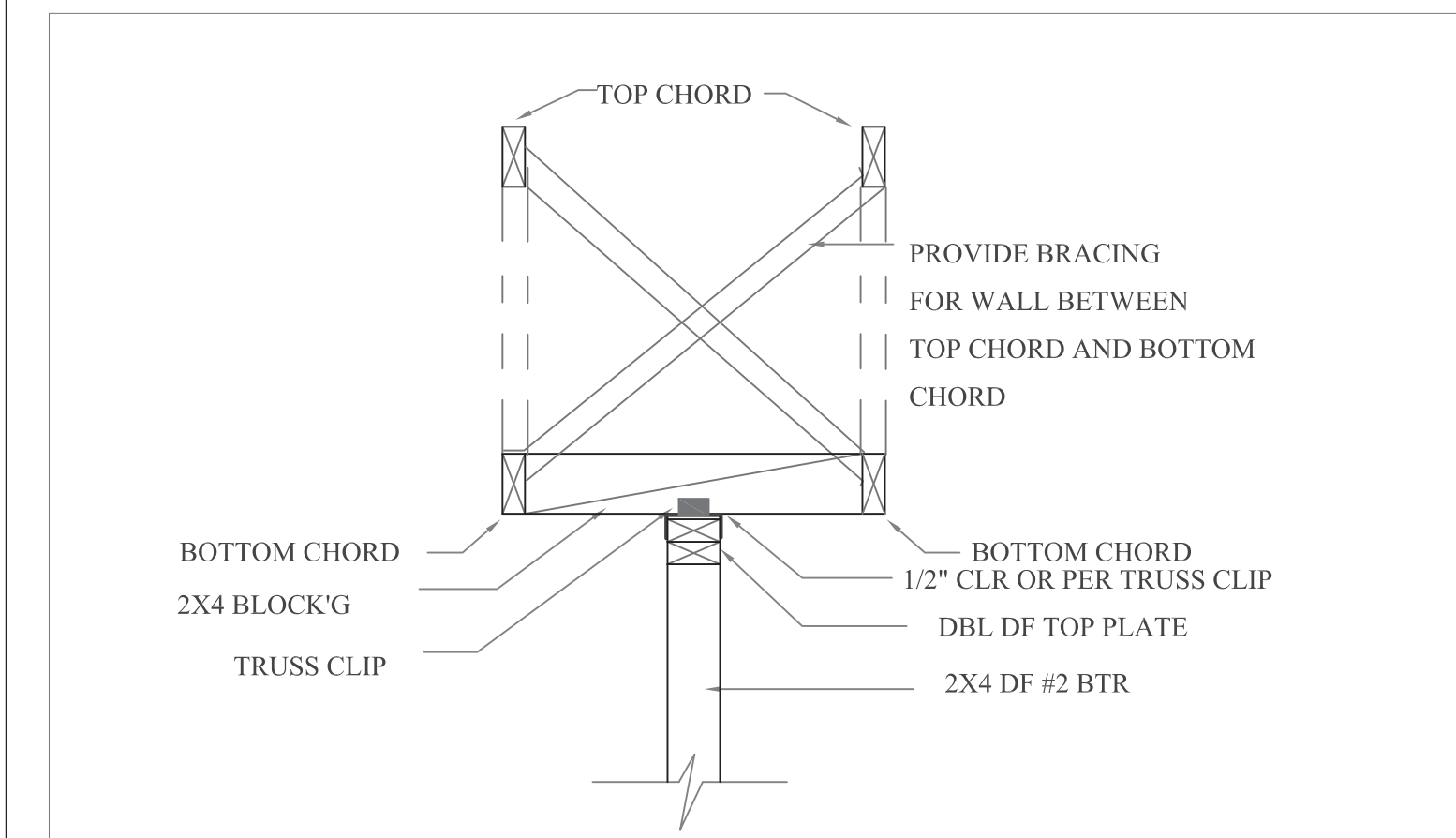
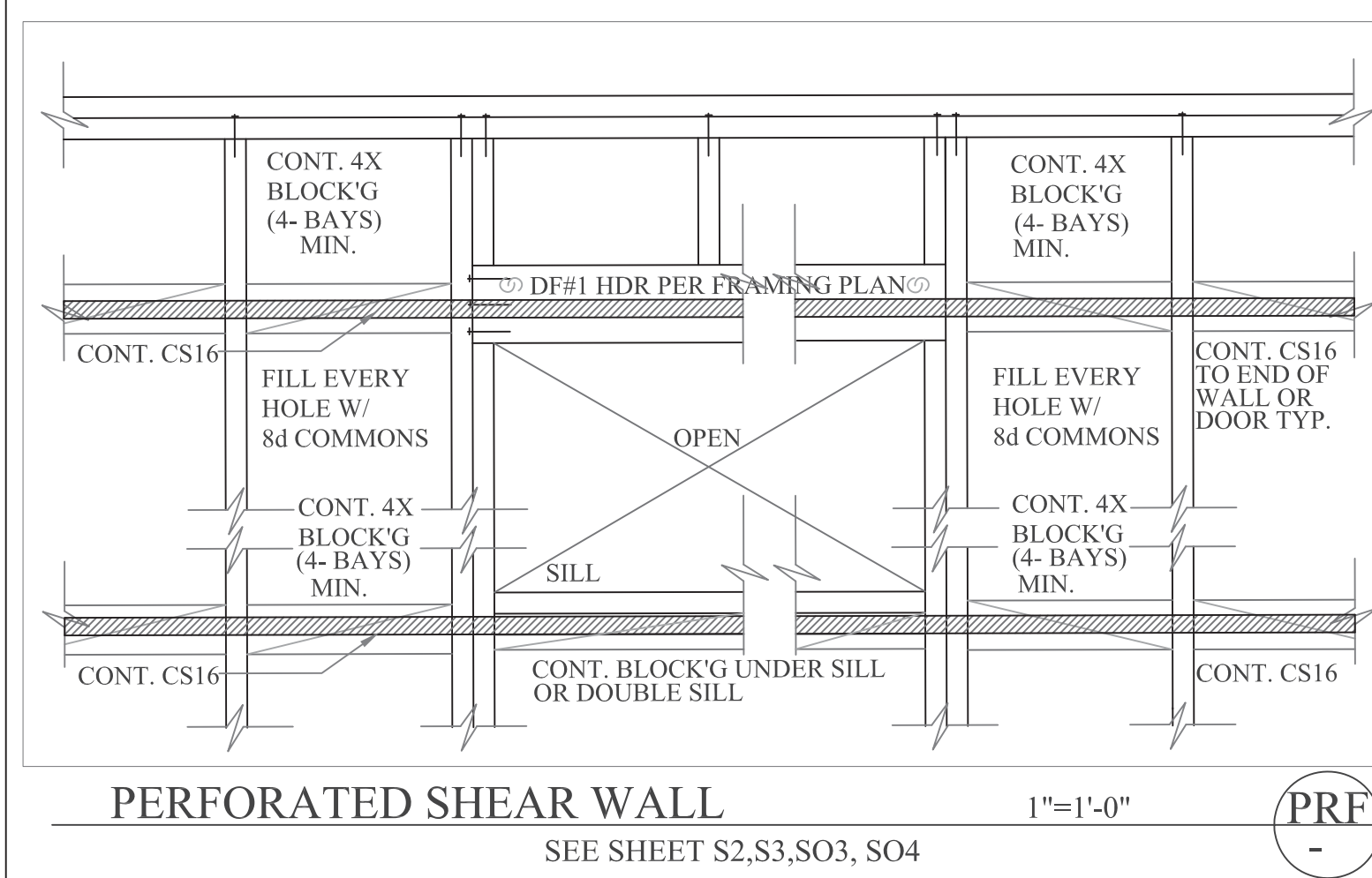
ARCHITECT: R.E. MINOR & ASSOCIATES (REMA)
1281 HANSON WAY, RAMONA, CA, 92065
REMA TELEPHONE # (619) 865-7237

PROJECT: LA MAGNA ADU
ADDRESS: 9257 MASSOT AVENUE, SANTEE CA 92071

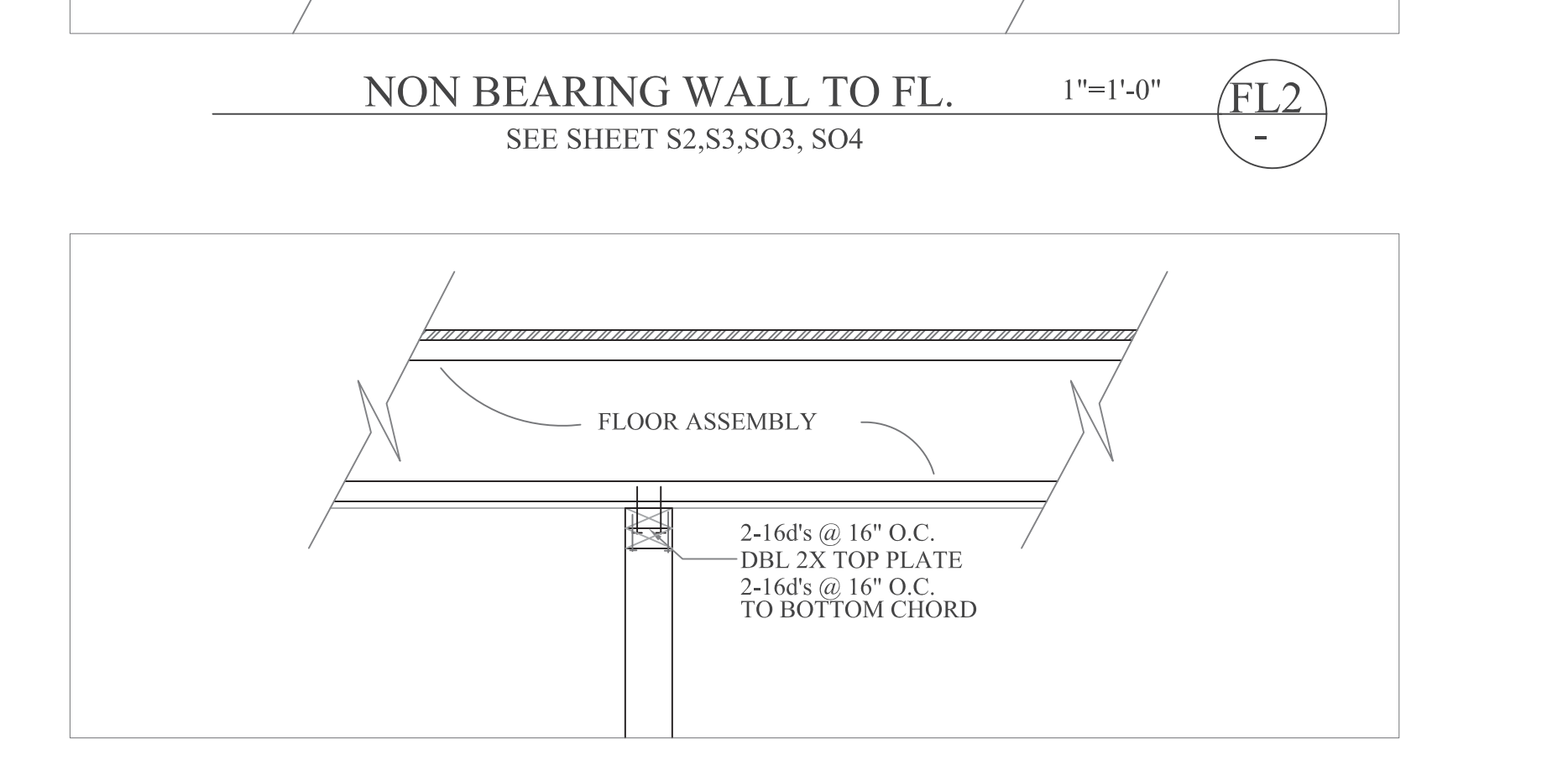
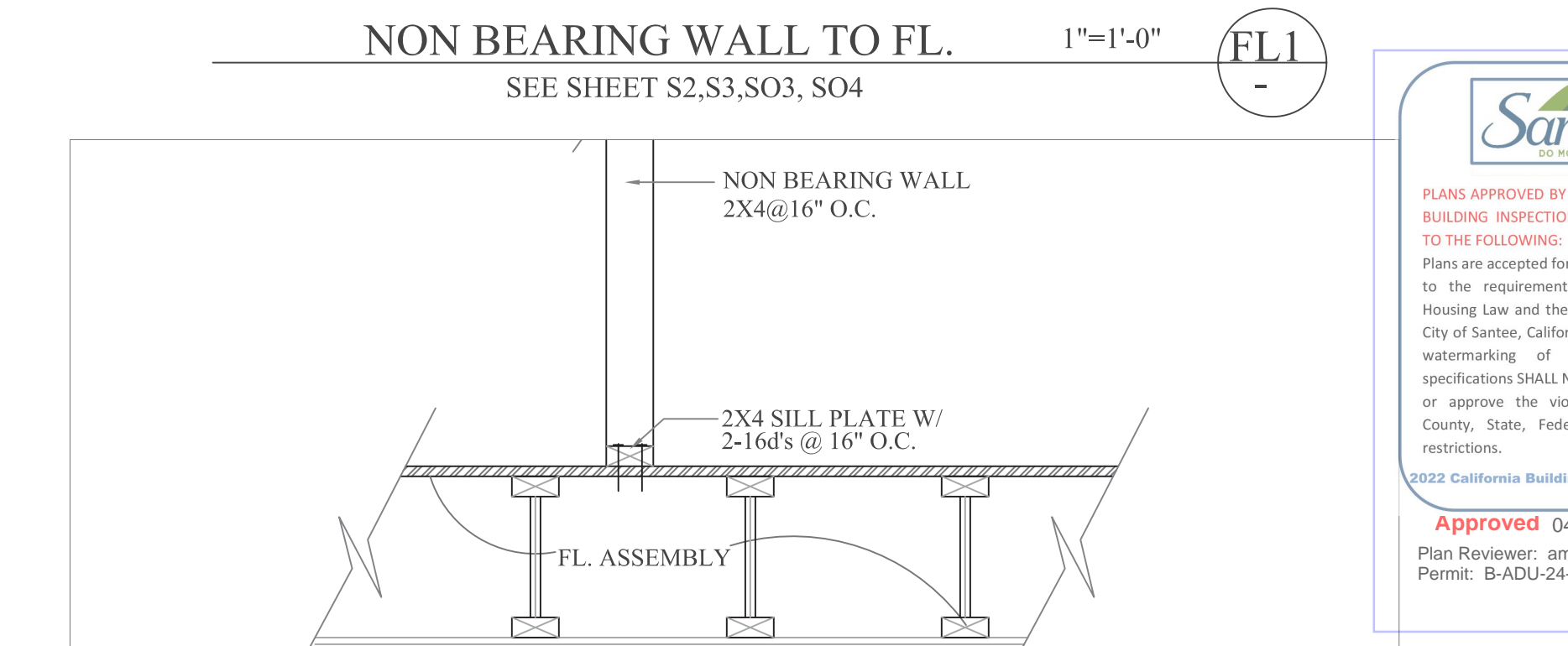
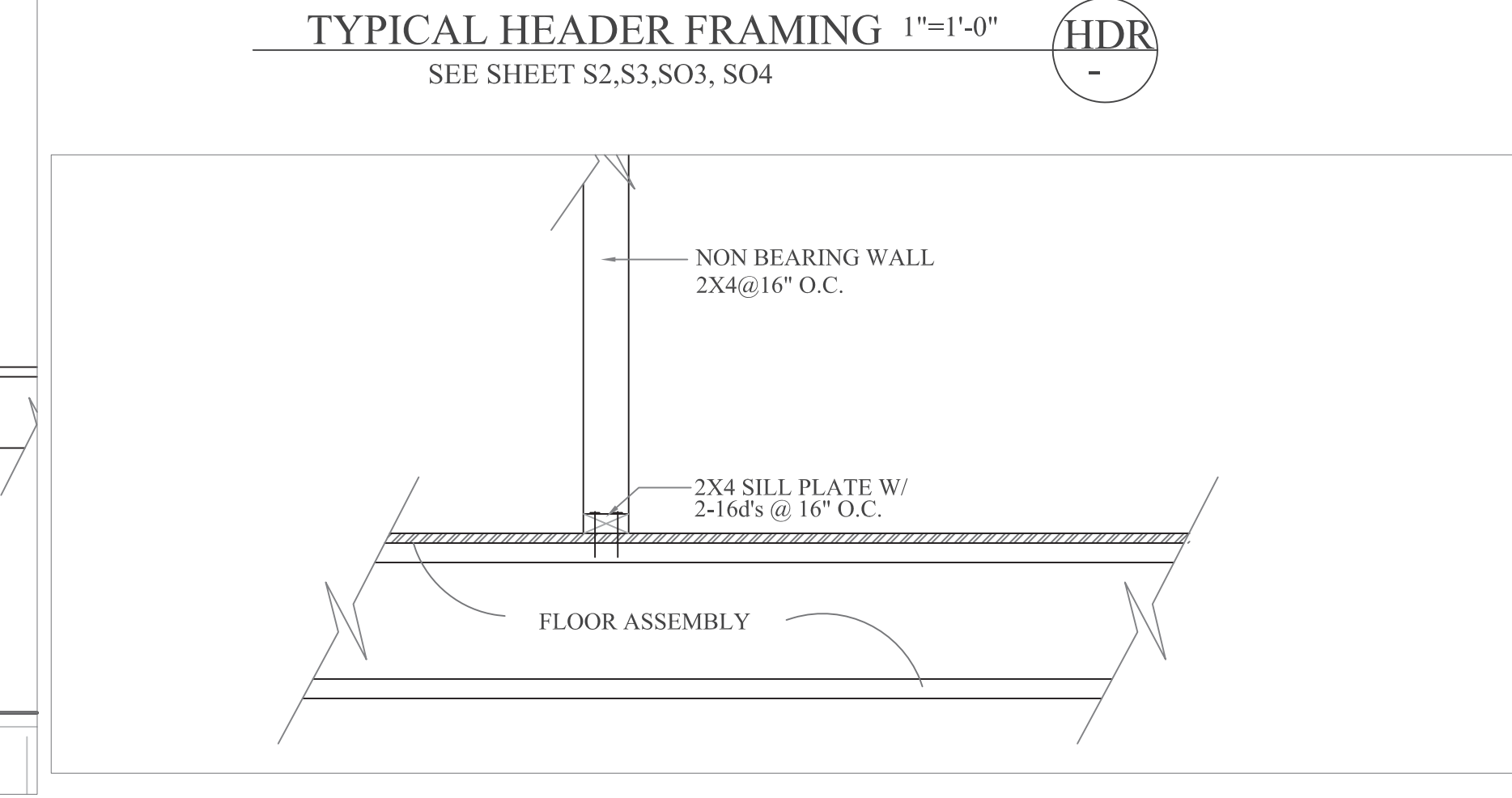
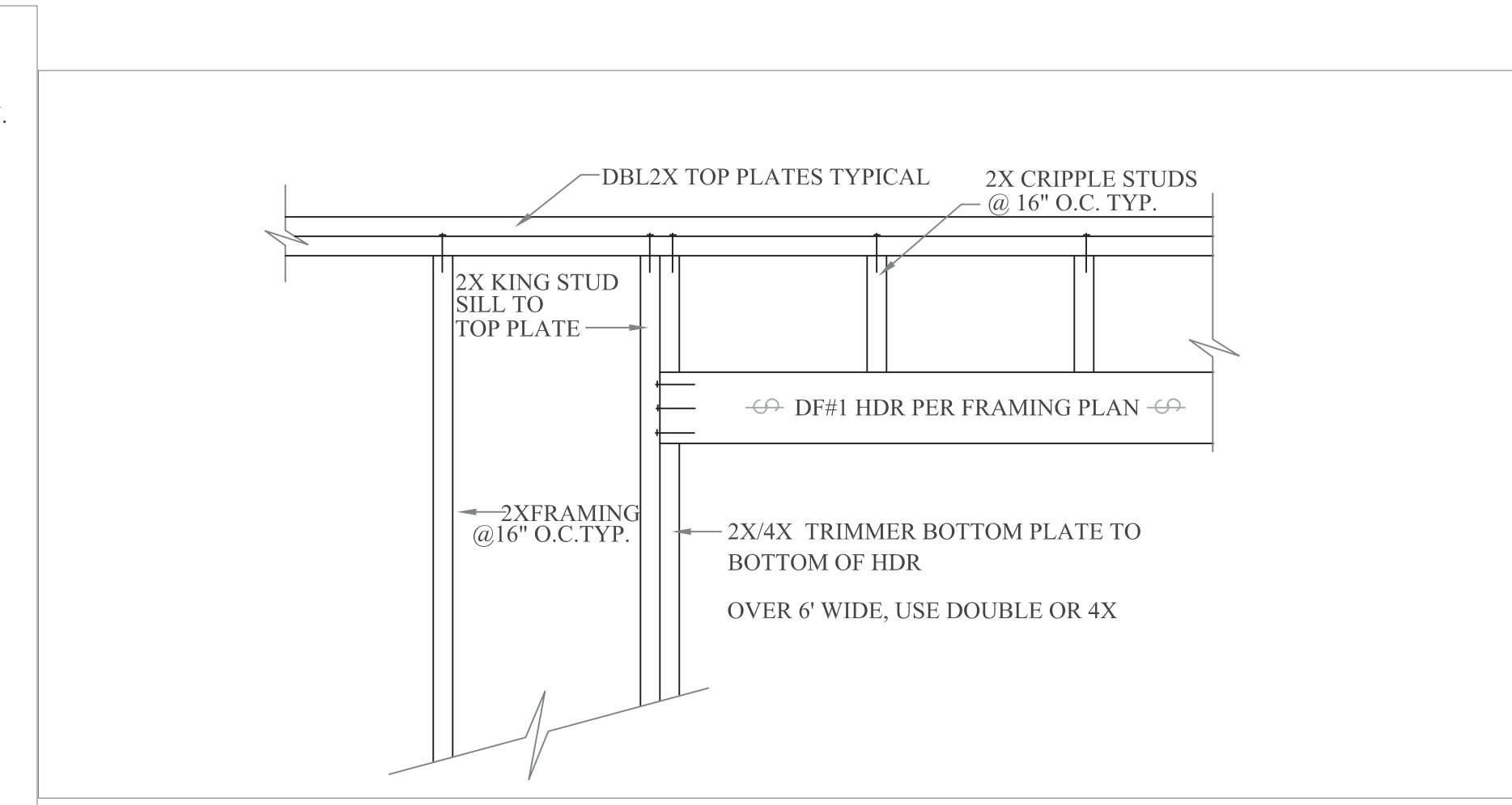
SHEET NO.

S10

17 OF 24 SHTS.



NOTCHING & BORING OF STUDS 1"=1'-0" *
SEE SHEET S2,S3,S03, S04



Santee
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2022 California Building Standard Codes
Approved 04/09/2024
Plan Reviewer: amoon
Permit: B-ADU-24-002

LA MAGNA ADU
No. 24651
12-31-25
CIVIL
STATE OF CALIFORNIA

DATE: _____ REVISIONS: _____

LICENSED ARCHITECT
ROBERT E. MINOR
No. 13554
RENEWAL DATE 1-31-26
STATE OF CALIFORNIA

ARCHITECT: R.E. MINOR & ASSOCIATES (REMA)
1281 HANSON WAY, RAMONA, CA, 92065
REMA TELEPHONE # (619) 865-7237

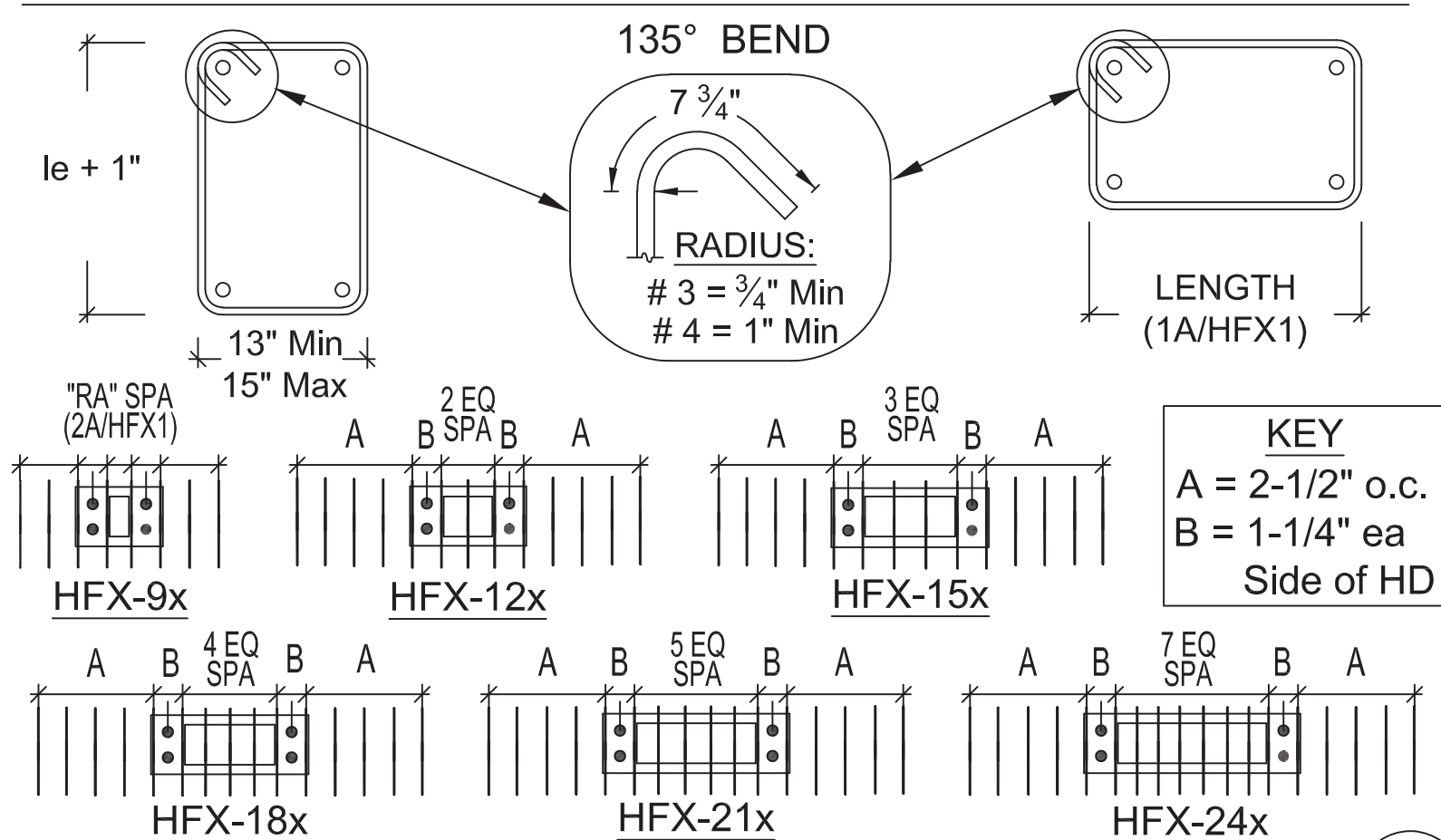
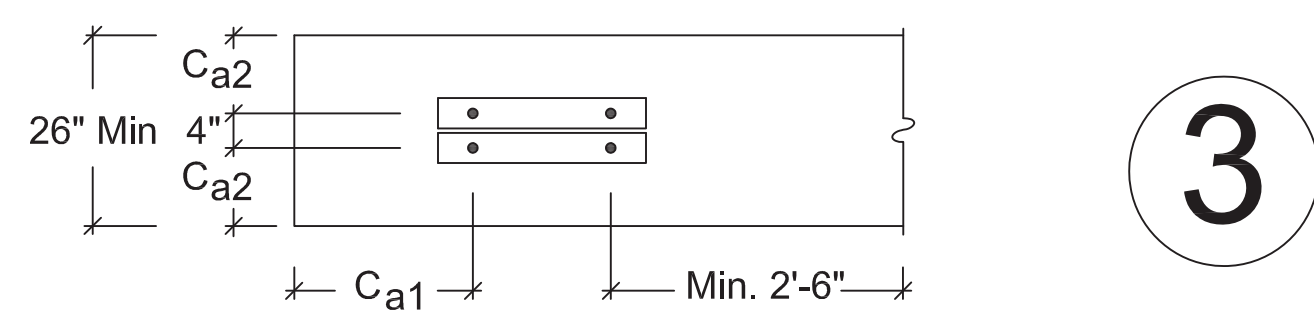
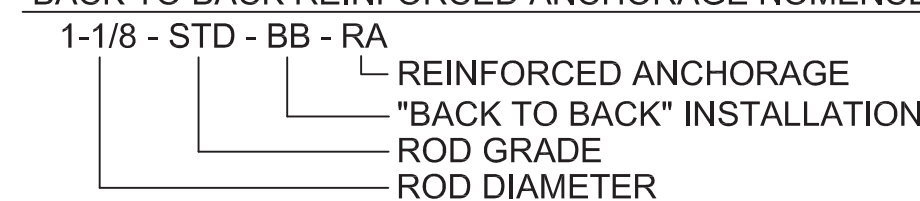
PROJECT: LA MAGNA ADU
ADDRESS: 9257 MASSOT AVENUE, SANTEE CA 92071

SHEET NO. **S11**
18 OF 24 SHTS.

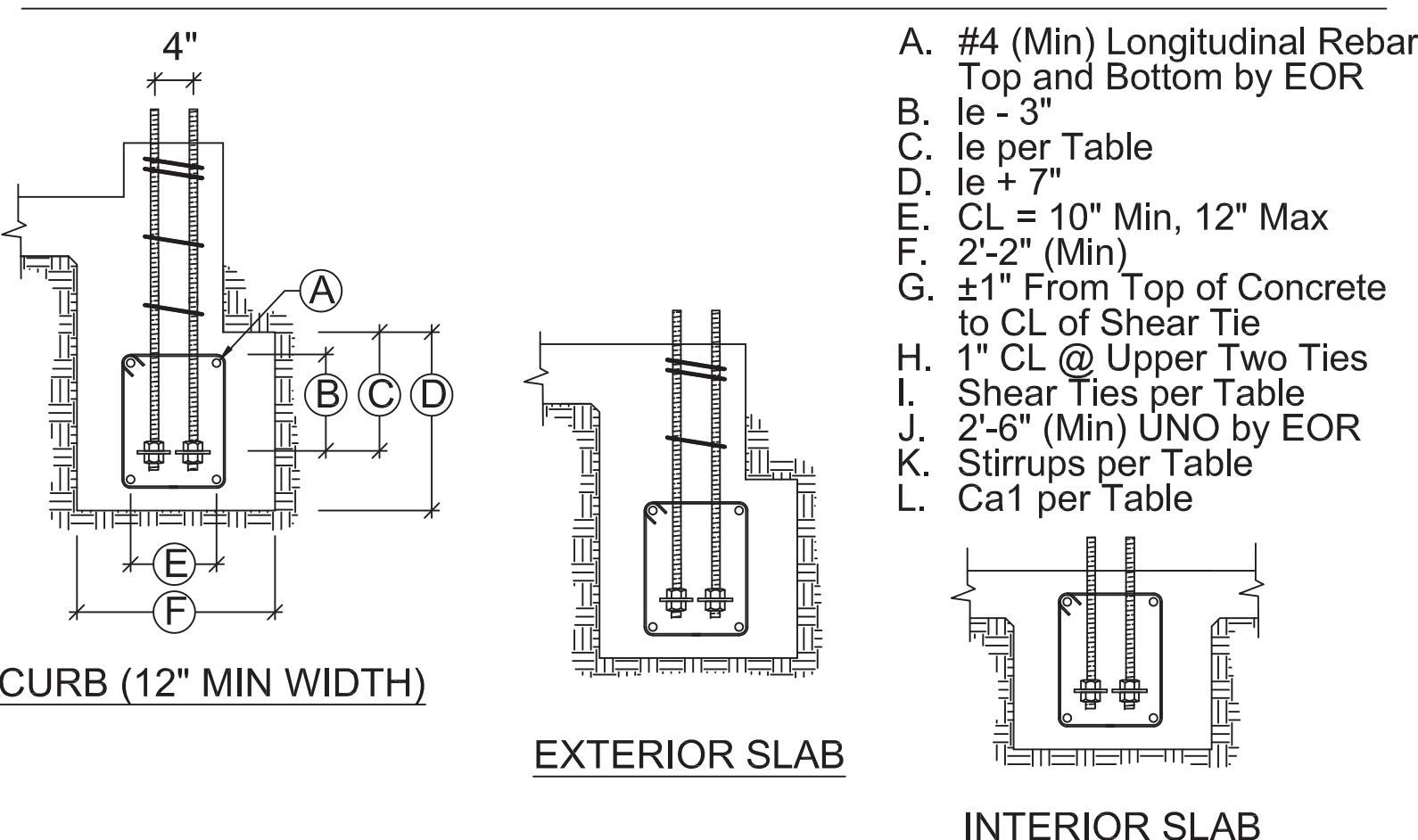
BACK TO BACK REINFORCED ANCHORAGE (BB-RA)

Model	Panel Width (in)	Anchorage ¹	Rod Dia (in)	Rod Grade	BB-RA			Stirrups ⁹	Shear ⁷ Ties
					le ⁴ (in)	Ca1 ⁵ (in)	Ca2 ⁶ (in)		
HFX-9x	9	1-1/8-STD-BB-RA	1-1/8	STD	15	19-3/4	8 - #4	# 3 (min) @ 3-3/4" OC	
HFX-12x	12	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA		STD HS	23		20-5/8	13 - #4	# 3 (min) @ 4" OC
HFX-15x	15	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA	STD HS	11		20-5/8		14 - #4	# 4 (min) @ 4" OC
HFX-18x	18	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA	STD HS		11		20-5/8	15 - #4	
HFX-21x	21	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA	STD HS	11		20-5/8		16 - #4	# 4 (min) @ 4" OC
HFX-24x	24	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA	STD HS		11		20-5/8	18 - #4	

BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE



BB-RA SHEAR TIES & STIRRUPS

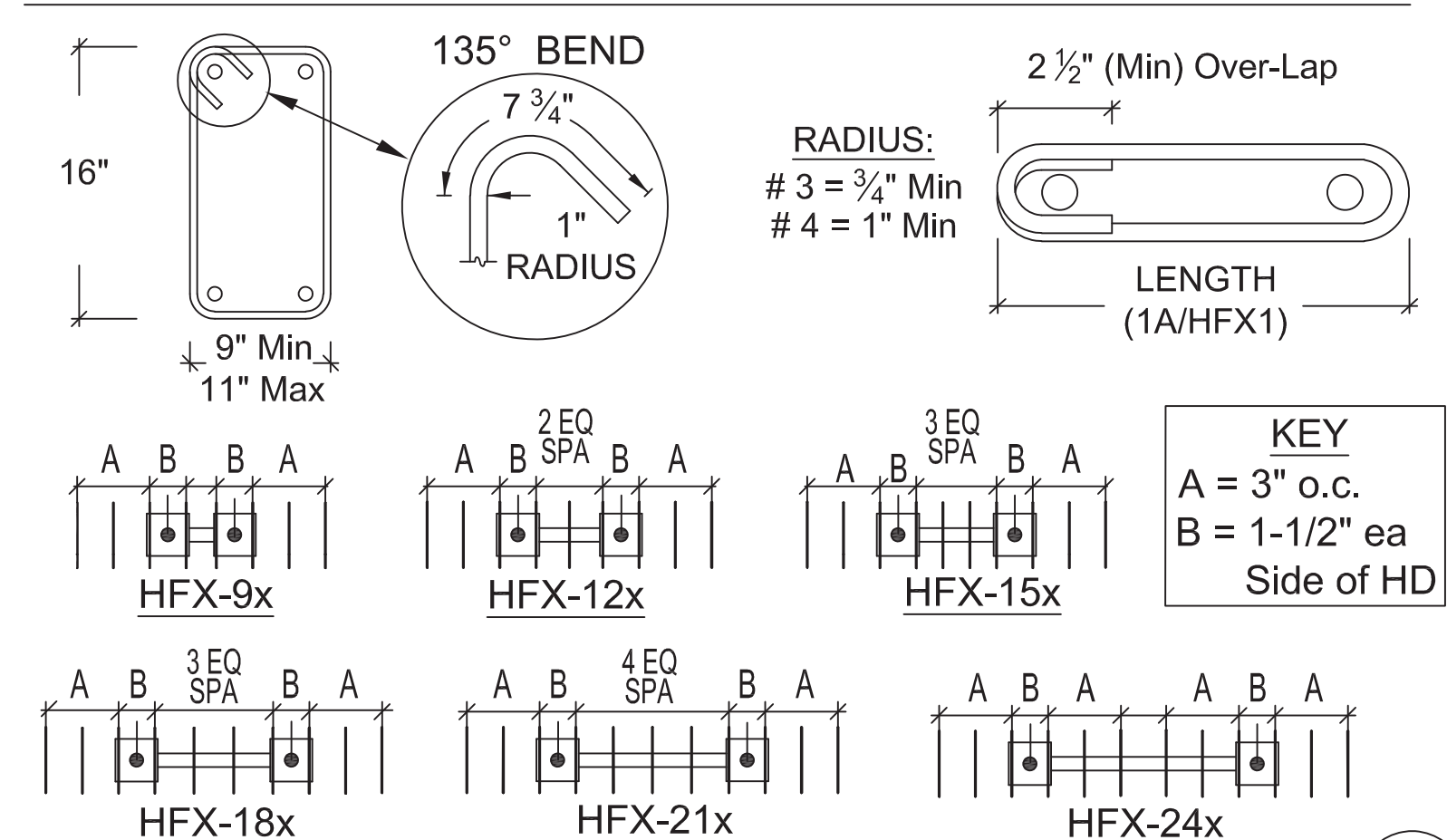
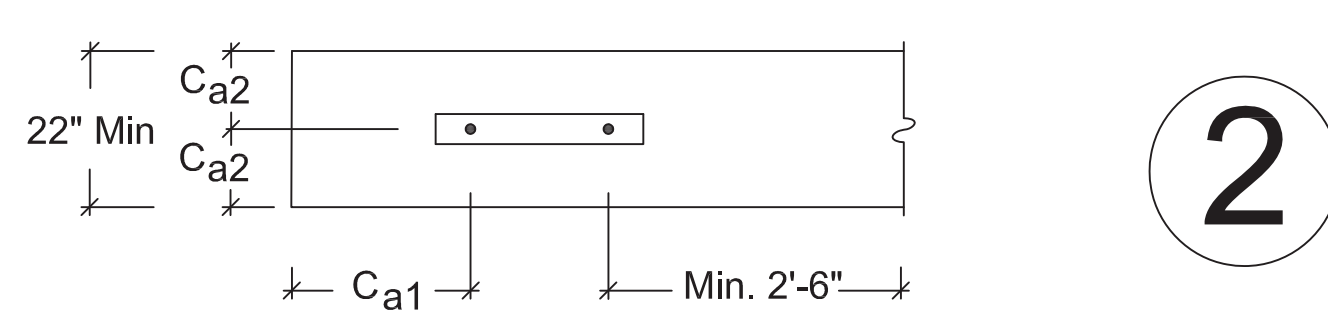
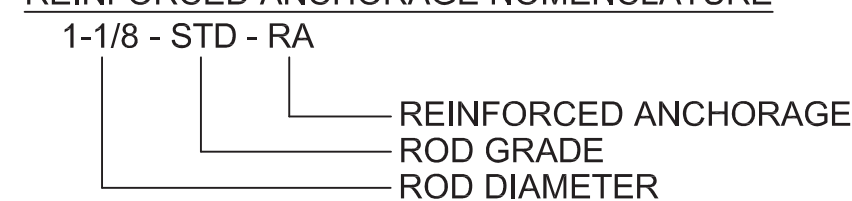


BB-RA SECTIONS & ELEVATIONS

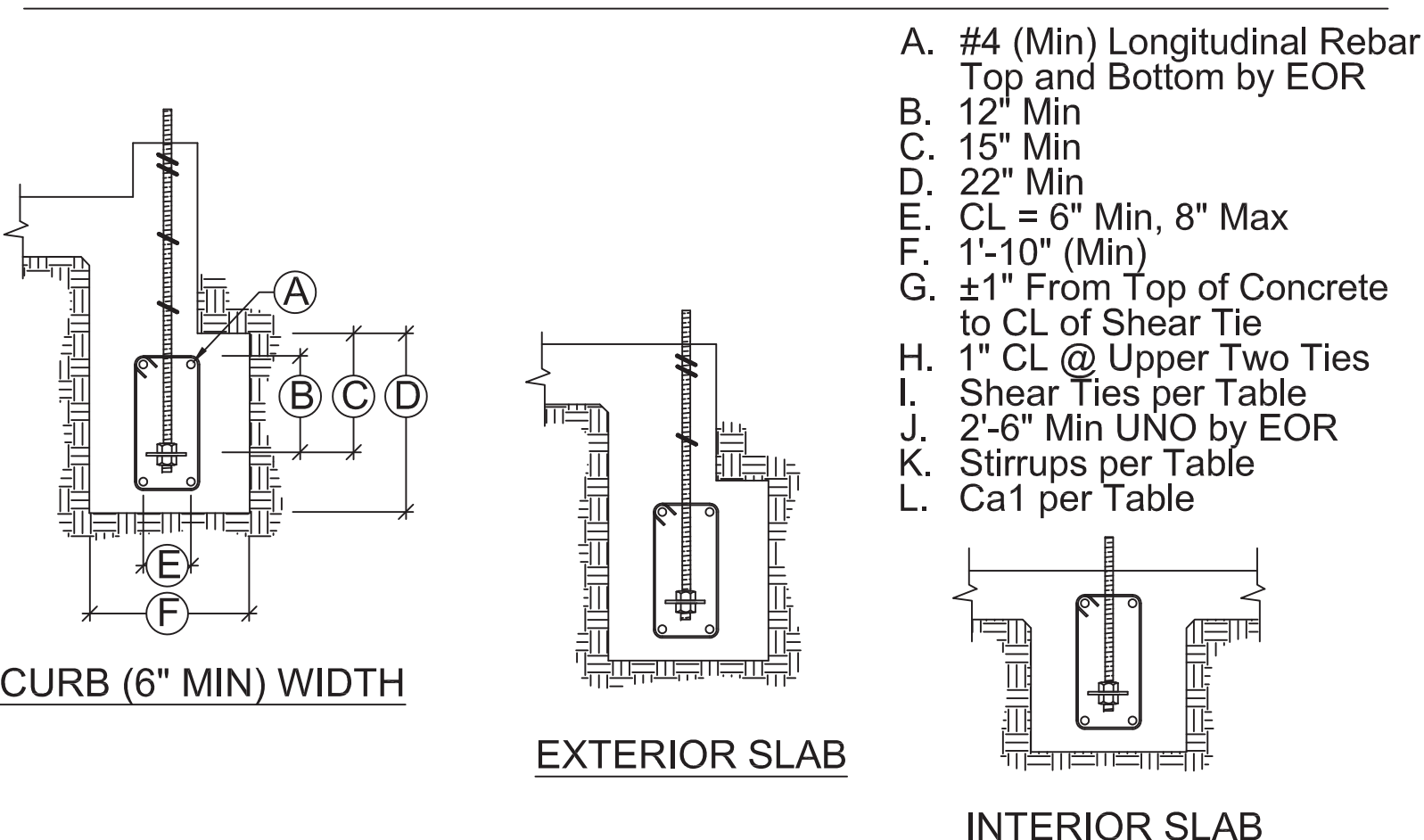
REINFORCED ANCHORAGE (RA)

Model	Panel Width (in)	Anchorage ¹	Rod Dia (in)	Rod Grade	RA			Stirrups ⁹	Shear ⁷ Ties
					le ⁴ (in)	Ca1 ⁵ (in)	Ca2 ⁶ (in)		
HFX-9x	9	1-1/8-STD-RA	1-1/8	STD	19-3/4	11	8 - #4	# 3 (min) @ 3-3/4" OC	
HFX-12x	12	1-1/8-STD-RA 1-1/8-HS-RA		STD HS			11	11	9 - #4
HFX-15x	15	1-1/8-STD-RA 1-1/8-HS-RA	STD HS	11	11	10 - #4			# 3 (min) @ 4" OC
HFX-18x	18	1-1/8-STD-RA 1-1/8-HS-RA	STD HS			11	11	11 - #4	
HFX-21x	21	1-1/8-STD-RA 1-1/8-HS-RA	STD HS	11	11			12 - #4	# 4 (min) @ 4" OC
HFX-24x	24	1-1/8-STD-RA 1-1/8-HS-RA	STD HS			11	11	12 - #4	

REINFORCED ANCHORAGE NOMENCLATURE



RA SHEAR TIES & STIRRUPS

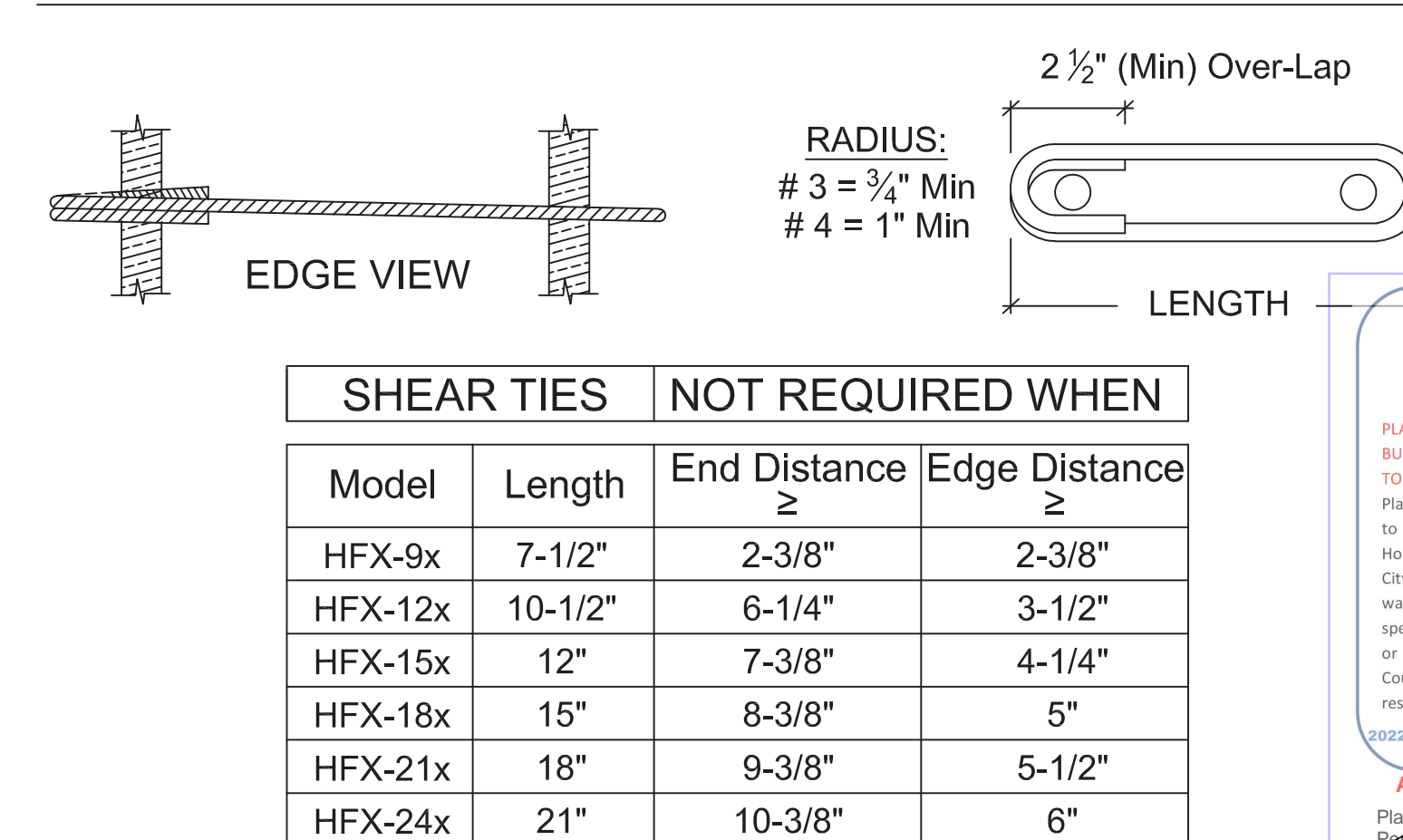
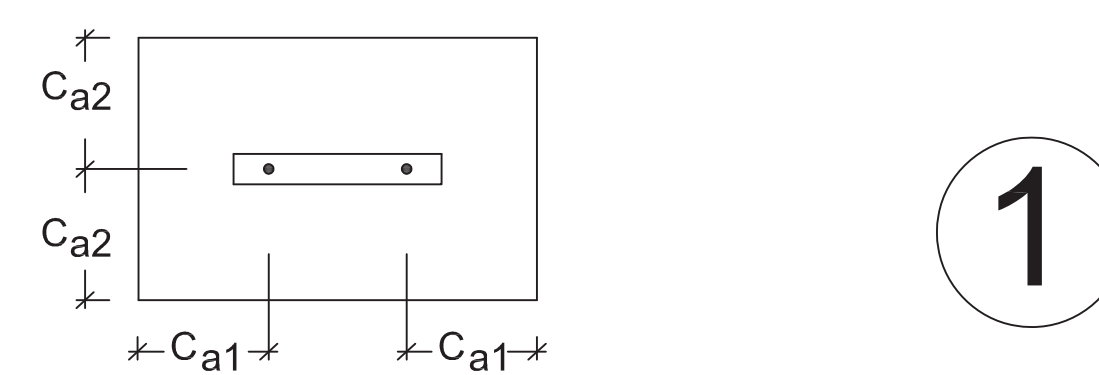
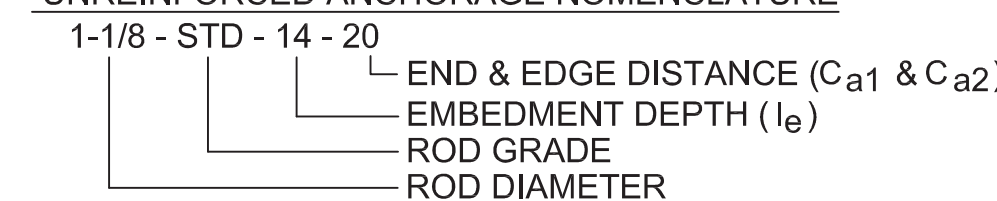


RA SECTIONS & ELEVATIONS

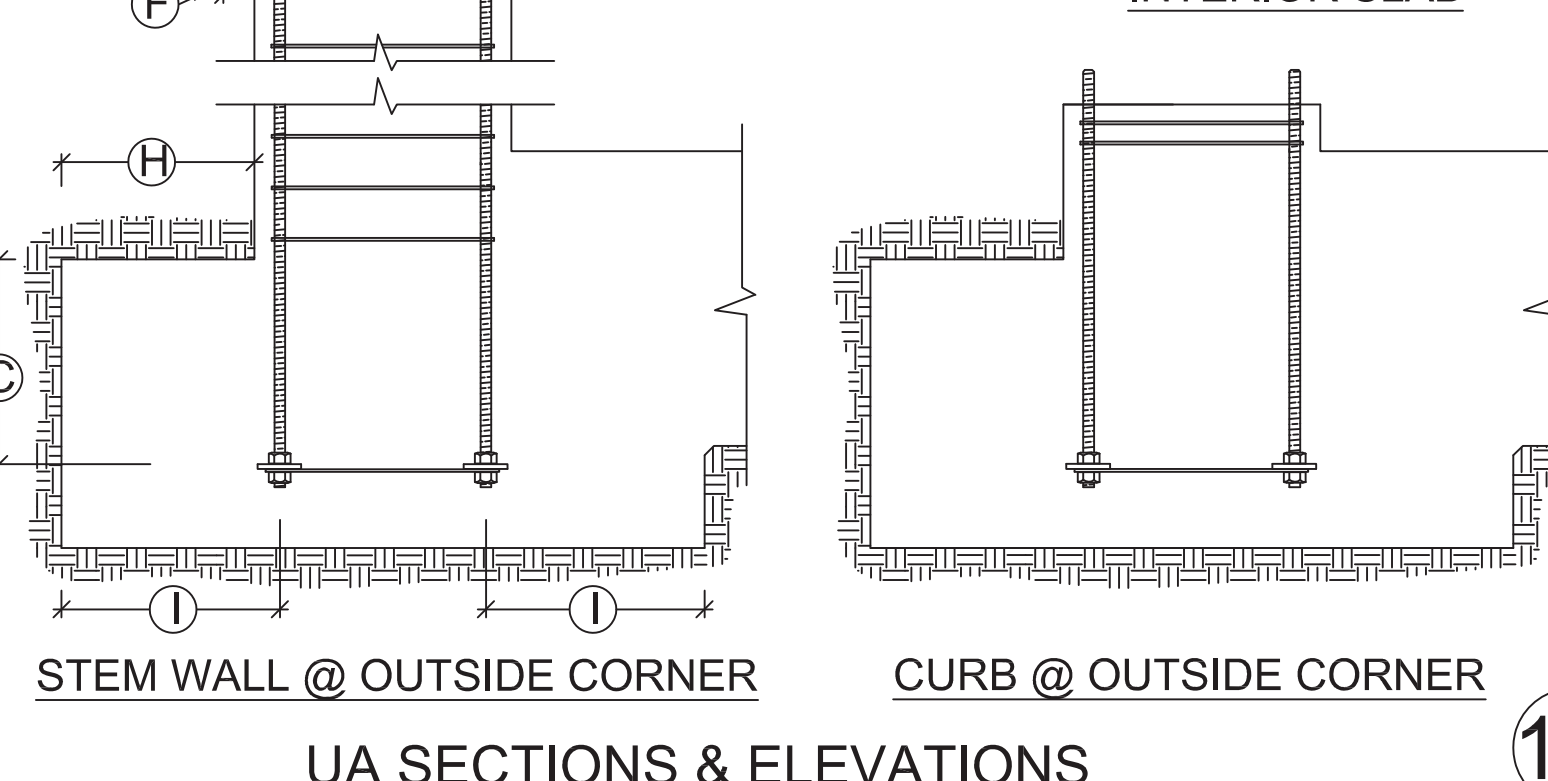
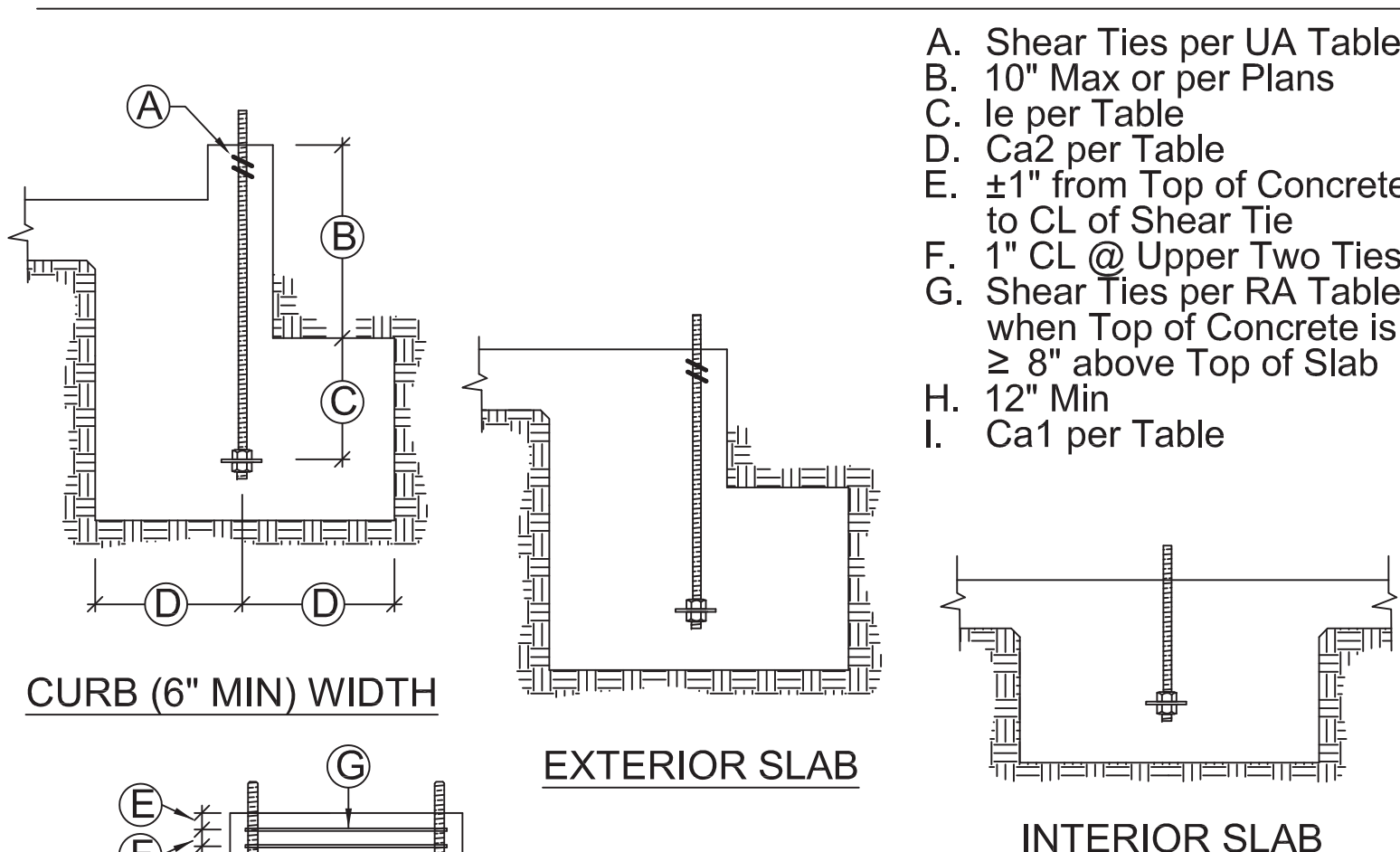
UNREINFORCED ANCHORAGE (UA)

Model	Panel Height	Anchorage ¹	Rod Dia (in)	Rod Grade	UA			Shear ^{7,8} Ties
					le ⁴ (in)	Ca1 ⁵ & Ca2 ⁶ (in)	Stirrups ⁹	
HFX-9x	79.5" - 8'	1-1/8-STD-13-19	1-1/8	STD	13	19	1 - # 3	
HFX-12x	78" - 10'	1-1/8-HS-20-30		HS	20	30		
HFX-15x, 18x	78" - 13'	1-1/8-STD-14-20	1-1/8	STD	14	20	1 - # 3	
HFX-15x, 18x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30		
HFX-21x, 24x	78" - 13'	1-1/8-STD-14-20 1-1/8-HS-23-34	1-1/8	STD	14	20	2 - # 3	
HFX-21x, 24x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30		

UNREINFORCED ANCHORAGE NOMENCLATURE

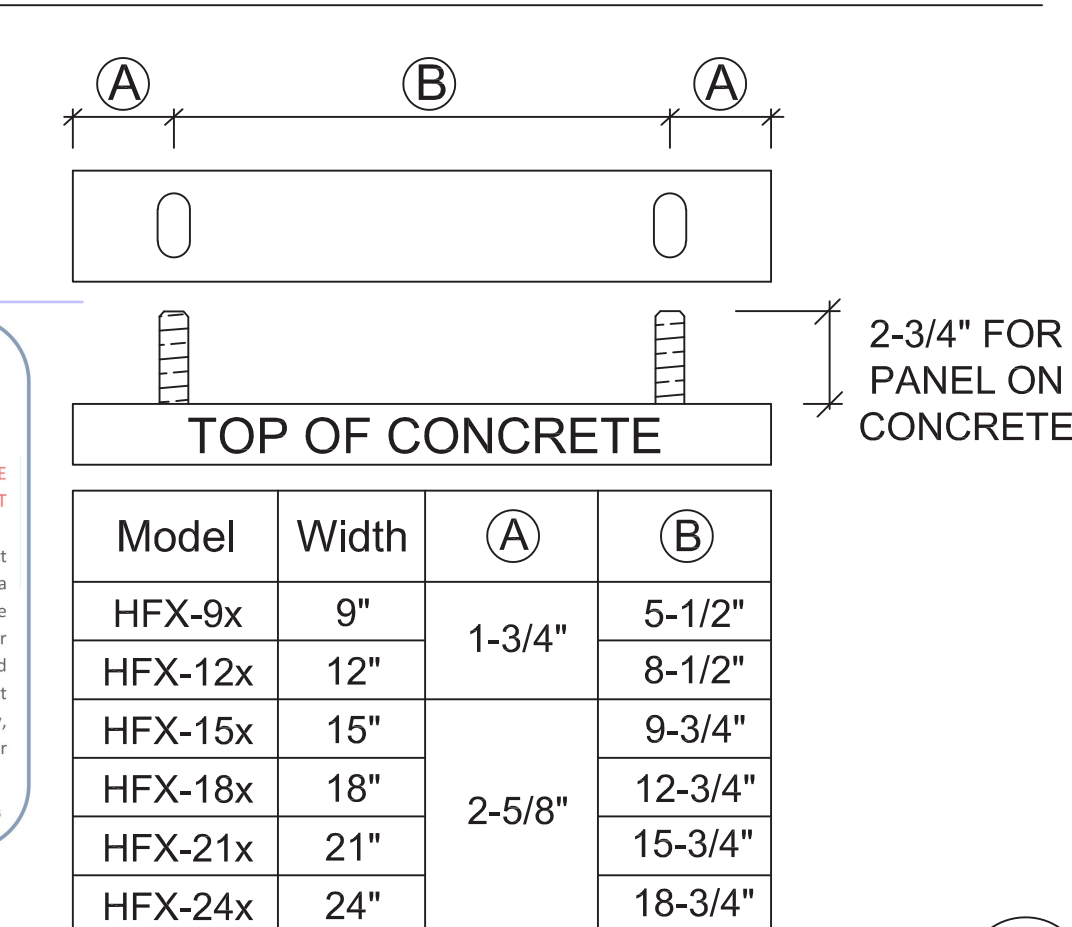


UA SHEAR TIES



UA SECTIONS & ELEVATIONS

- DESIGNS ARE TO RESIST LOADING PER ACI 318-19, SEC 17.10.5.3.
- STD INDICATES ANCHORS COMPLYING WITH ASTM F1554 GRADE 36 WITH A HARDY FRAME BOLT BRACE (HFXBB) INSTALLED WITH STD OR GRADE 8 DOUBLE NUTS ON THE EMBED END.
- HS INDICATES ANCHORS COMPLYING WITH ASTM A193 GRADE B7 WITH A 1/2"x3"x3"(MIN) HFPW PLATE WASHER INSTALLED WITH DOUBLE NUTS ON THE EMBED END (HFXBB NOT REQUIRED).
- LE = LENGTH OF EMBEDMENT FROM THE TOP OF FOOTING OR GRADE BEAM TO THE TOP OF THE HFXBB BOLT BRACE (TOP OF THE EMBEDDED HFPW PLATE WASHER @ HS ANCHORS)
- CA1 = DISTANCE FROM HD CENTERLINE TO THE END OF THE FOOTING OR GRADE BEAM.
- CA2 = DISTANCE FROM HD CENTERLINE TO BOTH THE FRONT AND THE BACK FACE OF THE FOOTING OR GRADE BEAM.
- SHEAR TIES ARE GRADE 60 (MIN) REBAR AND REQUIRED FOR NEAR EDGE DISTANCE CONDITIONS PER ACI 318-19, F'C = 2,500 PSI. CURBS AND STEM WALLS MUST BE 6 INCH (MIN) WIDTH FOR UA AND RA, 12 INCH (MIN) WIDTH FOR BB-RA.
- FOR UA APPLICATIONS, ADDITIONAL TIES MAY BE REQUIRED AT STEM WALLS. SHEAR TIES ARE NOT REQUIRED FOR INSTALLATION AWAY FROM EDGE (SEE DETAIL 1A), INSTALLATION ON WOOD FRAMING, OR FOR IRC BRACED WALL PANEL APPLICATIONS.
- STIRRUPS ARE GRADE 60 (MIN) REBAR. SEE TABLE FOR SIZE AND SPACING. SEE "STIRRUP LAYOUT" DIAGRAMS AND "KEY" FOR LAYOUT PATTERNS.
- CONCRETE EDGE DISTANCES MUST COMPLY WITH ACI 318-19, SECTION 17.9.2. COATED REINFORCEMENT MAY BE SPECIFIED BY THE EOR TO LIMIT EXPOSURE AND THEREFORE REDUCE MINIMUM CONCRETE COVER. COATED REINFORCEMENT MUST COMPLY WITH ACI 318-19, SECTION 20.5.2.



HFX ANCHOR CENTERLINES

- IMPORTANT!**
- ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY, FOUNDATION DESIGN PER EOR.
 - REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
 - FOR RA AND BB-RA INSTALLATIONS, THE HFXBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: 1/2" x 3" x 3" MIN. HFPW PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
 - HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS.

HF B7

IMPORTANT NOTES

REVISIONS	DATE

ANCHORAGE DETAILS - HFX PANELS
 THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH HARDY FRAME PRODUCTS

HARDY FRAME SHEAR WALL SYSTEMS
 16023 SWINGLEY RIDGE RD
 CHESTERFIELD, MO 63017
 (800) 325-8075
 WWW.HARDYFRAME.COM

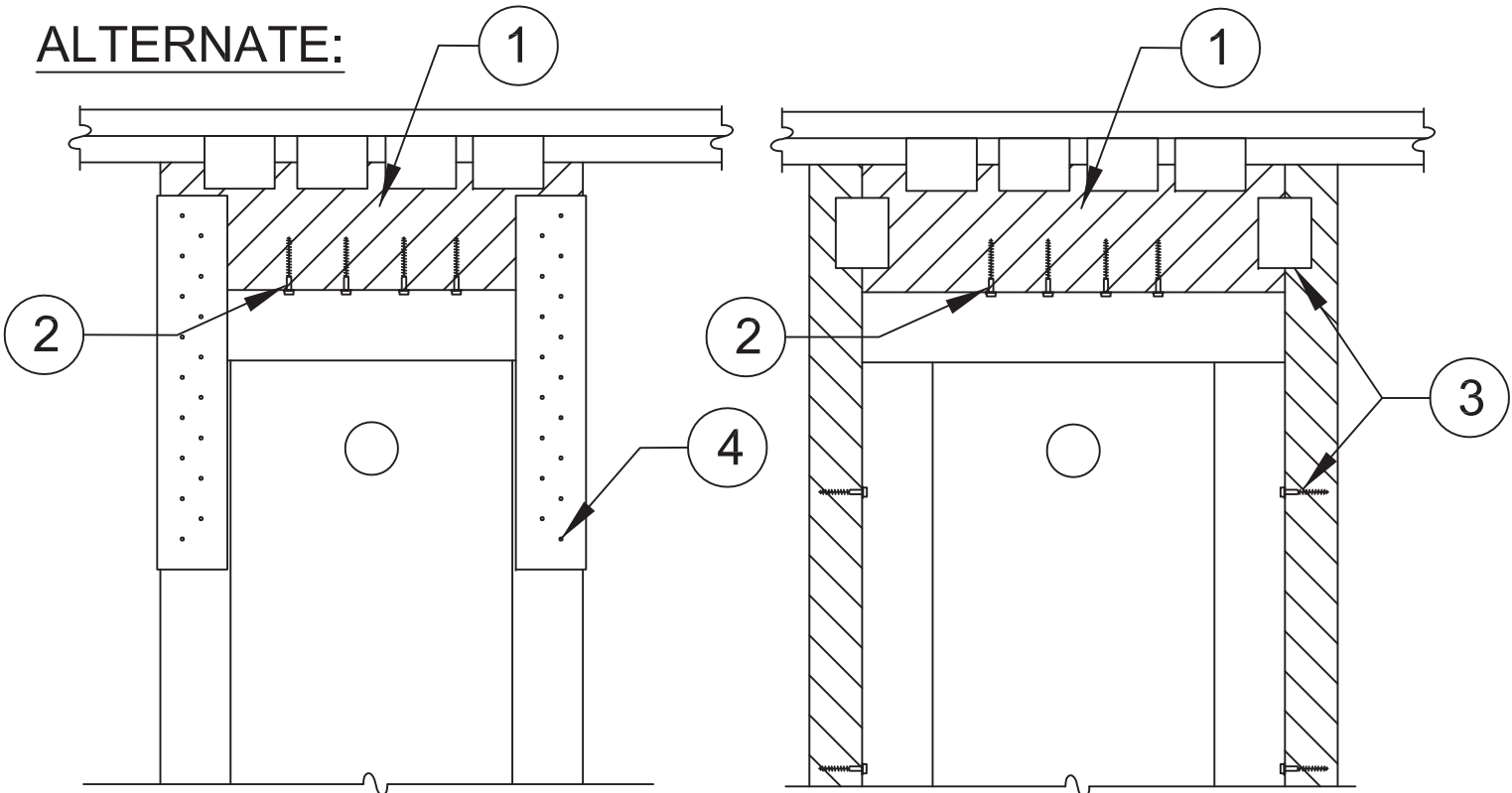
Mitek
 SHT 19 OF 24 SHTS

DATE: 1-1-2023
HFX1

SECTION A

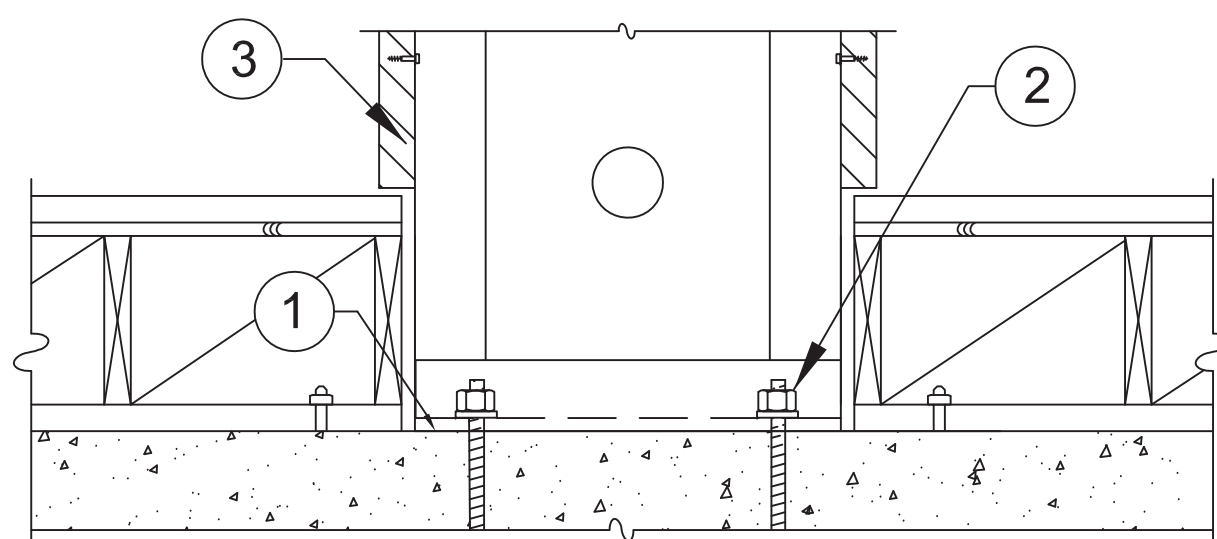
1. CAVITY ORIENTED FOR CONNECTION ACCESS.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. NOMINAL 8 INCH FRAMING ABOVE (MIN).
4. A 2x FILLER WITH 1/4" x 4-1/2" MINIMUM WS SCREWS IS PERMITTED.
5. FIELD INSTALLED WOOD BACKING AS NEEDED.

BACK TO BACK INSTALLATION



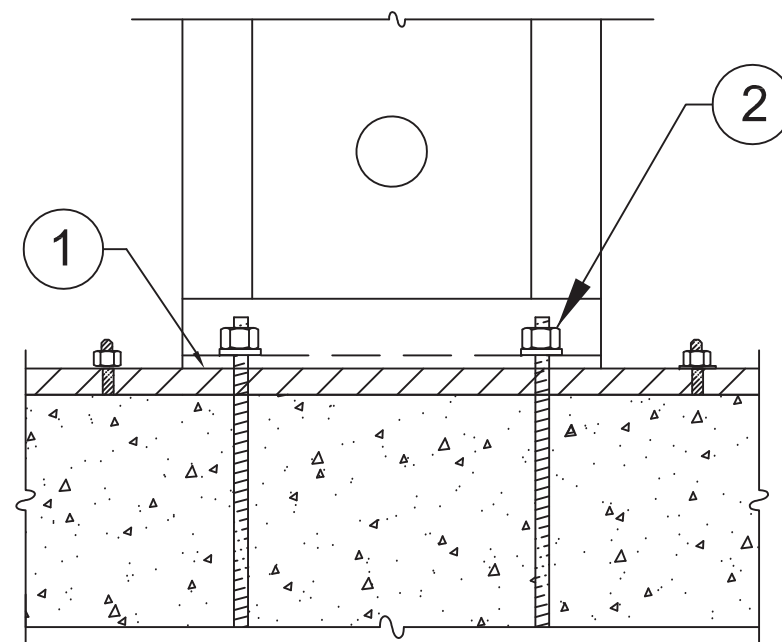
1. WOOD FILLER (13 1/2" MAX DEPTH) WITH USP MP4F CONNECTORS BOTH SIDES, QUANTITY BY BUILDING DESIGN PROFESSIONAL.
2. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED THROUGH PRE-PUNCHED HOLES IN PANEL EDGES REQ'D WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.
4. MITEK HFFB FILLER BRACE WITH 1/4" x 1-1/2" WS SCREWS TO FILLER (FILL ALL HOLES) AND 1/4" SELF-TAPPING SCREWS TO PANEL (5 MIN. EACH FACE) REQ'D WHEN INSTALLING A FILLER GREATER THAN 3-1/4" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE BUILDING DESIGN PROFESSIONAL.

FILLER GREATER THAN 1-1/2 IN.



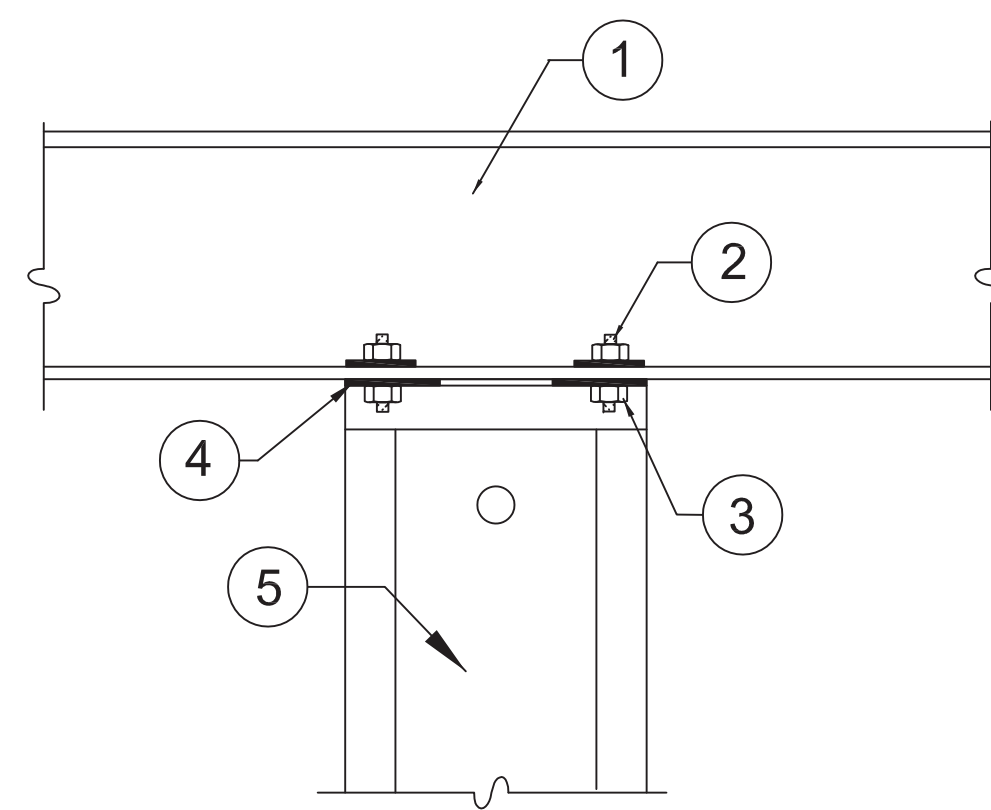
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED AT THE PANEL EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.

RAISED FLOOR HEAD-OUT



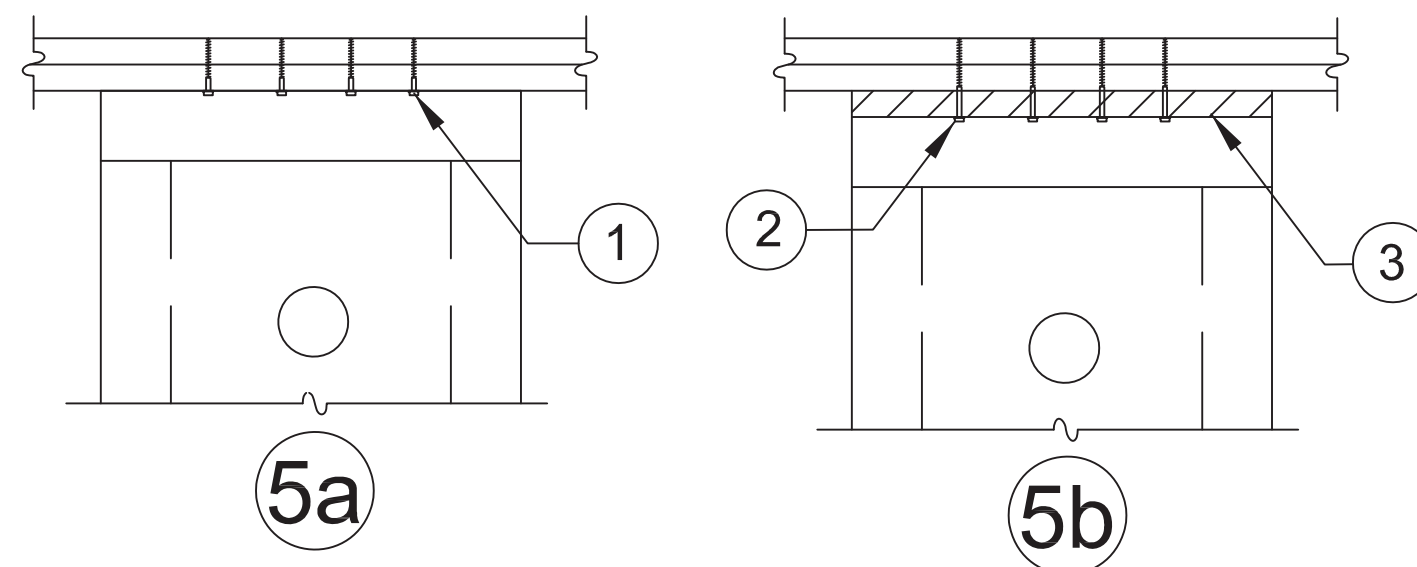
- ALLOWABLE VALUES ON 2x PLATE ARE LESS THAN INSTALLATION ON CONCRETE
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND TREATED PLATE.
 2. NUTS AND WASHERS PER TABLE NOTE 1.

INSTALLATION ON 2x PLATE



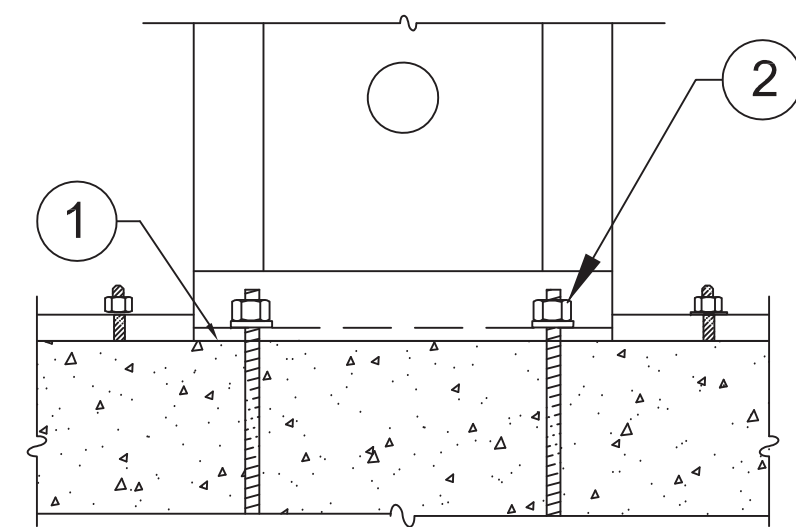
1. STEEL BEAM PER PLANS
2. ALL THREAD RODS THRU-BOLTED TO STEEL BEAM BY BUILDING DESIGN PROFESSIONAL.
3. NUTS AND WASHERS PER TABLE NOTE 1.
4. HARDY FRAME® STACKING WASHERS (HFSW) REQUIRED TO BE WELDED INSIDE TOP CHANNEL OF LOWER PANEL.
5. HARDY FRAME® "STK" PANEL WITH STACKING WASHERS WELDED INSIDE THE TOP CHANNEL BY MANUFACTURER.

STEEL BEAM ABOVE THRU-BOLT



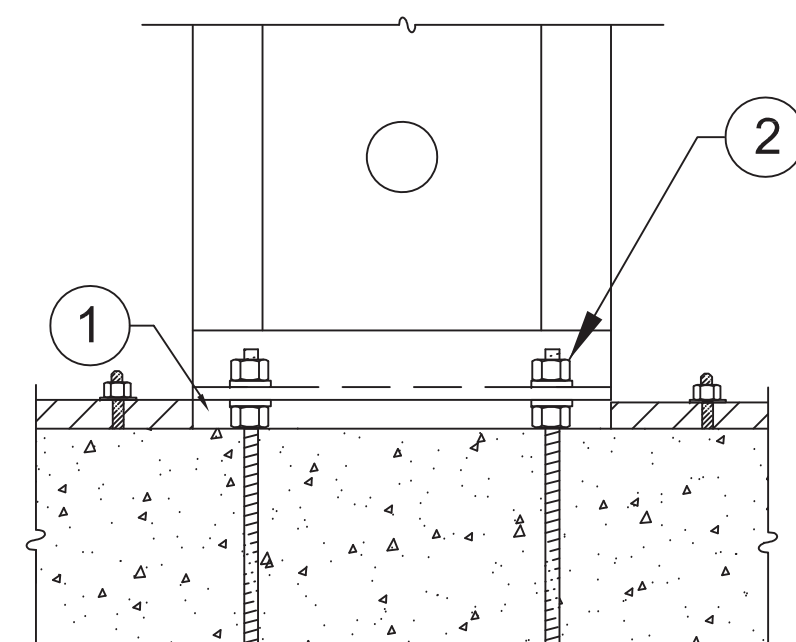
1. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. 2x WOOD FILLER.

TOP PLATE CONNECTIONS



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.

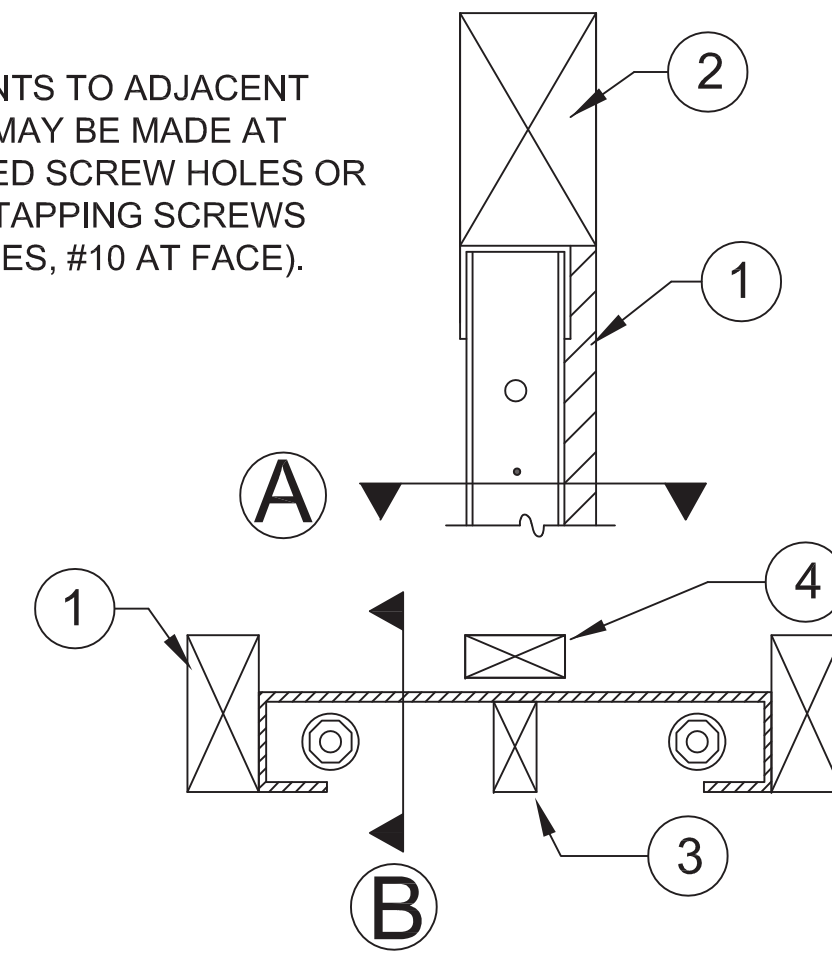
INSTALLATION ON CONCRETE



- ALLOWABLE VALUES ON N&W ARE LESS THAN INSTALLATION ON CONCRETE
1. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI NON-SHRINK GROUT (MINIMUM).
 2. NUT AND WASHER GRADES PER TABLE NOTE 1.

INSTALLATION ON NUTS & WASHERS

NOTE:
ATTACHMENTS TO ADJACENT TRIMMERS MAY BE MADE AT PREPUNCHED SCREW HOLES OR WITH SELF TAPPING SCREWS (#12 AT EDGES, #10 AT FACE).



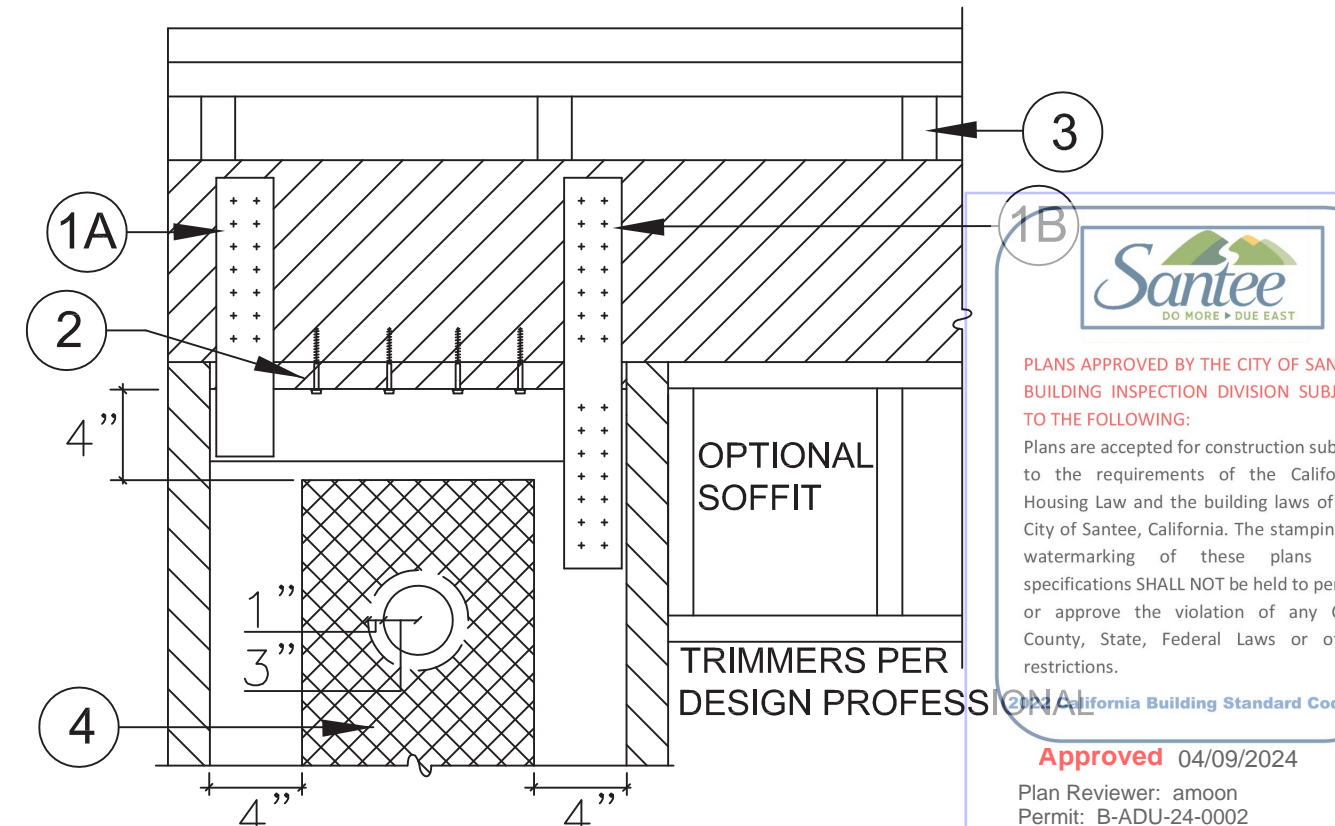
SECTION B

SECTION A

1. TRIMMERS PROVIDE FULL BEARING FOR HEADER ABOVE, DESIGN AND CONNECTIONS BY BUILDING DESIGN PROFESSIONAL.
2. 6x HEADER.
3. WOOD MEMBERS FOR BACKING MAY BE INSERTED VERTICALLY OR HORIZONTALLY IN THE PANEL CAVITY AS NEEDED.
4. WOOD MEMBER FLUSH TO FACE OF WALL FOR BACKING AS NEEDED.

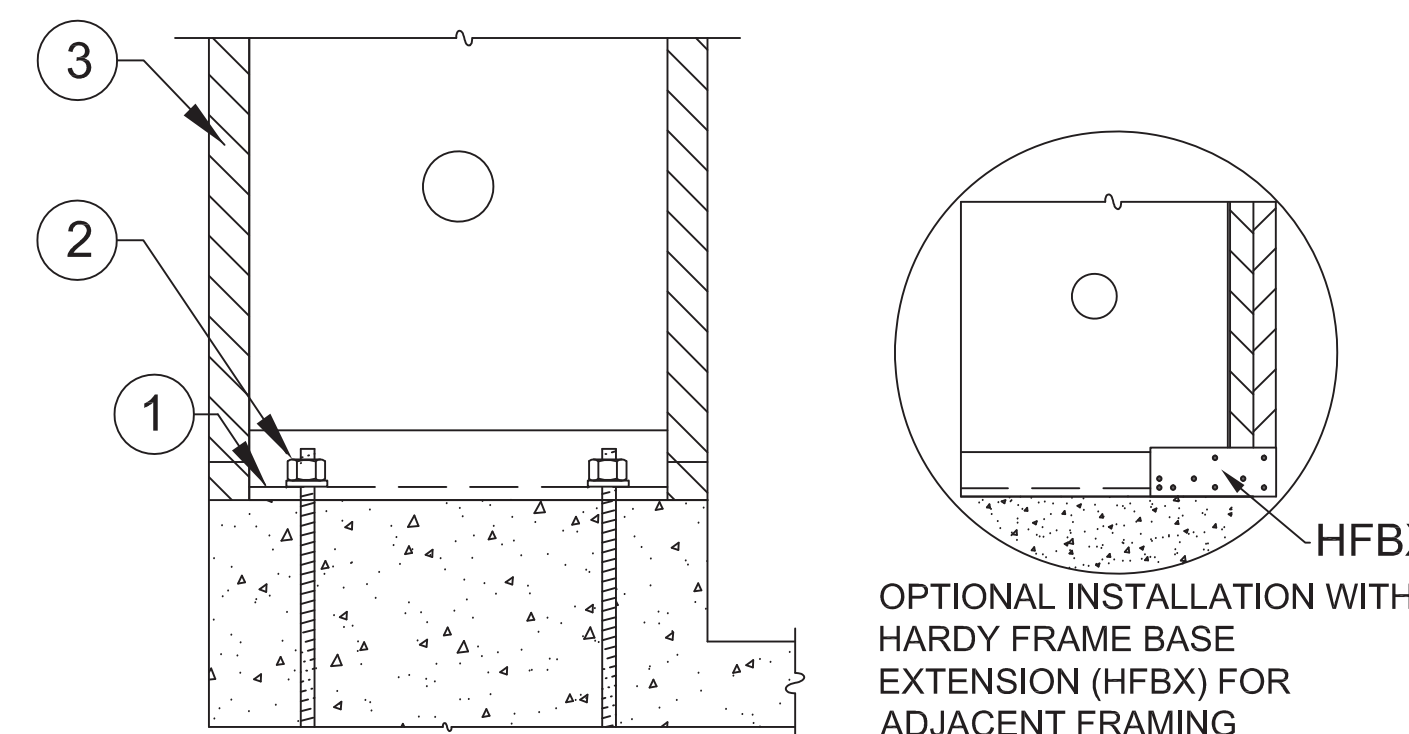
6x HEADER ABOVE-SECTIONS

NOTE:
TO PREVENT DRILLING ADDITIONAL HOLES ORIENT THE PANEL CAVITY TOWARD THE FIXTURE BEING INSTALLED.



1. (A) PRE-WELDED STRAPS ARE PROVIDED ON 78" AND 79-1/2" PANEL HEIGHTS. THEY ARE AVAILABLE FOR OTHER HEIGHTS UPON REQUEST. (B) FIELD INSTALLED STRAPS WITH SELF TAPPING SCREWS ARE PERMITTED. THE DESIGN AND CONNECTION IS BY THE DESIGN PROFESSIONAL.
2. A 2x WOOD FILLER WITH 1/4"x4-1/2" (MIN.) WS SCREWS IS PERMITTED.
3. WHEN CRIPPLE STUDS OCCUR, SHEAR TRANSFER DESIGN TO BE PER THE BUILDING DESIGN PROFESSIONAL.
4. A 1" DIA. HOLE MAY BE ADDED IN THE PANEL FACE WHEN IT IS LOCATED IN THE UPPER HALF OF THE PANEL HEIGHT AND IS 4" MINIMUM FROM ANY EDGE. FOR PANELS MORE THAN 12" WIDE, ADDITIONAL HOLES MUST BE OFFSET 1" MINIMUM FROM THE 3" DIA. PREPUNCHED HOLE. FOR HOLES LARGER THAN 1" DIAMETER OR TO ADD MORE THAN ONE HOLE CONTACT MITEK HARDY FRAME TECHNICAL SUPPORT AT (800) 754-3030.

TOP CONNECTION TO HEADER



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. ADJACENT FRAMING OPTIONAL U.N.O. BY BUILDING DESIGN PROFESSIONAL.

INSTALLATION ON CURB

HFX PANELS 78 IN. THROUGH NOMINAL 13 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter ¹ (in)	Top Screw Qty ² (ea)	Screw Qty Available at Edges (ea) ³
HFX-12,15,18,21 & 24x78	78	3-1/2	1-1/8	9" Width = 5	4
HFX-9x79.5	79-1/2			12" Width = 6	
HFX-12,15,18,21 & 24x8	92-1/4			15" Width = 8	
HFX-9x8	93-3/4			18" Width = 10	5
HFX-12,15,18,21 & 24x9	104-1/4			21" Width = 12	
HFX-12,15,18,21 & 24x10	116-1/4			24" Width = 14	
HFX-15,18,21 & 24x11	128-1/4	3-1/2	1-1/8	15" Width = 8	6
HFX-15,18,21 & 24x12	140-1/4			18" Width = 10	
HFX-15,18,21 & 24x13	152-1/4			21" Width = 12	7
HFX-15,18,21 & 24x14	164-1/4	24" Width = 14	8		

BALLOON PANELS 14 FEET THROUGH 20 FEET

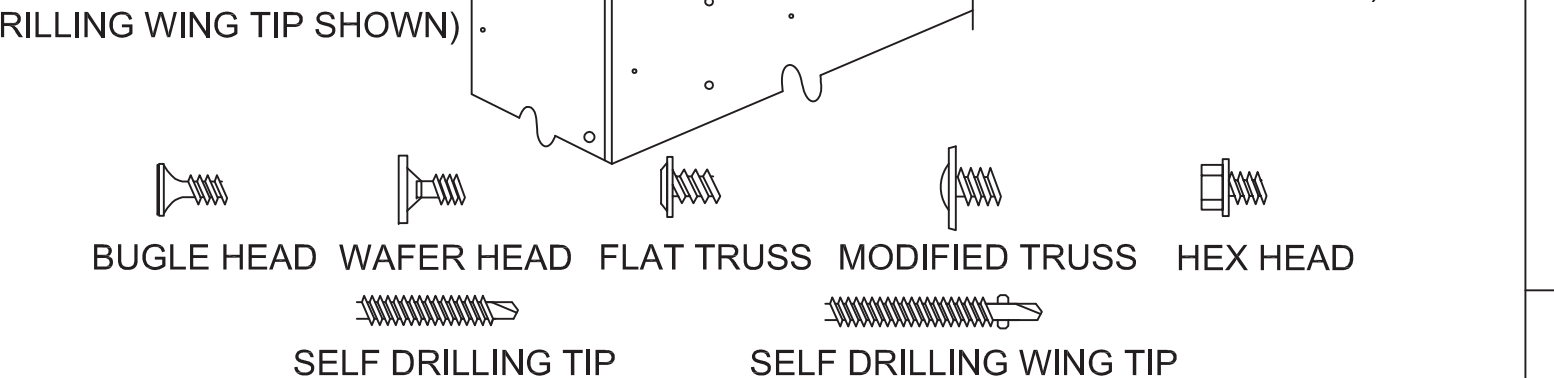
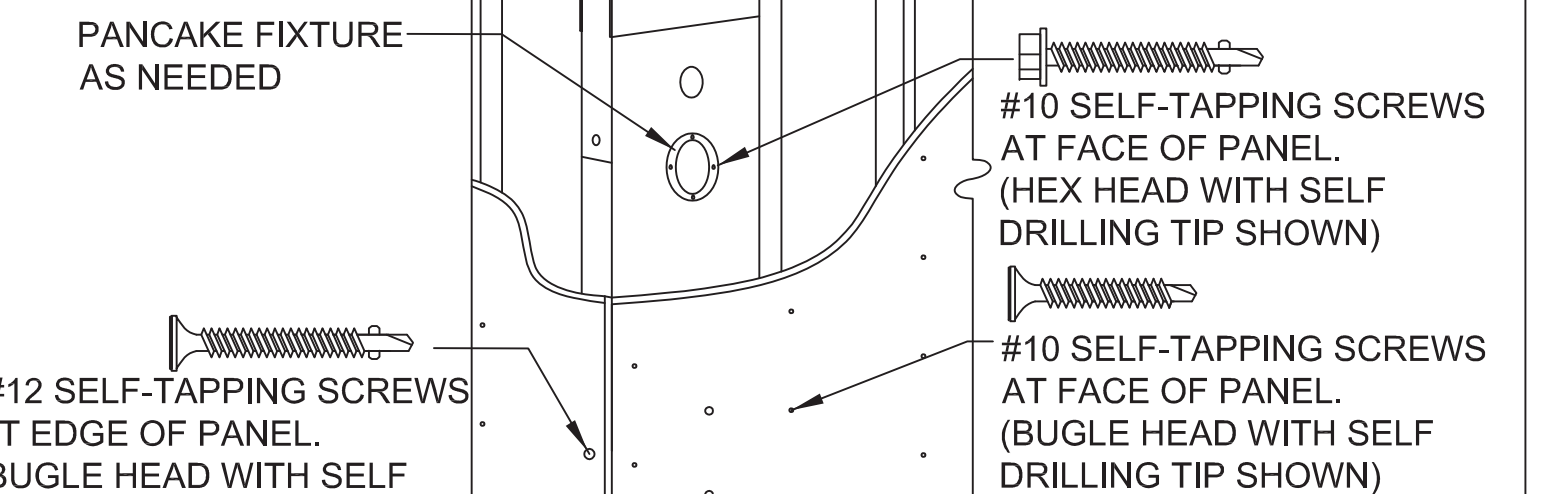
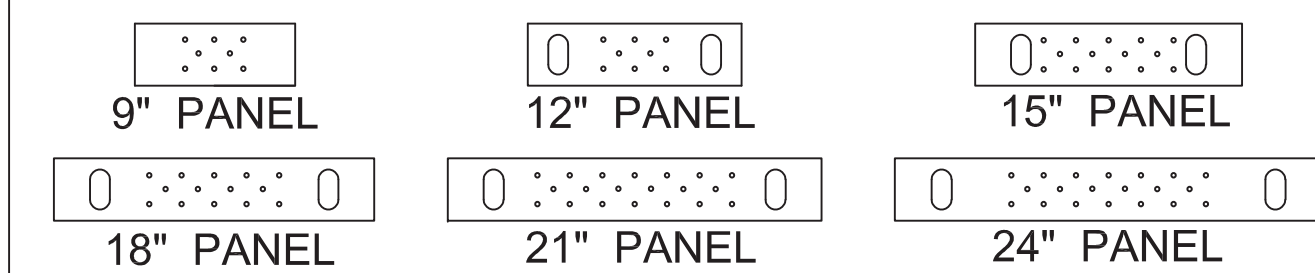
Model Number	Net Height (in)	Depth (in)	Hold Down Diameter ¹ (in)	Top Screw Qty ² (ea)	Screw Qty Available at Edges (ea) ³		
HFX-15,18,21 & 24x14	164-1/4	3-1/2	1-1/8	15" Width = 8	6		
HFX-15,18,21 & 24x15	176-1/4			18" Width = 10			
HFX-15,18,21 & 24x16	188-1/4			21" Width = 12	7		
HFX-15,18,21 & 24x17	200-1/4			24" Width = 14			
HFX-15,18,21 & 24x18	212-1/4			3-1/2	1-1/8	15" Width = 8	6
HFX-15,18,21 & 24x19	224-1/4					18" Width = 10	
HFX-15,18,21 & 24x20	236-1/4	21" Width = 12	8				

TABLE NOTES

1. FOR STD OR HS GRADE HOLD DOWN ANCHOR BOLTS CONNECT TO THE PANEL BASE WITH HARDENED ROUND WASHERS BELOW GRADE 8 NUTS. ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS ON EACH BOLT. ALTERNATE NUTS ARE 2H HEAVY HEX.
2. 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHED DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS IS REQUIRED AT THE PANEL EDGES WHEN INSTALLING A FILLER ABOVE THE TOP CHANNEL THAT IS GREATER THAN 1-1/2" OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

INSTALLATION INSTRUCTIONS

1. WHEN INSTALLING ON CONCRETE CONNECT WITH (1 EA) HARDENED ROUND WASHER BELOW (1 EA) GRADE 8 NUT, SECURE WITH A DEEP SOCKET (RECOMMENDED) UNTIL SNUG TIGHT. ALTERNATE WASHERS AND NUTS ARE PROVIDED IN TABLE NOTE 1.
2. INSTALLATION ON CONCRETE PROVIDES THE HIGHEST ALLOWABLE VALUES. CONFIRM WITH THE DESIGN PROFESSIONAL BEFORE INSTALLING ON OTHER SUPPORTING SURFACES.
3. USE 1/4"x4-1/2" MITEK® PRO SERIES™ WS SCREWS AT TOP CONNECTIONS WITH A 2x FILLER. IF THE TOP OF PANEL IS IN DIRECT CONTACT WITH THE COLLECTOR ABOVE (TOP PLATES, HEADER, BEAM, ETC.) USE 1/4 x 3" (MIN) FOR INSTALLATIONS WITH A FILLER GREATER THAN 1-1/2" ABOVE, OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL, ADJACENT KING POSTS TO BRACE THE OUT-OF-PLANE HINGE CAN BE CONNECTED WITH 1/4" DIA. SCREWS THROUGH PRE-PUNCHED HOLES AT THE PANEL EDGES.



NOTES:

- SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH # 10 SELF-TAPPING SCREWS SPACED NO LESS THAN 2-1/4" OC.
- ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH # 12 SELF-TAPPING SCREWS.
- STRUCTURAL CONNECTIONS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL.
- STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED 12 GAUGE.

REVISIONS DATE

FRAMING DETAILS - HFX PANELS

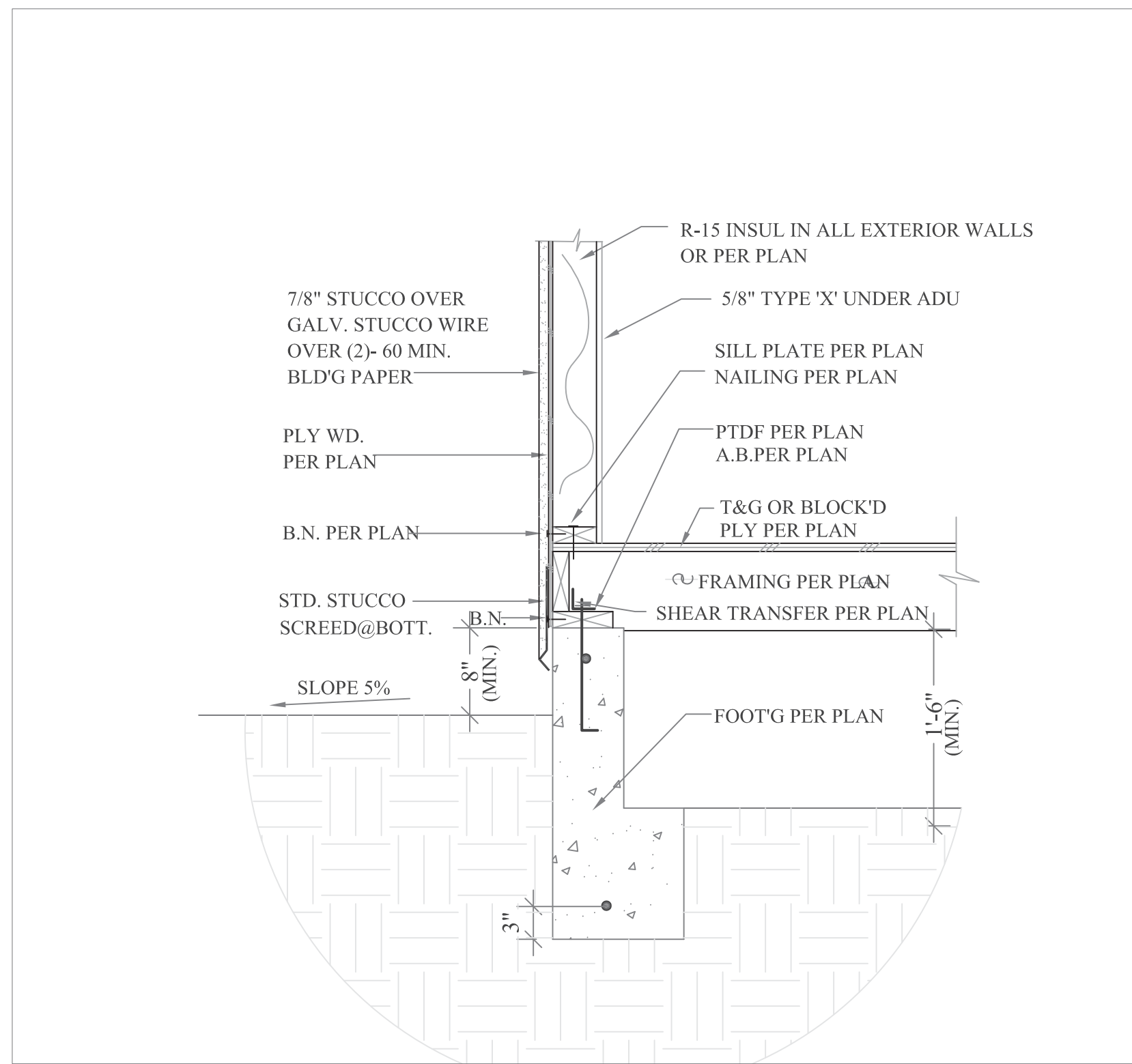
THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH MITEK® HARDY FRAME® PRODUCTS

HARDY FRAME SHEAR WALL SYSTEMS
16023 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
(800) 325-8075
WWW.HARDYFRAME.COM

Mitek

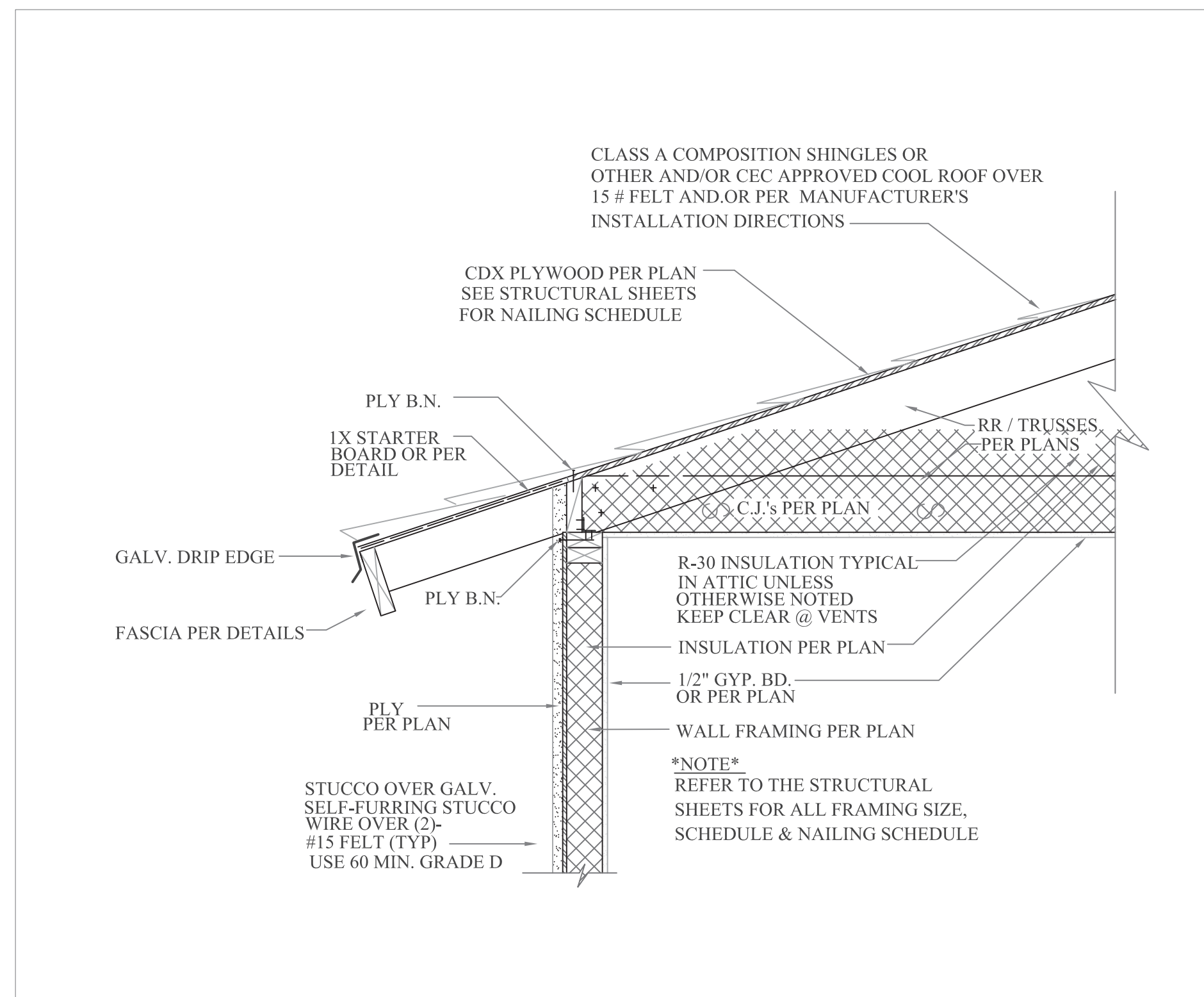
DATE:
1-1-2023

HFX2
SHT 20 OF 24 SHTS



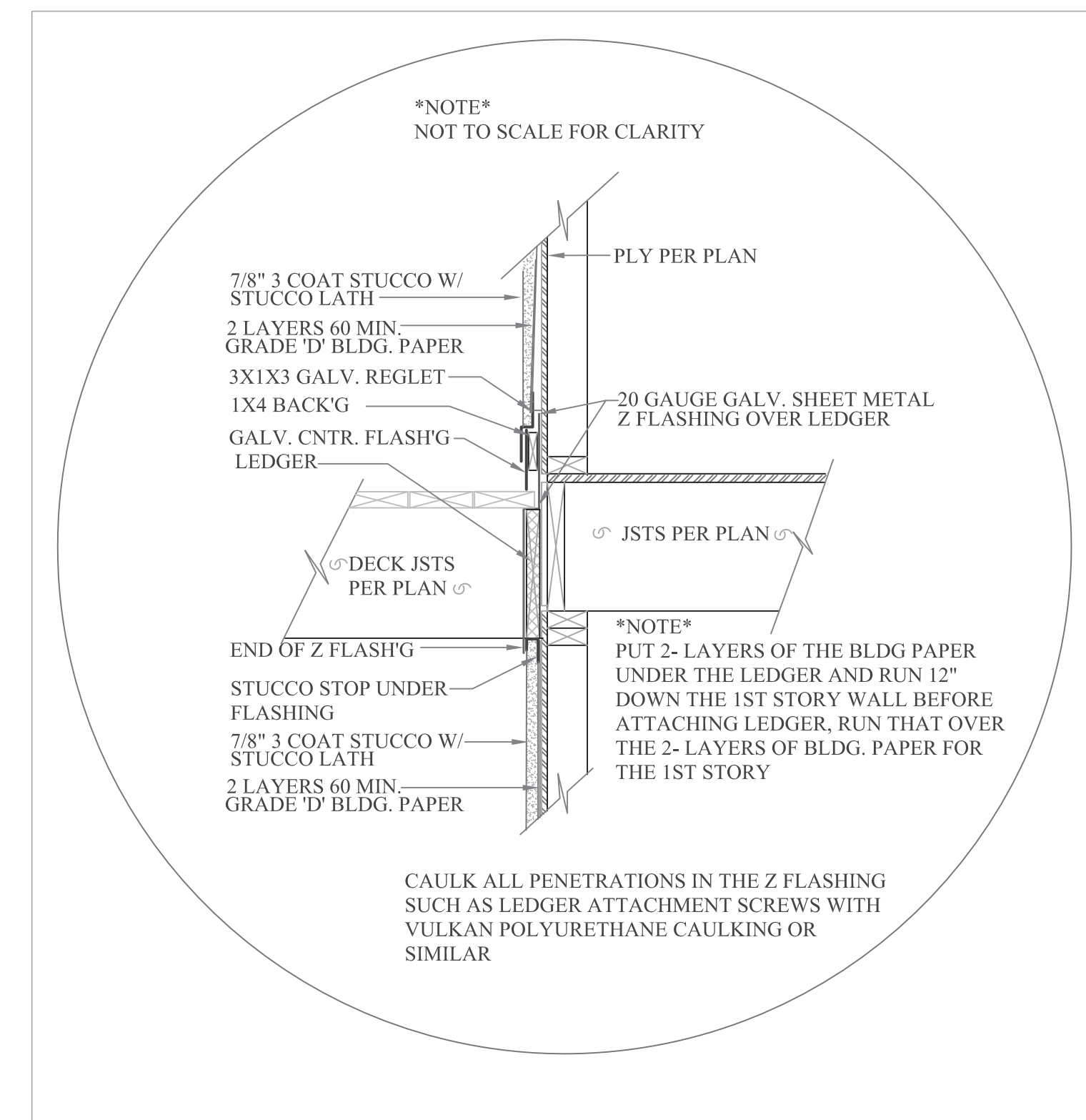
EXTERIOR WALLS

ARCHITECTURAL DETAIL



ROOF TO WALL FINISHES

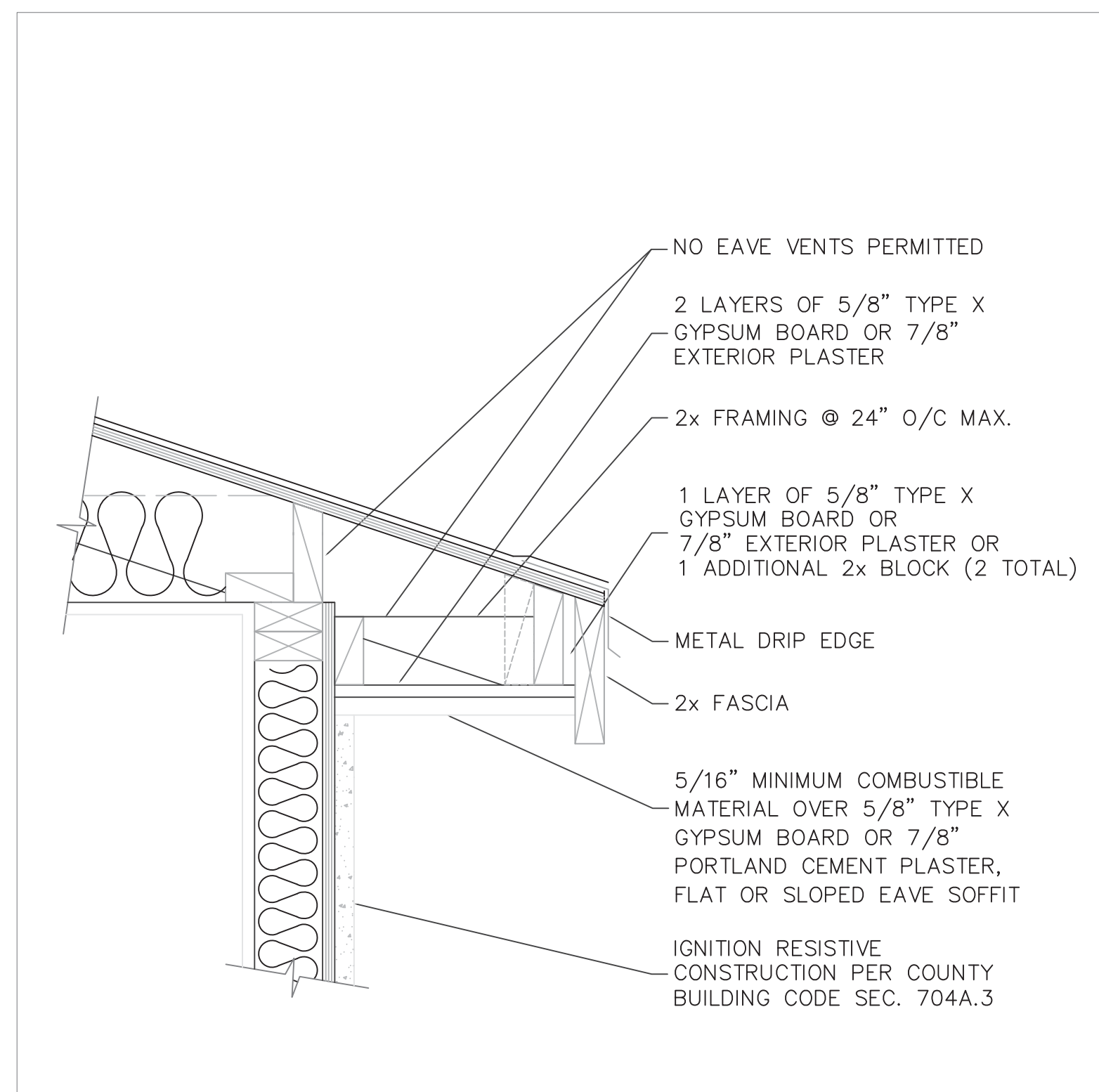
ARCHITECTURAL DETAIL



DECK LEDGER TO HOUSE

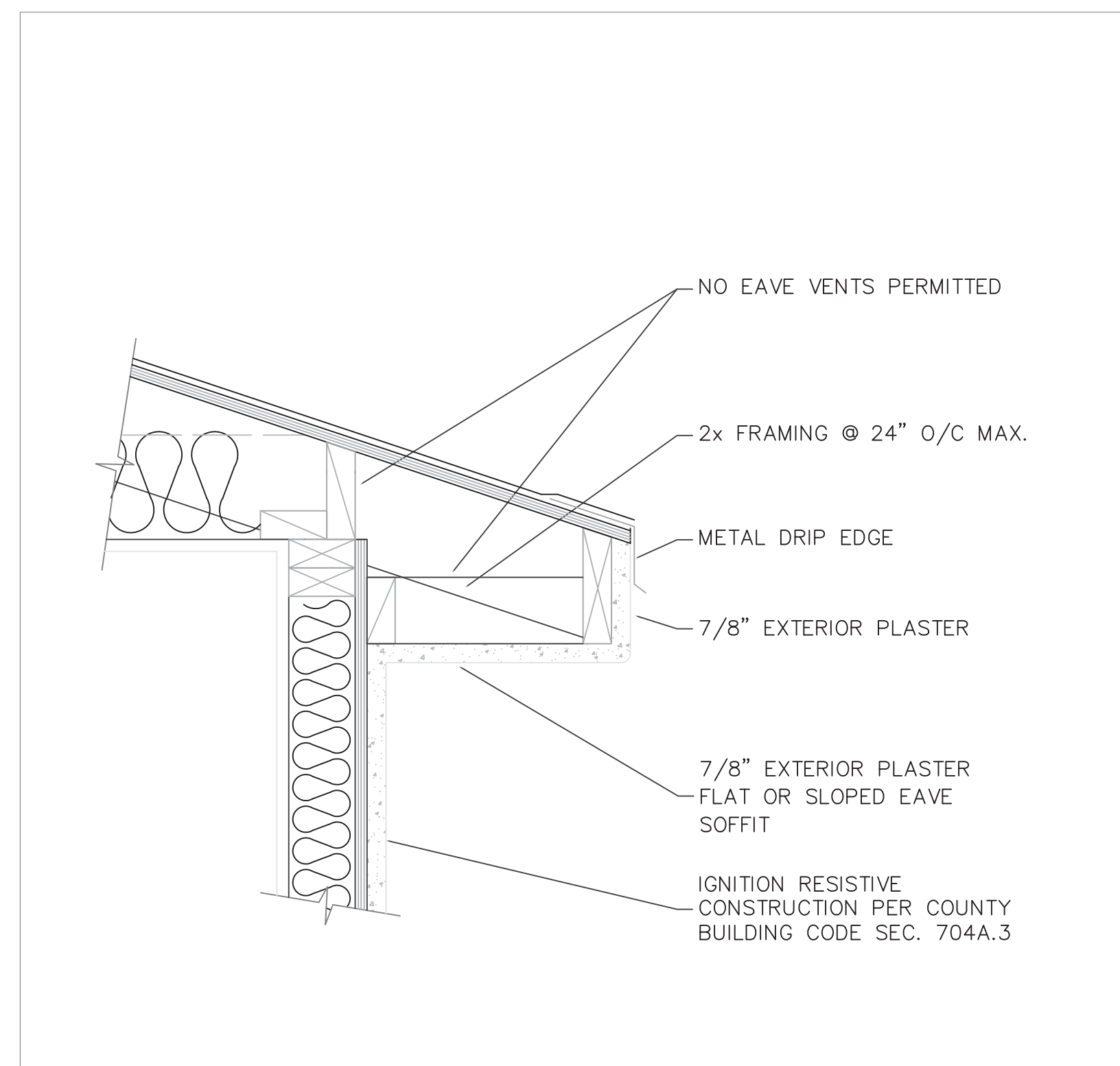
ARCHITECTURAL DETAIL

1"=1'-0"



RECOMMENDED EAVE TYPE OPTION 1

ARCHITECTURAL DETAIL



RECOMMENDED EAVE TYPE OPTION 2

ARCHITECTURAL DETAIL

One-Hour Fire Resistance Assembly

ICC-ES®/APA® ESR-1336

FIRE ASSEMBLY COMPONENTS

- Min. 2 3/4" thick tongue and groove sheathing (exterior glue), installed with long edge perpendicular to joist length, staggered one joist spacing with adjacent sheets, and glued to joists with construction adhesive.
- BCI Joists at 24" o.c. or less.
- Two layers 5/8" Type X or two layers 1/2" Type C gypsum board, installed per Figures 2 or 3 of ICC-ES®/APA® ESR-1336.

SOUND ASSEMBLY COMPONENTS
 When constructed with resilient channels

- Add carpet & pad to fire assembly:
- Add 3 1/2" glass fiber insulation to fire assembly:
- Add an additional layer of minimum 5/8" sheathing and 9 1/2" glass fiber insulation to fire assembly:

STC-54	IIC-68	or
STC-55	IIC-46	or
STC-61	IIC-50	

Boise Cascade EWP - Western Specifier Guide - 3/14/2013, rev 9/15/202

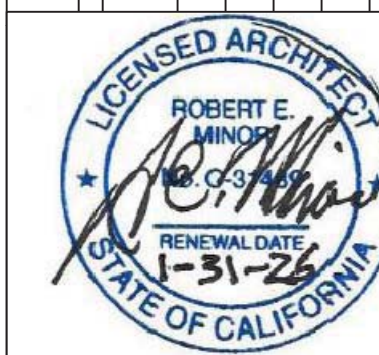
1 HOUR FIRE RESISTANCE ASSEMBLY &

STC-IIC RATED FLOOR OPTIONS
 USE THE FIRST OR THE THIRD
 SEE SHEET 10, DET. FE1

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
 Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Law or other restrictions.
 2022 California Building Standard Codes
 Approved 04/09/2024
 Plan Reviewer: amoon
 Permit: B-ADU-24-0002



DATE:
 REVISIONS:



ARCHITECT: R.E. MINOR & ASSOCIATES (REMA)
 1281 HANSON WAY, RAMONA, CA, 92065

REMA TELEPHONE # (619) 865-7237

PROJECT: LA MAGNA ADU
 ADDRESS: 9257 MASSOT AVENUE, SANTEE CA 92071

SHEET NO.

S14

21 OF 24SHTS.

Table of Western Product Profiles showing various joist sizes and their dimensions.



BCI Joist Architectural Specifications

Scope: This work includes the complete furnishing and installation of all BCI Joists as shown on the drawings, herein specified and necessary to complete the work.
Design: The BCI Joists shall be sized and detailed to fit the dimensions and loads indicated on the plans. All designs shall be in accordance with allowable values and section properties developed in accordance with ASTM D5655 and listed in the governing code evaluation service's report.
Storage and installation: The BCI Joists, if stored prior to erection, shall be stored in a vertical and level position and protected from the weather. They shall be handled with care so they are not damaged.
The BCI Joists are to be installed in accordance with the plans and the Boise Cascade Engineered Wood Products Installation Guide. Temporary construction loads which cause stresses beyond design limits are not permitted. Erection bracing shall be provided to keep the BCI Joists straight and plumb as required and to assure adequate lateral support for the individual BCI Joists and the entire system until the sheathing material has been applied.
Codes: The BCI Joists shall be evaluated by a model code evaluation service.

Boise Cascade EWP - Western Specifier Guide - 3/14/2018, rev 9/15/2022

About Floor Performance

Homeowner's expectations and opinions vary greatly due to the subjective nature of rating a new floor. Communication with the ultimate user to determine their expectations is critical. Vibration is usually the cause of most complaints. Installing lateral bracing may help; however, squeaks may occur if not installed properly. Spacing the joists closer together does little to affect the perception of the floor's performance. The most common methods used to increase the performance and reduce vibration of wood floor systems is to increase the joist depth, limit joist deflections, glue and screw a thicker, longer one-groove subfloor, install the joists vertically plumb with level-bearing supports, and install a direct-attached ceiling to the bottom flanges of the joists.

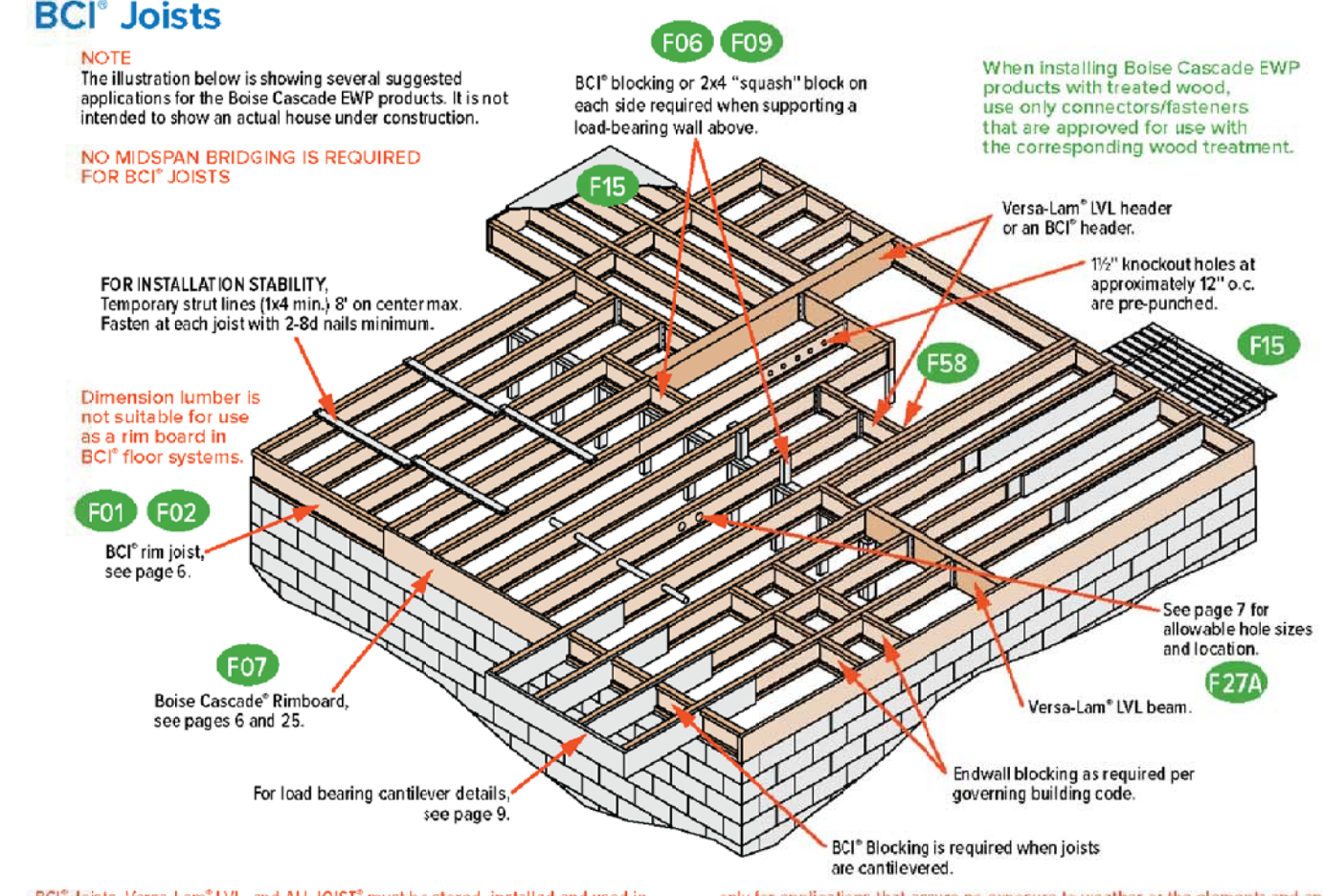
Table of Residential Floor Span Tables showing live load deflection limited to L/480 and L/360 for various joist sizes and spans.

- Span table is based on a residential floor load of 40 psf live load and 10 psf dead load (12 psf dead load for 90.0 joists).
Span tables assume that minimum joist-to-joist sheathing is glued and nailed to joists for composite joist spans at 32" o.c. require sheathing rated for such spacing - 1/2" plywood OSB.
Span values represent the most conservative of simple or multiple span applications. Analyze multiple span joists with BC Calc sizing software if the length of any span is less than half the length of an adjacent span.
Span values are the maximum allowable clear distance between supports.

One-Hour Fire Resistance Assembly

Diagram and text for One-Hour Fire Resistance Assembly showing ICC-ES ESR-1936 fire assembly components and sound assembly components.

Boise Cascade EWP - Western Specifier Guide - 3/14/2018, rev 9/15/2022



NOTE: The illustration below is showing several suggested applications for the Boise Cascade EWP products. It is not intended to show an actual house under construction.
NO MIDSPAN BRIDGING IS REQUIRED FOR BCI JOISTS.
BCI blocking or 2x4 "squeak" block on each side required when supporting a load-bearing wall above.
When installing Boise Cascade EWP products with treated wood, use only connectors/fasteners that are approved for use with the corresponding wood treatment.

SAFETY WARNING: DO NOT ALLOW WORKERS ON BCI JOISTS UNTIL ALL HANGERS, BCI RIM JOISTS, RIM BOARDS, BCI BLOCKING PANELS, X-BRACING AND TEMPORARY 1x4 STRUT LINES ARE INSTALLED AS SPECIFIED BELOW. SERIOUS ACCIDENTS CAN RESULT FROM INSUFFICIENT ATTENTION TO PROPER BRACING DURING CONSTRUCTION. ACCIDENTS CAN BE AVOIDED UNDER NORMAL CONDITIONS BY FOLLOWING THESE GUIDELINES:
Build a braced end wall at the end of the bay, or permanently install the first eight feet of BCI Joists and the first course of sheathing. An alternate, temporary sheathing may be nailed to the first four feet of BCI Joists at the end of the bay.
All hangers, BCI rim joists, rim boards, BCI blocking panels, and x-bracing must be completely installed and properly nailed as each BCI Joist is set.
Install temporary 1x4 strut lines at no more than eight feet on center as additional BCI Joists are set. Nail the strut lines to the sheathed area, or braced end wall, and to each BCI Joist with two 8d nails.
The ends of cantilevers must be temporarily secured by strut lines on both the top and bottom flanges.
Straighten the BCI Joists to within 1/4 inch of true alignment before attaching strut lines and sheathing.
Remove the temporary strut lines only as required to install the permanent sheathing.
Failure to install temporary bracing may result in sideways buckling or roll-over under light construction loads.
Do not stack construction materials (sheathing, drywall, etc.) in the middle of BCI Joist spans, contact Boise Cascade EWP Engineering for proper storage and shipping information.

Product Handling to and at Job Sites: There are some differences between engineered wood products and traditional lumber products in terms of product handling. Avoid handling and storing BCI Joists in the flat direction. Versa-Lam LVL is denser and due to the coating applied to the surface, can be more apt to slide. Please consider these differences when transporting and handling engineered wood products.

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Additional floor framing details available with BC Framers software. Includes diagrams for End Bearing Details, Intermediate Bearing Details, and Lateral Support.

Boise Cascade EWP - Western Specifier Guide - 3/14/2018, rev 9/15/2022

BCI Joists are manufactured with 1 1/2" round perforated knockouts in the web at approximately 12" on center. Includes diagrams for hole location, minimum distance from support, and large rectangular holes in BCI joists.

Boise Cascade EWP - Western Specifier Guide - 3/14/2018, rev 9/15/2022

Large Rectangular Holes in BCI Joists. Includes diagrams for single span joist and multiple span joist, and a table for hole size based on maximum uniform load.

Boise Cascade EWP - Western Specifier Guide - 3/14/2018, rev 9/15/2022

DATE: REVISIONS:
Licensed Architect: Robert E. Minor, State of California, Renewal Date 1-31-26

ARCHITECT: R.E. MINOR & ASSOCIATES (REMA)
1281 HANSON WAY, RAMONA, CA, 92065
REMA TELEPHONE # (619) 865-7237

PROJECT: LA MAGNA ADU
ADDRESS: 9257 MASSOT AVENUE, SANTEE, CA 92071
SHEET NO.
22 OF 24 SHTS.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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 Input File Name: Goldfinch - 2024.rbc22x
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01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	
01	Project Name	Goldfinch St. ADU 2024																		
02	Run Title	Title 24 Analysis																		
03	Project Location	3222 Goldfinch Avenue																		
04	City	San Diego																		
05	Zip Code	92103																		
06	Climate Zone	7																		
07	Building Type	Single Family																		
08	Project Scope	Partly Constructed																		
09	Additional Cond. Floor Area (ft ²)	0																		
10	Existing Cond. Floor Area (ft ²)	n/a																		
11	Total Cond. Floor Area (ft ²)	0																		
12	ADU Bedrooms Count	1																		
13	Standard Design PV Capacity (kW)	2.07																		
14	PV System sized to ZEP/Net Zero	2.07/19.9																		

COMPLIANCE RESULTS

01 This building Incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.

02 This building Incorporates one or more Special Features shown below.

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Energy Design Rating	Energy Design Rating			Compliance Margin		
	Source Energy (kBtu/ft ² -yr)	Efficiency ¹ EDC (EPC/ft ² -yr)	Total ² EDC (EPC/ft ² -yr)	Source Energy (kBtu/ft ² -yr)	Efficiency ¹ EDC (EPC/ft ² -yr)	Total ² EDC (EPC/ft ² -yr)
Standard Design	34.6	47.1	12.6			
Proposed Design	33.5	46.7	13.2	0.9	2.4	1.1

HERS¹ PASS

¹Efficiency EDC indicates improvements like a better building envelope and more efficient equipment.
²Total EDC includes efficiency and demand response measures such as demand-side PV systems and batteries.
 Building complies when source energy efficiency (EPC) total compliance margins are greater than or equal to zero and unmet load hours are not exceeded.

Standard Design PV Capacity: 2.07 kW
 PV System sized to ZEP/Net Zero: 2.07/19.9

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Energy Use Summary	Standard Design Source Energy (kBtu/ft ² -yr)	Standard Design TDV Energy (kBtu/ft ² -yr)	Proposed Design Source Energy (kBtu/ft ² -yr)	Proposed Design TDV Energy (kBtu/ft ² -yr)	Compliance Margin (EPC)	Compliance Margin (EPC)
Space Heating	0.15	0.03	0.02	2.55	-0.27	-2.24
Space Cooling	1.02	21.09	0.9	20.66	0.12	0.56
IAQ/Ventilation	0.47	5.08	0.47	5.08	0	0
Water Heating	2.6	29.13	2.34	24.0	0.48	4.59
Self Utilization/Recycling Credit						
Efficiency Compliance Total	4.24	55.44	3.83	53.07	0.81	2.87
Photovoltaics	3.34	46.3	3.34	46.3		
Battery						
Flexibility						
Indoor Lighting	1.1	11.36	1.1	11.36		
Appl. & Cooking	4.22	35.81	4.19	35.51		
Plug Loads	6.52	68.8	6.52	68.8		
Outdoor Lighting	0.21	2.01	0.21	2.01		
TOTAL COMPLIANCE	12.95	83.42	12.63	86.72		

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Energy Use Intensity	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Compliance Margin (kBtu/ft ² -yr)	Margin Percentage
Gross EUI ¹	71.37	70.9	0.47	2.2
Net EUI ²	5.37	4.9	0.47	8.75

Notes:
 1. Gross EUI is Energy Use Intensity (including PV) for the Building Area.
 2. Net EUI is Energy Use Intensity (including PV) for the Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kW)	Exception	Module Type	Array Type	Power Electronics	OT	Ashtray (kg)	Tilt Invert	Array Angle (deg)	Tilt (ft in 100)	Inverter Eff (%)	Annual Solar Access (%)
3.02	NA	Standing (E-1/Ph)	Grid	none	0	150-200	0-30	n/a	<=12	96	96

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Ceiling has high level of insulation
- Northwest Energy Efficiency Alliance (NEEA) rated hot water 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 certified HERS rater as a condition for meeting the modeled energy performance for this computer analysis. Additional details is provided in the building tables below. Registered CPREs and CPREs are required to be completed in the HERS Registry.

- Indoor air quality ventilation
- Water energy load
- Verified hot water rated heating capacity

Registration Number: 225-9010726118-000-000-0000000-0000
 Registration Date/Time: 2024-03-08 20:18:04
 HERS Provider: CalCERTS, Inc.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Report Version: 2022.6.000
 Schema Version: rev 20220901
 Report Generated: 2024-03-07 19:36:40

Registration Number: 225-9010726118-000-000-0000000-0000
 Registration Date/Time: 2024-03-08 20:18:04
 HERS Provider: CalCERTS, Inc.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Report Version: 2022.6.000
 Schema Version: rev 20220901
 Report Generated: 2024-03-07 19:36:40

Registration Number: 225-9010726118-000-000-0000000-0000
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Registration Number: 225-9010726118-000-000-0000000-0000
 Registration Date/Time: 2024-03-08 20:18:04
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01	02	03	04	05	06	07
01	Project Name	Goldfinch St. ADU 2024				
02	Conditioned Floor Area (ft ²)	695				
03	Number of Dwelling Units	1				
04	Number of Bedrooms	2				
05	Number of Zones	1				
06	Number of Ventilation Coefficients	0				
07	Number of Water Heating Units	1				

ZONE INFORMATION

01	02	03	04	05	06	07
01	Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1
02	ADU Zone	Conditioned	Autoclave mini split heat	695	0	DRW Sys 1

OPAQUE SURFACES

01	02	03	04	05	06	07	08
01	Name	Zone	Construction	Ashtray	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)
02	front (E) ADU Exterior Wall	ADU Zone	R-15 Wall	0	Front	215.1	33.3
03	rear (W) ADU Exterior Wall	ADU Zone	R-15 Wall	180	Left	223.3	48
04	rear (W) ADU Exterior Wall	ADU Zone	R-15 Wall	330	Back	265.3	20
05	right (E) ADU Exterior Wall	ADU Zone	R-15 Wall	0	Right	223.3	48.3
06	ADU Roof	ADU Zone	R-30 Roof/Attic	n/a	n/a	695	n/a
07	Floor over garage/walkup	ADU Zone	R-13 Floor No Crawlspace	n/a	n/a	695	n/a
08	front (W) garage/walkup	ADU Zone	R-0 Wall	330	Back	335	56
09	left (W) garage/walkup	ADU Zone	R-0 Wall	0	Right	223.3	0
10	rear (E) garage/walkup	ADU Zone	R-0 Wall	90	Front	335	35

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OPAQUE SURFACES - CONTINUED

01	02	03	04	05	06	07	08	09	10	11
01	Name	Zone	Construction	Ashtray	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)		
02	right (E) garage/walkup	ADU Zone	R-0 Wall	0	Right	223.3	63	90		

OPAQUE SURFACES - CONTINUED

01	02	03	04	05	06	07	08	09	10	11
01	Name	Zone	Construction	Ashtray	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)		
02	left (W) ADU Exterior Wall	ADU Zone	R-0 Wall	0	Left	180	0	90		

ATRIC

01	02	03	04	05	06	07	08	09	10	11
01	Name	Construction	Type	Roof Rise (ft in 12)	Roof Slope/Class	Roof Emissivity	Radiant Barrier	Cool Roof		
02	Attic ADU Zone	Attic Roof/ADU Zone	Ventilated	3	0.1	0.05	Yes	No		

REINVESTMENT / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
01	Name	Type	Surface	Orientation	Ashtray	Height (ft)	Mult.	Area (ft ²)	U-Factor	SHGC	SHGC Source	Exterior Shading	
02	left (W) ADU Exterior Wall	Window	Front (E) ADU Exterior Wall	Front	90		1	6.3	0.3	NFRC	0.23	NFRC	Bag Screen
03	front door & pane-5	Window	Front (E) ADU Exterior Wall	Front	90		1	21	0.3	NFRC	0.23	NFRC	Bag Screen
04	bed2 win-B-1	Window	Front (E) ADU Exterior Wall	Front	90		1	4	0.3	NFRC	0.23	NFRC	Bag Screen
05	bed2 win-B-2	Window	Front (E) ADU Exterior Wall	Front	90		1	4	0.3	NFRC	0.23	NFRC	Bag Screen
06	right (E) ADU Exterior Wall	Window	Right (E) ADU Exterior Wall	Right	0		3	42	0.3	NFRC	0.23	NFRC	Bag Screen
07	great room	Window	Right (E) ADU Exterior Wall	Right	0		3	42	0.3	NFRC	0.23	NFRC	Bag Screen
08	workshop	Window	Right (E) ADU Exterior Wall	Right	0		3	42	0.3	NFRC	0.23	NFRC	Bag Screen
09	workshop	Window	Right (E) ADU Exterior Wall	Right	0		3	42	0.3	NFRC	0.23	NFRC	Bag Screen

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REINVESTMENT / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
01	Name	Type	Surface	Orientation	Ashtray	Height (ft)	Mult.	Area (ft ²)	U-Factor	SHGC	SHGC Source	Exterior Shading	
02	bed2 win-B-3	Window	Front (E) ADU Exterior Wall	Front	90		3	4	0.3	NFRC	0.23	NFRC	Bag Screen
03	bed2 win-B-4	Window	Left (W) ADU Exterior Wall	Left	180		3	24	0.3	NFRC	0.23	NFRC	Bag Screen
04	bed3 win-B-1	Window	rear (W) ADU Exterior Wall	Back	270		3	4	0.3	NFRC	0.23	NFRC	Bag Screen
05	bed3 win-B-2	Window	rear (W) ADU Exterior Wall	Back	270		3	4	0.3	NFRC	0.23	NFRC	Bag Screen
06	bed3 win-B-3	Window	rear (W) ADU Exterior Wall	Back	270		3	4	0.3	NFRC	0.23	NFRC	Bag Screen
07	laundry room	Window	right (E) ADU Exterior Wall	Right	0		3	6	0.3	NFRC	0.23	NFRC	Bag Screen
08	laundry room	Window	right (E) ADU Exterior Wall	Right	0		3	6	0.3	NFRC	0.23	NFRC	Bag Screen
09	great room	Window	right (E) ADU Exterior Wall	Right	0		3	42	0.3	NFRC	0.23	NFRC	Bag Screen
10	workshop	Window	right (E) ADU Exterior Wall	Right	0		3	21	0.3	NFRC	0.23	NFRC	Bag Screen
11	workshop	Window	right (E) ADU Exterior Wall	Right	0		3	42	0.3	NFRC	0.23	NFRC	Bag Screen

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OPAQUE DOORS

01	02	03	04
01	Name	Side of Building	Area (ft ²)
02	big garage door	rear (E) garage/walkup	15
03	garage door	rear (E) garage/walkup	35

SLAB FLOORS

01	02	03	04	05	06	07	08
01	Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction
02	garage/walkup slab on grade	ADU Zone	70				

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.

Building Envelope:

§ 110.0(a)1 **Air Leakage.** Manufactured laminated, exterior doors, and exterior roll doors must limit leakage to 0.3 CFM per square foot or less when tested per NFRC 42, ASTM E283, or ASHRAE/ICC-705.4.2.4.4.2.1.1.

§ 110.0(a)2 **Labeling.** Manufactured products and exterior doors must have a label meeting the requirements of § 10-111(a).

§ 110.0(a)3 **Field fabricated exterior doors and fenestration products** must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.0-A, 110.0-B, or 110.0-C for exterior doors. They must be labeled and/or weatherstripped.

§ 110.0(b) **Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weatherstripped.

§ 110.0(c) **Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHG&S).

§ 110.0(d) **Insulation Requirements for Heated Glib Floors.** Heated slab floors must be installed per requirements of § 110.0(g).

§ 110.0(e) **Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.0(i) and be labeled per § 10-113 when the installation of a cool roof is specified on the plans.

§ 110.0(f) **Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.

§ 110.0(g) **Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attic climates zones 4 and R-10 one-weighted average U-factor not exceeding 0.08. Ceiling and rafter roof insulation R-22 insulation or wood frame ceiling, or area weighted average U-factor must not exceed 0.043. Rafter roof adhesions minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.

§ 110.0(h) **Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.

§ 110.0(i) **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 0.074 or less. Double non-vented assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.

§ 110.0(j) **Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.

§ 110.0(k) **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, also meet the requirements of § 110.0(g).

§ 110.0(l) **Vapor Retarder.** In climate zones 1 through 10, the earth floor or underneath crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 110.0(g).

§ 110.0(m) **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.

§ 110.0(n) **Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a minimum U-factor of 0.45, or area-weighted average U-factor of fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.0(a) **Pilot Lights.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.

§ 110.0(b) **Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.

§ 110.0(c) **Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-tight damper or combustion air control device.

§ 110.0(d) **Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.

Space Conditioning: Water Heating and Plumbing System:

§ 110.0(a) 110.3 **Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other isolated appliances must be certified by the manufacturer to the California Energy Commission.

§ 110.0(a) 110.3 **HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.

§ 110.0(b) **Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-out temperature for compression heating is higher than the cut-out temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.

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

§ 110.0(d) **Insulation.** Unvented propane water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.

§ 110.0(e) **Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.0 BHP per hour (21 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(a) 1G **Screw based luminaires.** Screw based luminaire must contain lamps that comply with Reference Joint Appendix JAB.

§ 150.0(a) 1H **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

§ 150.0(a) 1I **Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinets or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

§ 150.0(a) 1J **Interior Switches and Controls.** All forward phase dimmers used with LED light sources must comply with NEMA SSL 7A.

§ 150.0(a) 1K **Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.

§ 150.0(a) 1L **Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.

§ 150.0(a) 1M **Multiple Controls.** Controls must not bypass a dimmer, occupancy sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(a).

§ 150.0(a) 1N **Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.

§ 150.0(a) 1O **Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(a).

§ 150.0(a) 1P **Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one in-line luminaire must be controlled by an occupancy or vacancy sensor providing automatic shutoff functionality. Lighting inside drawers and cabinets with access fronts or doors must have controls that turn the light off when the drawer or door is closed.

§ 150.0(a) 1Q **Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.

§ 150.0(a) 1R **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 installed lighting.

§ 150.0(a) 1S **Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell or 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 all applicable requirements may be used to meet these requirements.

§ 150.0(a) 1T **Internally Illuminated Address Signs.** Internally illuminated address signs must comply with § 110.8 or consume no more than 5 watts of power.

§ 150.0(a) 1U **Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 150.0, 150.1, 150.4, 140.4, and 141.0.

Solar Readiness:

§ 110.10(a) 1 **Single-Family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcing agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b).

§ 110.10(a) 2 **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 Table 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 60 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 150 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.

§ 110.10(b) 1 **Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.

§ 110.10(b) 2 **Shading.** The solar zone must not contain any obstructions, including but not limited to vents, chimneys, architectural features, and roof-mounted equipment.

§ 110.10(b) 3 **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 back the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.

§ 110.10(b) 4 **Shading Design Leads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design leads for roof dead load and roof live load must be clearly indicated on the construction documents.

§ 110.10(c) **Interconnection Pathways.** The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conductors from the solar zone to the point of interconnection with the electrical service, and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

§ 110.10(d) **Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) must be provided to the enforcer.

§ 110.10(d) 1 **Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.

§ 110.10(d) 2 **Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double-pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5 **Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, nonvented cooking appliances, except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour, and pool and spa heaters.

§ 150.0(a) 1 **Building Cooling and Heating Loads.** Heating and cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume, the SMACNA Residential Comfort System Installation Standards Manual, or the ACCA Manual, using design conditions specified in § 150.0(b).

§ 150.0(a) 2 **Clearance.** Air conditioner and heat pump outdoor condensing units must have clearance of at least 18 inches from the outlet of any dryer.

§ 150.0(a) 3 **Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

§ 150.0(a) 4 **Water Piping, Solar Water-Heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be installed as specified in § 150.11 of the California Plumbing Code.

§ 150.0(a) 5 **Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and vents as required by § 110.3(b). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.

§ 150.0(a) 6 **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 the designated space and the water heater location, and a condensate drain no more than 2' higher than the base of the water heater.

§ 150.0(a) 7 **Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.6(a) 3 **Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 601.0 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.

§ 150.0(m) 1 **CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ASHRAE/ICC-900.2000 HVAC Duct Construction Standards Metal and Flexible for Fabrication. Portions of supply 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 (FAT) 14.3.9, do not require insulation. Connections of the air ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 223. The combination of mastic and other mesh tapes must be used to seal openings greater than 1/4". If mastic or tape is used, Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts, ducts installed in these spaces must not be compressed.

§ 150.0(m) 2 **Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures, joints and seams of duct systems and their components must not be sealed with cloth-backed adhesive duct tapes unless such tapes are used in combination with mastic and draw tapes/leakage sealant. Factory-fabricated duct systems must comply with applicable requirements for pressure sensitive tapes, mastics, sealants, and other requirements specified for duct construction.

§ 150.0(m) 3 **Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic shutoff damper.

§ 150.0(m) 4 **Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combination inlet and outlet openings and elevator shaft vents.

§ 150.0(m) 5 **Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, steel, metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as damage or painted with a water resistant and solar radiation-resistant coating.

§ 150.0(m) 6 **Porous Inner Core Flex Duct.** Porous inner core of flex ducts must have a non-porous, gasket or gasket barrier between the inner core and outer cover name.

§ 150.0(m) 7 **Duct System Sealing and Leakage Test.** When space conditioning systems use forced-air duct systems to supply conditioned air to an occupied space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.

§ 150.0(m) 8 **Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two-inch depth or one-inch depth if used per Reference 150.0-A. Clean-air pressure drop and labeling must meet the requirements of § 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 installed filters to and prevent air from bypassing the filter.

§ 150.0(m) 9 **Exceptions may apply.**

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(n) 1 **Space Conditioning System Airflow Rate and Fan Efficiency.** 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 at least 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency of 0.45 watts per CFM for gas flames air handlers and 0.38 watts per CFM for oil-fired. Small duct high velocity systems must provide an airflow of 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency of 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.

§ 150.0(n) 2 **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(n) 1.

§ 150.0(n) 3 **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(n) 1. 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/are closed and controlled per § 150.0(n) 3(a). CFI ventilation systems must have controls that back outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.0(n) 1.

§ 150.0(n) 4 **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 unit, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(n) 1(a).

§ 150.0(n) 5 **Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust, nonrecirculating kitchenhoods must have demand controlled exhaust system meeting requirements of § 150.0(n) 5(a) enclosed kitchens and bathrooms can use demand controlled or continuous exhaust meeting § 150.0(n) 5(b). Airflow must be measured by the installer per § 150.0(n) 5(c), and rated for sound per § 150.0(n) 5(d).

§ 150.0(n) 6 **Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(n) 1(c) must be measured by using a flow hood, flow pit, or other air flow measuring device at the fans inlet or outlet terminals as 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(n) 1.

§ 150.0(n) 7 **Field Verification and Diagnostic Testing.** Whole-dwelling unit ventilation airflow, vent/range hood airflow and sound rating, and HRV and ERV fan efficiency must be verified in accordance with Reference Residential Appendix RA3.7. Verified range hood must be verified per Reference Residential Appendix RA3.7.4.3 to confirm it is rated by IAHV or AHAM to comply with the airflow rates and sound requirements per § 150.0(n) 1(c).

Pool and Spa Systems and Equipment:

§ 110.4(a) **Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to meet all of the following compliance with the Appliance Efficiency Regulations and listing in MAEDS: 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 spa/gas heating.

§ 110.4(b) 1 **Piping.** Any pool or spa heating system or equipment must be installed with at least 3/8" inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in built-up connections to allow for future solar heating.

§ 110.4(b) 2 **Covers.** Outdoor pools or spas that have a hot tub pump or gas heater must have a cover.

§ 110.4(b) 3 **Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.

§ 110.5 **Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.

§ 150.0(p) **Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump speed, flow rate, zoning, 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(a) 1A **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, built-in vanity mirrors, and garage door openers, navigation lighting less than 5 watts, and lighting integral to drawer, cabinet, and linen closets with an input of at least 40 lumens per watt.

§ 150.0(a) 1B **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB.

§ 150.0(a) 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(a) 1D **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

§ 150.0(a) 1E **Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.

§ 150.0(a) 1F **Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hood) must meet the applicable requirements of § 150.0(n).

Santee
BUILDING INSPECTION DIVISION

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
Plans are accepted for construction subject to the requirements of the California Building Law and the building laws of the City of Santee, California. The stamping and watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Law or other restrictions.
2022 California Building Standard Codes
Approved: 04/09/2024
Plan Reviewer: amoon
Permit: B-ADU-24-0012

DATE: _____
REVISIONS: _____

ARCHITECT: R.E. MINOR & ASSOCIATES (REMA)
1281 HANSON WAY, RAMONA, CA, 92065
REMA TELEPHONE # (619) 865-7237

PROJECT: LA MAGNA ADU
ADDRESS: 9257 MASSOT AVENUE, SANTEE CA 92071

SHEET NO. _____
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24 OF 24 SHTS.