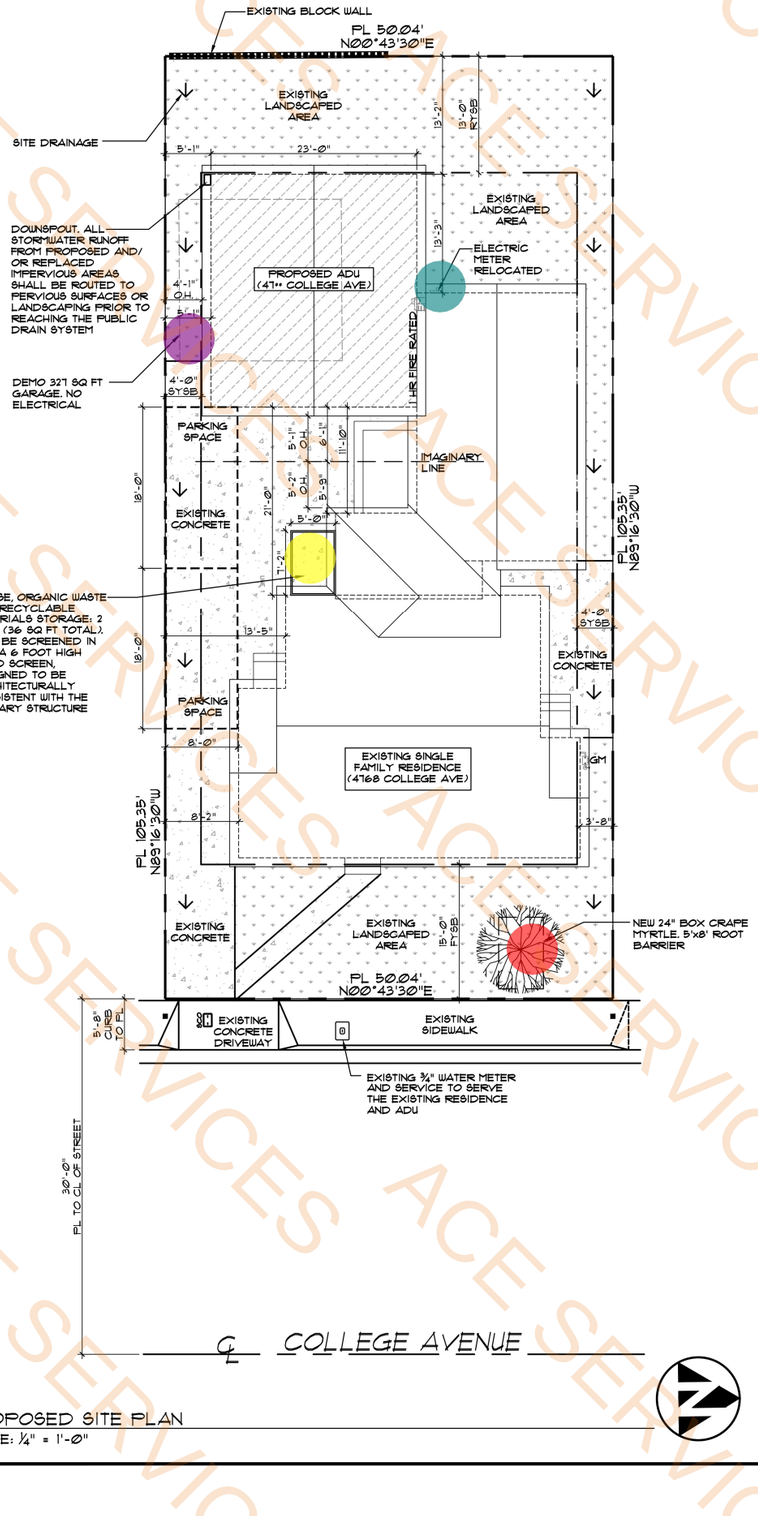


PROPOSED SITE PLAN

SCALE: ¼" = 1'-0"

EARTHWORK QUANTITIES:

CUT QUANTITIES:	2	CY'S
FILL QUANTITIES:	0	CY'S
IMPORT/ EXPORT:	0	CY'S
MAX CUT DEPTH:	1.5	FT
MAX FILL DEPTH:	0	FT

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THE SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGES TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 43.0131, 129.0104(a)(4), PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT NOT LIMITED TO STORMWATER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT

NO STRUCTURE SHALL BE ALLOWED IN EXISTING PUBLIC EASEMENTS

NO WORK SHALL BE DONE IN PERFORMED IN THE RIGHT OF WAY

TOTAL DISTURBANCE AREA:	598 SQ. FT.
EXISTING AMOUNT OF IMPERVIOUS AREA:	1944 SQ. FT.

- Remove Existing Garage Entirely (327 SF) & Lanscape Area Same SF — 1.0 EA
- Relocate Electric Meter — 1.0 EA
- 24" Box Crape Myrtle Tree (5' x 8' Root Barrier) — 1.0 EA
- Allowance For Material Storage (36 SF) — 1.0 EA

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORMWATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATERPOLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE STORMWATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPS.

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTRACTOR CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS A ℄ C. AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/ OR STOP WORK NOTICES.

6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE-TO ,CONSTRUCTION VEHICLES/ EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.

9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED ,AND INSTALLED TO THE SATISFACTION OF HE CITY RESIDENT ENGINEER.

15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10OR CAL TRANS FACT SHEET TC-01 PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

SHEET INDEX

TS-1	TITLE SHEET & SITE PLAN
TS-2	GENERAL NOTES
SV	SURVEY SITE PLAN
CBG1	CALIFORNIA GREEN BUILDING STANDARDS
CBG2	CALIFORNIA GREEN BUILDING STANDARDS
T24-1	TITLE 24 CALCS
T24-2	TITLE 24 CALCS
A-2.0	PROPOSED FLOOR PLAN
A-3.0	EXTERIOR ELEVATIONS
A-3.1	EXTERIOR ELEVATIONS
A-4.0	BUILDING SECTIONS / ROOF PLAN
SN1	STRUCTURAL NOTES
S1	FOUNDATION & FRAMING PLANS
D-1.0	STRUCTURAL DETAILS
D-2.0	STRUCTURAL DETAILS
D-3.0	FIRE RATING DETAILS
D-4.0	FIRE RATING DETAILS

2022 GREEN STANDARDS BUILDING CODE
2022 ELECTRICAL CODE
2022 PLUMBING CODE
2022 FIRE CODE
2022 CA BUILDING ENERGY EFFICIENCY STANDARDS

HERS NOTES:

1. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21 DIGIT REGISTRATION NUMBERED FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CFIR CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORM CF2R IS REVIEWED AND APPROVED.
2. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRS 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R . CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

REQUIRED SPECIAL FEATURES
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heaterr specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY
- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

DEFERRED SUBMITTAL:

ADU: DEFER 2.94 kWdc PHOTOVOLTAIC SOLAR

THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR THE CITY REVIEW AND APPROVAL

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND IN TO BE GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.

WATERING SCHEDULE:

TO PROPERLY WATER YOUR TREE, PLEASE FOLLOW THE RECOMMEND WATERING SCHEDULE:

-FIRST YEAR: WATER TREE 2 TIMES/ WEEK, USING 5-10 GALLONS EACH WATERING.

-SECOND YEAR: WATER TREE 2 TIMES/ MONTH, USING 10-15 GALLONS EACH WATERING

-THIRD YEAR: WATER TREE AT LEST 1 TIME/ MONTH, USING 10-15 GALLONS EACH WATERING

-YEARS AFTER: CONTINUE TO WATER THE TREE AT LEAST ONCE A MONTH, AND MORE FREQUENTLY DURING PERIODS OF HIGH TEMPERATURES OR SCARCE RAINFALL

THE COST OF WATERING YOUR TREE(S) WILL VARY DEPENDING ON THE SPECIES AND SIZE OF THE TREE AND COST IS ASSUMED BY THE RESIDENT/ PROPERTY OWNER

PROPERTY ADDRESS:
4768 COLLEGE AVE ADU
SAN DIEGO, CA 92115

SCOPE OF WORK:
PROPOSED ATTACHED TWO STORY ADU WITH 4 BEDROOMS AND 2 BATHS

DEMO EXISTING GARAGE (NO ELECTRIC OR GAS)

PROPERTY OWNER:
HELENA LOPEZ
4768 COLLEGE AVE ADU
SAN DIEGO, CA 92115

DESIGNER:
KBJ DESIGN GROUP
KIM JOHNSON
325 W. WASHINGTON ST, SUITE 2
SAN DIEGO, CA 92115
760-420-8485

LEGAL INFORMATION:
APN: 467-284-18-00
LOT # 32
SAN DIEGO SUBD: EL REY
SETBACKS:
FRONT YARD 15'-0"
SIDE YARD 4'-0"
REAR YARD 13'-0"

PROPERTY SUMMARY:

EXISTING RESIDENCE:	1616 SQ FT
DEMO GARAGE:	328 SQ FT
PROPOSED ADU:	
LOWER LEVEL:	598 SQ FT
UPPER LEVEL:	598 SQ FT
TOTAL:	1196 SQ FT
(SCHOOL FEE AREA 1196 SQ FT)	
STRUCTURE TOTAL:	2,812 SQ FT
LOT SIZE:	5,271 SQ FT
ALLOWED F.A.R.:	3,109.89 SQ FT - 59%
PROPOSED F.A.R.:	2,818 SQ FT - 23.4%
YEAR BUILT:	1987
OCCUPANCY	R3
TYPE OF CONSTRUCTION	V-B NON-SPRINKLERED

TWO STORY
-THE EXISTING RESIDENCE DOES NOT HAVE FIRE SPRINKLERS
-THE PROPOSED ADU IS NOT REQUIRED TO HAVE FIRE SPRINKLERS PER CITY OF SAN DIEGO BULLETIN RESD-3-4



VICINITY MAP
N.T.S.

REVISIONS	BY

KBJ DESIGN GROUP
RESIDENTIAL DESIGNS
325 W WASHINGTON ST STE 2
SAN DIEGO, CA 92103
KIM@KBJDESIGNGROUP.COM
C 760-420-8485

4768 COLLEGE AVE ADU
4768 COLLEGE AVE ADU
SAN DIEGO, CA 92115

DATE	10-23-2024
SCALE	
DRAWN	KJ
JOB	224-689

TS-1

MECHANICAL:

1. NEW DUCTLESS MINI-SPLIT FOR ADU. 14.3 SEER2 OR BETTER. CONDENSER LOCATED OUTSIDE
2. 22x30 ATTIC ACCESS. THE LARGEST PIECE OF EQUIPMENT CAN BE MOVED THROUGH THE OPENING
3. 50 GAL RHEEM PROPH50T2 RH37515 HEAT PUMP WATER HEATER EFFICIENCY 3.2 UEF LOCATED IN HOLDRITE 24" GALVANIZED STEEL WEATHERPROOF WATER HEATER ENCLOSURE

WALL LEGEND

- NEW 9'-0" 2X4 STUDS AT 16" O.C. INTERIOR FINISH: ½" DRYWALL U.N.O. EXTERIOR FINISH: ⅞" STUCCO U.N.O.
- NEW 9'-0" 2X4 STUDS AT 16" O.C. 1 HR FIRE RATED INTERIOR FINISH: ⅝" TYPE "X" DRYWALL U.N.O. EXTERIOR FINISH: DENSEGLASS UNDER STUCCO. SEE GA FILE WP 8130 DETAIL D-3.0
- NEW 9'-0" 2X4 STUDS AT 16" 1 HR RATED STC 52 INTERIOR FINISH: ⅝" TYPE "X" DRYWALL EACH SIDE SEE GA FILE 3242 DETAIL D-3.0
- NEW 2X6 BALLOON FRAMED STUDS AT 16" O.C. INTERIOR FINISH: ½" DRYWALL U.N.O. EXTERIOR FINISH: ⅞" STUCCO U.N.O.

SYBMOL LEGEND

- OUTDOOR LIGHTING FIXTURE, SEE LIGHTING NOTES ON TS-2
- GFCI 110 VOLT OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- SD SMOKE ALARM. SEE CALIFORNIA RESIDENTIAL NOTES ON TS-2
- CM CARBON MONOXIDE ALARM. SEE CALIFORNIA RESIDENTIAL NOTES ON TS-2
- F EXHAUST FAN TO OUTSIDE AIR WITH 5 ROOM AIR CHANGES PER HOUR EQUIPPED WITH BACK-DRAFT DAMPER 70 CFM FOR BATHROOM 180 CFM FOR LAUNDRY
- T GLASS SHOWER ENCLOSURE MUST BE TEMPERED GLASS
- E EGRESS OPENINGS FOR WINDOW AND DOORS SHALL HAVE OPENINGS OF NOT LESS THAN 24" IN NET CLEAR OPENING HEIGHT, NOT LESS THAN 20" IN NET CLEAR OPENING WIDTH AND NOT LESS THAN 5.0 SQUARE FEET OF NET CLEAR OPENING AREA AT GRADE LEVEL AND NOT MORE THAN 44" IN HEIGHT FROM FINISH FLOOR FROM BOTTOM OF CLEAR OPENING

DOOR SCHEDULE

SYM.	QUA	SIZE	TYPE	DESCRIPTION
A	1	3068	EXTERIOR SOLID ENTRY DOOR	
B	1	6068	SLIDING GLASS DOOR	TEMPERED
C	2	2868	INTERIOR HOLLOW CORE DOOR	
D	4	2668	INTERIOR HOLLOW CORE DOOR	
E	1	2668	INTERIOR HOLLOW CORE DOOR	BI-FOLD LOUVERED
F	1	2068	INTERIOR HOLLOW CORE DOOR	

WINDOW SCHEDULE

SYM.	QUA	SIZE	TYPE	DESCRIPTION
1	2	4040	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
2	4	3040	VINYL - SINGLE HUNG	DUAL PANE- LOW E TEMPERED
3	1	2030	VINYL - SINGLE HUNG	DUAL PANE- LOW E TEMPERED
4	4	5040	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
5	1	3030	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
6	1	6040	VINYL - FIX	DUAL PANE- LOW E TEMPERED

EXTERIOR DOOR & WINDOW NOTES :

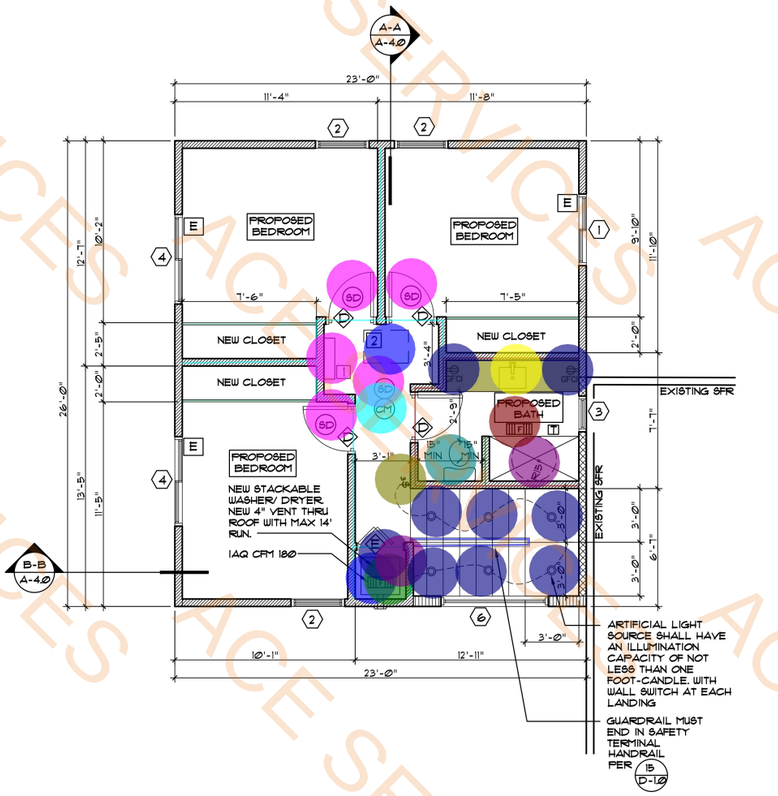
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2. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA.
3. ALL EXTERIOR DOORS SHALL BE CONSTRUCTED OF SOLID CORE WOOD WITH STILES AND RAILS NOT LESS THAN 1-3/8" THICK AND RAISED PANELS NOT LESS THAN 1-1/4" THICK, THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.

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ALL DIMENSIONS ARE MEASURED TO THE FINISH

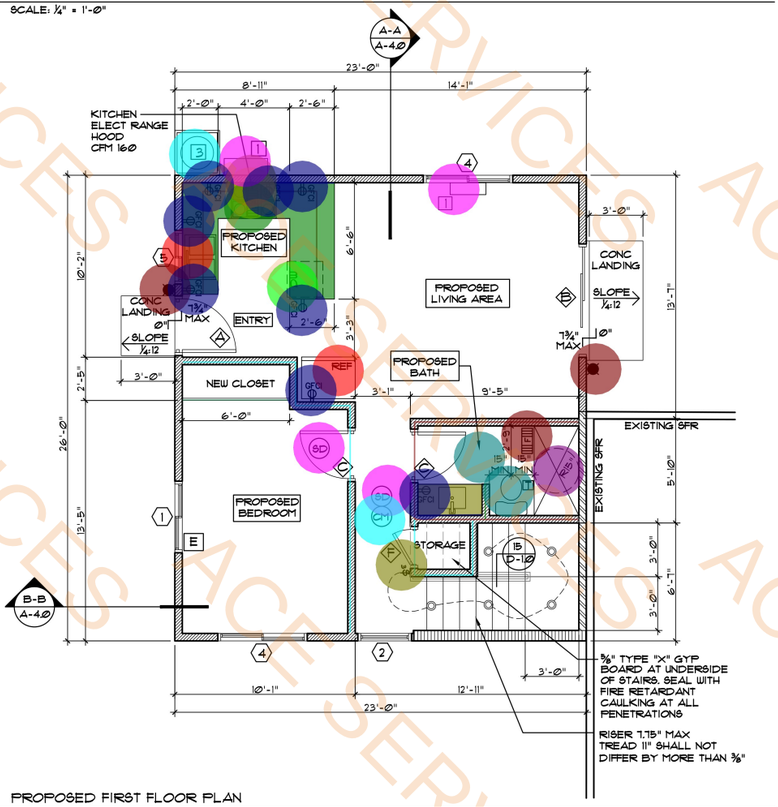
NEWLY CONSTRUCTED DWELLINGS ARE SUBJECT TO THE REQUIREMENTS OF CRC AND SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRC SECTIONS R327.1.1 THROUGH R327.1.4. SEE ELECTRICAL NOTES & GRAB BAR REINFORCING NOTES TS-2

2 x 4 InteriorStud Wall W/1/2" GWB (9' H)	83.7 FT
2 x 4 InteriorStud Wall W/1/2" MR GWB One Side (9' H)	49.2 FT
2 x 4 InteriorStud Wall W/1/2" MR GWB Both Sides (9' H)	4.7 FT
1-1/4" O.D Galvanized Handrail (42" H Min) Multiply W/Pitch	13.5 FT
2' D Closet W/Shelving And Hanger Rods	28.2 FT
2' D Kitchen Base Cabinets	15.6 FT
Kitchen Countertop	36.3 SQ FT
Vanity Countertop W/Base Cabinets	19.4 SQ FT
4" H Backsplash	23.2 FT
2'-6" x 5' Glass Shower Enclosure	2.0 EA
All Bathroom Accessories (2 Bathrooms)	1.0 EA
Refrigerator	1.0 EA
Dishwasher	1.0 EA
Cooking Range	1.0 EA
Stackable Washer Dryer	1.0 EA
Smoke Detector	6.0 EA
Carbon Monoxide Alarm	2.0 EA
Exhaust Fan (70 CFM)	2.0 EA
Exhaust Fan (180 CFM)	2.0 EA
Kitchen Electric Rnage Hood (160 CFM)	1.0 EA
4" VTR	1.0 EA
14' Vent Pipe For Vent	1.0 EA
Water Closet	2.0 EA
Kitchen Sink	1.0 EA
Lavatory (2 Nos.)	1.0 EA
22" x 30" Attic Access	1.0 EA
Ductless Mini Split AC	3.0 EA
50 Gal Rheem Heat Pump Water Heater	1.0 EA
Outdoor Light	2.0 EA
110 V GFCI Duplex Receptacle	10.0 EA
Three Way Switch	2.0 EA
Artificial Light	6.0 EA



PROPOSED SECOND FLOOR PLAN

SCALE: ¼" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"

REVISIONS	BY

KBJ DESIGN GROUP
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325 W WASHINGTON ST STE 2
SAN DIEGO, CA 92103
KIM@KBJDESIGNGROUP.COM
C 760-420-8485

4768 COLLEGE AVE ADU

4768 COLLEGE AVE ADU
SAN DIEGO, CA 92115

DATE	10-23-2024
SCALE	
DRAWN	KJ
JOB	224-689

A-2.0

ACE SERVICES

MECHANICAL:

1. NEW DUCTLESS MINI-SPLIT FOR ADU. 14.3 SEER2 OR BETTER. CONDENSER LOCATED OUTSIDE
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WALL LEGEND

- NEW 9'-0" 2X4 STUDS AT 16" O.C. INTERIOR FINISH: ½" DRYWALL U.N.O. EXTERIOR FINISH: ⅞" STUCCO U.N.O.
- NEW 9'-0" 2X4 STUDS AT 16" O.C. 1 HR FIRE RATED INTERIOR FINISH: ⅝" TYPE "X" DRYWALL U.N.O. EXTERIOR FINISH: DENSEGLASS UNDER STUCCO. SEE GA FILE WP 8130 DETAIL D-3.0
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SYBMOL LEGEND

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- E — EGRESS OPENINGS FOR WINDOW AND DOORS SHALL HAVE OPENINGS OF NOT LESS THAN 24" IN NET CLEAR OPENING HEIGHT, NOT LESS THAN 20" IN NET CLEAR OPENING WIDTH AND NOT LESS THAN 5.0 SQUARE FEET OF NET CLEAR OPENING AREA AT GRADE LEVEL AND NOT MORE THAN 44" IN HEIGHT FROM FINISH FLOOR FROM BOTTOM OF CLEAR OPENING

EXISTING FIXTURE COUNT:
1 CLOTHES WASHER
1 DISHWASHER
1 HOSE BIBB
2 LAVATORIES
1 KITCHEN SINK
2 SHOWER HEAD
2 WATER CLOSET

DOOR SCHEDULE

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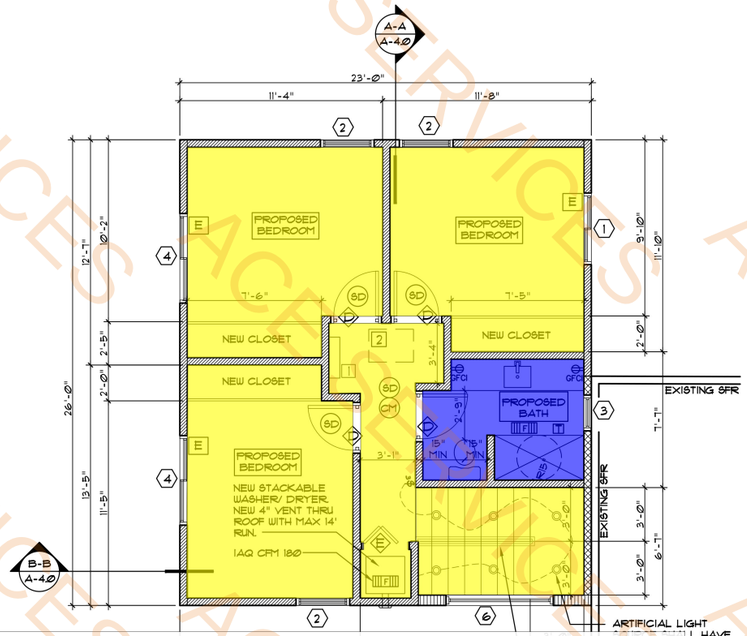
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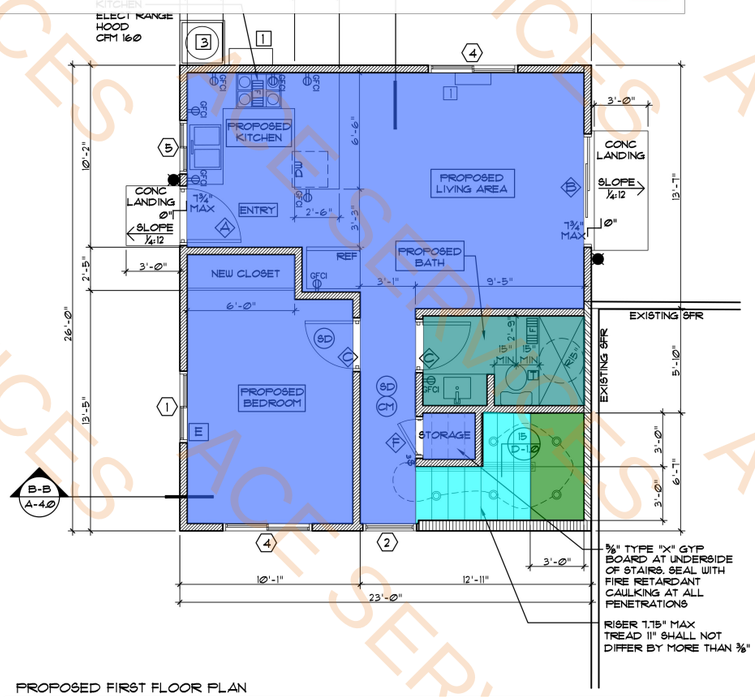
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ALL DIMENSIONS ARE MEASURED TO THE FINISH

NEWLY CONSTRUCTED DWELLINGS ARE SUBJECT TO THE REQUIREMENTS OF CRC AND SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRC SECTIONS R327.1.1 THROUGH R327.1.4. SEE ELECTRICAL NOTES & GRAB BAR REINFORCING NOTES TS-2



1/2" GWB W/R-19 Insulation — 442.6 SQ FT
1/2" MR GWB W/R-19 Insulation — 44.1 SQ FT
1/2" GWB W/R-30 Insulation — 468.6 SQ FT
1/2" MR GWB W/R-30 Insulation — 56.7 SQ FT
5/8" Type X GWB Under Stairs (Multiply W/Pitch) — 27.1 SQ FT
5/8" Type X GWB Under Stairs — 17.7 SQ FT



PROPOSED FIRST FLOOR PLAN
SCALE: ¼" = 1'-0"

REVISIONS	BY

KBJ DESIGN GROUP
RESIDENTIAL DESIGNS
325 W WASHINGTON ST STE 2
SAN DIEGO, CA 92103
KIM@KBJDESIGNGROUP.COM
C 760-420-8485

4768 COLLEGE AVE ADU

4768 COLLEGE AVE ADU
SAN DIEGO, CA 92115

DATE	10-23-2024
SCALE	
DRAWN	KJ
JOB	224-689

A-2.0

ACE SERVICES

MECHANICAL:

1. NEW DUCTLESS MINI-SPLIT FOR ADU. 14.3 SEER2 OR BETTER. CONDENSER LOCATED OUTSIDE
2. 22x30 ATTIC ACCESS. THE LARGEST PIECE OF EQUIPMENT CAN BE MOVED THROUGH THE OPENING
3. 50 GAL RHEEM PROPH50T2 RH37515 HEAT PUMP WATER HEATER EFFICIENCY 3.2 UEF LOCATED IN HOLDRITE 24" GALVANIZED STEEL WEATHERPROOF WATER HEATER ENCLOSURE

WALL LEGEND

- NEW 9'-0" 2X4 STUDS AT 16" O.C. INTERIOR FINISH: ½" DRYWALL U.N.O. EXTERIOR FINISH: ⅞" STUCCO U.N.O.
- NEW 9'-0" 2X4 STUDS AT 16" O.C. 1 HR FIRE RATED INTERIOR FINISH: ⅝" TYPE "X" DRYWALL U.N.O. EXTERIOR FINISH: DENSEGLASS UNDER STUCCO. SEE GA FILE WP 8130 DETAIL D-3.0
- NEW 9'-0" 2X4 STUDS AT 16" 1 HR RATED STC 52 INTERIOR FINISH: ⅝" TYPE "X" DRYWALL EACH SIDE SEE GA FILE 3242 DETAIL D-3.0
- NEW 2X6 BALLOON FRAMED STUDS AT 16" O.C. INTERIOR FINISH: ½" DRYWALL U.N.O. EXTERIOR FINISH: ⅞" STUCCO U.N.O.

SYBMOL LEGEND

- OUTDOOR LIGHTING FIXTURE, SEE LIGHTING NOTES ON TS-2
- GFCI — 110 VOLT OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- SD — SMOKE ALARM. SEE CALIFORNIA RESIDENTIAL NOTES ON TS-2
- CM — CARBON MONOXIDE ALARM. SEE CALIFORNIA RESIDENTIAL NOTES ON TS-2
- F — EXHAUST FAN TO OUTSIDE AIR WITH 5 ROOM AIR CHANGES PER HOUR EQUIPPED WITH BACK-DRAFT DAMPER 70 CFM FOR BATHROOM 180 CFM FOR LAUNDRY
- T — GLASS SHOWER ENCLOSURE MUST BE TEMPERED GLASS
- E — EGRESS OPENINGS FOR WINDOW AND DOORS SHALL HAVE OPENINGS OF NOT LESS THAN 24" IN NET CLEAR OPENING HEIGHT, NOT LESS THAN 20" IN NET CLEAR OPENING WIDTH AND NOT LESS THAN 5.0 SQUARE FEET OF NET CLEAR OPENING AREA AT GRADE LEVEL AND NOT MORE THAN 44" IN HEIGHT FROM FINISH FLOOR FROM BOTTOM OF CLEAR OPENING

EXISTING FIXTURE COUNT:

1 CLOTHES WASHER
1 DISHWASHER
1 HOSE BIBB
2 LAVATORIES
1 KITCHEN SINK
2 SHOWER HEADS
2 WATER CLOSETS

DOOR SCHEDULE

SYM.	QUA	SIZE	TYPE	DESCRIPTION
A	1	3068	EXTERIOR SOLID ENTRY DOOR	
B	1	6068	SLIDING GLASS DOOR	TEMPERED
C	2	2868	INTERIOR HOLLOW CORE DOOR	
D	4	2668	INTERIOR HOLLOW CORE DOOR	
E	1	2668	INTERIOR HOLLOW CORE DOOR	BI-FOLD LOUVERED
F	1	2068	INTERIOR HOLLOW CORE DOOR	

WINDOW SCHEDULE

SYM.	QUA	SIZE	TYPE	DESCRIPTION
1	2	4040	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
2	4	3040	VINYL - SINGLE HUNG	DUAL PANE- LOW E TEMPERED
3	1	2030	VINYL - SINGLE HUNG	DUAL PANE- LOW E TEMPERED
4	4	5040	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
5	1	3030	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
6	1	6040	VINYL - FIX	DUAL PANE- LOW E TEMPERED

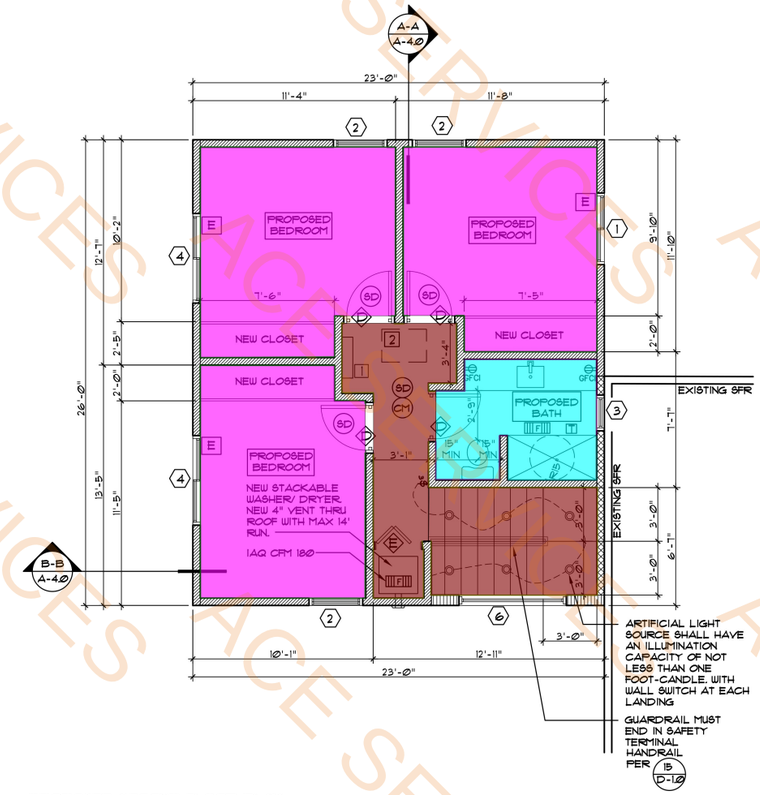
EXTERIOR DOOR & WINDOW NOTES :

1. NEW WINDOWS & GLASS DOORS SHALL HAVE U FACTOR Ø.32 & SHGC Ø.25
2. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA.
3. ALL EXTERIOR DOORS SHALL BE CONSTRUCTED OF SOLID CORE WOOD WITH STILES AND RAILS NOT LESS THAN 1-3/8" THICK AND RAISED PANELS NOT LESS THAN 1-1/4" THICK, THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.

E EGRESS OPENINGS FOR WINDOW AND DOORS SHALL HAVE OPENINGS OF NOT LESS THAN 24" IN NET CLEAR OPENING HEIGHT, NOT LESS THAN 20" IN NET CLEAR OPENING WIDTH AND NOT LESS THAN 5.7 SQUARE FEET OF NET CLEAR OPENING AREA AT GRADE LEVEL AND NOT MORE THAN 44" IN HEIGHT FROM FINISH FLOOR FROM BOTTOM OF CLEAR OPENING

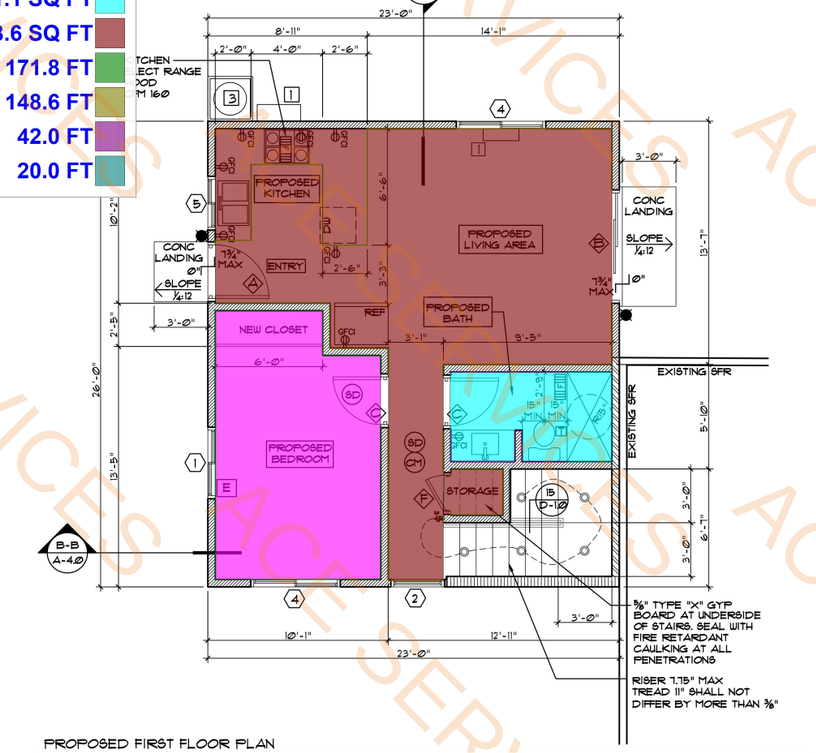
ALL DIMENSIONS ARE MEASURED TO THE FINISH

NEWLY CONSTRUCTED DWELLINGS ARE SUBJECT TO THE REQUIREMENTS OF CRC AND SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRC SECTIONS R327.1.1 THROUGH R327.1.4. SEE ELECTRICAL NOTES & GRAB BAR REINFORCING NOTES TS-2



PROPOSED SECOND FLOOR PLAN

Carpet Flooring	483.6 SQ FT
Tile Flooring	101.1 SQ FT
LVT Flooring	428.6 SQ FT
4" H Integrated Carpet Base	171.8 FT
4" H Vinyl Base	148.6 FT
Wall Tiles @ 4' H & 5' H Paint	42.0 FT
Wall Tiles @ 9' H	20.0 FT



PROPOSED FIRST FLOOR PLAN
SCALE: ¼" = 1'-0"

REVISIONS	BY

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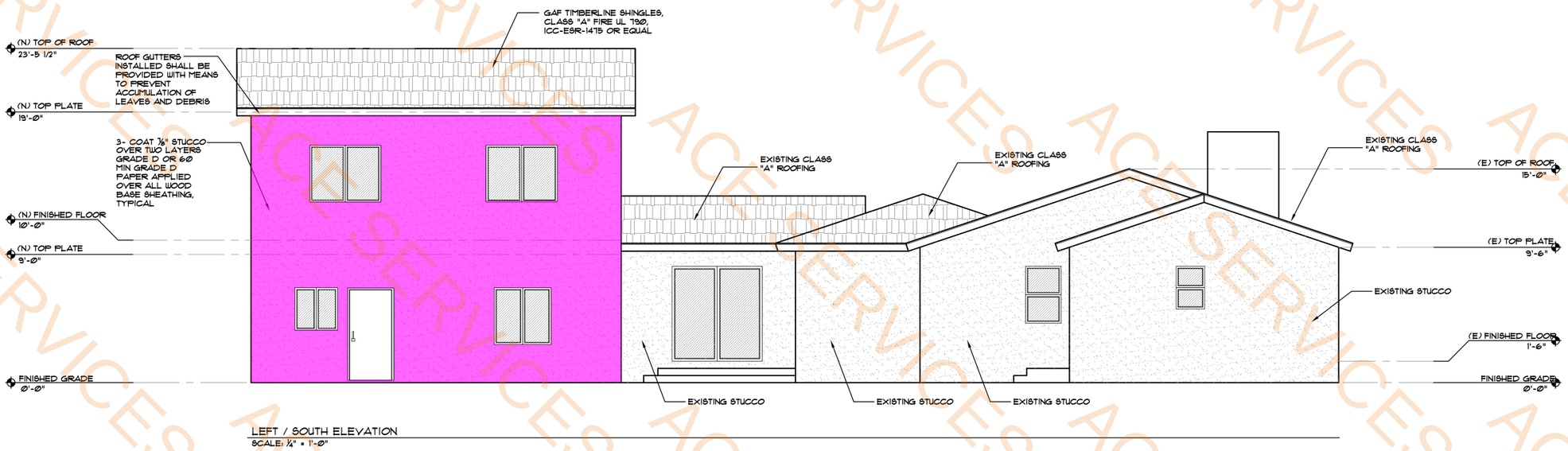
4768 COLLEGE AVE ADU

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SAN DIEGO, CA 92115

DATE	10-23-2024
SCALE	
DRAWN	KJ
JOB	224-689

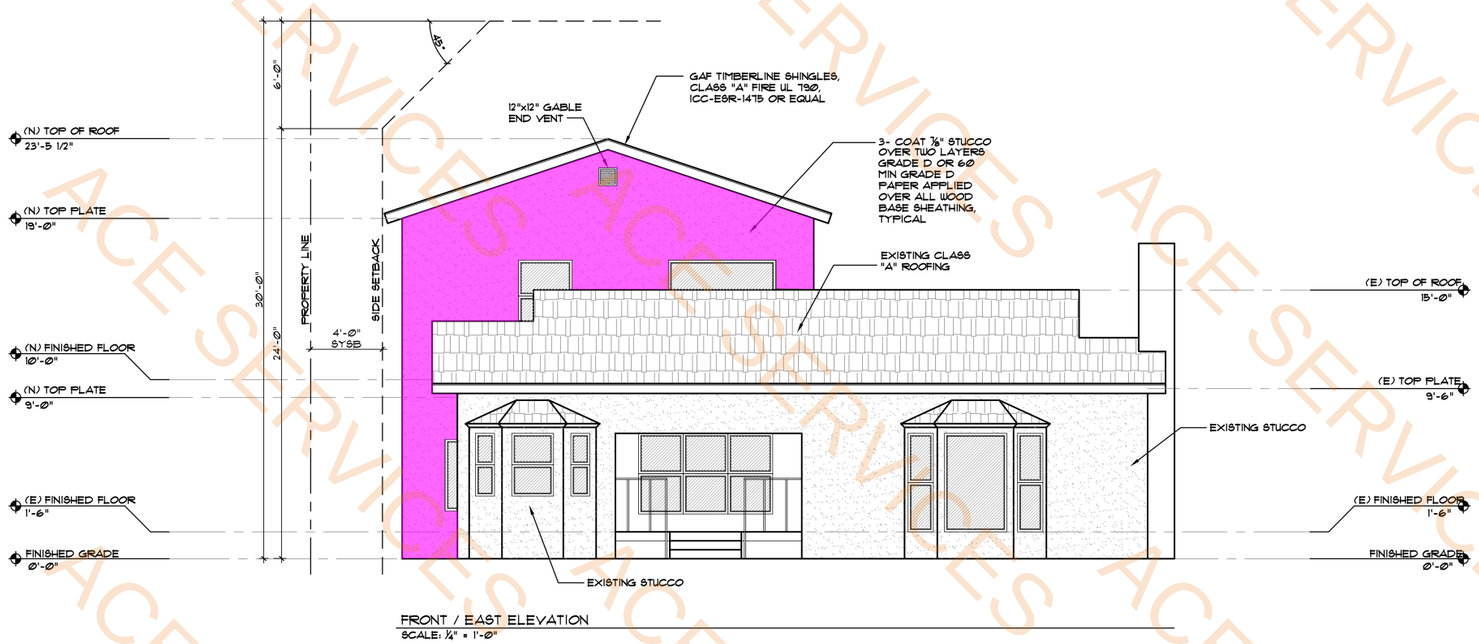
A-2.0

ACE SERVICES



LEFT / SOUTH ELEVATION
SCALE: ¼" = 1'-0"

3-Coat 7/8" Stucco Over 60 Min Grade D Bldg Paper **566.4 SQ FT**



FRONT / EAST ELEVATION
SCALE: ¼" = 1'-0"

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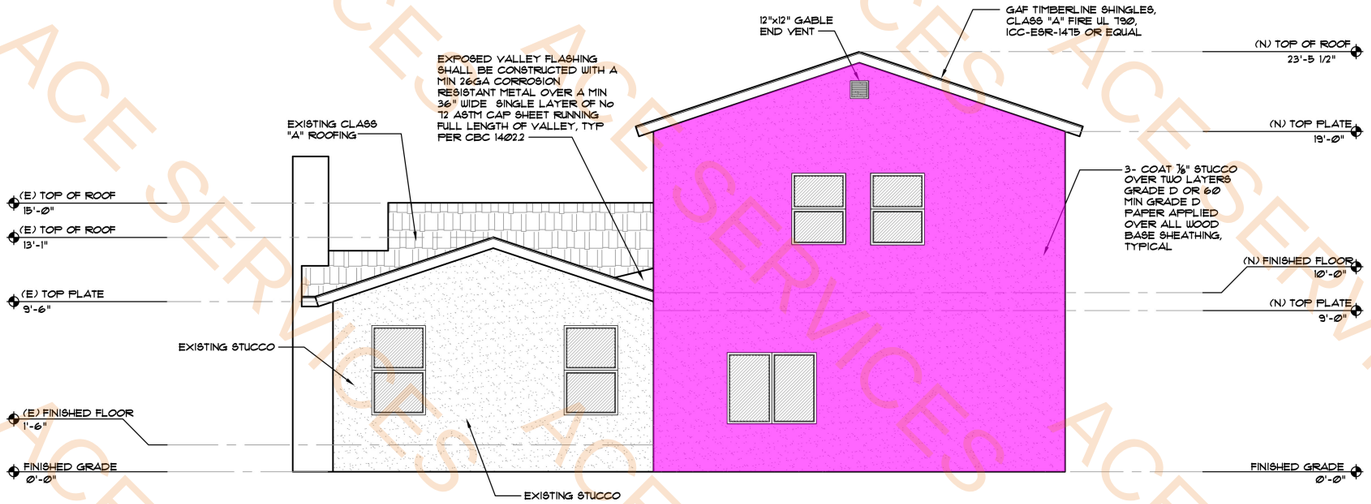
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DATE	10-23-2024
SCALE	
DRAWN	KJ
JOB	224-689

A-3.0

ACE SERVICES

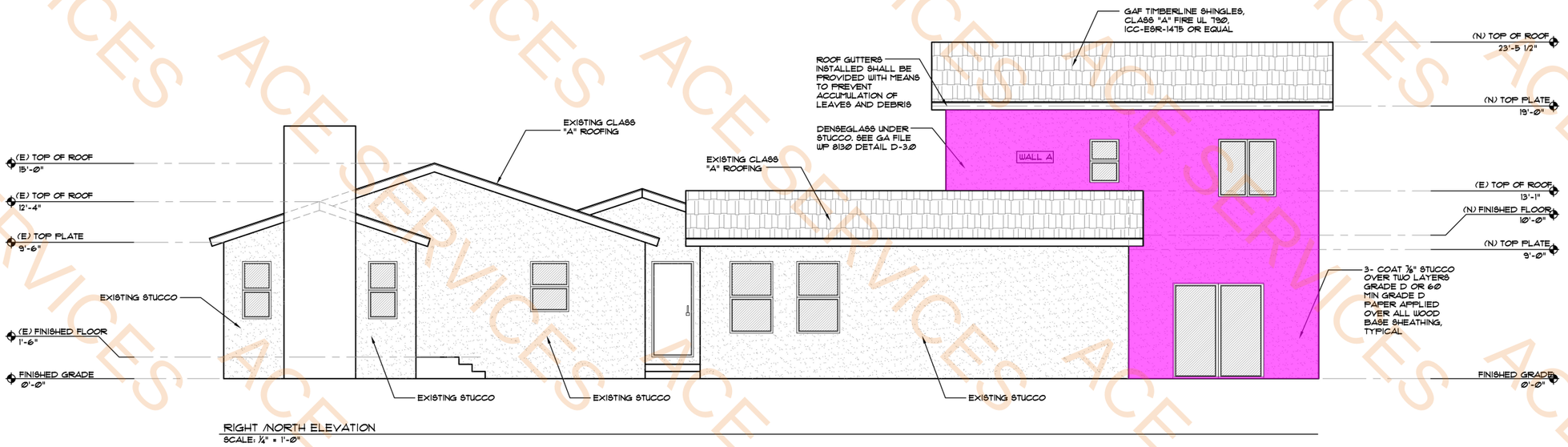
ACE SERVICES



REAR / WEST ELEVATION
SCALE: ¼" = 1'-0"

3-Coat 7/8" Stucco Over 60 Min Grade D Bldg Paper **691.4 SQ FT**

OPENING AREA CALCULATIONS				
WALL	AREA SF	OPENING SF	ALLOWABLE %	OPENING %
A	1128	6	25%	5.4%



RIGHT /NORTH ELEVATION
SCALE: ¼" = 1'-0"

REVISIONS	BY

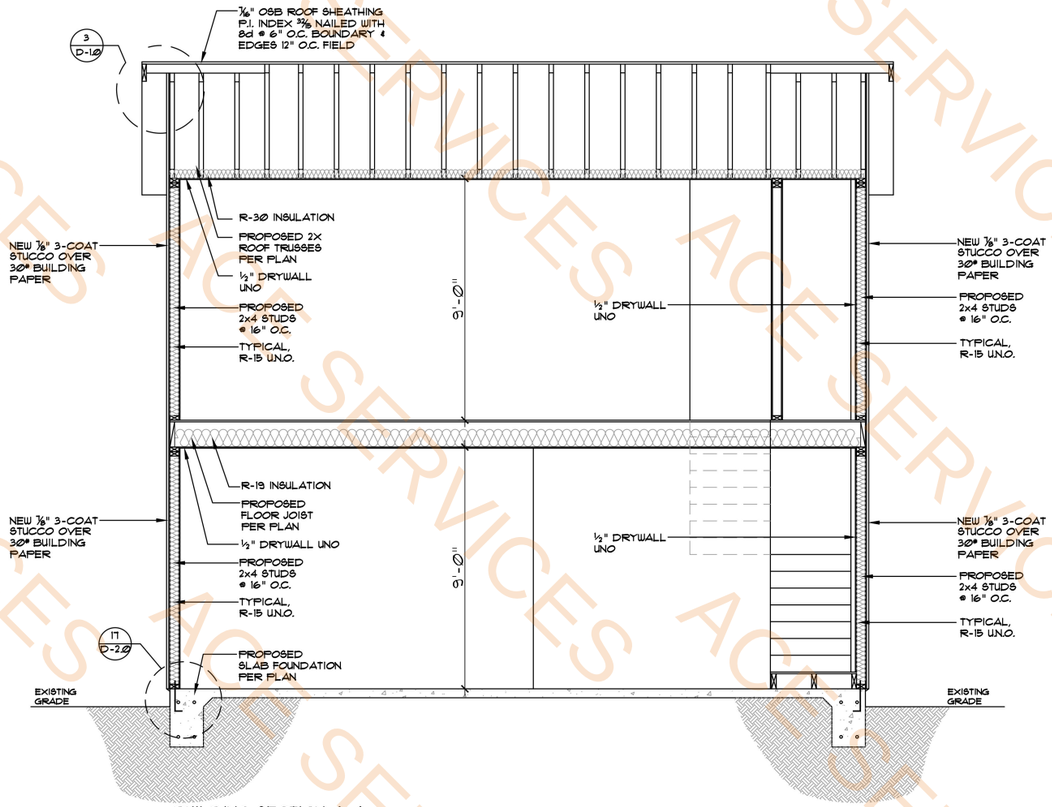
KBJ DESIGN GROUP
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4768 COLLEGE AVE ADU

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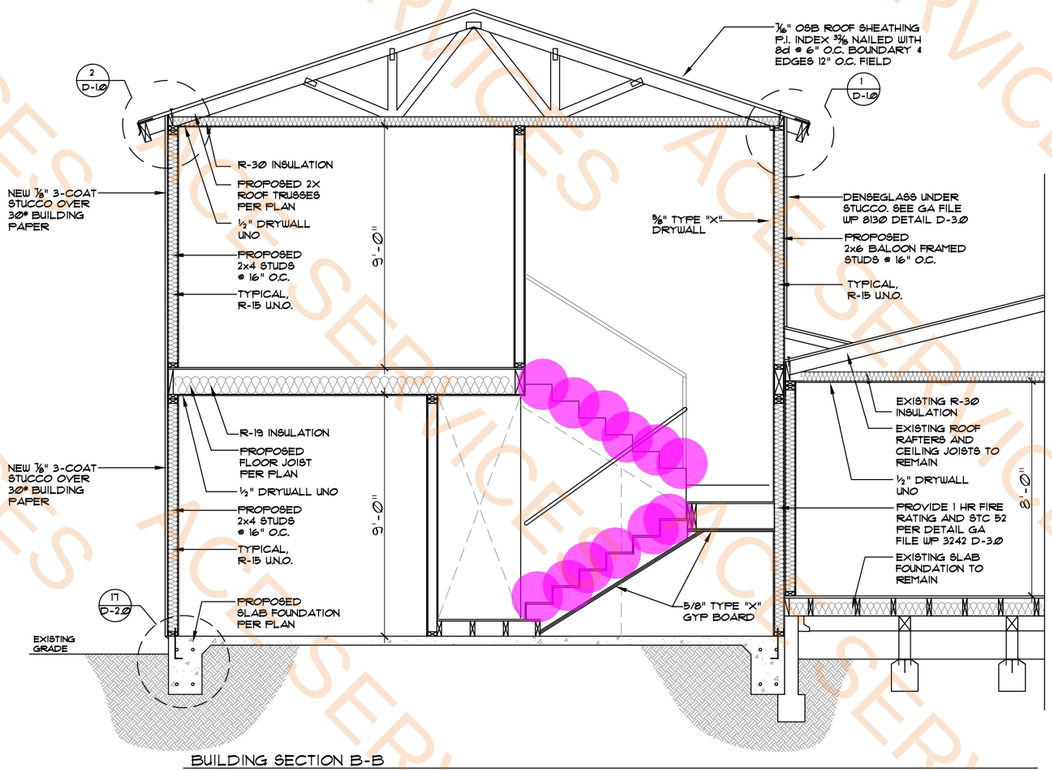
DATE	10-23-2024
SCALE	
DRAWN	KJ
JOB	224-689

A-3.1



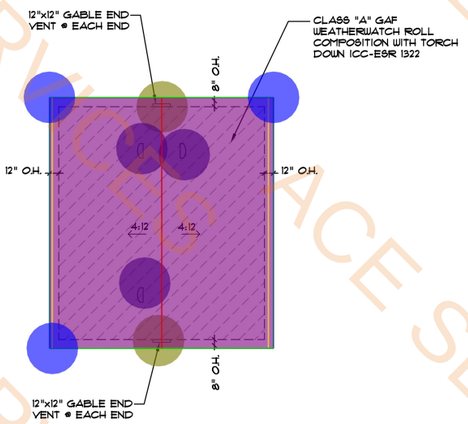
BUILDING SECTION A-A

SCALE: ⅜" = 1'-0"



BUILDING SECTION B-B

SCALE: ⅜" = 1'-0"



ROOF PLAN

SCALE: ⅛" = 1'-0"

ATTIC VENTILATION CALCS:

AREA A
ATTIC SPACE: 538'/150 = 3.58
4 * 144 = 576 SQ. IN. REQUIRED
(2) 12"x12" GABLE END VENT = 288
(3) 9"x12" DORMER VENTS =324
612 SQ. IN. PROVIDED

-VENTS SHALL BE ⅛" LOUVERED NON-COMBUSTIBLE, CORROSION-RESISTANT MESH.
-INDIVIDUAL VENT OPENING SHALL NOT EXCEED 144 SQ IN
-THE DIMENSION OF THE OPENINGS SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/8".
-THE ATTIC VENTILATION OPENINGS SHALL NOT BE LOCATED IN SOFFITS, EAVES OVERHANGS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANGS AREAS.

12" x 12" Gable End Vent	2.0 EA
9" x 12" Dormer Vent	3.0 EA
Class A GAF Timberline Shingles (4/12)	702.4 SQ FT
Roof Eave	56.0 FT
8" W Soffit	50.1 FT
12" W Soffit	55.9 FT
Roof Downspout	3.0 EA
11" D x 3' W Wood Treads	12.0 EA
Ridge Flashing	27.9 FT

REVISIONS	BY

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4768 COLLEGE AVE ADU

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SAN DIEGO, CA 92115

DATE	10-23-2024
SCALE	
DRAWN	KJ
JOB	224-689

A-4.0

ACE SERVICES

FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

FASTENERS REQUIRED TO BE CORROSION RESISTANT SHALL BE WITHER ZINC- COATED FASTENERS, ALUMINUM ALLOW WIRE FASTENERS OR STAINLESS STEEL FASTENERS

NOTE:

USE ST6236 STRAP AT TOP AND/ OR BOTTOM PLATE WHERE ANY PIPE, VENT OR CONDUIT INSTALLED REQUIRES PLATE TO BE CUT IN A SHEARWALL

FOR FR... ASSOC...

Soils and Foundation
When no geotechnical investigation report is provided: The structure(s) will be located entirely on undisturbed native soil.

Signature *Paul Christenson*
Owner/Licensed Engineer or Architect

If the Building Inspector suspects fill, expansive soils or any geologic instability based upon observation of the foundation excavation, a soils or geological report, and resubmittal of plans to plan check to verify that report recommendations have been incorporated, may be required.

As a California licensed Architect/Engineer, I have classified the undisturbed native soils to be sandy clay and per Table 1806.2 of the 2019 CBC I have assigned a foundation pressure of 1500 psf. for the design of foundations related to this project.

WALL LEGEND

NEW 9'-0"
2X4 STUDS AT 16" O.C.
INTERIOR FINISH: ½" DRYWALL U.N.O.
EXTERIOR FINISH: ⅞" STUCCO U.N.O.

NEW 9'-0"
2X4 STUDS AT 16" O.C.
1 HR FIRE RATED
INTERIOR FINISH: ⅝" TYPE "X" DRYWALL U.N.O.
EXTERIOR FINISH: DENSEGLASS UNDER STUCCO.
SEE GA FILE WP 8130 DETAIL D-3.0

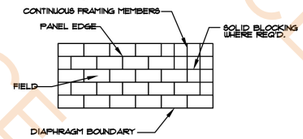
NEW 9'-0" 2X4 STUDS AT 16"
1 HR RATED STC 52
INTERIOR FINISH: ⅝" TYPE "X" DRYWALL EACH SIDE
SEE GA FILE 3242 DETAIL D-3.0

NEW 2X6 BALLOON FRAMED STUDS AT 16"
INTERIOR FINISH: ½" DRYWALL U.N.O.
EXTERIOR FINISH: ⅞" STUCCO U.N.O.

Diaphragm Schedule

Diaphragm Location	Panel Thickness (inches)	Boundary Nailing (BN) Size & Spacing	Field Nailing (FN) Size & Spacing	Blocked Diaphragm Required?
Roof	7/16" 'OSB' (24/0)	8d @ 6"	8d @ 12"	No
Floor	5/8" 'OSB' (32/16)	10d @ 6"	10d @ 12"	No

Note:
Diaphragm sheathing or other approved sheathing connectors shall be driven so that their head or crown is flush with the surface of the sheathing



TRUSSES PROVIDED BY:
PACIFIC TRUSS
15353 OLD HIGHWAY 80
EL CAJON, CA 92021

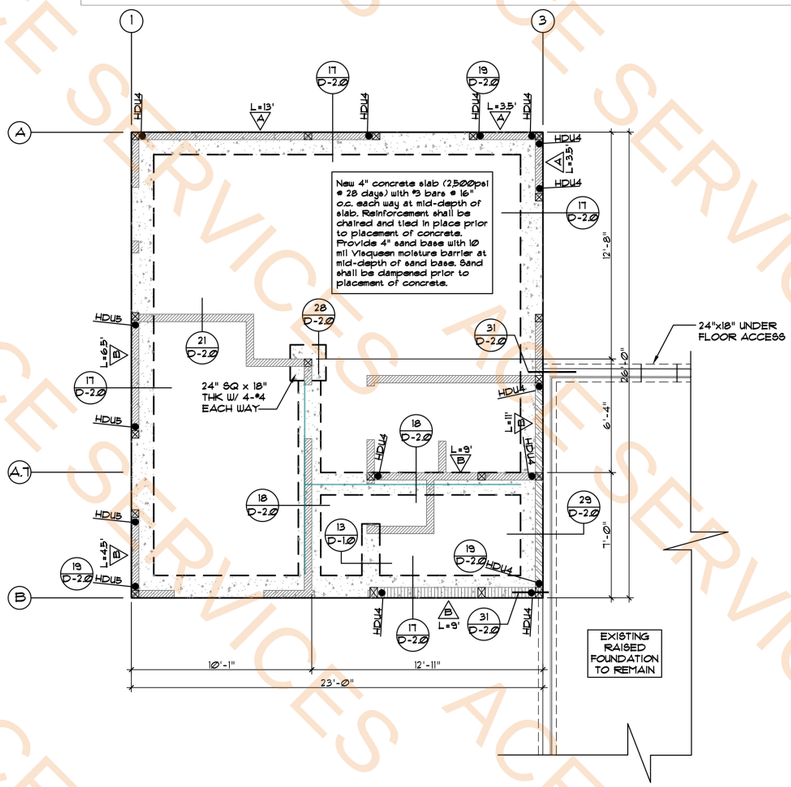
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TRUSS ID# T1B

TRUSS LAYOUT REVIEWED AND APPROVED BY:

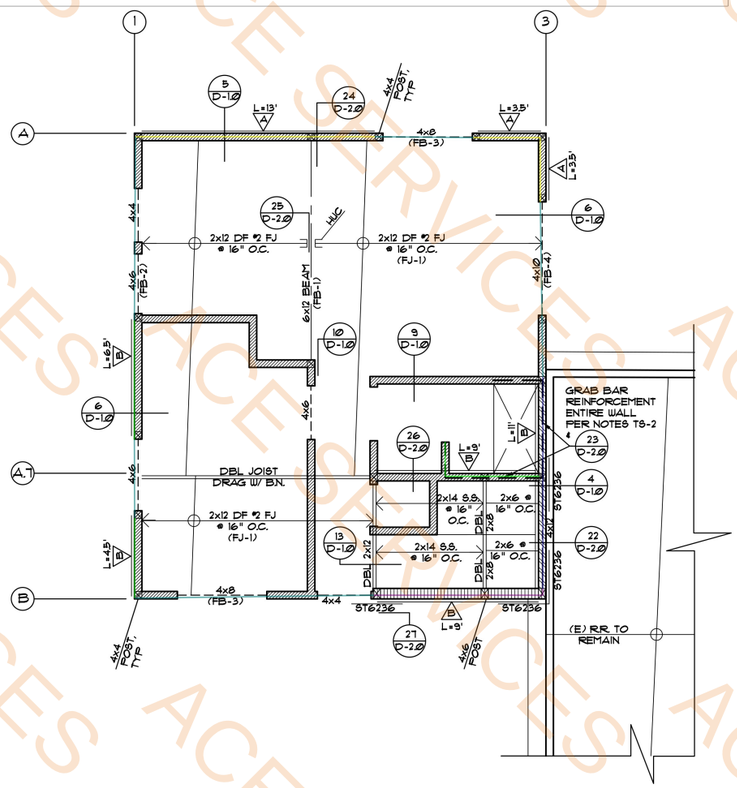
REGISTERED PROFESSIONAL ENGINEER PAUL CHRISTENSON C 057182 EXP. 12/31/25 CIVIL STATE OF CALIFORNIA

TRUSS LAYOUT
SCALE: ⅛" = 1'-0"

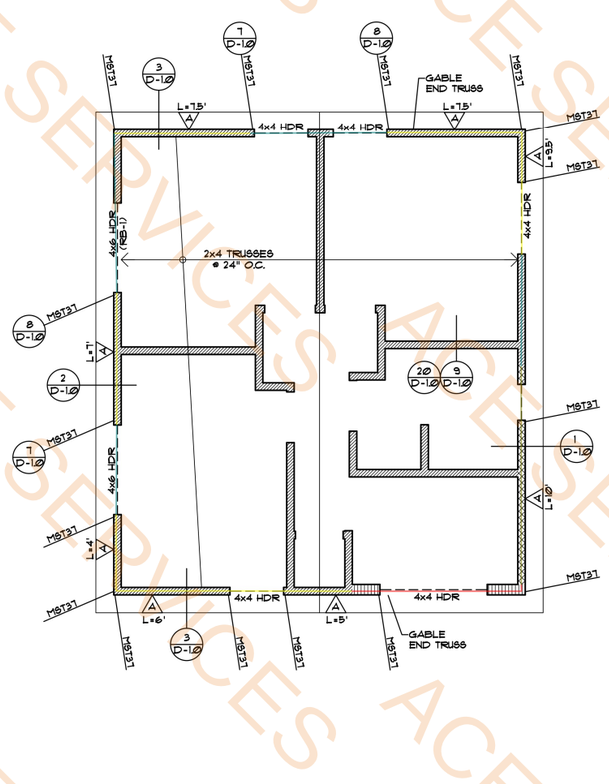
Shear Wall B — 18.3 FT
Shear Wall A — 67.5 FT
Shear Wall A (1 HR Rated WP 8130) — 12.2 FT
Shear Wall B (1 HR Rated STC 52) — 11.8 FT
Shear Wall B (2 x 6 Baloon Framed Stud Wall) — 9.8 FT
2 x 4 Exterior Stud Wall W/1/2" GWB (9' H) — 71.1 FT
2 x 6 Exterior Balloon Framed Stud Wall (9' H) — 9.9 FT
Thickened Edge Footing (0.59 SF) — 22.9 FT



PROPOSED FOUNDATION PLAN - ADU
SCALE: ¼" = 1'-0"



PROPOSED FLOOR FRAMING PLAN - ADU
SCALE: ¼" = 1'-0"



PROPOSED ROOF FRAMING PLAN - ADU
SCALE: ¼" = 1'-0"

REVISIONS	BY

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REGISTERED PROFESSIONAL ENGINEER PAUL CHRISTENSON C 057182 EXP. 12/31/25 CIVIL STATE OF CALIFORNIA

4768 COLLEGE AVE ADU
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SAN DIEGO, CA 92115

DATE	10-23-2024
SCALE	
DRAWN	KJ
JOB	224-689

S1

ACE SERVICES

FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

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NOTE:

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FOR FRAMING MEMBERS, USE BCI AND IT'S ASSOCIATED HARDWARE AS AN ALTERNATIVE

Soils and Foundation
When no geotechnical investigation report is provided:
The structure(s) will be located entirely on undisturbed native soil.

Signature Paul Christenson
Owner/Licensed Engineer or Architect

If the Building Inspector suspects fill, expansive soils or any geologic instability based upon observation of the foundation excavation, a soils or geological report, and resubmittal of plans to plan check to verify that report recommendations have been incorporated, may be required.

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Signature Paul Christenson
Licensed Architect/Engineer

WALL LEGEND

NEW 9'-0" 2X4 STUDS AT 16" O.C.
INTERIOR FINISH: ½" DRYWALL U.N.O.
EXTERIOR FINISH: ⅞" STUCCO U.N.O.

NEW 9'-0" 2X4 STUDS AT 16" O.C.
1 HR FIRE RATED
INTERIOR FINISH: ⅝" TYPE "X" DRYWALL U.N.O.
EXTERIOR FINISH: DENSEGLASS UNDER STUCCO.
SEE GA FILE WP 8130 DETAIL D-3.0

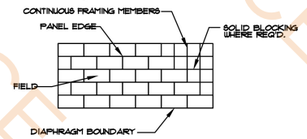
NEW 9'-0" 2X4 STUDS AT 16"
1 HR RATED STC 52
INTERIOR FINISH: ⅝" TYPE "X" DRYWALL EACH SIDE
SEE GA FILE 3242 DETAIL D-3.0

NEW 2X6 BALLOON FRAMED STUDS AT 16" O.C.
INTERIOR FINISH: ½" DRYWALL U.N.O.
EXTERIOR FINISH: ⅞" STUCCO U.N.O.

Diaphragm Schedule

Diaphragm Location	Panel Thickness (inches)	Boundary Nailing (BN) Size & Spacing	Field Nailing (FN) Size & Spacing	Blocked Diaphragm Required?
Roof	7/16" 'OSB' (24/0)	8d @ 6"	8d @ 12"	No
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Note:
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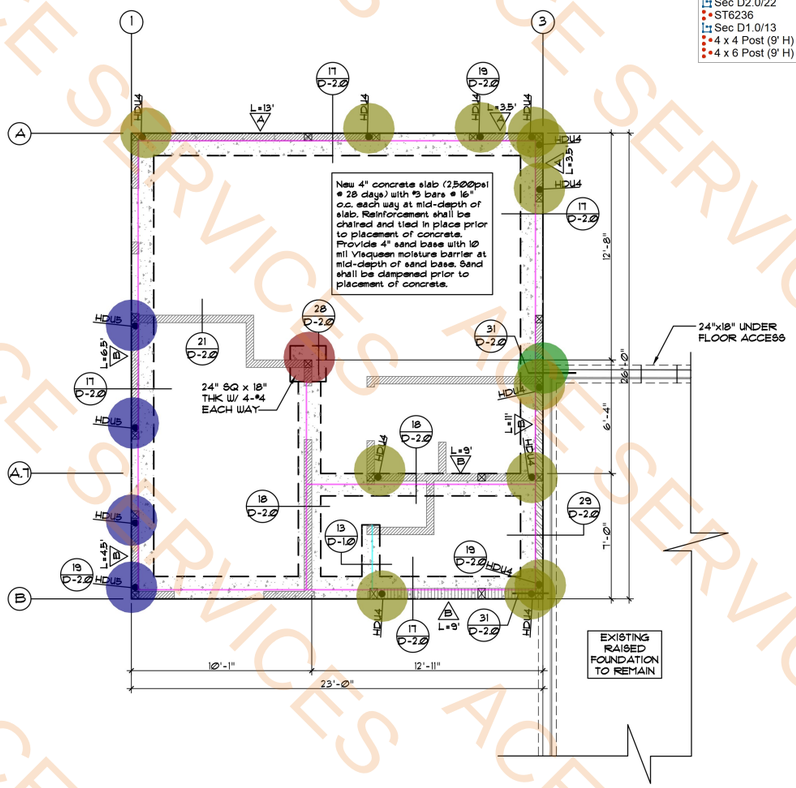
15" W x 12" D Cont Footing	119.0 FT
12" W x 12" D Cont Footing	3.7 FT
24" x 24" x 18" D Pad Footing	1.0 EA
New To Existing Foundation Dowel Connection(D2.0/29,31)	1.0 EA
HDU4	12.0 EA
HDU5	4.0 EA
(2) 2 x 12 Joist	18.9 FT
(2) 2 x 8 Joist	6.0 FT
4 x 4 Header	26.9 FT
4 x 6 Header	20.3 FT
4 x 8 Header	10.0 FT
4 x 10 Header	6.3 FT
6 x 12 Beam	12.3 FT
MST37	14.0 EA
Sec D1.0/3	50.0 FT
Sec D1.0/1	27.6 FT
Sec D1.0/2	27.6 FT
Sec D1.0/5	23.1 FT
Sec D1.0/6	52.0 FT
Sec D1.0/10	1.0 EA
Sec D2.0/24	1.0 EA
Sec D2.0/23	16.0 FT
Sec D1.0/4	13.1 FT
Sec D2.0/22	16.4 FT
ST6236	4.0 EA
Sec D1.0/13	6.1 FT
4 x 4 Post (9' H)	11.0 EA
4 x 6 Post (9' H)	2.0 EA

TRUSSES PROVIDED BY:
PACIFIC TRUSS
15353 OLD HIGHWAY 80
EL CAJON, CA 92021

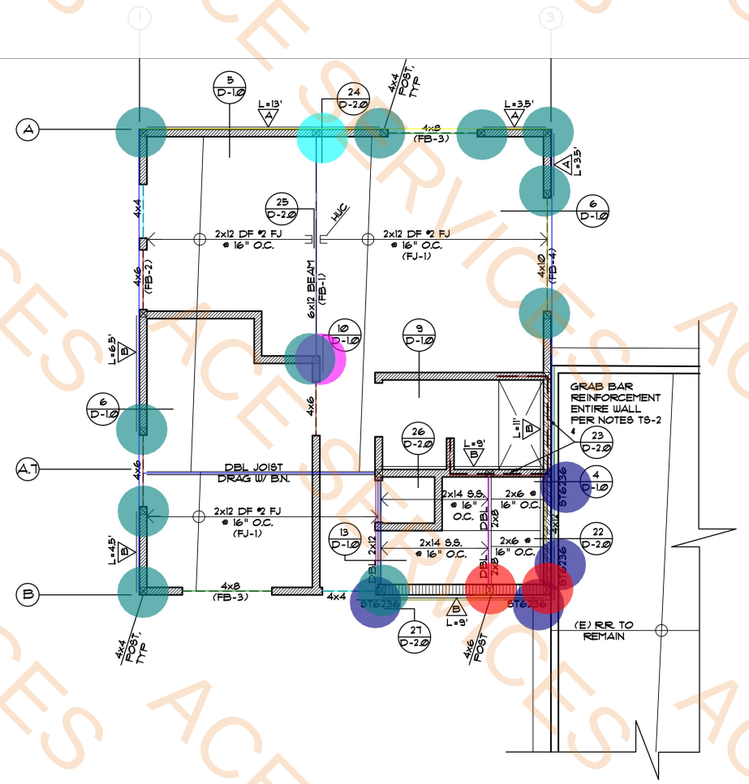
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TRUSS ID# T1A
TRUSS ID# T1B

TRUSS LAYOUT REVIEWED AND APPROVED BY:

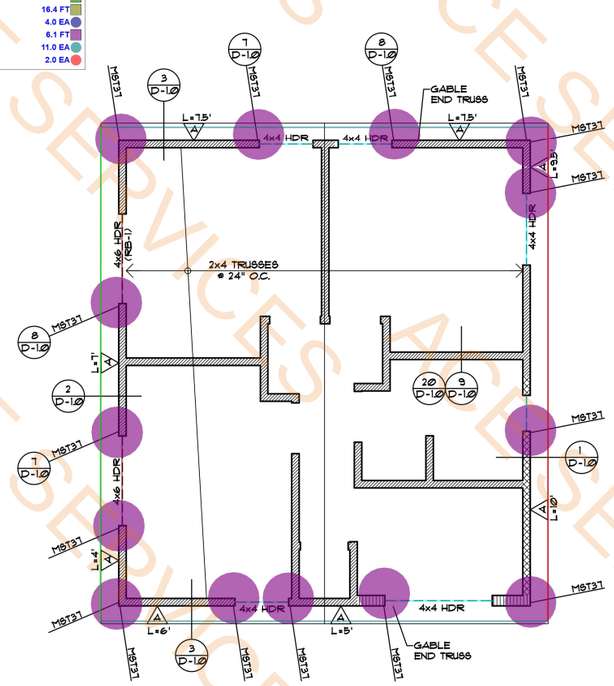
REGISTERED PROFESSIONAL ENGINEER PAUL CHRISTENSON C 057182 EXP. 12/31/25 CIVIL STATE OF CALIFORNIA



PROPOSED FOUNDATION PLAN - ADU
SCALE: ¼" = 1'-0"



PROPOSED FLOOR FRAMING PLAN - ADU
SCALE: ¼" = 1'-0"



PROPOSED ROOF FRAMING PLAN - ADU
SCALE: ¼" = 1'-0"

TRUSS LAYOUT
SCALE: ⅛" = 1'-0"

KBJ DESIGN GROUP
RESIDENTIAL DESIGNS
325 W WASHINGTON ST STE 2
SAN DIEGO, CA 92103
KIM@KBJDESIGNGROUP.COM
C 760-420-8485

REVISIONS	BY

4768 COLLEGE AVE ADU
4768 COLLEGE AVE ADU
SAN DIEGO, CA 92115

DATE	10-23-2024
SCALE	
DRAWN	KJ
JOB	224-689

S1

ACE SERVICES

FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

FASTENERS REQUIRED TO BE CORROSION RESISTANT SHALL BE WITHER ZINC- COATED FASTENERS, ALUMINUM ALLOW WIRE FASTENERS OR STAINLESS STEEL FASTENERS

NOTE:

USE ST6236 STRAP AT TOP AND/ OR BOTTOM PLATE WHERE ANY PIPE, VENT OR CONDUIT INSTALLED REQUIRES PLATE TO BE CUT IN A SHEARWALL

FOR FRAMING MEMBERS, USE BCI AND IT'S ASSOCIATED HARDWARE AS AN ALTERNATIVE

Soils and Foundation
When no geotechnical investigation report is provided:
The structure(s) will be located entirely on undisturbed native soil.

Signature *Paul Christenson*
Owner/Licensed Engineer or Architect

If the Building Inspector suspects fill, expansive soils or any geologic instability based upon observation of the foundation excavation, a soils or geological report, and resubmittal of plans to plan check to verify that report recommendations have been incorporated, may be required.

As a California licensed Architect/Engineer, I have classified the undisturbed native soils to be sandy clay and per Table 1806.2 of the 2019 CBC I have assigned a foundation pressure of 1500 psf. for the design of foundations related to this project.

Signature *Paul Christenson*
Licensed Architect/Engineer

WALL LEGEND

NEW 9'-0"
2X4 STUDS AT 16" O.C.
INTERIOR FINISH: ½" DRYWALL U.N.O.
EXTERIOR FINISH: ⅞" STUCCO U.N.O.

NEW 9'-0"
2X4 STUDS AT 16" O.C.
1 HR FIRE RATED
INTERIOR FINISH: ⅝" TYPE "X" DRYWALL U.N.O.
EXTERIOR FINISH: DENSEGLASS UNDER STUCCO.
SEE GA FILE WP 8130 DETAIL D-3.0

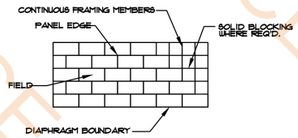
NEW 9'-0" 2X4 STUDS AT 16"
1 HR RATED STC 52
INTERIOR FINISH: ⅝" TYPE "X" DRYWALL EACH SIDE
SEE GA FILE 3242 DETAIL D-3.0

NEW 2X6 BALLOON FRAMED STUDS AT 16" O.C.
INTERIOR FINISH: ½" DRYWALL U.N.O.
EXTERIOR FINISH: ⅞" STUCCO U.N.O.

Diaphragm Schedule

Diaphragm Location	Panel Thickness (inches)	Boundary Nailing (BN) Size & Spacing	Field Nailing (FN) Size & Spacing	Blocked Diaphragm Required?
Roof	7/16" 'OSB' (24/0)	8d @ 6"	8d @ 12"	No
Floor	5/8" 'OSB' (32/16)	10d @ 6"	10d @ 12"	No

Note:
Diaphragm sheathing or other approved sheathing connectors shall be driven so that their head or crown is flush with the surface of the sheathing



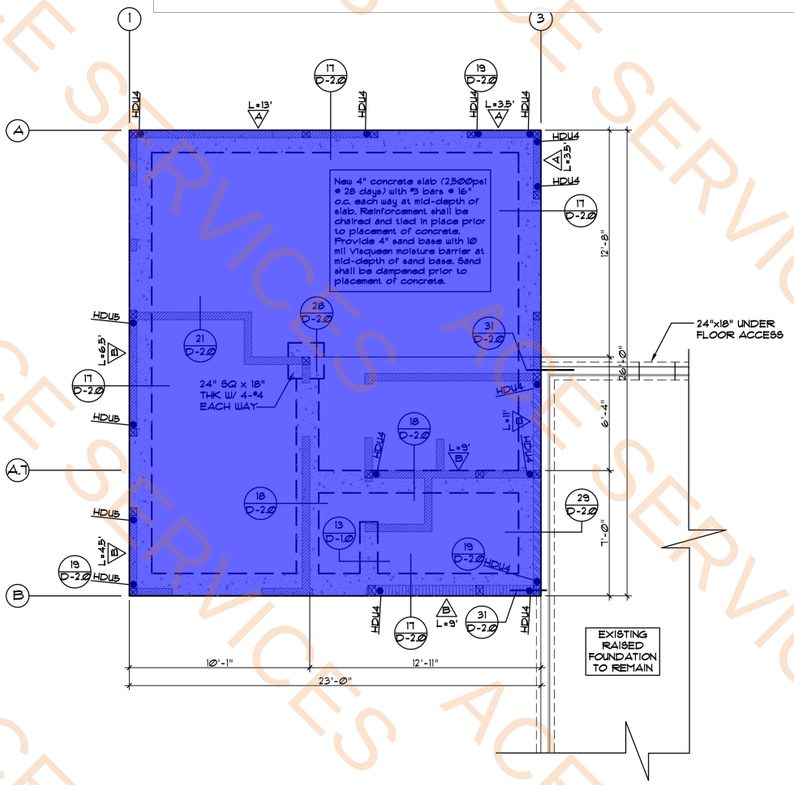
TRUSSES PROVIDED BY:
PACIFIC TRUSS
15353 OLD HIGHWAY 80
EL CAJON, CA 92021

TRUSS ID* TIB
TRUSS ID* T1A
TRUSS ID* T1A
TRUSS ID* T1A
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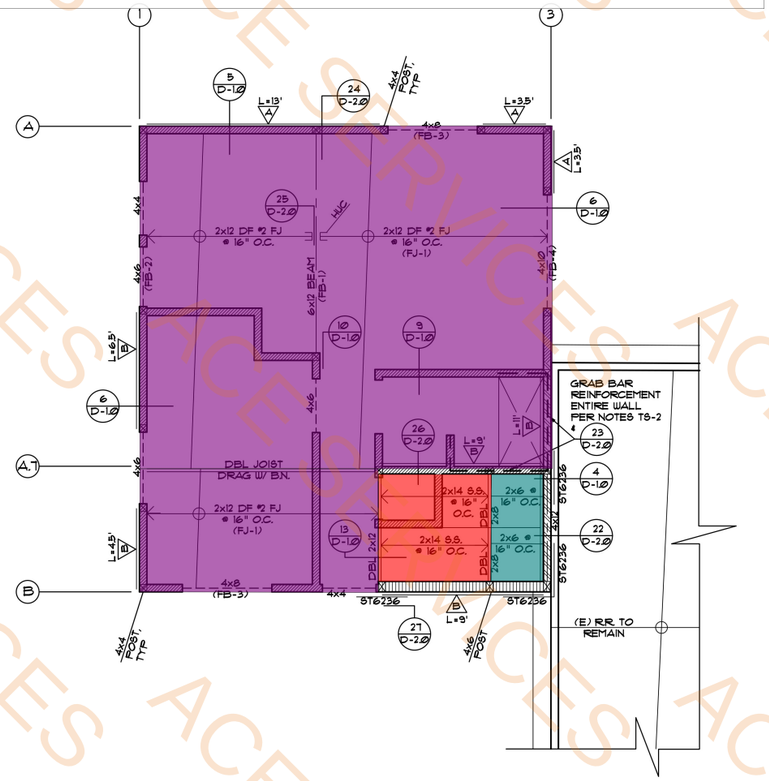
TRUSS LAYOUT REVIEWED AND APPROVED BY:

PAUL CHRISTENSON — REGISTERED PROFESSIONAL ENGINEER — C 057182 — EXP. 12/31/25 — CIVIL — STATE OF CALIFORNIA

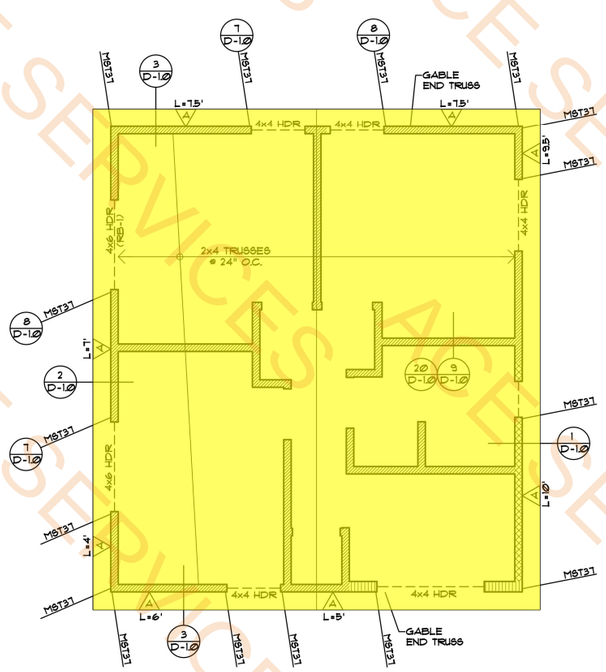
- 4" Thk Concrete Slab W/#3 @ 16" O.C E.W Over V.B — 596.6 SQ FT
- 2 x 12 Floor Joists @ 16" O.C — 533.5 SQ FT
- 2 x 6 Landing Joists @ 16" O.C — 17.2 SQ FT
- 2 x 14 Stair Stringer @ 16" O.C — 37.6 SQ FT
- 2 x 4 Wood Trusses @ 24" O.C — 700.1 SQ FT



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