

ROE ADDITION



RENDERING IS A GENERAL REPRESENTATION OF AN AREA IN OUR SCOPE OF WORK. THE DESIGN WILL BE REFINED DURING THE CREATION OF THE CONSTRUCTION DOCUMENTS AND INTERIOR DESIGN PACKET.

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ECC FEATURE SUMMARY:

The following is a summary of the features that must be field-verified by a certified ECC 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 ECC Registry.

ENERGY COMPLIANCE / HERS VERIFICATION SUMMARY – MAIN HOUSE

- INSULATED EXTERIOR DOORS TO MEET U-FACTOR REQUIREMENTS PER APPROVED CF1R
- HERS RATER VERIFICATION / TESTING REQUIRED FOR THE FOLLOWING:
 - KITCHEN RANGE HOOD
 - DUCT LEAKAGE TESTING
 - DUCTS LOCATED ENTIRELY WITHIN CONDITIONED SPACE TO BE VERIFIED BY DUCT LEAKAGE TESTING

ENERGY COMPLIANCE / HERS VERIFICATION SUMMARY – ADU

- INSULATED EXTERIOR DOORS TO MEET U-FACTOR REQUIREMENTS PER APPROVED CF1R
- HERS RATER VERIFICATION / TESTING REQUIRED FOR THE FOLLOWING:
 - QUALITY INSULATION INSTALLATION (QII)
 - INDOOR AIR QUALITY VENTILATION
 - KITCHEN RANGE HOOD
 - VERIFIED EER / EER2
 - VERIFIED SEER / SEER2
 - VERIFIED HSPF2
 - VERIFIED HEAT PUMP RATED HEATING CAPACITY

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 FIRST 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.

ENERGY NOTES:

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 NUMBER 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 CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF2R IS REVIEWED AND APPROVED.

AGING-IN-PLACE

AGING-IN-PLACE AND FALL PREVENTION NOTE (CRC R327)

PROVIDE AGING-IN-PLACE AND FALL PREVENTION FEATURES IN ACCORDANCE WITH CRC R327 FOR NEWLY CONSTRUCTED DWELLING UNITS.

PROVIDE SOLID WOOD BLOCKING OR APPROVED BACKING SECURELY FASTENED TO FRAMING AT ALL REQUIRED FUTURE GRAB BAR LOCATIONS AT WATER CLOSETS AND TUB/SHOWER AREAS. BACKING SHALL BE CONTINUOUS OR OF SUFFICIENT LENGTH TO ACCOMMODATE TYPICAL GRAB BAR INSTALLATIONS AT APPROXIMATELY 33 TO 36 INCHES ABOVE FINISHED FLOOR.

PROVIDE AT LEAST ONE BEDROOM AND ONE BATHROOM ON THE FIRST LEVEL WITH A DOORWAY PROVIDING A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT 90 DEGREES FROM THE CLOSED POSITION. VERIFY COMPLIANCE ON FLOOR PLANS AND DOOR SCHEDULE.

ELECTRICAL RECEPTACLES, SWITCHES, THERMOSTATS, DOORBELL BUTTONS, AND OTHER CONTROLS SHALL COMPLY WITH CRC R327 ACCESSIBLE REACH RANGE REQUIREMENTS. MOUNT GENERAL-USE RECEPTACLES BETWEEN 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE FINISHED FLOOR TO THE OPERABLE PORTION. MOUNT SWITCHES, THERMOSTATS, DOORBELL BUTTONS, AND OTHER CONTROLS AT 48 INCHES MAXIMUM ABOVE FINISHED FLOOR TO THE OPERABLE PORTION.

SEE DETAIL 5 ON SHEET A7.1 FOR BACKING LOCATIONS, DIMENSIONS, AND DIAGRAM.

ABBREVIATIONS

@	AT	FOC	FACE OF CONCRETE	SHTNG	SHEATHING
¢	CENTER LINE	FOF	FACE OF FINISH	SIM	SIMILAR
d	PENNY	FOM	FACE OF MASONRY	SPEC	SPECIFICATION
0#	POUND	FOP	FACE OF PLYWOOD	SQ	SQUARE
L	PERPENDICULAR	FOS	FACE OF STUD	SSTL	STAINLESS STEEL
∠	ANGLE	FT	FOOT OR FEET	STD	STANDARD
-	ANCHOR BOLT	GA	GAUGE	STL	STEEL
AB	ASPHALTIC CONCRETE	GALV	GALVANIZED	TC	TOP OF CURB OR
AC	AIR CONDITIONING	GYP	GYPSUM	TOC	TOP OF CONCRETE
ALUM	ALUMINUM	HB	HOSE BIBB	TCB	TOP OF CATCH BASIN
ANOD	ANODIZED	HP	HORSE POWER	T&G	TONGUE & GROOVE
BD	BOARD	HR	HOUR	TP	TOP OF PAVING
BLDG	BUILDING	HTR	HEATER	TYP	TYPICAL
BLK(G)	BLOCK(ING)	HVAC	HEATING/VENTILATING/CONDITIONING	UNO	UNLESS NOTED OTHERWISE
BN	BOUNDARY NAILING	HW (R)	HOT WATER (RTRN)	VCT	VINYL COMP.
BOT	BOTTOM	INV	INVERT	VERT	VERTICAL
CB	CATCH BASIN	LAM	LAMINATE(D)	VGDF	VERTICAL GRAIN
CI	CAST IRON	LAV	LAVATORY	VGDF	DOUGLAS FIR
CJ	CEILING JOIST	LB	LAG BOLT	VTR	VENT THRU ROOF
CLG	CEILING	LC	LAUNDRY CHUTE	W	WEST
CLR	CLEAR	LT	LIGHT	WC	WATER CLOSET
CMU	CONCRETE MASONRY UNIT	MAS	MASONRY	WH	WATER HEATER
CO	CLEAN OUT	MATL	MATERIAL	WP	WATERPROOF
COL	COLUMN	MAX	MAXIMUM	WS	WOOD SCREW
CONT	CONTINUOUS	MB	MACHINE BOLT	WS	WOOD SCREW
CSK	COUNTERSINK	MECH	MECHANICAL	WTF	WELDED WIRE FABRIC
DF	DOUGLAS FIR	MEMB	MEMBRANE	W/	WITHOUT
DIA	DIAMETER	MTL	METAL	W/O	WITHOUT
DN	DOWN	MFR	MANUFACTURER	POC	POINT OF CONNECTION
DS	DOWNSPOUT	MIN	MINIMUM	TBS	TO BE SELECTED
DWG	DRAWING	MISC	MISCELLANEOUS		
E	EAST	N	NOT		
(E)	EXISTING	(N)	NEW		
EA	EACH	NIC	NOT IN CONTRACT		
EJ	EXPANSION JOINT	NO / #	NUMBER		
ELEV	ELEVATION	NTS	NOT TO SCALE		
EN	EDGE NAIL	OC	ON CENTER		
EQ	EQUAL	OH	OVER HEAD OR OPENING		
EQUIP	EQUIPMENT	OPNG	OPENING		
FAU	FORCED AIR UNIT	PL	PLATE OR PROP. LINE		
FBO	FURNISHED BY OWNER OR OTHERS, TO BE INSTALLED BY CONTRACTOR	PLAM	PLASTIC LAMINATE		
		PLAS	PLASTER		
		PLYWD	PLYWOOD		
FD	FLOOR DRAIN	P	PAINT (NUMBER - SEE SPECS)		
FE(C)	FIRE EXTING. (+ CABINET)	PR	PAIR		
FF	FINISHED FLOOR	PTDF	PRESSURE-TREATED		
FG	FINISHED GRADE				
FH	FLAT HEAD	RD	ROOF DRAIN		
FIN	FINISH	RH	ROUND HEAD		
FL	FLOW LEVEL	RM	ROUGH OPENING		
FLG	FLASHING	RO	ROUGH OPENING		
FLR	FLOOR	RWD	REDWOOD		
FN	FIELD NAILING	S	SCHEDULE(D) SOUTH		

APPLICABLE CODES:

THE DESIGN IS ACCORDING TO THE 2025 CALIFORNIA RESIDENTIAL CODE AND, WHEN APPLICABLE, THE 2025 CALIFORNIA BUILDING CODE. PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA GREEN BUILDING CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

DEFERRED SUBMITTAL

1. SOLAR PV,

NOTE:
1. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.
2. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
3. THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.

NOTES

PROJECT DATA

OWNER:
Nico Roe
TEL: 945-226-2310

PROJECT ADDRESS:
4866 PARK DR
CARLSBAD, CA 92008

ZONE: R-1-800
CONSTRUCTION: V-B
LEGAL DESCRIPTION:
TR 6529 LOT 105
A.P.N.
207-250-27-00

OVERLAY ZONE:
COASTAL ZONE

LOT AREA: 11,000 S.F.
BUILDING HEIGHT: 30' MAX
SETBACKS:
FRONT = ~14'
SIDE = ~7'
REAR = ~14'

OCCUPANCY: R-3
YEAR BUILT: 1955
FIRE SPRINKLERS: NO

PROJECT DESCRIPTION:

WHOLE HOME REMODEL TO AN EXISTING 2-STORY RESIDENCE WITH 182 SF ADDITION AND DETACHED 791 SF SINGLE STORY ADU WITH 2 BEDROOM 1 BATH

AREA CALCULATIONS:

MAIN RESIDENCE:	
EXISTING LOWER LEVEL	450 SF
EXISTING UPPER LEVEL	1,371 SF
EXISTING GARAGE	419 SF
TOTAL EXISTING	2,240 SF
PROPOSED 1ST FLOOR	N/A
PROPOSED 2ND FLOOR	182 SF
TOTAL PROPOSED	182 SF
AREA OF REMODEL	
1ST FLOOR	450 SF
2ND FLOOR	1,371 SF
TOTAL REMODEL	1821 SF

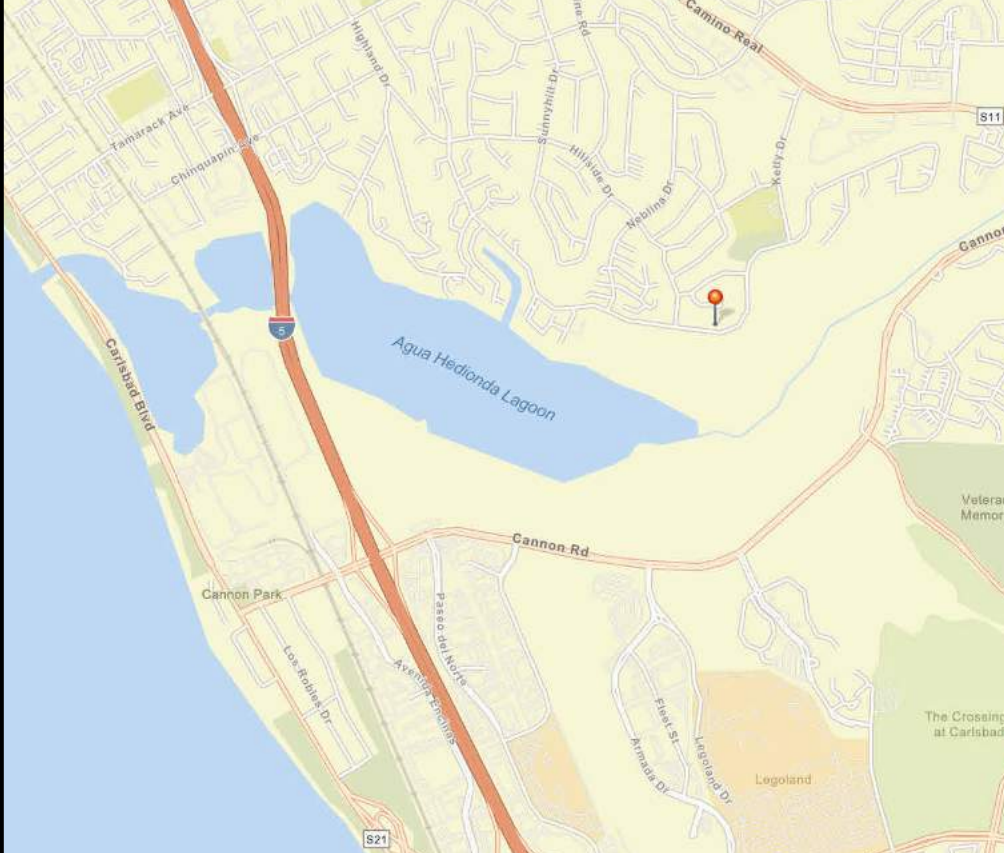
DETACHED ADU:
SINGLE STORY ADU **791 SF**

PATIO AND DECKS:
EXISTING PATIOS / DECKS 593 SF
PROPOSED PATIOS / DECKS 674 SF

SYMBOLS

	DATUM POINT, WORK POINT		INTERIOR ELEVATION (DRAWING NUMBER, SHEET NUMBER)
	WINDOW TYPE		SECTION REFERENCE (DRAWING NUMBER, SHEET NUMBER)
	DOOR TYPE		ELEVATION REFERENCE (DRAWING NUMBER, SHEET NUMBER)
	REVISION		DETAIL REFERENCES (DRAWING NUMBER, SHEET NUMBER)
	KEYNOTE		WALL TYPE KEY
	REFERENCE, PLUMBING FIXT.		
	REFERENCE, MECH. EQUIP.		
	ROOM NAME		
	EXISTING GRADE MARKER		
	NEW GRADE MARKER		
	MATERIAL NOTE		

VICINITY MAP



NOTES AND STAMPS:

PLAN CHECK SUBMITTAL

ROE - PARK DR

4866 PARK DR
CARLSBAD, CA 92008

5/10/2026



designer's signature

owner's signature

owner's signature

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NO.	DATE:	DESCRIPTION:

_CS COVER SHEET

DRAWN BY:
Author

Scale: 12" = 1'-0"

SITE PLAN KEYNOTES

1	NEW 100 AMP ELECTRICAL METER
2	EXISTING GAS METER TO REMAIN
3	NEW 200 AMP ELECTRICAL METER

STRM. WATER & CONST. BMPS

NOTE: ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPS.
- 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.
- ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE 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.
- 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.
- 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 RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
- 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.
- 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 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.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- 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 THE RESIDENT ENGINEER.
- AS NECESSARY, THE 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 RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL 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.
- CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CALTRANS FACT SHEET TC-10 TO 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."

SITE PLAN NOTE

PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 43.010, 129.0104(A)(4), AND 142.020, 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.

SITE PLAN AREAS:

TOTAL DISTURBED AREA : 1,196 SF

PROPOSED AMOUNT OF IMPERVIOUS AREA:
EXISTING: 3,153 SF
PROPOSED: 1,193 SF
TOTAL: 4,346 SF

EARTHWORK QUANTITIES:

Cut Quantities: 4 cyd
Fill Quantities: 0 cyd
Import/Export: 4 cyd
Max cut depth: 4 ft
Max fill depth: 0 ft

THE PROJECT PROPOSES TO EXPORT 4 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED 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.

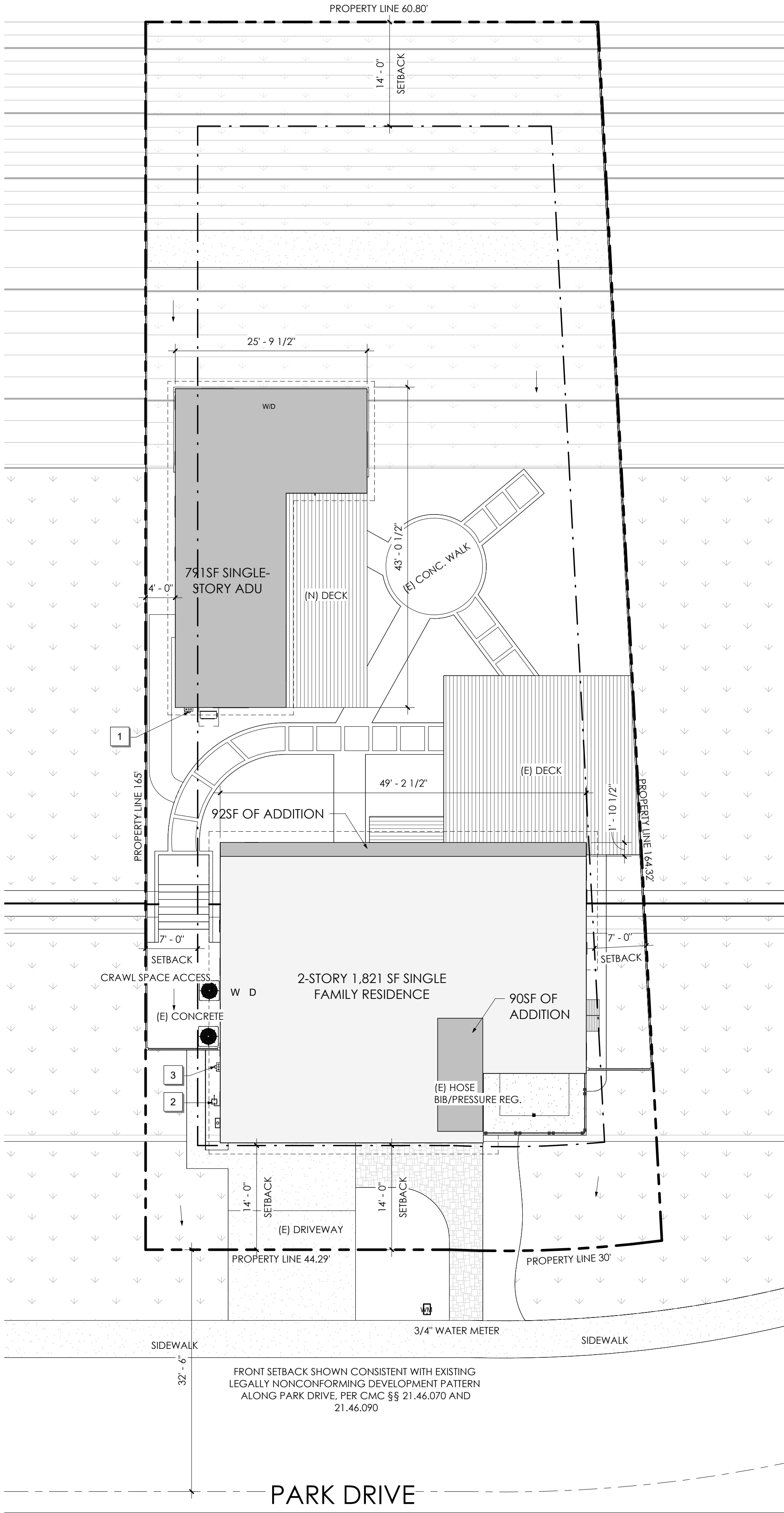
PLOT PLAN LEGEND:

- EROSION CONTROL FOR DISTURBED SLOPED
- SS-2 PRESERVATION OF EXISTING VEGETATION -PEV-PEV-
- EROSION CONTROL FOR FLAT LOTS
- SC-2 COUNTY STANDARD LOT PERIMETER PROTECTION
- SS-6 / SS-8 STRAW OR WOOD MULCH -S/W-S/W-
- ENERGY DISSIPATION
- SS-10 ENERGY DISSIPATER OUTLET PROTECTION
- SEDIMENT CONTROL FOR ALL DISTURBED AREAS
- SC-5 FIBER ROLLS -FR-FR-
- SC-6 / SC-8 GRAVEL & SAND BAGS
- SC-10 STORM DRAIN INLET PROTECTION
- PREVENTING OFFSITE TRACKING OF SEDIMENT
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- SC-7 STREET SWEEPING AND VACUUMING
- MATERIALS MANAGEMENT
- WM-1 MATERIAL DELIVERY & STORAGE
- WASTE MANAGEMENT
- WM-8 WASTE MANAGEMENT CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT

← DRAINAGE DIRECTION

AREA CALCULATIONS:

MAIN RESIDENCE:	
EXISTING LOWER LEVEL	450 SF
EXISTING UPPER LEVEL	1,371 SF
EXISTING GARAGE	419 SF
TOTAL EXISTING	2,240 SF
PROPOSED 1ST FLOOR	N/A
PROPOSED 2ND FLOOR	182 SF
TOTAL PROPOSED	182 SF
AREA OF REMODEL	
1ST FLOOR	450 SF
2ND FLOOR	1,371 SF
TOTAL REMODEL	1821 SF
DETACHED ADU:	
SINGLE STORY ADU	791 SF
PATIO AND DECKS:	
EXISTING PATIOS / DECKS	593 SF
PROPOSED PATIOS / DECKS	674 SF

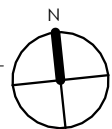
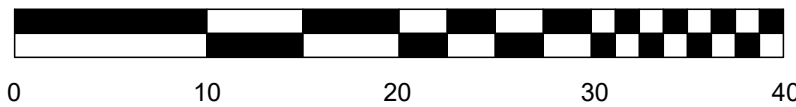


NOTE* NO WORK WILL BE PERFORMED IN THE RIGHT-OF-WAY.
NO LANDSCAPING IS PROPOSED

SITE PLAN

scale 1" = 10'-0"

1" = 10'-0" SCALE



NOTES AND STAMPS:

PLAN CHECK SUBMITTAL

ROE - PARK DR

4866 PARK DR
CARLSBAD, CA 92008

5/10/2026



designer's signature

owner's signature

owner's signature

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NO.	DATE:	DESCRIPTION:

A0.1
SITE PLAN

DRAWN BY:
MBW

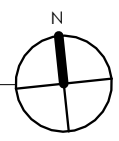
Scale: As indicated



LOWER LEVEL - DEMO

scale 1/4" = 1'-0"

:



DEMO KEYNOTES

1	STAIRS TO BE REMOVED
2	TILE FLOORING TO BE REMOVED
3	WINDOW TO BE REMOVED
4	VANITY TOILET AND FLOORING TO BE REMOVED
5	HEARTH, MANTLE, FIREPLACE SURROUND, AND INSERT TO BE REMOVED AND PREPARED FOR WALL IN
6	OPEN WALL TO ALLOW FOR NEW DOOR / WINDOW
7	EXISTING GAS METER TO REMAIN
8	EXISTING 125 AMP ELECTRICAL METER TO BE REMOVED
9	GARAGE DOOR AND OPENER TO BE REMOVED
10	EXISTING TANKED WATER HEATER TO BE REMOVED
11	EXISTING WASHER AND DRYER TO REMAIN
12	FENCE TO BE REMOVED
13	CONC. PATIO TO BE REMOVED
14	COLUMN TO BE REMOVED FOR SECOND STORY ADDITION
15	EXISTING BRICK VENEER TO BE REMOVED

LEGEND

- EXISTING WALL
- DEMO WALL
- DEMO ITEM

NOTES AND STAMPS:

PLAN CHECK SUBMITTAL

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CARLSBAD, CA 92008

5/10/2026



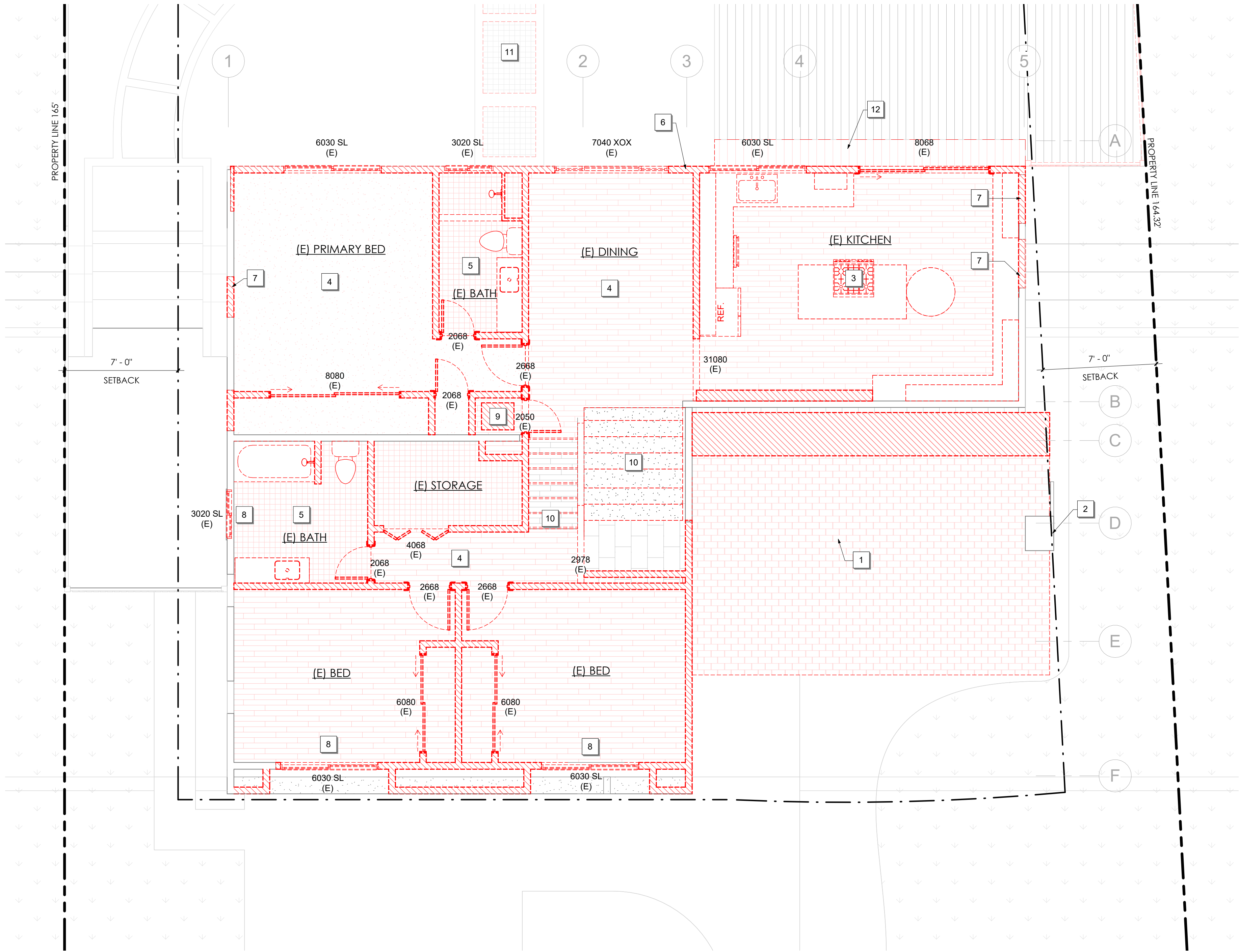
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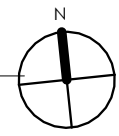
A1.0
LOWER LEVEL DEMO PLAN

DRAWN BY: M.Winkelstein Scale: 1/4" = 1'-0"



UPPER LEVEL - DEMO

scale 1/4" = 1'-0"



DEMO KEYNOTES

1	ROOFING AND STRUCTURE TO BE REMOVED FOR NEW ROOF OR ROOF TIE IN
2	EXISTING CHIMNEY TO REMAIN
3	DEMOLISH EXISTING KITCHEN IN ENTIRETY: CABINERY, COUNTERTOPS, BACKSPLASH, FLOORING, APPLIANCES, PLUMBING FIXTURES, ELECTRICAL DEVICES, LIGHTING & BUILT-INS. PREP SURFACES FOR NEW WORK. CAP & MAKE SAFE ALL UTILITIES (WATER, WASTE, GAS, ELECTRICAL) PER CPC, CMC & CEC. V.I.F. EXTENT.
4	EXISTING FLOORING TO BE REMOVED THROUGHOUT
5	DEMOLISH EXISTING HALL BATHROOM IN ENTIRETY: WALL & FLOOR FINISHES, TILE, BACKER BOARD, VANITY, SINK, TOILET, SHOWER/TUB, VALVES, GLASS ENCLOSURES, ACCESSORIES, LIGHTING, EXHAUST FAN & MIRRORS. CAP & MAKE SAFE ALL UTILITIES PER CPC, CMC & CEC. PREP SUBSTRATES. V.I.F. EXTENT.
6	DEMOLISH EXISTING BACK WALL FOR NEW ADDITION/BUMP-OUT: FRAMING, SHEATHING, EXTERIOR & INTERIOR FINISHES, INSULATION, WINDOWS, DOORS, HEADERS & STRUCTURAL COMPONENTS. TEMP. SHORING & WEATHER PROTECTION DURING DEMO. INSTALL NEW STRUCTURAL SUPPORT (HEADERS, POSTS, BEAMS) PER STRUCT. ENGINEER V.I.F. EXTENT. DO NOT REMOVE LOAD-BEARING ELEMENTS WITHOUT APPROVED DESIGN.
7	OPEN WALL TO ALLOW FOR NEW DOOR / WINDOW
8	WINDOW TO BE REMOVED
9	EXISTING FAU TO BE REMOVED
10	STAIRS TO BE REMOVED
11	CONC. PATIO TO BE REMOVED
12	CUT BACK & REMOVE PORTION OF EXISTING DECK FOR NEW ADDITION/BUMP-OUT: DECKING, JOISTS, BEAMS, POSTS, GUARDS & CONNECTIONS. TEMP. SHORING AS REQ'D. REFRAME REMAINING DECK TO ALIGN W/ NEW CONSTRUCTION PER APPROVED STRUCT. DRAWINGS V.I.F.

LEGEND

	EXISTING WALL
	DEMO WALL
	DEMO ITEM

NOTES AND STAMPS:

PLAN CHECK SUBMITTAL

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A1.1

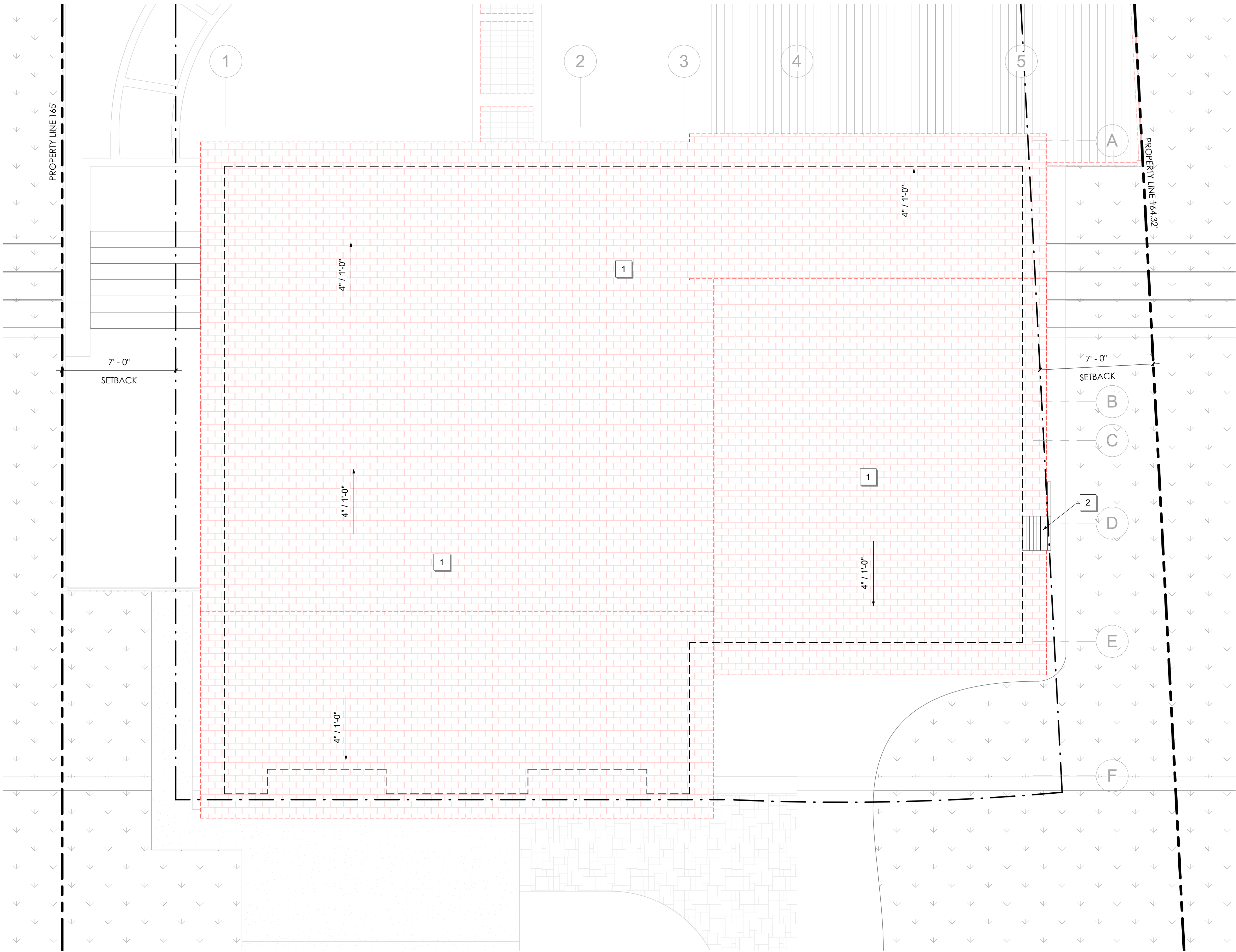
UPPER LEVEL DEMO PLAN

DRAWN BY:
M.Winkelstein

Scale: 1/4" = 1'-0"

DEMO KEYNOTES

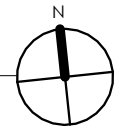
1	ROOFING AND STRUCTURE TO BE REMOVED FOR NEW ROOF OR ROOF TIE IN
2	EXISTING CHIMNEY TO REMAIN



ROOF PLAN - DEMO

scale 1/4" = 1'-0"

:



LEGEND

- EXISTING WALL
- DEMO WALL
- DEMO ITEM

NOTES AND STAMPS:

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NO.	DATE:	DESCRIPTION:

A1.2
ROOF DEMO PLAN

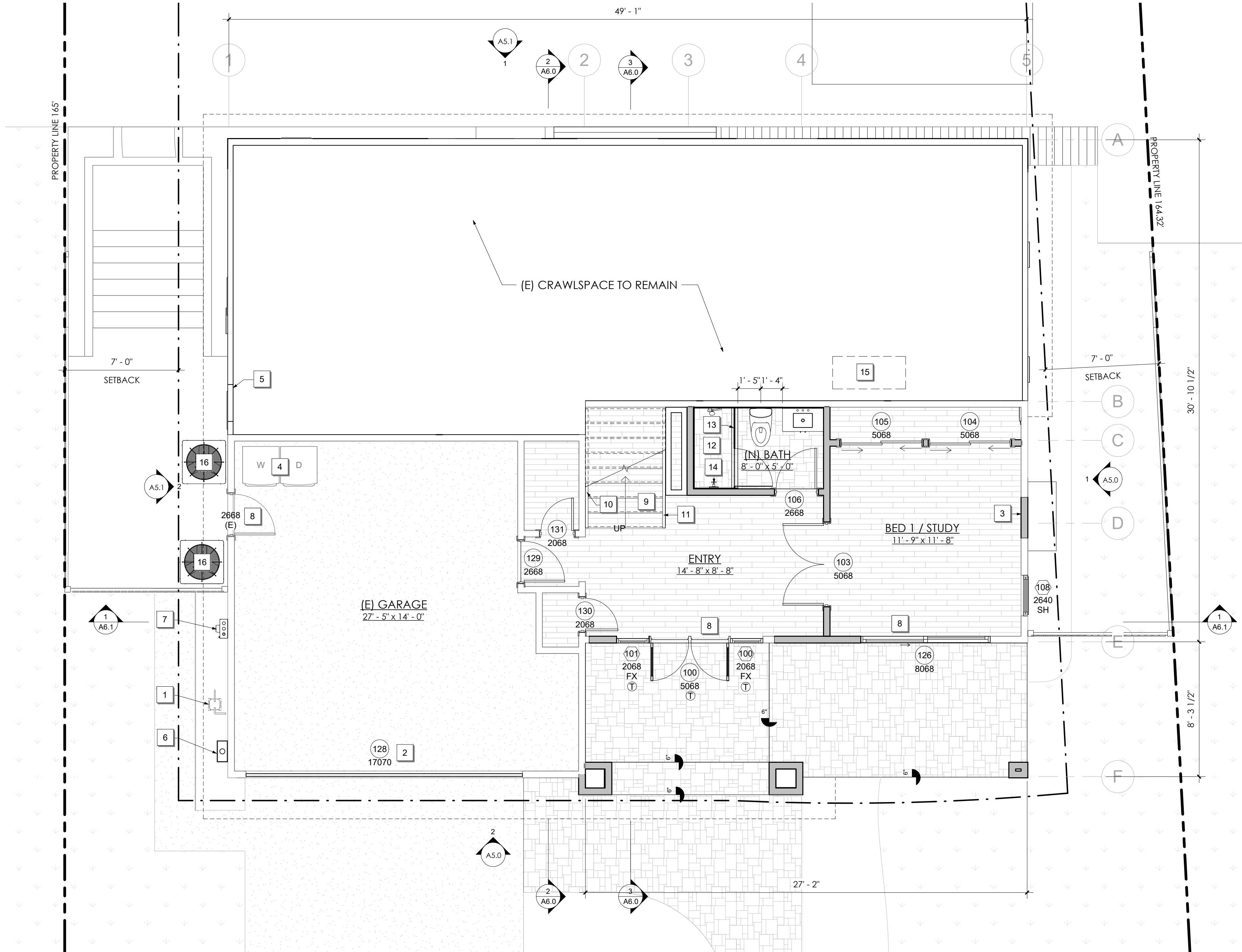
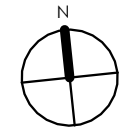
DRAWN BY:
M.Winkelstein

Scale: 1/4" = 1'-0"

LOWER LEVEL - NEW

scale 1/4" = 1'-0"

:



NEW PLAN KEYNOTES

1	EXISTING GAS METER TO REMAIN
2	(N) ROLL UP GARAGE DOOR WITH NEW MOTOR
3	WALL IN (E) FIREPLACE OPENING
4	EXISTING WASHER AND DRYER TO REMAIN
5	(E) CRAWL SPACE ACCESS TO REMAIN
6	NEW GAS TANKLESS WATER HEATER WITH 0.98 EFFICIENCY AND RECIRC
7	NEW 200 AMP ELECTRICAL METER
8	EXTERIOR LANDING AT EACH SIDE OF DOOR, MIN. 36" DEPTH IN DIRECTION OF TRAVEL, WIDTH ≥ DOOR WIDTH, SLOPE MAX. 1/4"/FT (2% PER CRC R311.3. V.I.F. & COORD. W/ ADJ. CONSTRUCTION.
9	NEW INTERIOR STAIR: FRAMING, TREADS, RISERS, LANDINGS, STRINGERS & FINISHES PER CRC R311.7. MAX. 7-3/4" RISER, MIN. 10" TREAD, MIN. 36" CLEAR WIDTH, UNIFORM RISERS & TREADS, MIN. 6'-8" HEADROOM, V.I.F, DIMS & COORD. W/ ADJ. CONSTRUCTION.
10	HANDRAIL AT STAIR: CONTINUOUS FULL FLIGHT LENGTH, HT. 34" -38" FROM NOSINGS, GRASPABLE, RETURN TO WALL OR NEWEL POST, MIN. 1-1/2" WALL CLEARANCE, RESIST LOADS PER CRC TABLE R301.5. PER CRC R311.7.8. V.I.F.
11	GUARDRAIL AT OPEN STAIR SIDES & LANDINGS WHERE DROP >30". HT. ≥ 34" FROM NOSINGS AT STAIRS, ≥ 36" AT LANDINGS, MAX. 4" SPHERE OPENING (6" AT TREAD/RISER TRIANGLE), RESIST LOADS PER CRC TABLE R301.5. STRUCT. SUPPORT PER APPROVED DRAWINGS. PER CRC R312. V.I.F.
12	NEW SHOWER: SHOWER PAN, SLOPED SUBSTRATE (MIN. 1/4"/FT), WATERPROOF MEMBRANE, BACKER BOARD, TILE, VALVE, TRIM & FIXTURES, H&C SUPPLY, WASTE & VENT PER CPC. WATERPROOFING PER MANUFACTURER SPECS & CPC. PAN & DRAIN TESTED PRIOR TO COVERING, PRESSURE BALANCE OR THERMOSTATIC VALVE PER CPC. V.I.F.

NEW PLAN KEYNOTES

13	NEW GLASS SHOWER ENCLOSURE W/ TEMPERED SAFETY GLAZING, DOOR & HARDWARE PER CRC R308. SEALED CONNECTIONS AT WALLS & BASE CORROSION-RESISTANT HARDWARE. V.I.F. DIMS & COORD. W/ TILE & WATERPROOFING.
14	SHOWER CONTROL VALVE ON WALL ADJACENT TO ENTRY SO USER CAN ACTIVATE WITHOUT STANDING UNDER HEAD, PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE PER CPC. V.I.F. LOCATION & COORD. W/ TILE & GLASS ENCLOSURE.
15	NEW GAS FAU IN CRAWLSPACE TO SERVE LOWER & MID LEVELS. INSTALLED PER MANUFACTURER SPECS & CMC. GAS SUPPLY W/ SHUTOFF, UNION & SEDIMENT TRAP PER CPC. SUPPLY & RETURN DUCTWORK W/ DAMPERS, INSULATION & SEALING PER CMC. CONDENSATE DRAIN W/ OVERFLOW PROTECTION PER CPC/CMC. ELECTRICAL PER CEC. COORD. THERMOSTAT LOCATIONS. V.I.F.
16	NEW AC CONDENSER - SPECS PER T-24 SHEET

NOTES AND STAMPS:

PLAN CHECK SUBMITTAL

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NO.	DATE:	DESCRIPTION:

A2.0
LOWER LEVEL PLAN

DRAWN BY:
Author

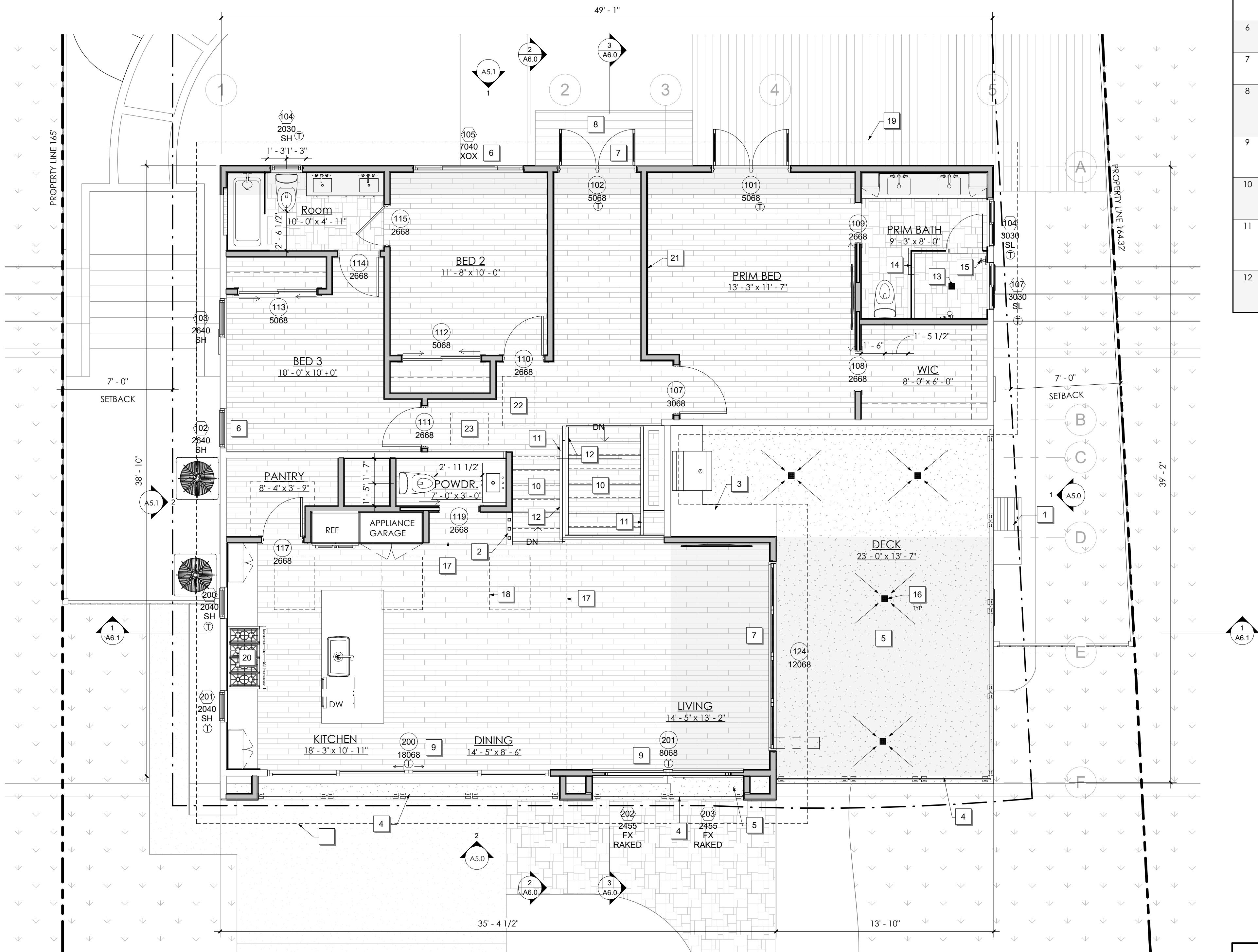
Scale: As indicated

FLOOR PLAN NOTES:

- SEE SHEET T2.0 FOR ALL GENERAL NOTES
- ALL INTERIOR AND EXTERIOR DIMENSIONS ARE TO THE FINISH FACE OF THE WALL
- ALL UNFINISHED WOOD DOORS AND WINDOWS MUST BE PRIMED OR STAINED WITHIN (7) DAYS OF JOBSITE DELIVERY
- ALL NEW WINDOWS TO HAVE A MINIMUM: U-FACTOR = .30 SHGC FACTOR = .23
- WINDOW OPENING CONTROL DEVICES SERVING EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH ASTM F2090

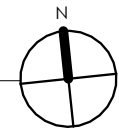
LEGEND

- EXISTING WALL
- NEW WALL
- TEMPERED GLASS



UPPER LEVEL - NEW

scale 1/4" = 1'-0"



NEW PLAN KEYNOTES

1	LINE OF ROOF EDGE ABOVE
2	EXISTING CHIMNEY TO REMAIN
3	PONY WALL WITH DETAILS ABOVE PER INTERIORS
4	NEW OUTDOOR KITCHEN: BUILT-IN BBQ GRILL, OUTDOOR REFRIGERATOR, BASE CABINETRY & COUNTERTOPS (NO SINK). ALL EQUIPMENT RATED FOR EXTERIOR USE. ELECTRICAL CONNECTIONS PER CEC. GAS LINE W/ SHUTOFF PER CPC. NON-COMBUSTIBLE SURFACES; MAINTAIN CLEARANCES PER CMC. V.I.F.
5	NEW GLASS GUARDRAIL: TEMPERED LAMINATED SAFETY GLASS W/ TOP RAIL OR BASE SHOE SYSTEM, MIN. 42" HT., MAX. 4" SPHERE OPENING, LOADS PER CRC TABLE R301.5. GLASS PER CRC R308. STRUCT. ANCHORAGE PER APPROVED ENGINEERING. V.I.F.
6	NEW EXTERIOR DECK W/ DEX-O-TEX WATERPROOF COATING SYSTEM (ICC ESR-1757). INSTALL PER MANUFACTURER SPECS INCLUDING SUBSTRATE PREP, PRIMER, BASE COAT, FABRIC & FINISH. MIN. 1/4"/FT SLOPE TO DRAIN. INTEGRATE W/ FLASHING & ADJ. WATERPROOFING. V.I.F. CONDITIONS
7	EGRESS WINDOW: MIN. 5.7 SF NET CLEAR OPENABLE (5.0 SF AT GRADE). MIN. 24" H X 20" W CLEAR, MAX. SILL HT. 44" AFF. OPERABLE FROM INSIDE WITHOUT TOOLS. PER CRC R310. V.I.F. DIMS.
8	EXTERIOR LANDING AT EACH SIDE OF DOOR, MIN. 36" DEPTH IN DIRECTION OF TRAVEL, WIDTH ≥ DOOR WIDTH. SLOPE MAX. 1/4"/FT (2% PER CRC R311.3. V.I.F. & COORD. W/ ADJ. CONSTRUCTION.
9	NEW LOW-HEIGHT EXTERIOR DECK (APPROX. 8"-10" AFF) W/ COMPOSITE DECKING (TREX OR EQUAL) OVER PT WOOD FRAMING, FOOTINGS PER CRC & STRUCT. DRAWINGS. POSITIVE DRAINAGE AWAY FROM STRUCTURE. PT FRAMING PER CRC R317. CORROSION-RESISTANT FASTENERS. V.I.F. DIMS & COORD. W/ ADJ. CONSTRUCTION.
10	DOOR TO JULIETTE BALCONY (NON-OCCUPIABLE): NO EXTERIOR LANDING. COMPLIES W/ CRC R311.3 EXCEPTION FOR NON-OCCUPIABLE AREAS. GUARDRAIL AT OPENING PER CRC R312. V.I.F. DOOR OPERATION & CLEARANCES.
11	NEW INTERIOR STAIR: FRAMING, TREADS, RISERS, LANDINGS, STRINGERS & FINISHES PER CRC R311.7. MAX. 7-3/4" RISER, MIN. 10" TREAD, MIN. 36" CLEAR WIDTH, UNIFORM RISERS & TREADS. MIN. 6-8" HEADROOM. V.I.F. DIMS & COORD. W/ ADJ. CONSTRUCTION.
12	GUARDRAIL AT OPEN STAIR SIDES & LANDINGS WHERE DROP >30". HT. ≥ 34" FROM NOSINGS AT STAIRS, ≥ 36" AT LANDINGS. MAX. 4" SPHERE OPENING (6" AT TREAD/RISER TRIANGLE). RESIST LOADS PER CRC TABLE R301.5. STRUCT. SUPPORT PER APPROVED DRAWINGS. PER CRC R312. V.I.F.
13	HANDRAIL AT STAIR: CONTINUOUS FULL FLIGHT LENGTH, HT. 34" - 38" FROM NOSINGS. GRASPABLE, RETURN TO WALL OR NEWEL POST. MIN. 1-1/2" WALL CLEARANCE. RESIST LOADS PER CRC TABLE R301.5. PER CRC R311.7.8. V.I.F.

NEW PLAN KEYNOTES

13	NEW SHOWER: SHOWER PAN, SLOPED SUBSTRATE (MIN. 1/4"/FT). WATERPROOF MEMBRANE, BACKER BOARD, TILE, VALVE, TRIM & FIXTURES. H&C SUPPLY, WASTE & VENT PER CPC. WATERPROOFING PER MANUFACTURER SPECS & CPC. PAN & DRAIN TESTED PRIOR TO COVERING. PRESSURE BALANCE OR THERMOSTATIC VALVE PER CPC. V.I.F.
14	NEW GLASS SHOWER ENCLOSURE W/ TEMPERED SAFETY GLAZING, DOOR & HARDWARE PER CRC R308. SEALED CONNECTIONS AT WALLS & BASE. CORROSION-RESISTANT HARDWARE. V.I.F. DIMS & COORD. W/ TILE & WATERPROOFING.
15	SHOWER CONTROL VALVE ON WALL ADJACENT TO ENTRY SO USER CAN ACTIVATE WITHOUT STANDING UNDER HEAD. PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE PER CPC. V.I.F. LOCATION & COORD. W/ TILE & GLASS ENCLOSURE.
16	DECK DRAIN (THUNDERBIRD OR EQUAL) AT LOW POINTS OF WATERPROOFED DECK. INSTALL W/ CLAMPING RING & FLASHING COLLAR COMPATIBLE W/ DEX-O-TEX SYSTEM. CONTINUOUS WATERTIGHT SEAL AT MEMBRANE. MIN. 1/4"/FT SLOPE. OVERFLOW WHERE REQ'D. PER MANUFACTURER SPECS & CPC. V.I.F.
17	LINE OF SOFFIT ABOVE
18	LINE OF SKYLIGHT OPENING ABOVE
19	LINE OF ROOF EDGE ABOVE
20	NEW DUAL-FUEL RANGE (GAS COOKTOP / ELEC. OVEN) W/ OVERHEAD HOOD. GAS SUPPLY W/ SHUTOFF & SEDIMENT TRAP PER CPC. ELEC. CONNECTION (240V) PER CEC. HOOD MIN. 400 CFM, DUCTED TO EXTERIOR W/ SMOOTH METAL DUCT, BACKDRAFT DAMPER & CAP PER CMC. MAKEUP AIR WHERE REQ'D. MAINTAIN CLEARANCES. COORD. W/ CABINETRY.
21	ACOUSTIC SLAT WALL PANEL SYSTEM W/ WOOD SLATS OVER ACOUSTIC BACKING (FELT OR EQUAL). CONCEALED FASTENERS. SUBSTRATE SOUND & LEVEL. COORD. LAYOUT, JOINTS & TERMINATIONS W/ ADJ. FINISHES.
22	NEW GAS FAU IN ATTIC TO SERVE UPPER LEVEL. INSTALLED PER MANUFACTURER SPECS & CMC. GAS SUPPLY W/ SHUTOFF, UNION & SEDIMENT TRAP PER CPC. SUPPLY & RETURN DUCTWORK W/ DAMPERS, INSULATION & SEALING PER CMC. CONDENSATE DRAIN W/ SECONDARY PAN & OVERFLOW PER CPC/CMC. COMBUSTION AIR & CLEARANCES MAINTAINED. UNIT ON APPROVED PLATFORM W/ SERVICE ACCESS & LIGHT PER CMC. ELECTRICAL DISCONNECT & RECEPTACLE PER CEC. COORD. THERMOSTAT.
23	ATTIC ACCESS OPENING, MIN. 22" X 30" CLEAR. LOCATE AS SHOWN. COVER GASKETED & INSULATED TO MATCH CEILING ASSEMBLY. MAINTAIN AIR BARRIER. REMOVABLE PANEL OR HINGED DOOR W/ POSITIVE LATCH. PER CRC R807. V.I.F. & COORD.

FLOOR PLAN NOTES:

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- ALL NEW WINDOWS TO HAVE A MINIMUM: U-FACTOR = .30 SHGC FACTOR = .23
- WINDOW OPENING CONTROL DEVICES SERVING EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH ASTM F2090

LEGEND

- EXISTING WALL
- NEW WALL
- TEMPERED GLASS

NOTES AND STAMPS:

PLAN CHECK SUBMITTAL

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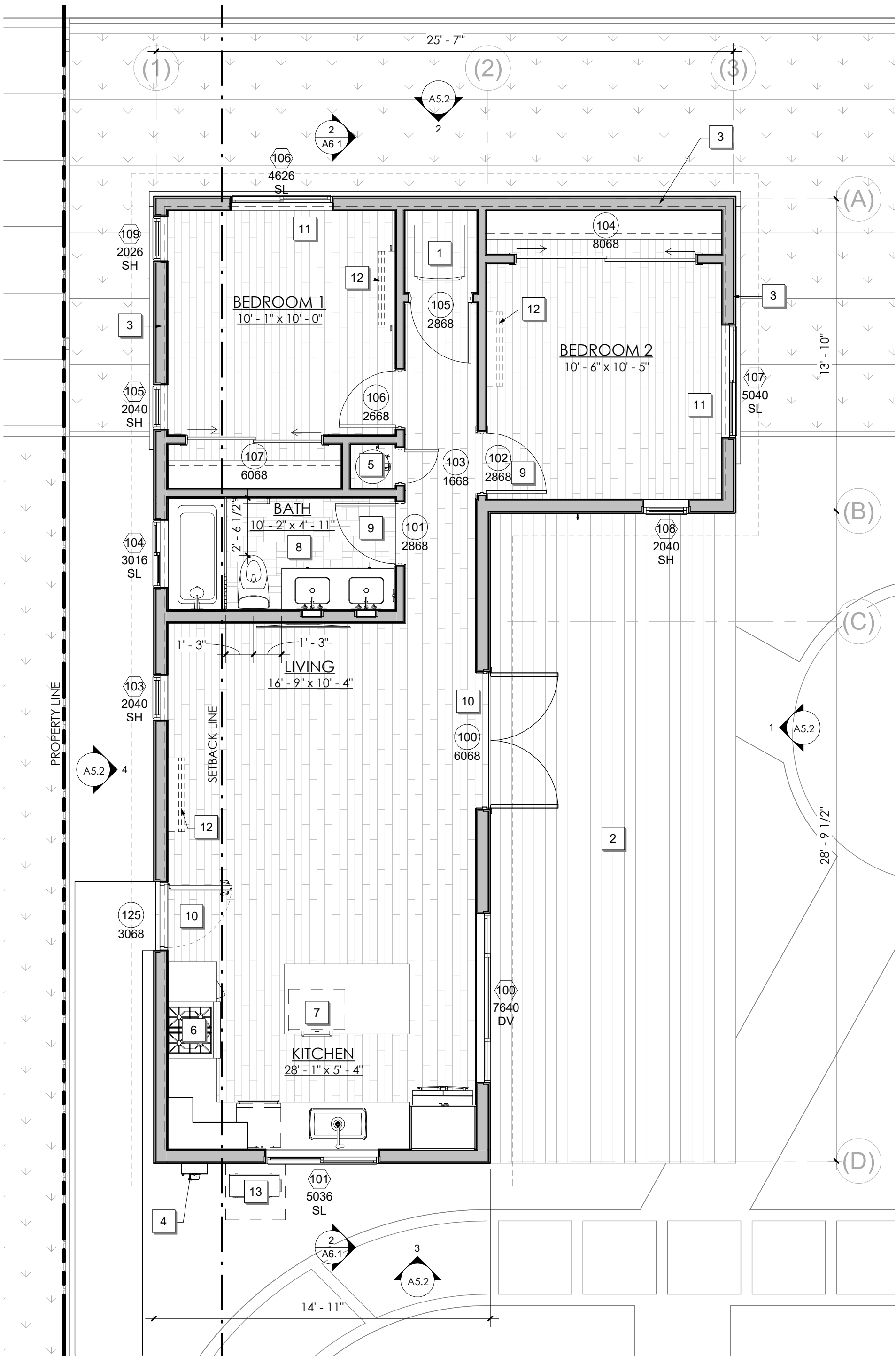
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NO.	DATE:	DESCRIPTION:

A2.1
UPPER LEVEL PLAN

DRAWN BY:
Author

Scale: As indicated



ADU - FLOOR PLAN

scale 1/4" = 1'-0"

NEW PLAN KEYNOTES

- 1 NEW STACKED WASHER & GAS DRYER. H&C WATER SUPPLY, WASTE CONNECTIONS PER CPC. GAS W/ SHUTOFF & SEDIMENT TRAP PER CPC. DRYER EXHAUST: 4" MIN. SMOOTH METAL DUCT, MAX. 35 FT. EQUIV. LENGTH. BACKDRAFT DAMPER PER CMC. ELECTRICAL PER CEC. COORD. W/ CABINERY.
- 2 NEW AT-GRADE WOOD DECK: PT FRAMING & DECKING ON CONCRETE FOOTINGS PER CRC & STRUCT. DRAWINGS, POSITIVE DRAINAGE FROM STRUCTURE. PT OR DURABLE WOOD PER CRC R317. CORROSION-RESISTANT FASTENERS. V.I.F.
- 3 NEW STACKED WALL: LOWER CMU RETAINING WALL (APPROX. 3'-4" HT. W/ WOOD FRAMING ABOVE PER SHEET A7.0 & STRUCT. DRAWINGS, CMU W/ REINF., GROUT & FOOTING PER STRUCT. WATERPROOFING & PERF. FRENCH DRAIN W/ FILTER FABRIC AT RETAINED SIDE. WOOD FRAMING ANCHORED TO CMU. INTERIOR FURRING W/ AIR GAP FOR ELECTRICAL. V.I.F.
- 4 NEW 100 AMP ELECTRICAL METER

NEW PLAN KEYNOTES

- 5 PROVIDE NEW NEA-RATED HEAT PUMP WATER HEATER (MODEL HPTA-40 OR APPROVED EQUAL). 40 GALLON CAPACITY. INSTALL PER MANUFACTURER'S INSTRUCTIONS, TITLE 24 REQUIREMENTS, AND CPC. PROVIDE REQUIRED CONDENSATE DRAIN, PAN, T&P DISCHARGE, CLEARANCES, AND ELECTRICAL CONNECTIONS. COORDINATE LOCATION AND VENTILATION REQUIREMENTS WITH PROJECT CONDITIONS.
- 6 NEW ELECTRIC RANGE W/ OVERHEAD HOOD. 240V ELECTRICAL PER CEC. HOOD DUCTED TO EXTERIOR W/ SMOOTH METAL DUCT, BACKDRAFT DAMPER & CAP PER CMC. MIN. 100 CFM. MAKEUP AIR WHERE REQ'D. MAINTAIN CLEARANCES. COORD. W/ CABINERY.
- 7 BUILT-IN MICROWAVE DRAWER AT BASE CABINET AS SHOWN. INSTALL PER MANUFACTURER SPECS W/ REQUIRED CLEARANCES. DEDICATED 120V CIRCUIT PER CEC. COORD. W/ CABINERY & COUNTERTOP. V.I.F.
- 8 AGING-IN-PLACE BATH: CONTINUOUS 2X WOOD BLOCKING AT APPROX. 33"-36" AFF AT TOILET, SHOWER & TUB WALLS FOR FUTURE GRAB BARS (SEE DETAIL S/A8.2). EXTEND FULL WALL LENGTH WHERE BARS MAY BE ADDED. PER CRC. COORD. W/ PLUMBING & FINISHES. V.I.F.
- 9 BEDROOM & BATH DOORS: MIN. 32" CLEAR OPENING (TYP. 36" NOMINAL). LEVER HARDWARE. SMOOTH THRESHOLD. SWING TO MAXIMIZE CLEAR FLOOR SPACE. BLOCKING IN WALLS FOR FUTURE ACCESSIBILITY ACCESSORIES. V.I.F. CLEARANCES.
- 10 EXTERIOR LANDING AT EACH SIDE OF DOOR. MIN. 36" DEPTH IN DIRECTION OF TRAVEL. WIDTH ≥ DOOR WIDTH. SLOPE MAX. 1/4"/FT (2% PER CRC R311.3. V.I.F. & COORD. W/ ADJ. CONSTRUCTION.
- 11 EGRESS WINDOW: MIN. 5.7 SF NET CLEAR OPENABLE (5.0 SF AT GRADE). MIN. 24" H X 20" W CLEAR. MAX. SILL HT. 44" AFF. OPERABLE FROM INSIDE WITHOUT TOOLS. PER CRC R310. V.I.F. DIMS.
- 12 PROVIDE NEW 3-ZONE DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM WITH MINIMUM 10.5 HSPF, 24 SEER, AND 12 EER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. APPROVED CFIR. CMC, CEC, AND TITLE 24 REQUIREMENTS. PROVIDE REFRIGERANT LINE SETS, CONDENSATE DRAINAGE, DISCONNECTS, AND REQUIRED ELECTRICAL CONNECTIONS. COORDINATE LOCATION OF INDOOR AIR HANDLERS AND EXTERIOR CONDENSING UNIT WITH ARCHITECTURAL PLANS.
- 13 NEW MINI SPLIT CONDENSER

NOTES AND STAMPS:

PLAN CHECK SUBMITTAL

ROE - PARK DR

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CARLSBAD, CA 92008

5/10/2026

MICAH WINKELSTEIN ARCHITECT

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LEGEND

- EXISTING WALL
- NEW WALL
- TEMPERED GLASS

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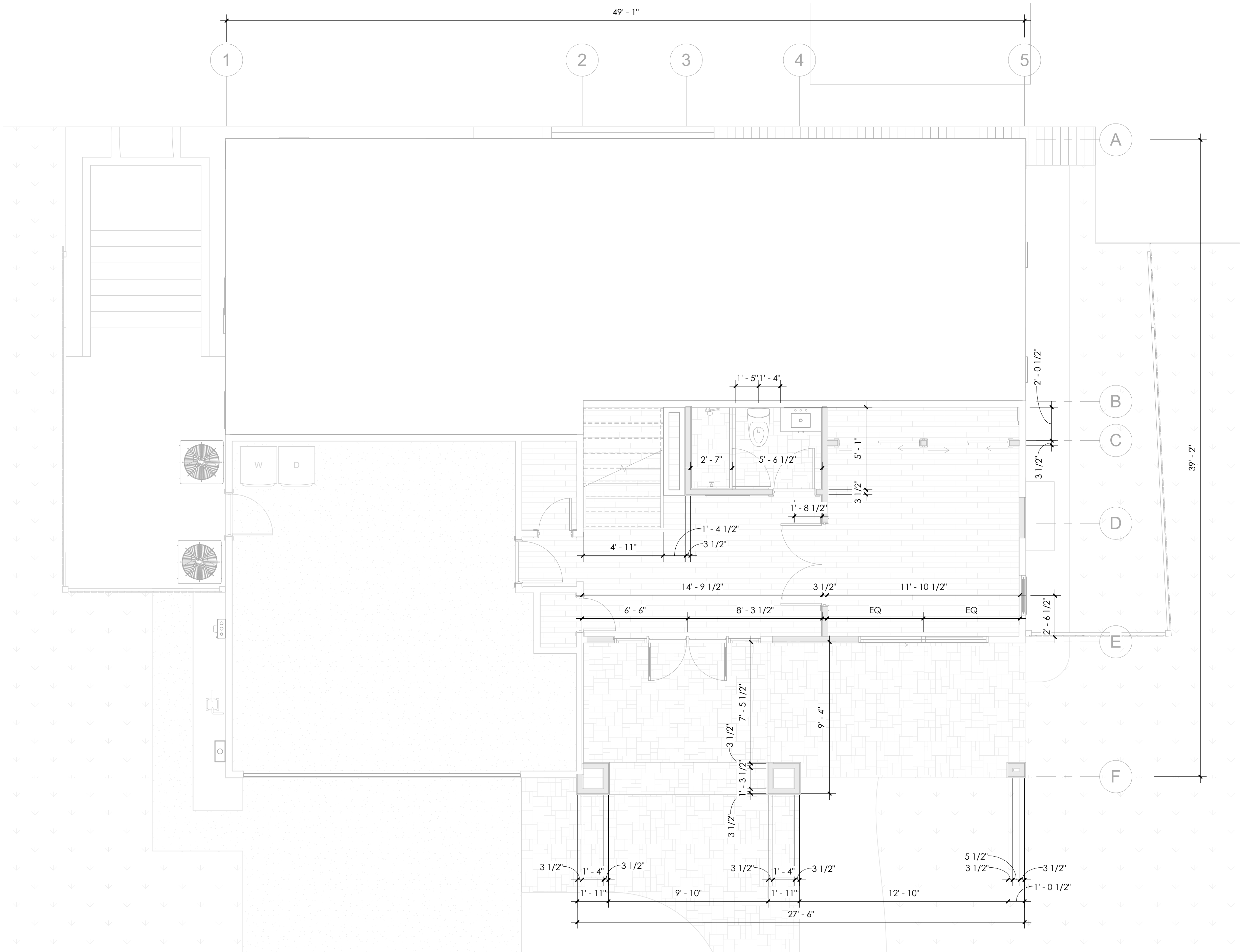
NO.	DATE:	DESCRIPTION:

A2.2

ADU FLOOR PLAN

DRAWN BY: Author

Scale: As indicated



LOWER LEVEL - DIMENSIONS

scale 1/4" = 1'-0"

:

DIMENSION PLAN NOTES:

1. ALL WALL DIMENSION ARE FROM FACE OF STUD U.N.O.
2. ALL DOOR AND WINDOW PLACEMENT DIMENSION ARE FROM FACE OF STUD TO CENTERLINE OF DOOR OR WINDOW, U.N.O.

NOTES AND STAMPS:

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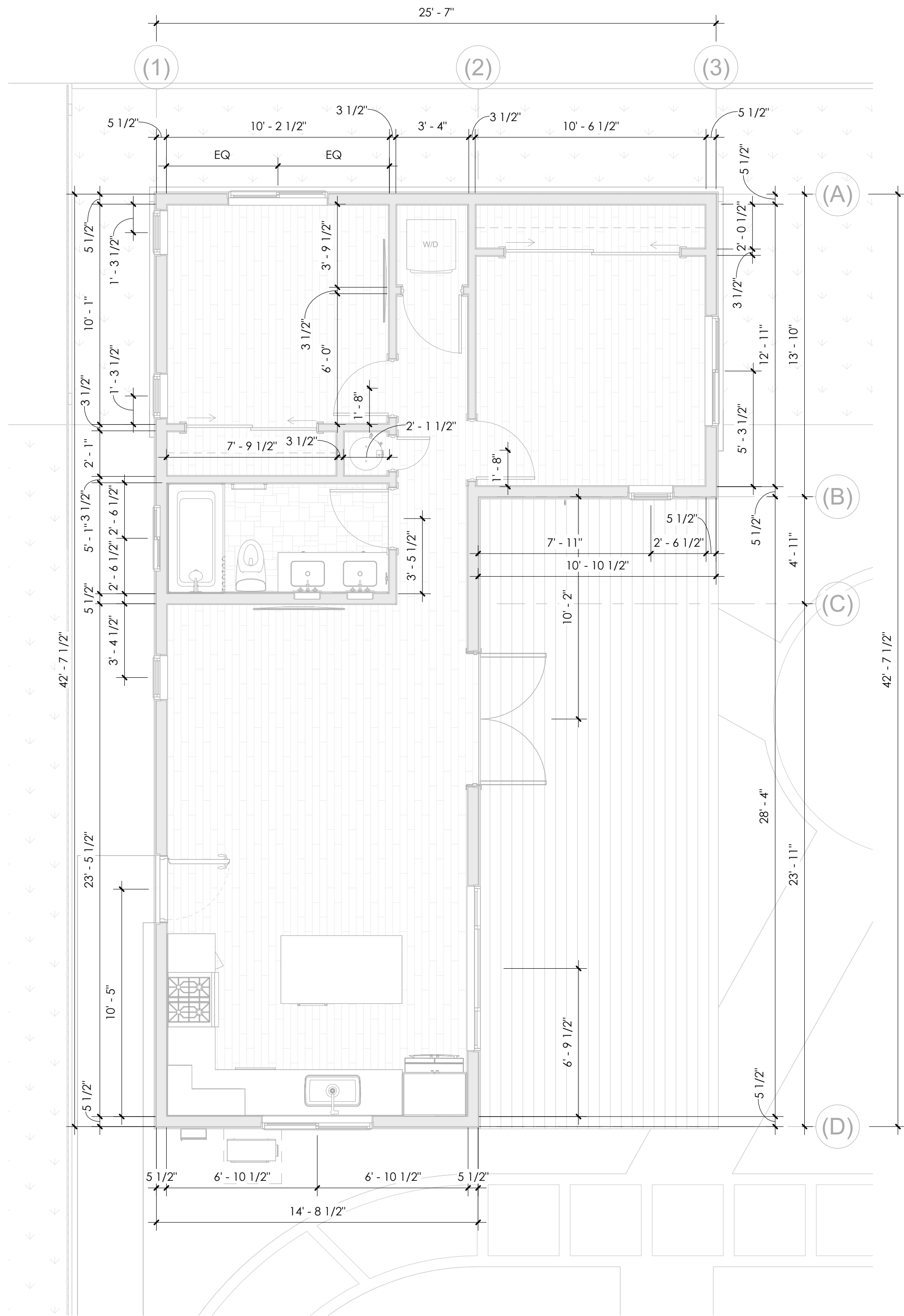
A2.3
LOWER LEVEL DIMENSION
PLAN

DRAWN BY:
Author

Scale: As indicated



Scale: As indicated



ADU - DIMENSION

scale 1/4" = 1'-0"

:

DIMENSION PLAN NOTES:

1. ALL WALL DIMENSION ARE FROM FACE OF STUD U.N.O.
2. ALL DOOR AND WINDOW PLACEMENT DIMENSION ARE FROM FACE OF STUD TO CENTERLINE OF DOOR OR WINDOW, U.N.O.

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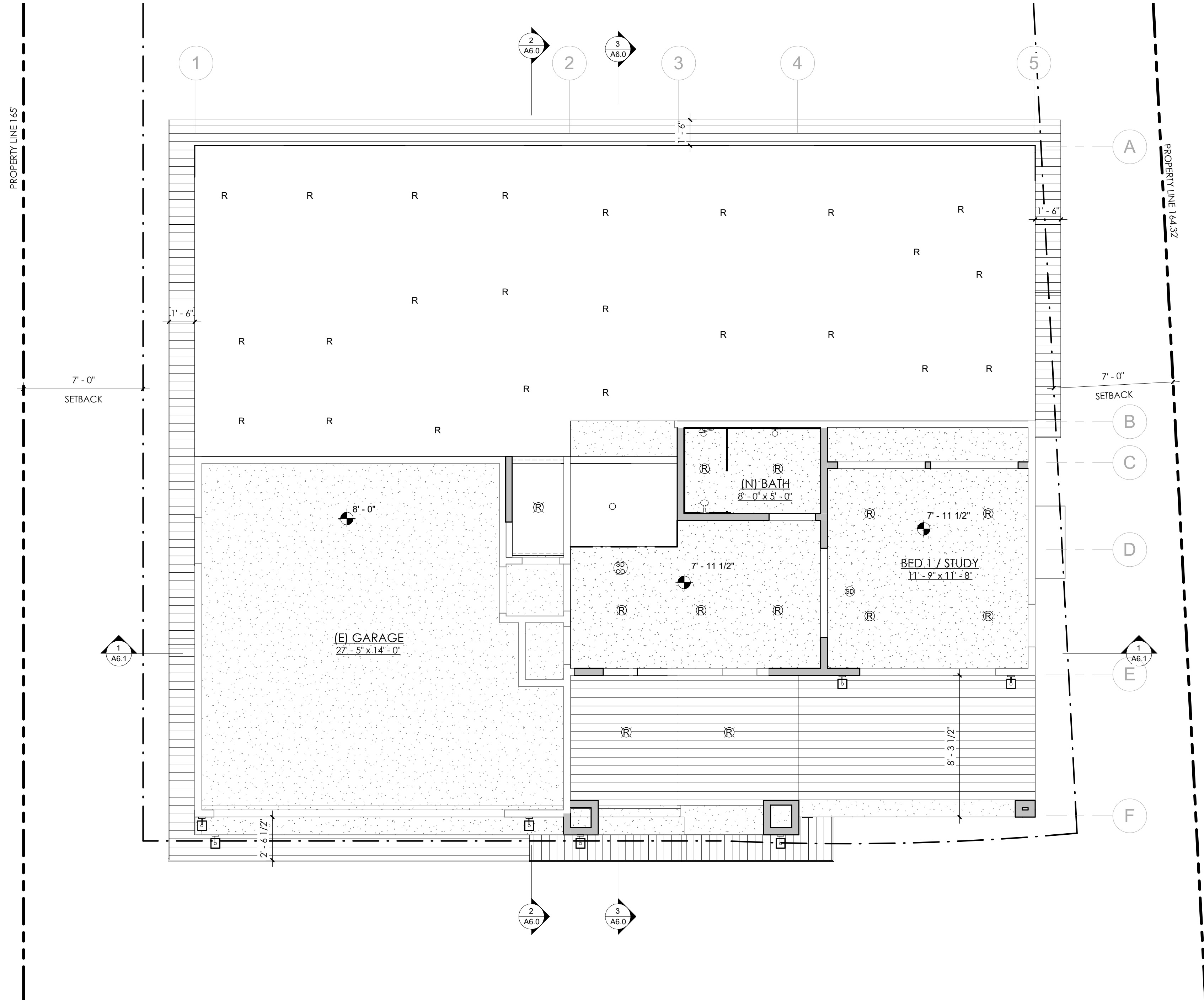
NO.	DATE:	DESCRIPTION:

A2.5

ADU DIMENSION PLAN

DRAWN BY:
Author

Scale: As indicated



1ST FLOOR F.F.
scale 1/4" = 1'-0"
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MICAH WINKELSTEIN ARCHITECT



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owner's signature

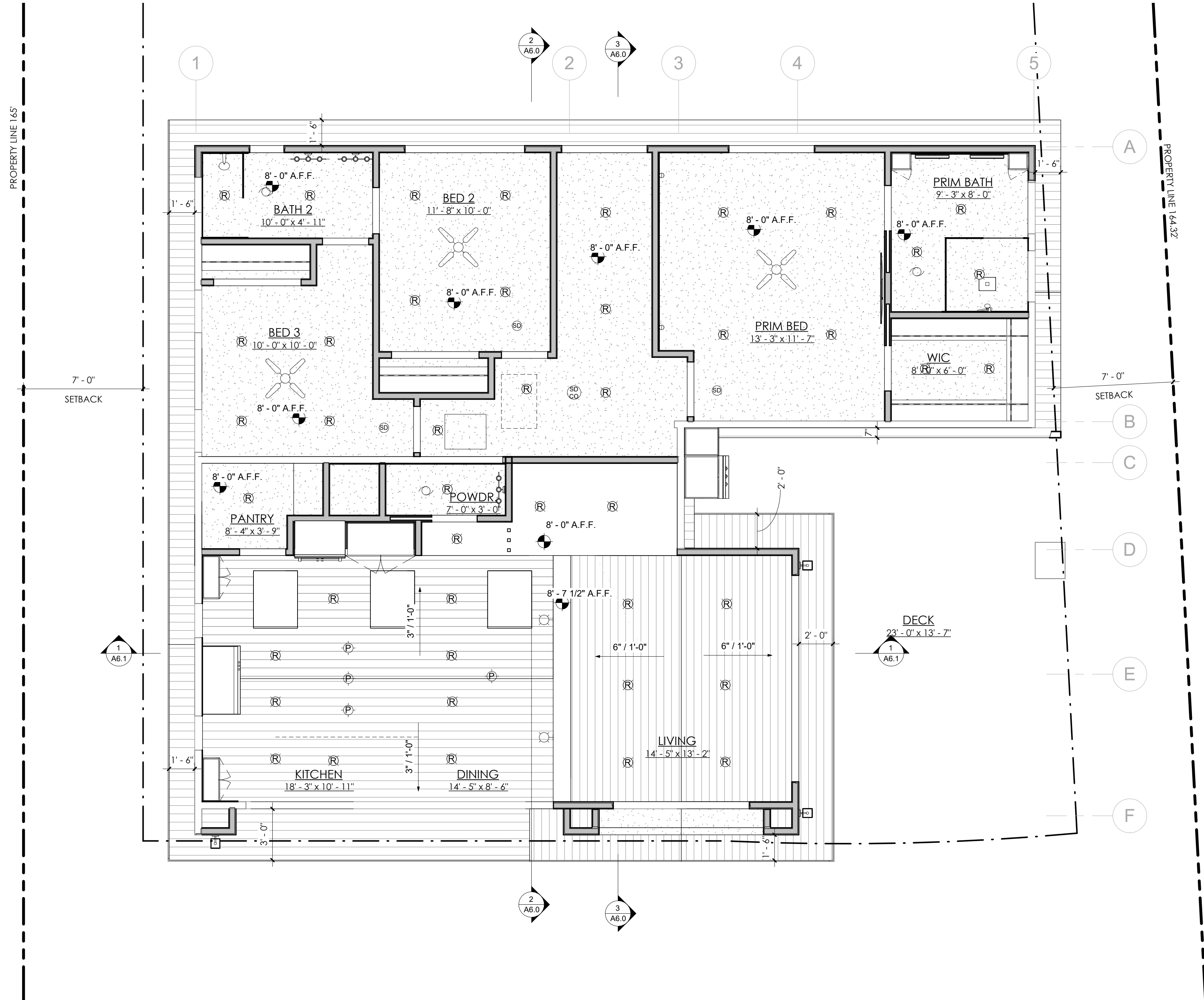
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A3.0
LOWER LEVEL CEILING

DRAWN BY:
Author

Scale: 1/4" = 1'-0"



2ND FLOOR F.F.
scale 1/4" = 1'-0"
:

NOTES AND STAMPS:

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MICAH WINKELSTEIN ARCHITECT



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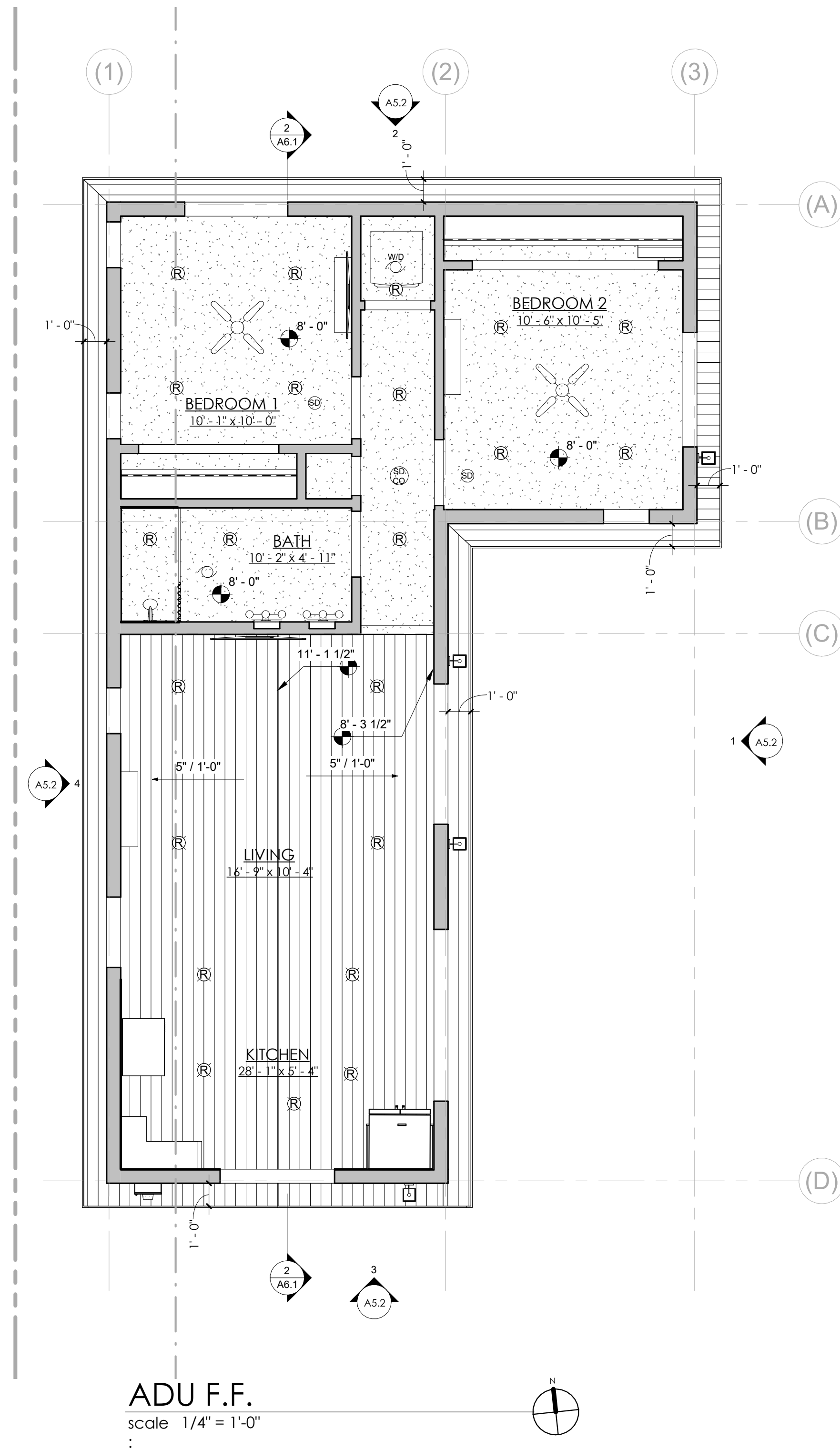
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A3.1
UPPER LEVEL CEILING

DRAWN BY:
Author

Scale: 1/4" = 1'-0"



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MICAH WINKELSTEIN ARCHITECT



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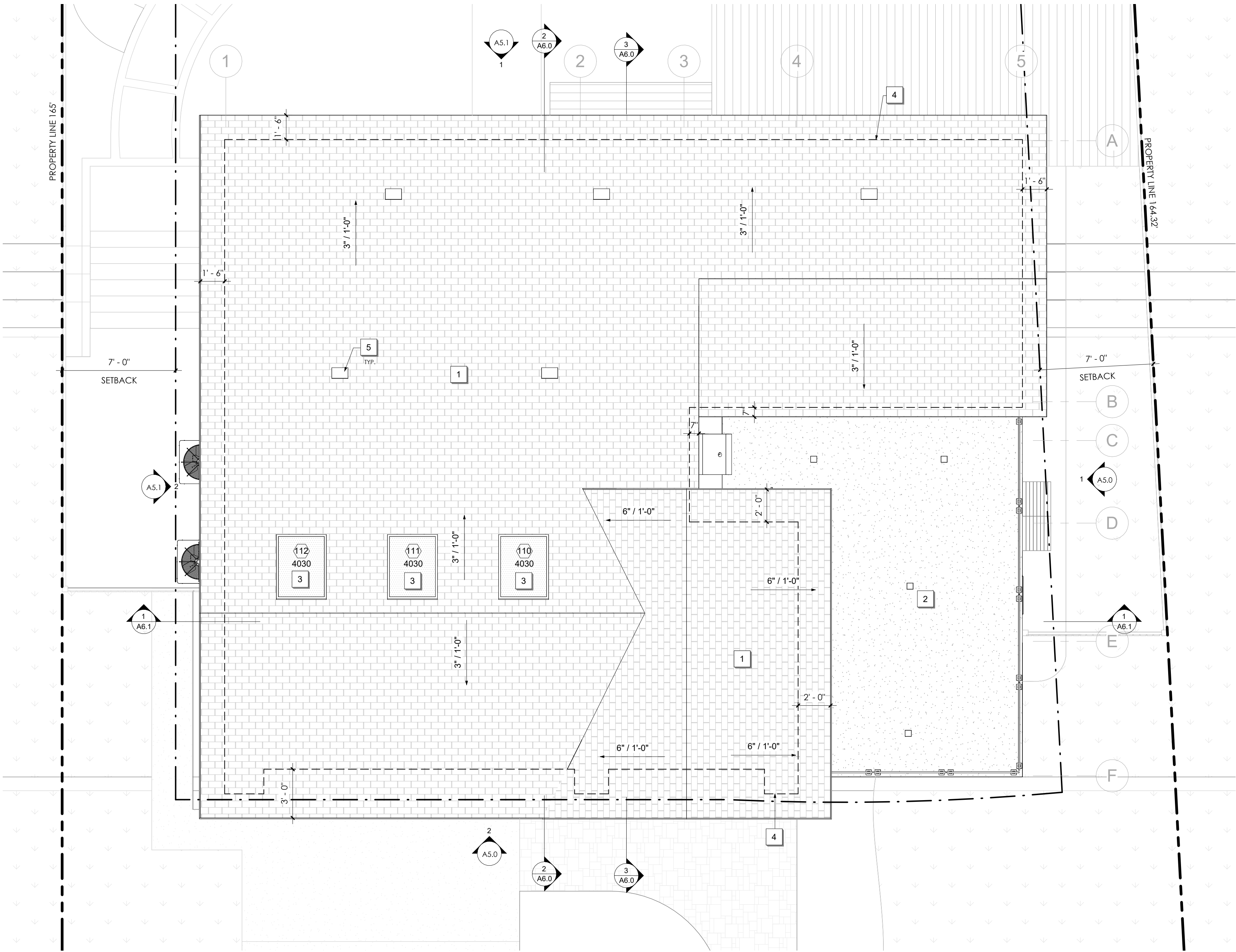
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A3.2
ADU CEILING PLAN

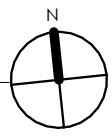
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ROOF PLAN - NEW WORK

scale 1/4" = 1'-0"

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ROOF PLAN KEYNOTES

- 1 NEW CLASS A ROOFING OWENS CORNING: UL ER-2453-01
- 2 NEW EXTERIOR DECK W/ DEX-O-TEX WATERPROOF COATING SYSTEM (ICC ESR-1757). INSTALL PER MANUFACTURER SPECS INCLUDING SUBSTRATE PREP, PRIMER, BASE COAT, FABRIC & FINISH. MIN. 1/4"/FT SLOPE TO DRAIN. INTEGRATE W/ FLASHING & ADJ. WATERPROOFING. V.I.F. CONDITIONS.
- 3 NEW SKYLIGHT (VELUX D24 OR APPROVED EQUAL). ICC-ES ESR-4108. INSTALL PER MANUFACTURER 'S INSTRUCTIONS. INCLUDING FACTORY FLASHING KIT, UNDERLAYMENT, AND WEATHERPROOFING. PROVIDE SAFETY GLAZING WHERE REQUIRED PER CRC R308. VERIFY STRUCTURAL OPENING, FRAMING, AND HEADER SIZES PER STRUCTURAL PLANS. COORDINATE WITH ROOFING SYSTEM AND MAINTAIN REQUIRED CLEARANCES FROM RIDGE AND VALLEYS.
- 4 LINE OF EXTERIOR WALL BELOW
- 5 PROVIDE O'HAGIN LOW PROFILE ROOF VENT FOR COMPOSITION SHINGLE ROOF. PROVIDING NET FREE VENT AREA (NFVA) OF 0.69 SQ. FT. PER UNIT. INSTALL PER MANUFACTURER 'S INSTRUCTIONS AND ICC-ES EVALUATION REPORT. COORDINATE QUANTITY AND DISTRIBUTION TO MEET ATTIC VENTILATION REQUIREMENTS PER CRC R806. FLASH AND INTEGRATE WITH ROOFING SYSTEM FOR WATERTIGHT INSTALLATION. LOCATE TO MAINTAIN REQUIRED CLEARANCES FROM RIDGES, VALLEYS AND PENETRATIONS.

ATTIC VENTILATION:

NEW ROOF AREA NON-VAULTED:
VENT AREA REQUIRED: 1009 SF/300 : 3.36 SF

NEW VENTS (A5-DESIGNATED):

GABLE: N/A
ROOF: (0.69 SF) 5 = 3.45 SF
BLOCKING: N/A
CONTINUOUS SOFFIT: N/A

TOTAL VENTILATION AREA (A5- DESIGNATED): 3.45 SF

NOTE:
NO LESS THAN 40% OF ALL VENTING SHALL BE AT UPPER 3 FEET OF ROOF

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
3. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
4. WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1.1. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.
5. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDER-SIDE OF THE STRUCTURAL ROOF SHEATHING AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

NOTES AND STAMPS:

PLAN CHECK SUBMITTAL

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4866 PARK DR
CARLSBAD, CA 92008

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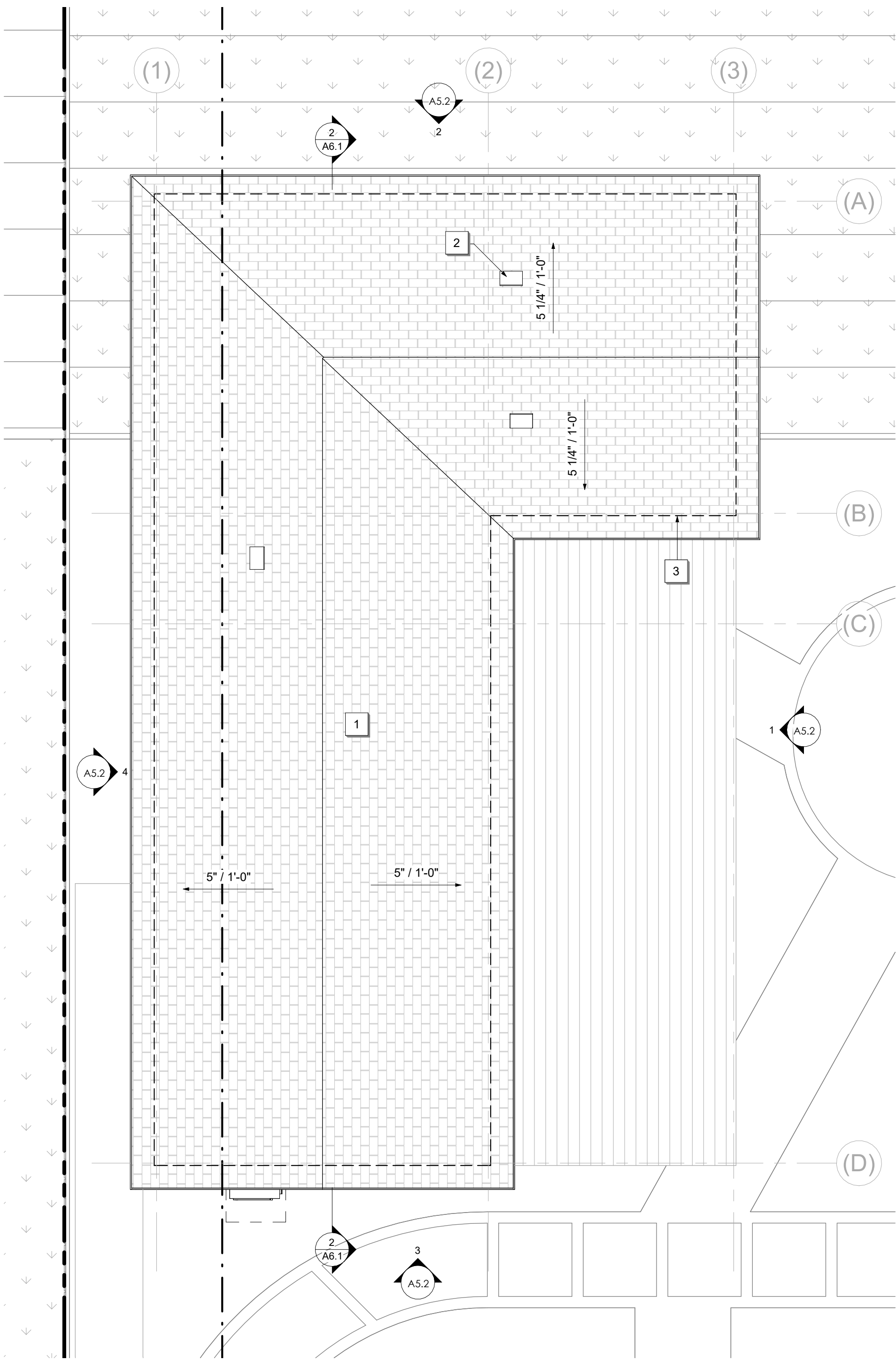
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A4.0
ROOF PLAN

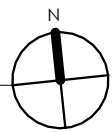
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Author

Scale: As indicated



ADU ROOF PLAN

scale 1/4" = 1'-0"



ROOF PLAN KEYNOTES

1	NEW CLASS A ROOFING OWENS CORNING: UL ER-2453-01
2	PROVIDE O'HAGIN LOW PROFILE ROOF VENT FOR COMPOSITION SHINGLE ROOF, PROVIDING NET FREE VENT AREA (NFVA) OF 0.69 SQ. FT PER UNIT. INSTALL PER MANUFACTURER 'S INSTRUCTIONS AND ICC-ES EVALUATION REPORT. COORDINATE QUANTITY AND DISTRIBUTION TO MEET ATTIC VENTILATION REQUIREMENTS PER CRC R806. FLASH AND INTEGRATE WITH ROOFING SYSTEM FOR WATERTIGHT INSTALLATION. LOCATE TO MAINTAIN REQUIRED CLEARANCES FROM RIDGES, VALLEYS AND PENETRATIONS.
3	LINE OF EXTERIOR WALL BELOW

ATTIC VENTILATION:

NEW ROOF AREA NON-VAULTED:
VENT AREA REQUIRED: 439 SF/300 = 1.46 SF

NEW VENTS (AS-DESIGNATED):

GABLE: N/A
ROOF: (0.69 SF) 3 = 2.07 SF
BLOCKING: N/A
CONTINUOUS SOFFIT: N/A

TOTAL VENTILATION AREA (AS- DESIGNATED): 2.07 SF

NOTE:
NO LESS THAN 40% OF ALL VENTING SHALL BE AT UPPER 3 FEET OF ROOF

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
3. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
4. WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1.1. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.
5. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDER-SIDE OF THE STRUCTURAL ROOF SHEATHING AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

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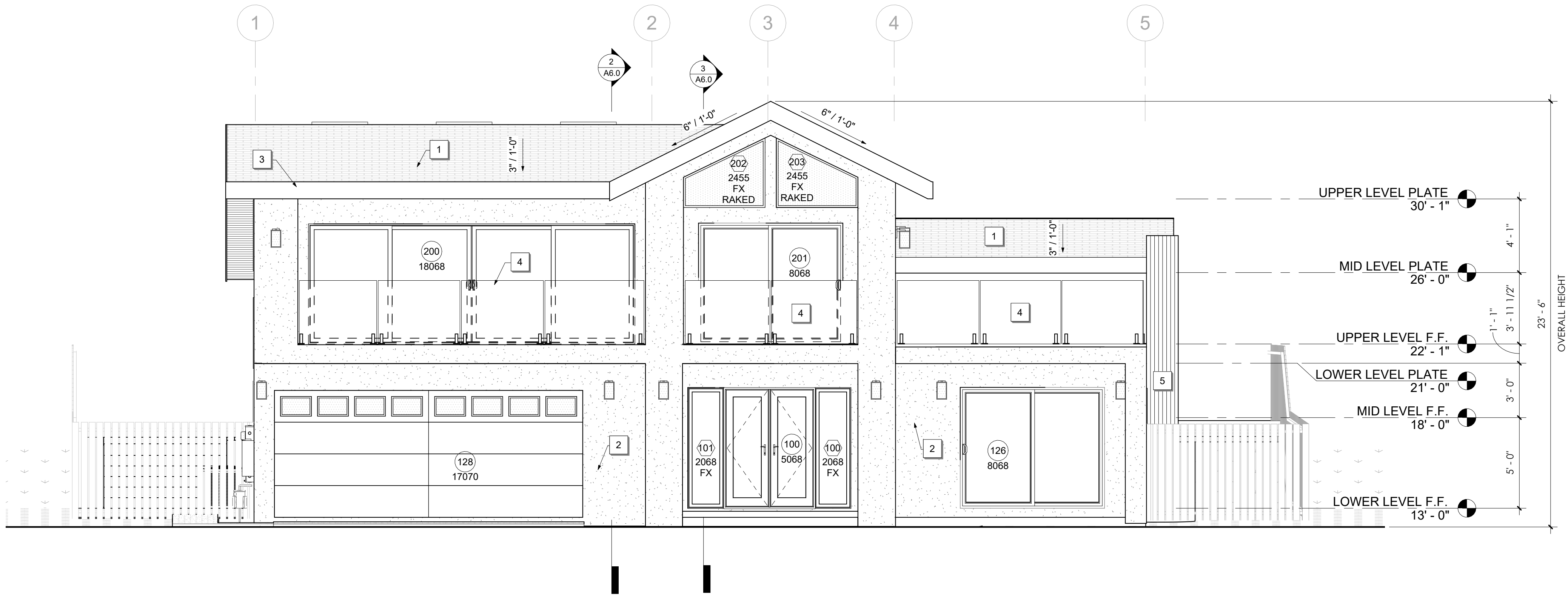
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ROOF PLAN - ADU

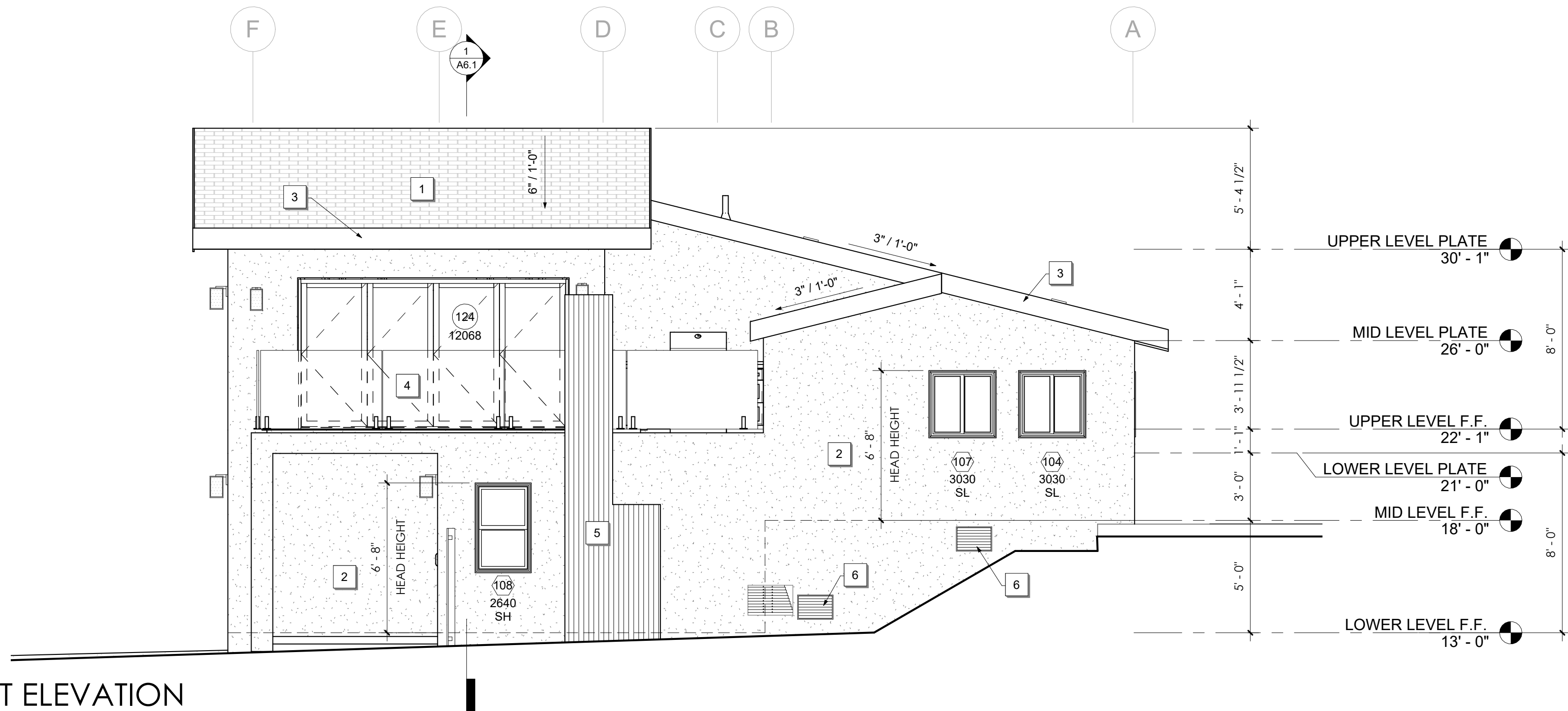
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Scale: As indicated



SOUTH ELEVATION

scale 1/4" = 1'-0"

:



EAST ELEVATION

scale 1/4" = 1'-0"

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ELEVATION KEYNOTES

1	NEW CLASS A ROOFING OWENS CORNING: UL-ER-2453-01
2	PROVIDE 3-COAT PORTLAND CEMENT PLASTER (STUCCO) OVER APPROVED WEATHER-RESISTIVE BARRIER AND METAL LATH. INSTALL PER CBC/CRC AND ASTM C926/C1063. PROVIDE WEEP SCREED, CONTROL JOINTS, AND CORNER REINFORCEMENT. FINISH AS SELECTED.
3	PROVIDE 2X WOOD FASCIA (SIZE PER PLANS) AT ROOF EDGE. SECURE TO FRAMING PER STRUCTURAL DETAILS. PRIME AND PAINT ALL EXPOSED SURFACES. PROVIDE METAL DRIP EDGE AND FLASHING INTEGRATED WITH ROOFING SYSTEM FOR WEATHER-TIGHT INSTALLATION.
4	NEW GLASS GUARDRAIL: TEMPERED LAMINATED SAFETY GLASS W/ TOP RAIL OR BASE SHOE SYSTEM. MIN. 42" HT., MAX. 4" SPHERE OPENING. LOADS PER CRC TABLE R301.5. GLASS PER CRC R308. STRUCT. ANCHORAGE PER APPROVED ENGINEERING. V.I.F.
5	PROVIDE FIBER CEMENT LAP SIDING (JAMES HARDIE HARDIEPLANK OR APPROVED EQUAL) OVER APPROVED WEATHER-RESISTIVE BARRIER. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND ESR REPORT. INCLUDING PROPER FASTENING, CLEARANCES, AND JOINT TREATMENT. PROVIDE FLASHING AT ALL OPENINGS, TRIM, AND TRANSITIONS. PRIME AND PAINT OR FACTORY FINISH AS SELECTED. COORDINATE WITH WALL ASSEMBLY AND MAINTAIN REQUIRED GROUND AND ROOF CLEARANCE.
6	EXISTING CRAWLSPACE VENT TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION. VERIFY FREE AIRFLOW IS MAINTAINED AND CLEAR OF OBSTRUCTIONS. REPAIR OR REPLACE DAMAGED COMPONENTS IN KIND COORDINATE WITH UNDERFLOOR VENTILATION REQUIREMENTS PER CRC R408

NOTES AND STAMPS:

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CARLSBAD, CA 92008

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MICAH WINKELSTEIN ARCHITECT

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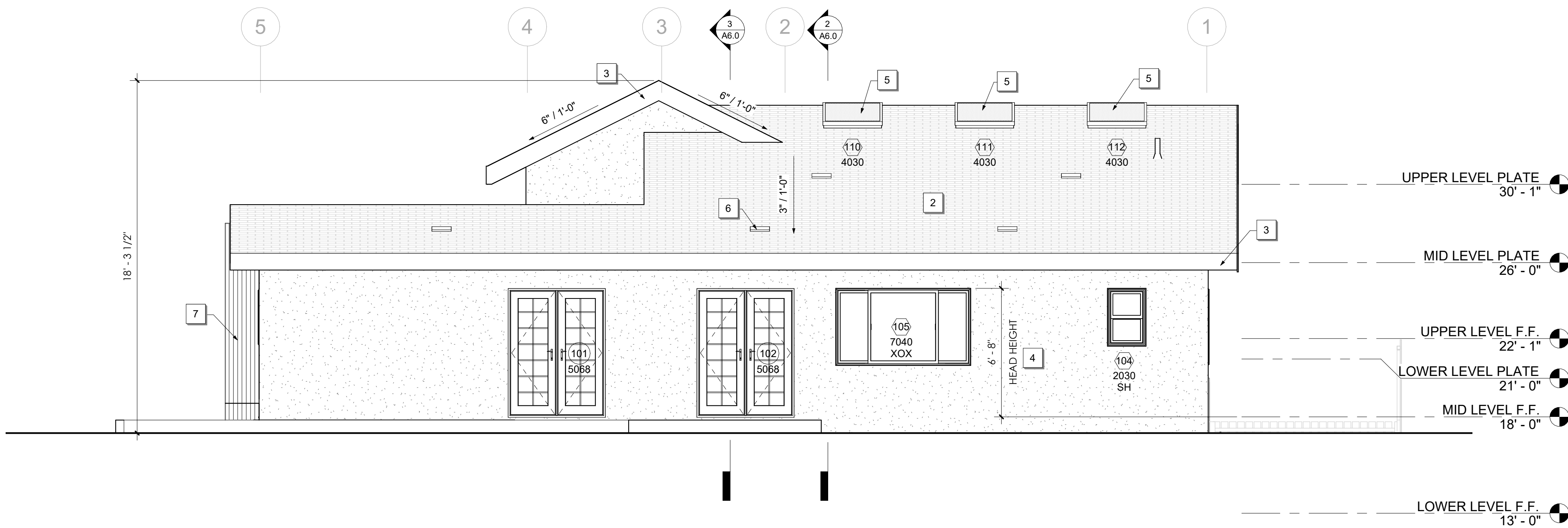
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NO.	DATE:	DESCRIPTION:

A5.0
BUILDING ELEVATIONS

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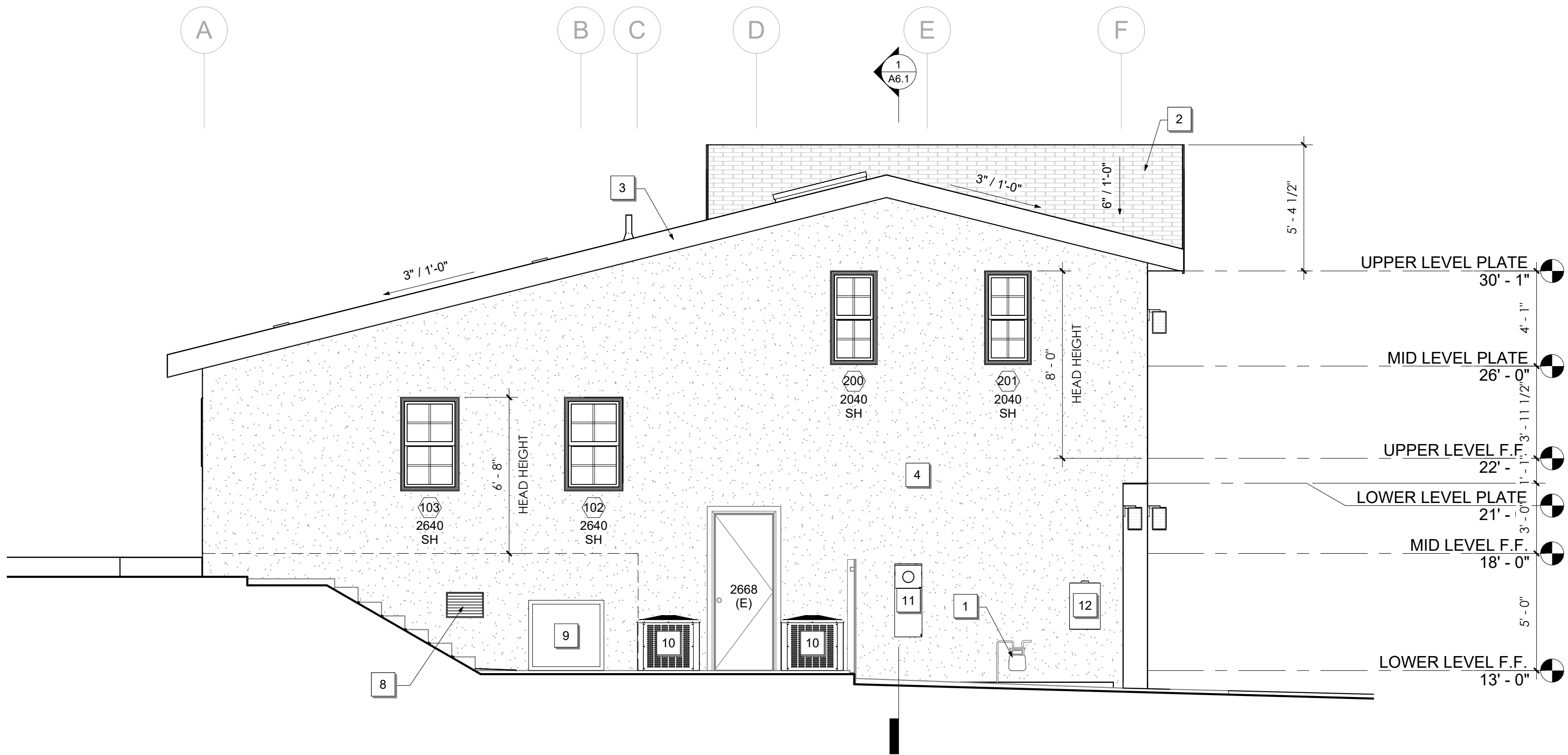
Scale: 1/4" = 1'-0"



NORTH ELEVATION

scale 1/4" = 1'-0"

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WEST ELEVATION

scale 1/4" = 1'-0"

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ELEVATION KEYNOTES

1	EXISTING GAS METER TO REMAIN
2	NEW CLASS A ROOFING OWENS CORNING: UL ER-2453-01
3	PROVIDE 2X WOOD FASCIA (SIZE PER PLANS) AT ROOF EDGE. SECURE TO FRAMING PER STRUCTURAL DETAILS. PRIME AND PAINT ALL EXPOSED SURFACES. PROVIDE METAL DRIP EDGE AND FLASHING INTEGRATED WITH ROOFING SYSTEM FOR WEATHER-TIGHT INSTALLATION
4	PROVIDE 3-COAT PORTLAND CEMENT PLASTER (STUCCO) OVER APPROVED WEATHER-RESISTIVE BARRIER AND METAL LATH. INSTALL PER CBC/CRC AND ASTM C-926/C-1063. PROVIDE WEEP SCREED, CONTROL JOINTS, AND CORNER REINFORCEMENT. FINISH AS SELECTED.
5	NEW SKYLIGHT (VELUX D26 OR APPROVED EQUAL), ICC-ES ESR-4108. INSTALL PER MANUFACTURER 'S INSTRUCTIONS, INCLUDING FACTORY FLASHING KIT, UNDERLAYMENT, AND WEATHERPROOFING. PROVIDE SAFETY GLAZING WHERE REQUIRED PER CRC R308. VERIFY STRUCTURAL OPENING, FRAMING, AND HEADER SIZES PER STRUCTURAL PLANS. COORDINATE WITH ROOFING SYSTEM AND MAINTAIN REQUIRED CLEARANCES FROM RIDGE AND VALLEYS.
6	PROVIDE O'HAGIN LOW PROFILE ROOF VENT FOR COMPOSITION SHINGLE ROOF, PROVIDING NET FREE VENT AREA (NFVA) OF 0.69 SQ. FT. PER UNIT. INSTALL PER MANUFACTURER 'S INSTRUCTIONS AND ICC-ES EVALUATION REPORT. COORDINATE QUANTITY AND DISTRIBUTION TO MEET ATTIC VENTILATION REQUIREMENTS PER CRC R806. FLASH AND INTEGRATE WITH ROOFING SYSTEM FOR WATERTIGHT INSTALLATION. LOCATE TO MAINTAIN REQUIRED CLEARANCES FROM RIDGES, VALLEYS, AND PENETRATIONS.
7	PROVIDE FIBER CEMENT LAP SIDING (JAMES HARDIE HARDIEPLANK OR APPROVED EQUAL) OVER APPROVED WEATHER-RESISTIVE BARRIER. INSTALL PER MANUFACTURER 'S INSTRUCTIONS AND ESR REPORT, INCLUDING PROPER FASTENING, CLEARANCES, AND JOINT TREATMENT. PROVIDE FLASHING AT ALL OPENINGS, TRIM, AND TRANSITIONS. PRIME AND PAINT OR FACTORY FINISH AS SELECTED. COORDINATE WITH WALL ASSEMBLY AND MAINTAIN REQUIRED GROUND AND ROOF CLEARANCES.
8	EXISTING CRAWLSPACE VENT TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION. VERIFY FREE AIRFLOW IS MAINTAINED AND CLEAR OF OBSTRUCTIONS. REPAIR OR REPLACE DAMAGED COMPONENTS IN KIND COORDINATE WITH UNDERFLOOR VENTILATION REQUIREMENTS PER CRC R408
9	EXISTING CRAWLSPACE ACCESS DOOR TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION. VERIFY OPENING SIZE AND ACCESSIBILITY PER CRC R408.4 (MIN. 18" X 24" OR AS REQUIRED). REPAIR OR REPLACE IN KIND IF DAMAGED AND ENSURE SECURE, WEATHER-TIGHT CLOSURE.
10	NEW A.C. CONDENSER - SPECS PER T-24 SHEET
11	NEW 200 AMP ELECTRICAL METER
12	NEW GAS TANKLESS WATER HEATER WITH 0.98 EFFICIENCY AND RECIRC

NOTES AND STAMPS:

PLAN CHECK SUBMITTAL

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CARLSBAD, CA 92008

5/10/2026


MICAH WINKELSTEIN ARCHITECT



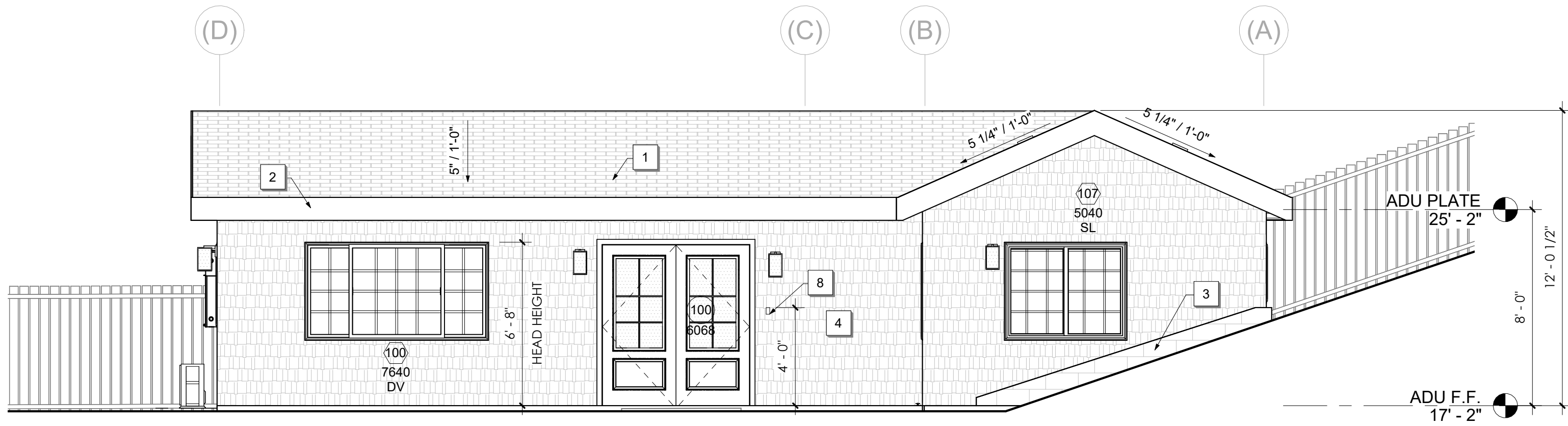
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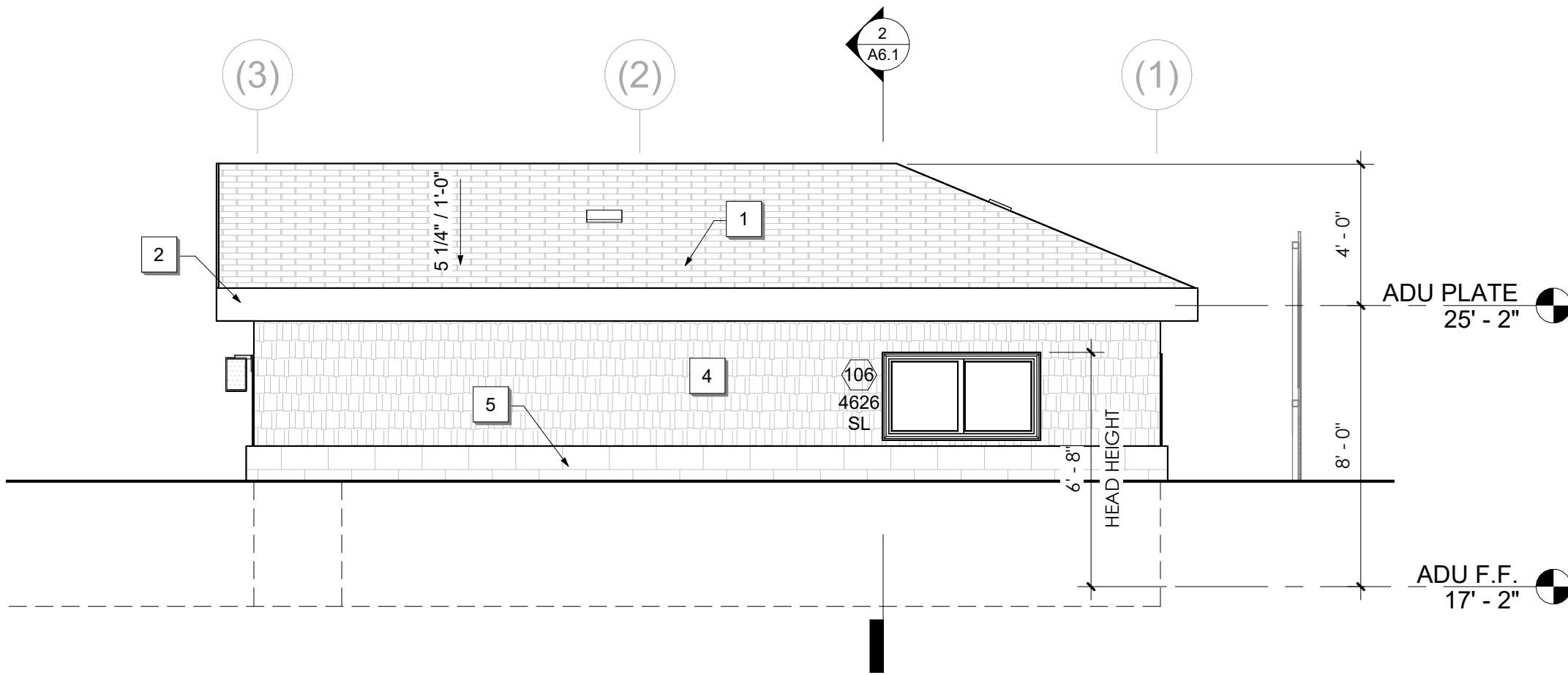
A5.1
BUILDING ELEVATIONS

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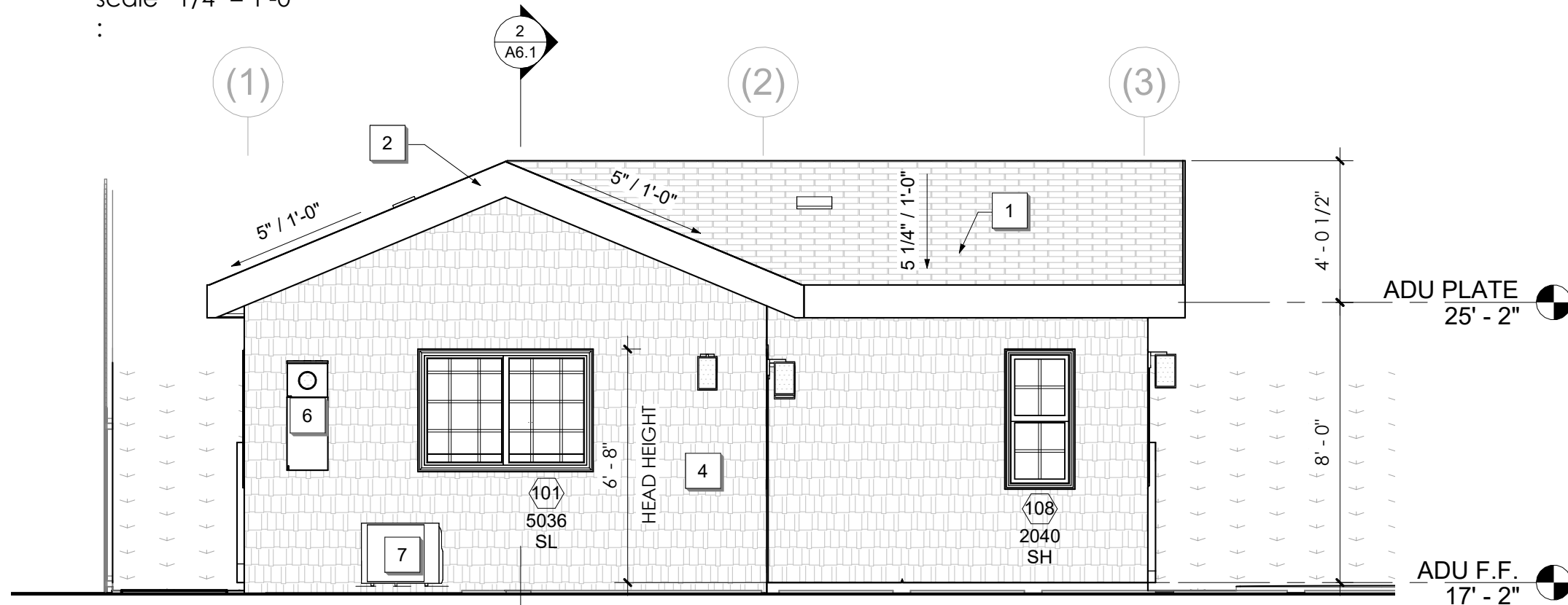
EAST ADU ELEVATION

scale 1/4" = 1'-0"



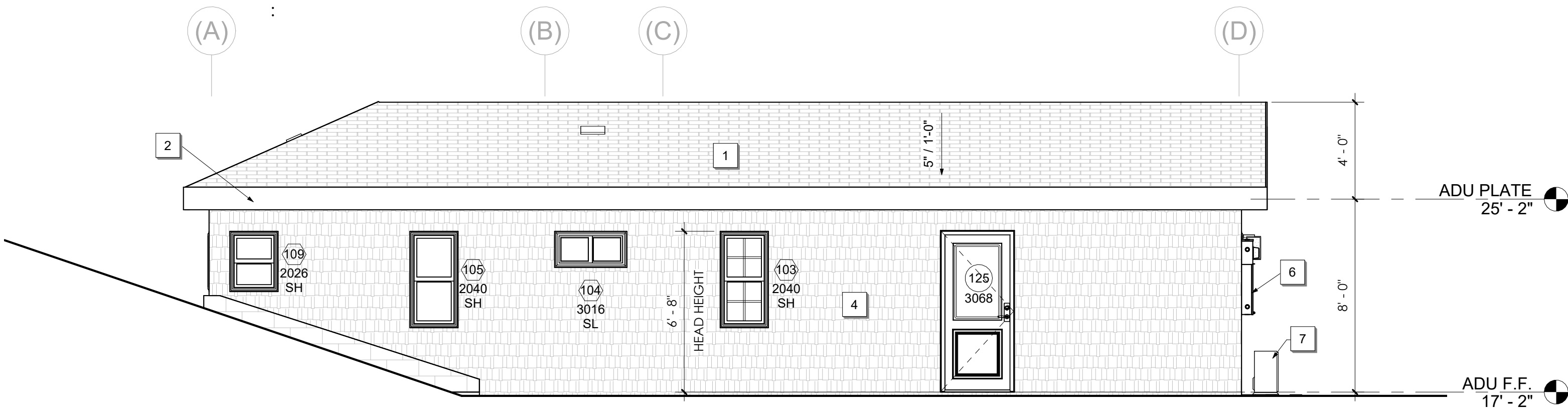
NORTH ADU ELEVATION

scale 1/4" = 1'-0"



SOUTH ADU ELEVATION

scale 1/4" = 1'-0"



WEST ADU ELEVATION

scale 1/4" = 1'-0"

ELEVATION KEYNOTES

1	NEW CLASS A ROOFING OWENS CORNING: UL ER-2453-01
2	PROVIDE 2X WOOD FASCIA (SIZE PER PLANS) AT ROOF EDGE. SECURE TO FRAMING PER STRUCTURAL DETAILS. PRIME AND PAINT ALL EXPOSED SURFACES. PROVIDE METAL DRIP EDGE AND FLASHING INTEGRATED WITH ROOFING SYSTEM FOR WEATHER-TIGHT INSTALLATION
3	NEW STACKED WALL: LOWER CMU RETAINING WALL (APPROX. 3'-4" HT.) W/ WOOD FRAMING ABOVE PER SHEET A7.0 & STRUCT. DRAWINGS. CMU W/ REINF., GROUT & FOOTING PER STRUCT. WATERPROOFING & PERF. FRENCH DRAIN W/ FILTER FABRIC AT RETAINED SIDE. WOOD FRAMING ANCHORED TO CMU. INTERIOR FURRING W/ AIR GAP FOR ELECTRICAL. V.I.F.
4	PROVIDE FIBER CEMENT LAP SIDING (JAMES HARDIE HARDIEPLANK OR APPROVED EQUAL) OVER APPROVED WEATHER-RESISTIVE BARRIER. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND ESR REPORT, INCLUDING PROPER FASTENING, CLEARANCES, AND JOINT TREATMENT. PROVIDE FLASHING AT ALL OPENINGS, TRIM, AND TRANSITIONS. PRIME AND PAINT OR FACTORY FINISH AS SELECTED. COORDINATE WITH WALL ASSEMBLY AND MAINTAIN REQUIRED GROUND AND ROOF CLEARANCES.
5	NEW STACKED WASHER & GAS DRYER. H&C WATER SUPPLY, WASTE CONNECTIONS PER CPC. GAS W/ SHUTOFF & SEDIMENT TRAP PER CPC. DRYER EXHAUST: 4" MIN. SMOOTH METAL DUCT, MAX. 35 FT. EQUIV. LENGTH, BACKDRAFT DAMPER PER CMC. ELECTRICAL PER CEC. COORD. W/ CABINERY.
6	NEW 100 AMP ELECTRICAL METER
7	NEW MINI SPLIT CONDENSER
8	DOORBELL / ENTRY CONTROLS TO BE MOUNTED AT MAXIMUM 48" ABOVE FINISH FLOOR OR GRADE TO OPERABLE PORTION. COORDINATE FINAL LOCATION WITH ACCESSIBILITY / AGING-IN-PLACE REQUIREMENTS.

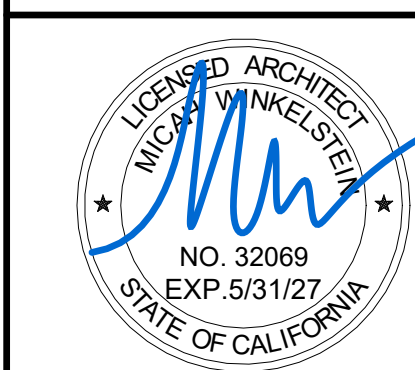
NOTES AND STAMPS:

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MICAH WINKELSTEIN ARCHITECT



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owner's signature

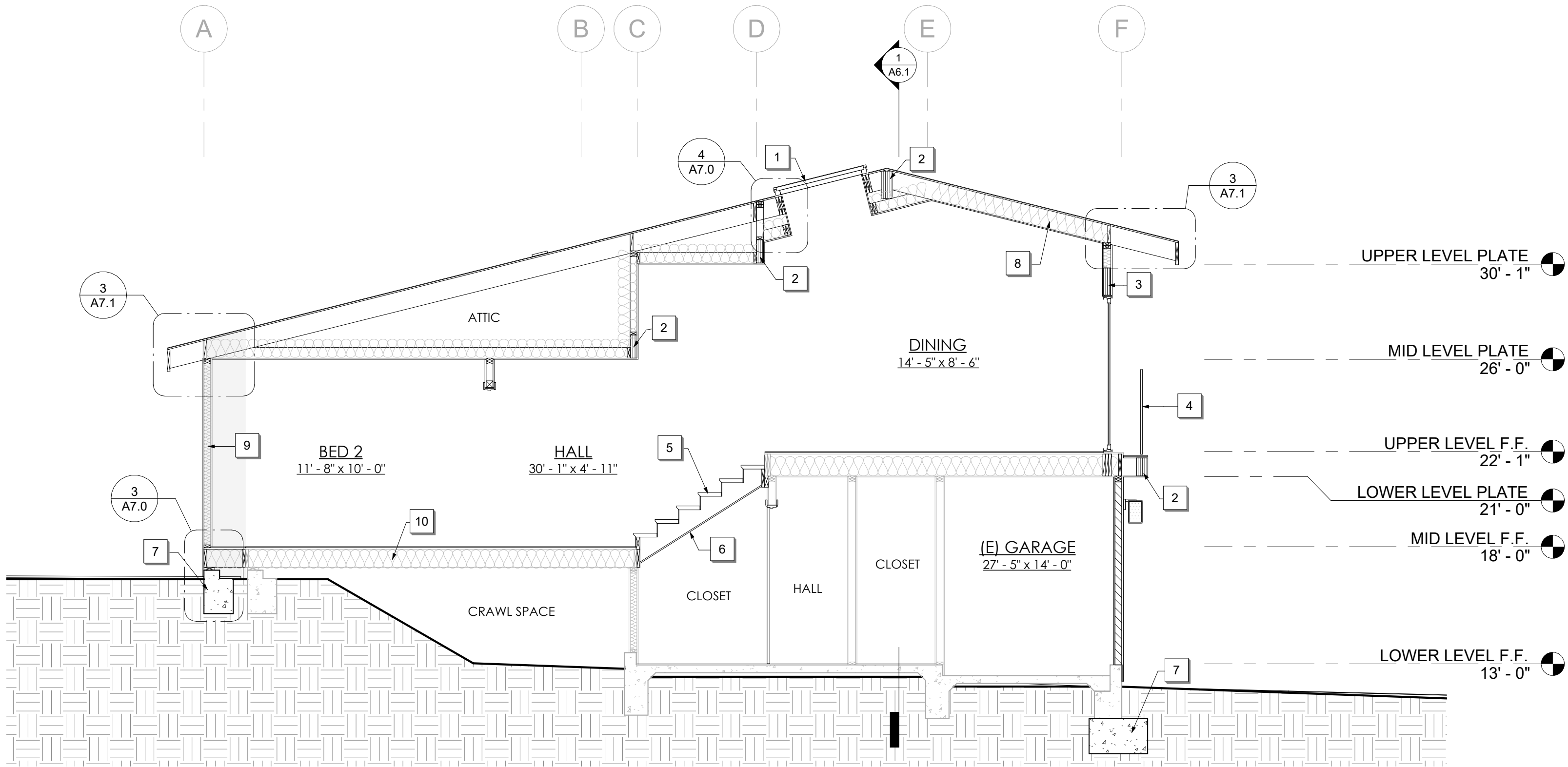
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A5.2
BUILDING ELEVATIONS - ADU

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Author

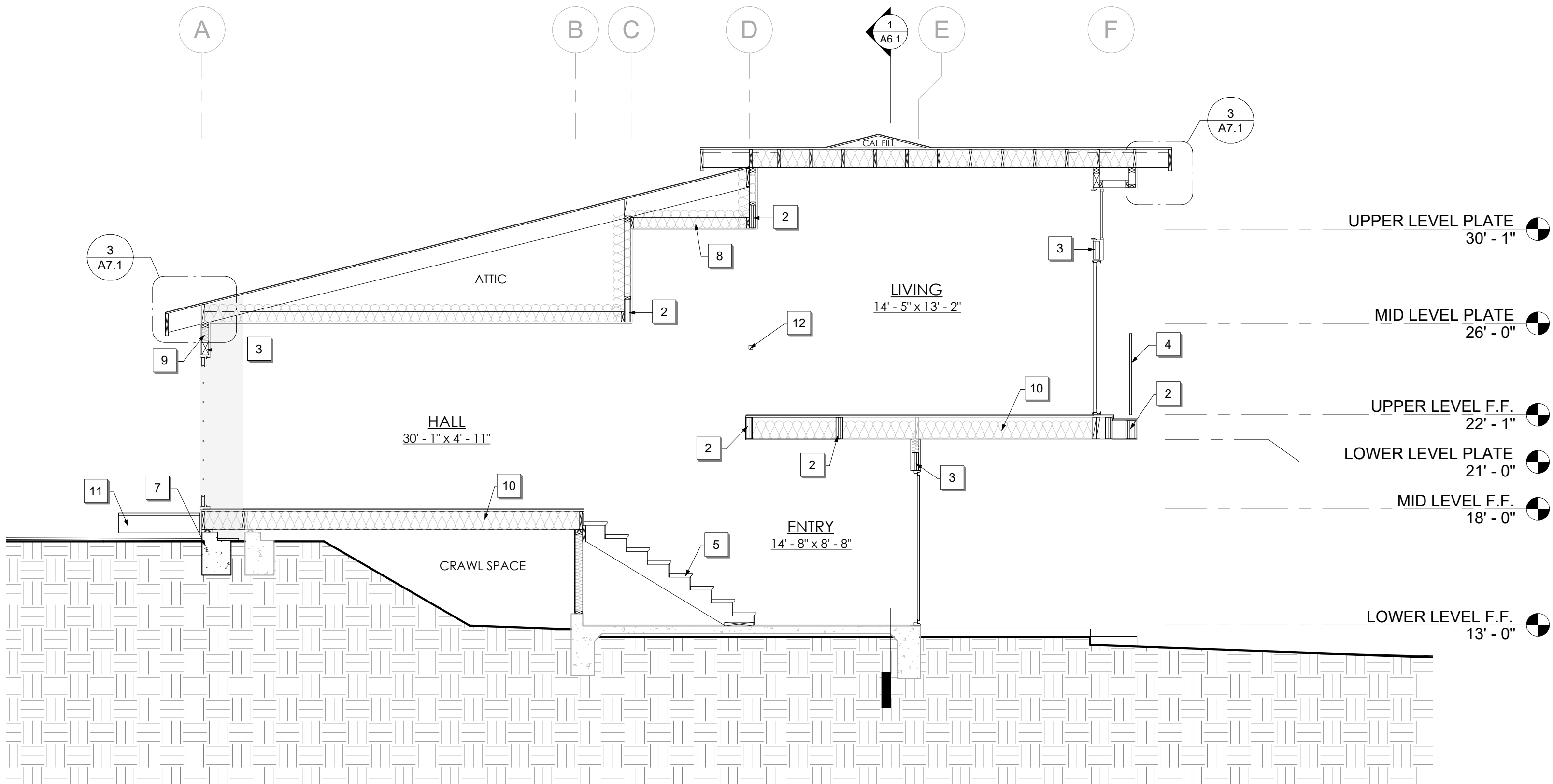
Scale: 1/4" = 1'-0"



SECTION 1

scale 1/4" = 1'-0"

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SECTION 2

scale 1/4" = 1'-0"

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SECTION KEYNOTES

- 1 NEW SKYLIGHT (VELUX D26 OR APPROVED EQUAL), ICC-ES ESR-4108. INSTALL PER MANUFACTURER'S INSTRUCTIONS, INCLUDING FACTORY FLASHING KIT, UNDERLAYMENT, AND WEATHERPROOFING. PROVIDE SAFETY GLAZING WHERE REQUIRED PER CRC R308. VERIFY STRUCTURAL OPENING, FRAMING, AND HEADER SIZES PER STRUCTURAL PLANS. COORDINATE WITH ROOFING SYSTEM AND MAINTAIN REQUIRED CLEARANCES FROM RIDGE AND VALLEYS.
- 2 BEAM PER STRUCT.
- 3 HEADER PER STRUCT.
- 4 NEW GLASS GUARDRAIL: TEMPERED LAMINATED SAFETY GLASS W/ TOP RAIL OR BASE SHOE SYSTEM, MIN. 42" HT., MAX. 4" SPHERE OPENING. LOADS PER CRC TABLE R301.5. GLASS PER CRC R308. STRUCT. ANCHORAGE PER APPROVED ENGINEERING, V.I.F.
- 5 NEW INTERIOR STAIR: FRAMING, TREADS, RISERS, LANDINGS, STRINGERS & FINISHES PER CRC R311.7. MAX. 7-3/4" RISER, MIN. 10" TREAD, MIN. 36" CLEAR WIDTH. UNIFORM RISERS & TREADS, MIN. 6'-8" HEADROOM, V.I.F. DIMS & COORD. W/ ADJ. CONSTRUCTION.
- 6 PROVIDE MINIMUM 1/2" GYPSUM BOARD AT ENCLOSED AND ACCESSIBLE UNDERSIDE OF STAIR FRAMING PER CRC R302.7. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND PROVIDE TAPE, TEXTURE, AND FINISH TO MATCH ADJACENT SURFACES.
- 7 CONC. FOOTING PER STRUCT.
- 8 BATT INSULATION R-30, CEILING AND ATTIC, PER T-24 ENERGY CALCS.
- 9 BATT INSULATION R-15, EXTERIOR WALLS, PER T-24 ENERGY CALCS.
- 10 BATT INSULATION R-19, RAISED FLOOR, PER T-24 ENERGY CALCS.
- 11 NEW LOW-HEIGHT EXTERIOR DECK (APPROX. 8"-10" AFF) W/ COMPOSITE DECKING (TREX OR EQUAL) OVER PT WOOD FRAMING. FOOTINGS PER CRC & STRUCT. DRAWINGS. POSITIVE DRAINAGE AWAY FROM STRUCTURE. PT FRAMING PER CRC R317. CORROSION-RESISTANT FASTENERS, V.I.F. DIMS & COORD. W/ ADJ. CONSTRUCTION.
- 12 GUARDRAIL AT OPEN STAIR SIDES & LANDINGS WHERE DROP >30". HT. ≥ 34" FROM NOSINGS AT STAIRS, ≥ 36" AT LANDINGS. MAX. 4" SPHERE OPENING (6" AT TREAD/RISER TRIANGLE). RESIST LOADS PER CRC TABLE R301.5. STRUCT. SUPPORT PER APPROVED DRAWINGS, PER CRC R312. V.I.F.

NOTES AND STAMPS:

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NO.	DATE:	DESCRIPTION:

A6.0

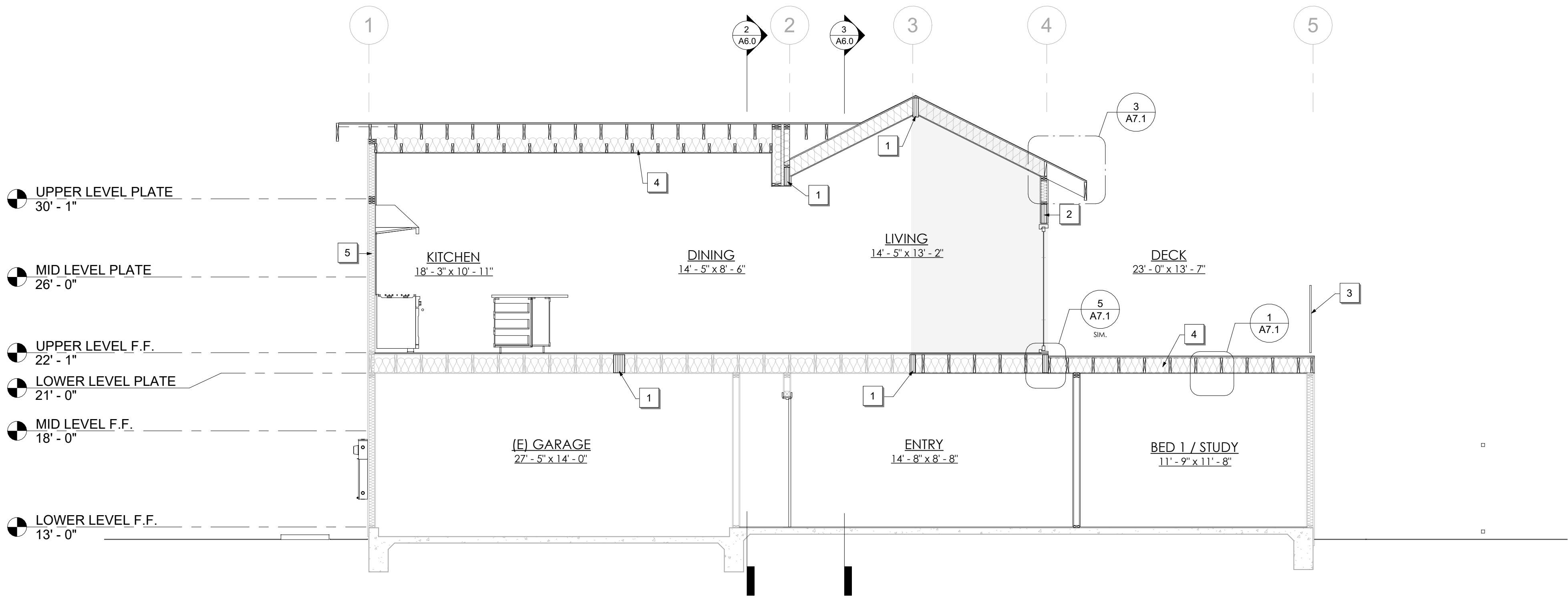
BUILDING SECTIONS

DRAWN BY:
Author

Scale: 1/4" = 1'-0"

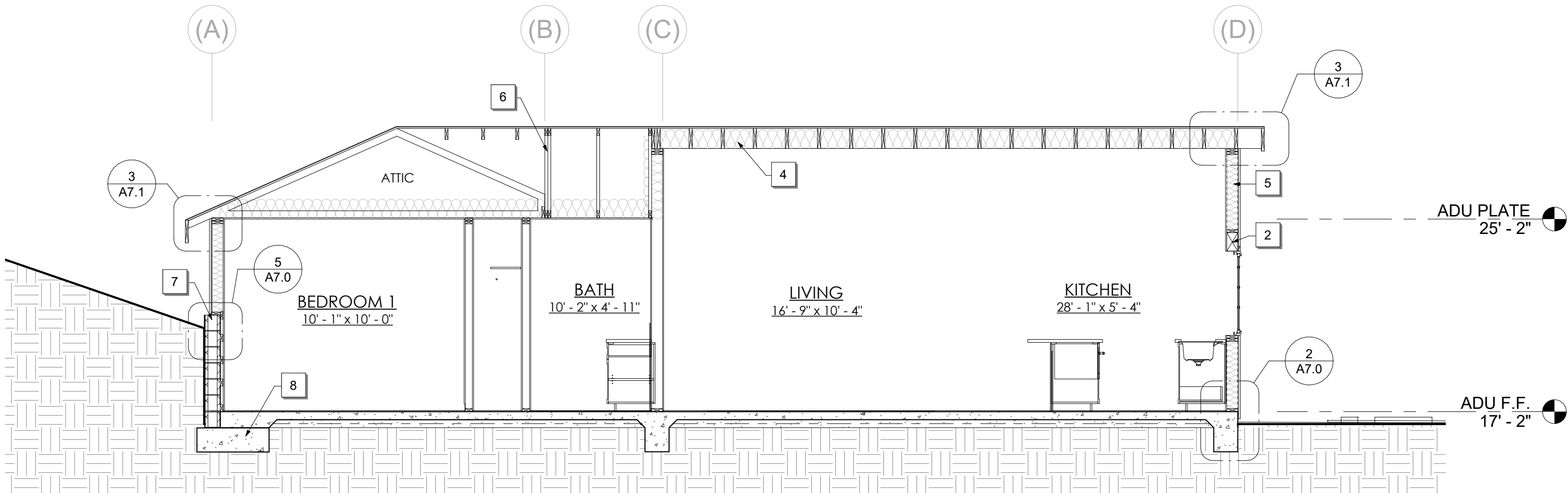
SECTION KEYNOTES

1	BEAM PER STRUCT.
2	HEADER PER STRUCT.
3	NEW GLASS GUARDRAIL: TEMPERED LAMINATED SAFETY GLASS W/ TOP RAIL OR BASE SHOE SYSTEM, MIN. 42" HT., MAX. 4" SPHERE OPENING, LOADS PER CRC TABLE R301.5, GLASS PER CRC R308, STRUCT. ANCHORAGE PER APPROVED ENGINEERING, V.I.F.
4	BATT INSULATION R-30, CEILING AND ATTIC, PER T-24 ENERGY CALCS.
5	BATT INSULATION R-15, EXTERIOR WALLS, PER T-24 ENERGY CALCS.
6	TRUSS PER STRUCT.
7	NEW STACKED WALL: LOWER CMU RETAINING WALL (APPROX. 3'-4" HT.) W/ WOOD FRAMING ABOVE PER SHEET A7.0 & STRUCT. DRAWINGS, CMU W/ REINF., GROUT & FOOTING PER STRUCT. WATERPROOFING & PERF. FRENCH DRAIN W/ FILTER FABRIC AT RETAINED SIDE, WOOD FRAMING ANCHORED TO CMU, INTERIOR FURRING W/ AIR GAP FOR ELECTRICAL, V.I.F.
8	CONC. FOOTING PER STRUCT.



SECTION 3

scale 1/4" = 1'-0"
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ADU SECTION 1

scale 1/4" = 1'-0"
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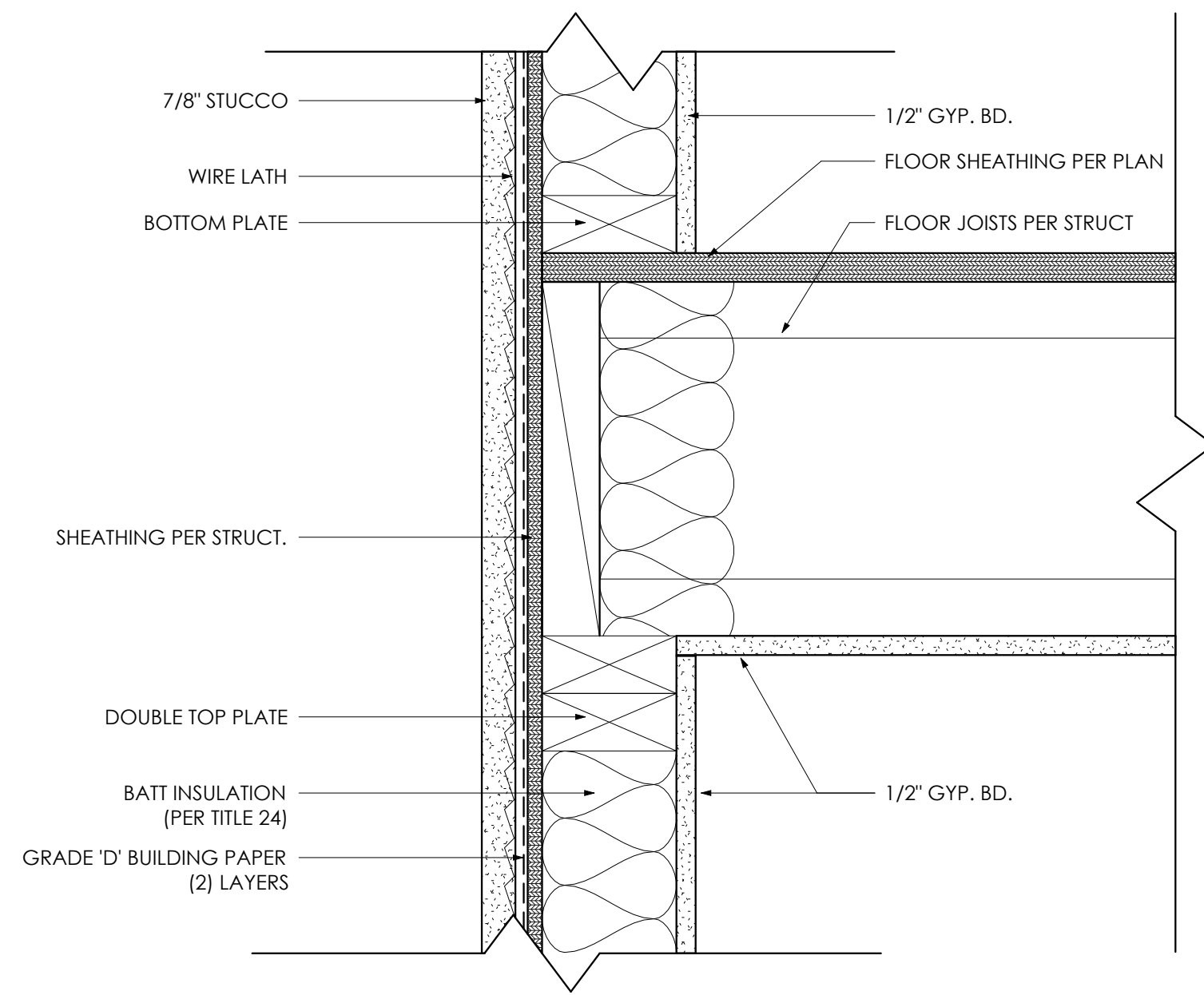
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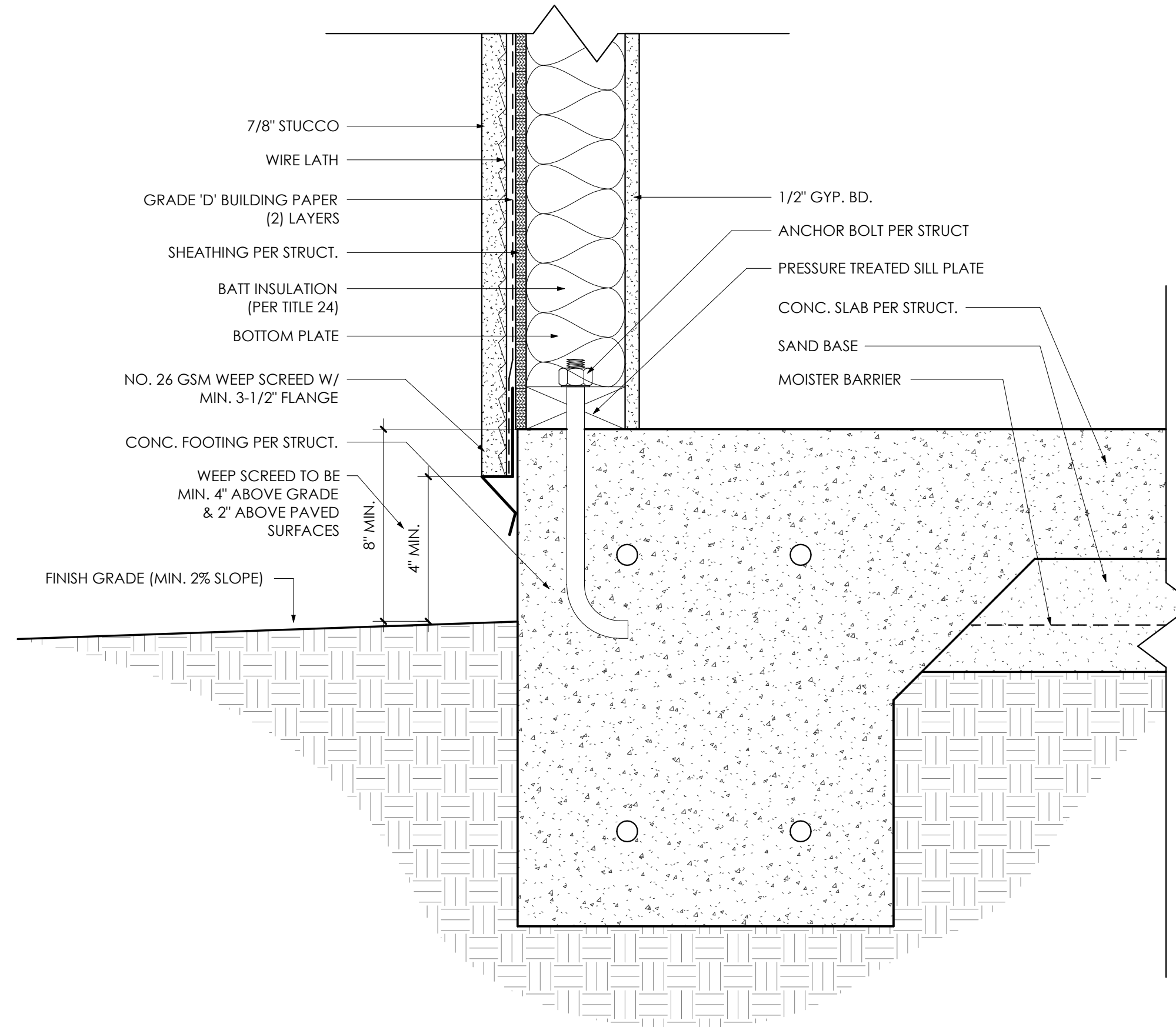
A6.1
BUILDING SECTIONS

DRAWN BY:
Author

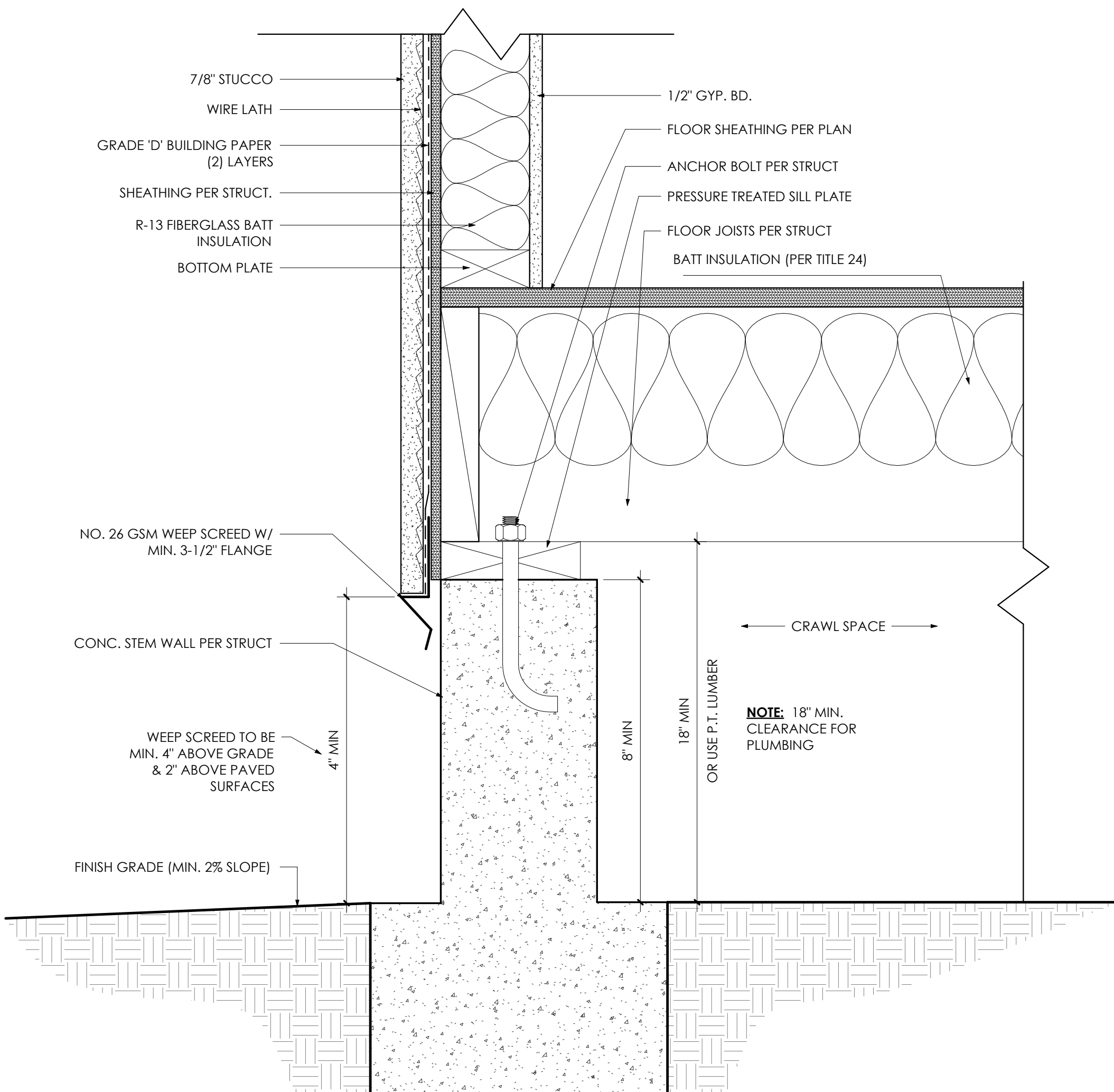
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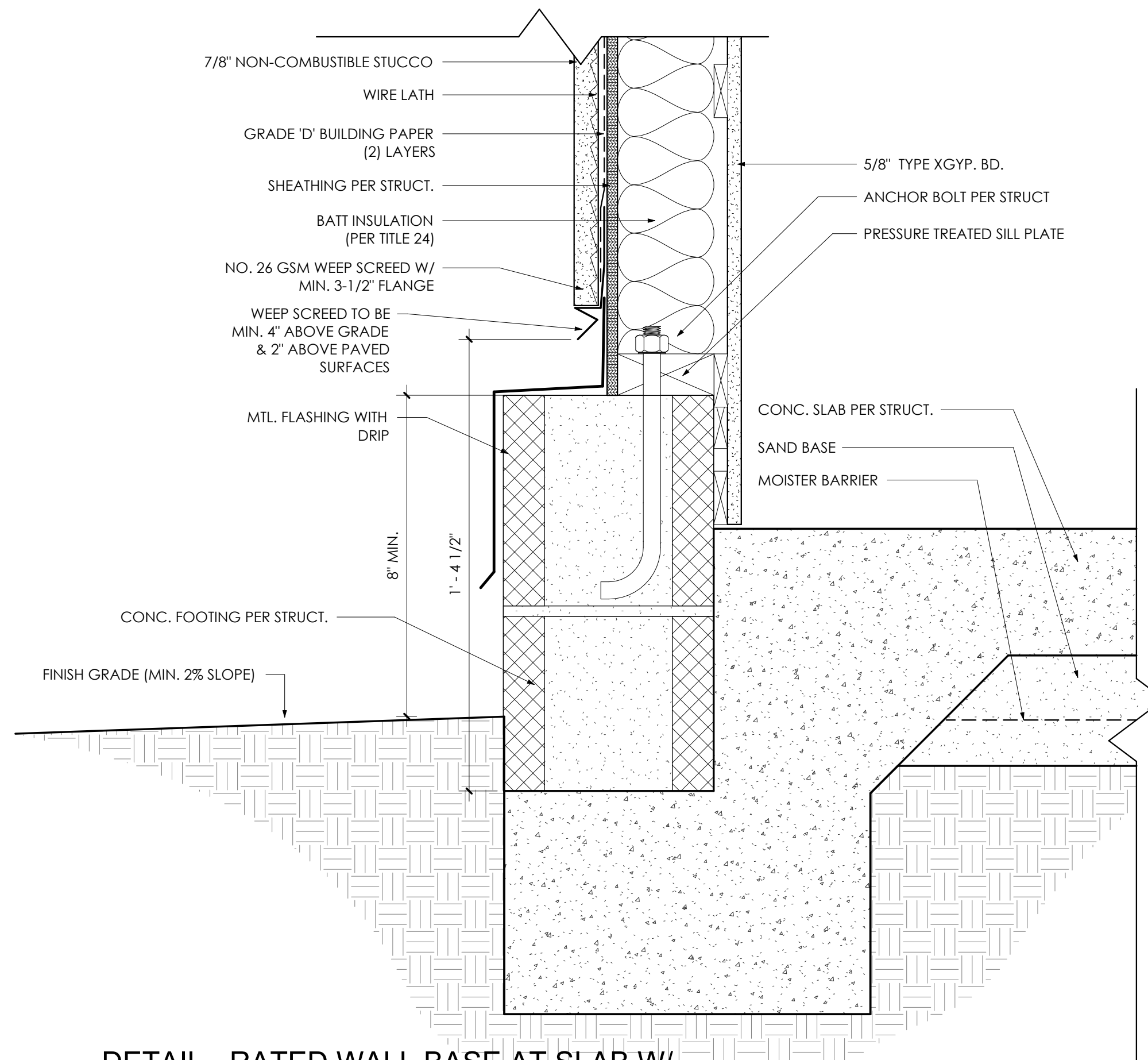
1
A7.0
DETAIL - FLOOR @ EXTERIOR STUCCO
SCALE: 3" = 1'-0"



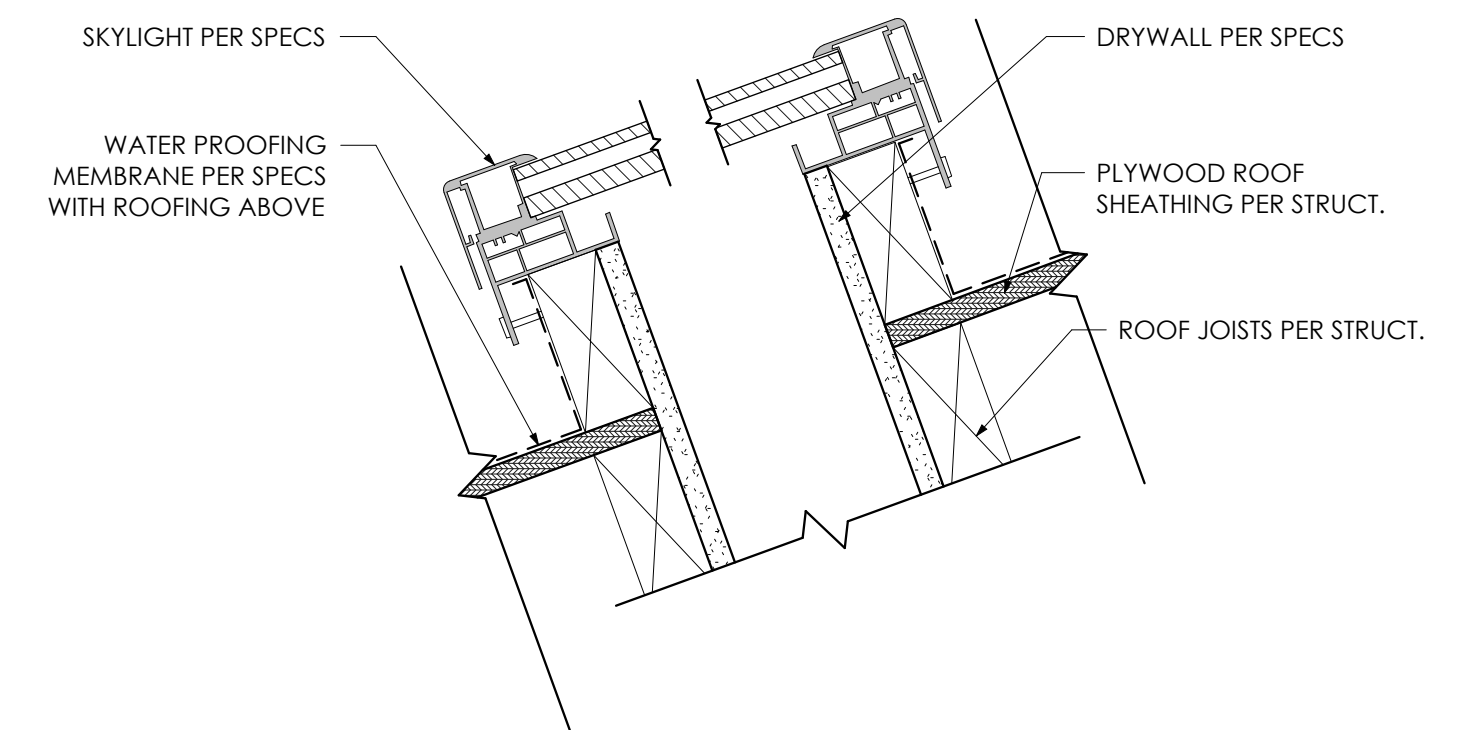
2
A7.0
DETAIL - WALL BASE AT SLAB W/ STUCCO
SCALE: 3" = 1'-0"



3
A7.0
DETAIL - STEM WALL W/ STUCCO
SCALE: 3" = 1'-0"



5
A7.0
DETAIL - RATED WALL BASE AT SLAB W/ CURB AND STUCCO EXTERIOR OFFSET
SCALE: 3" = 1'-0"



4
A7.0
DETAIL - SKYLIGHT CURB
SCALE: 3" = 1'-0"

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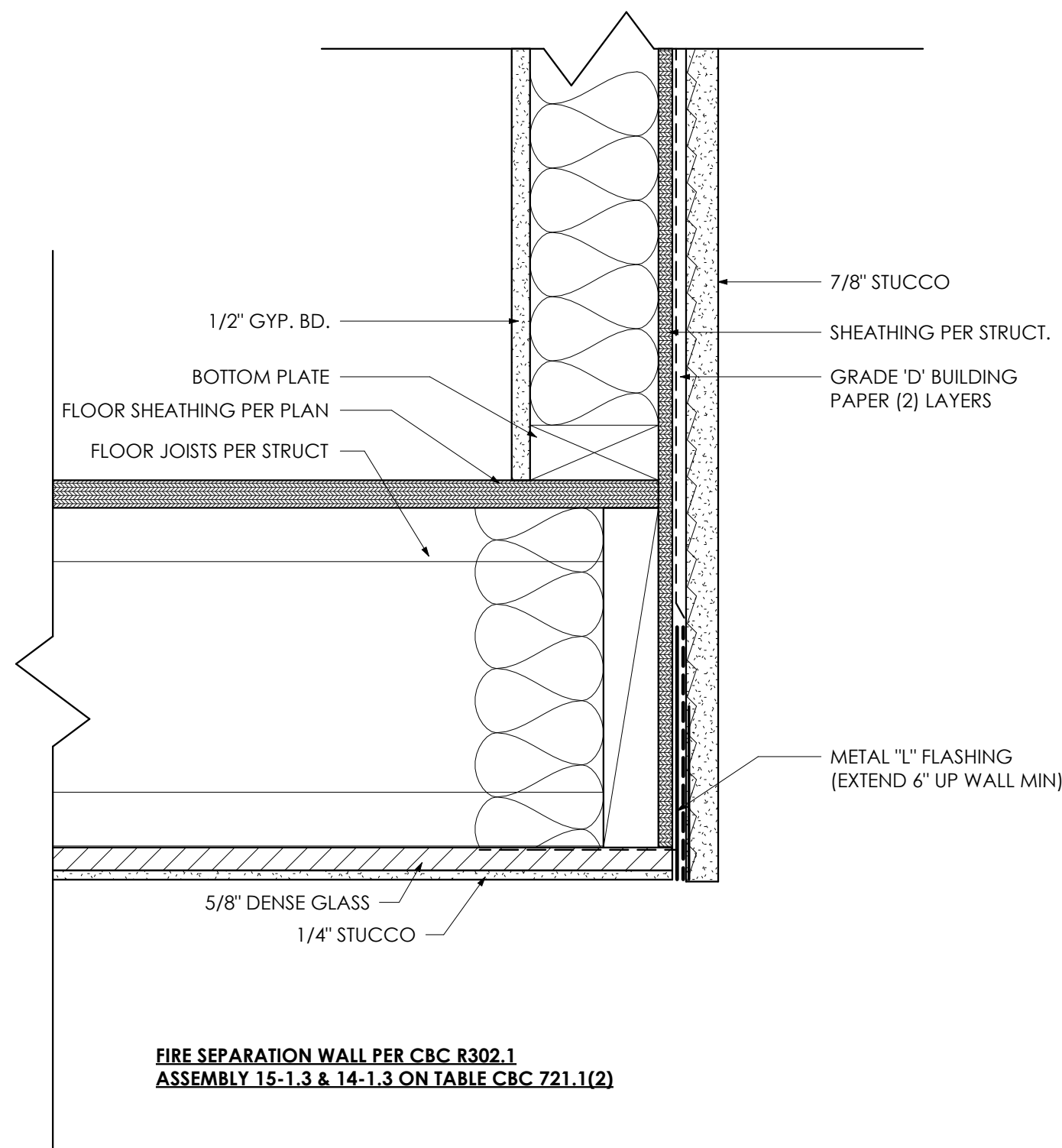
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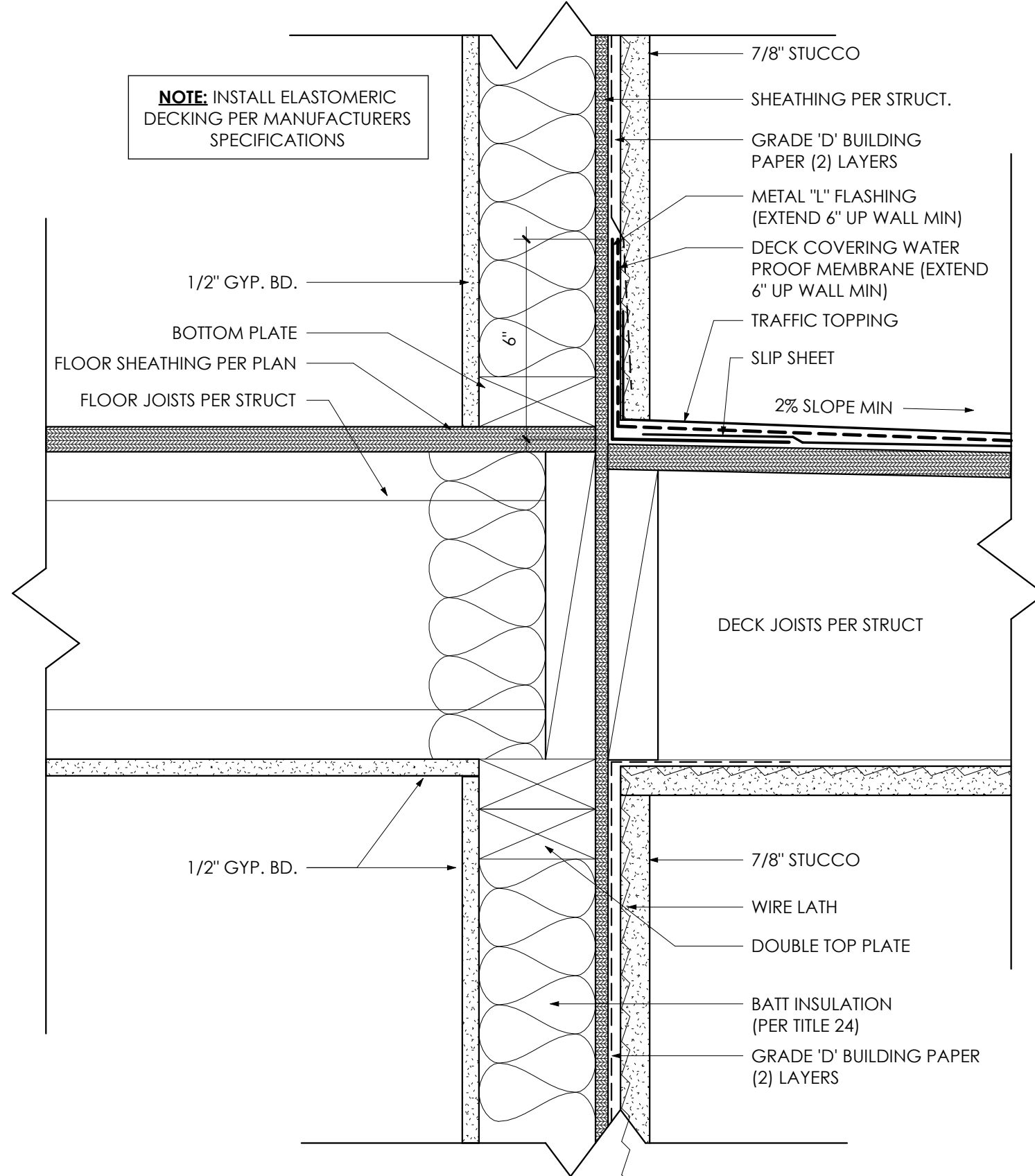
NO.	DATE:	DESCRIPTION:

A7.0
ARCHITECTURAL DETAILS

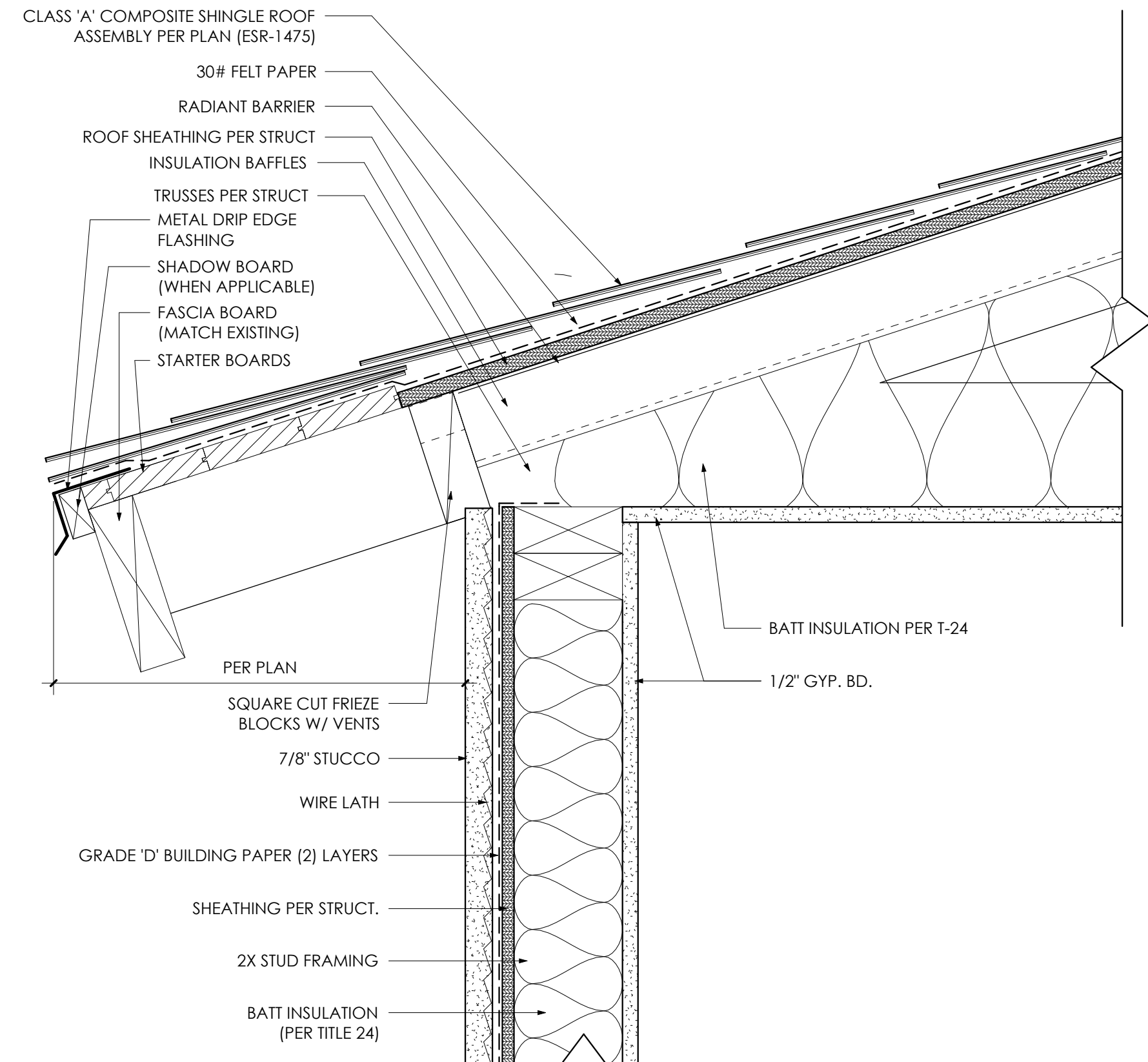
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Scale: 3" = 1'-0"



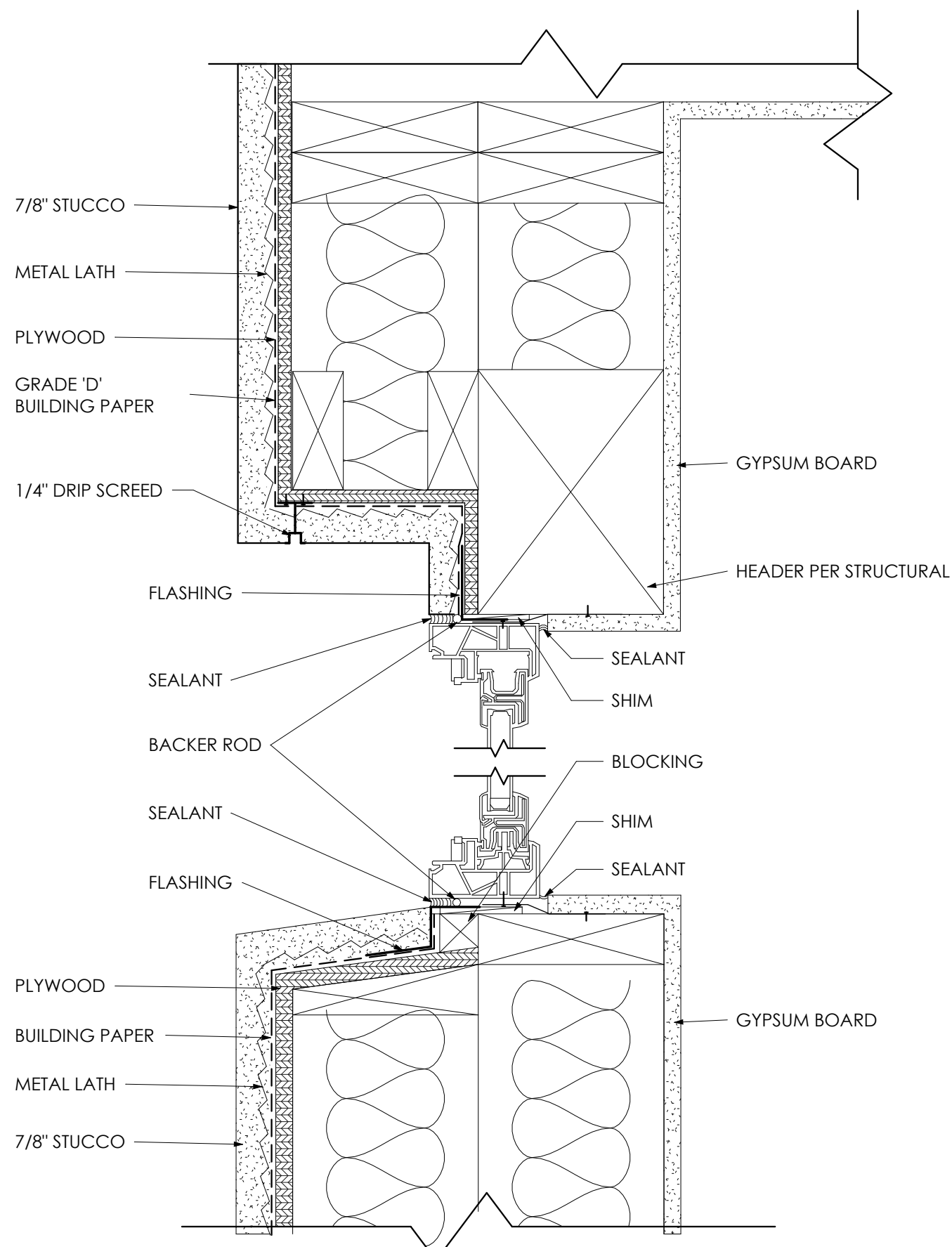
DETAIL - RATED CANTILEVERED FLOOR
SURFACE W/ STUCCO
SCALE: 3" = 1'-0"



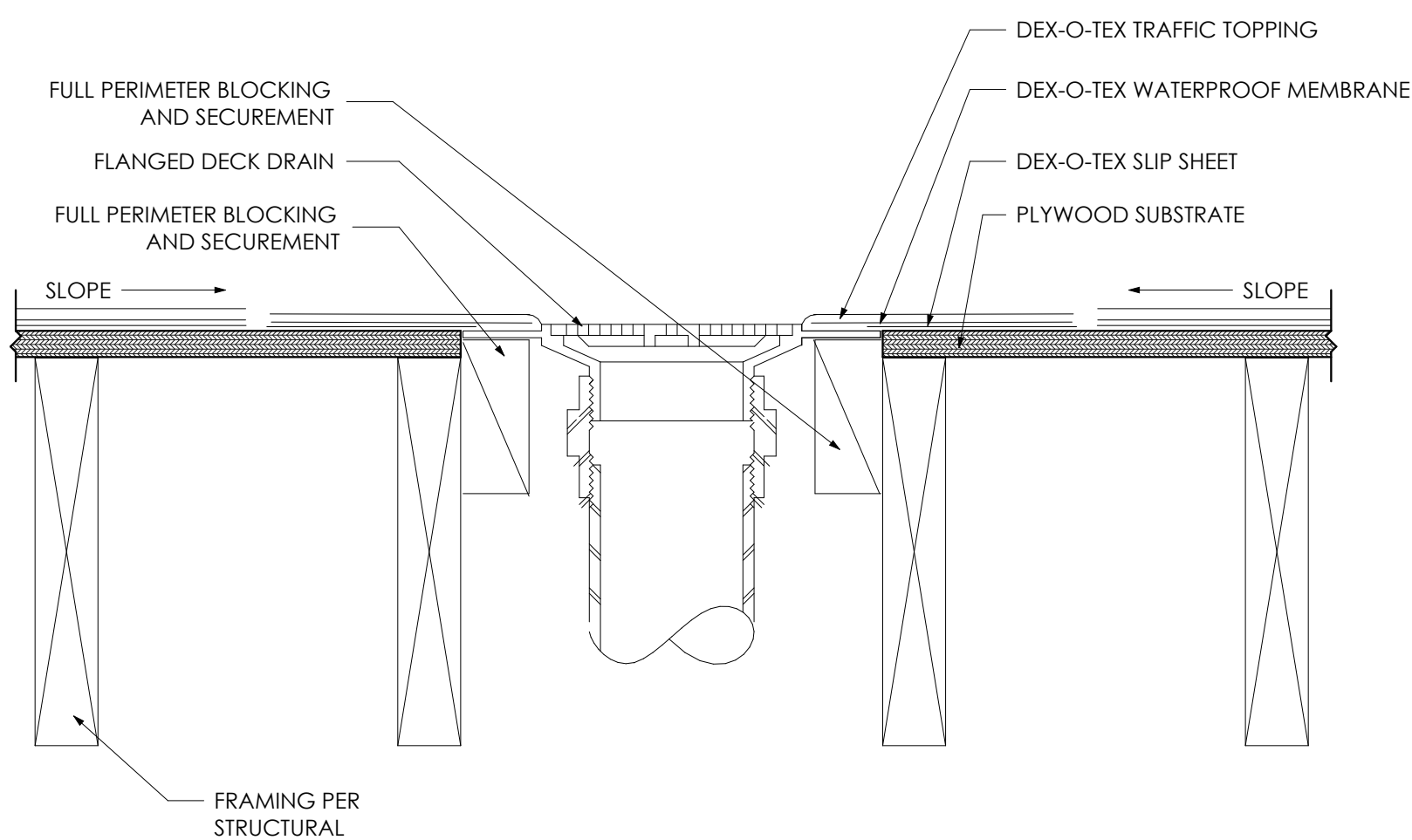
DETAIL - RATED DEX-O-TEX DECK @ WALL
W/ STUCCO
SCALE: 3" = 1'-0"



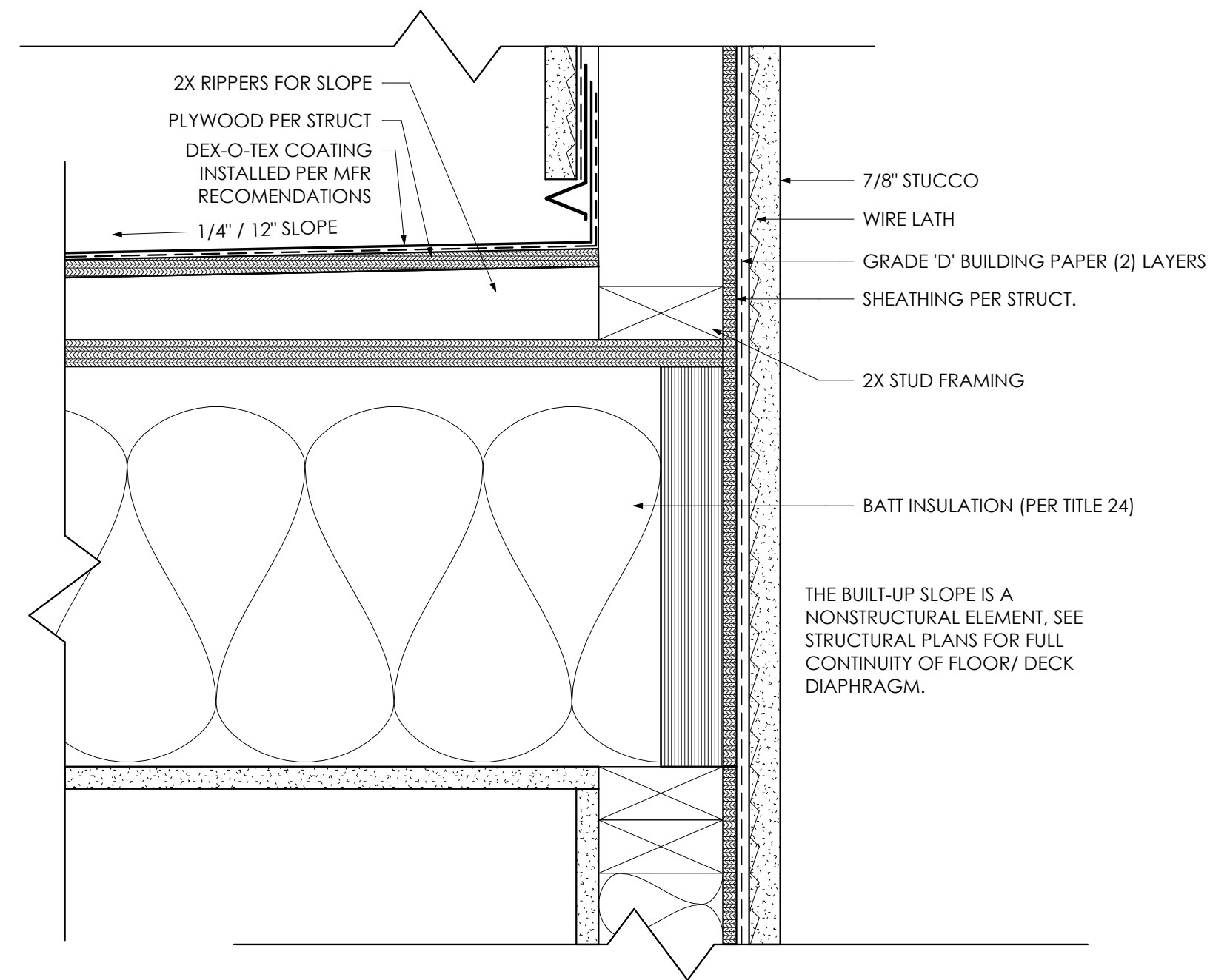
DETAIL - OPEN EAVE W/ STUCCO &
COMPOSITE
SCALE: 3" = 1'-0"



DETAIL - INSET WINDOW
SCALE: 3" = 1'-0"



DETAIL - DECK DRAIN
SCALE: 3" = 1'-0"



DETAIL - DECK BUILD-UP
SCALE: 3" = 1'-0"

NOTES AND STAMPS:

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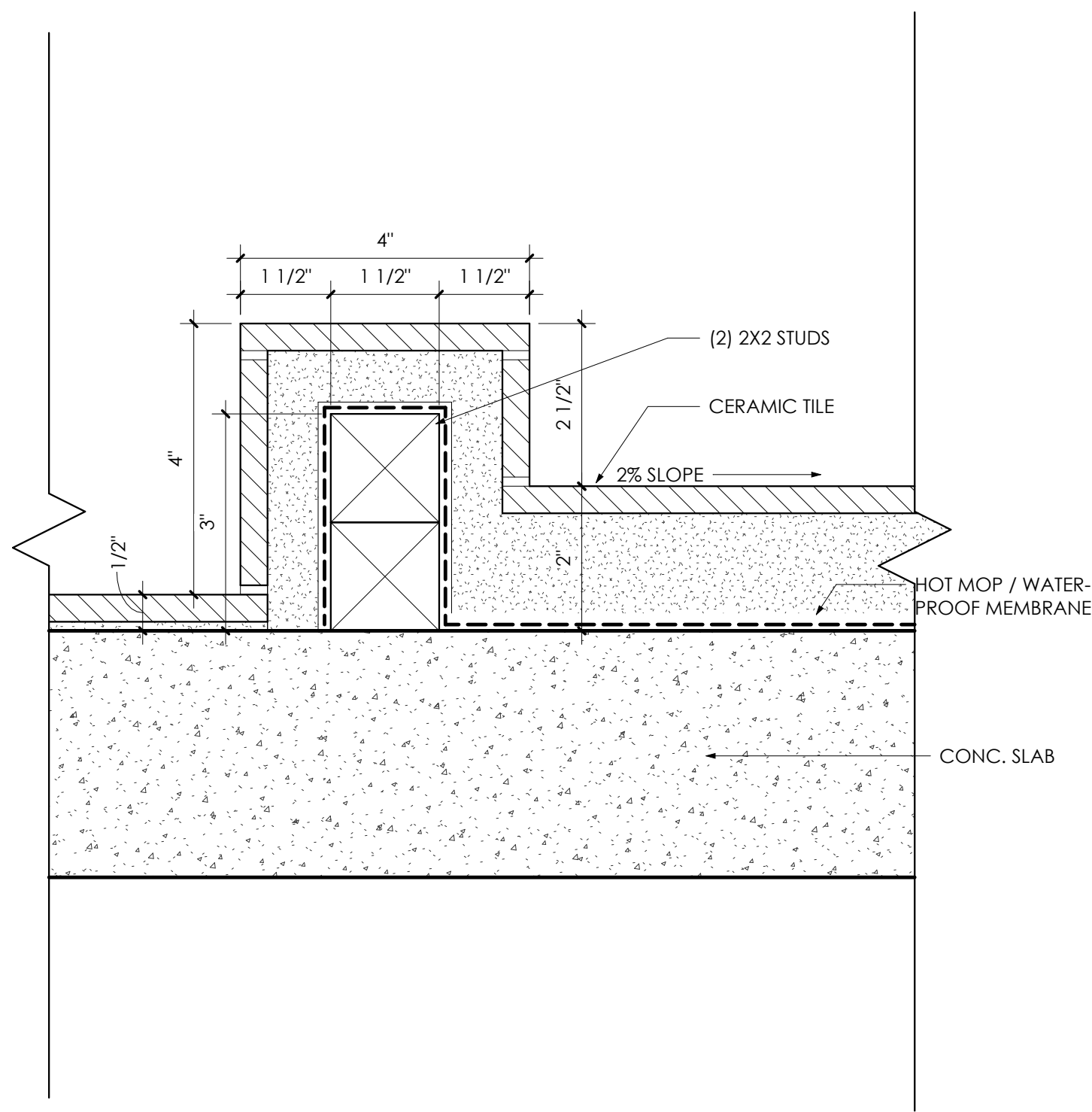
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NO.	DATE:	DESCRIPTION:
1	Date 1	Revision 1

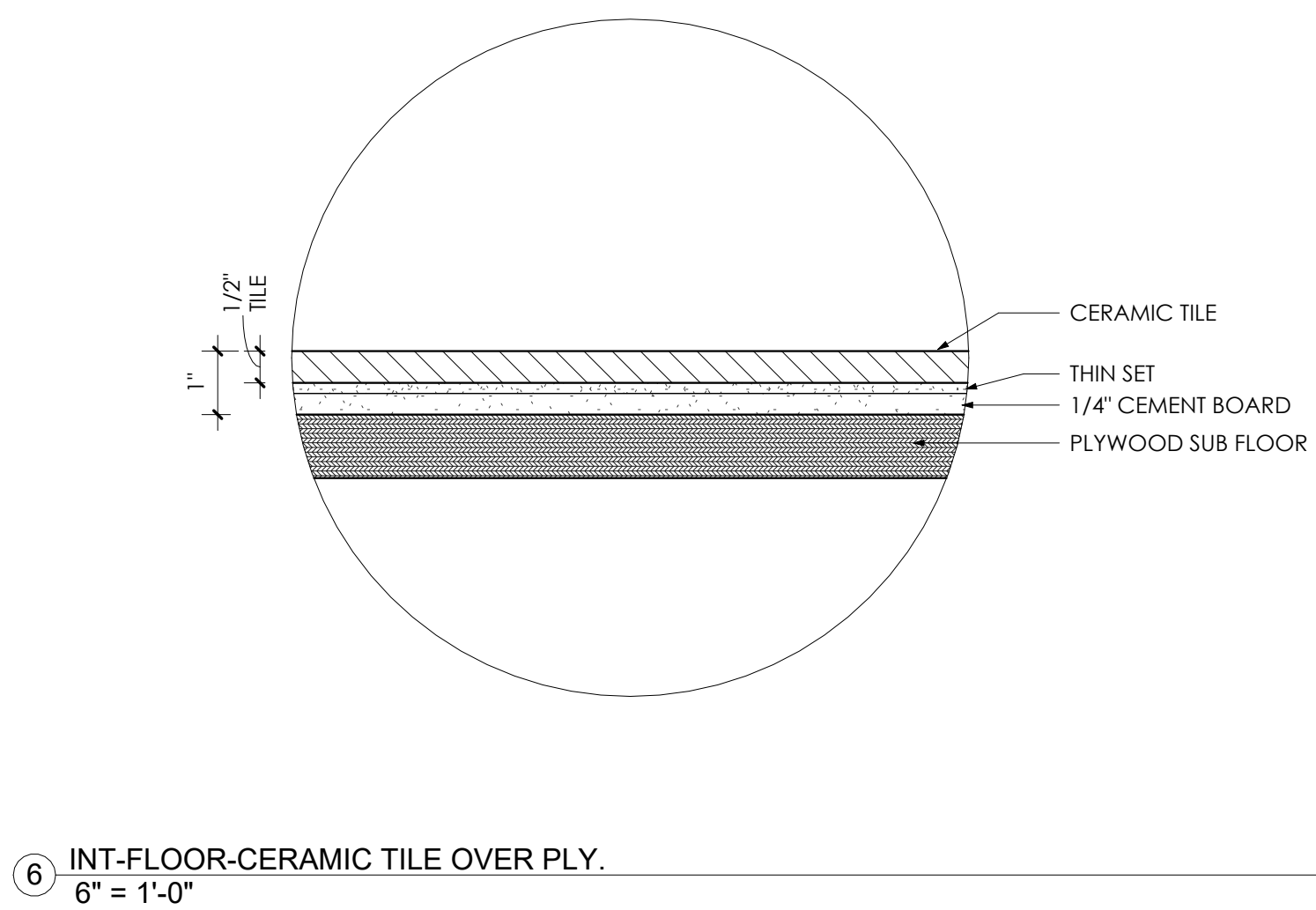
A7.1
ARCHITECTURAL DETAILS

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Author

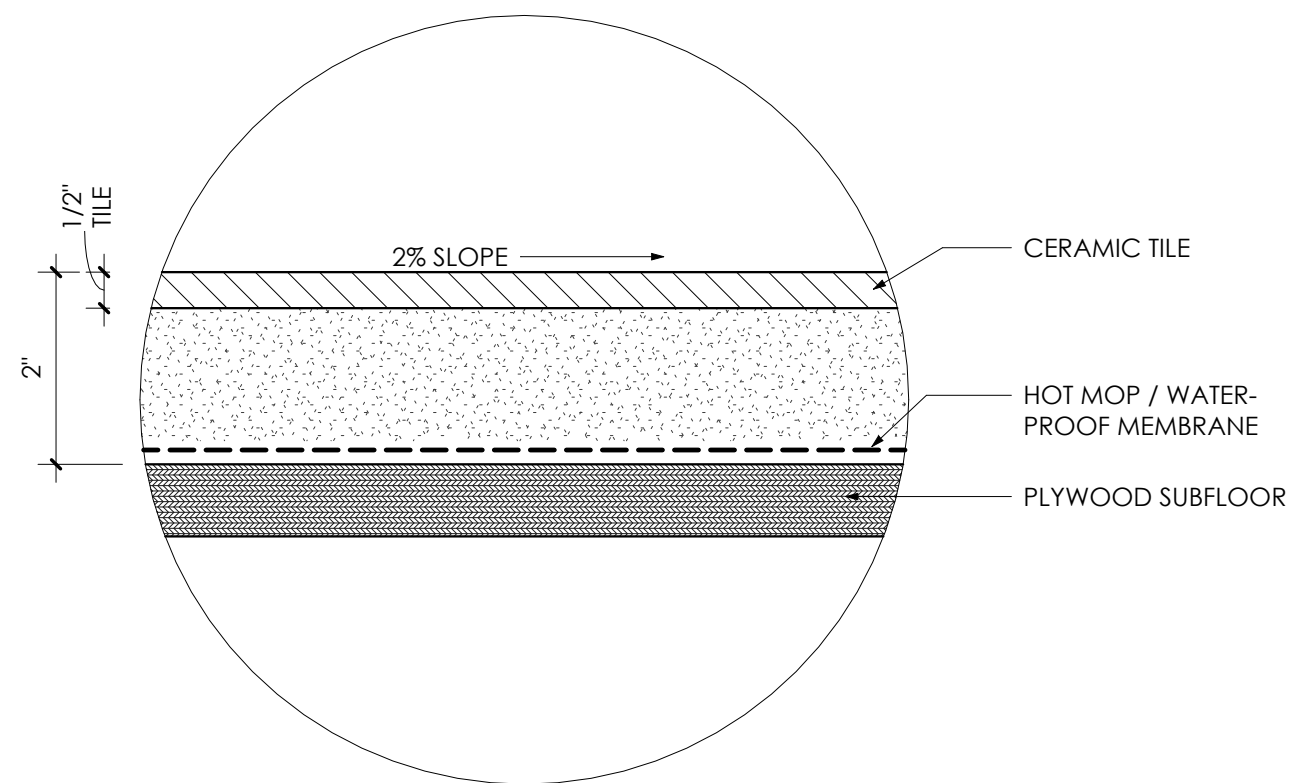
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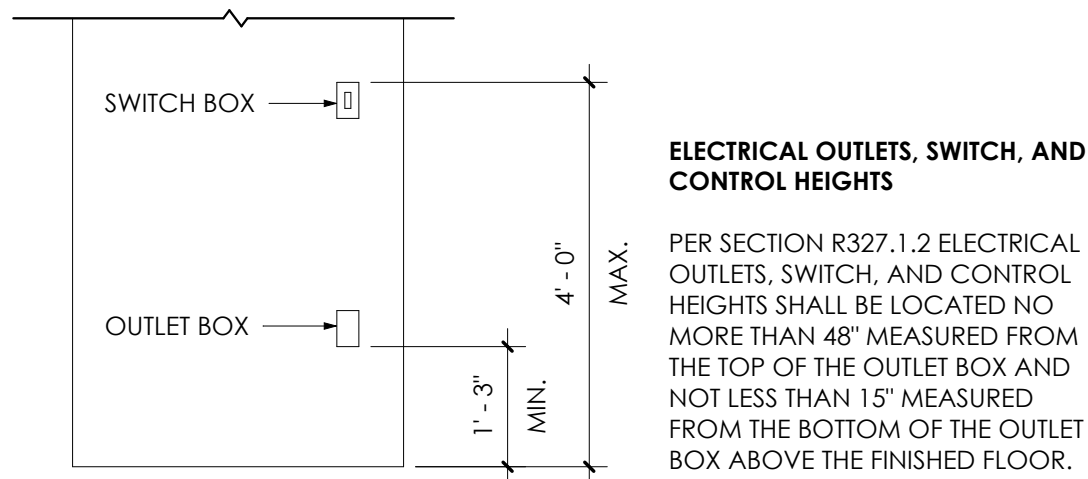
3 SHOWER CURB DETAIL
SCALE: 6" = 1'-0"



6 INT-FLOOR-CERAMIC TILE OVER PLY.
6" = 1'-0"

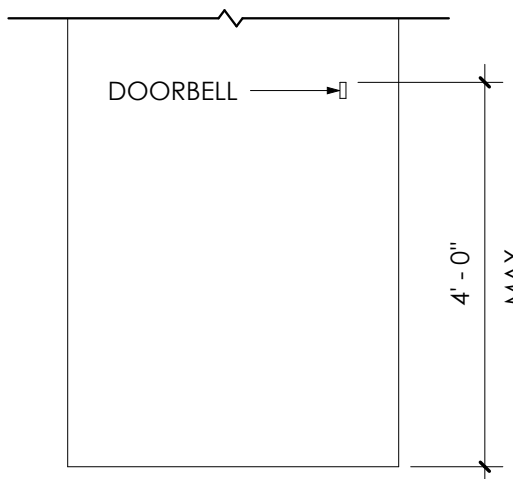


7 INT-FLOOR-SHOWER CERAMIC TILE OVER PLY.
6" = 1'-0"



ELECTRICAL OUTLETS, SWITCH, AND CONTROL HEIGHTS

PER SECTION R327.1.2 ELECTRICAL OUTLETS, SWITCH, AND CONTROL HEIGHTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR.

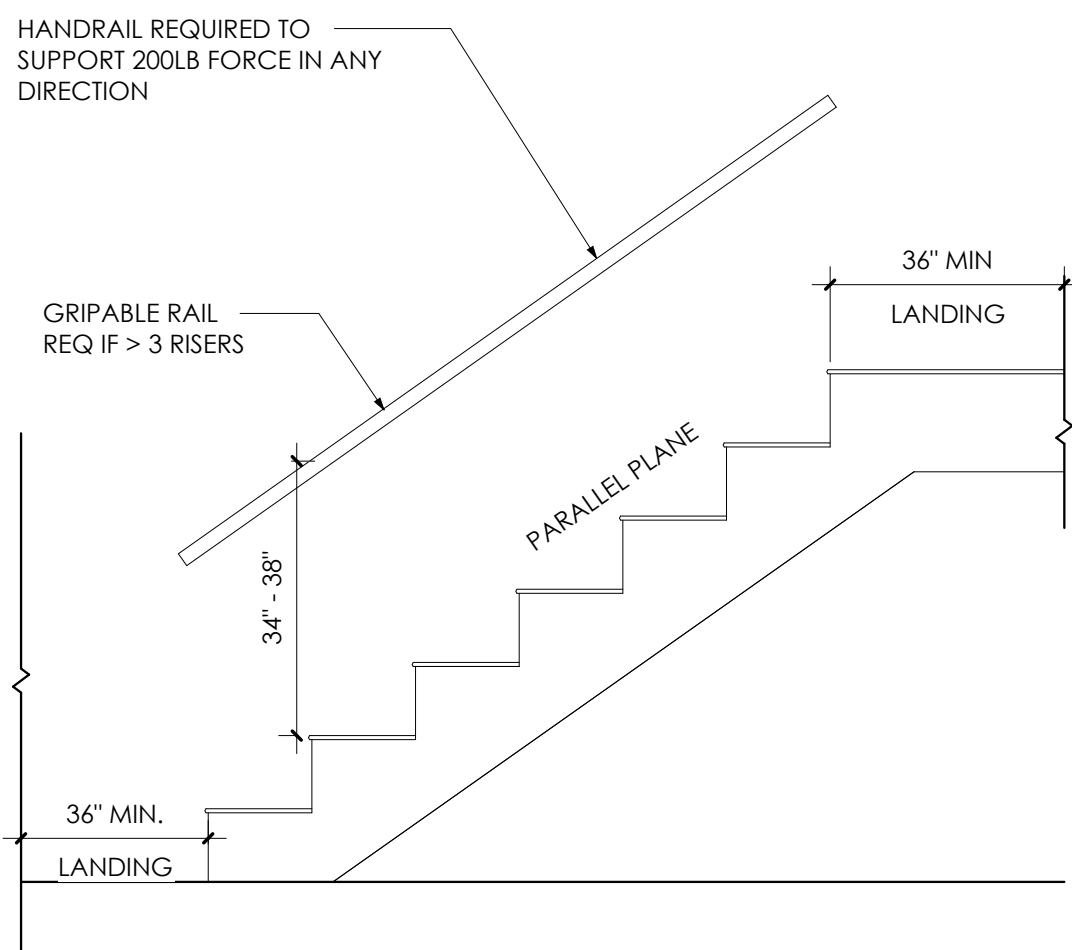


DOORBELL BUTTONS

PER SECTION R327.1.4 DOORBELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING.

ELECTRICAL OUTLETS AND SWITCH HEIGHTS

5 A7.2
SCALE: 1/2" = 1'-0"



PROVIDE 3/4" - 1-1/4" NOSING WHEN TREADS ARE LESS THAN 11". RADIUS CURVATURE OR THE TREADS MAX 9/16"

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS.

HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS.

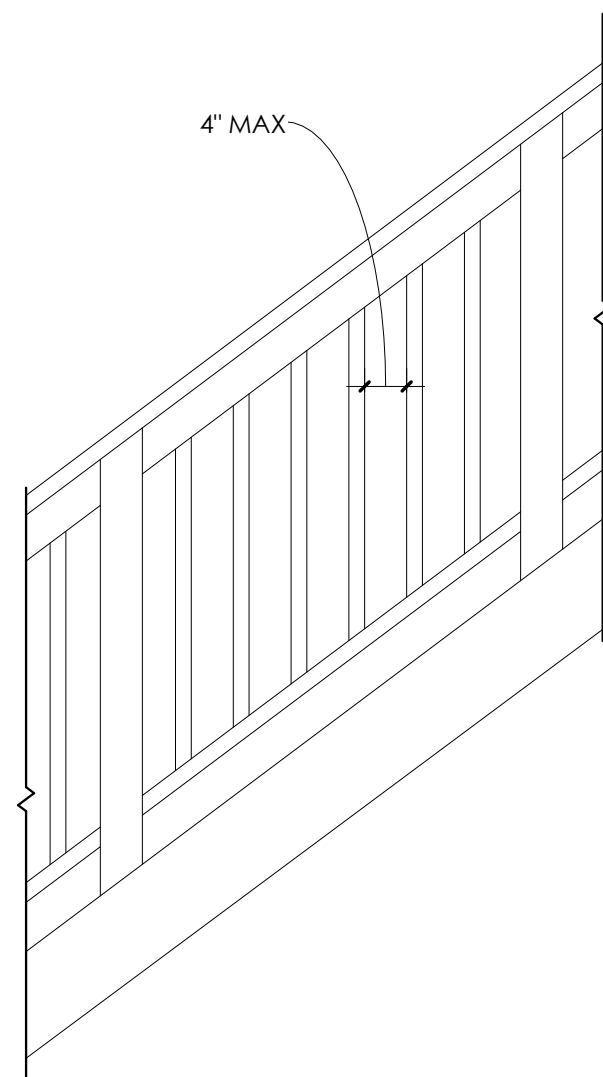
THE HAND GRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTION.

HANDRAILS PROJECTING FROM WALLS SHALL HAVE AT LEAST 1-1/2" BETWEEN THE WALL AND HANDRAIL.

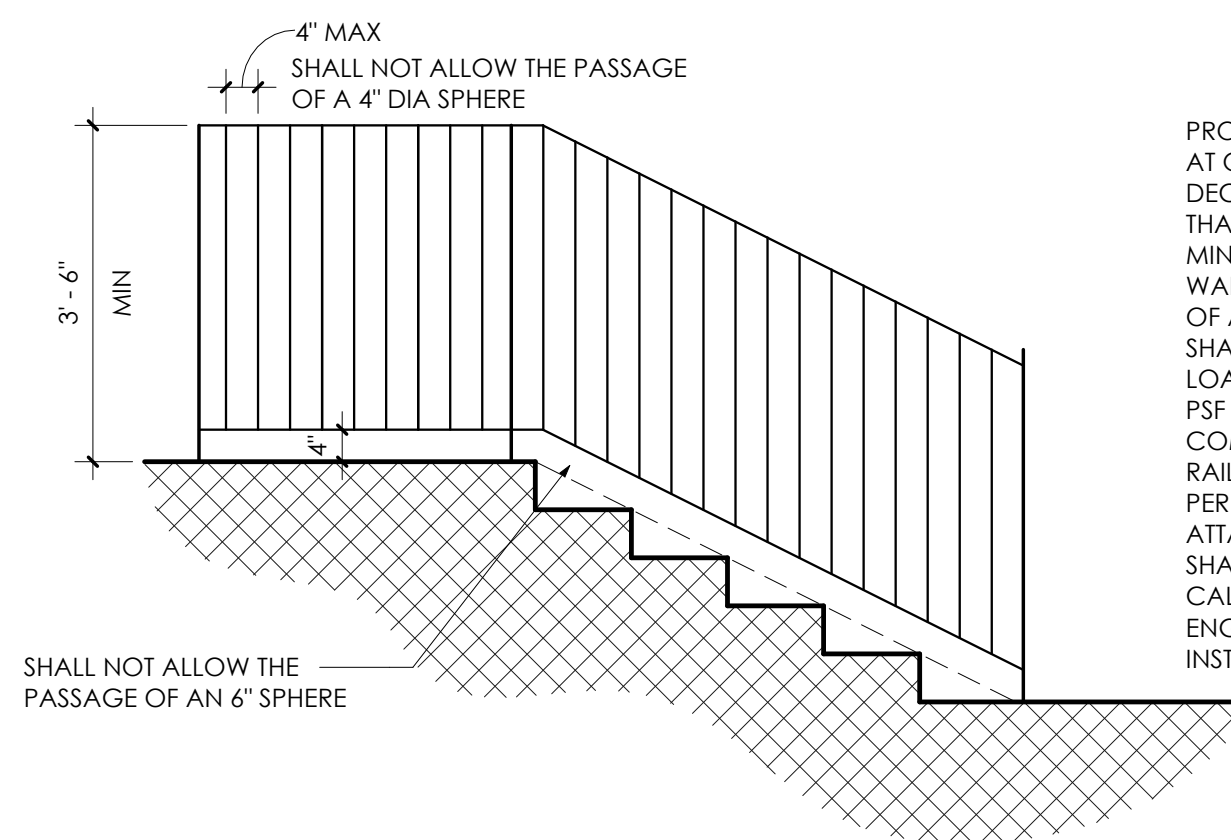
SOLID RISERS OR OPENINGS SHALL NOT EXCEED 4"

MAX. RISER HEIGHT OF 7-3/4" AND MIN. TREAD RUN OF 10"

OPENINGS IN GUARDRAILS SHALL NOT ALLOW THE PASSAGE OF A 4-3/8" DIA. SPHERE



1 DETAIL - GUARD RAIL STANDARDS
SCALE: 1/2" = 1'-0"



PROVIDE GUARDRAILS WHERE REQUIRED PER CRC R312 AT OPEN SIDES OF WALKING SURFACES, INCLUDING DECKS, BALCONIES, AND ROOF AREAS LOCATED MORE THAN 30 INCHES ABOVE GRADE. GUARDS SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT ABOVE ADJACENT WALKING SURFACES AND SHALL NOT ALLOW PASSAGE OF A 4-INCH DIAMETER SPHERE. GUARDRAIL SYSTEM SHALL BE DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT THE TOP AND A 50 PSF UNIFORM LOAD ON INFILL COMPONENTS. PROVIDE COMPLETE GUARDRAIL SYSTEM INCLUDING POSTS, RAILS, AND INFILL WITH CONNECTIONS TO STRUCTURE PER APPROVED DETAILS. GUARDRAIL POST ATTACHMENT, SUPPORTING FRAMING, AND FASTENING SHALL BE PER STRUCTURAL DRAWINGS AND CALCULATIONS PROVIDED BY A LICENSED STRUCTURAL ENGINEER. INSTALL PER MANUFACTURER'S INSTRUCTIONS WHERE APPLICABLE.

AGING-IN-PLACE DESIGN AND FALL PREVENTION REQUIREMENTS **CRC R327**

WATER CLOSET ADJACENT TO ONE SIDE WALL AND A BACK WALL

SIDE WALL

BACK WALL

CONTROLS SIDE

SHOWER ENCLOSURE

WATER CLOSET ADJACENT TO TWO SIDE WALLS

HEAD END

BACK WALL

CONTROLS END

BATHTUB OR TUB/SHOWER

NOTES:

- Reinforcement must be located between the dimensions specified.
- Reinforcement must be continuous in bathtub, bathtub combo and shower wall enclosures, where wall framing is provided.
- Reinforcement may be solid lumber or other construction materials that provide equal height and load capacity.
- The location of the reinforcement must be incorporated in the Operation and Maintenance Manual (e.g., floor plan and elevation details) required by [CAL Green Section 4.410.1](#).
- Additional back wall reinforcement must be installed with the bottom edge no more than 6-inches above the bathtub rim.
- The suggested dimensions are to accommodate the minimum required 36-inches clearance, center to center, at a water closet; and minimum 24-inches clear space in front of water closet ([CPC 402.5](#)). At this time [CRC R327](#) does not specify the minimum lengths at these locations. However, please consult with the local jurisdiction.

EXCEPTIONS:

- Reinforcement for future floor-mounted, foldaway or similar alternate grab bar may be installed with prior approvals from the enforcing agency.
- Wall reinforcement is not required where pre-fabricated shower & bathtub panels that have integral factory-installed grab bars, or when factory-installed reinforcement for grab bars is provided.
- Reinforcement of floor is not required for bathtubs and water closets installed on concrete floors.
- Dedicated receptacle outlets; floor receptacle outlets; controls mounted on ceiling fans and ceiling lights and controls located on appliances; and required receptacles on a wall space that has a built-in feature above finish floor less than 15-inches.

HEIGHTS FOR ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, DOORBELL BUTTONS, INCLUDING HVAC CONTROLS

EXTERIOR: DOORBELL HEIGHT IS FROM FLOOR OR LANDING TO TOP OF DOORBELL ASSEMBLY

INTERIOR: HEIGHTS ARE TO FINISH FLOOR

See Exception 4

48" MAX.

48" MAX. TO TOP OF OUTLET BOX

15" MIN. TO BOTTOM OF OUTLET BOX

EFFECTIVE JULY, 2024 AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL MUST PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32-INCHES MEASURED WITH THE DOOR POSITIONED AT AN 90 DEGREE ANGLE. IN A 2- OR 3- STORY SFD, ON THE SECOND OR THIRD FLOOR IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. [CRC R327.1.3](#)

DOCUMENT SOURCE: [BUILDING CODEBUDDY ONLINE](#)

4 A7.2
SCALE: 12" = 1'-0"

NOTES AND STAMPS:

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NO.	DATE:	DESCRIPTION:
1	Date 1	Revision 1

A7.2 ARCHITECTURAL DETAILS

DRAWN BY:
Author

Scale: As indicated

WINDOW SCHEDULE										DOOR SCHEDULE						
LOCATION	Mark	OPERATION	WIDTH	HEIGHT	HEAD HEIGHT	TEMPERED	U-FACTO R	SHGC		BUILDING	Mark	DOOR TYPE	WIDTH	HEIGHT	U-Factor	SHCG
MAIN HOUSE										MAIN HOUSE						
MAIN HOUSE	100	FIXED	2' - 0"	6' - 8"	6' - 8"					MAIN HOUSE	95	SINGLE SWING	2' - 8"	6' - 8"		
MAIN HOUSE	101	FIXED	2' - 0"	6' - 8"	6' - 8"					MAIN HOUSE	100	EXT. DOUBLE FRENCH	5' - 0"	6' - 8"		
MAIN HOUSE	102	SINGLE HUNG	2' - 6"	4' - 0"	6' - 8"					MAIN HOUSE	101	EXT. DOUBLE FRENCH	5' - 0"	6' - 8"		
MAIN HOUSE	103	SINGLE HUNG	2' - 6"	4' - 0"	6' - 8"					MAIN HOUSE	102	EXT. DOUBLE FRENCH	5' - 0"	6' - 8"		
MAIN HOUSE	104	SINGLE HUNG	2' - 0"	3' - 0"	6' - 8"					MAIN HOUSE	103	DOUBLE SWING	5' - 0"	6' - 8"		
MAIN HOUSE	104	SINGLE VENT	3' - 0"	3' - 0"	6' - 8"					MAIN HOUSE	104	BI-PASS	5' - 0"	6' - 8"		
MAIN HOUSE	105	DOUBLE VENT	7' - 0"	4' - 0"	6' - 8"					MAIN HOUSE	105	BI-PASS	5' - 0"	6' - 8"		
MAIN HOUSE	107	SINGLE VENT	3' - 0"	3' - 0"	6' - 8"					MAIN HOUSE	106	SINGLE SWING	2' - 6"	6' - 8"		
MAIN HOUSE	108	SINGLE HUNG	2' - 6"	4' - 0"	6' - 8"					MAIN HOUSE	107	SINGLE SWING	3' - 0"	6' - 8"		
MAIN HOUSE	110	SKYLIGHT	3' - 0"	4' - 0"						MAIN HOUSE	108	SINGLE POCKET	2' - 6"	6' - 8"		
MAIN HOUSE	111	SKYLIGHT	3' - 0"	4' - 0"						MAIN HOUSE	109	SINGLE POCKET	2' - 6"	6' - 8"		
MAIN HOUSE	112	SKYLIGHT	3' - 0"	4' - 0"						MAIN HOUSE	110	SINGLE SWING	2' - 6"	6' - 8"		
MAIN HOUSE	200	SINGLE HUNG	2' - 0"	4' - 0"	8' - 0"					MAIN HOUSE	111	SINGLE SWING	2' - 6"	6' - 8"		
MAIN HOUSE	201	SINGLE HUNG	2' - 0"	4' - 0"	8' - 0"					MAIN HOUSE	112	BI-PASS	5' - 0"	6' - 8"		
MAIN HOUSE	202	RAKE FIXED	4' - 6"	0' - 0"	7' - 6 1/2"					MAIN HOUSE	113	BI-PASS	5' - 0"	6' - 8"		
MAIN HOUSE	203	RAKE FIXED	4' - 6"	0' - 0"	7' - 6 1/2"					MAIN HOUSE	114	SINGLE SWING	2' - 6"	6' - 8"		
ADU										ADU						
ADU	100	DOUBLE VENT	7' - 6"	4' - 0"	6' - 8"					ADU	100	EXT. DOUBLE FRENCH	6' - 0"	6' - 8"		
ADU	101	SINGLE VENT	5' - 0"	3' - 6"	6' - 8"					ADU	101	SINGLE SWING	2' - 8"	6' - 8"		
ADU	103	SINGLE HUNG	2' - 0"	4' - 0"	6' - 8"					ADU	102	SINGLE SWING	2' - 8"	6' - 8"		
ADU	104	SINGLE VENT	3' - 0"	1' - 6"	6' - 8"					ADU	103	SINGLE SWING	1' - 6"	6' - 8"		
ADU	105	SINGLE HUNG	2' - 0"	4' - 0"	6' - 8"					ADU	104	BI-PASS	8' - 0"	6' - 8"		
ADU	106	SINGLE VENT	4' - 6"	2' - 6"	6' - 8"					ADU	105	SINGLE SWING	2' - 8"	6' - 8"		
ADU	107	SINGLE VENT	5' - 0"	4' - 0"	6' - 8"					ADU	106	SINGLE SWING	2' - 6"	6' - 8"		
ADU	108	SINGLE HUNG	2' - 0"	4' - 0"	6' - 8"					ADU	107	BI-PASS	6' - 0"	6' - 8"		
ADU	109	SINGLE HUNG	2' - 0"	2' - 6"	6' - 8"					ADU	125	EXT. SINGLE FRENCH	3' - 0"	6' - 8"		

WINDOW NOTES:

1. REFER TO WINDOW TYPES FOR WINDOW DIMENSIONS.

2. PER UBC SECTION 2406, ALL GLAZING, OPERABLE OR INOPERABLE, ADJACENT TO A DOOR IN ALL BUILDINGS AND WITHIN THE SAME WALL PLANE AS THE DOOR WHOSE NEAREST VERTICAL EDGE IS WITHIN 12" OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE TEMPERED PER UBC SEC. 54. GLAZING IN FIXED PANELS OTHER THAN THOSE COVERED BY ITEM 6 WHICH HAVE A GLAZED AREA IN EXCESS OF 9 SQUARE FEET AND THE LOWEST EDGE IS LESS THAN 18" ABOVE THE FINISHED FLOOR LEVEL OR WALKING SURFACE WITHIN 36" OF SUCH GLAZING SHALL BE TEMPERED PER CRC SEC. 2406.

3. SEE DETAILS FOR INSTALLATION DETAILS.

4. CONTRACTOR TO VERIFY WALL THICKNESS & COORDINATE JAMB WIDTH ACCORDINGLY.

5. PER CRC 2022, SECTION 2406, ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLASS, THE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING SHALL BE PER CRC 2022, 2406.4, 1-10.

6. FIELD VERIFY ALL WINDOW DIMENSION ROUGH OPENINGS. VERIFY DIMENSIONS WITH HEAD, JAMB, SILL & DETAILS.

7. ALL GLAZING SHALL BE SPECIFIED TO MATCH REQUIREMENTS OF ATTACHED TITLE 24 CALCULATIONS (SHEET A 8.02)

8. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 sq. ft., MIN NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR, MIN NET WINDOW OPENING WIDTH, 20" CLEAR, FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR. UBC 310.4

9. GLAZING WITHIN A 24" ARCH OF THE DOORWAY/ GLAZING WITHIN 18" OF FLOOR/ GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMPERED. CBC 2406.4

DOOR ABBREVIATIONS

AL = ALUMINUM

BF = BI-FOLD

CL = CLOSET

GL = GLASS

HCW = HOLLOW CORE WOOD

HM = HOLLOW METAL

CF = CLEAR FINISH

CP = COPPER

FA = FACTORY

FX = FIXED

HDC = HDG

MANUF. = MANUFACTURED

BROCH = BIRCH FINISH

CLRANN = CLEAR ANODIZED

VGDF = VERTICAL GRAIN DOUG FIR

P = PAINT

PH = PANIC HARDWARE

PR = PAIR

PF = PRE-FINISHED

RM = REMOVABLE MULLION

SCW = SOLID CORE WOOD

STL = STEEL

T = TEMPERED

TR = TERRACE

WD = WOOD

SS = SMOKE SEAL

S = SECURITY PROVISIONS APPLY (SEE TITLE SHEET - T1)

DOOR HARDWARE NOTES:

1. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL REQUIRED BUCK ASSEMBLIES AS SHOWN ON ARCHITECTS DRAWINGS, U.N.O.

2. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL DOORS AS SPECIFIED ON ARCHITECTURAL DRAWINGS, U.N.O.

3. ALL LOCKSETS SHALL BE CODED AND/OR KEYED IN ACCORDANCE WITH THE BUILDING REQUIREMENTS. CODES AND/OR KEYS ARE TO BE DELIVERED TO TENANT PROPERLY TESTED AND/OR TAGGED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH BUILDING MANAGEMENT.

4. CONTRACTOR SHALL SUBMIT A DETAILED HARDWARE LIST WHICH INDICATES THE QUANTITIES, TYPES, MANUFACTURERS, CATALOG NUMBERS AND LOCATIONS OF THE VARIOUS ARTICLES OF HARDWARE REQUIRED. HARDWARE LIST SHALL BE SUBMITTED NO LATER THAN 130 DAYS BEFORE THE DATE THE SUPPLIER MUST PLACE THE ORDER WITH THE MANUFACTURERS IN ORDER TO MEET THE PROJECT SCHEDULE. REVIEW OF THE HARDWARE LIST BY ARCHITECT SHALL NOT BE CONSTRUED AS CERTIFYING THAT THE LIST IS COMPLETE AND DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

5. EACH ARTICLE OF HARDWARE SHALL BE INDIVIDUALLY PACKAGED IN ITS MANUFACTURERS CONTAINER; PROPERLY MARKED OR LABELED IN CONFORMITY WITH THE APPROVED HARDWARE LIST

6. ALL HARDWARE APPLIED TO METAL DOORS OR JAMBS SHALL BE MADE TO TEMPLATE AND SHALL BE SECURED BY MACHINE SCREWS.

7. FURNISH TWO BUTT HINGES FOR DOORS UP TO 5 FT. HIGH AND ONE ADDITIONAL BUTT FOR EACH 2 1/2 FT.

8. CONTRACTOR SHALL FURNISH STANDARD STRIKE PLATES WITH EXTENDED LIPS WHERE REQUIRED TO PROTECT TRIM FROM BEING MARRED OR DAMAGED BY THE LATCH BOLT.

9. CONTRACTOR SHALL PROVIDE DUST COVERS AT ALL STRIKE PLATES.

10. HARDWARE SUPPLIER SHALL PROVIDE GRANDMASTER KEY MASTER KEY, KEY-ALIKE AND/OR KEY-DIFFERENT ALL LOCKS IN ACCORDANCE WITH KEYING SCHEDULE PROVIDED BY THE TENANT.

11. ALL FASTENERS SHALL MATCH THE HARDWARE MATERIAL AND FINISH.

12. THE ATTACHED HARDWARE SCHEDULE IS INTENDED TO COVER ALL DOORS IN THE PROJECT AND ESTABLISH A TYPE AND STANDARD OF QUALITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH A COMPLETE AND OPERATIONAL SYSTEM OF DOOR FINISH HARDWARE ITEMS, ENCOMPASSING ALL OPENINGS WITHIN THE PROJECT AREA.

13. IT IS THE RESPONSIBILITY OF CONTRACTOR TO REPLACE ANY AND ALL DOOR HARDWARE ITEMS THAT DO NOT COMPLY WITH CURRENT DISABLED ACCESSIBILITY PROVISIONS, WITH CONFORMING ITEMS, TO THE SATISFACTION OF THE BUILDING AUTHORITY.

14. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED NOT LESS THAN 30" NOR MORE THAN 44" HIGH AND SHALL BE OPERABLE WITH A SINGLE EFFORT NOT REQUIRING GRASPING OF THE OPENING HARDWARE.

15. CLOSERS, WHERE REQUIRED, SHALL HAVE AN OPENING FORCE NOT EXCEEDING 8.5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS WITH THE EXCEPTION OF FIRE-RATED DOORS WHICH MAY NOT EXCEED 15 LBS.

16. THRESHOLDS SHALL NOT BE GREATER THAN 1/2" IN TOTAL HEIGHT WITH THE LEADING EDGES REVEALED OR SLOPED AT AN ANGLE NOT EXCEEDING 45 DEGREES SO THAT NO SINGLE VERTICAL CHANGE OF ELEVATION EXCEEDS 1/4".

17. THE BOTTOM 10" OF ALL DOORS (EXCEPT AUTOMATIC AND SLIDING) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE. NARROW FRAME DOORS SHALL BE EQUIPPED WITH A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR.

18. ALL OPENINGS MARKED ARE SECURITY OPENINGS AND THE FOLLOWING SHALL APPLY: SWING DOORS.

A. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB, U.N.O.

B. ALL PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROJECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.

C. THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/4" IN LENGTH.

19. REFER TO GENERAL NOTES AND RESPECTIVE DOOR SCHEDULE SHEETS FOR ADDITIONAL NOTES ON DOORS, FRAMES AND HARDWARE.

20. ALL ALUMINUM DOOR FRAMES SHALL BE MANUFACTURED BY WESTERN INTEGRATED

21. COLOR: CLEAR ANODIZED ALUMINUM, PROFILE TO MATCH DRAWING. FRAMES TO BE FURNISHED WITH MITERED CORNERS, PAINTED FRAMES ARE TO BE FACTORY FINISHED; COLOR AS NOTED ABOVE

22. SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

23. CONTRACTOR SHALL FURNISH ALL HARDWARE AS REQUIRED TO MEET CODE AND FUNCTIONAL INTENTIONS AND REQUIREMENTS. THE FOLLOWING OUTLINE HARDWARE SPECIFICATION IS PROVIDED AS A BASIS FOR A COMPLETE SUBCONTRACTOR SUBMITTAL. HARDWARE SUBMITTAL SHALL BE SUBJECT TO ARCHITECTS APPROVAL.

TYPICAL DOOR AND WINDOW INSTALLATION DIAGRAMS:

1. APPLY PLIABLE MEMBRANE TAKE OVER SEATING AT CORNERS OF ROUGH OPENING. APPLY PEEI AND STICK MEMBRANE AT FRAME.

2. APPLY BUILDING PAPER AT SILL CONDITION. APPLY PEEI AND STICK BUILDING TAPE AT SILL OVER BUILDING PAPER.

3. INSTALL WINDOW SHIMS AS NECESSARY INSTALL AND SET WINDOW IN OPENING PER REQUIREMENTS.

4. APPLY PEEI AND STICK TAPE OVER REMAINING SIDES OF WINDOW FLANGE. MECHANICALLY FASTEN FLANGE TO SUBSTRATE

5. APPLY BUILDING PAPER OVER WINDOW FLANGES AS SHOWN. MAINTAIN EXTERIOR SIDE OVERLAP, TYPICAL.

6. APPLY EXTERIOR FINISH AND TRIM PER SCHEDULE

NOTE:
SILLPAN TO BE COPPER U.N.O.
CONTRACTOR TO SUBMIT SAMPLE FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION IF OTHER THAN COPPER.

NOTES AND STAMPS:

PLAN CHECK SUBMITTAL

5/10/2026

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DOORS AND WINDOWS

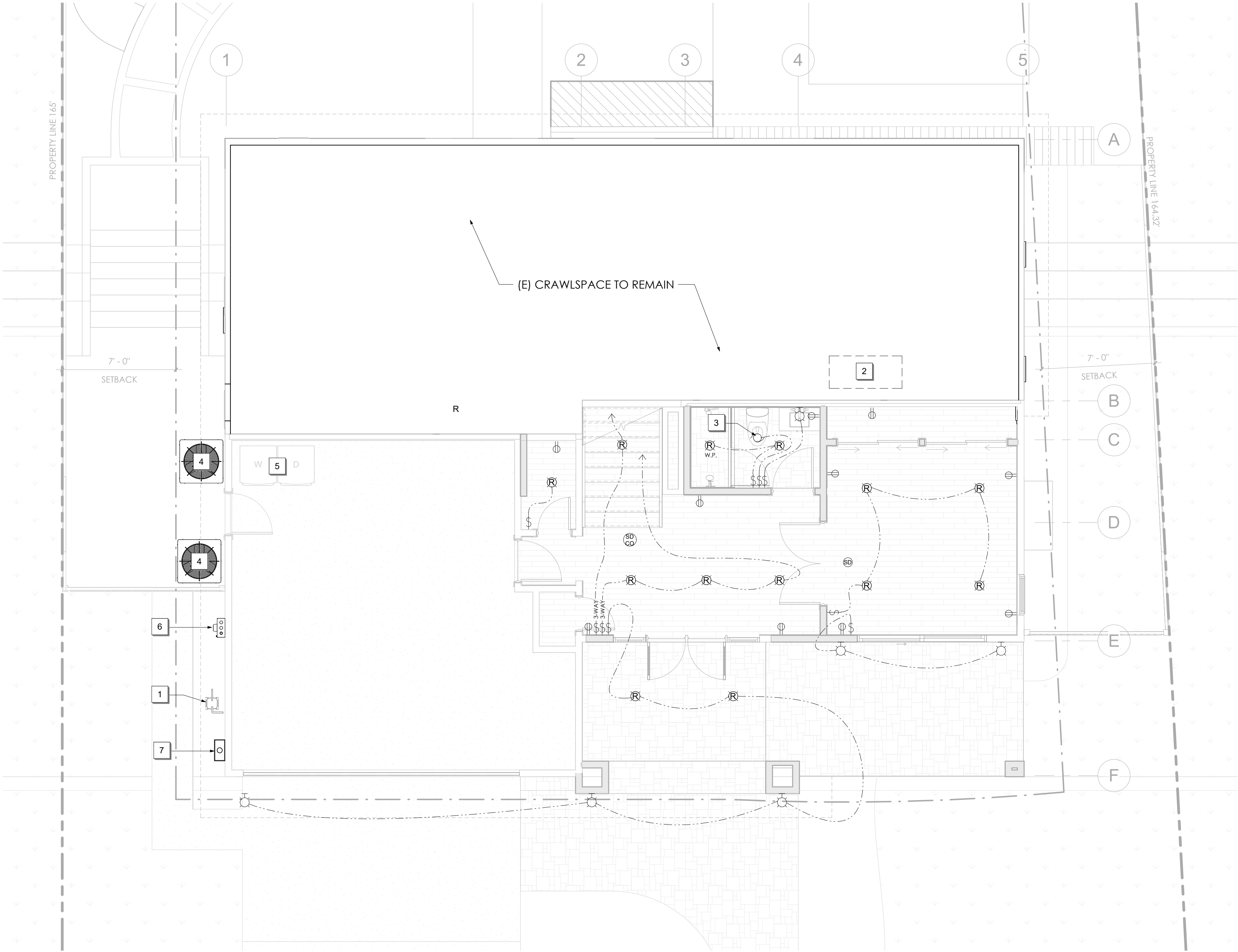
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Author

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MEP KEYNOTES

1	EXISTING GAS METER TO REMAIN
2	NEW GAS FAU IN CRAWLSPACE TO SERVE LOWER & MID LEVELS. INSTALLED PER MANUFACTURER SPECS & CMC. GAS SUPPLY W/ SHUTOFF, UNION & SEDIMENT TRAP PER CPC. SUPPLY & RETURN DUCTWORK W/ DAMPERS, INSULATION & SEALING PER CMC. CONDENSATE DRAIN W/ OVERFLOW PROTECTION PER CPC/CMC. ELECTRICAL PER CEC. COORD. THERMOSTAT LOCATIONS, V.I.F.
3	EXHAUST FAN FOR IAQ - 36 C.F.M. REQUIRED DRAW WITH A SONE OF 1 OR LESS
4	NEW AC CONDENSER - SPECS PER T-24 SHEET
5	EXISTING WASHER AND DRYER TO REMAIN
6	NEW 200 AMP ELECTRICAL METER
7	NEW GAS TANKLESS WATER HEATER WITH 0.98 EFFICIENCY AND RECIRC



LOWER LEVEL - MEP

scale 1/4" = 1'-0"

MEP NOTES:

- ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH ES TABLE 150.0
- LUMINARIES MUST HAVE A LABEL CERTIFIED FOR AIRTIGHT CONSTRUCTION
- LIGHT SOURCES THAT ARE NOT MARKED "JAB-2019-E" SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES, ES 150.0(K)
- RECESSED CAN LIGHT FIXTURES SHALL BE IC LISTED, AIR-TIGHT LABELED, AND NOT BE EQUIPPED WITH A STANDARD MEDIUM BASE SCREW SHELL LAMP HOLDER
- ALL BATHROOM EXHAUST FANS WILL HAVE A MINIMUM 50 CFM RATING
- WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL
- TOILETS TO BE ULTRA LOW-FLUSH RATED AT 1.28 GPF, LAVATORY FAUCETS TO BE A MAX. 1.2 GPM, SHOWERHEADS TO BE A MAX. 1.8 GPM, AND KITCHEN FAUCETS A MAX. 1.8 GPM.
- 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' ABOVE THE FLOOR.
- THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC R314.3.4
- THE INSTALLATION OF CARBON MONOXIDE (CO2) ALARMS AND DETECTORS SHALL COMPLY WITH THE CRC R315
- ALL SMOKE ALARMS AND CO2 ALARMS ARE TO BE INTERCONNECTED
- EXISTING HOUSE WAS BUILT BEFORE 1994
- 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, AND INTERIOR FAUCETS THAT EMIT MORE THAN 2.2 GALLONS OF WATER PER MINUTE) SHALL BE REPLACED. CERTIFICATION OF COMPLIANCE SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO FINAL PERMIT APPROVAL

MEP LEGEND

- | | |
|--|------------------------------------|
| § LIGHT SWITCH | --- LED STRIP LIGHT |
| § DIMMER SWITCH | ⊗ CEILING FAN |
| 3-§ 3-WAY SWITCH | ⊗ EXHAUST FAN W/ LIGHT |
| v.c. § LIGHT SWITCH W/ VACANCY SENSOR | ⊗ EXHAUST FAN |
| ⊗ DUPLEX OUTLET | ⊗ SMOKE DETECTOR |
| ⊗ DUPLEX GROUND FAULT INTERRUPT OUTLET | ⊗ COMBINATION SMOKE AND CO2 SENSOR |
| ⊗ FLOOR OUTLET | ⊗ SWITCH LEG |
| ⊗ RECESSED CAN LIGHT | ⊗ GAS STUB OUT |
| ⊗ WALL MOUNT / SCONCE | |
| ⊗ PENDANT LIGHT FIXTURE | |

NOTES AND STAMPS:

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NO.	DATE:	DESCRIPTION:

M1.0
LOWER LEVEL MEP PLAN

DRAWN BY:
Author

Scale: As indicated

MEP KEYNOTES

1	EXHAUST FAN FOR IAQ - 36 C.F.M. REQUIRED DRAW WITH A SONE OF 1 OR LESS
2	NEW FURNACE LOCATED IN ATTIC TO SERVICE 2ND FLOOR
3	NEW DUAL-FUEL RANGE (GAS COOKTOP / ELEC. OVEN) W/ OVERHEAD HOOD. GAS SUPPLY W/ SHUTOFF & SEDIMENT TRAP PER CPC. ELEC. CONNECTION (240V) PER CEC. HOOD MIN. 400 CFM, DUCTED TO EXTERIOR W/ SMOOTH METAL DUCT, BACKDRAFT DAMPER & CAP PER CMG. MAKEUP AIR WHERE REQ'D. MAINTAIN CLEARANCES. COORD. W. CABINETRY.



UPPER LEVEL - MEP

scale 1/4" = 1'-0"
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MEP NOTES:

- ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH ES TABLE 150.0
- LUMINAIRES MUST HAVE A LABEL CERTIFIED FOR AIRTIGHT CONSTRUCTION
- LIGHT SOURCES THAT ARE NOT MARKED "JAB-2019-E" SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES, ES 150.0(K)
- RECESSED CAN LIGHT FIXTURES SHALL BE IC LISTED, AIR-TIGHT LABELED, AND NOT BE EQUIPPED WITH A STANDARD MEDIUM BASE SCREW SHELL LAMP HOLDER
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- THE INSTALLATION OF CARBON MONOXIDE (CO2) ALARMS AND DETECTORS SHALL COMPLY WITH THE CRC R315
- ALL SMOKE ALARMS AND CO2 ALARMS ARE TO BE INTERCONNECTED
- EXISTING HOUSE WAS BUILT BEFORE 1994
- 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, AND INTERIOR FAUCETS THAT EMIT MORE THAN 2.2 GALLONS OF WATER PER MINUTE) SHALL BE REPLACED. CERTIFICATION OF COMPLIANCE SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO FINAL PERMIT APPROVAL

MEP LEGEND

§ LIGHT SWITCH	---	LED STRIP LIGHT
§ DIMMER SWITCH	⊗	CEILING FAN
3-WAY SWITCH	⊗	EXHAUST FAN W/ LIGHT
V.C. LIGHT SWITCH W/ VACANCY SENSOR	⊗	EXHAUST FAN
⊗ DUPLEX OUTLET	⊗	SMOKE DETECTOR
GFI ⊗ DUPLEX GROUND FAULT INTERRUPT OUTLET	⊗	COMBINATION SMOKE AND CO2 SENSOR
⊗ FLOOR OUTLET	⊗	SWITCH LEG
⊗ RECESSED CAN LIGHT	⊗	GAS GAS STUB OUT
⊗ WALL MOUNT / SCONCE		
⊗ PENDANT LIGHT FIXTURE		

NOTES AND STAMPS:

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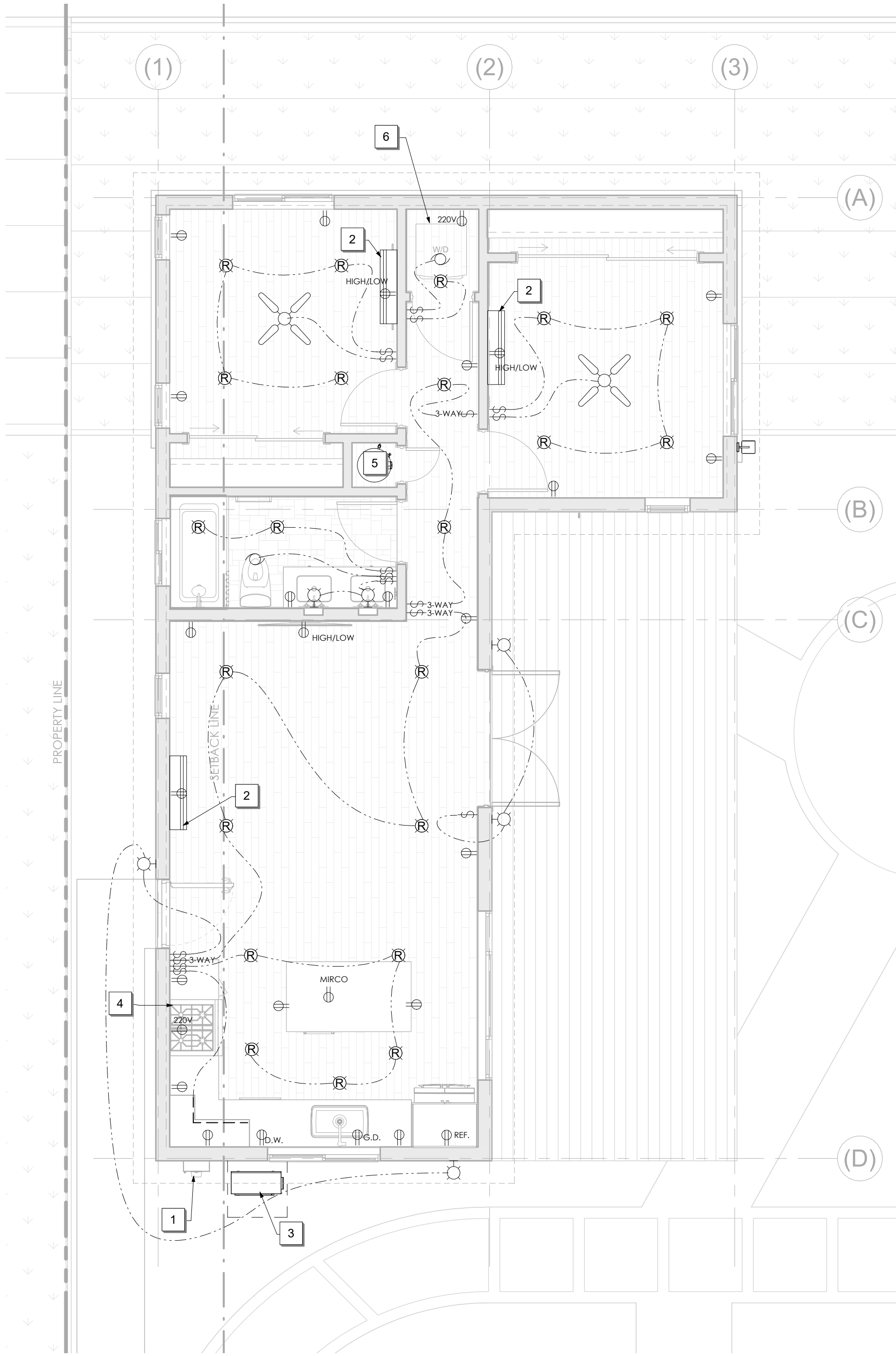
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NO.	DATE:	DESCRIPTION:

M1.1
UPPER LEVEL MEP PLAN

DRAWN BY:
Author

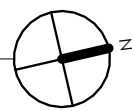
Scale: As indicated



ADU - MEP

scale 1/4" = 1'-0"

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MEP KEYNOTES

1	NEW 100 AMP ELECTRICAL METER
2	PROVIDE NEW 3-ZONE DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM WITH MINIMUM 10.5 HSPF, 24 SEER, AND 12 EER. INSTALL PER MANUFACTURER'S INSTRUCTIONS, APPROVED CFIR, CMC, CEC, AND TITLE 24 REQUIREMENTS. PROVIDE REFRIGERANT LINE SETS, CONDENSATE DRAINAGE, DISCONNECTS, AND REQUIRED ELECTRICAL CONNECTIONS. COORDINATE LOCATION OF INDOOR AIR HANDLERS AND EXTERIOR CONDENSING UNIT WITH ARCHITECTURAL PLANS.
3	NEW MINI SPLIT CONDENSER
4	NEW ELECTRIC RANGE W/ OVERHEAD HOOD, 240V ELECTRICAL PER CEC, HOOD DUCTED TO EXTERIOR W/ SMOOTH METAL DUCT, BACKDRAFT DAMPER & CAP PER CMC, MIN. 100 CFM, MAKEUP AIR WHERE REQ'D, MAINTAIN CLEARANCES, COORD. W/ CABINERY.
5	PROVIDE NEW NEEA-RATED HEAT PUMP WATER HEATER (MODEL HPTA-40 OR APPROVED EQUAL), 40 GALLON CAPACITY. INSTALL PER MANUFACTURER'S INSTRUCTIONS, TITLE 24 REQUIREMENTS, AND CPC. PROVIDE REQUIRED CONDENSATE DRAIN, PAN, T&P DISCHARGE, CLEARANCES, AND ELECTRICAL CONNECTIONS. COORDINATE LOCATION AND VENTILATION REQUIREMENTS WITH PROJECT CONDITIONS.
6	NEW STACKED WASHER & GAS DRYER, H&C WATER SUPPLY, WASTE CONNECTIONS PER CPC, GAS W/ SHUTOFF & SEDIMENT TRAP PER CPC. DRYER EXHAUST: 4" MIN. SMOOTH METAL DUCT, MAX. 35 FT. EQUIV. LENGTH, BACKDRAFT DAMPER PER CMC, ELECTRICAL PER CEC, COORD. W/ CABINERY.

MEP NOTES:

- ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH ES TABLE 150.0
- LUMINAIRES MUST HAVE A LABEL CERTIFIED FOR AIRTIGHT CONSTRUCTION
- LIGHT SOURCES THAT ARE NOT MARKED "JAB-2019-E" SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES, ES 150.0(K)
- RECESSED CAN LIGHT FIXTURES SHALL BE IC LISTED, AIR-TIGHT LABELED, AND NOT BE EQUIPPED WITH A STANDARD MEDIUM BASE SCREW SHELL LAMP HOLDER
- ALL BATHROOM EXHAUST FANS WILL HAVE A MINIMUM 50 CFM RATING
- WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL
- TOILETS TO BE ULTRA LOW-FLUSH RATED AT 1.28 GPF, LAVATORY FAUCETS TO BE A MAX. 1.2 GPM, SHOWERHEADS TO BE A MAX. 1.8 GPM, AND KITCHEN FAUCETS A MAX. 1.8 GPM.
- 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' ABOVE THE FLOOR.
- THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC R314.3.4
- THE INSTALLATION OF CARBON MONOXIDE (CO2) ALARMS AND DETECTORS SHALL COMPLY WITH THE CRC R315
- ALL SMOKE ALARMS AND CO2 ALARMS ARE TO BE INTERCONNECTED
- EXISTING HOUSE WAS BUILT BEFORE 1994
- 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, AND INTERIOR FAUCETS THAT EMIT MORE THAN 2.2 GALLONS OF WATER PER MINUTE) SHALL BE REPLACED. CERTIFICATION OF COMPLIANCE SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO FINAL PERMIT APPROVAL

MEP LEGEND

§ LIGHT SWITCH	---	LED STRIP LIGHT
§ DIMMER SWITCH	⊗	CEILING FAN
3-WAY SWITCH	⊗	EXHAUST FAN W/ LIGHT
V.C. LIGHT SWITCH W/ VACANCY SENSOR	⊗	EXHAUST FAN
⊗ DUPLEX OUTLET	⊗	SMOKE DETECTOR
GFI ⊗ DUPLEX GROUND FAULT INTERRUPT OUTLET	⊗	COMBINATION SMOKE AND CO2 SENSOR
⊗ FLOOR OUTLET	⊗	SWITCH LEG
⊗ RECESSED CAN LIGHT	⊗	GAS GAS STUB OUT
⊗ WALL MOUNT / SCONCE		
⊗ PENDANT LIGHT FIXTURE		

NOTES AND STAMPS:

PLAN CHECK SUBMITTAL

ROE - PARK DR

4866 PARK DR
CARLSBAD, CA 92008

5/10/2026



designer's signature

owner's signature

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NO.	DATE:	DESCRIPTION:

M1.2 ADU MEP PLAN

DRAWN BY:

Author

Scale: As indicated

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FASTENING SCHEDULE : TABLE 2304.10.2

CONNECTION		
1. JOIST TO SILL OR GIRDER, TOENAIL		3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END		2-8d
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL		2-8d
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL		3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL		2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16" (406 mm) O/C 3-16d PER 16" (406 mm)	O/C
7. TOP PLATE TO STUD, END NAIL		2-16d
8. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL	O/C
9. DOUBLE STUDS, FACE NAIL	16d AT 24" (610 mm) O/C	O/C
10. DOUBLE TOP PLATES, TYPICAL FACE NAIL DOUBLE TOP PLATES, LAP SPlice	16d AT 16" (406 mm) O/C	O/C
11. BLOCKING BETWEEN JOISTS OR RAFTERS TOP PLATE, TOENAIL		3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" (152 mm) O/C	O/C
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL		2-16d
14. CONTINUOUS HEADER, TWO PIECES	16d AT 16" (406 mm) O/C ALONG EACH EDGE	O/C
15. CEILING JOISTS TO PLATE, TOENAIL		3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL		4-8d
17. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL		3-16d
18. CEILING JOISTS TO PARALLEL RAFTER, FACE NAIL		3-16d
19. RAFTER TO PLATE, TOENAIL		3-8d
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL		2-8d
21. 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL		3-8d
22. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL		3-8d
23. BUILT-UP CORNER STUDS	16d AT 32" (813 mm) O/C AT TOP AND BOTTOM STAGGERED	O/C
24. BUILT-UP GIRDER AND BEAMS	20d AT 32" (813 mm) O/C AT TOP AND BOTTOM STAGGERED AND 2-20d FACE NAILS AT ENDS AND AT EACH SPlice	O/C
25. 2" PLANKS	16d AT EACH BEARING	O/C
26. COLLAR TIE TO RAFTER, FACE NAIL		3-10d
27. JACK RAFTER TO HIP, TOE NAIL		3-10d
28. ROOF RAFTER TO 2X RIDGE BOARD, TOE NAIL OR FACE NAIL		2-16d
29. JOIST TO BAN JOIST, FACE NAIL		3-16d
30. LEDGER STRIP, FACE NAIL		3-16d
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD : SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	8d* OR 6d* 8d* 8d* 10d* OR 8d*	O/C
SINGLE FLOOR COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING):	8d* OR 6d* 8d* 10d* OR 8d*	O/C
32. PANEL SIDING (TO FRAMING) : 1/2" AND LESS 5/8"	6d* 8d*	O/C
33. FIBERBOARD SHEATHING : 1/2" 25/32"	NO. 11 GA* NO. 16 GA* NO. 11 GA* NO. 16 GA*	O/C
34. INTERIOR PANELING 1/4" 3/8"	4d* 6d*	O/C

FOOTNOTES:
1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OR WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2325.1. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
3. COMMON OR DEFORMED SHANK.
4. COMMON.
5. DEFORMED SHANK.
6. CORROSION-RESISTANT SIDING NAIL.
7. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
8. CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH-DIAMETER HEAD AND 1 1/2-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH FOR 25/35-INCH SHEATHING.
9. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH SHEATHING. PANEL SUPPORTS AT 16 INCHES (20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
10. CASING OR FINISH NAILS SPACED 6 IN" ON PANEL EDGES, 12 IN AT INTERMEDIATE SUPPORTS.
11. PANEL SUPPORTS AT 24 INCHES, CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
12. FOR ROOF SHEATHING, 8d NAILS MIN. REQUIRED FOR WOOD STRUCTURAL PANELS.
13. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
14. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED AT 4" O.C. AT EDGES, 8d AT INTERMEDIATE SUPPORTS.
15. FASTENERS SPACED AT 4" O.C. EDGES, 8" AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" O.C. AT EDGES, 6" AT INTERMEDIATE SUPPORTS FOR ROOF SHEATH.
16. FASTENERS SPACED 4 " O.C. AT EDGES, 8" AT INTERMEDIATE SUPPORTS.

ABBREVIATIONS

AB	ANCHOR BOLT	FF	FINISHED FLOOR	PERP (⊥)	PERPENDICULAR
ABV	ABOVE	FIN	FINISH (ED)	PCF	POUNDS PER CUBIC FEET
ADJ	ADJACENT	FLG	FLANGE	PL	PLATE
ALT	ALTERNATE	FLR	FLOOR	PLYWD	PLYWOOD
AFF	ABOVE FINISHED FLOOR	FN	FIELD NAILING	PSF	POUNDS PER SQUARE FEET
APPROX	APPROXIMATE (LY)	FND	FOUNDATION	PSI	POUNDS PER SQUARE INCH
ARCH	ARCHITECTURAL	FRM'G	FRAME (ING)	PT	PRESSURE TREATED
⊙	AT	FT	FEET	P/T	POST-TENSIONED
BLDG	BUILDING	FTN'G	FOOTING	QTY	QUANTITY
BLK'G	BLOCKING	GA	GAUGE	REF	REFERENCE
BM	BEAM	GALV	GALVANIZE (D)	REINF	REINFORCEMENT
BN	BOUNDARY NAILING	GB	GRADE BEAM	REQ'D	REQUIRED
BRG	BEARING	GLB	GLUE LAMINATED BEAM	RJ	ROUGH JOIST
BTM (B)	BOTTOM	HD	HOLD DOWN	RO	ROUGH OPENING
BTWN	BETWEEN	HDR	HEADER	RR	ROUGH RAFTER
C	CAMBER (ED)	HOR	HANGER	SCHED	SCHEDULE
CANT	CANTILEVER	HORZ (H)	HORIZONTAL	SW	SHEARWALL
OIP	CAST-IN-PLACE	HT	HEIGHT	SHT	SHEET
CL	CENTERLINE	IN (")	INCHES	SN	SNAIL
CLG	CEILING	INT	INTERIOR	SMP	SIMPSON
CLR	CLEAR	JST	JOIST	SKWD	SKREW(ED)
COL	COLUMN	K	KIPS (1000)	SPEC	SPECIFICATIONS
CONC	CONCRETE	KSI	KIPS PER SQUARE INCH	SQ	SQUARE
CONN	CONNECTION	L	ANGLE	SS	SELECT STRUCTURAL
CONT	CONTINUOUS	LAG	LAG BOLT	STD	STANDARD
CTR	CENTER (ED)	Lb (#)	POUND (S)	STR	STAGGER(ED)
⊘	PENNY (NAILS)	LDGR	LEDGER	STRUC	STRUCTURAL
OBL	DOUBLE	LG	LONG (TUDINAL)	T&B	TOP AND BOTTOM
DEPT	DEPARTMENT	L'WT	LIGHT WEIGHT	T&G	TONGUE AND GROOVE
DF	DOUGLAS FIR	MAS	MASONRY	THK	THICK
DIA	DIAMETER	MAT'L	MATERIAL	THRD	THREAD(ED)
DIAG	DIAGONAL	MAX	MAXIMUM	TN	TOE NAIL
DIAPH	DIAPHRAGM	MB	MACHINE BOLT	TOP	TOP OF FOOTING
DM	DIMENSION	MECH	MECHANICAL	TOL	TOP OF LEDGER
DN	DOWN	MEZZ	MEZZANINE	TOW	TOP OF WALL
DO	DITTO (REPEAT)	MF	MOMENT FRAME	TOP	TOP OF PARAPET
DP	DEEP (DEPTH)	MFR	MANUFACTURER	TS	TUBE STEEL
DWG	DRAWING	MIN	MINIMUM	TYP	TYPICAL
EA	EACH	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
ELEV	EACH FACE	MTL	METAL	VERT (V)	VERTICAL
EMBD	ELEVATION	NEW	NEW	VLF	VERIFY IN FIELD
EN	EDGE NAILING	NO. (#)	NUMBER	W	WIDE FLANGE
EW	EACH WAY	NTS	NOT TO SCALE	W/	WITH
EXSTG	(E)XISTING	ONJ	OPEN WED JOISTS	WD	WOOD
EXT	EXTERIOR	P/C	PRECAST CONCRETE	WGT	WEIGHT
				WNF	WELDED WIRE FABRIC

STRUCTURAL WOOD

1. SAWN LUMBER SHALL BE DOUGLAS FIR- LARCH CONFORMING TO THE 2024 IBC SECTION 23 AND ANS/NF&PA NDS NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (AND SUPPLEMENT), AND SHALL BE GRADE MARKED BY EITHER WCLB OR WMPA.
2. SAWN STRUCTURAL FRAMING MEMBERS SHALL BE AS FOLLOWS (U.N.O.):

MEMBERS	GRADE
2x WALL STUDS @ 16"	D.F. #2
2x FLOOR JOISTS & ROOF RAFTERS	D.F. #2
BEAMS & HEADERS (4x, 6x, 8x)	D.F. #2
POSTS (4x, 6x, 8x)	D.F. #2
3. ALL SILLS PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PREASURE TREATED W/ ANCHOR BOLTS PER SHEARWALL SCHEDULE. ELSEWHERE, INSTALL 5/8" Ø x 10" L-BOLTS PLACED WITHIN 12" MAX. (4-1/2" MIN.) FROM EACH END OR SPICE, WITH 60" MAX. SPACING, MIN. 2 ANCHOR BOLTS PER EACH PANEL.
4. SILL PLATES OF INTERIOR, NON-BEARING, NON-SHEAR WALLS MAY BE FASTENED TO A CONCRETE SLAB USING HILTI X-U LOW VELOCITY POWDER-ACTUATED SHOT PINS (ICC #2269). CONCRETE SLAB IS TO BE NORMAL WEIGHT CONCRETE AND CURED AT LEAST 7 DAYS. PLACE FASTENERS 6" FROM ENDS OF SILL AND AT 36" (MAX.) SPACING BETWEEN.
5. AND PLYWOOD SHEATHING AND ORIENTED STRAND BOARD (OSB) SHALL CONFORM TO: U.S. PRODUCT STANDARD PS2, APA PERFORMANCE STANDARD PRP 210, AND CBC SECTION 2303.1.5 WHERE THE MINIMUM GRADES AND SPAN INDEXES SHALL BE:

USE	MIN. GRADE	SPAN RATING
ROOFS: APA-RATED CDX PLYWOOD SHEATHING OR OSB, EXP. 1		24" MIN
FLOORS: APA-RATED STURD-1-FLOOR PLYWD SHEATHING (T&G) OR OSB, EXP. 1		24" MIN
WALLS: APA RATED SHEATHING OR OSB, EXP. 1, PER SHEARWALL SCHEDULE		(N/A)
6. LVL, PSL, AND LSL ENGINEERED WOOD MEMBERS SHALL BE PER I-LEVEL TRUSS JOIST WEYERHAEUSER (ESR 1387); MICROLAMS, PARALLAMS, AND TIMBERSTRAND RESPECTIVELY. NOTE: VERSALA-LAM FROM BOISE CASCADE MAY BE USED AS AN ALTERNATE OPTION OF SAME GRADE OR BETTER (ESR-1040)

PRODUCT BY I-LEVEL	GRADE
PARALLAM (PSL)	2.2 E, Fb=2,900 psi, Fv=290 psi
MICROLAM (LVL)	1.9 E, Fb=2,600 psi, Fv=285 psi
TIMBERSTRAND (LSL RIM BOARD)	1.3 E, Fb=1,700 psi, Fv=400 psi

PRODUCT BY BOISE CASCADE	GRADE
VERSA-LAM 3100 (LVL)	2.0 E, Fb=2,900 psi, Fv=285 psi
VERSA-LAM 2400 (LVL)	1.7 E, Fb=2,400 psi, Fv=285 psi
VERSA-LAM 2400 (LVL RIM BOARD)	1.4 E, Fb=1,800 psi, Fv=400 psi
7. WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE FOLLOWING STANDARDS:

MANUFACTURER	ICC NUMBER
I-LEVEL JOIST BY WEYERHAEUSER	ESR 1153
BOI JOIST BY BOISE CASCADE	ESR 1336
8. FRAMING ANCHORS, POST CAPS, COLUMN BASES, CLIPS, AND OTHER CONNECTORS SPECIFIED ON DRAWINGS SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE" OR "USP STRUCTURAL CONNECTORS". ALL CONNECTORS TO BE FULLY NAILED OR BOLTED AS SPECIFIED PER MANUFACTURER.
9. BARS AND PLATES SHALL CONFORM TO ASTM A36. BOLTS, UNLEADED BOLTS, WASHERS AND DRIFT BOLTS SHALL CONFORM TO ASTM A 307.
10. NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 563, GRADE A.
11. ALL BOLT HEADS (MACHINE AND LAG) AND NUTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS, U.N.O.
12. MACHINE BOLT (THRU-BOLT) HOLES IN WOOD SHALL BE DRILLED A MAXIMUM 1/32" LARGER THAN THE NOMINAL BOLT DIAMETER
13. LEAD HOLES FOR LAG SCREWS GREATER THAN 3/8" dia SHALL BE BORED AS FOLLOWS: 40% - 70% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. CLEARANCE HOLES FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK. LAG SCREWS SHALL BE INSERTED BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER.
14. NAILING OF SAWN MEMBERS SHALL CONFORM TO THE CBC TABLE 2304.10.2, U.N.O. ON THE STRUCTURAL DETAILS.
15. NAILS HOLES SHALL BE PRE-DRILLED WHEN NECESSARY TO PREVENT SPLITTING.
16. CUSTOM STEEL HARDWARE CONNECTORS FOR WOOD OR GLUED LAMINATED TIMBER SHALL BE FABRICATED FROM STEEL CONFORMING TO ASTM A 36. WELDS SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1-2020.
17. HORIZONTAL DIAPHRAGM NAILING AND PANEL SHEARWALLS SHALL CONFORM TO 2025 CBC. NOMENCLATURE IS DEFINED AS FOLLOWS (PER DETAILS):
BN = BOUNDARY NAILING AT DIAPHRAGM BOUNDARIES, AND AT EDGES OF OPENINGS
EN = EDGE NAILING, AT CONTINUOUS PANEL EDGES
FN = FIELD NAILING, AT INTERMEDIATE FRAMING MEMBERS
18. WHERE DIAPHRAGM BLOCKING IS SPECIFIED FOR ROOFS OR FLOORS, USE 2x4 FLAT BLOCKING WITH "Z" CLIPS, U.N.O.
19. HORIZONTAL SHEATHING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, AND THE FACE GRAIN (LONG DIRECTION) OF SHEATHING SHALL BE PERPENDICULAR TO SUPPORT MEMBERS.
20. SIMPLE SPAN WOOD MEMBERS, NOT SHOP CAMBERED, SHALL BE ERECTED WITH THE NATURAL CAMBER UP. FOR CANTILEVERED WOOD MEMBERS, CONSULT WITH PROJECT STRUCTURAL ENGINEER.
21. PROVIDE DOUBLE 2x STUDS TO SUPPORT ALL BEAMS, UNLESS POSTS ARE SPECIFIED ON THE PLANS.
22. DOUBLE BLOCK UNDER ALL POSTS. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, UNLESS OTHERWISE SPECIFIED.
23. TOP PLATES OF ALL WOOD STUD WALLS SHALL BE 2-x2s (SAME WIDTH AS STUDS), LAP 48" (MIN.), WITH AT LEAST 12-16d NAILS AT EACH SIDE OF LAP AND NOT MORE THAN 6" BETWEEN NAILS (SEE PLANS IF STRAPS ARE REQUIRED).
24. NOTCHING OF BEAMS OR JOISTS SHALL BE PERMITTED ONLY PER NDS SECTION 3.2.3.2, DETAILED AND APPROVED BY THE ENGINEER. HOLES DRILLED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER SHALL NOT EXCEED ONE THIRD THE DEPTH OF THE JOIST.
25. MOISTURE CONTENT OF SAWN LUMBER AT TIME OF PLACEMENT SHALL NOT EXCEED 19%

STRUCTURAL CONCRETE

1. THE MINIMUM 28-DAY CYLINDER STRENGTH SHALL BE AS FOLLOWS, U.N.O.

CONCRETE ELEMENT	f _c
SLAB ON GRADE, FIN'G'S & C.B.'s	2,500 PSI
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150-18, TYPE I OR II.
3. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33-18 AND SHALL BE AS DEFINED IN IBC SECTION 1905. "A" AGGREGATES FOR LIGHT WEIGHT CONCRETE SHALL CONFORM TO ASTM C330-17. STRUCTURAL LIGHT WEIGHT CONCRETE SHALL HAVE A DENSITY RANGE OF 110 TO 115 PCF.
4. ADMIXTURES PER IBC SECTION 1905 MAY BE USED WITH PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
5. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94-21 AND PER IBC SECTION 1905.
6. MINIMUM CONCRETE COVER (IN INCHES) FOR REINFORCING STEEL IN NONPRESTRESSED CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:

LOCATION	MIN. COVER (IN.)
A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER: #6 AND LARGER BAR #5 BARS, 5/8 INCH WIRE, AND SMALLER	2 1-1/2
C. NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND: #14 AND #18 BARS #11 AND SMALLER PRIMARY REINFORCEMENT, STIRRUPS, TIES OR SPIRALS	1-1/2 1 1
7. SLEEVES, PIPES AND CONDUITS SHALL NOT BE PLACED THROUGH CONTINUOUS OR SPREAD FOOTINGS, GRADE BEAMS, PILE CAPS OR TIE BEAMS UNLESS SHOWN IN APPROVED BY STRUCTURAL ENGINEER AND SHOWN IN STRUCTURAL DETAILS.
8. ALL SLEEVES THROUGH BEAMS, ORDERS AND FOUNDATION WALLS SHALL BE INSTALLED AND SECURED IN POSITION PRIOR TO PLACING CONCRETE. EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, SLEEVING SHALL NOT BE PERMITTED UNLESS APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.
9. CONDUIT SHALL NOT BE PLACED IN ANY CONCRETE SLAB LESS THAN 3- 1/2" THICK. IF CONDUIT IS PLACED IN CONCRETE SLAB, ITS OUTSIDE DIAMETER SHALL NOT BE GREATER THAN ONE THIRD OF THE SLAB THICKNESS.
10. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4 INCH (U.N.O.)
11. FRAMING CONTRACTOR TO VERIFY LOCATION OF HOLDDOWNS PRIOR TO POURING OF CONCRETE FOUNDATIONS.
12. ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE FORMED.

STRUCTURAL GENERAL NOTES

1. ALL CONSTRUCTION, INCLUDING MATERIAL AND WORKMANSHIP, SHALL CONFORM TO THE PROVISIONS OF THE 2024 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), WITH THE GOVERNING AGENCY AMENDMENTS AND STANDARDS REFERENCED THEREIN. WHEREVER BUILDING CODE IS REFERENCED IN THE FOLLOWING GENERAL NOTES OR OTHER NOTE SECTIONS, IT SHALL IMPLY THE IBC REFERENCED ABOVE. ALL PROJECTS LOCATED IN THE STATE OF CALIFORNIA SHALL CONFORM TO THE 2025 CALIFORNIA BUILDING CODE (CBC) AND REFER TO THE CBC IN LIEU OF THE AFOREMENTIONED IBC.
2. ALL ASTM STANDARDS LISTED HEREIN SHALL BE AS REFERENCED IN THE LATEST ISSUE OF THE ANNUAL BOOK OF STANDARDS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
3. THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO STARTING WORK. THE ARCHITECT AND STRUCTURAL ENGINEER
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER, ARCHITECT, AND FIELD INSPECTOR. THE ARCHITECT OR STRUCTURAL ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND/OR TYPICAL DETAILS SHOWN ON PLAN, THE TYPICAL DETAILS SHALL BE USED WHENEVER APPLICABLE.
6. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
7. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THESE STRUCTURAL DRAWINGS.
8. THE CONTRACTORS SHALL PROVIDE AND MAINTAIN ADEQUATE SHORING AND BRACING AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION.
9. PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, BLOCK-OUTS, ETC. SHALL NOT BE PLACED IN SLABS, BEAMS, GIRDERS, COLUMNS, WALLS, FOUNDATIONS, ETC. NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS. IF ANY PIPES, DUCTS, CONDUIT, ETC. ARE PLACED THAT ARE NOT SHOWN ON THESE STRUCTURAL DRAWINGS, THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED (SEE PARAGRAPH 4 ABOVE).
10. THE CONTRACTORS SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTORS SHALL DEFEND, INDEMNIFY, AND HOLD THE STRUCTURAL ENGINEER FREE AND HARMLESS FROM ALL CLAIMS, DEMANDS AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE STRUCTURAL ENGINEER.
11. IF THE CONTRACTOR PROPOSES ANY SUBSTITUTION, NEW CALCULATIONS AND DETAILS MAY HAVE TO BE PREPARED, EXISTING DETAILS MAY HAVE TO BE ALTERED, AND NEW DRAWINGS MAY HAVE TO BE SUBMITTED TO THE BUILDING DEPT. THE CONTRACTOR SHALL PAY THE STRUCTURAL ENGINEER'S FEES TO ALTER THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO PROCESS THE REVISED PLANS REFLECTING ALL SUBSTITUTIONS THROUGH THE APPROPRIATE OFFICE OF ALL GOVERNING AGENCIES.

REINFORCING STEEL

1. DEFORMED BAR REINFORCEMENT SHALL CONFORM TO THE FOLLOWING GRADES OF ASTM A 615-18:
GRADE 40 - #3 AND SMALLER & GRADE 60 - #4 AND LARGER
2. REINFORCEMENT SHALL BE IN ACCORDANCE WITH CBC SEC. 1901 & OTHER SECTIONS ACCORDING TO APPLICATION.
3. VERTICAL REINFORCEMENT SHALL BE TIED OR OTHERWISE FIXED IN POSITION AT THE TOP AND BOTTOM AND AT INTERMEDIATE LOCATIONS, SPACED NOT GREATER THAN 192 BAR DIAMETERS (SEE DETAILS FOR OTHER REQ'TS).
4. WALLS, PLASTERS AND COLUMNS SHALL BE DOWELED TO THEIR SUPPORTING FOOTINGS WITH REINFORCEMENT OF THE SAME SIZE, GRADE AND SPACING AS THE VERTICAL REINFORCEMENT IN THE WALLS, PLASTERS, OR COLUMNS (U.N.O.)
5. BAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR SUPPORT SPECIFICATIONS" AS CONTAINED IN THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
6. REINFORCING STEEL DETAILING, BENDING, AND PLACING SHALL BE IN ACCORDANCE WITH THE CRSI "MANUAL OF STANDARD PRACTICE", LATEST EDITION.
7. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE BEFORE PLACING CONCRETE OR GROUT.

BASIS OF STRUCTURAL DESIGN

VERTICAL DESIGN:
ROOF DEAD LOAD = 15 PSF FLOOR DEAD LOAD = 15 PSF EXT. WALL WEIGHT = 16 PSF
ROOF LIVE LOAD = 20 PSF DECK/FLOOR LIVE LOAD = 40/60 PSF INT. WALL WEIGHT = 7 PSF

SEISMIC DESIGN:
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
BUILDING OCCUPANCY CATEGORY - II
SITE CLASS - D
SEISMIC DESIGN CATEGORY - D
SPECTRAL RESPONSE COEFFICIENT (SHORT PERIOD), S_{ws} = 0.94
RESPONSE MODIFICATION COEFFICIENT, R = 6.5
SEISMIC IMPORTANCE FACTOR, I = 1.0
DESIGN BASE SHEAR, V = C_sW = 0.165W (Allowable Stress Design)

WIND DESIGN:
ANALYSIS METHOD: DIRECTIONAL PROCEDURE
WIND SPEED 100 MPH ; CATEGORY II; EXPOSURE C
TOPOGRAPHIC FACTOR, K_{zt} = 1.0
WIND DIRECTIONALITY FACTOR, K_d = 0.85
GROUND ELEVATION FACTOR, K_e = 1.0
WIND PRESSURE, q = 10.78 PSF

SOILS & FOUNDATION DESIGN:
SOIL BEARING CAPACITY: 1,500 PSF

TEST AND INSPECTIONS :

1. ALL INSPECTIONS TO BE PERIODIC (U.N.O.) AND SHALL BE PERFORMED BY QUALIFIED SPECIAL INSPECTORS RETAINED BY OWNER AND APPROVED BY THE BUILDING OFFICIAL TO ACT AS A SPECIAL INSPECTOR.
2. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL.
3. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.
4. THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE LOCAL JURISDICTION'S BUILDING DEPARTMENT, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
5. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE LOCAL JURISDICTION BUILDING DEPARTMENT, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND, EQUIPMENTS.
6. FABRICATOR MUST BE REGISTERED AND APPROVED BY THE LOCAL JURISDICTION'S BUILDING DEPARTMENT, FOR THE FABRICATION OF MEMBERS AND ASSEMBLES ON THE PREMISES OF THE FABRICATOR'S SHOP.
7. FABRICATOR SHALL SUBMIT AN " APPLICATION TO PERFORM OFF-SITE FABRICATION" TO THE INSPECTOR SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
8. FABRICATOR SHALL SUBMIT A "CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLES.
9. A PROPERTY OWNER'S FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND STRUCTURAL OBSERVATIONS MUST BE COMPLETED BY THE PROPERTY OWNER, PROPERTY OWNER'S AGENT OF RECORD, ARCHITECT OF RECORD OR, ENGINEER OF RECORD AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
10. WHERE MATERIALS OR ASSEMBLES ARE REQUIRED BY THE BUILDING CODE TO BE LABELED, SUCH MATERIALS AND ASSEMBLES SHALL BE LABELED BY AN AGENCY APPROVED BY THE LOCAL BUILDING JURISDICTION IN ACCORDANCE WITH SECTION 1703. PRODUCTS AND MATERIALS TO BE LABELED SHALL BE TESTED, INSPECTED AND LABELED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SECTIONS 1703.5.1 THROUGH 1705.5.3.
SPECIAL INSPECTION TO BE PROVIDED BY: APPLIED CONSULTANTS - (619) 258-9000 ; ATTN: JOSHUA DEVERA,
REGISTRATION NUMBER: SQ#1325

LIST OF SPECIAL INSPECTIONS REQUIRED:

THE SPECIAL INSPECTOR SHALL, IN ACCORDANCE WITH CBC CHAPTER 17, INSPECT THE FOLLOWING STRUCTURAL WORK:

1. EPOXY OF HOLDDOWN AND SILL ANCHORS:
DURING GROUTING OF SILL AND HOLD-DOWN ANCHORS USING SIMPSON "SET-3G" EPOXY (ESR #4057). SPECIAL INSPECTION SHALL COMPLY WITH SEC. 1704 OF THE CODE. FOR ADHESIVE ANCHORS, THE SPECIAL INSPECTOR MUST RECORD PRODUCT DESCRIPTION (INCLUDING PRODUCT NAME), ADHESIVE EXPRATION DATE, CONCRETE TYPE AND STRENGTH, ANCHOR DIAMETER AND STEEL GRADE, COMPLIANCE OF DRILL BIT WITH THIS REPORT HOLE DIAMETER, HOLE EDGE DISTANCE AND SPACING, CLEANLNESS OF HOLE AND ANCHOR, ADHESIVE APPLICATION (INCLUDING VERIFICATION OF PROPERLY MIXED ADHESIVE) AND ANCHOR EMBEDMENT. ADDITIONALLY, THE SPECIAL INSPECTOR MUST STATE IN THE REPORT SUPPLIED TO THE BUILDING OFFICIAL WHETHER THE ANCHOR INSTALLATION IS IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND THIS EVALUATION REPORT. THE MANUFACTURER'S INSTRUCTIONS ARE INCLUDED IN EACH UNIT PACKAGE OF ADHESIVE.

CONTRACTOR'S STATEMENT OF RESPONSIBILITY:

THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY FOR CONSTRUCTION OF ITEMS LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS PRIOR TO THE COMMENCEMENT OF WORK.

1. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
2. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
3. ACKNOWLEDGEMENT OF THE PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND DISTRIBUTION OF THE REPORTS.
4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

CONSULTANT:



PH: (619) 254-8646
FAX: (619) 489-0464

2535 KETNER BLVD., SUITE 381
SAN DIEGO, CA 92101

ENGINEER:



PROJECT:

ROE RESIDENCE

4866 PARK DRIVE
CARLSBAD, CA 92008

ISSUE DATES:

PROJECT NUMBER: 26-015

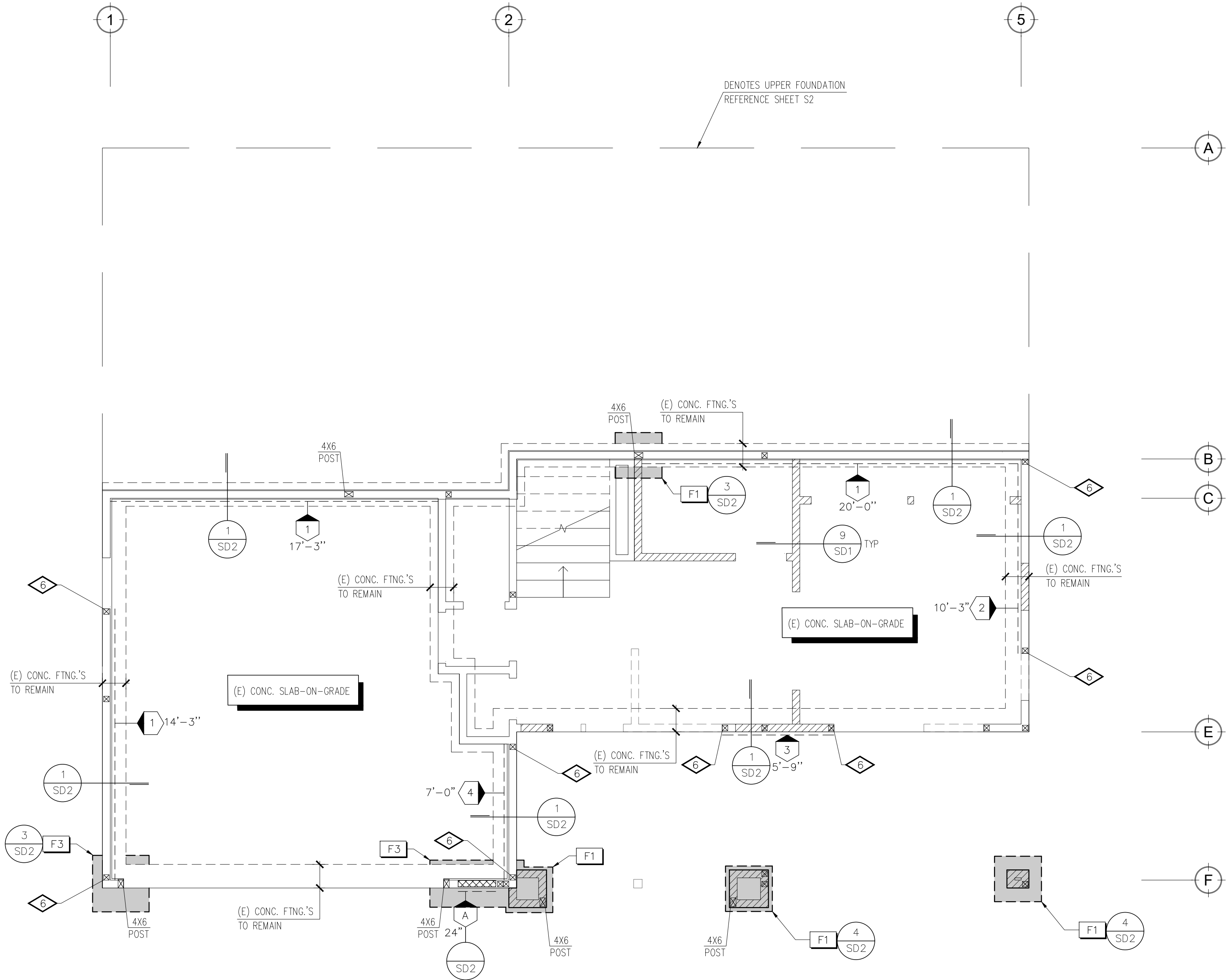
DATE: 03-30-26

SHEET TITLE:

STRUCTURAL
NOTES

SN1

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF GAMA ENGINEERING AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GAMA ENGINEERING, INC.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

SHEARWALL SCHEDULE						
MARK	PLYWOOD TYPE	ALLOW. LOAD (PLF)	PLYWOOD NAILING	5/8" SILL PLATE ANCHOR BOLT SPACING & MIN. SILL PLATE THICKNESS	BOTTOM SILL PLATE ATTACHMENT TO RIM JOIST OR BLK'G BELOW	TOP PLATE ATTACHMENT TO RIM JOIST OR BLK'G ABOVE
0	7/8" THICK STUCCO W/ PORTLAND CEMENTON OVER WOVEN WIRE MESH	180	NO. 11 GA., 1-1/2" LONG, 7/16" HEAD @ 6" O/C	2X SILL PL. W/ A.B.'s @ 48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
1	3/8" CDX PLYWOOD	260	8d @ 6" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
2	3/8" CDX PLYWOOD	350	8d @ 4" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 24" O.C.	16d @ 6" O.C.	A35 @ 12" O/C OR LTP4 @ 16" O.C.
3	3/8" STRUCTURAL I RATED PLYWOOD	550	8d @ 3" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 24" O.C.	16d @ 3" O.C.	A35 @ 8" O/C OR LTP4 @ 12" O.C.
4	3/8" STRUCTURAL I RATED PLYWOOD	730	8d @ 2" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 16" O.C.	16d @ 2" O.C. OR 3/8" dia X 6" LAGS @ 8" O.C.	A35 @ 6" O/C OR LTP4 @ 8" O.C.
5	15/32" STRUCTURAL I RATED PLYWOOD	870	10d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	3X SILL PL. W/ A.B.'s @ 16" O.C.	16d @ 2" O.C. OR 3/8" dia X 6" LAGS @ 8" O.C.	A35 @ 6" O/C OR LTP4 @ 8" O.C.
6	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL)	1330	10d @ 3" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	3X SILL PL. W/ A.B.'s @ 12" O.C.	3/8" dia X 6" LAGS @ 6" O.C.	LTP4 @ 5" O.C.
SHEARWALL SCHEDULE NOTES: 1. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) & NOT SPACED MORE THAN 6 FEET APART. 2. USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES. 3. 3"x3"x1/4" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT. 4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE. 5. CONTRACTOR'S OPTION TO USE 5/8" DIA. ALL-THREAD W/ SIMPSON 'SET-36' EPOXY 5" MIN. EMBEDMENT AND EDGE DISTANCE OF 1-3/4" AT SAME SPACING SHOWN HERE IN. 6. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. 7. BOTTOM PLATES OVER FRAMED FLOORS TO HAVE EITHER NAILS OR LAGS W/ NAIL SPACING OF 3" O.C. OR LESS SHALL PENETRATE INTO SOLID 4X BLKG. LAGS SHALL PENETRATE AT LEAST 3" INTO BLOCKING BELOW. 8. SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM. 9. ALL NAILS SHALL BE COMMON WIRE NAILS, U.N.O. 10. SHEARWALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPICED JOINTS. 11. ALL PLYWOOD PANELS SHALL BE BLOCKED W/ 2X BLOCKING, (UNO) 12. PROVIDE 3/8" MINIMUM EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING. 13. ALL EDGE NAILING SHALL PENETRATE INTO FRAMING 1-3/8" MINIMUM, UNO. 14. PLYWOOD SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST. 15. FRAMING AT ADJOINING SHEAR PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED AT ALL PLYWOOD EDGES, WHERE ALLOWABLE LOAD IS 350 PLF OR GREATER. * 16. WHERE 3X NOMINAL FRAMING IS REQUIRED AT ADJOINING PANEL EDGES, 2-2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD. 17. WHERE SHEATHING PANELS ARE APPLIED ON BOTH FACES OF THE SHEARWALL, SHEATHING PANEL JOINTS SHALL OCCUR AT 3X NOMINAL OR THICKER FRAMING MEMBERS. PANEL JOINTS ON EACH SIDE OF WALL SHALL BE STAGGERED. 18. FRAMING CLIPS: A35 OR LTP4 OR APPROVED EQUIVALENT. 19. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.						

SIMPSON STRONG WALL SCHEDULE (ESR-2652)		
A	WSWH24X8 w/ WSWH-AB1X42 A.B'S w/ WSWH-HSR1x24KT	
1. CONTRACTOR SHALL FIELD VERIFY ACTUAL PLATE HEIGHT NEEDED BEFORE ORDERING MANUFACTURED WALLS. 2. PROVIDE ALL ANCHORAGE REQUIREMENTS PER WALL MANUFACTURER 3. REFERENCE STRUCTURAL DETAILS FOR TOP & BOTTOM CONNECTION		

HOLD-DOWN SCHEDULE					
MARK	MIN. POST	FLOOR TO FLOOR	MARK	MIN. POST	WALL TO FOUNDATION
1	2-2X	MSTC40	6	4X4 DF #2	HDUE3
2	2-2X	MSTC52	7	4X4 DF #2	HDUE5
3	2-2X	MSTC66	8	4X4 DF #2	HDUE7
4	4X4 DF #2	CMST14 w/ (30) 16d NAILS	9	4X4 DF #2	HDUE9
5	4X4 DF #2	CMST12 w/ (40) 16d NAILS	10	4X6 DF #2	HDUE13

HOLD-DOWN ANCHOR BOLT TABLE			
MODEL NO.	MIN. EMBED. 1e	ANCHOR BOLT TYPE AND/OR MODEL NO.	5
HDUE3	12 5/8"	SSTB16	1,4
HDUE5	16 5/8"	SSTB20	1,4
HDUE7	20 5/8"	SSTB24	1,4
HDUE9	24 7/8"	SSTB28	1,4
HDUE13	24"	SB1x30	2
1. ANCHOR BOLT INDICATED ARE SSBT ANCHORS BASED ON SINGLE CONCRETE POUR, FOR DOUBLE POURS "1e" MUST INCREASE PER "SIMPSON" REQUIREMENTS. 2. PLACE 1/2" X 3" SQ. PL. WASHER W/ DBL. NUT AT END OF ALL-THREAD ROD. ALLOW A 15 DEG. MAX. BEND @ TOP OF CONC. FOR EXTERIOR FOOTING APPLICATIONS AND A 1-3/4" MIN. EDGE DISTANCE. 3. REFERENCE TYPICAL HOLD-DOWN DETAIL ON SHEET SD1. 4. WHERE HOLD-DOWN ARE TO BE APPLIED ON (E) CONCRETE, EPOXY ALL-THREAD RODS PER STRUCTURAL A.B. RETRO-FIT DETAIL PER PLAN. 5. ALL HOLD-DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.			

FOOTING SCHEDULE			
MARK	SIZE (WIDTH X LENGTH)	MINIMUM DEPTH (U.N.O.)	REINFORCING STEEL
F1	2'-6" X 2'-6"	1'-6"	(3) #5 EA. WAY @ BOTOM
F2	3'-0" X 3'-0"	1'-6"	(4) #5 EA. WAY @ BOTOM
F3	2'-6" X 5'-0"	1'-6"	#5 @ 8" O/C EA. WAY @ BOTOM

FOUNDATION NOTES	
1. REFERENCE STRUCTURAL NOTES & TYPICAL DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT. 2. REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING PLAN INFORMATION: A. ALL DIMENSIONS NOT SHOWN. B. ALL OPENINGS NOT SHOWN. C. ALL NON-BEARING WALLS NOT SHOWN. 3. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING. 4. [X] INDICATES 4X4 DF #2 POST TYPICAL, UNO.	

WALL LEGEND	
[Hatched Box]	NEW 2X STUD WALLS; USE: 2X4 STUDS @ 16" O/C TYP. UNO
[Solid Line]	EXISTING 2X STUD WALLS TO REMAIN
[Dashed Line]	EXISTING 2X STUD WALLS TO BE REMOVED AND/OR DEMOLISHED

CONSULTANT:

GAMA

Engineering

STRUCTURAL CONSULTANTS

2535 KETNER BLVD., SUITE 351
SAN DIEGO, CA 92101
PH: (619) 254-8648
FAX: (619) 489-0464

ENGINEER:

PROFESSIONAL SEAL

NO. 12345
EXPIRATION DATE: 12/31/2025
CIVIL
STATE OF CALIFORNIA

PROJECT:

ROE RESIDENCE

4866 PARK DRIVE
CARLSBAD, CA 92008

ISSUE DATES:

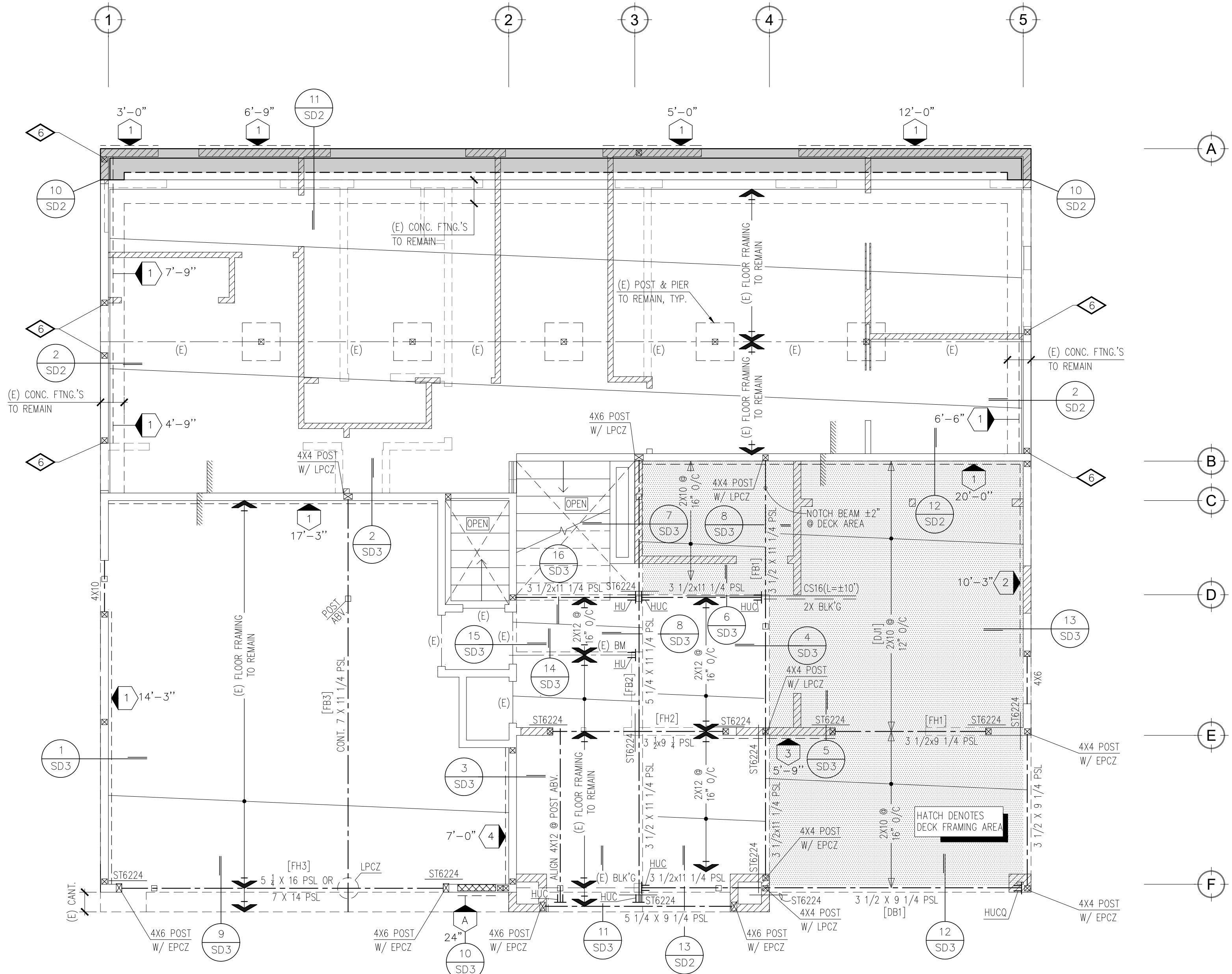
PROJECT NUMBER: 26-015

DATE: 03-30-26

SHEET TITLE:
STRUCTURAL
FOUNDATION
PLAN

S1

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FLOOR FRAMING AND UPPER FOUNDATION PLAN
-MAIN RESIDENCE-

SCALE: 1/4" = 1'-0"

SHEARWALL SCHEDULE						
MARK	PLYWOOD TYPE	ALLOW. LOAD (PLF)	PLYWOOD NAILING	5/8" SILL PLATE ANCHOR BOLT SPACING & MIN. SILL PLATE THICKNESS	BOTTOM SILL PLATE ATTACHMENT TO RIM JOIST OR BLK'G BELOW	TOP PLATE ATTACHMENT TO RIM JOIST OR BLK'G ABOVE
0	7/8" THICK STUCCO W/ PORTLAND CEMENTION OVER WOVEN WIRE MESH	180	NO. 11 GA., 1-1/2" LONG, 7/16" HEAD @ 6" O/C	2X SILL PL. W/ A.B.'s @ 48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
1	3/8" CDX PLYWOOD	260	8d @ 6" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
2	3/8" CDX PLYWOOD	350	8d @ 4" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 48" O.C.	16d @ 6" O.C.	A35 @ 12" O/C OR LTP4 @ 16" O.C.
3	3/8" STRUCTURAL I RATED PLYWOOD	550	8d @ 3" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 24" O.C.	16d @ 3" O.C.	A35 @ 8" O/C OR LTP4 @ 12" O.C.
4	3/8" STRUCTURAL I RATED PLYWOOD	730	8d @ 2" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 16" O.C.	16d @ 2" O.C. OR 3/8" dia X 6" LAGS @ 8" O.C.	A35 @ 6" O/C OR LTP4 @ 8" O.C.
5	15/32" STRUCTURAL I RATED PLYWOOD	870	10d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	3X SILL PL. W/ A.B.'s @ 16" O.C.	16d @ 2" O.C. OR 3/8" dia X 6" LAGS @ 8" O.C.	A35 @ 6" O/C OR LTP4 @ 8" O.C.
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SIMPSON STRONG WALL SCHEDULE			(ESR-2652)
A		WSWH24X8 w/ WSWH-AB1X42 A.B.'s w/ WSWH-HSR1x24KT	
1. CONTRACTOR SHALL FIELD VERIFY ACTUAL PLATE HEIGHT NEEDED BEFORE ORDERING MANUFACTURED WALLS. 2. PROVIDE ALL ANCHORAGE REQUIREMENTS PER WALL MANUFACTURER 3. REFERENCE STRUCTURAL DETAILS FOR TOP & BOTTOM CONNECTION			

HOLD-DOWN SCHEDULE				
MARK	MIN. POST	FLOOR TO FLOOR	MARK	MIN. POST WALL TO FOUNDATION
1	2-2X	MSTC40	6	4X4 DF #2 HDUE3
2	2-2X	MSTC52	7	4X4 DF #2 HDUE5
3	2-2X	MSTC66	8	4X4 DF #2 HDUE7
4	4X4 DF #2	CMST14 w/ (30) 16d NAILS	9	4X4 DF #2 HDUE9
5	4X4 DF #2	CMST12 w/ (40) 16d NAILS	10	4X6 DF #2 HDUE13

SHEATHING SCHEDULE	
ROOF:	15/32" THICK APA RATED SHEATHING, EXPOSURE 1, 24" MINIMUM SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. B.N. & E.N., 8d @ 12" O/C F.N.
FLOOR:	23/32" APA-RATED STURD-1-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.
DECK:	23/32" APA-RATED STURD-1-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.

INTERIOR NON-BEARING HEADER SPANS	
SIZE	ALLOWABLE SPAN
4 x 4 DF #2	FOR SPANS UP TO 5'-0"
4 x 6 DF #2	FOR SPANS UP TO 8'-0"
4 x 8 DF #2	FOR SPANS UP TO 12'-0"
4 x 10 DF #2	FOR SPANS UP TO 14'-0"

FRAMING NOTES	
1.	REFERENCE STRUCTURAL NOTES & TYPICAL DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
2.	REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING PLAN INFORMATION: A. ALL DIMENSIONS NOT SHOWN. B. ALL OPENINGS NOT SHOWN. C. ALL NON-BEARING WALLS NOT SHOWN.
3.	UNDER ALL BEAMS & GIRDER TRUSSES PROVIDE DBL STUDS MINIMUM AT BEARING ENDS (UNO) AND TRACE THEM ALL THE WAY DOWN TO THE FOUNDATION.
4.	PROVIDE DOUBLE JOISTS AT EQUIPMENT SUPPORT OR OPENING, UNO.
5.	CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
6.	PROVIDE 2X6 CEILING JOIST @ 16" O/C (UNO), WHERE REQUIRED AT FLAT CEILING AREAS OR SOFFITS PER ARCHITECTURAL DRAWINGS.
7.	ALL EXTERIOR AND INTERIOR BEARING AND NON-BEARING WALLS SHALL BE: 2X4 DF #2 STUDS @ 16" O/C TYPICAL (UNO).
8.	(E) INDICATES EXISTING HEADERS OR BEAMS TO REMAIN, UNO.
9.	⊠ INDICATES 4X4 DF #2 POST TYPICAL, UNO.
10.	⊢ INDICATES SIMPSON BEAM HANGER PER PLAN.

WALL LEGEND	
	NEW 2X STUD WALLS; USE: 2X4 STUDS @ 16" O/C TYP. UNO
	EXISTING 2X STUD WALLS TO REMAIN
	EXISTING 2X STUD WALLS TO BE REMOVED AND/OR DEMOLISHED

CONSULTANT:

GAMA

Engineering

STRUCTURAL CONSULTANTS

1911 SAN DIEGO AVENUE, SUITE 106
SAN DIEGO, CA 92110

PH: (619) 254-8648
FAX: (619) 489-0464

ENGINEER:

PROFESSIONAL SEAL

NO. 12345

STATE OF CALIFORNIA

PROJECT:

ROE RESIDENCE

4866 PARK DRIVE

CARLSBAD, CA 92008

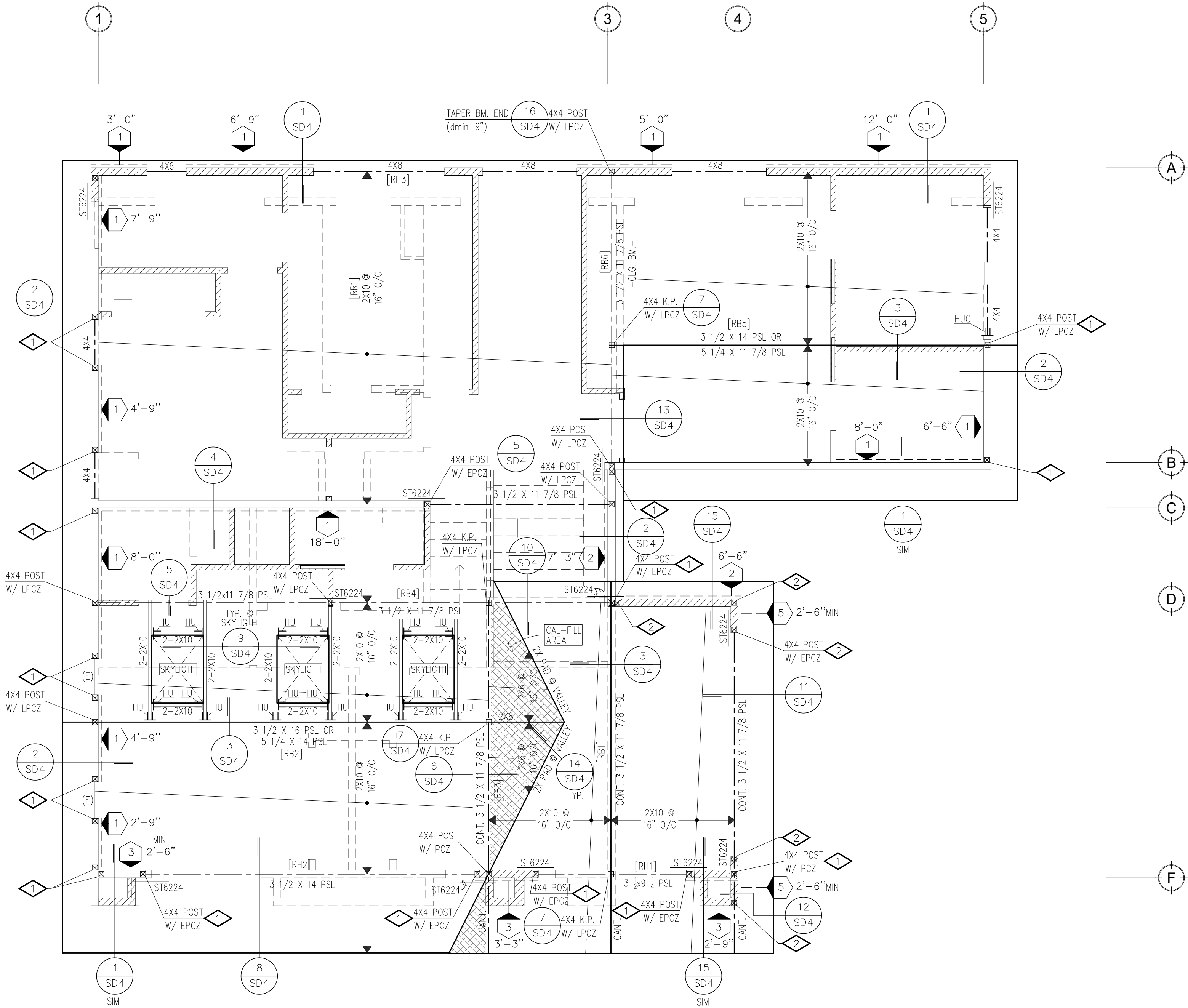
ISSUE DATES:

PROJECT NUMBER: 26-015

DATE: 03-30-26

SHEET TITLE:
STRUCTURAL
FLOOR FRAMING & UPPER
FOUNDATION PLAN
-MAIN RESIDENCE-

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF GAMA ENGINEERING AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GAMA ENGINEERING, INC.



ROOF FRAMING PLAN -MAIN RESIDENCE-

SCALE: 1/4" = 1'-0"

SHEARWALL SCHEDULE

MARK	PLYWOOD TYPE	ALLOW. LOAD (PLF)	PLYWOOD NAILING	5/8" SILL PLATE ANCHOR BOLT SPACING & MIN. SILL PLATE THICKNESS	BOTTOM SILL PLATE ATTACHMENT TO RIM JOIST OR BLK'G BELOW	TOP PLATE ATTACHMENT TO RIM JOIST OR BLK'G ABOVE
0	7/8" THICK STUCCO W/ PORTLAND CEMENTON OVER WOVEN WIRE MESH	180	NO. 11 GA., 1-1/2" LONG, 7/16" HEAD @ 6" O/C	2X SILL PL. W/ A.B.'s @ 48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
1	3/8" CDX PLYWOOD	260	8d @ 6" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
2	3/8" CDX PLYWOOD	350	8d @ 4" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 24" O.C.	16d @ 6" O.C.	A35 @ 12" O/C OR LTP4 @ 16" O.C.
3	3/8" STRUCTURAL I RATED PLYWOOD	550	8d @ 3" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 24" O.C.	16d @ 3" O.C.	A35 @ 8" O/C OR LTP4 @ 12" O.C.
4	3/8" STRUCTURAL I RATED PLYWOOD	730	8d @ 2" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 16" O.C.	16d @ 2" O.C. OR 3/8" dia X 6" LAGS @ 8" O.C.	A35 @ 6" O/C OR LTP4 @ 8" O.C.
5	15/32" STRUCTURAL I RATED PLYWOOD	870	10d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	3X SILL PL. W/ A.B.'s @ 16" O.C.	16d @ 2" O.C. OR 3/8" dia X 6" LAGS @ 8" O.C.	A35 @ 6" O/C OR LTP4 @ 8" O.C.
6	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL)	1330	10d @ 3" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	3X SILL PL. W/ A.B.'s @ 12" O.C.	3/8" dia X 6" LAGS @ 6" O.C.	LTP4 @ 5" O.C.

SHEARWALL SCHEDULE NOTES:

- ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) & NOT SPACED MORE THAN 6 FEET APART.
- USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES.
- 3"x3"x1/4" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT.
- PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
- CONTRACTOR'S OPTION TO USE 5/8" DIA. ALLTHREAD W/ SIMPSON 'SET-36' EPOXY 5" MIN. EMBEDMENT AND EDGE DISTANCE OF 1-3/4" AT SAME SPACING SHOWN HERE IN.
- FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HAT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- BOTTOM PLATES OVER FRAMED FLOORS TO HAVE EITHER NAILS OR LAGS W/ NAIL SPACING OF 3" O.C. OR LESS SHALL PENETRATE INTO SOLID 4X BLKG. LAGS SHALL PENETRATE AT LEAST 3" INTO BLOCKING BELOW.
- SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM.
- ALL NAILS SHALL BE COMMON WIRE NAILS, U.N.O.
- SHEARWALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS.
- ALL PLYWOOD PANELS SHALL BE BLOCKED W/ 2" BLOCKING, (UNO)
- PROVIDE 3/8" MINIMUM EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
- ALL EDGE NAILING SHALL PENETRATE INTO FRAMING 1-3/8" MINIMUM, UNO.
- PLYWOOD SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST.
- FRAMING AT ADJOINING SHEAR PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED AT ALL PLYWOOD EDGES, WHERE ALLOWABLE LOAD IS 350 PLF OR GREATER. *
- WHERE 3X NOMINAL FRAMING IS REQUIRED AT ADJOINING PANEL EDGES, 2-2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD.
- WHERE SHEATHING PANELS ARE APPLIED ON BOTH FACES OF THE SHEARWALL, SHEATHING PANEL JOINTS SHALL OCCUR AT 3X NOMINAL OR THICKER FRAMING MEMBERS. PANEL JOINTS ON EACH SIDE OF WALL SHALL BE STAGGERED.
- FRAMING CLIPS: A35 OR LTP4 OR APPROVED EQUIVALENT.
- DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

HOLD-DOWN SCHEDULE

MARK	MIN. POST	FLOOR TO FLOOR	MARK	MIN. POST	WALL TO FOUNDATION
1	2-2X	MSTC40	6	4X4 DF #2	HDUE3
2	2-2X	MSTC52	7	4X4 DF #2	HDUE5
3	2-2X	MSTC66	8	4X4 DF #2	HDUE7
4	4X4 DF #2	CMST14 w/ (30) 16d NAILS	9	4X4 DF #2	HDUE9
5	4X4 DF #2	CMST12 w/ (40) 16d NAILS	10	4X6 DF #2	HDUE13

SHEATHING SCHEDULE

ROOF:	15/32" THICK APA-RATED SHEATHING, EXPOSURE 1, 24" MINIMUM SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. B.N. & E.N., 8d @ 12" O/C F.N.
FLOOR:	23/32" APA-RATED STURD-I-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.
DECK:	23/32" APA-RATED STURD-I-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.

INTERIOR NON-BEARING HEADER SPANS

SIZE	ALLOWABLE SPAN
4 x 4 DF #2	FOR SPANS UP TO 5'-0"
4 x 6 DF #2	FOR SPANS UP TO 8'-0"
4 x 8 DF #2	FOR SPANS UP TO 12'-0"
4 x 10 DF #2	FOR SPANS UP TO 14'-0"

FRAMING NOTES

- REFERENCE STRUCTURAL NOTES & TYPICAL DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
- REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING PLAN INFORMATION:
 - A. ALL DIMENSIONS NOT SHOWN.
 - B. ALL OPENINGS NOT SHOWN.
 - C. ALL NON-BEARING WALLS NOT SHOWN.
- UNDER ALL BEAMS & GIRDER TRUSSES PROVIDE DBL STUDS MINIMUM AT BEARING ENDS (UNO) AND TRACE THEM ALL THE WAY DOWN TO THE FOUNDATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
- PROVIDE DOUBLE JOISTS AT EQUIPMENT SUPPORT OR OPENING, UNO.
- PROVIDE 2X6 CEILING JOIST @ 16" O/C (UNO), WHERE REQUIRED AT FLAT CEILING AREAS OR SOFFITS PER ARCHITECTURAL DRAWINGS.
- ALL EXTERIOR AND INTERIOR BEARING AND NON-BEARING WALLS SHALL BE:
 - 2X4 DF #2 STUDS @ 16" O/C TYPICAL (UNO).
- (E) INDICATES EXISTING HEADERS OR BEAMS TO REMAIN, UNO.
- ☒ INDICATES 4X4 DF #2 POST TYPICAL, UNO.
- ⊢ INDICATES SIMPSON BEAM HANGER PER PLAN.

WALL LEGEND

	NEW 2X STUD WALLS; USE: 2X4 STUDS @ 16" O/C TYP. UNO
	EXISTING 2X STUD WALLS TO REMAIN
	EXISTING 2X STUD WALLS TO BE REMOVED AND/OR DEMOLISHED

CONSULTANT:



ENGINEER:



PROJECT:

ROE RESIDENCE
4866 PARK DRIVE
CARLSBAD, CA 92008

ISSUE DATES:

PROJECT NUMBER: 26-015

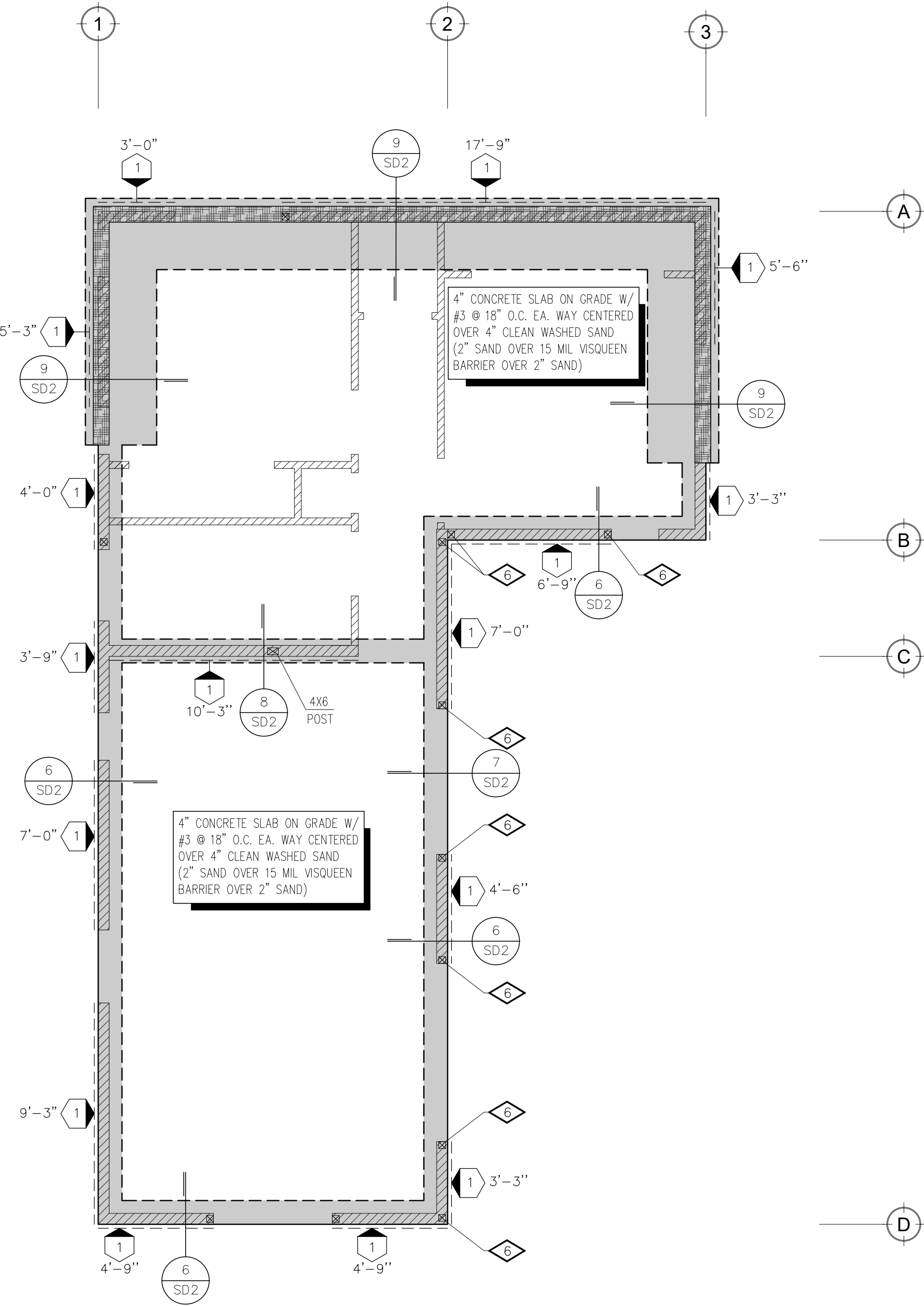
DATE: 03-30-26

SHEET TITLE:

STRUCTURAL
ROOF FRAMING
PLAN
-MAIN RESIDENCE-

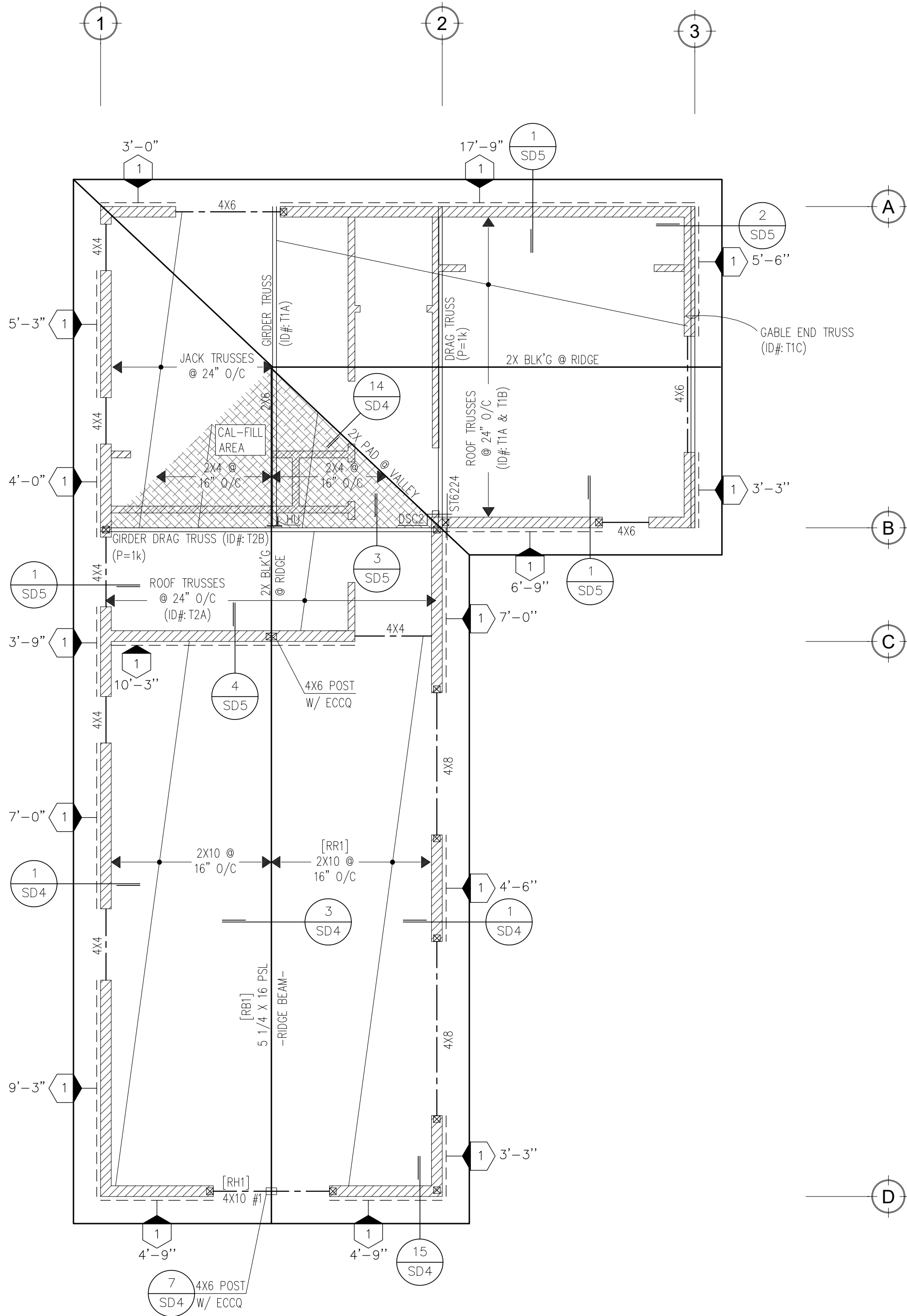
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FOUNDATION PLAN -ADU-

SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN -ADU-

SCALE: 1/4" = 1'-0"

SHEARWALL SCHEDULE

MARK	PLYWOOD TYPE	ALLOW. LOAD (PLF)	PLYWOOD NAILING	5/8" SILL PLATE ANCHOR BOLT SPACING & MIN. SILL PLATE THICKNESS	BOTTOM SILL PLATE ATTACHMENT TO RIM JOIST OR BLK'G BELOW	TOP PLATE ATTACHMENT TO RIM JOIST OR BLK'G ABOVE
0	7/8" THICK STUCCO W/ PORTLAND CEMENTON OVER WOVEN WIRE MESH	180	NO. 11 GA., 1-1/2" LONG, 7/16" HEAD @ 6" O/C	2X SILL PL. W/ A.B.'s @ 48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
1	3/8" CDX PLYWOOD	260	8d @ 6" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
2	3/8" CDX PLYWOOD	350	8d @ 4" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 24" O.C.	16d @ 6" O.C.	A35 @ 12" O/C OR LTP4 @ 16" O.C.
3	3/8" STRUCTURAL I RATED PLYWOOD	550	8d @ 3" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 24" O.C.	16d @ 3" O.C.	A35 @ 8" O/C OR LTP4 @ 12" O.C.
4	3/8" STRUCTURAL I RATED PLYWOOD	730	8d @ 2" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 16" O.C.	16d @ 2" O.C. OR 3/8" dia X 6" LAGS @ 8" O.C.	A35 @ 6" O/C OR LTP4 @ 8" O.C.
5	15/32" STRUCTURAL I RATED PLYWOOD	870	10d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	3X SILL PL. W/ A.B.'s @ 16" O.C.	16d @ 2" O.C. OR 3/8" dia X 6" LAGS @ 8" O.C.	A35 @ 6" O/C OR LTP4 @ 8" O.C.
6	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL)	1330	10d @ 3" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	3X SILL PL. W/ A.B.'s @ 12" O.C.	3/8" dia X 6" LAGS @ 6" O.C.	LTP4 @ 5" O.C.

SHEARWALL SCHEDULE NOTES:

- ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) & NOT SPACED MORE THAN 6 FEET APART.
- USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES.
- 3"x3"x1/4" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT.
- PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
- CONTRACTOR'S OPTION TO USE 5/8" DIA. ALL-THREAD W/ SIMPSON 'SET-36' EPOXY 5" MIN. EMBEDMENT AND EDGE DISTANCE OF 1-3/4" AT SAME SPACING SHOWN HERE IN.
- FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- BOTTOM PLATES OVER FRAMED FLOORS TO HAVE EITHER NAILS OR LAGS W/ NAIL SPACING OF 3" O.C. OR LESS SHALL PENETRATE INTO SOLID 4X BLK'G. LAGS SHALL PENETRATE AT LEAST 3" INTO BLOCKING BELOW.
- SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM.
- ALL NAILS SHALL BE COMMON WIRE NAILS, U.N.O.
- SHEARWALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS.
- ALL PLYWOOD PANELS SHALL BE BLOCKED W/ 2X BLOCKING, (UNO)
- PROVIDE 3/8" MINIMUM EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
- ALL EDGE NAILING SHALL PENETRATE INTO FRAMING 1-3/8" MINIMUM, UNO.
- PLYWOOD SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST.
- FRAMING AT ADJOINING SHEAR PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED AT ALL PLYWOOD EDGES, WHERE ALLOWABLE LOAD IS 350 PLF OR GREATER. *
- WHERE 3X NOMINAL FRAMING IS REQUIRED AT ADJOINING PANEL EDGES, 2-2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD.
- WHERE SHEATHING PANELS ARE APPLIED ON BOTH FACES OF THE SHEARWALL, SHEATHING PANEL JOINTS SHALL OCCUR AT 3X NOMINAL OR THICKER FRAMING MEMBERS. PANEL JOINTS ON EACH SIDE OF WALL SHALL BE STAGGERED.
- FRAMING CLIPS: A35 OR LTP4 OR APPROVED EQUIVALENT.
- DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

INTERIOR NON-BEARING HEADER SPANS

SIZE	ALLOWABLE SPAN
4 x 4 DF #2	FOR SPANS UP TO 5'-0"
4 x 6 DF #2	FOR SPANS UP TO 8'-0"
4 x 8 DF #2	FOR SPANS UP TO 12'-0"
4 x 10 DF #2	FOR SPANS UP TO 14'-0"

HOLD-DOWN SCHEDULE

MARK	MIN. POST	FLOOR TO FLOOR	MARK	MIN. POST	WALL TO FOUNDATION
1	2-2X	MSTC40	6	4X4 DF #2	HDUE3
2	2-2X	MSTC52	7	4X4 DF #2	HDUE5
3	2-2X	MSTC66	8	4X4 DF #2	HDUE7
4	4X4 DF #2	CMST14 w/ (30) 16d NAILS	9	4X4 DF #2	HDUE9
5	4X4 DF #2	CMST12 w/ (40) 16d NAILS	10	4X6 DF #2	HDUE13

HOLD-DOWN ANCHOR BOLT TABLE

MODEL NO.	MIN. EMBED. l_e	ANCHOR BOLT TYPE AND/OR MODEL NO.	s
HDUE3	12 5/8"	SSTB16	s
HDUE5	16 5/8"	SSTB20	s
HDUE7	20 5/8"	SSTB24	s
HDUE9	24 7/8"	SSTB28	s
HDUE13	24"	SBH30	2

- ANCHOR BOLT INDICATED ARE SSTB ANCHORS BASED ON SINGLE CONCRETE POUR, FOR DOUBLE POURS l_e MUST INCREASE PER "SIMPSON" REQUIREMENTS.
- PLACE 1/2" X 3" SQ. PL. WASHER W/ DBL NUT AT END OF ALL-THREAD ROD. ALLOW A 15 DEG. MAX. BEND @ TOP OF CONC. FOR EXTERIOR FOOTING APPLICATIONS AND A 1-3/4" MIN EDGE DISTANCE.
- REFERENCE TYPICAL HOLD-DOWN DETAIL ON SHEET SD1.
- WHERE HOLDINS ARE TO BE APPLIED ON (E) CONCRETE, EPOXY ALL-THREAD RODS PER STRUCTURAL A.B. RETRO-FIT DETAIL PER PLAN.
- ALL HOLDOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

SHEATHING SCHEDULE

ROOF: 15/32" THICK APA RATED SHEATHING, EXPOSURE 1, 24" MINIMUM SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. B.N. & E.N., 8d @ 12" O/C F.N.

NOTES

- REFERENCE STRUCTURAL NOTES & TYPICAL DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
- REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING PLAN INFORMATION:
A. ALL DIMENSIONS NOT SHOWN.
B. ALL OPENINGS NOT SHOWN.
C. ALL NON-BEARING WALLS NOT SHOWN.
- UNDER ALL BEAMS & ORDER TRUSSES PROVIDE DBL STUDS MINIMUM AT BEARING ENDS (UNO) AND TRACE THEM ALL THE WAY DOWN TO THE FOUNDATION.
- PROVIDE DOUBLE JOISTS AT EQUIPMENT SUPPORT OR OPENING, UNO.
- PROVIDE 2X6 CEILING JOIST @ 16" O/C (UNO), WHERE REQUIRED AT FLAT CEILING AREAS OR SOFFITS PER ARCHITECTURAL DRAWINGS.
- ALL EXTERIOR AND INTERIOR BEARING AND NON-BEARING WALLS SHALL BE: 2X4 DF #2 STUDS @ 16" O/C TYPICAL (UNO).
- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
- ☒ INDICATES 4X4 DF #2 POST TYPICAL, UNO.
☐ INDICATES SIMPSON BEAM HANGER PER PLAN.

WALL LEGEND

////	NEW 2X4 STUD WALLS
	NEW 8" CMU RETAINING WALL

CONSULTANT:



ENGINEER:



PROJECT:

ROE RESIDENCE
4866 PARK DRIVE
CARLSBAD, CA 92008

ISSUE DATES:

PROJECT NUMBER: 26-015

DATE: 03-30-26

SHEET TITLE:

STRUCTURAL
ROOF & FOUNDATION
PLAN

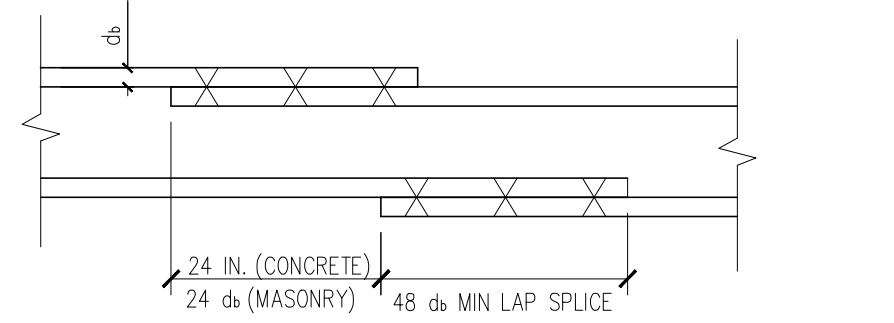
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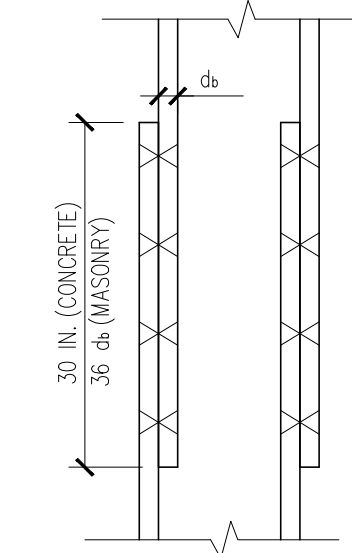
CONCRETE REINFORCING - Fy = 60 ksi										
CONCRETE f'c (psi)	LAP SPLICE (IN.) - DEFORMED BARS									
	#3*	#4	#5	#6	#7	#8	#9	#10	#11	
2500	16	32	39	47	69	78	88	100	110	
3000	15	29	36	43	63	72	81	91	101	

1. ALL SPLICES ARE CLASS B = 1.3 lb
2. *#3 BARS fy = 40 ksi
3. db - BAR DIAMETER

MASONRY REINFORCING - Fy = 60 ksi										
f'm = 1500psi (MIN.)	LAP SPLICE (IN.) - DEFORMED BARS									
	#3*	#4	#5	#6	#7	#8	#9	#10	#11	
48db	18	24	30	36	42	48	54	61	68	
72db	27	36	45	54	63	72	81	91	102	



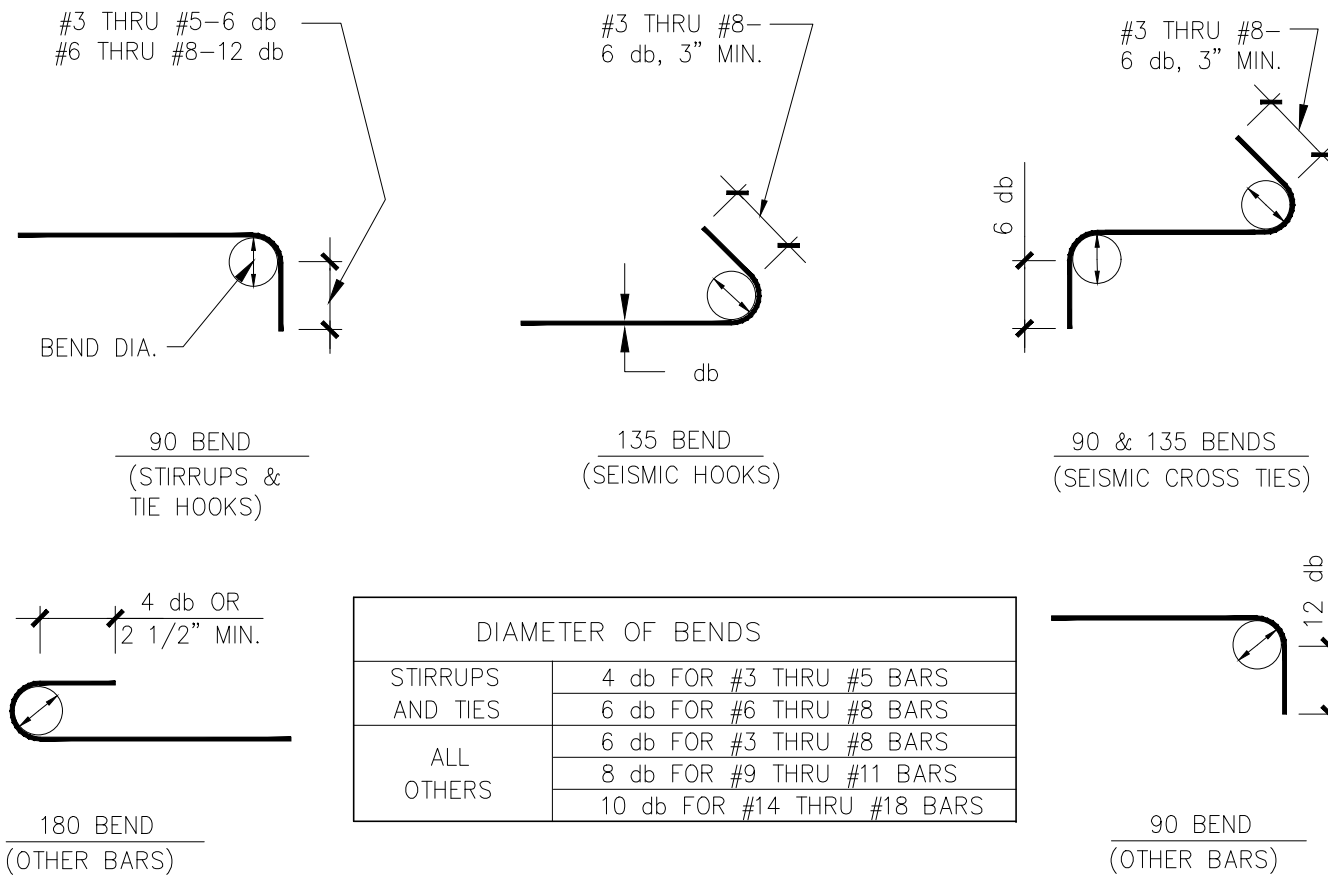
TENSION REINFORCEMENT SPLICE



COMPRESSION REINFORCEMENT SPLICE

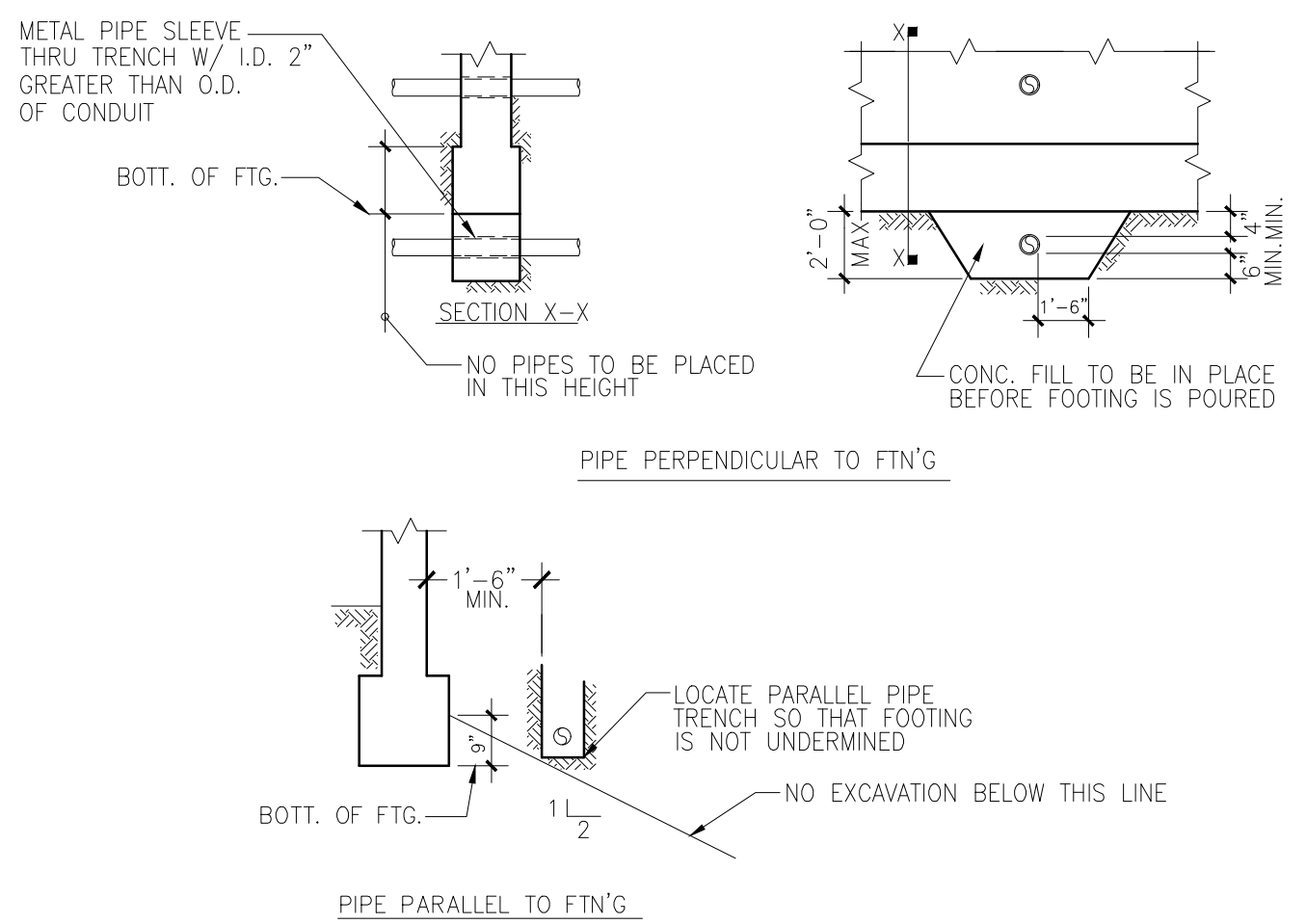
TYPICAL REBAR LAP SPLICE

13



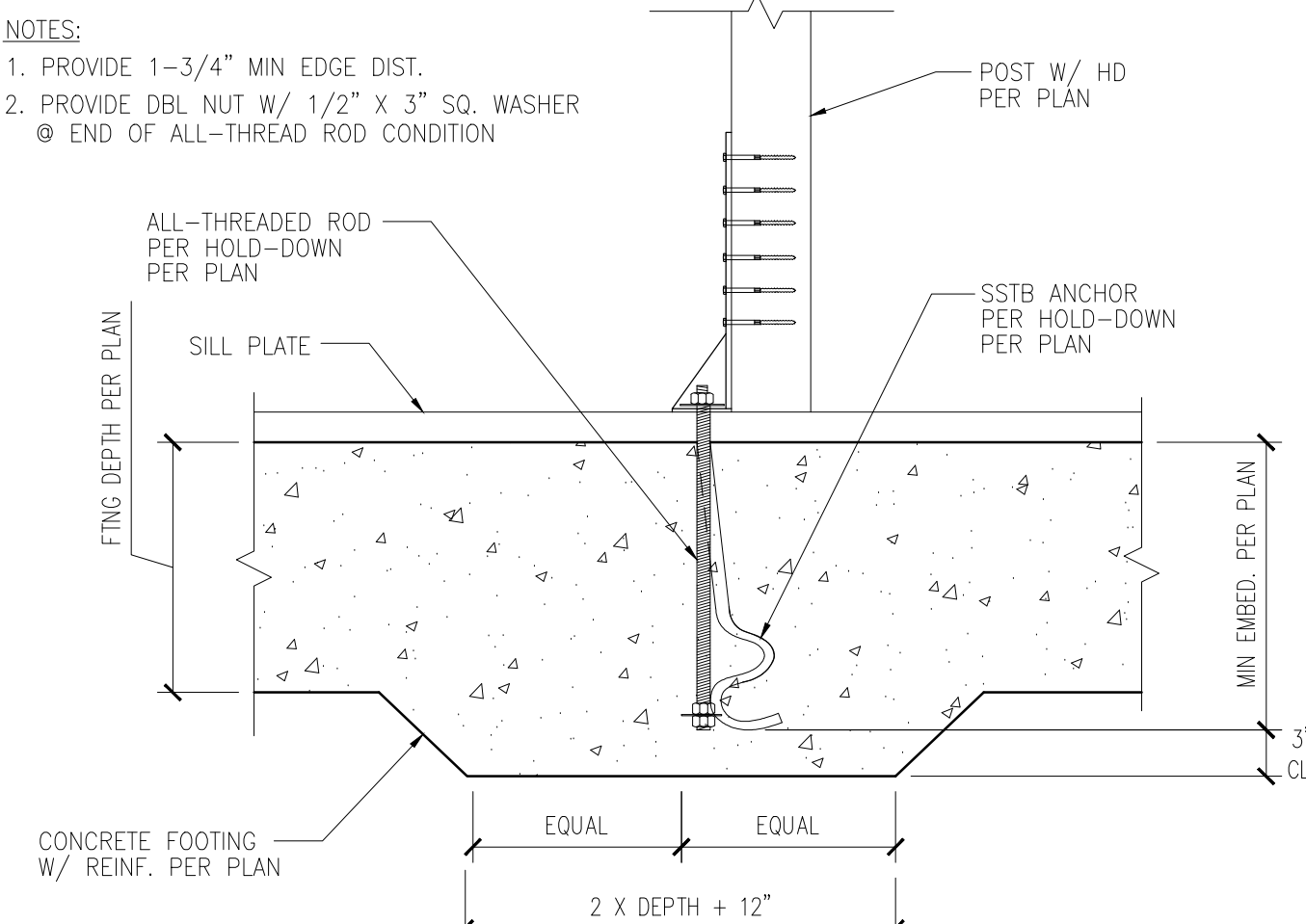
TYPICAL REBAR STANDARD HOOKS

14



TYPICAL PIPE/TRENCH DETAIL

15

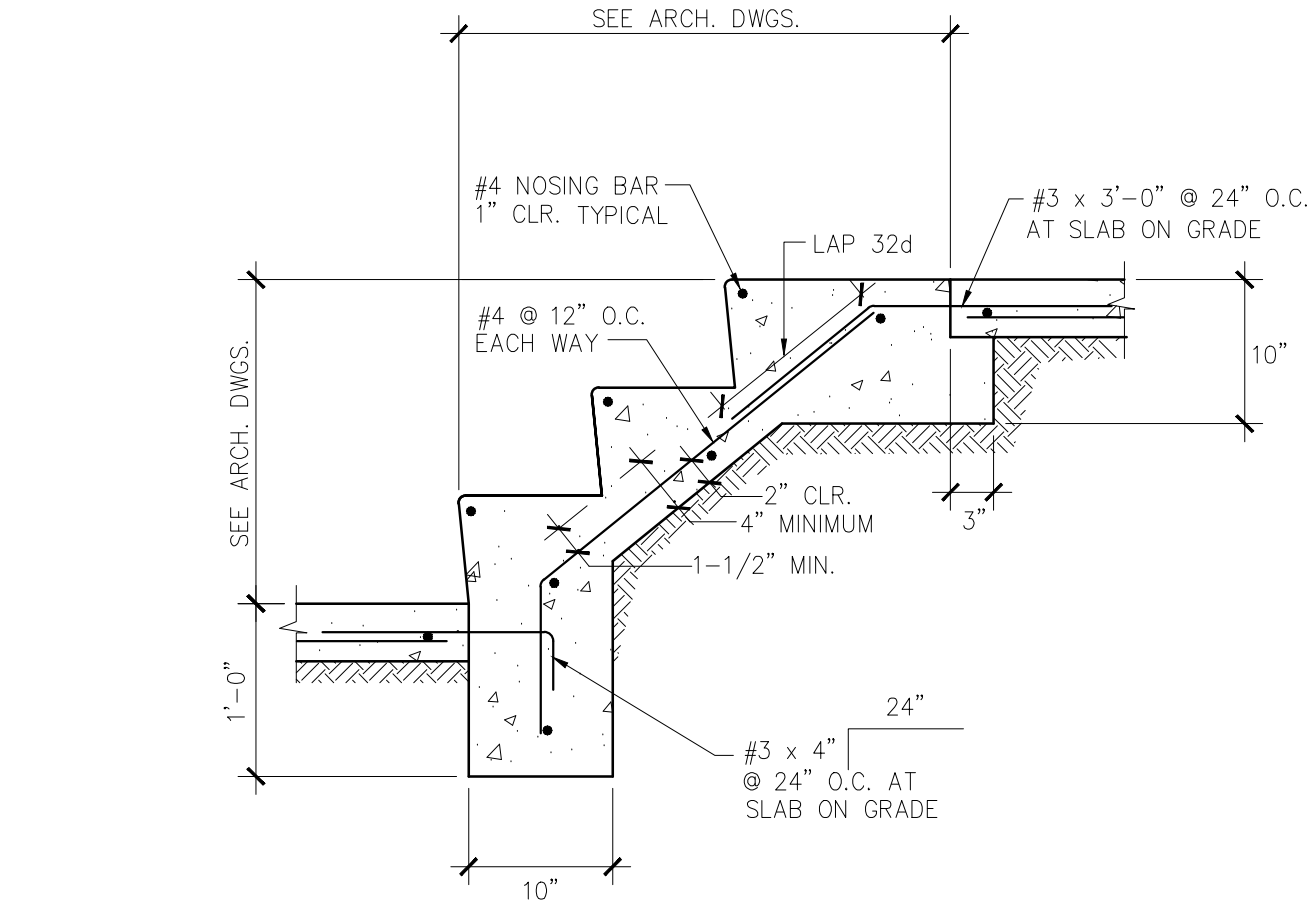
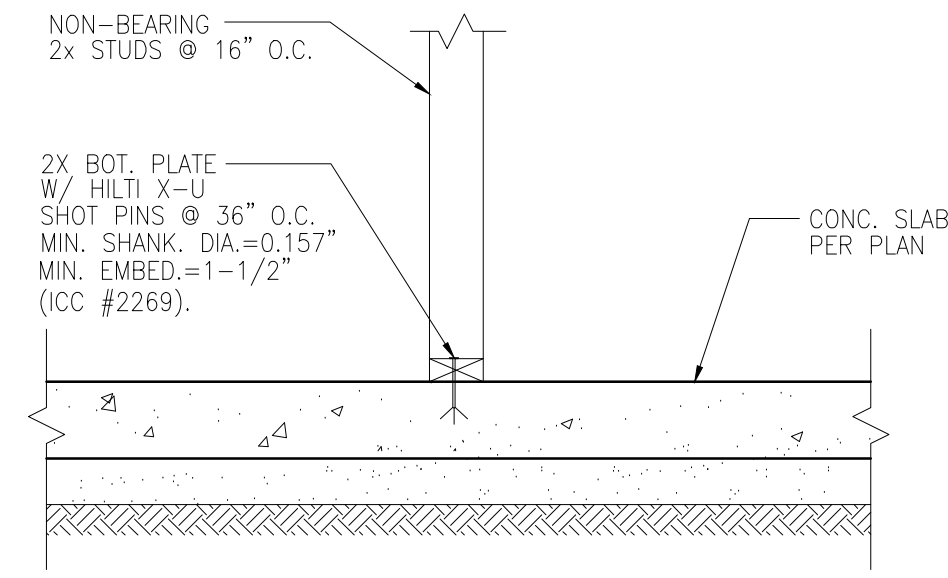


TYPICAL HOLDOWN ANCHOR BOLT DETAIL

16

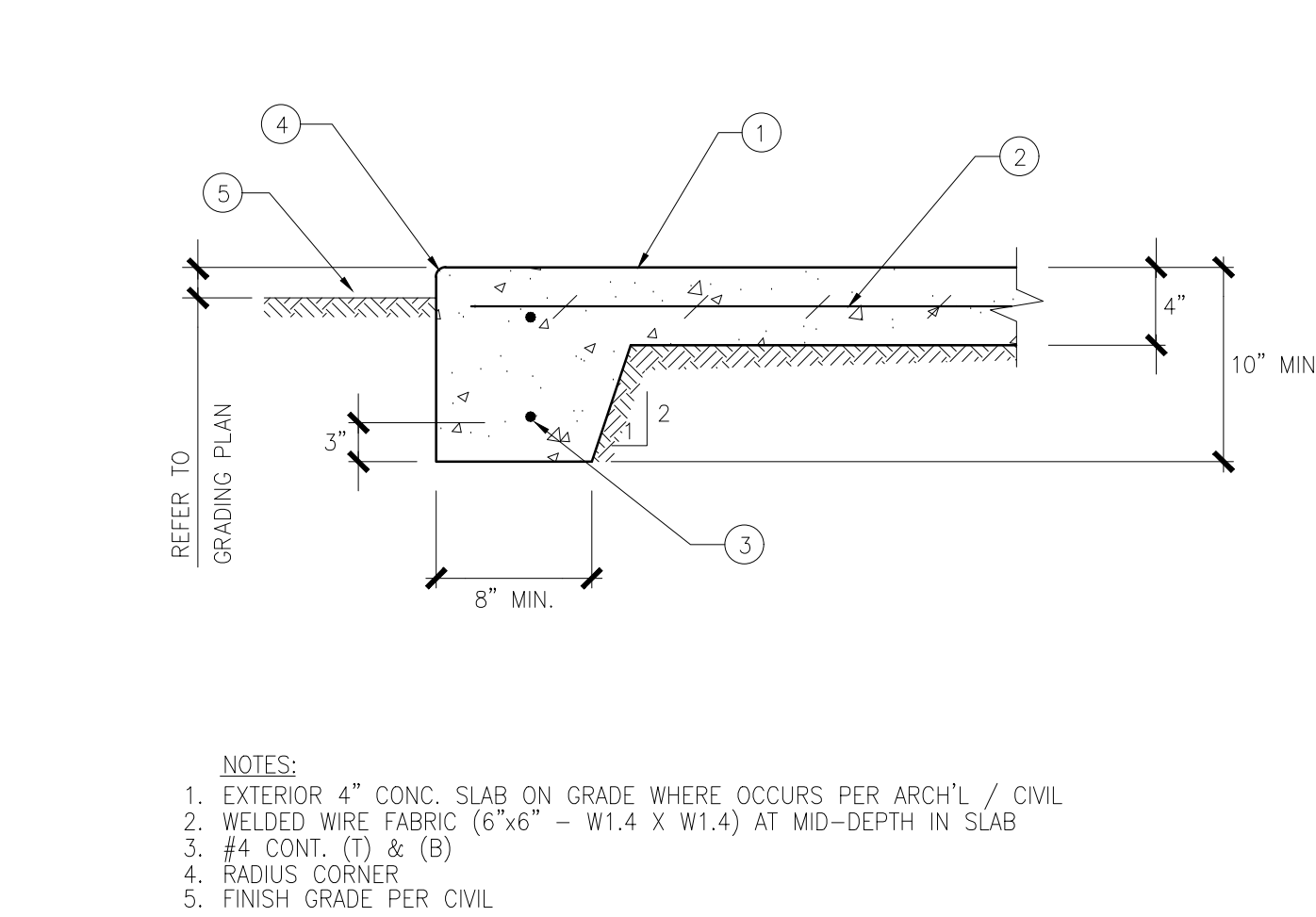
TYPICAL NON-BEARING WALL PARTITION

9



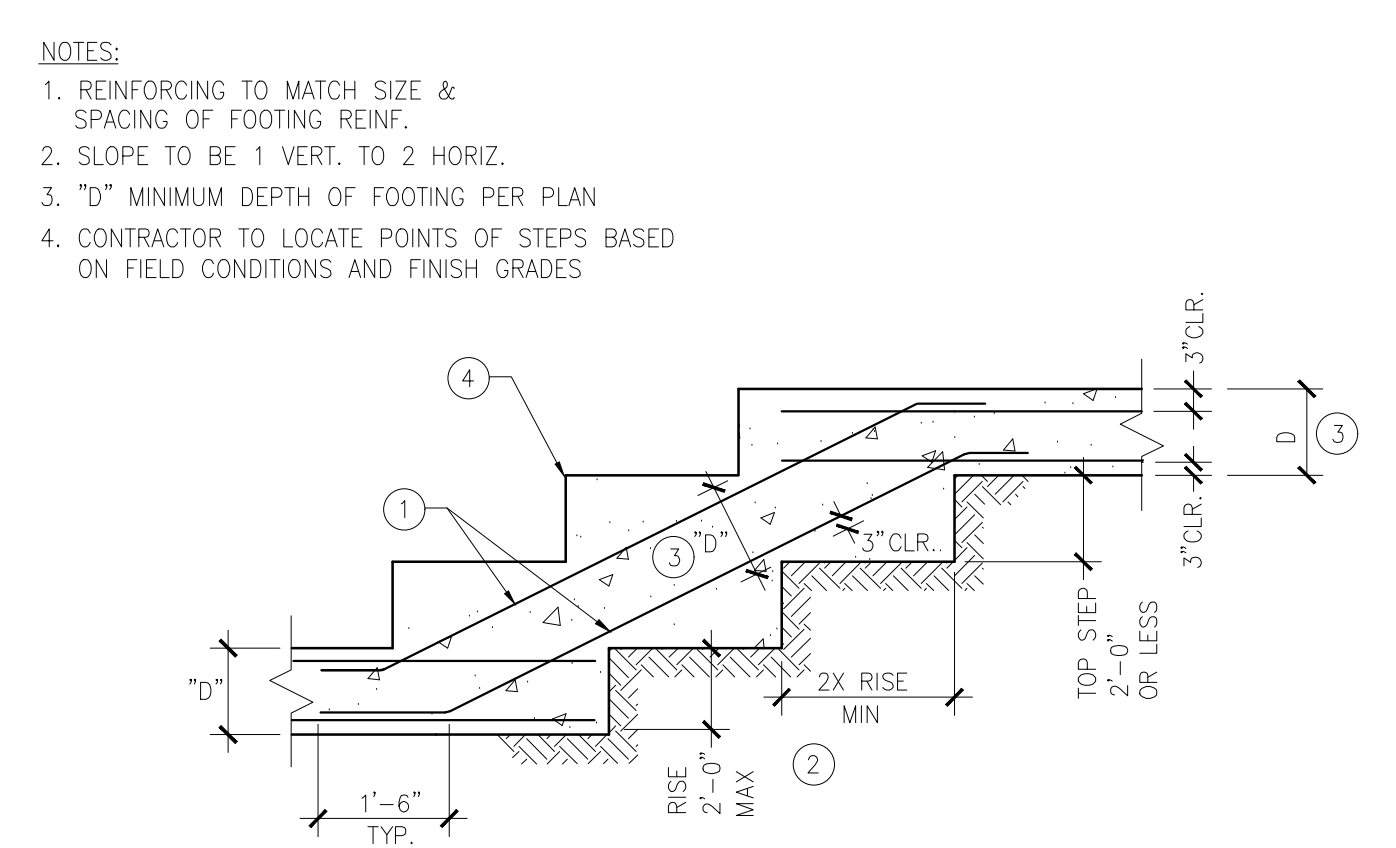
TYPICAL EXTERIOR CONCRETE STAIRS

10



TYPICAL EXTERIOR CONCRETE SLAB ON GRADE

11

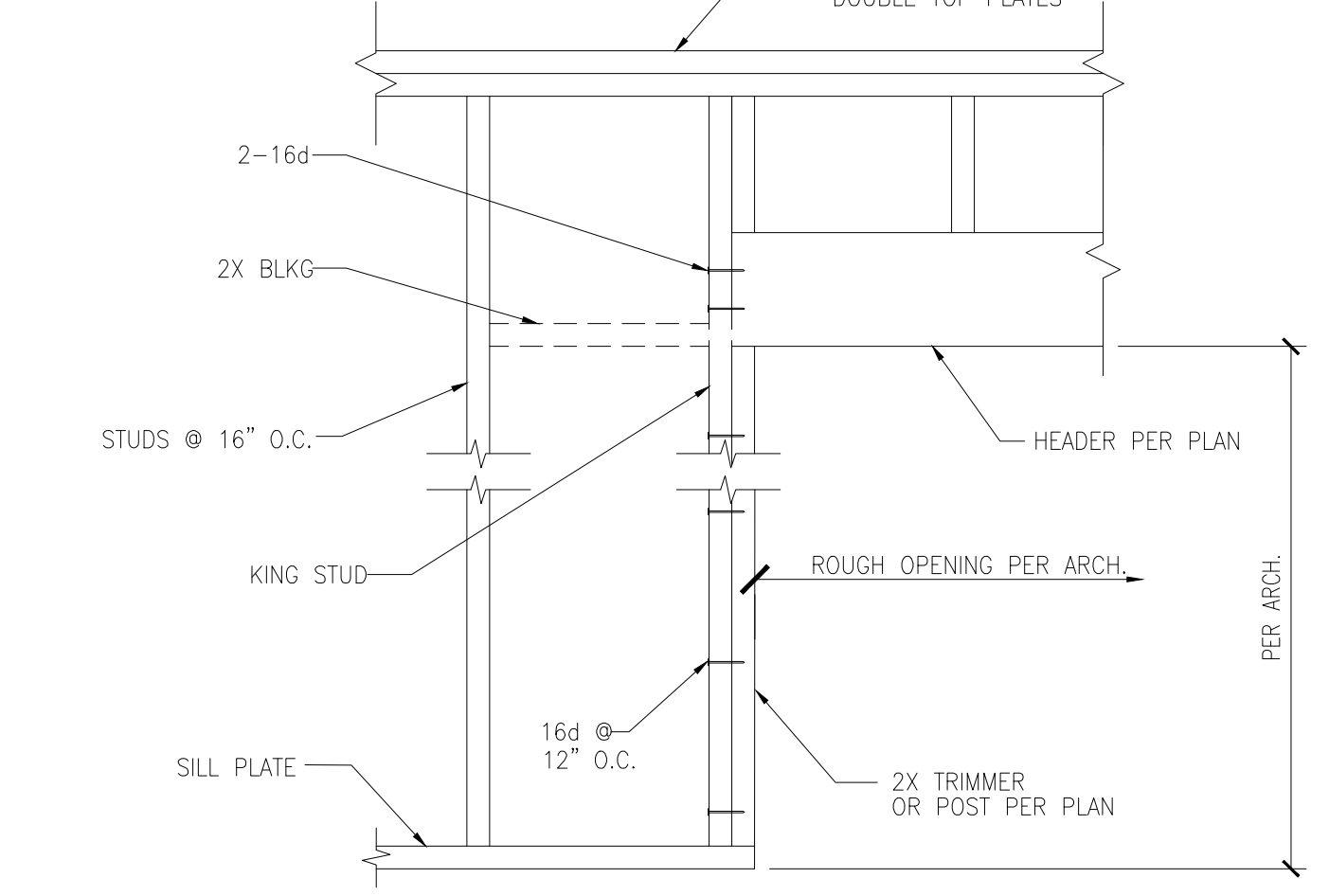
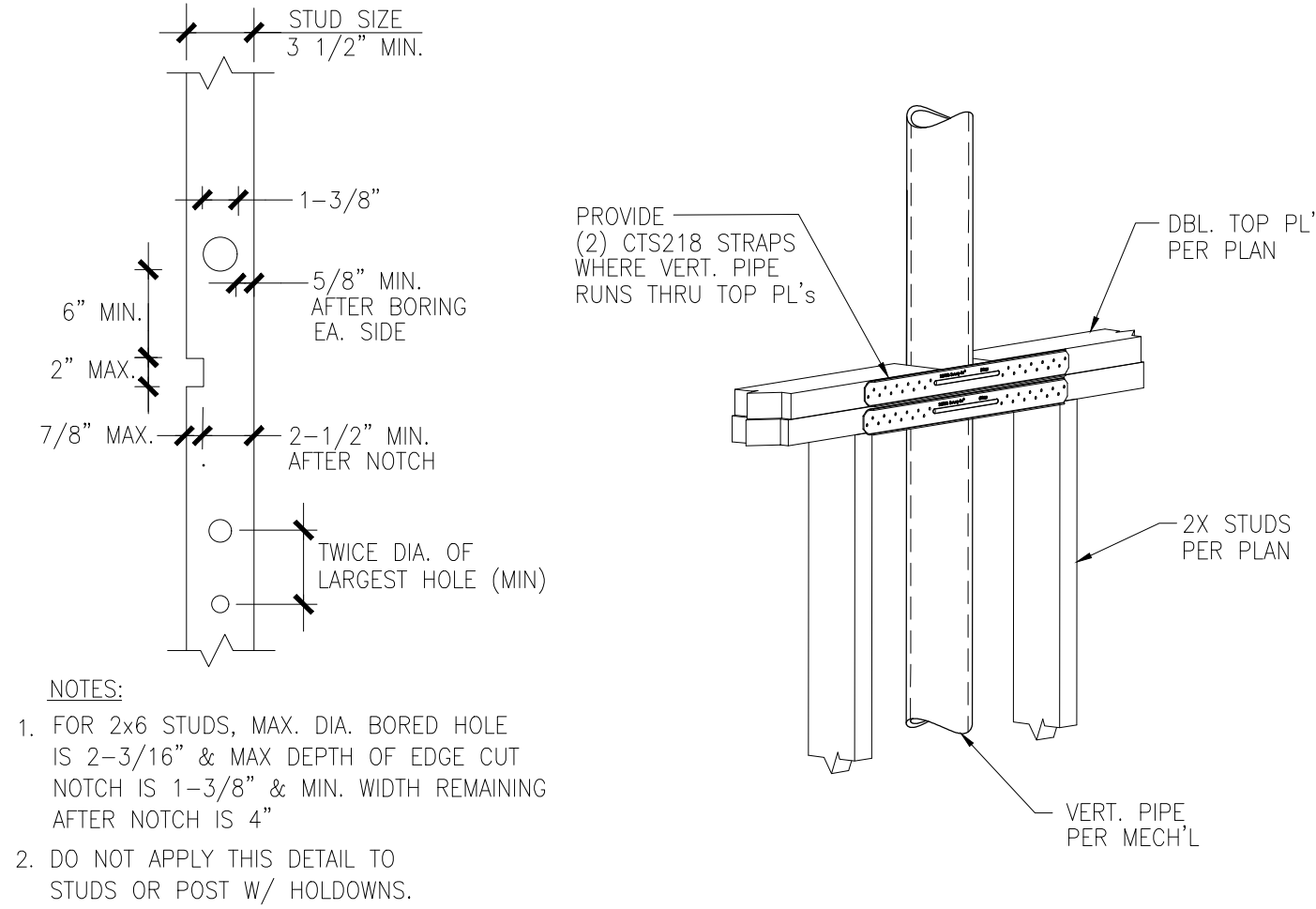


TYPICAL STEP FOUNDATION

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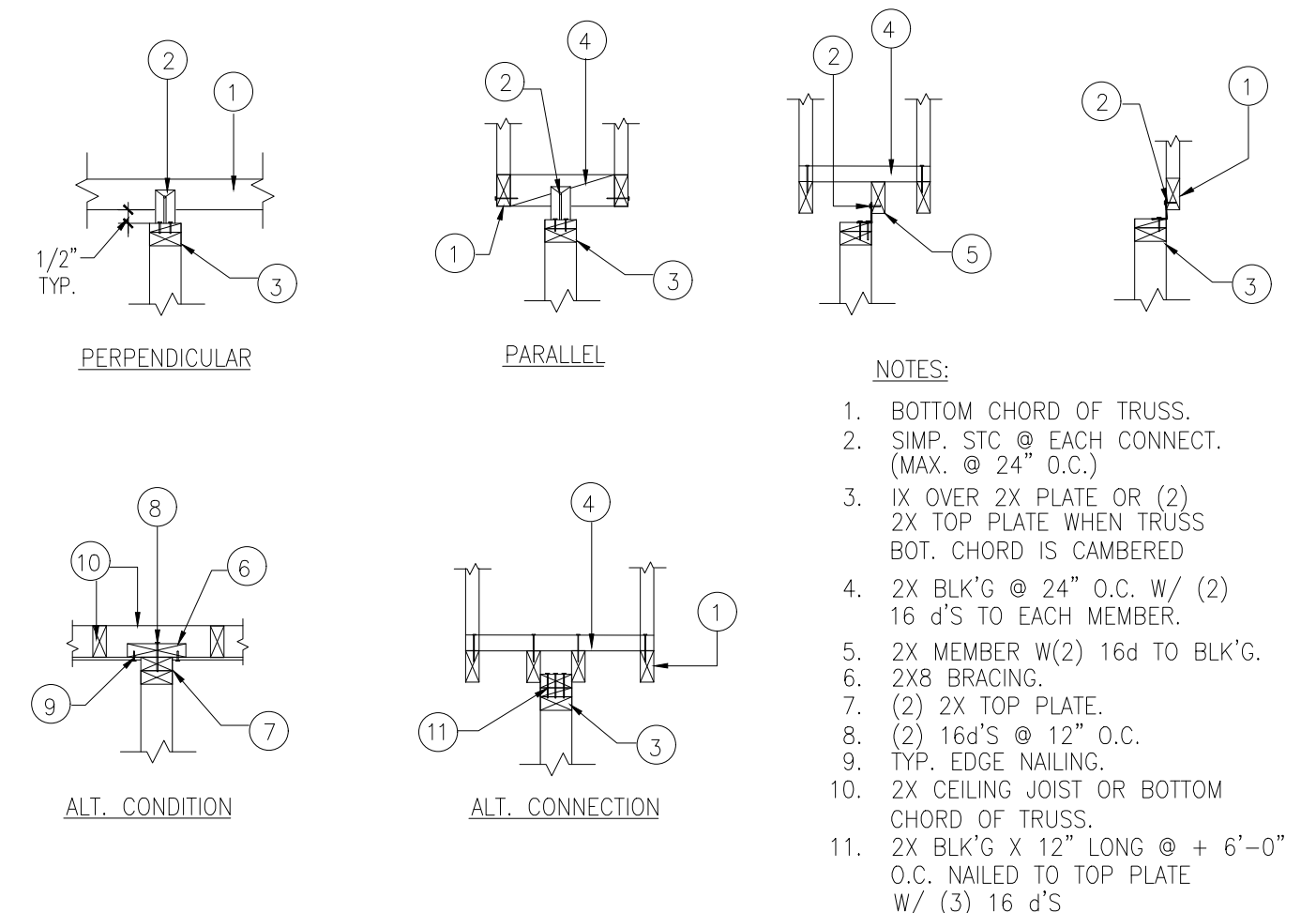
TYPICAL STUD NOTCHING, BORING AND PL. SPLICE

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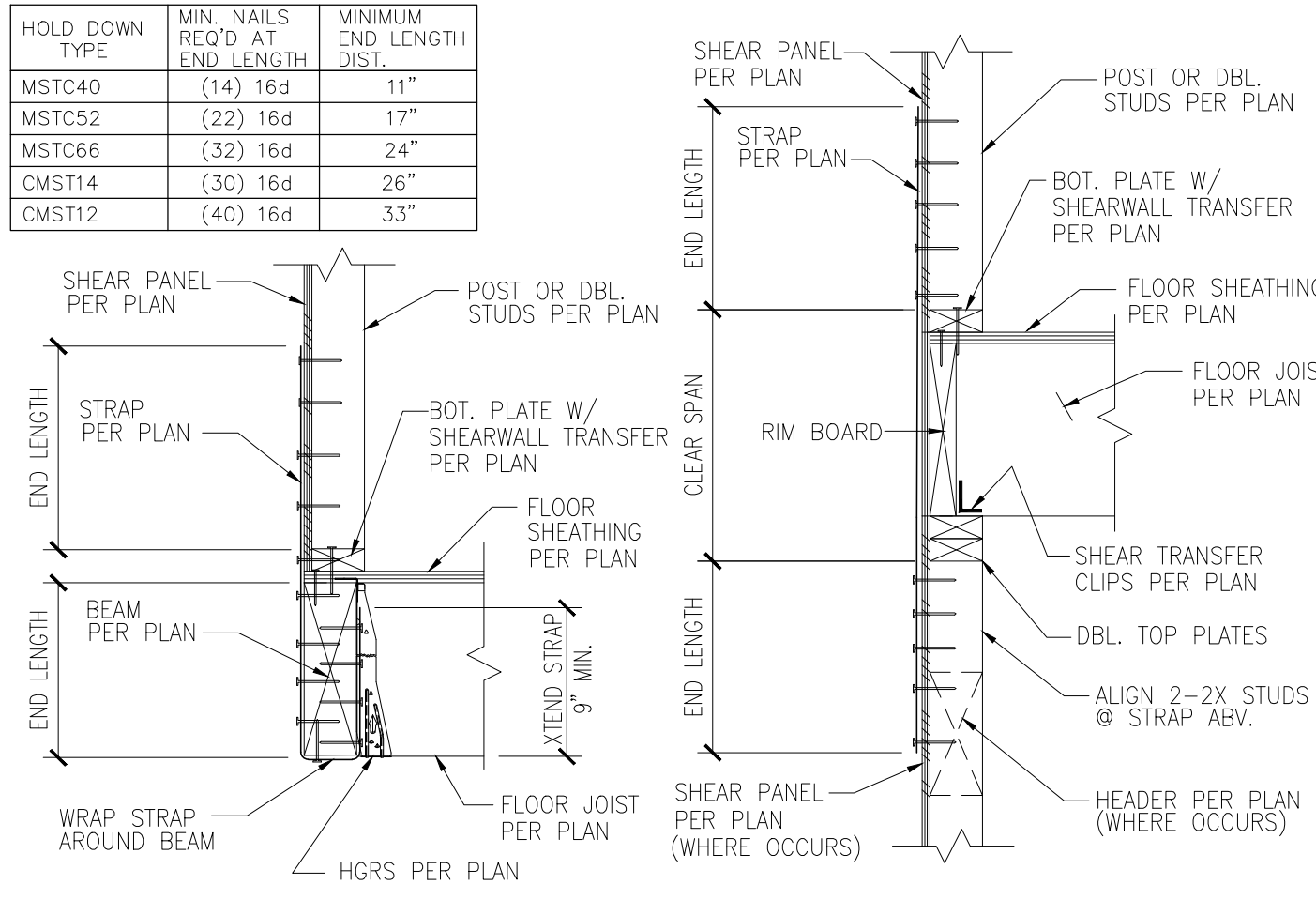
TYPICAL WALL HEADER CONNECTION

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TYPICAL FRAMING TO NON-BEARING WALLS

7

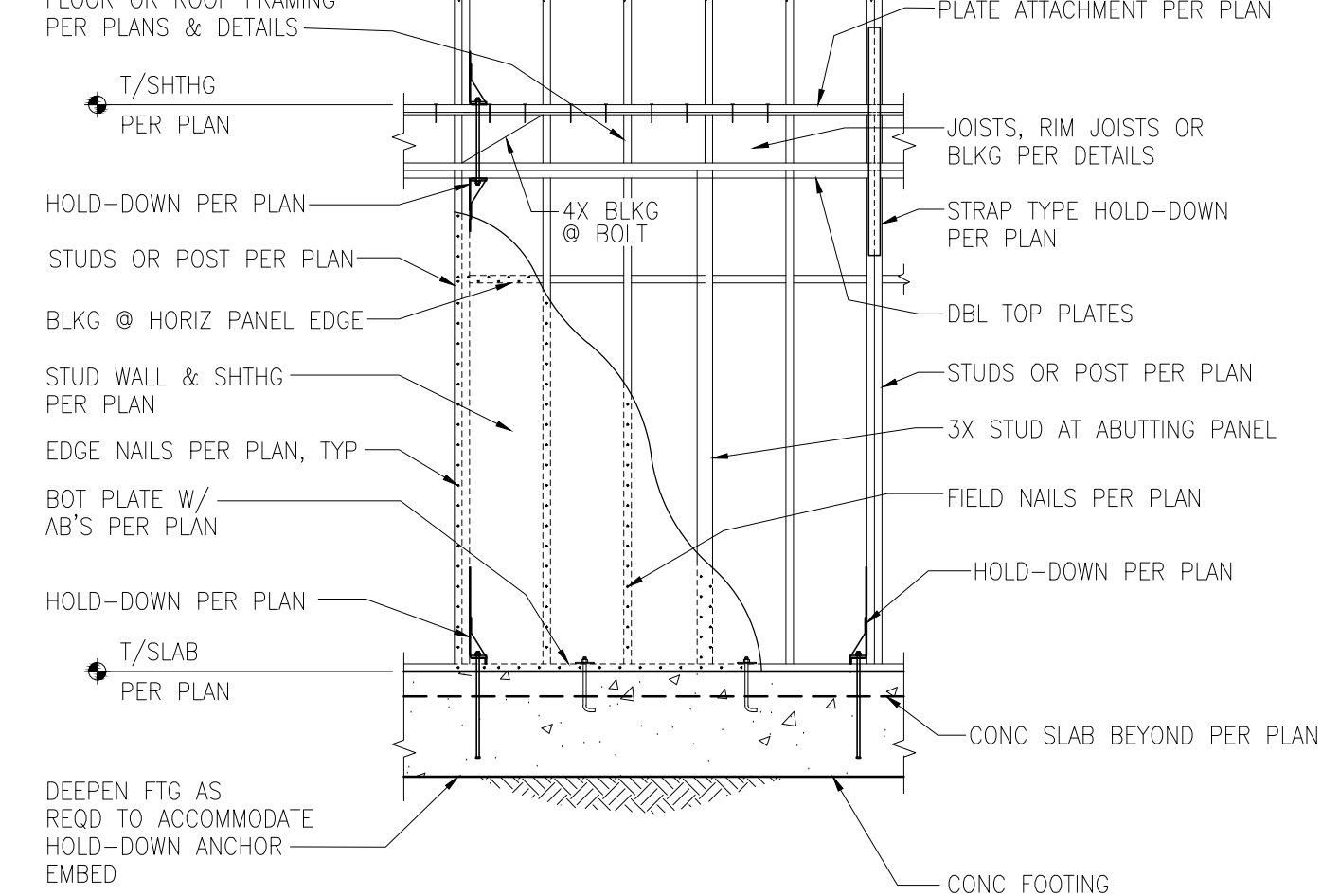
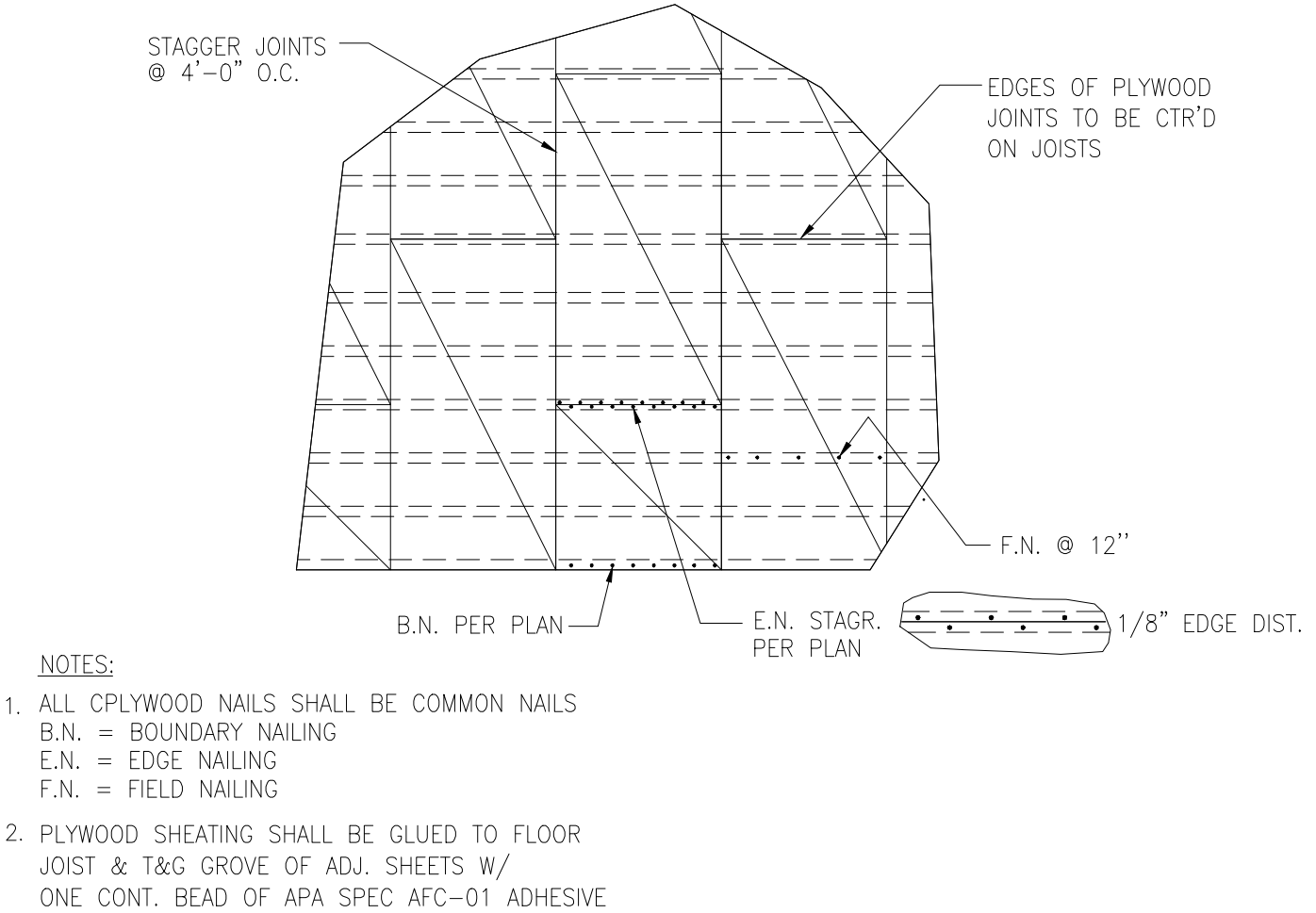


TYPICAL STRAP HOLDOWN CONNECTION

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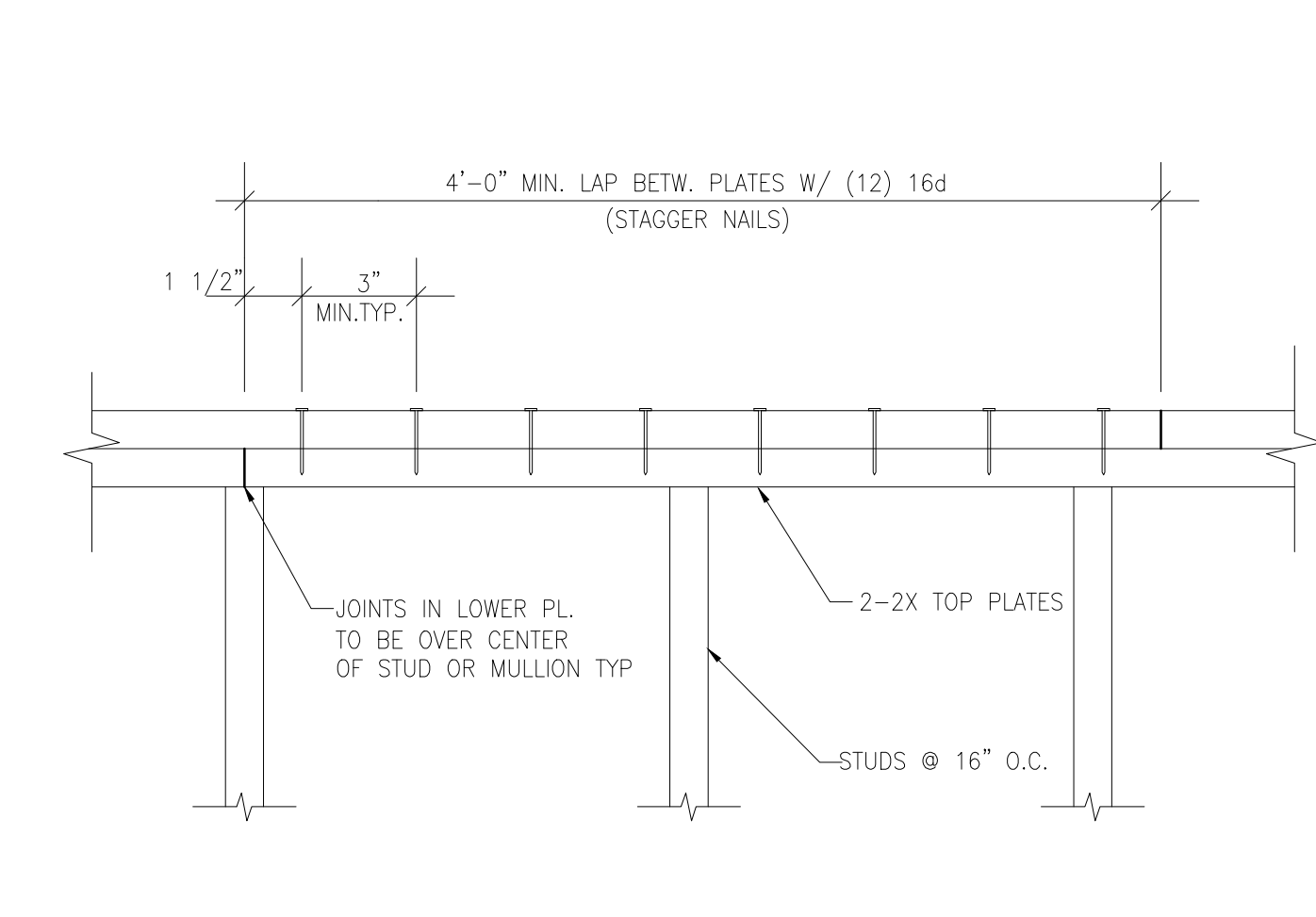
TYPICAL ROOF AND FLOOR SHEATHING LAYOUT

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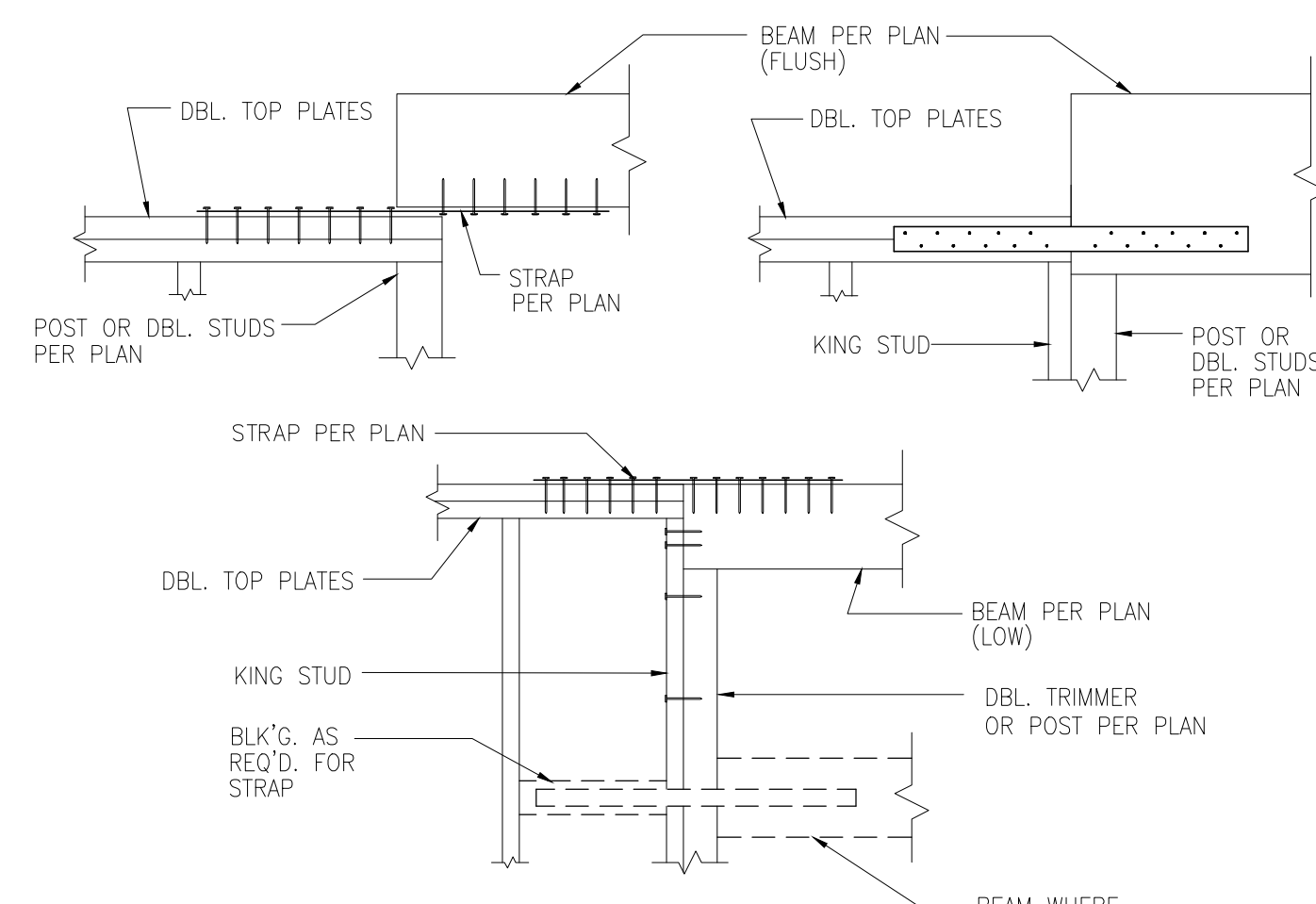
TYPICAL SHEARWALL ELEVATION

2



TYPICAL ELEVATION OF PLATE SPLICE

3



TYPICAL DRAG STRAPS TO BEAMS

4

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SEAL
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CIVIL

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ISSUE DATES:

PROJECT NUMBER: 26-015

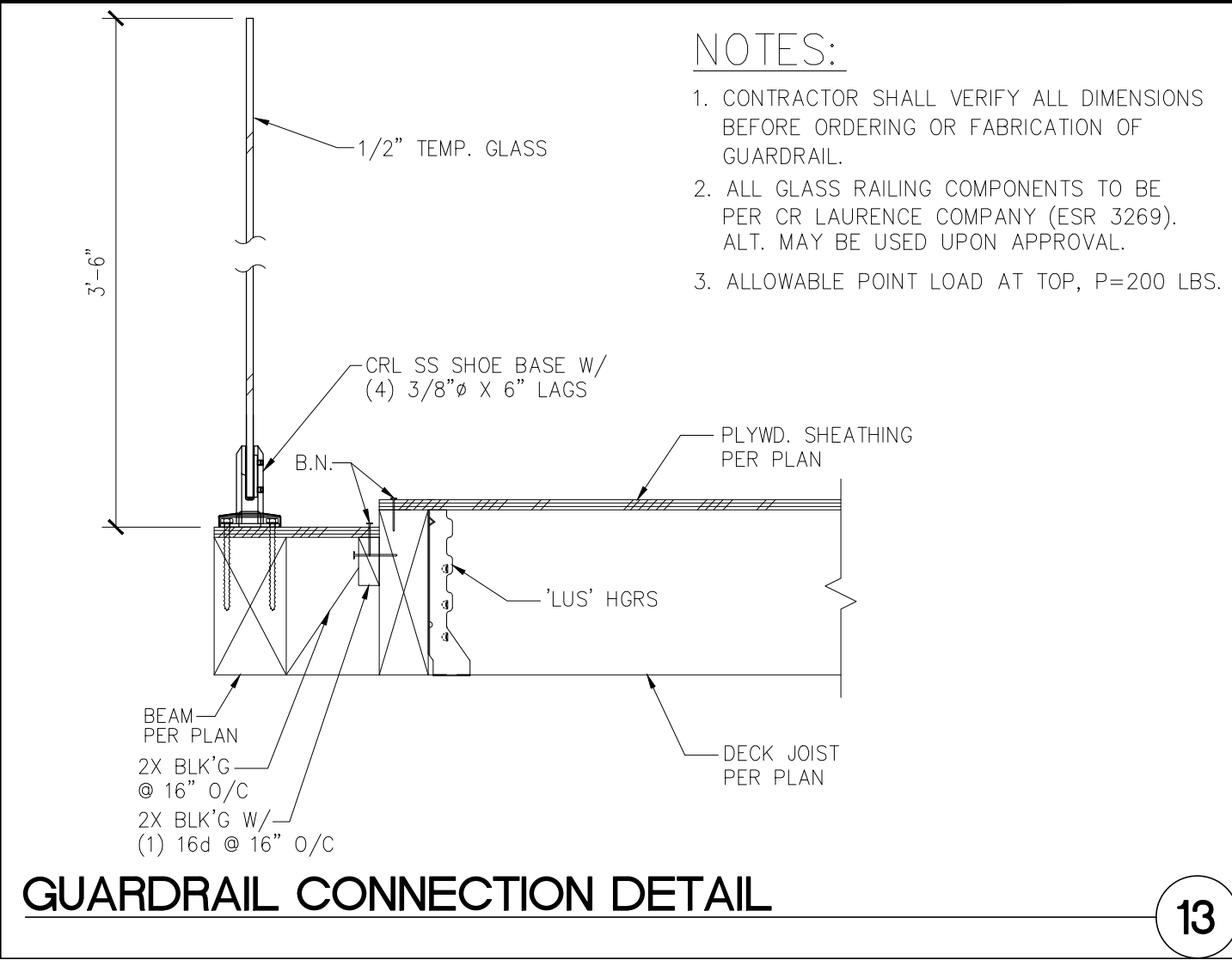
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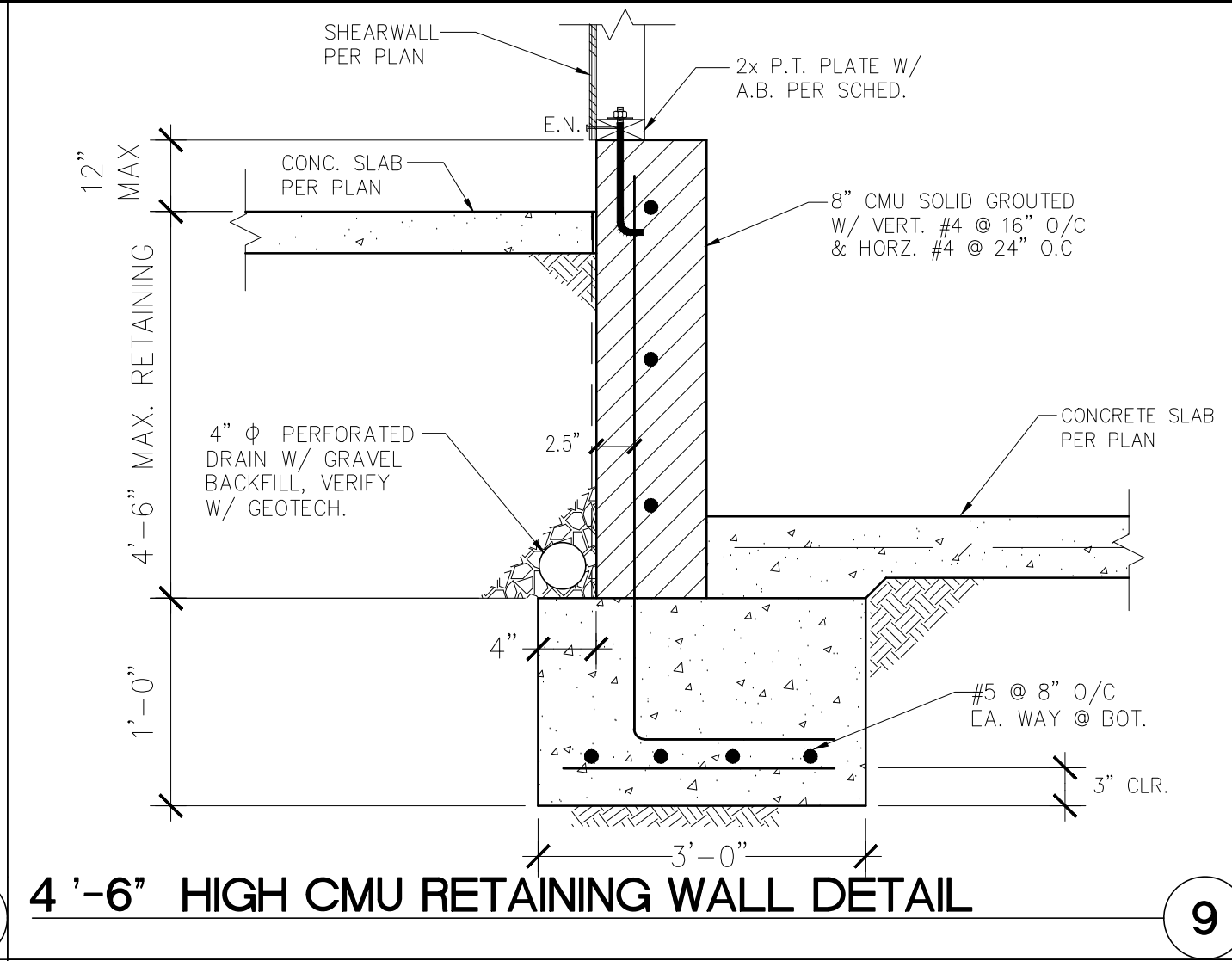
STRUCTURAL
DETAILS

SD1

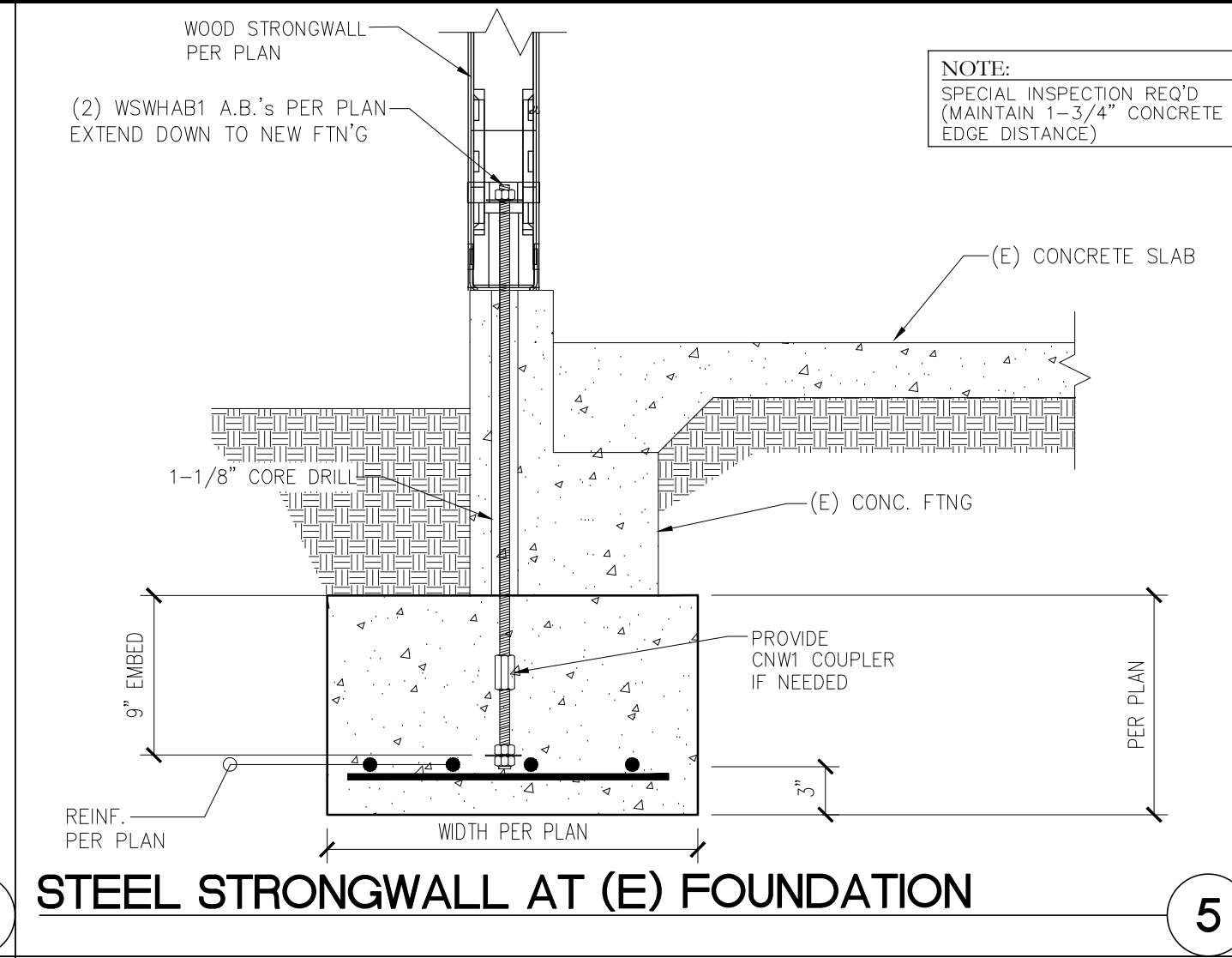
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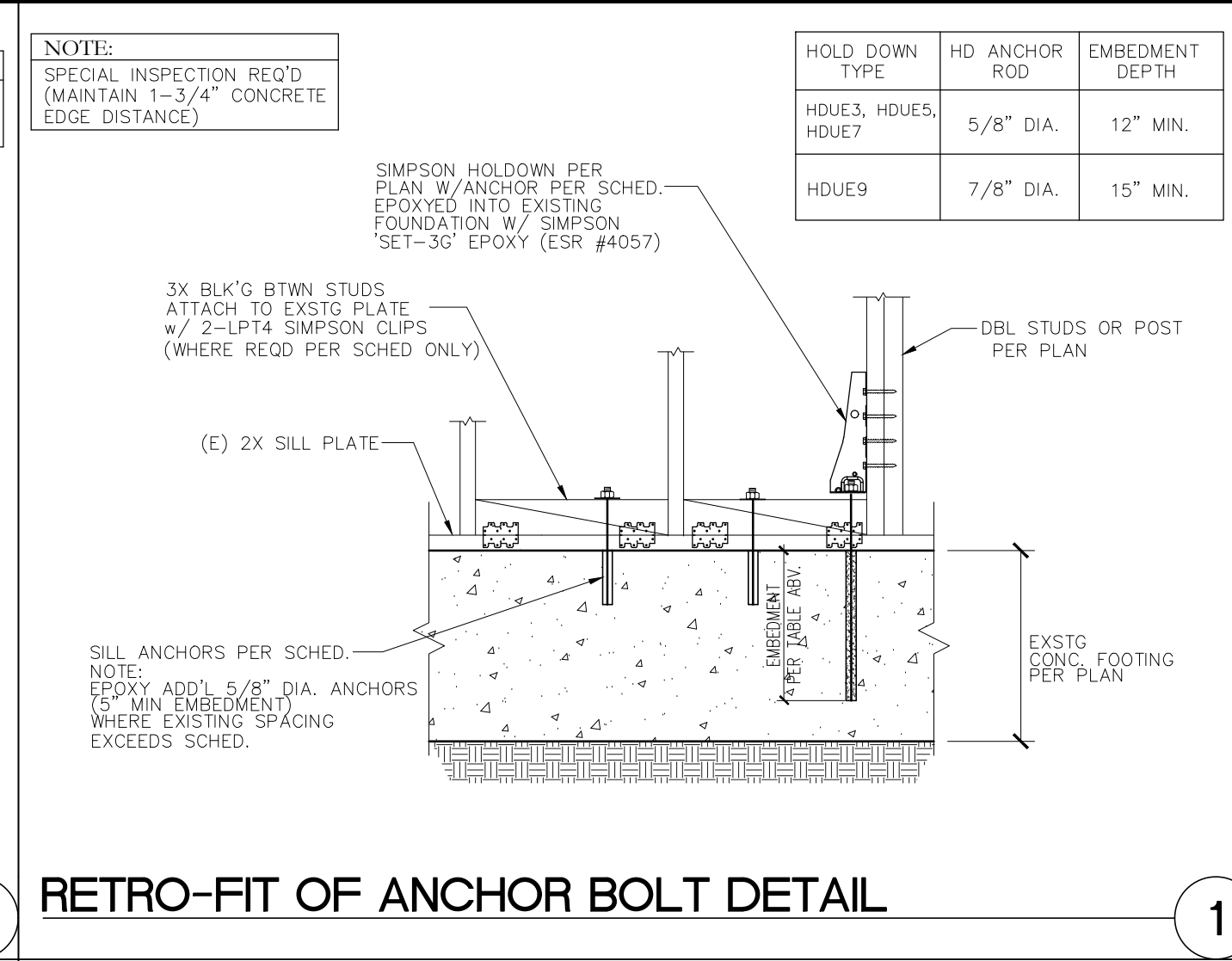
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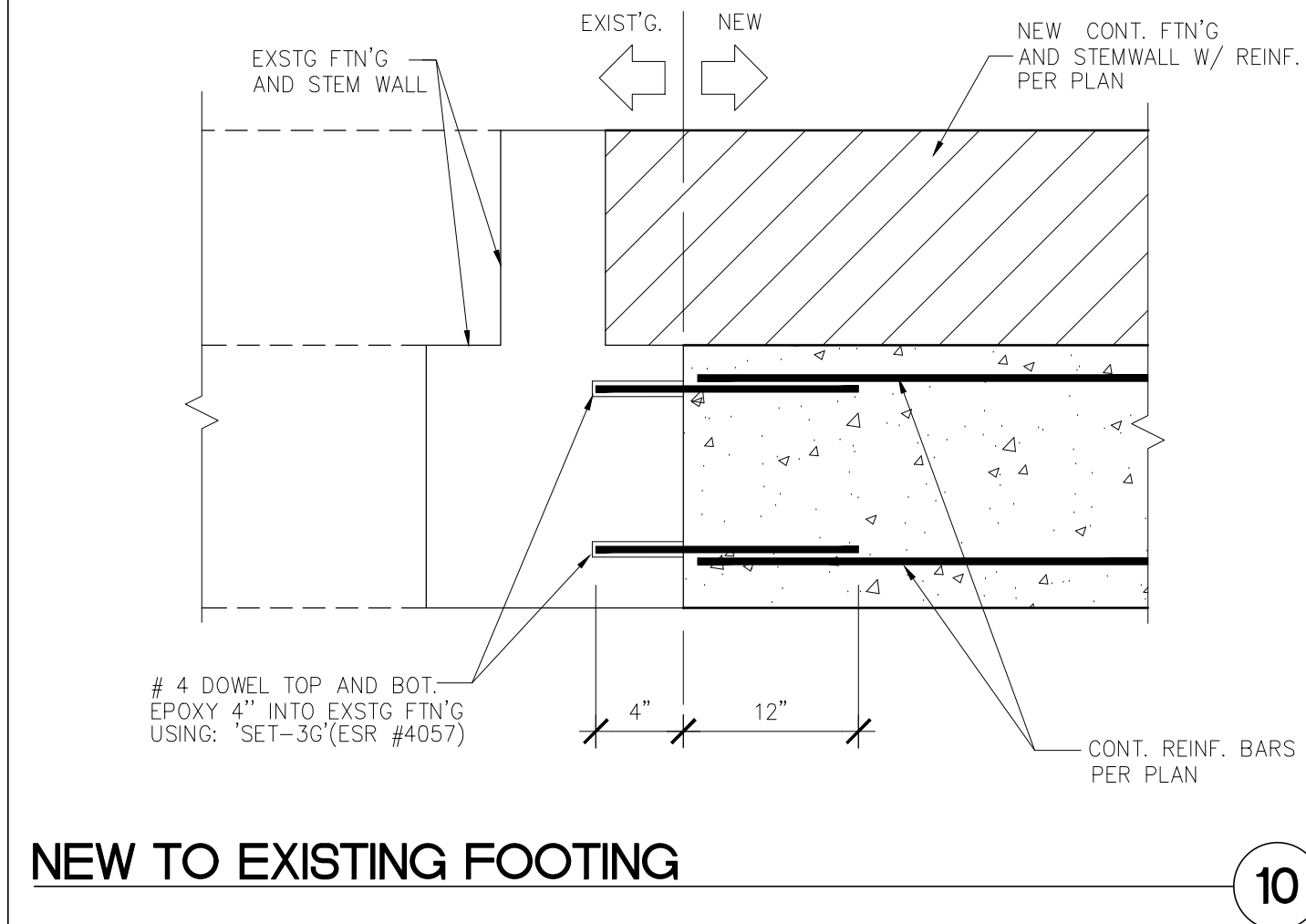
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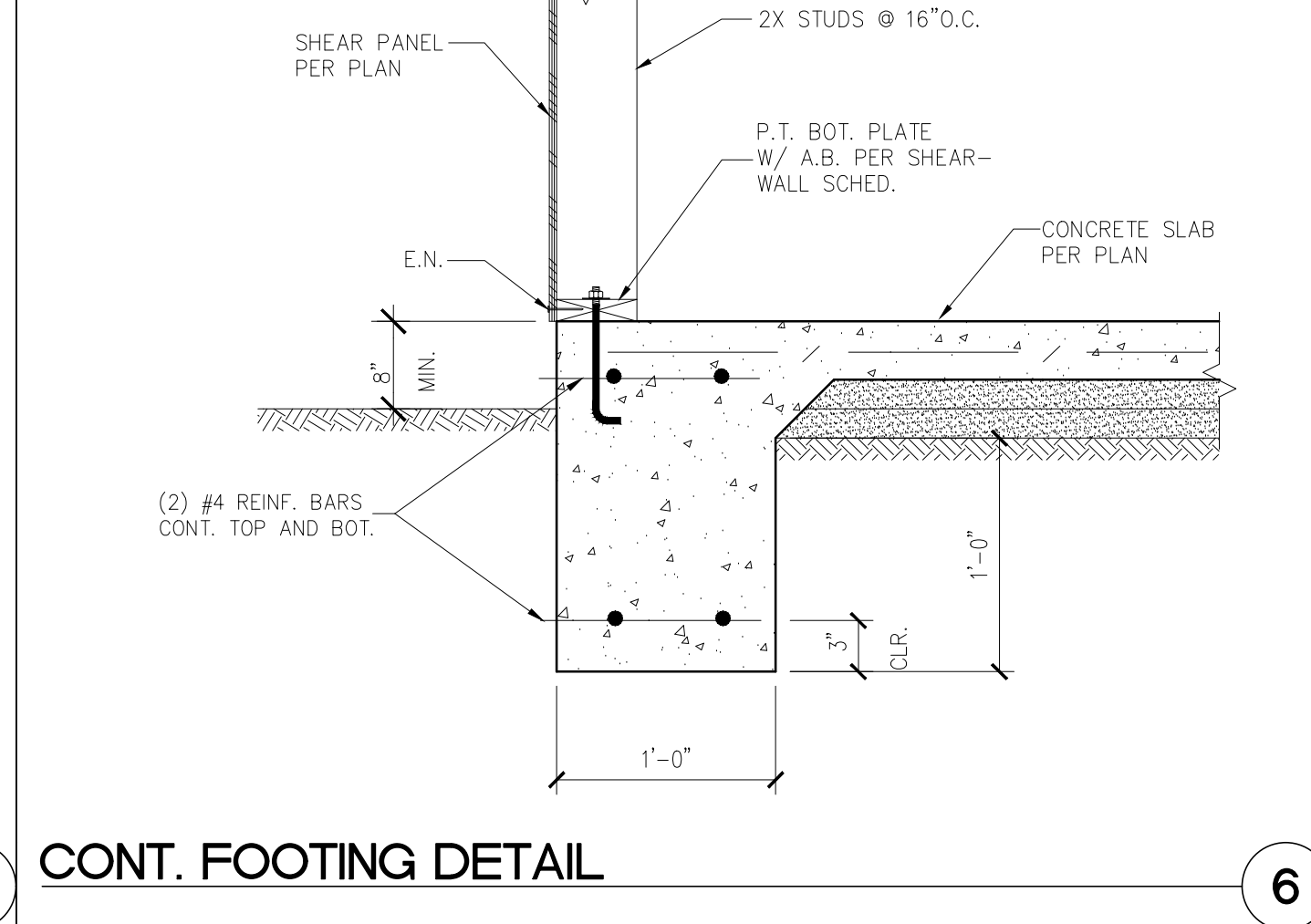
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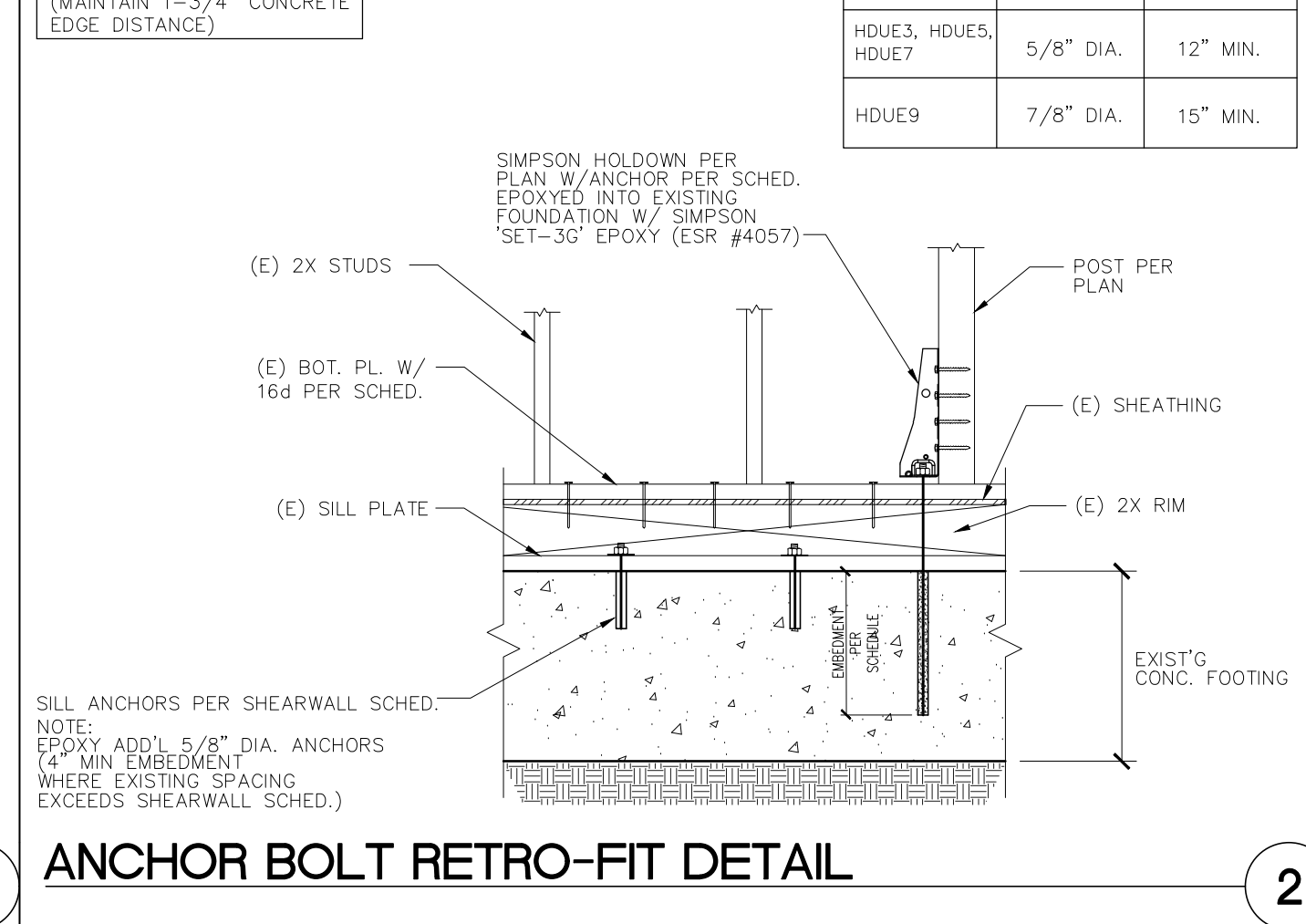
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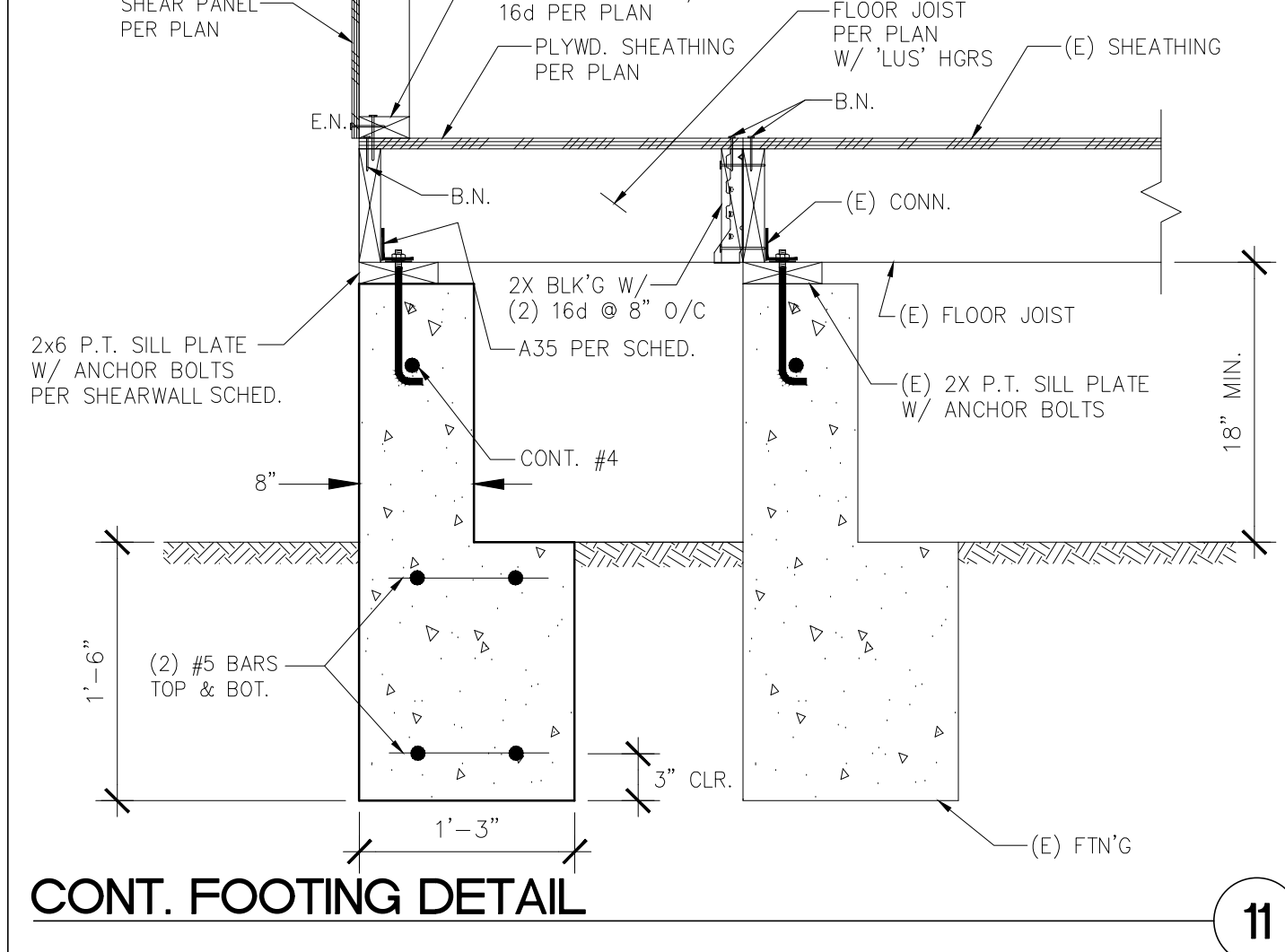
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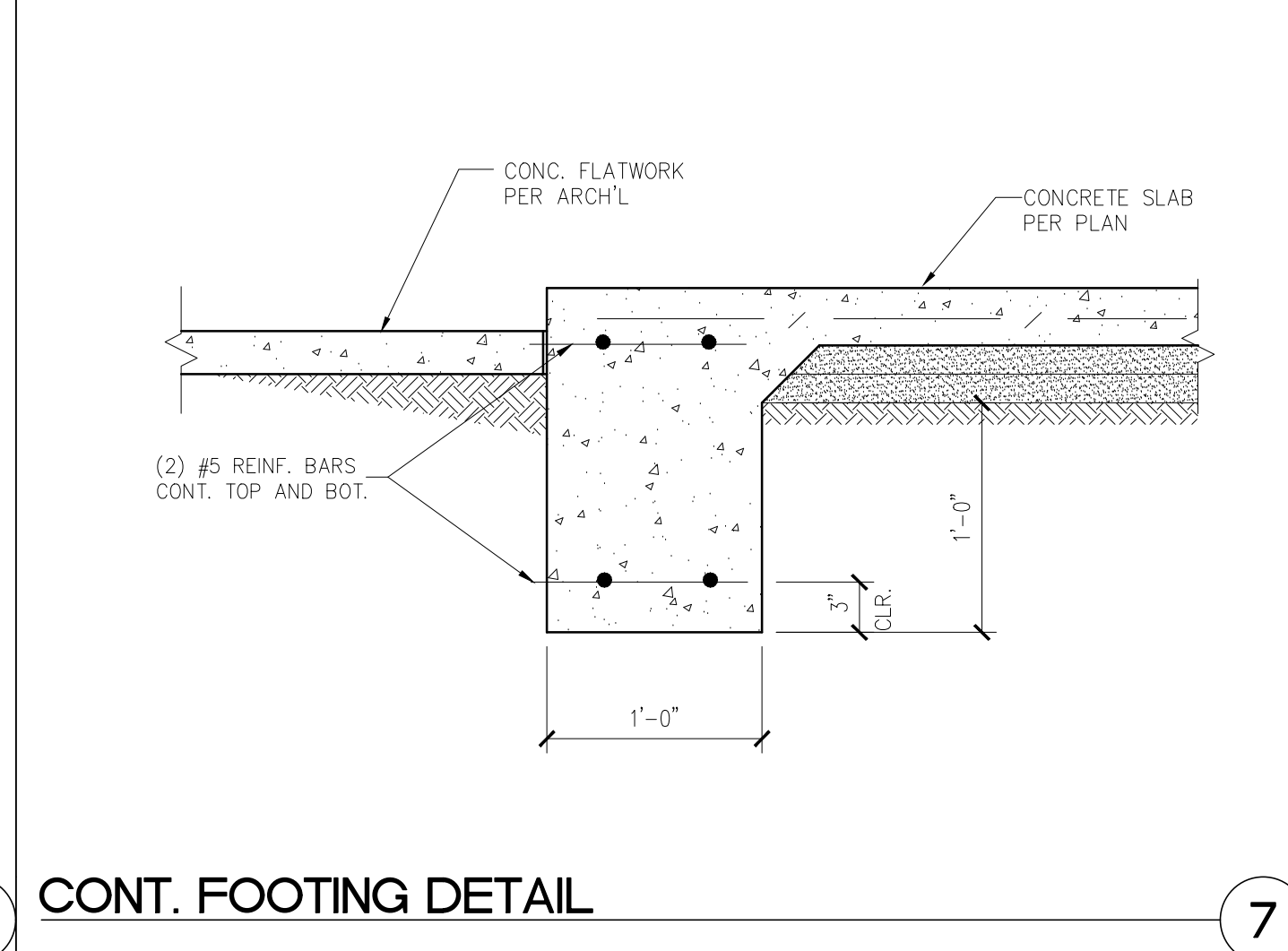
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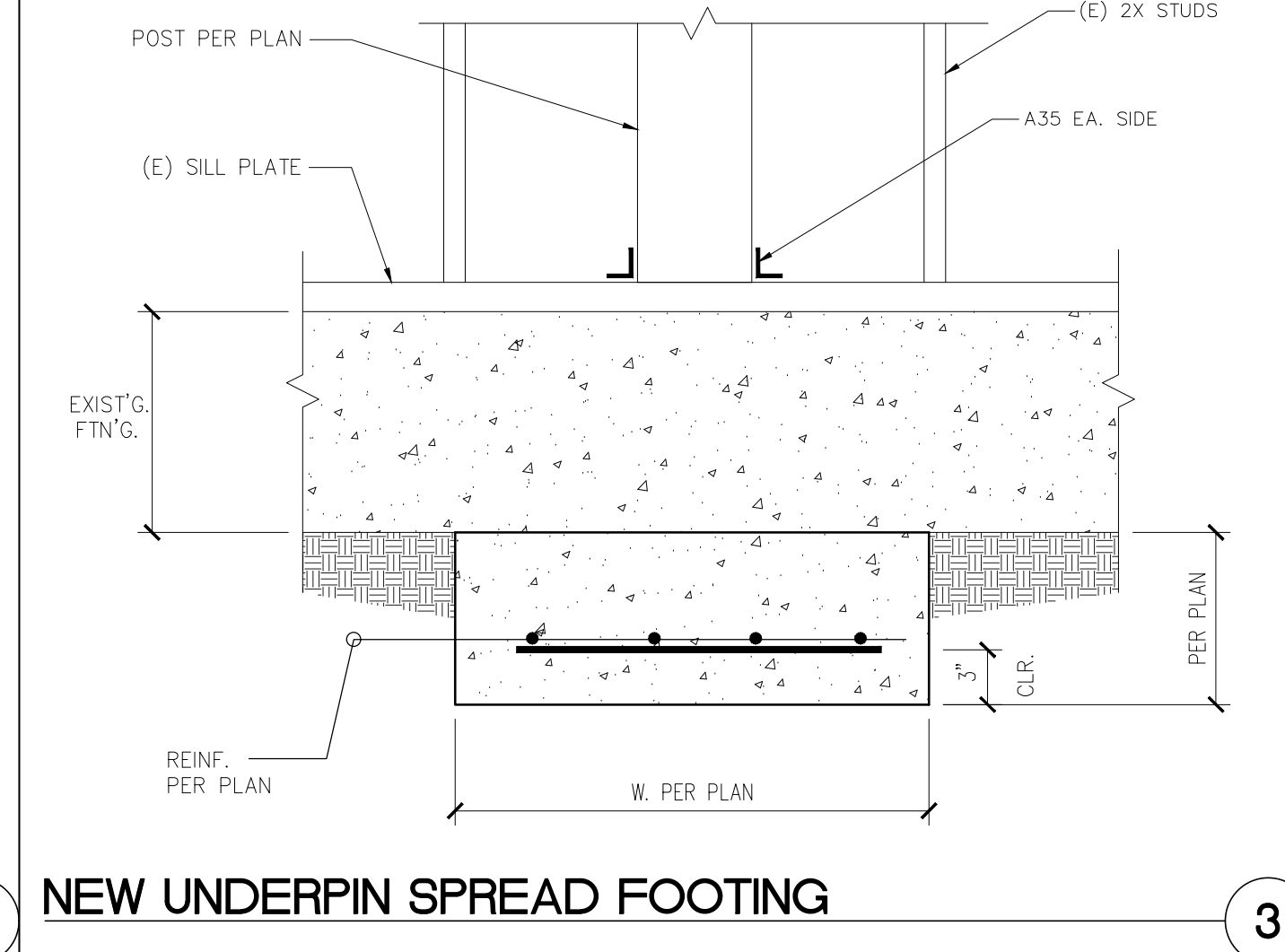
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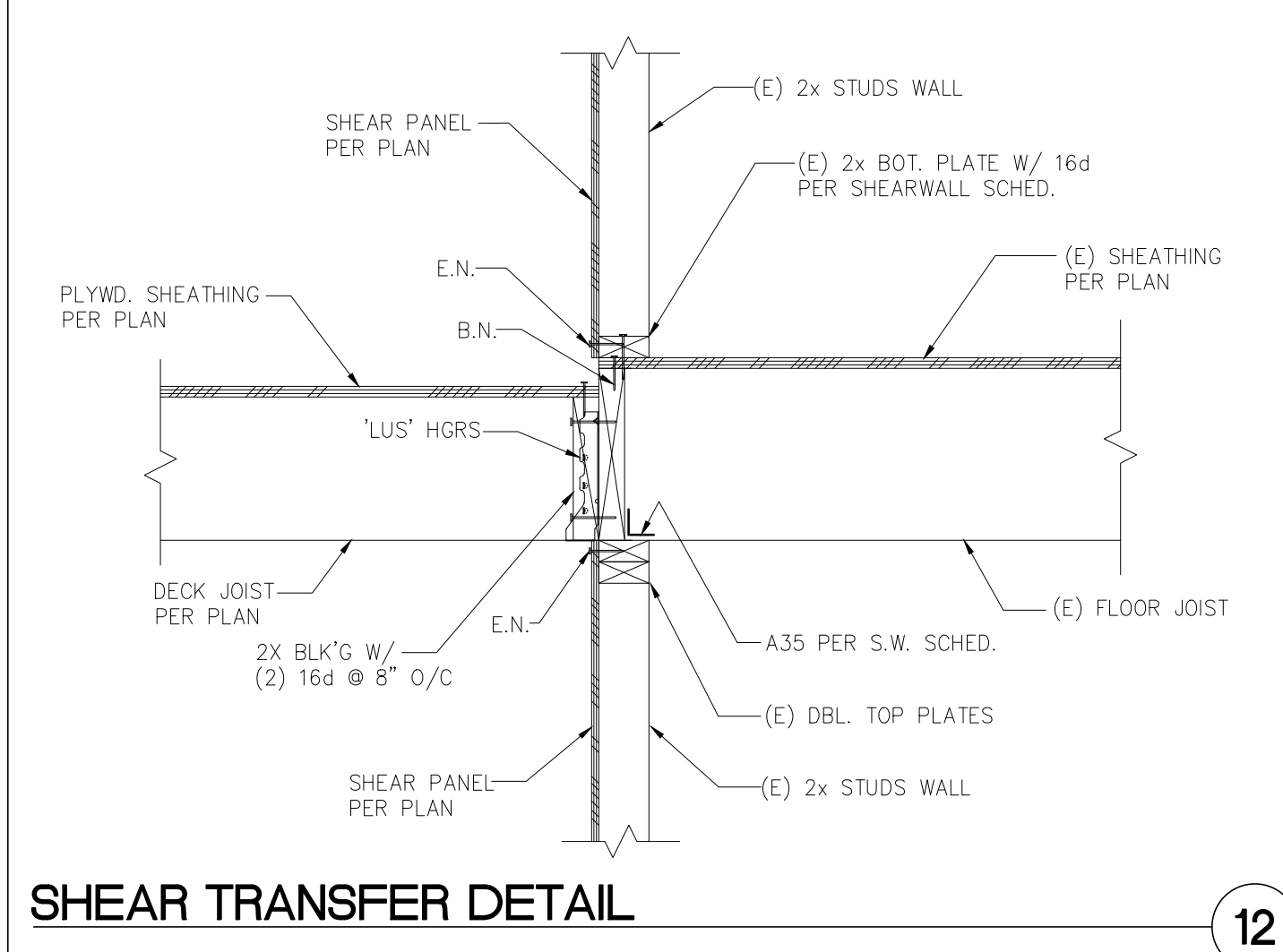
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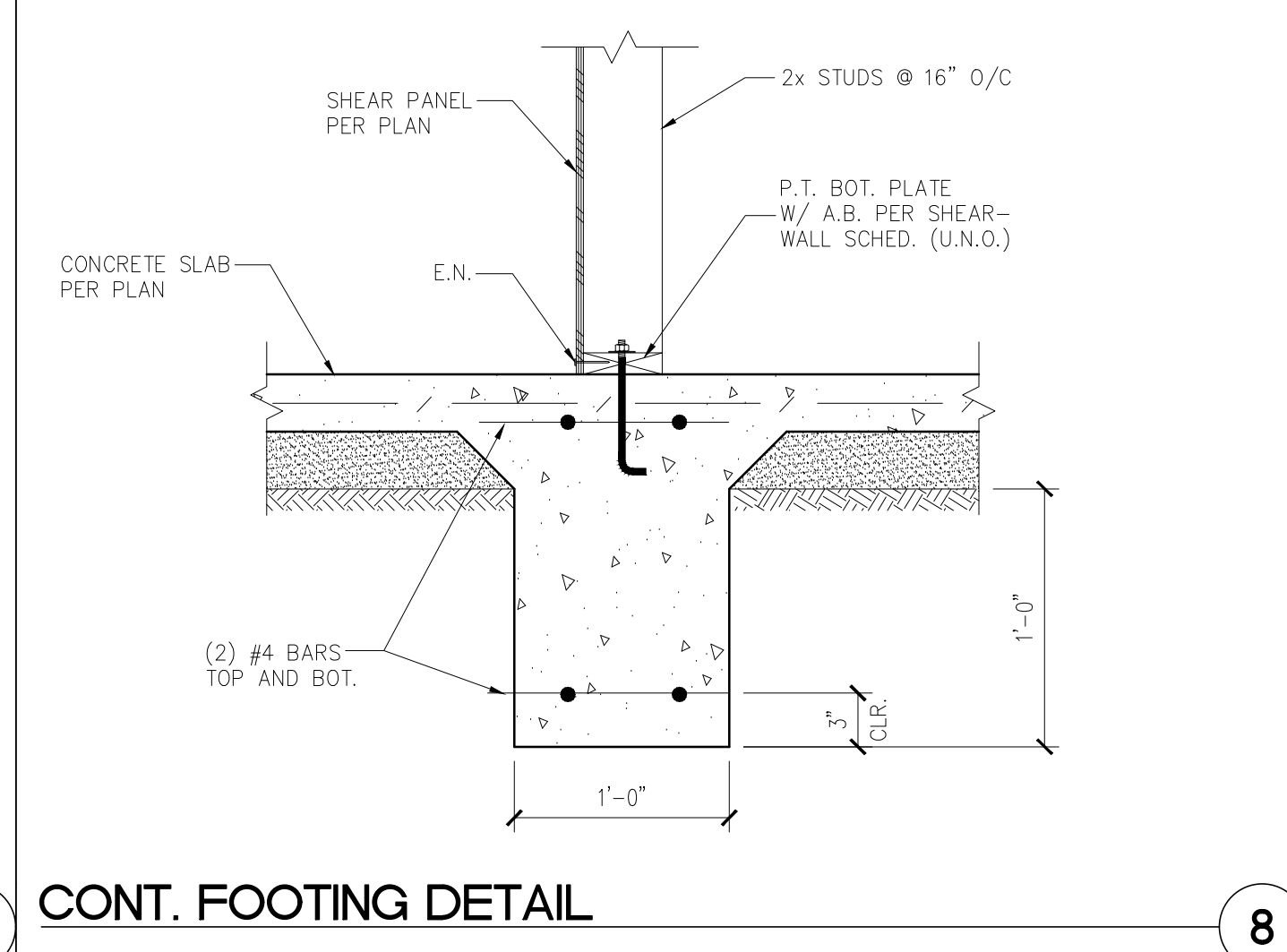
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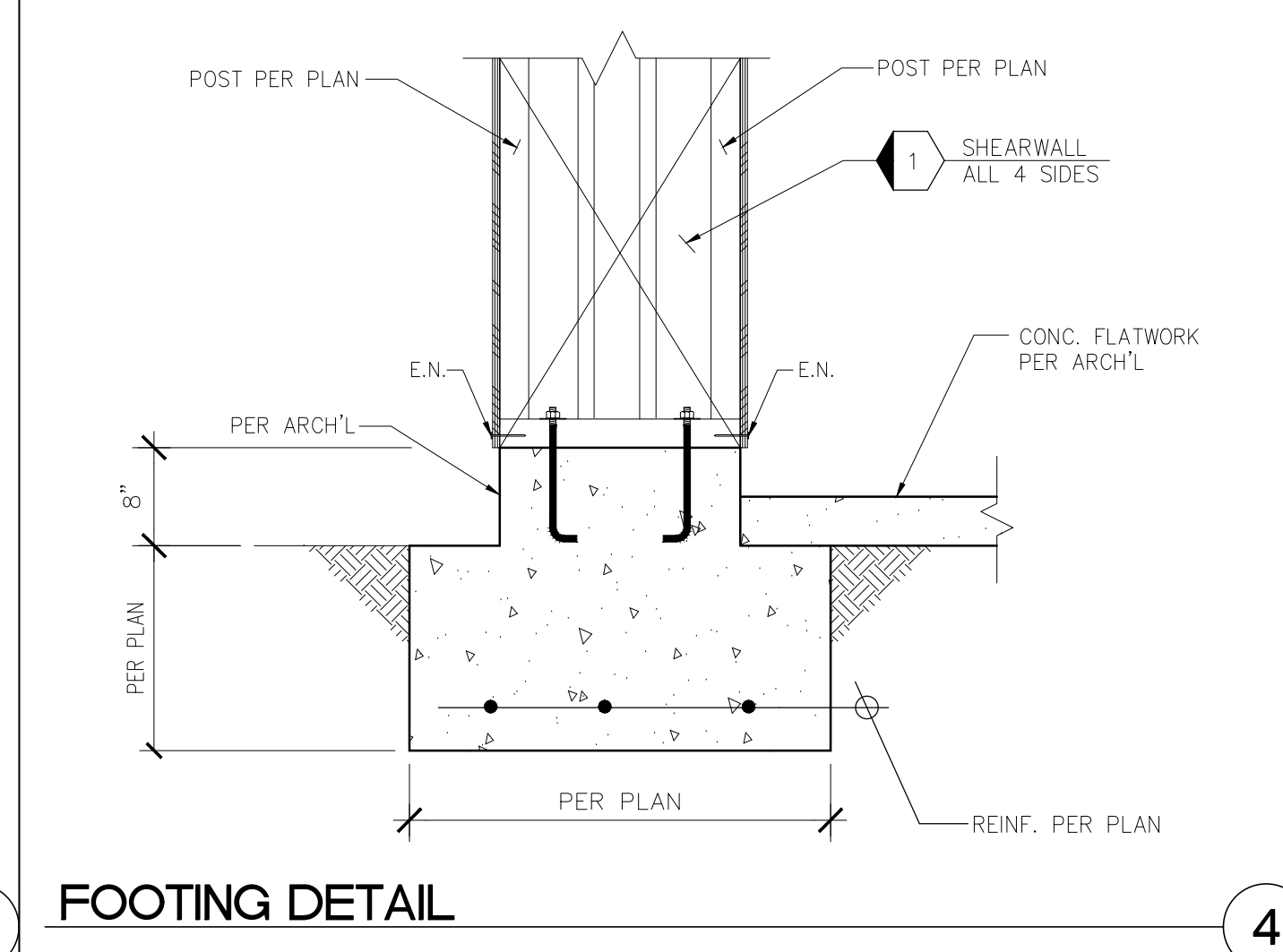
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12



8



4

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ROE RESIDENCE
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CARLSBAD, CA 92008

PROJECT:

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PROJECT NUMBER: 26-015

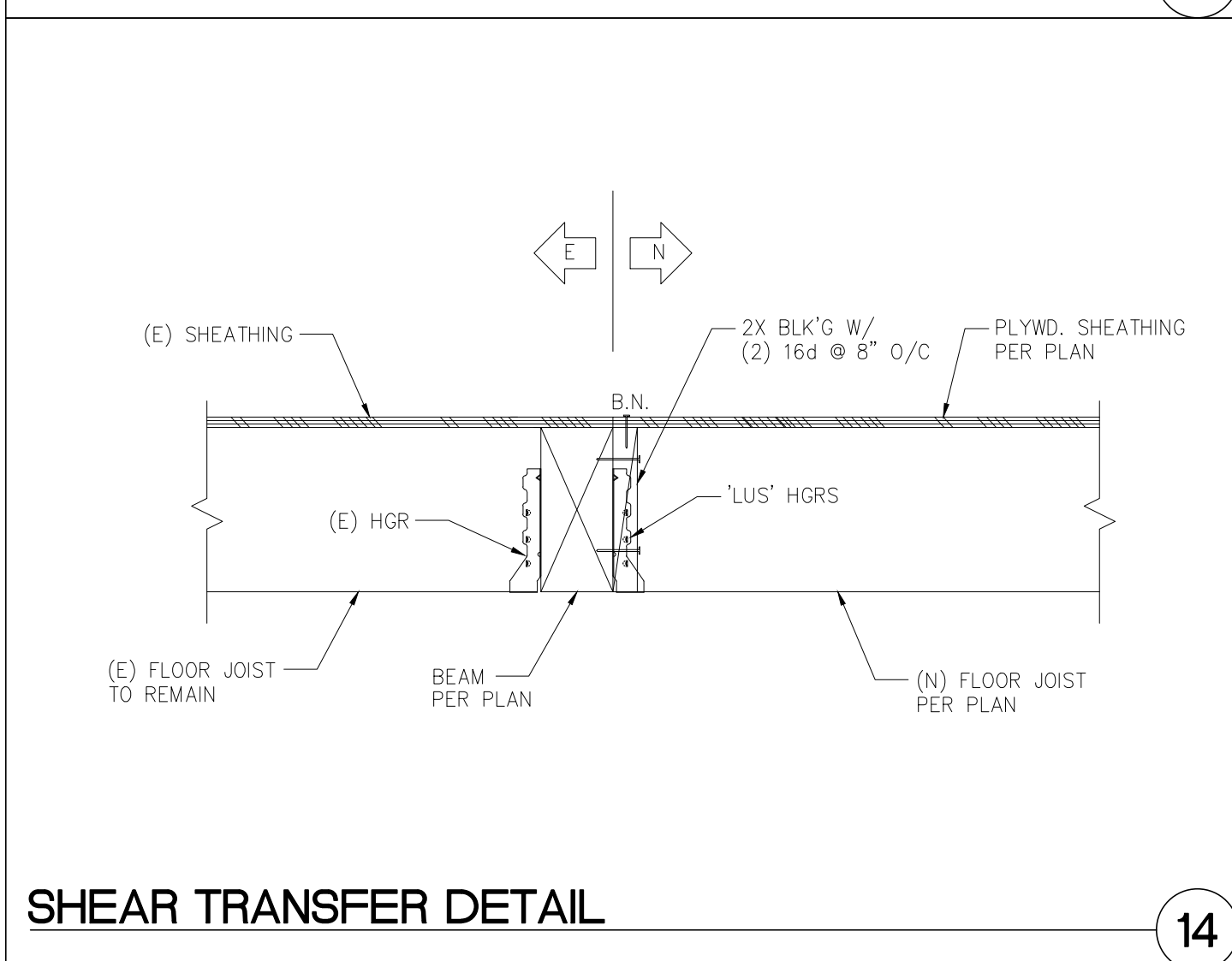
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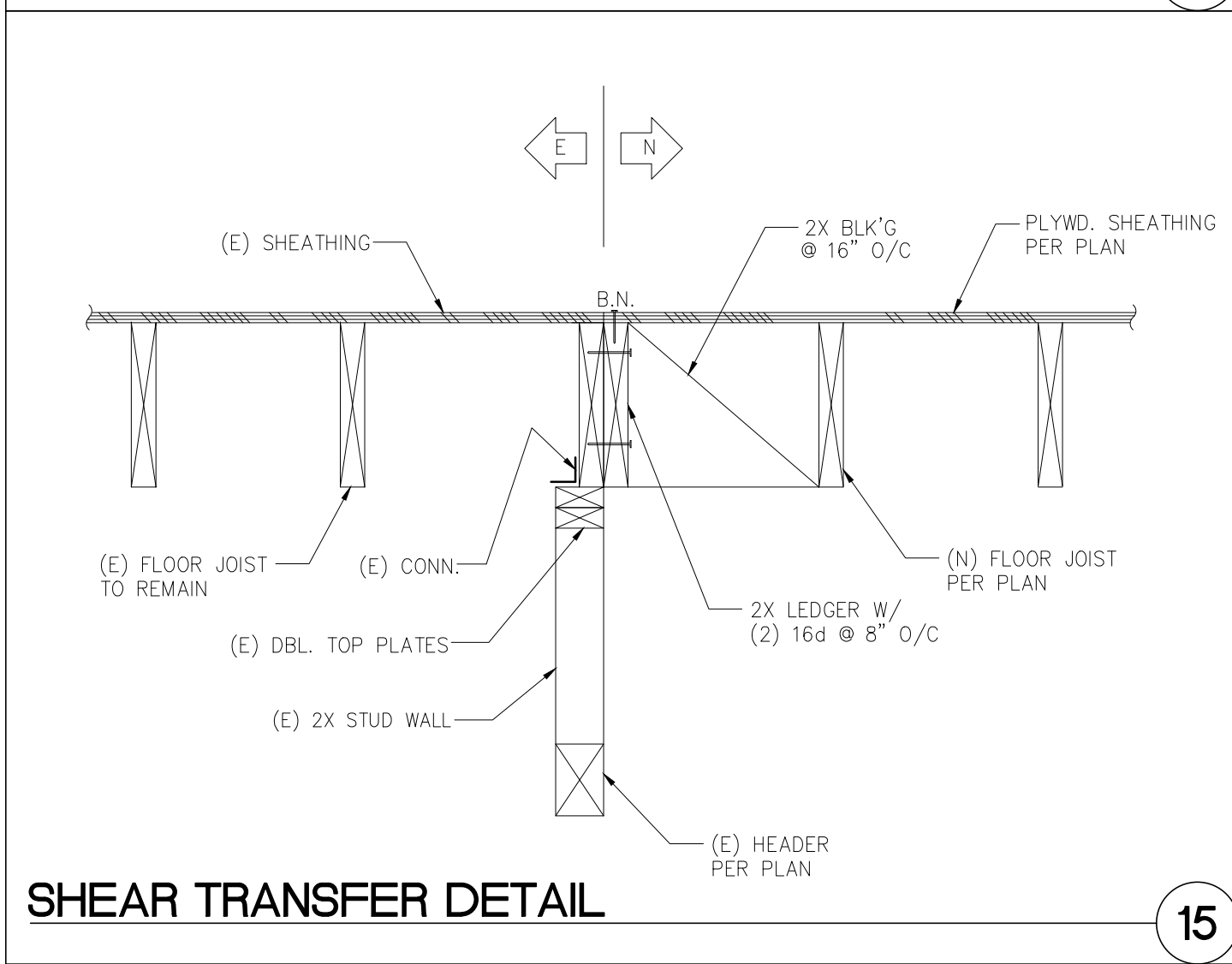
STRUCTURAL DETAILS

SD2

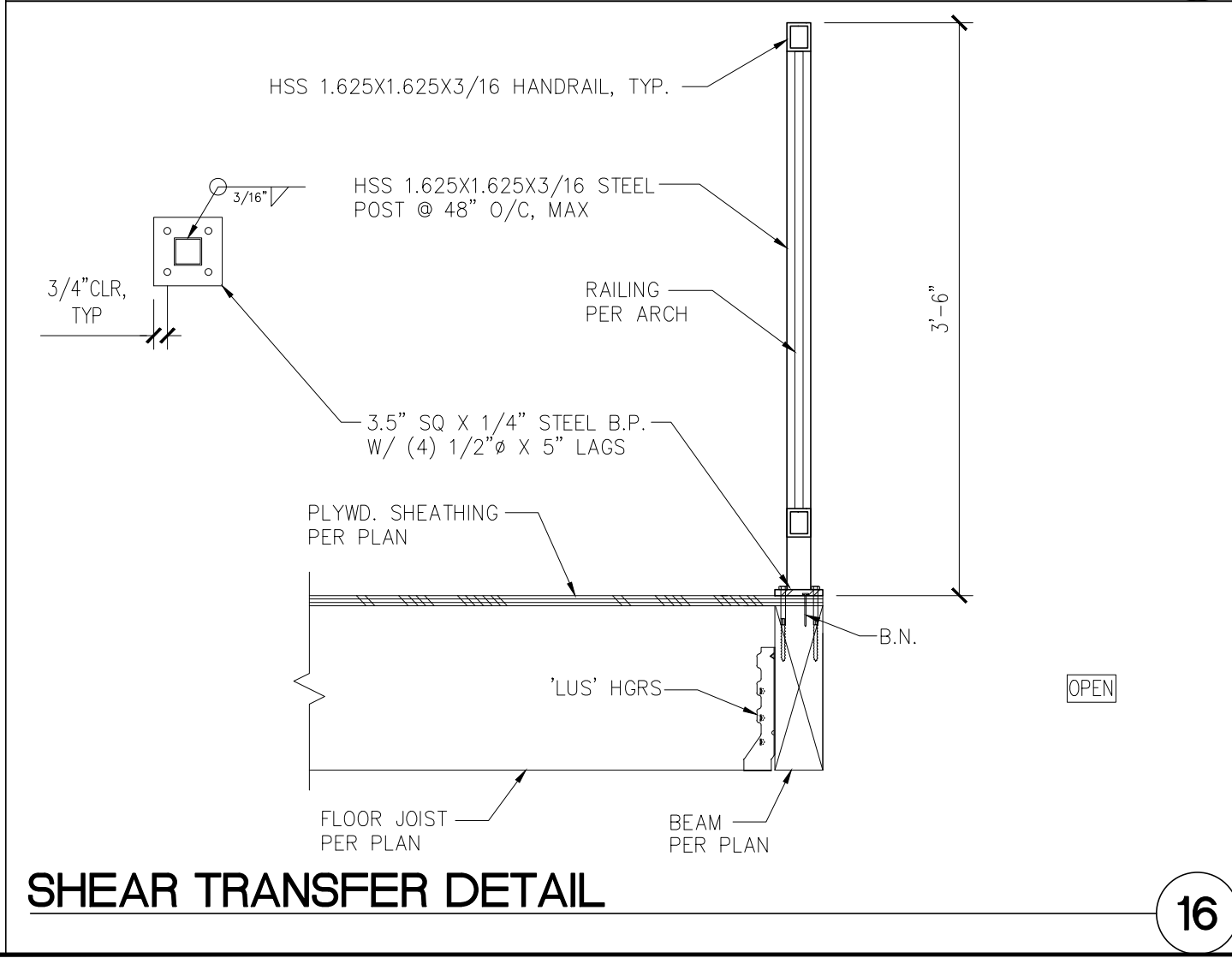
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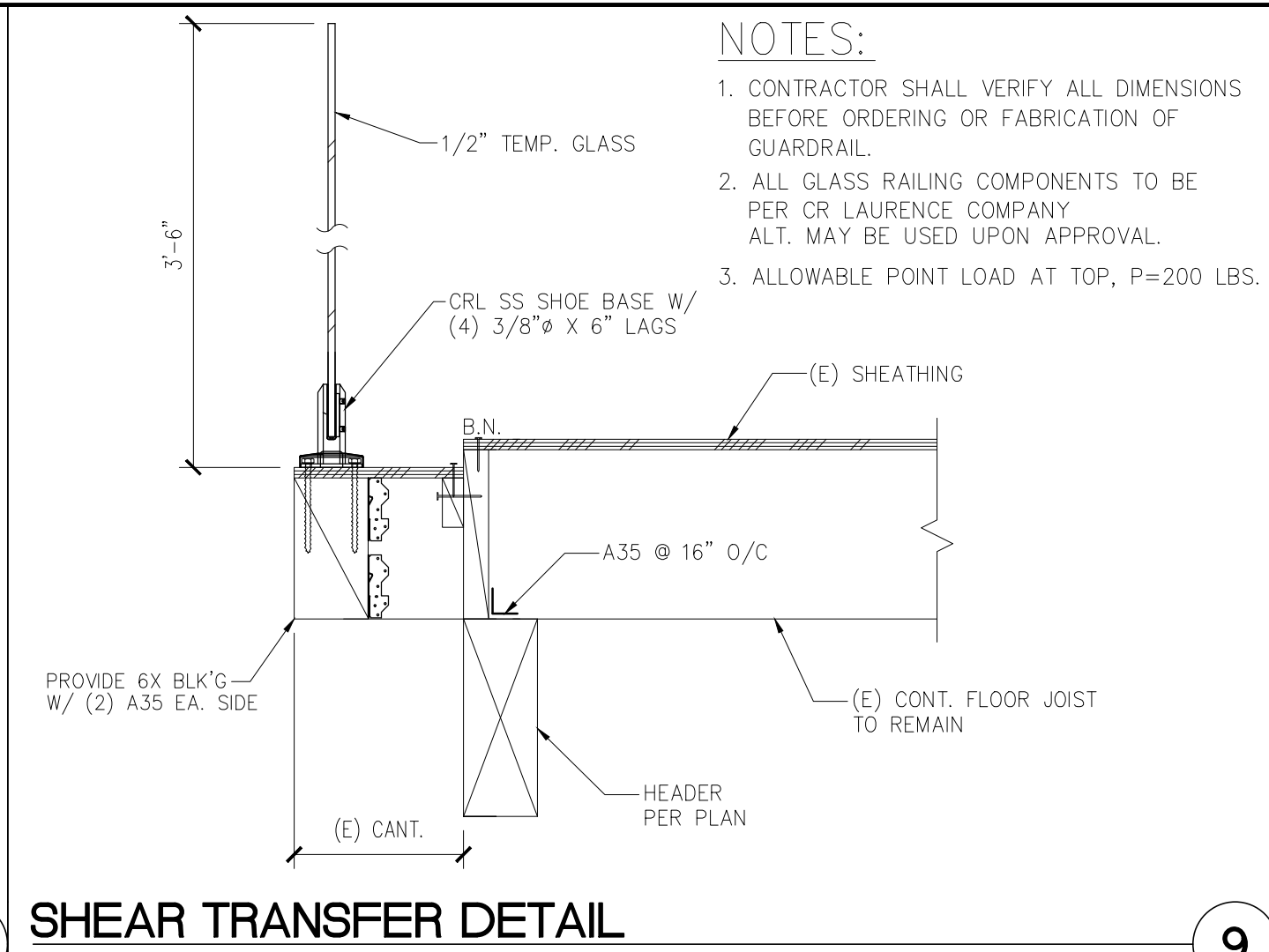
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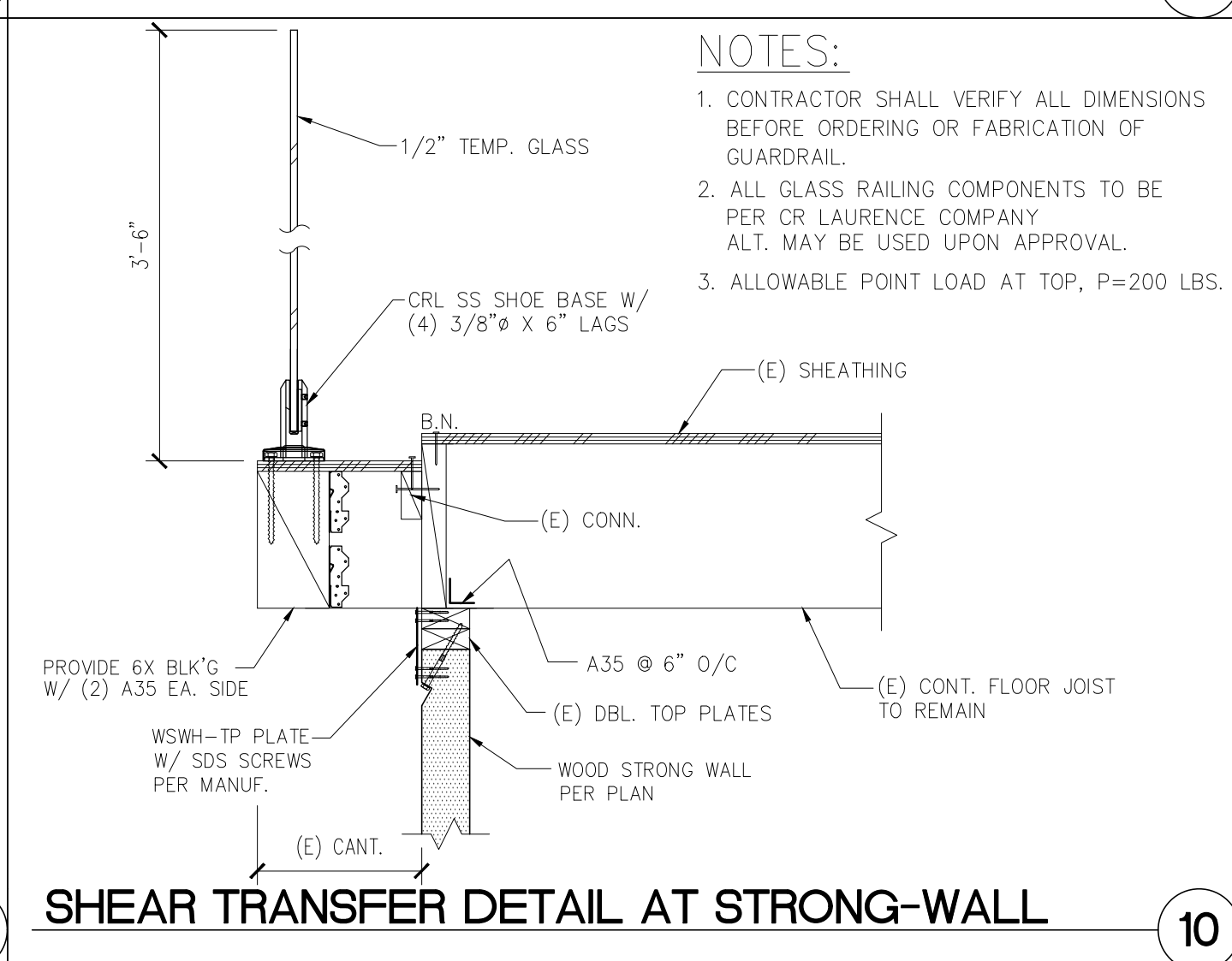
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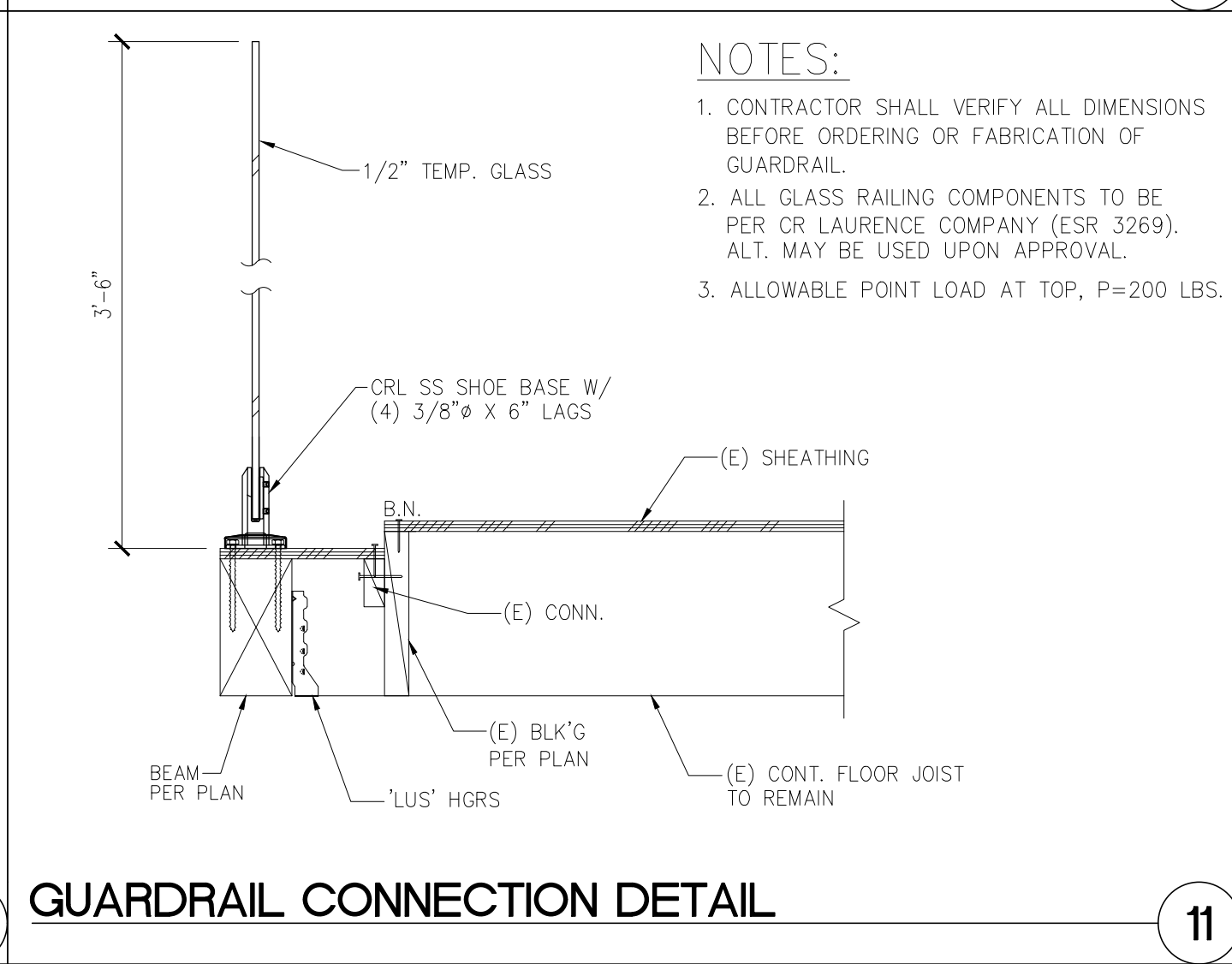
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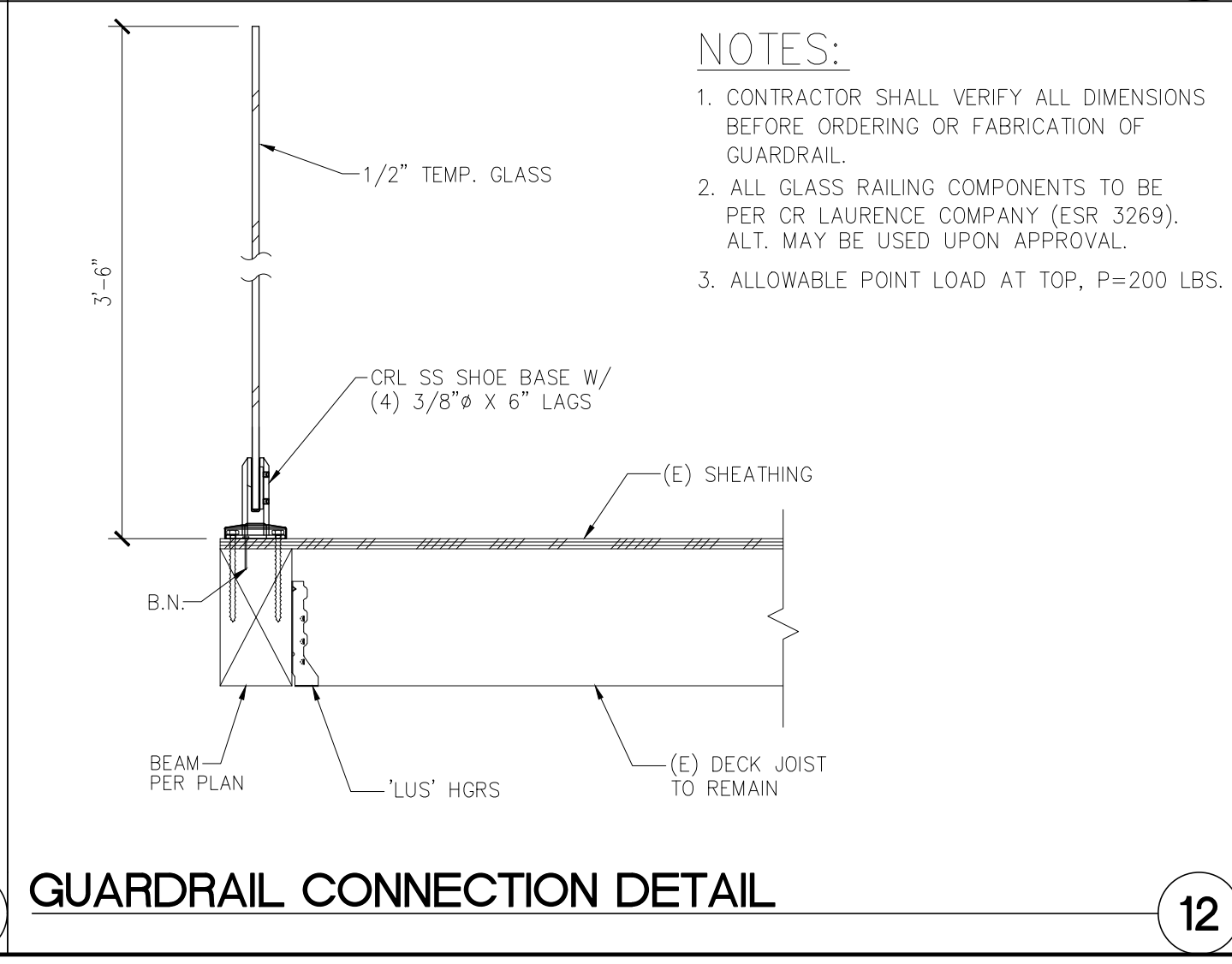
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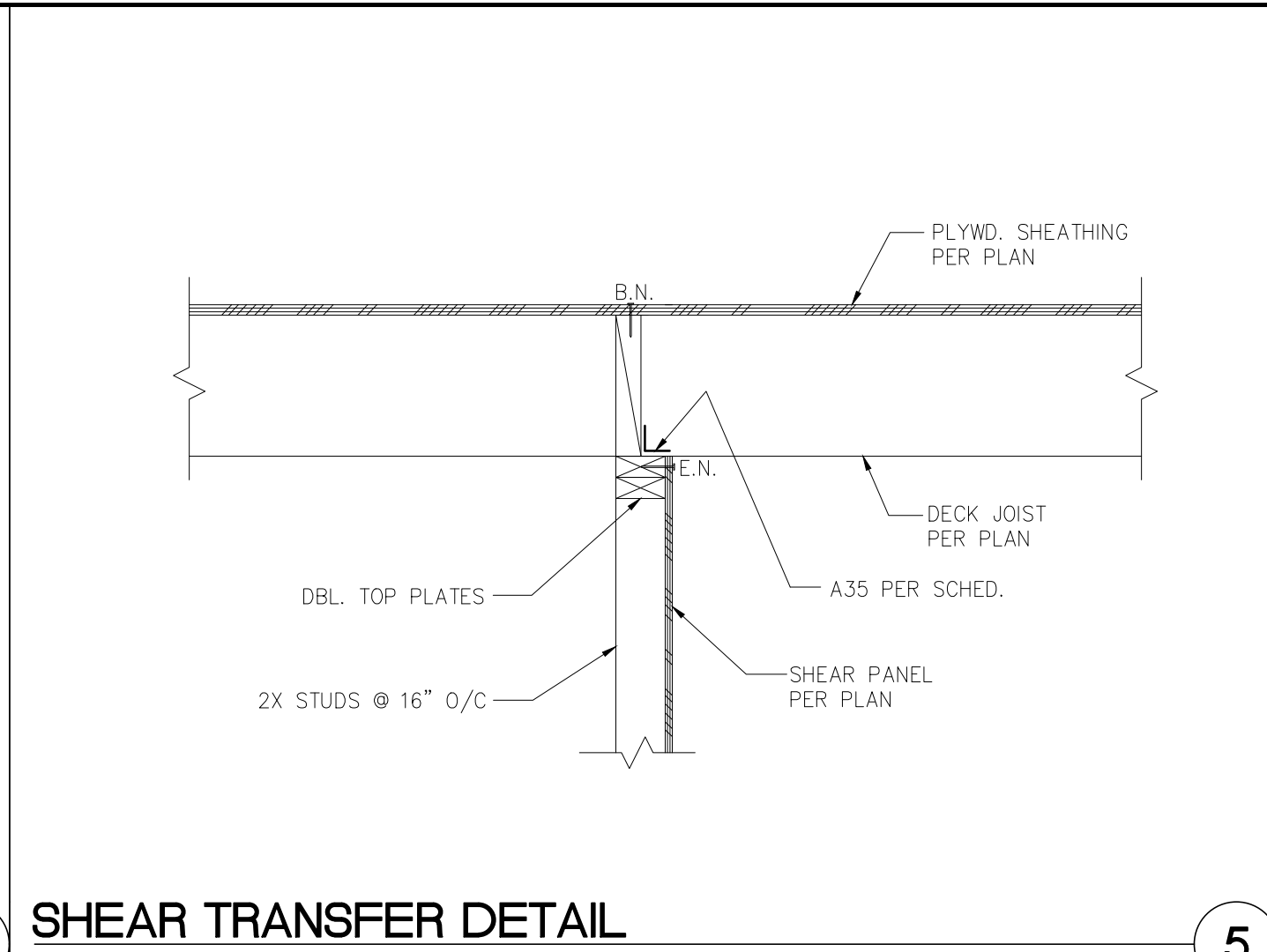
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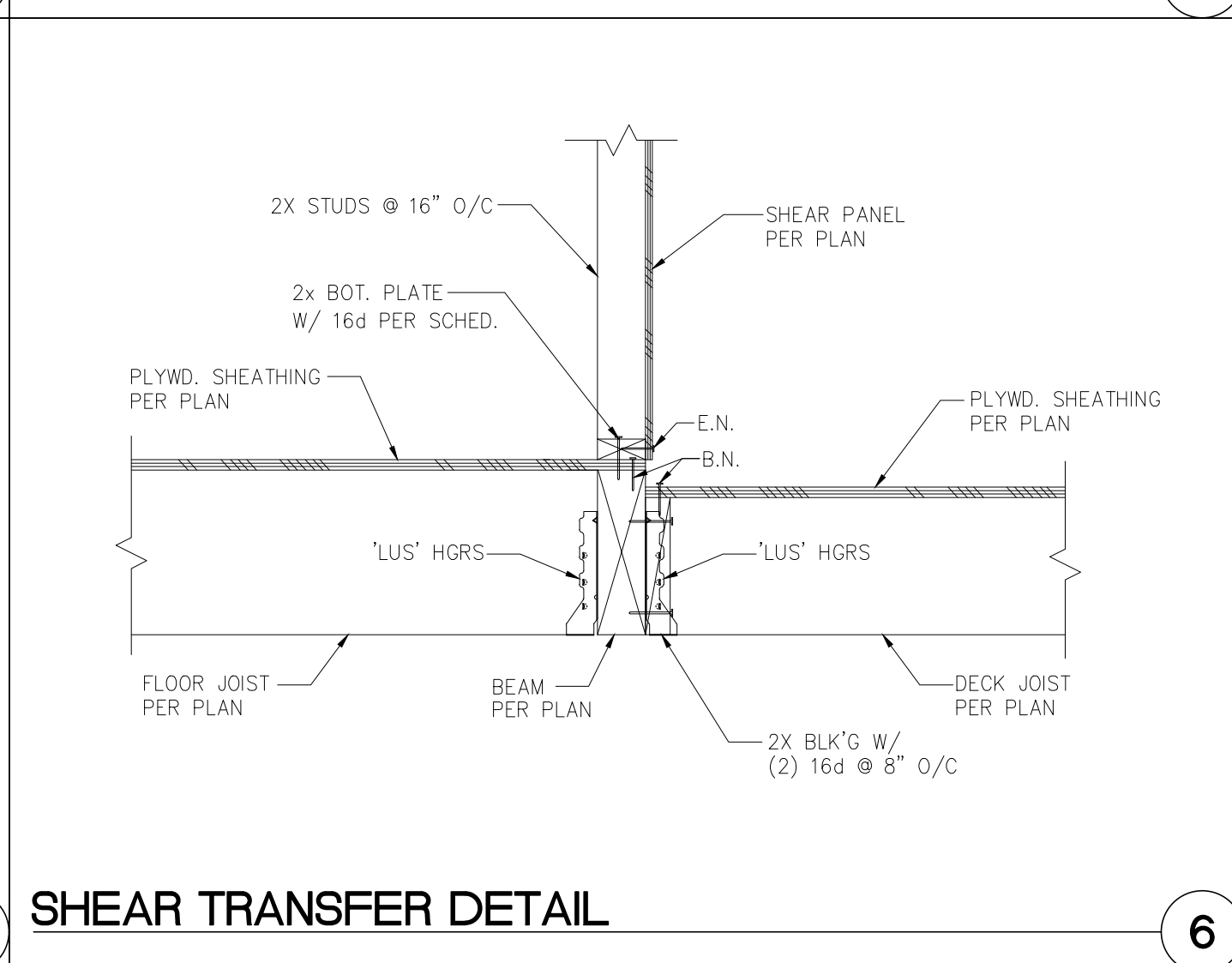
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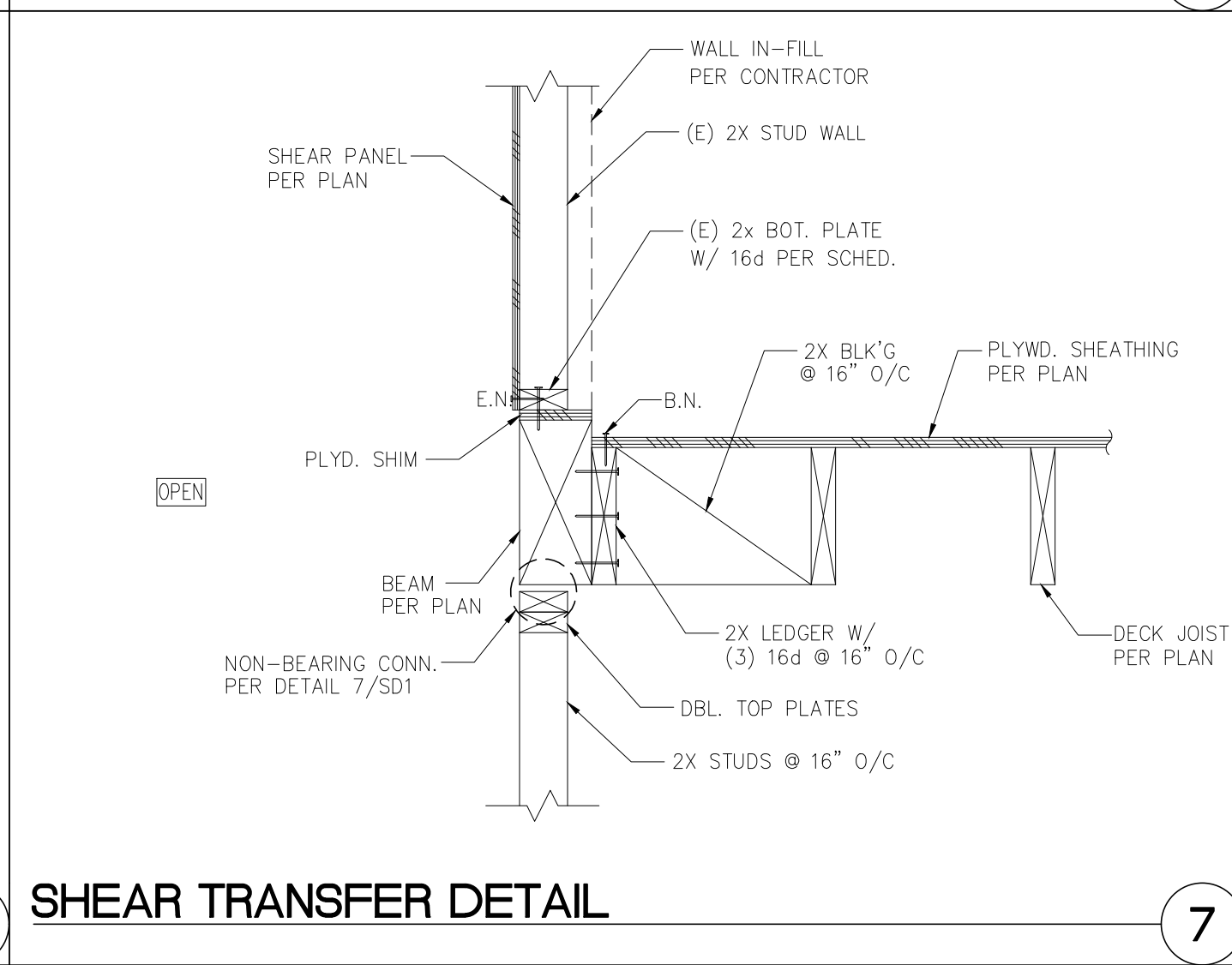
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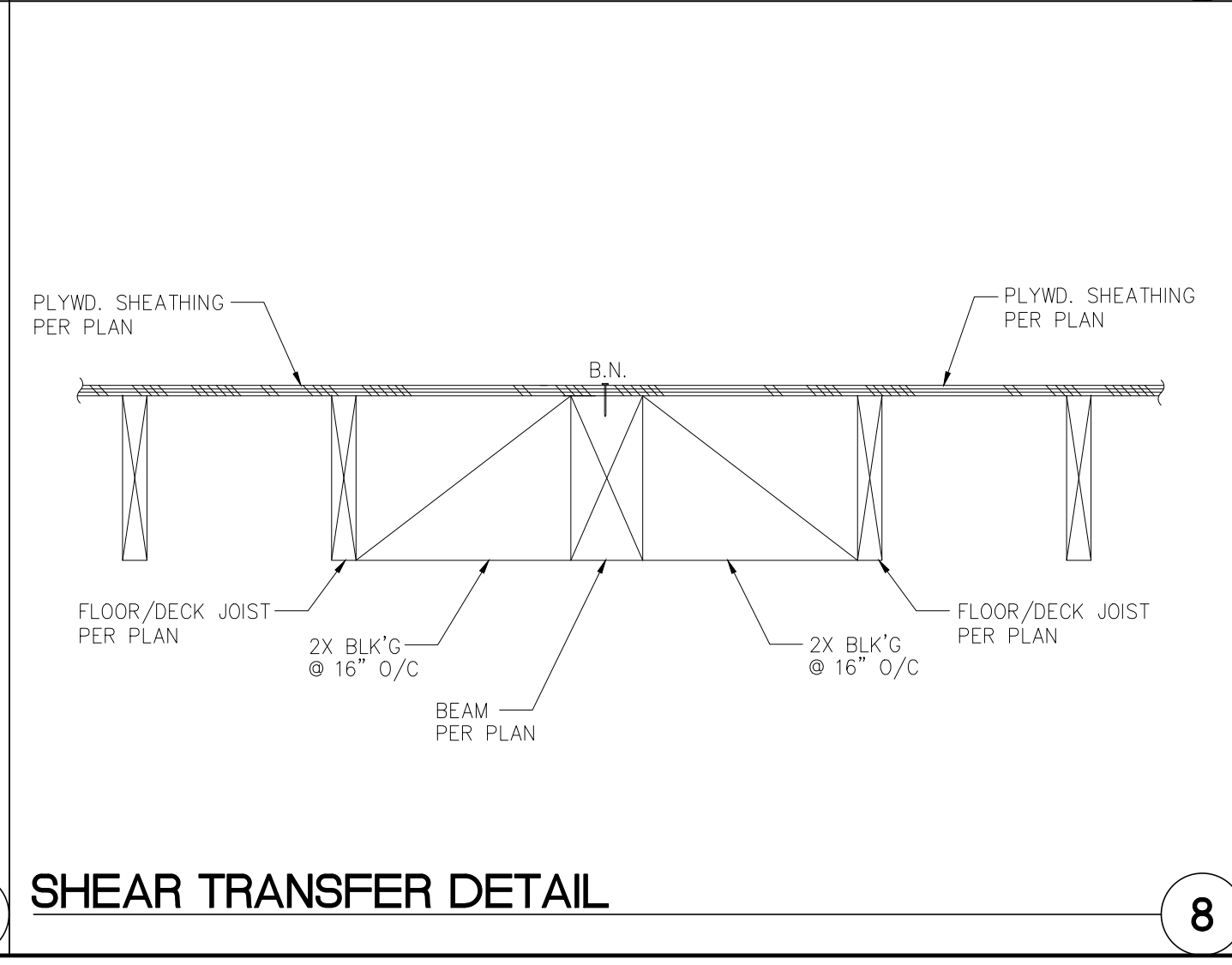
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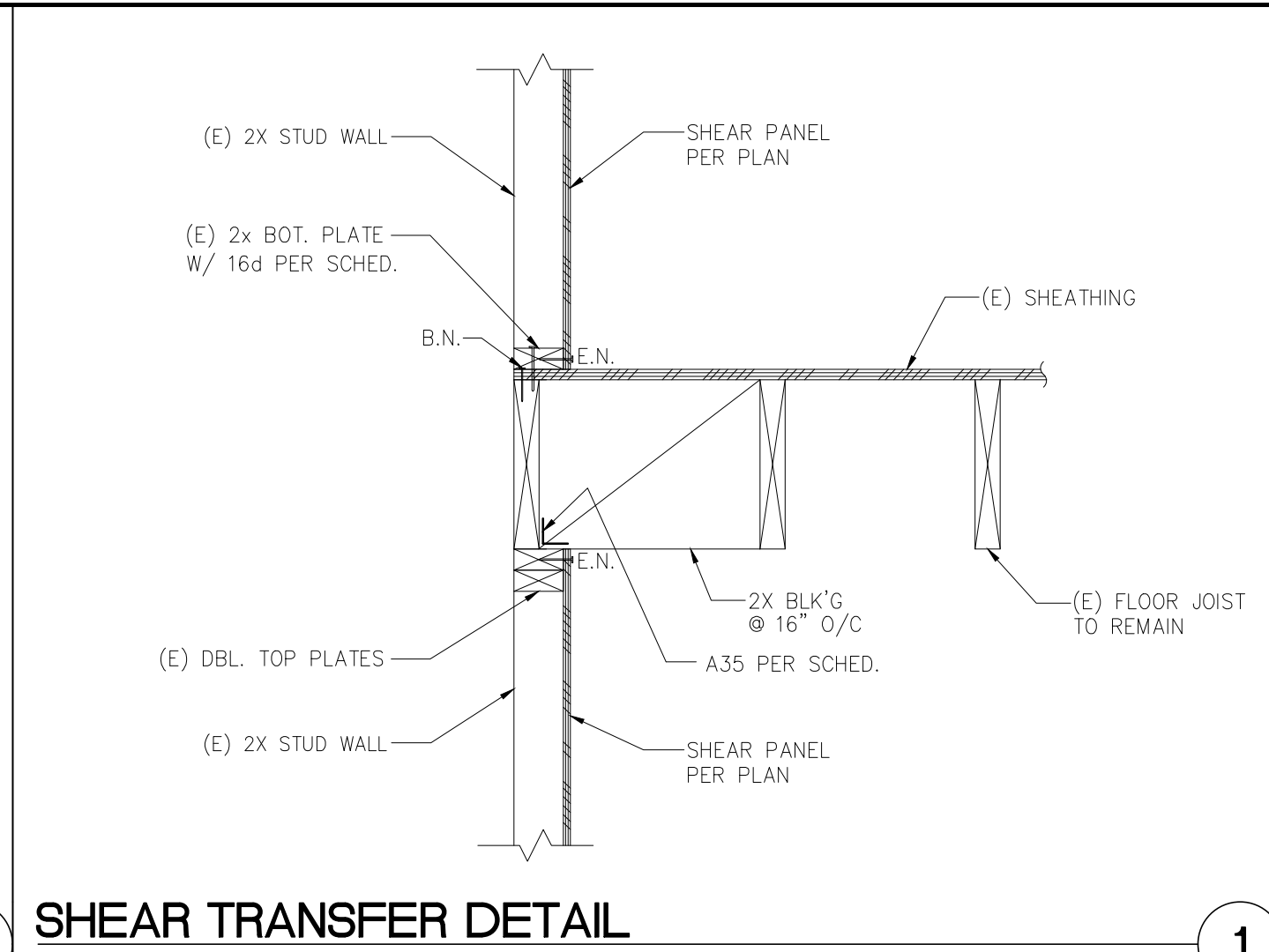
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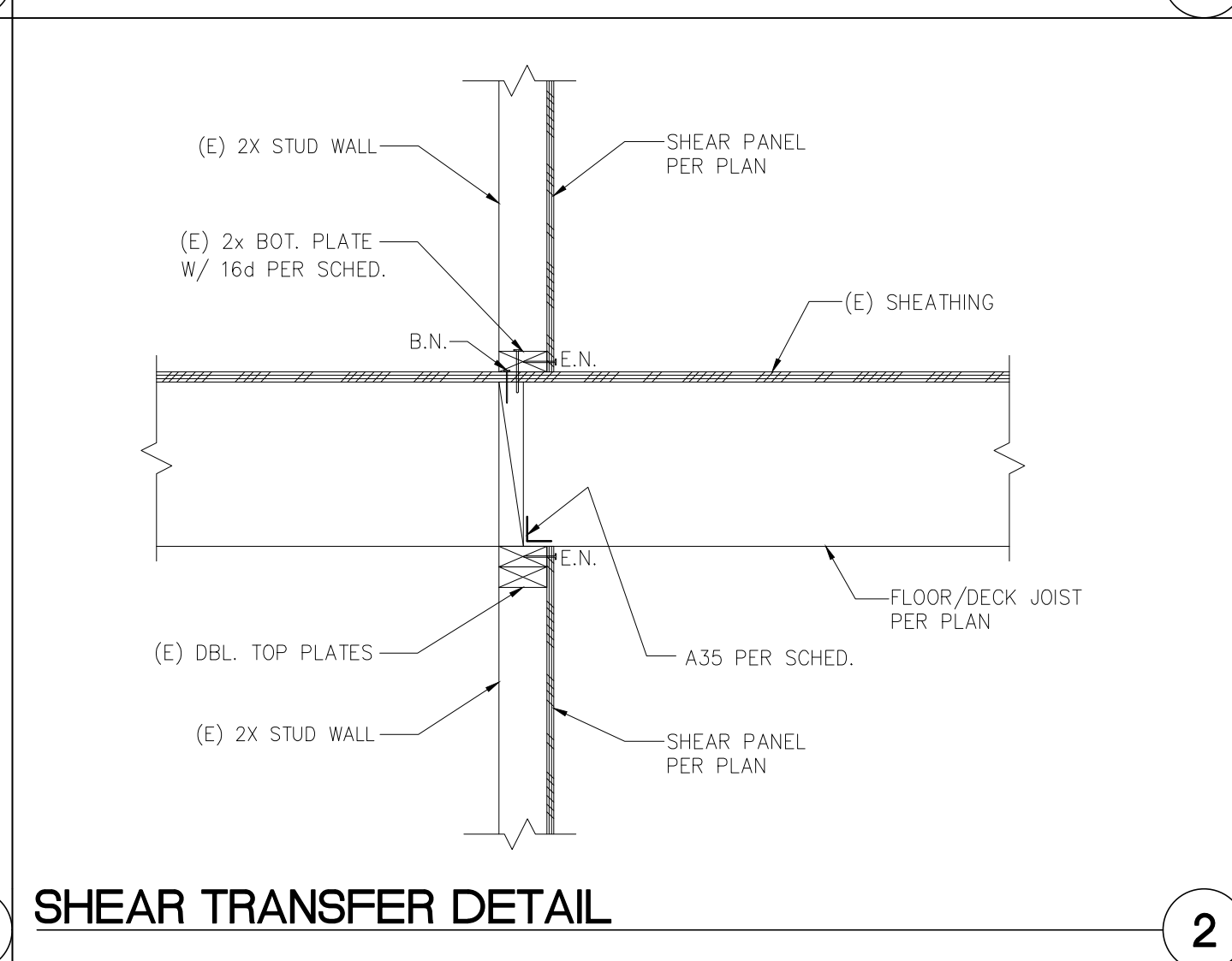
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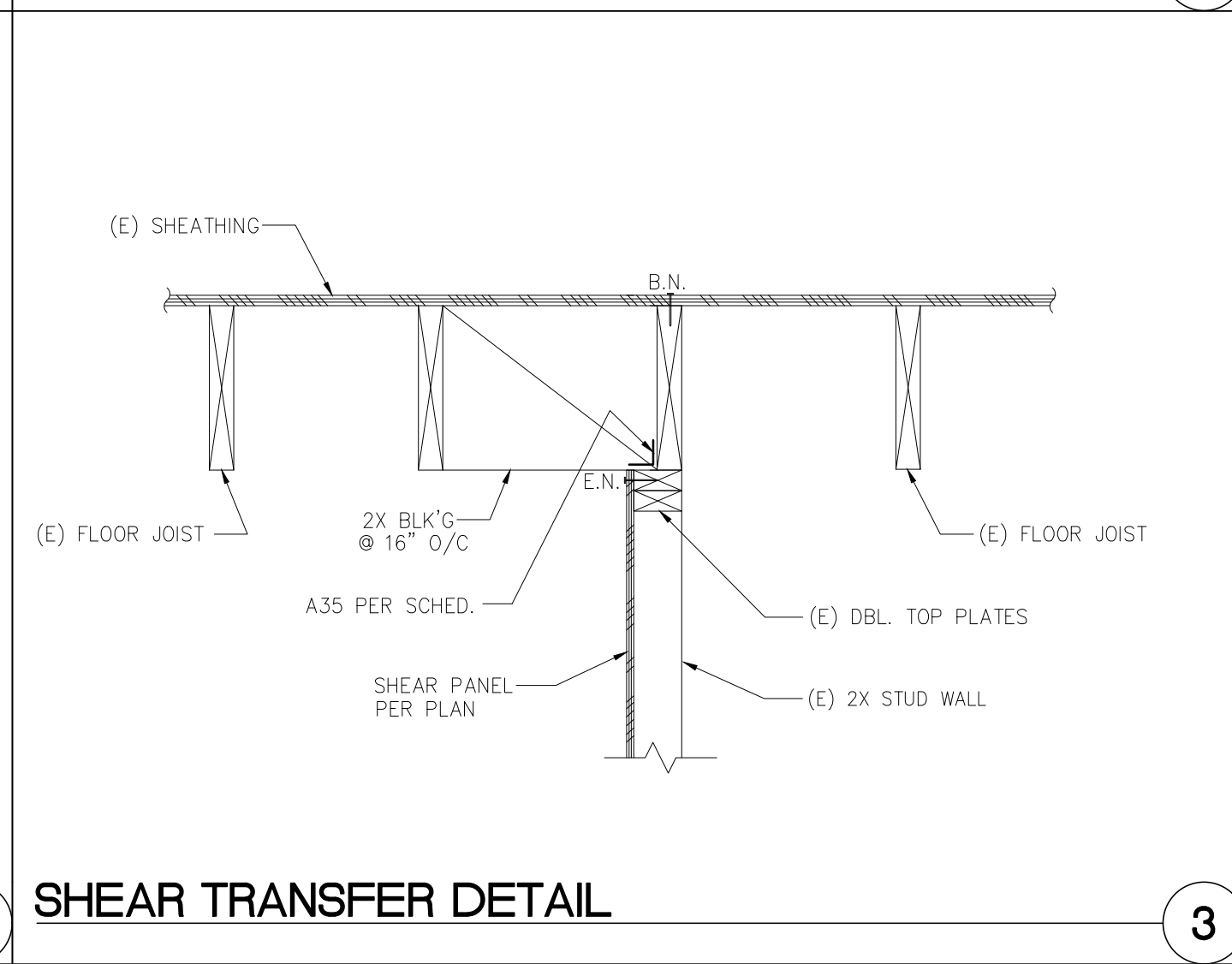
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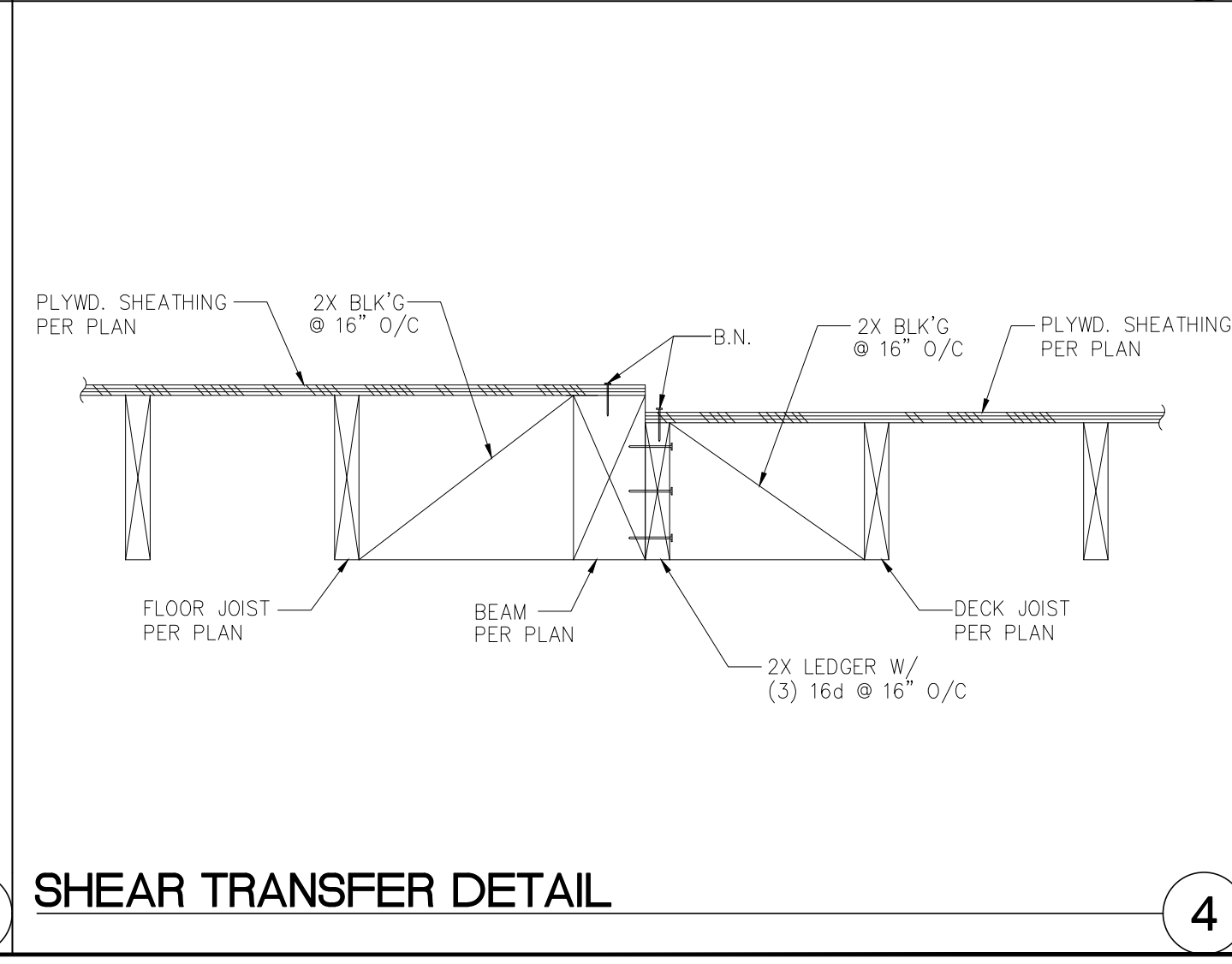
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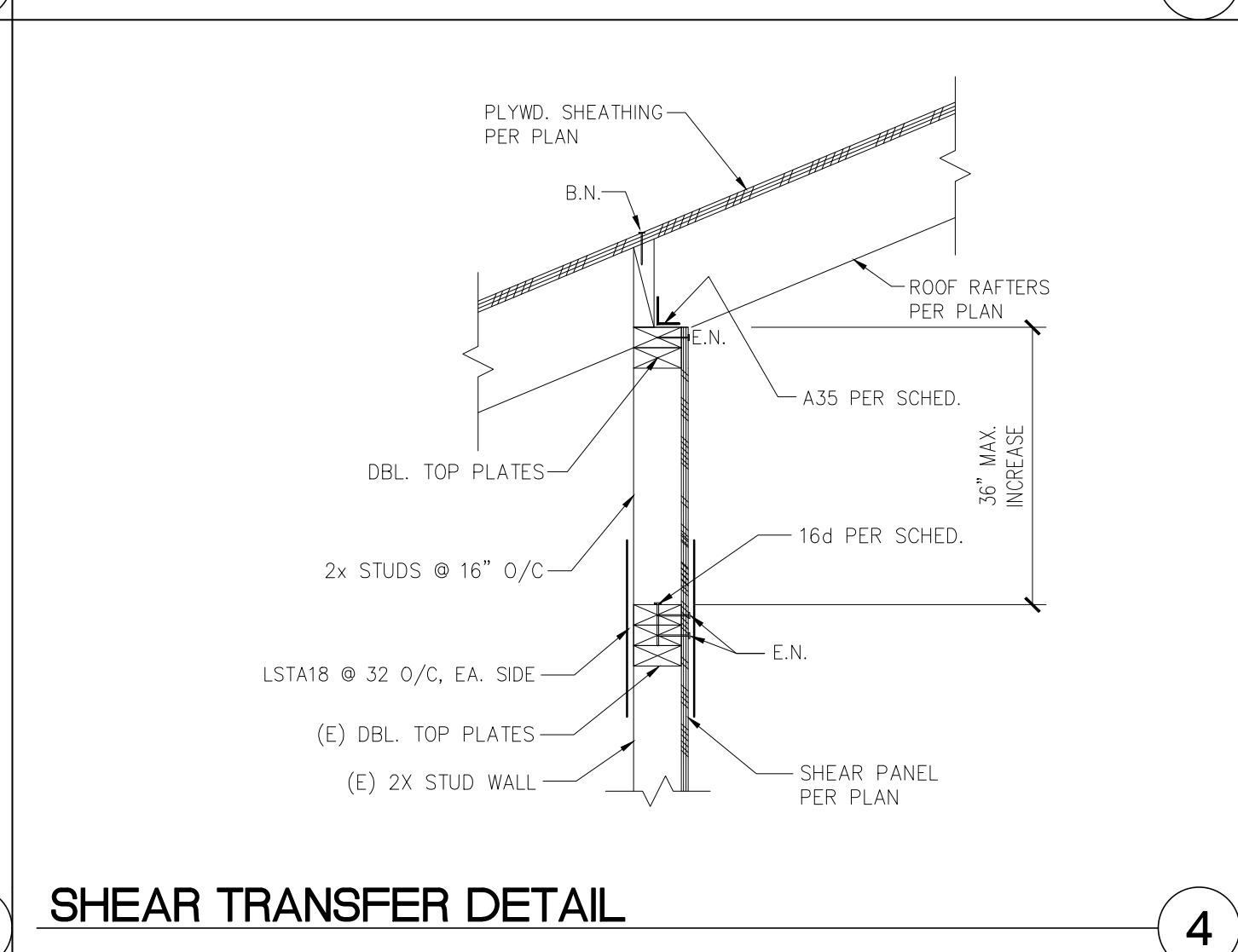
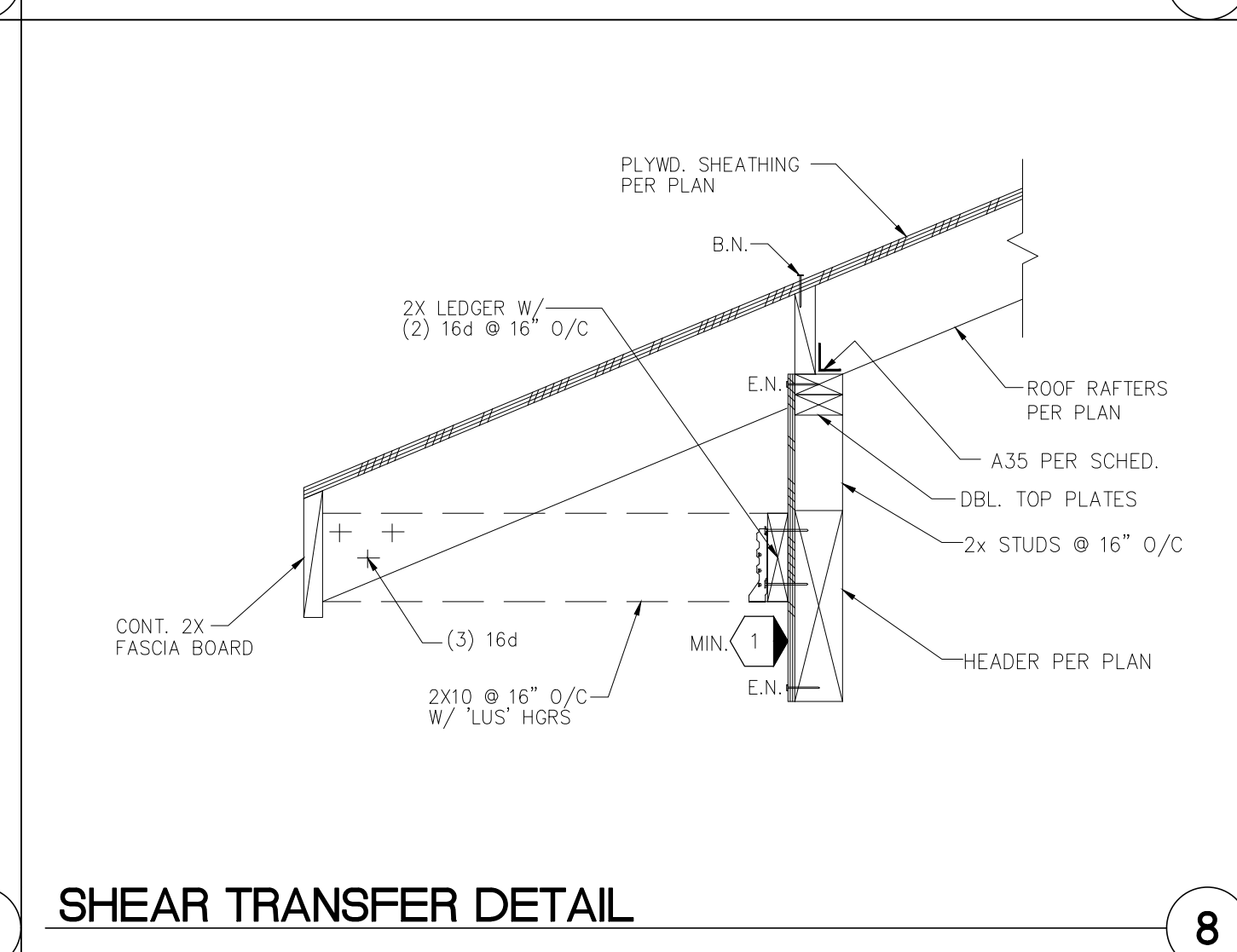
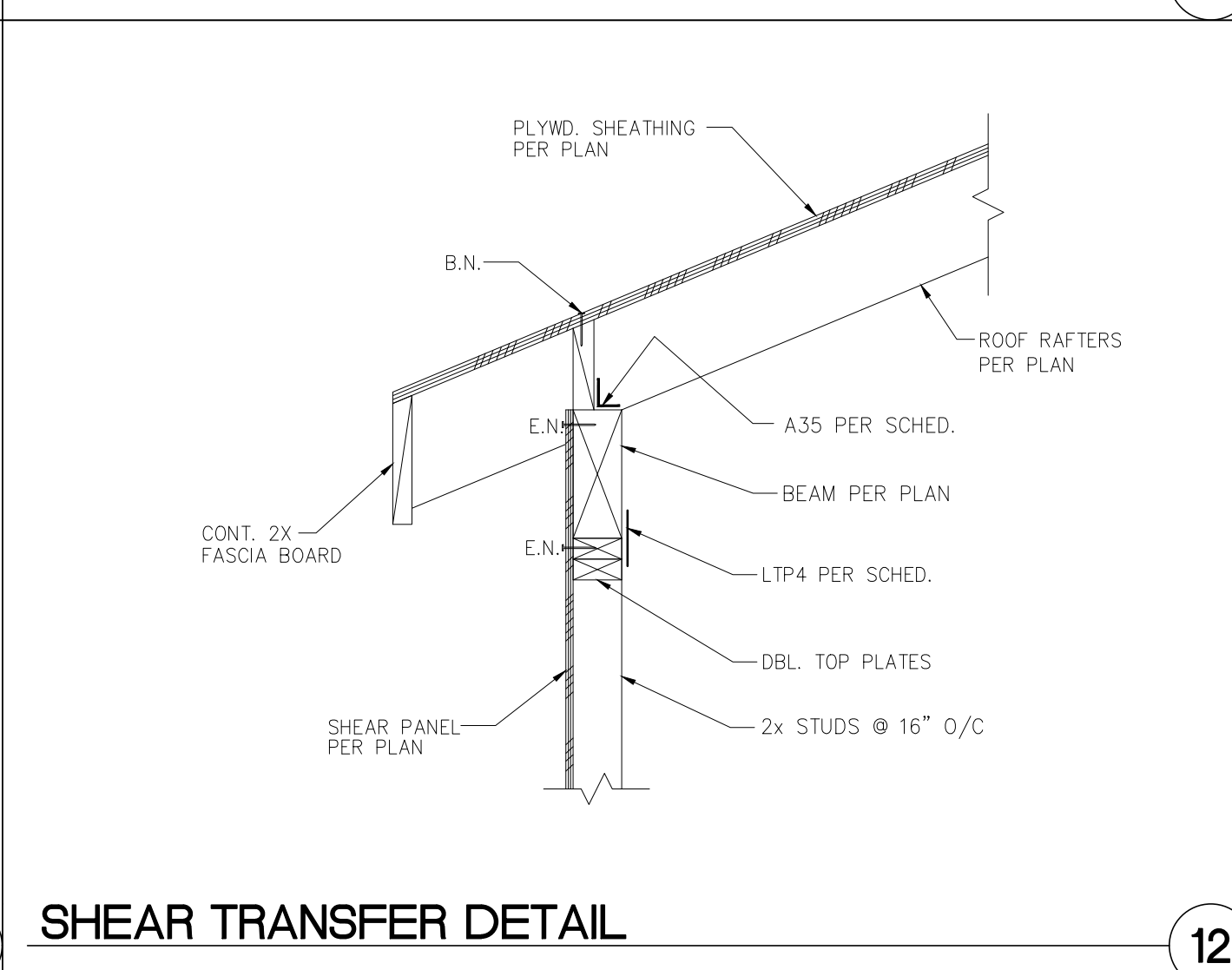
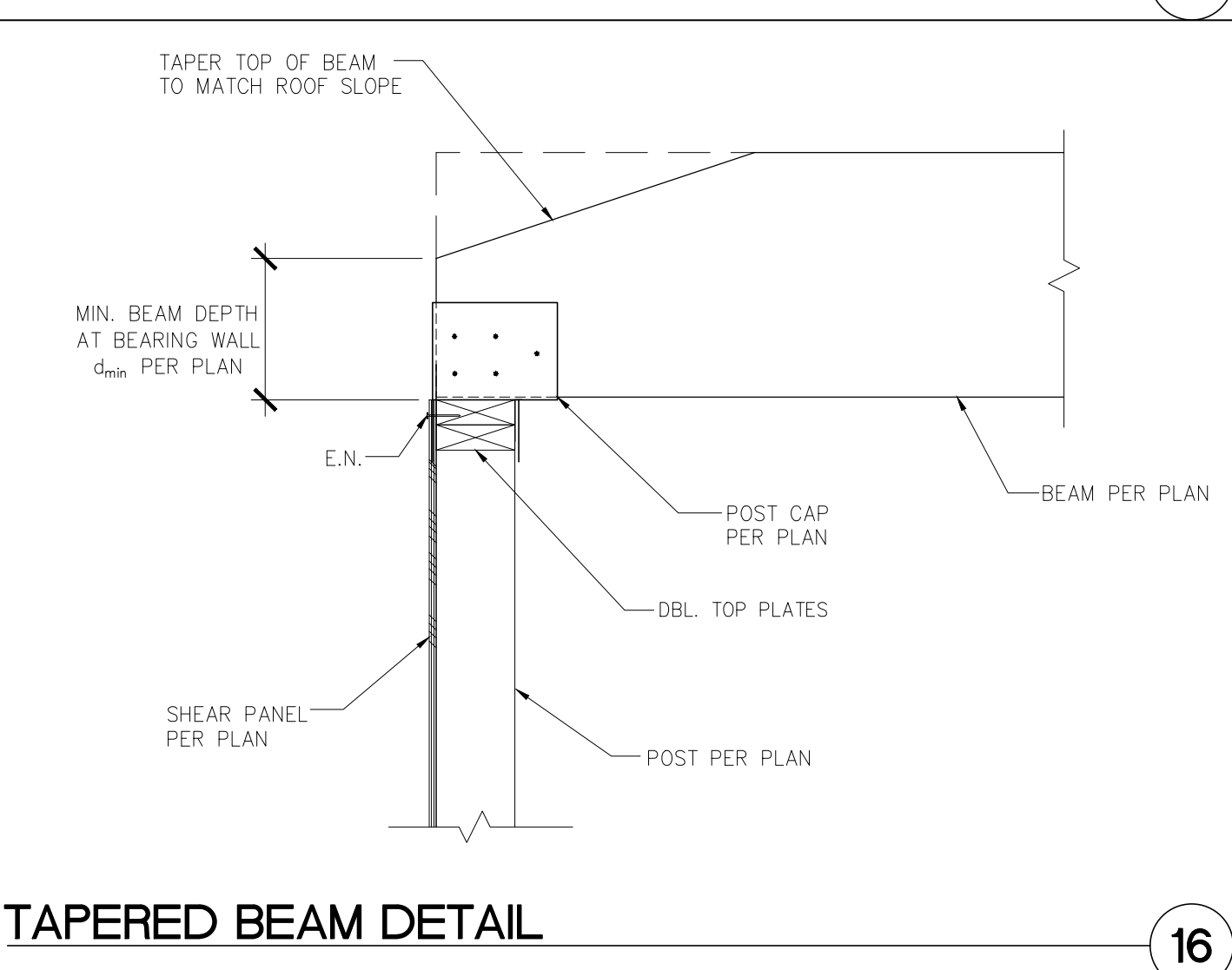
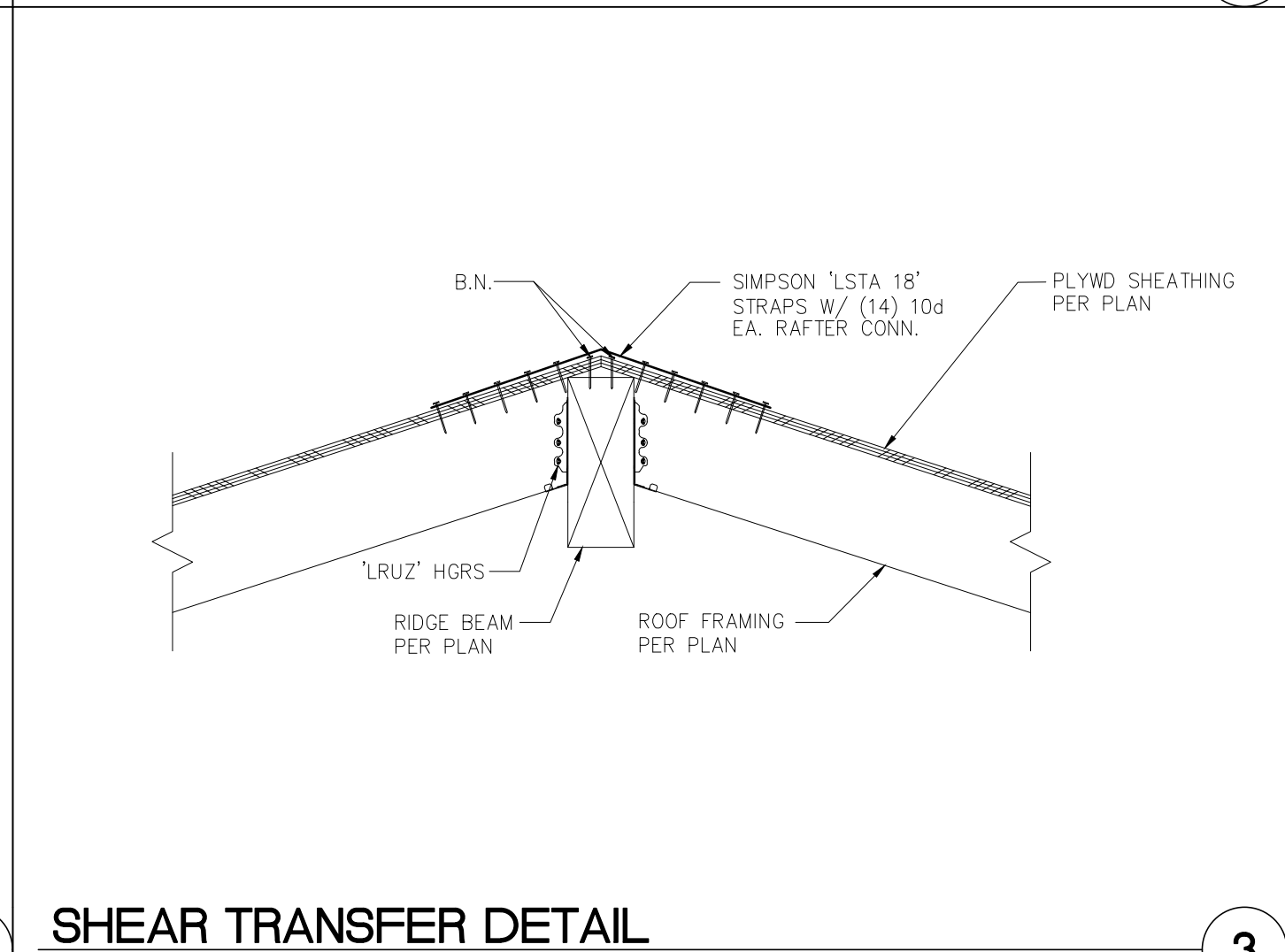
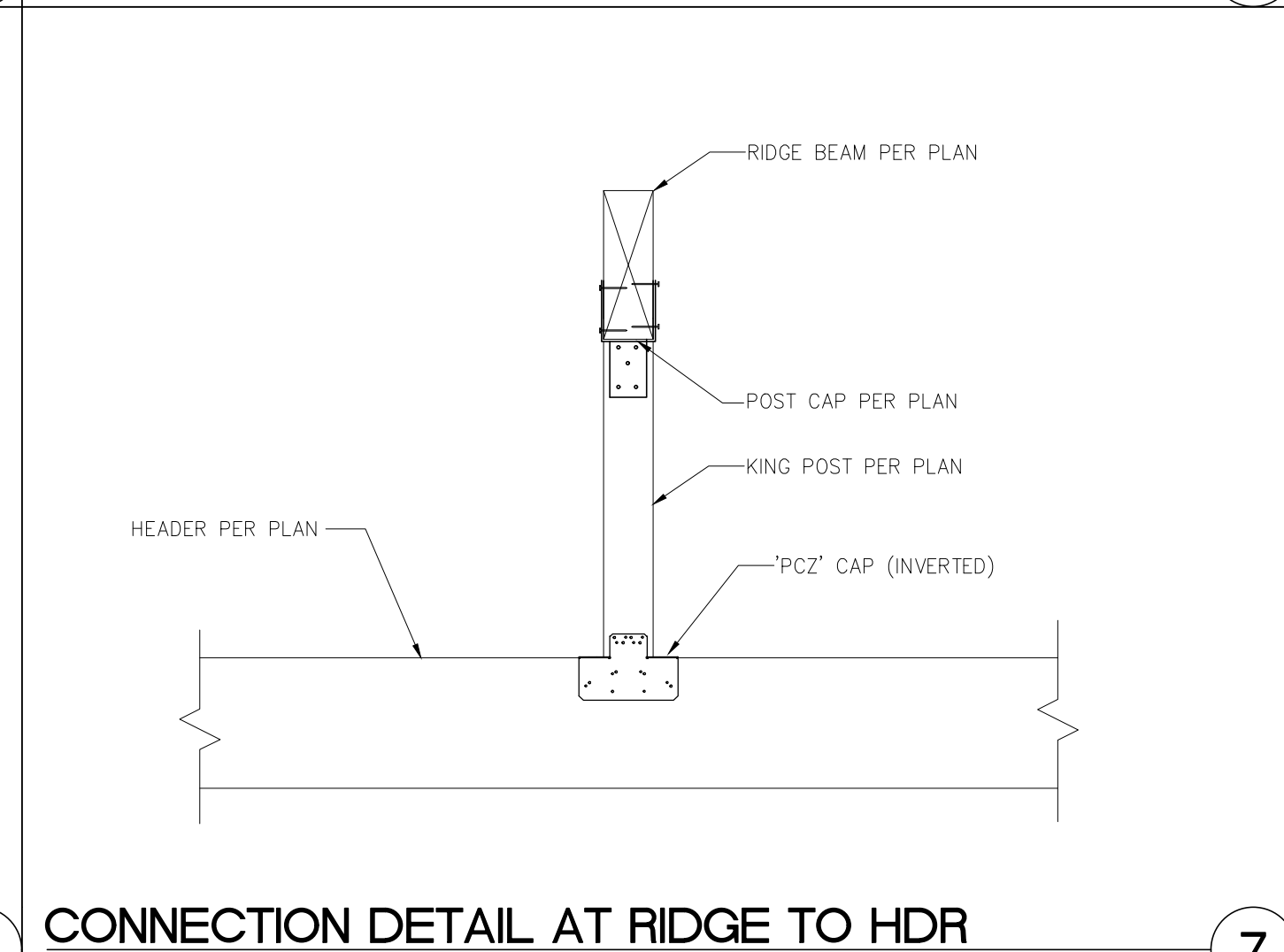
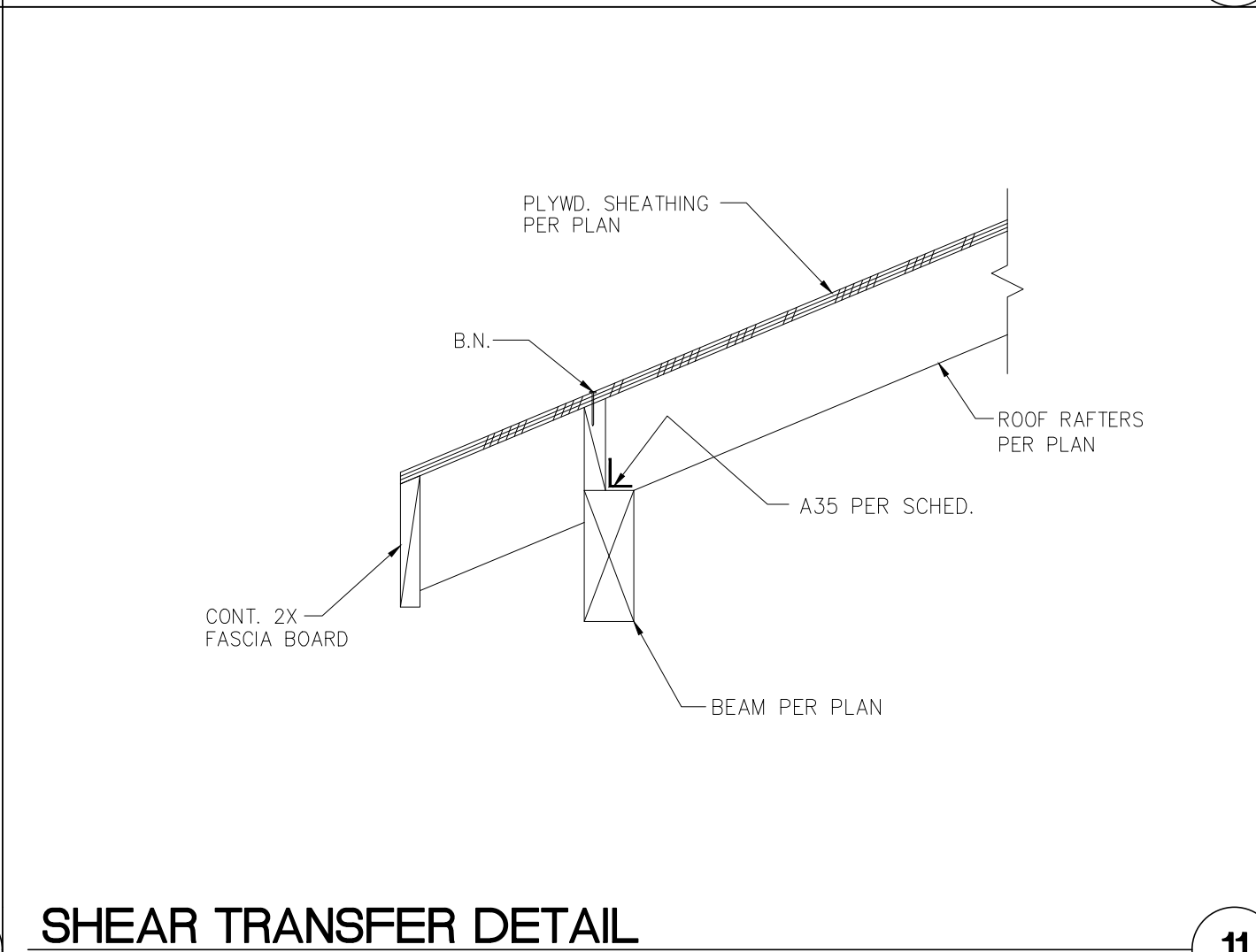
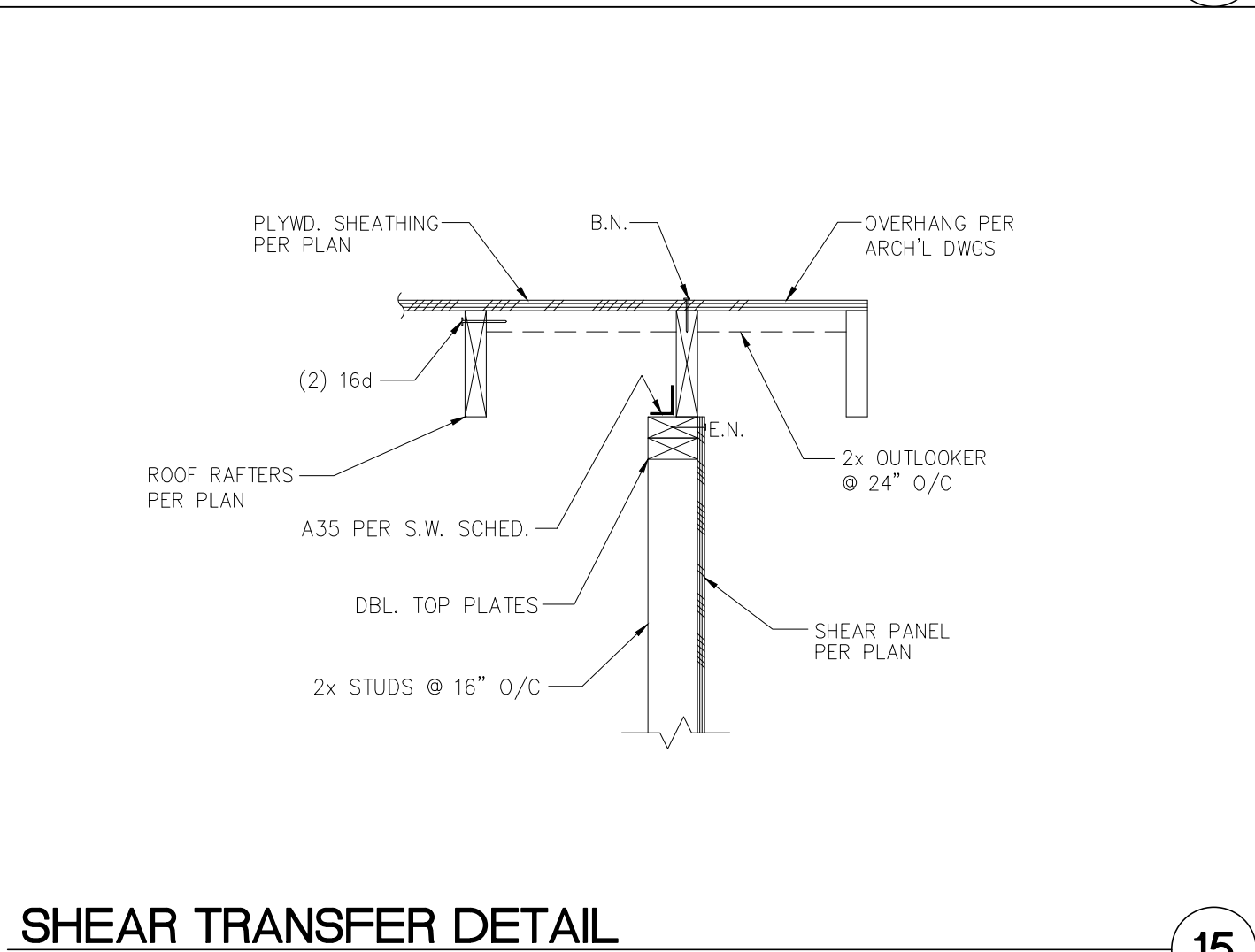
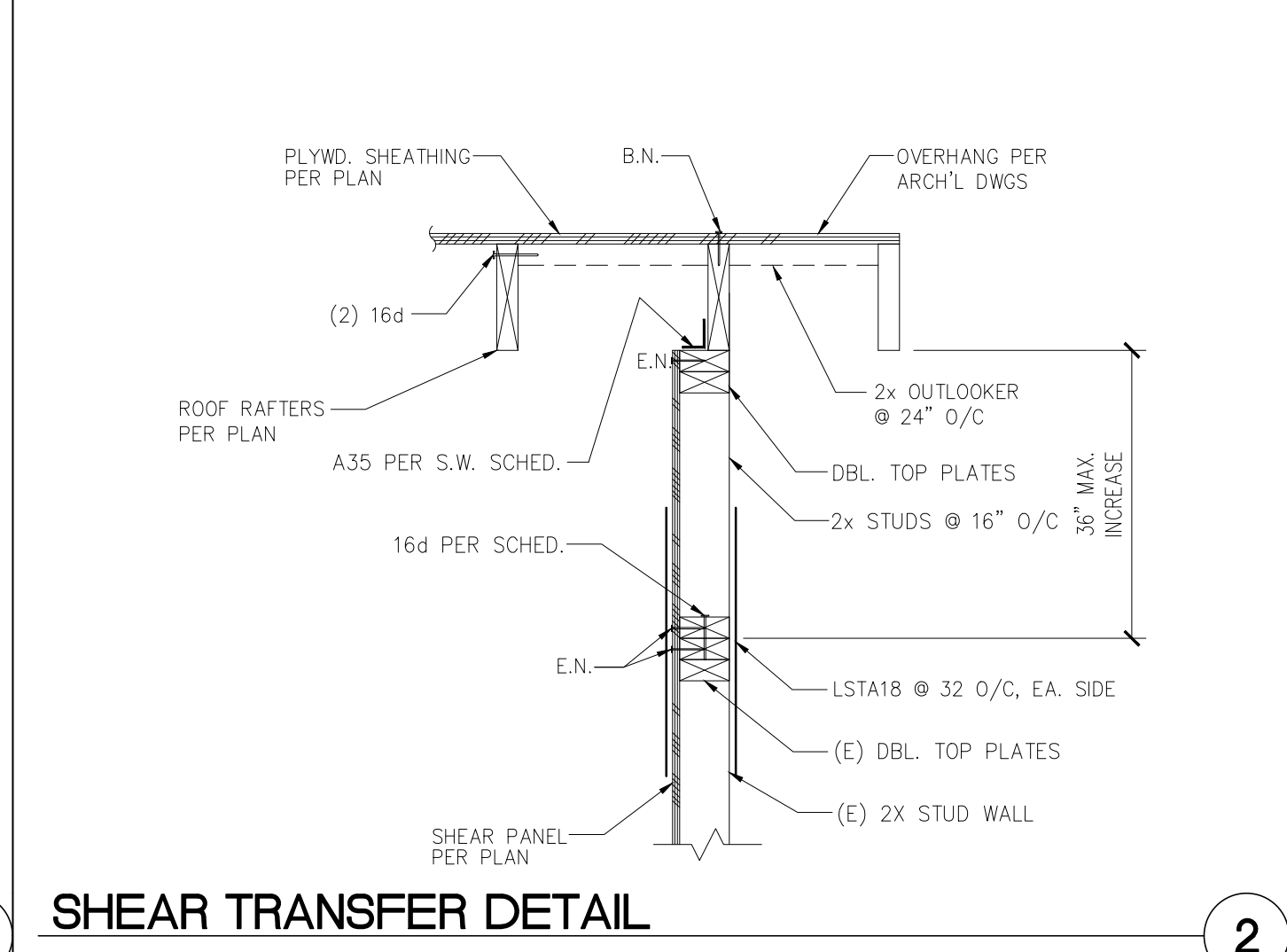
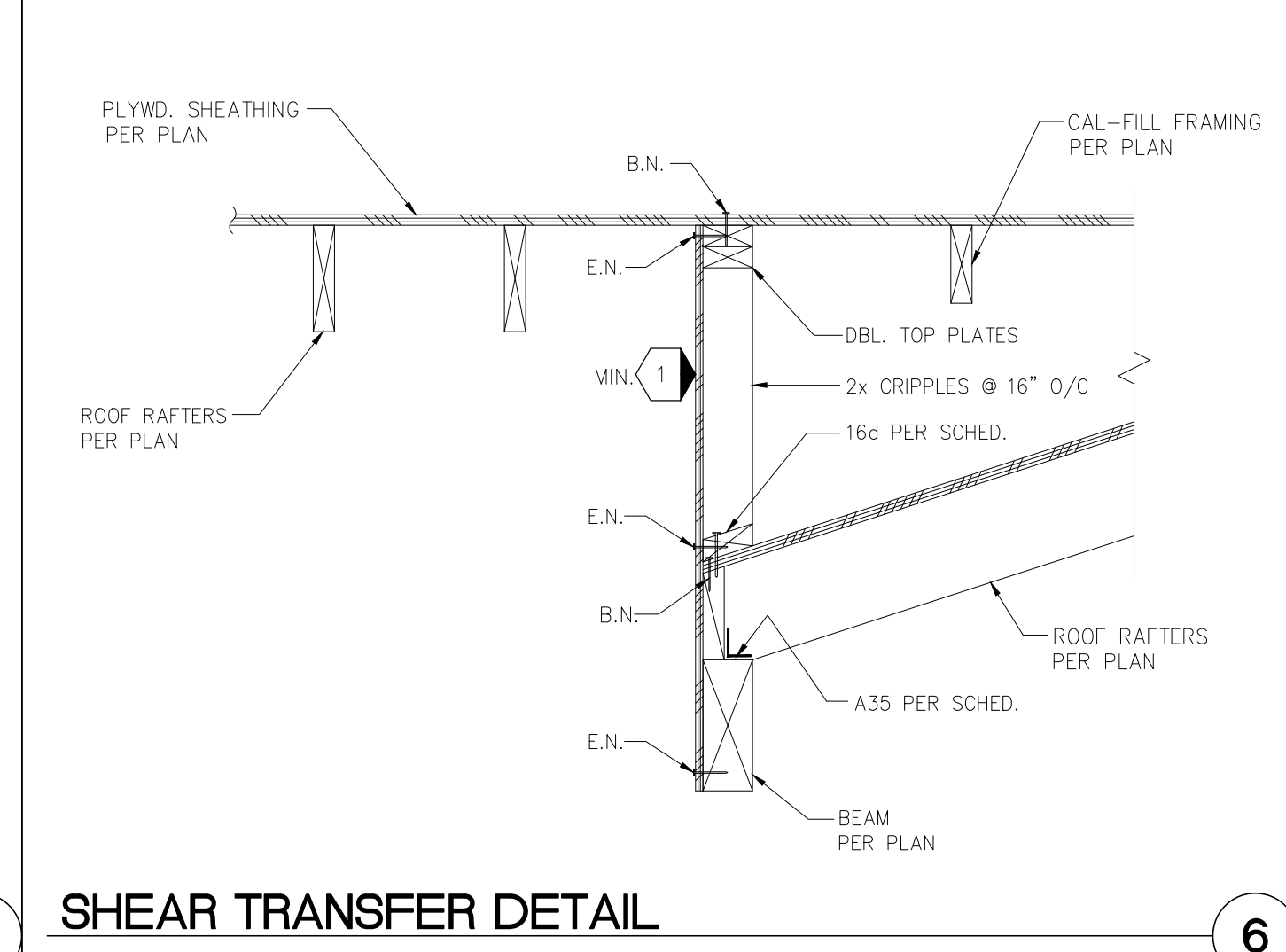
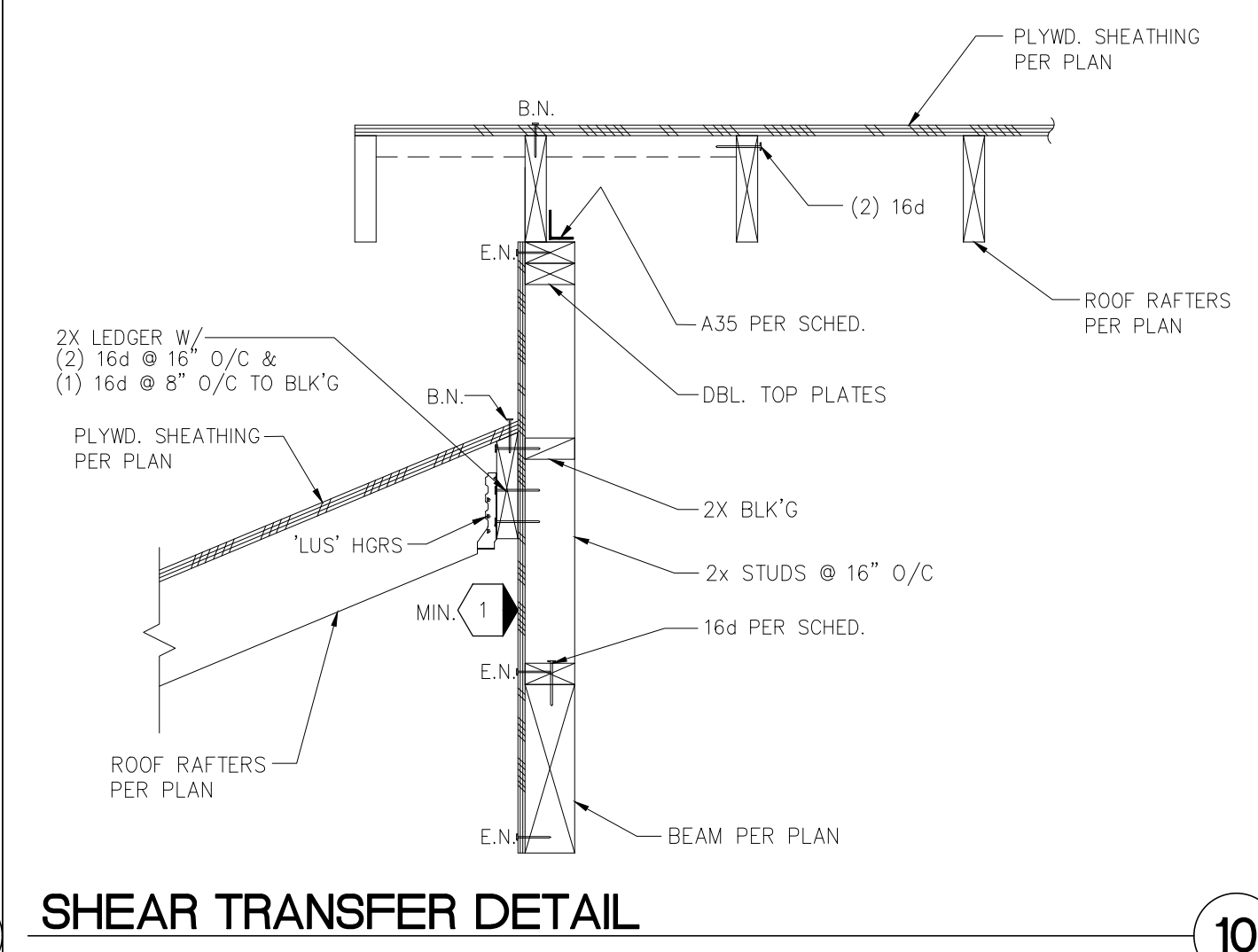
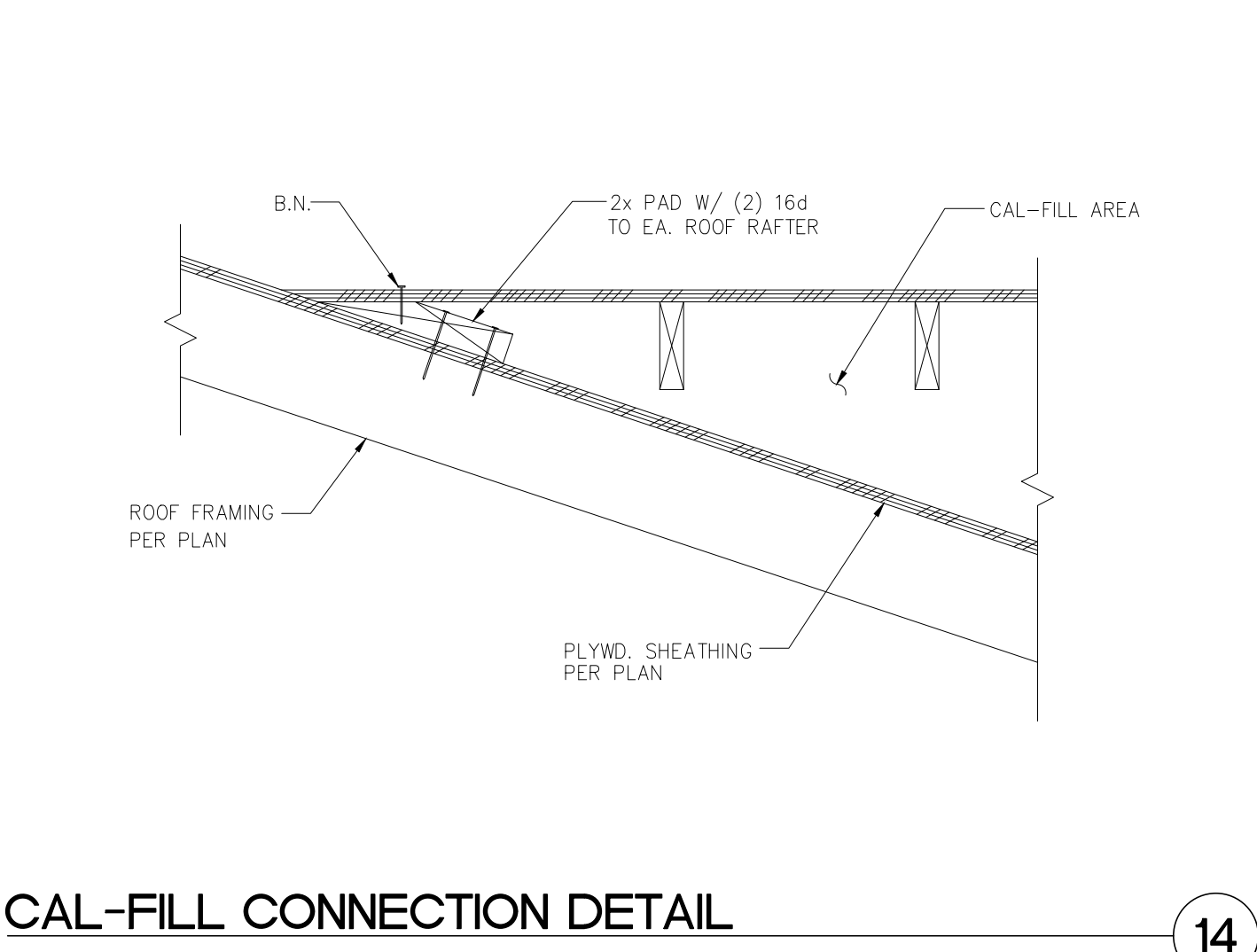
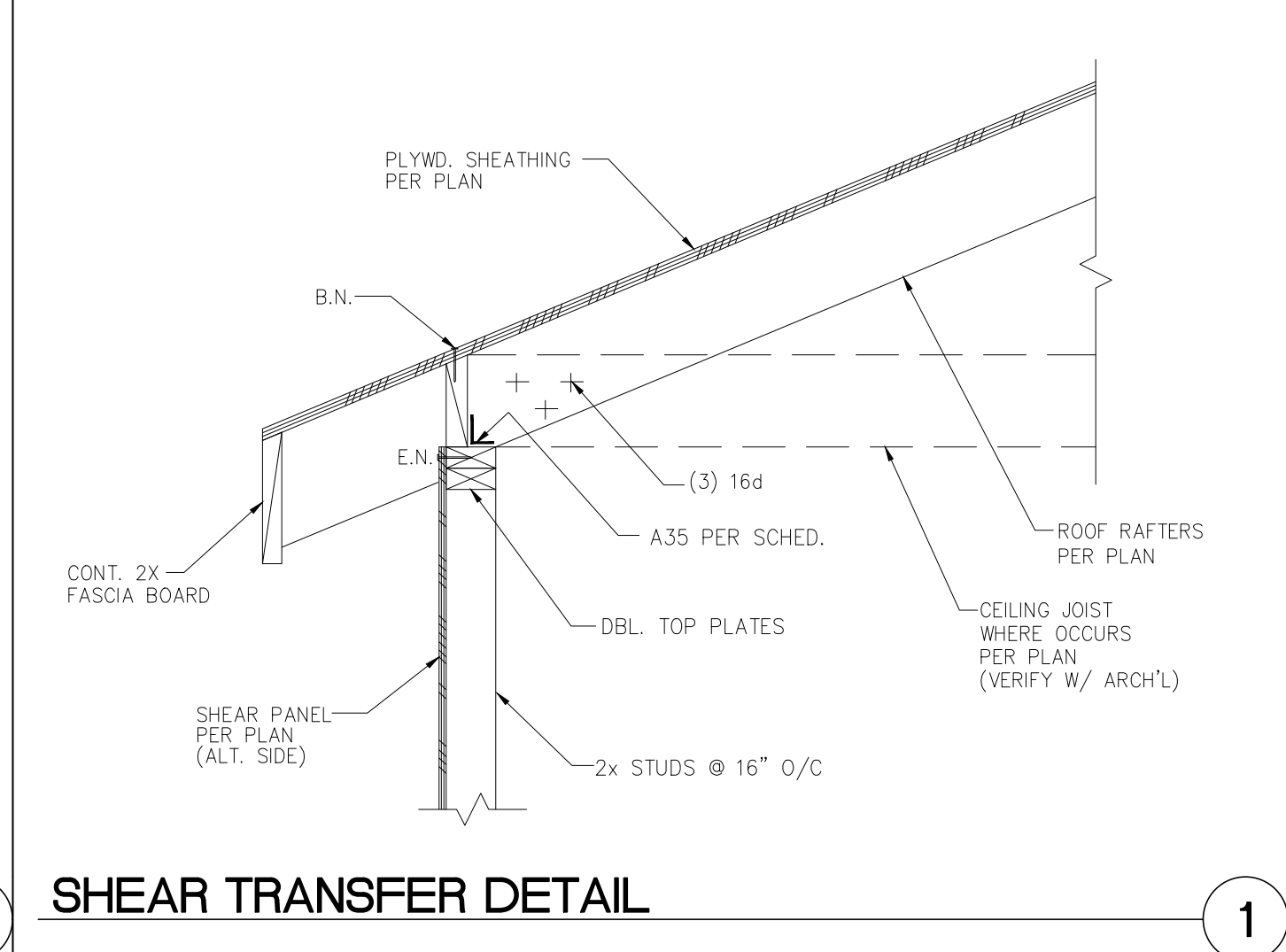
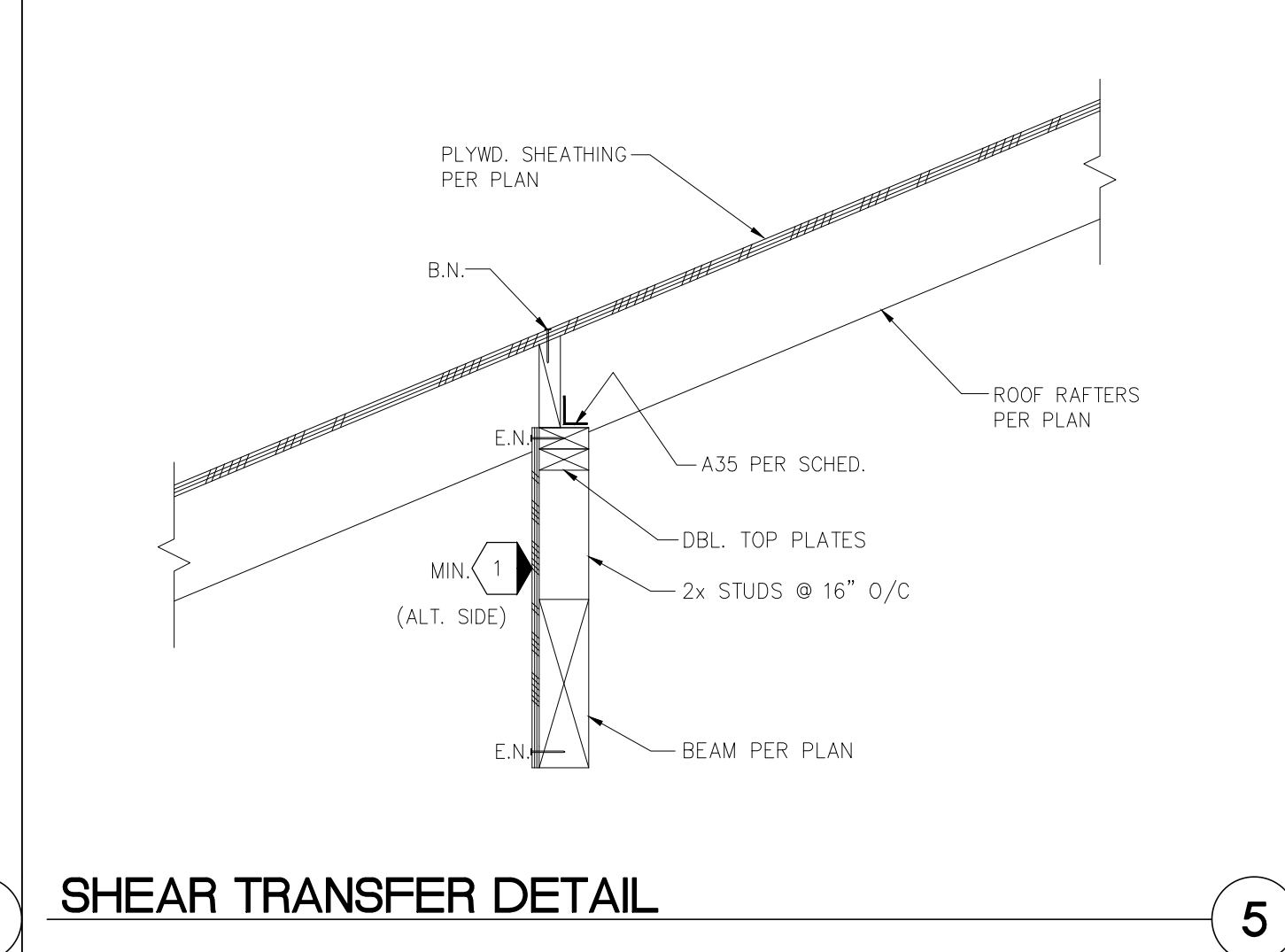
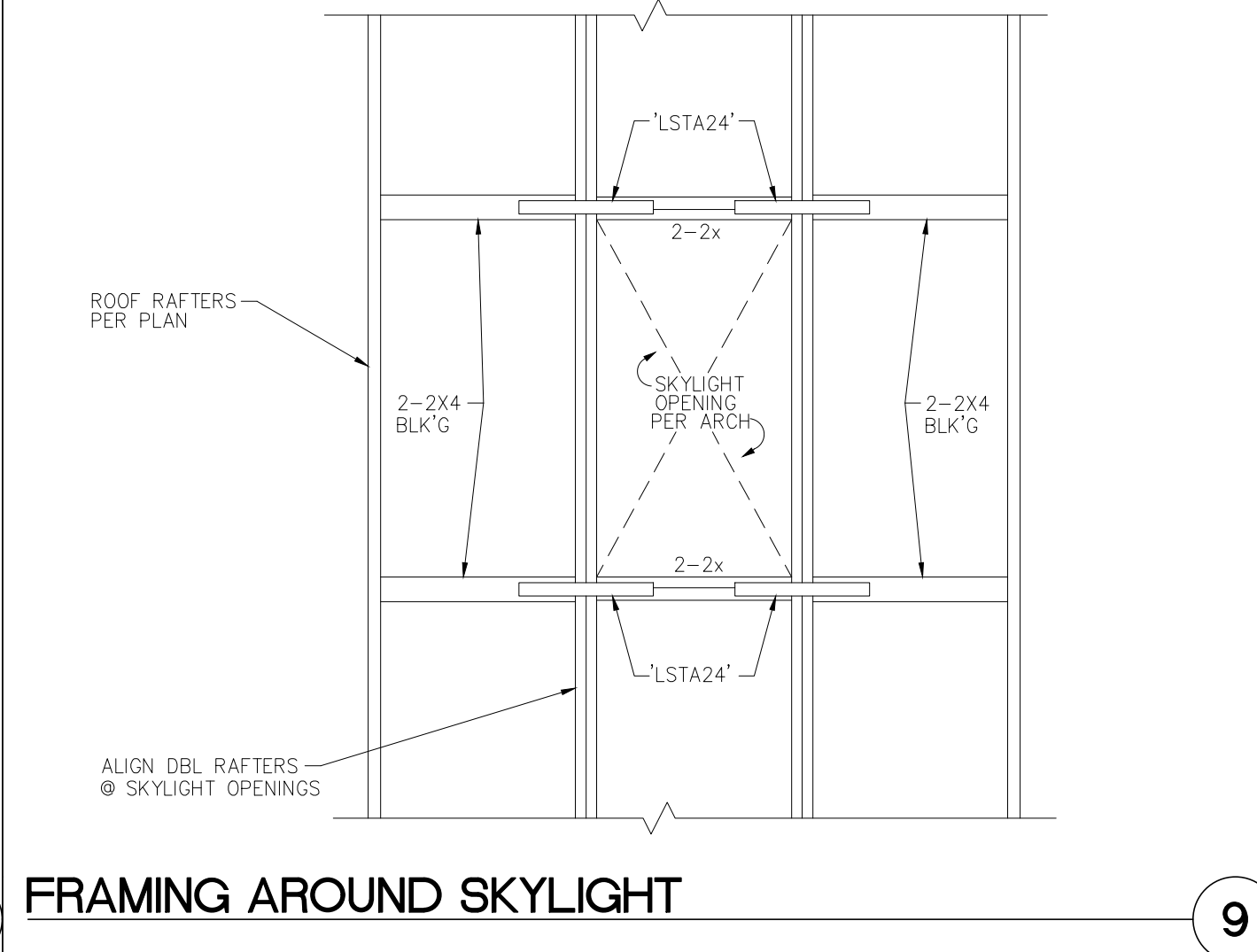
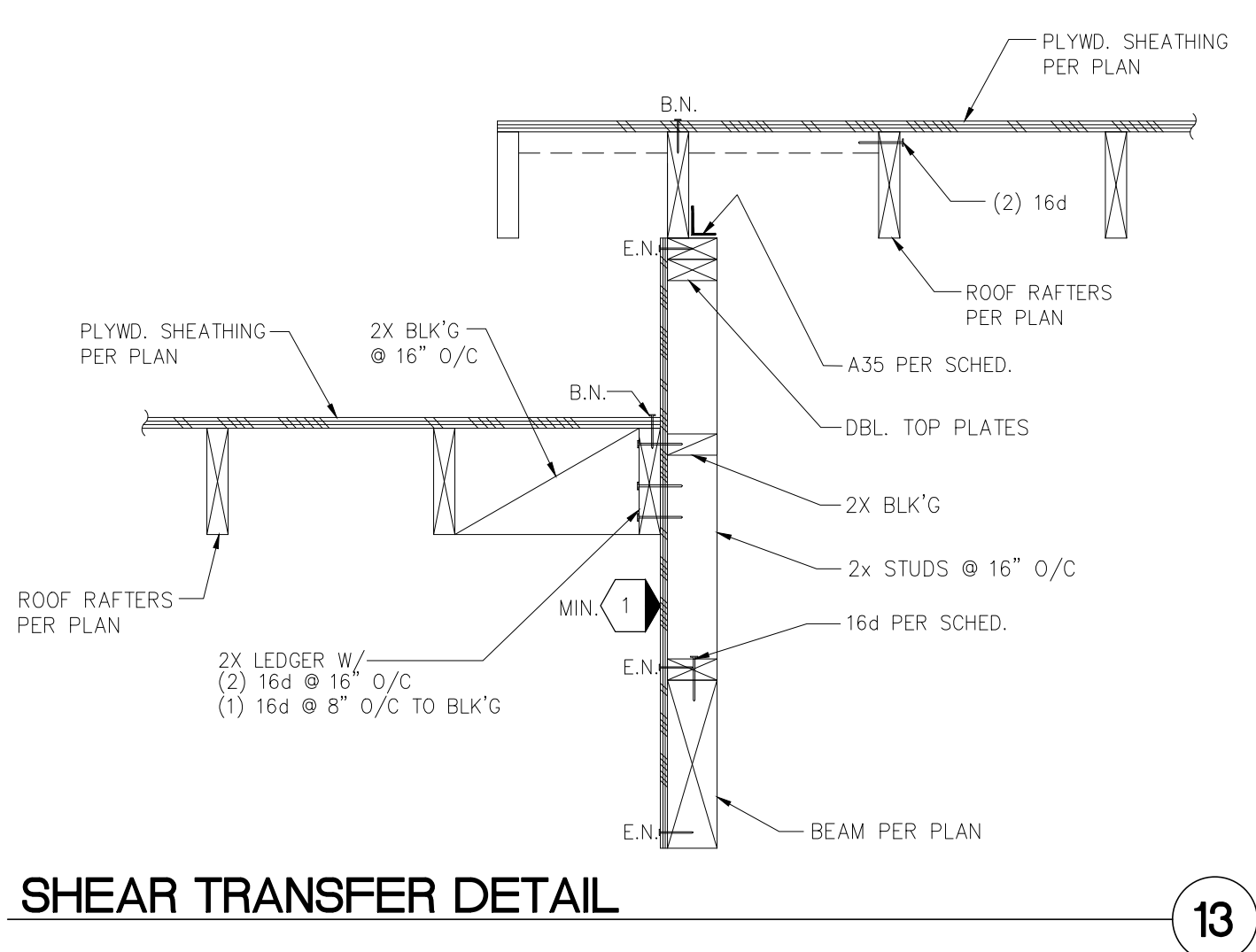


3



4

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REGISTERED PROFESSIONAL

NO. 10000

EXPIRATION DATE 12/31/2024

CIVIL

STATE OF CALIFORNIA

PROJECT:

ROE RESIDENCE

4866 PARK DRIVE

CARLSBAD, CA 92008

ISSUE DATES:

PROJECT NUMBER:

26-015

DATE:

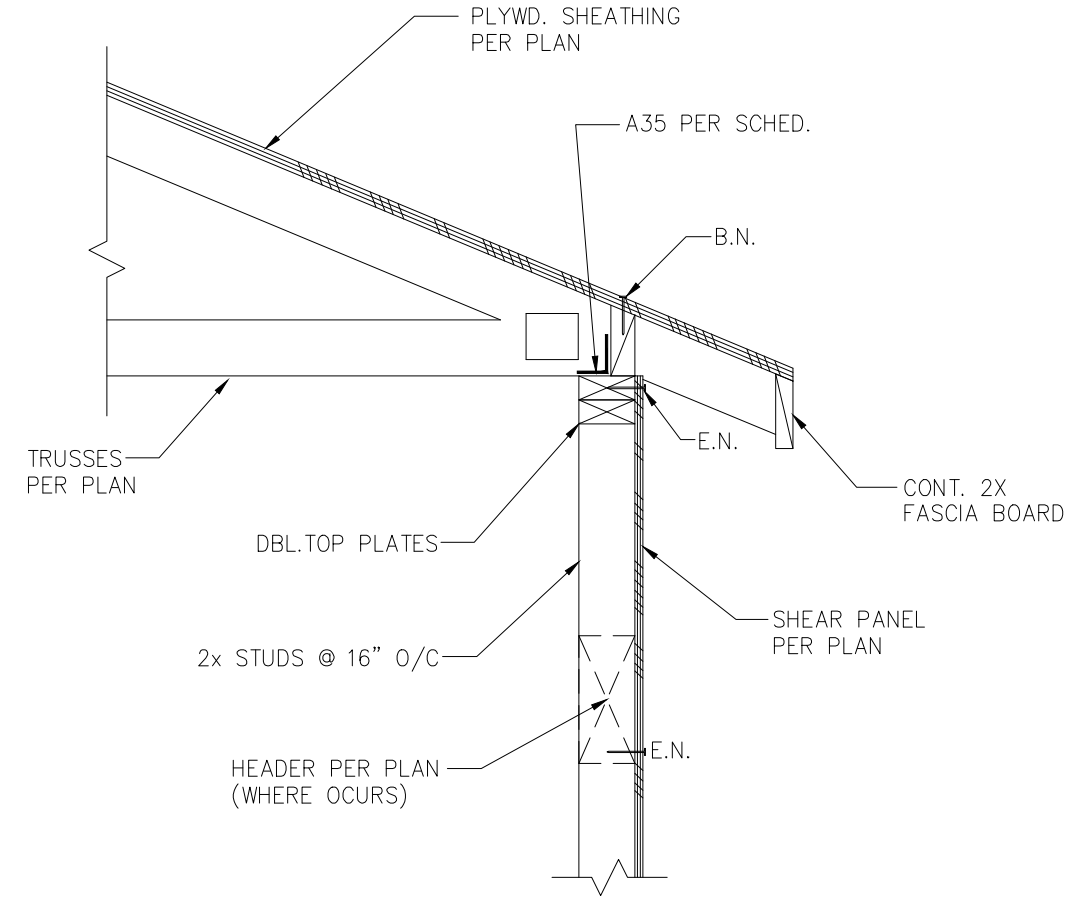
03-30-26

SHEET TITLE:

STRUCTURAL DETAILS

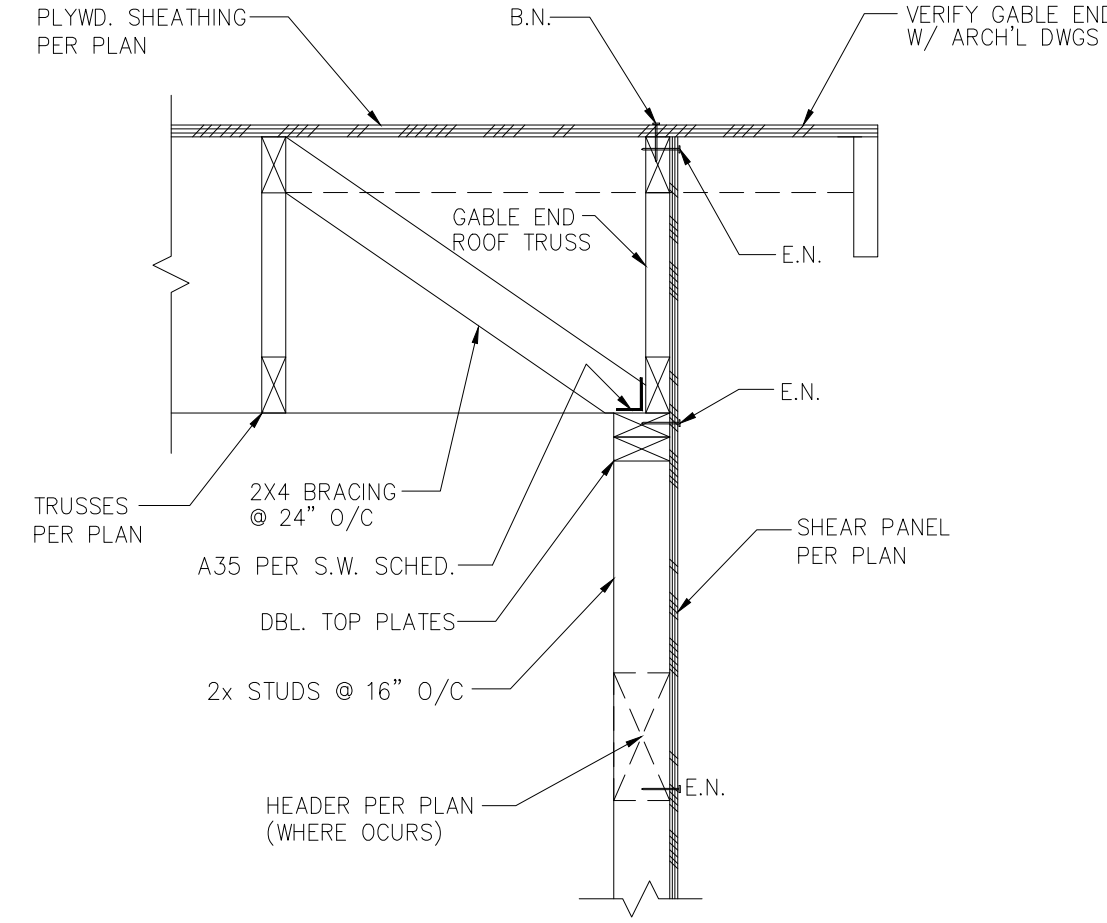
SD4

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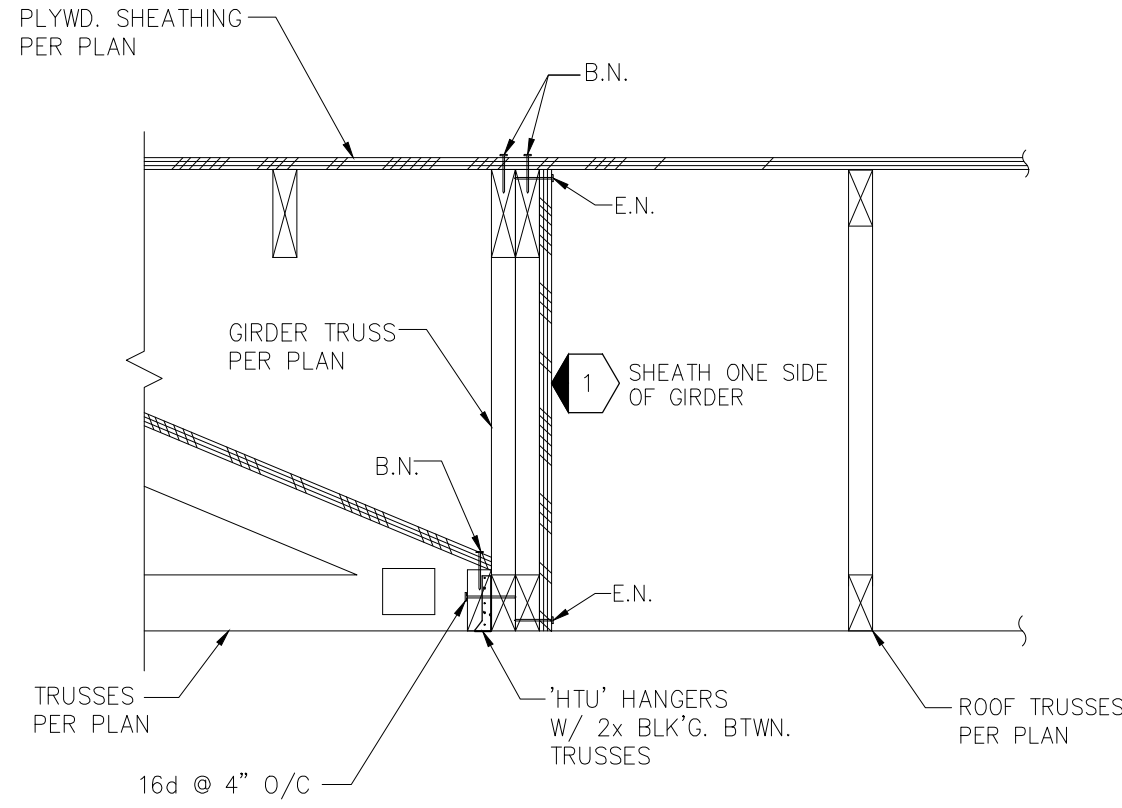
SHEAR TRANSFER DETAIL

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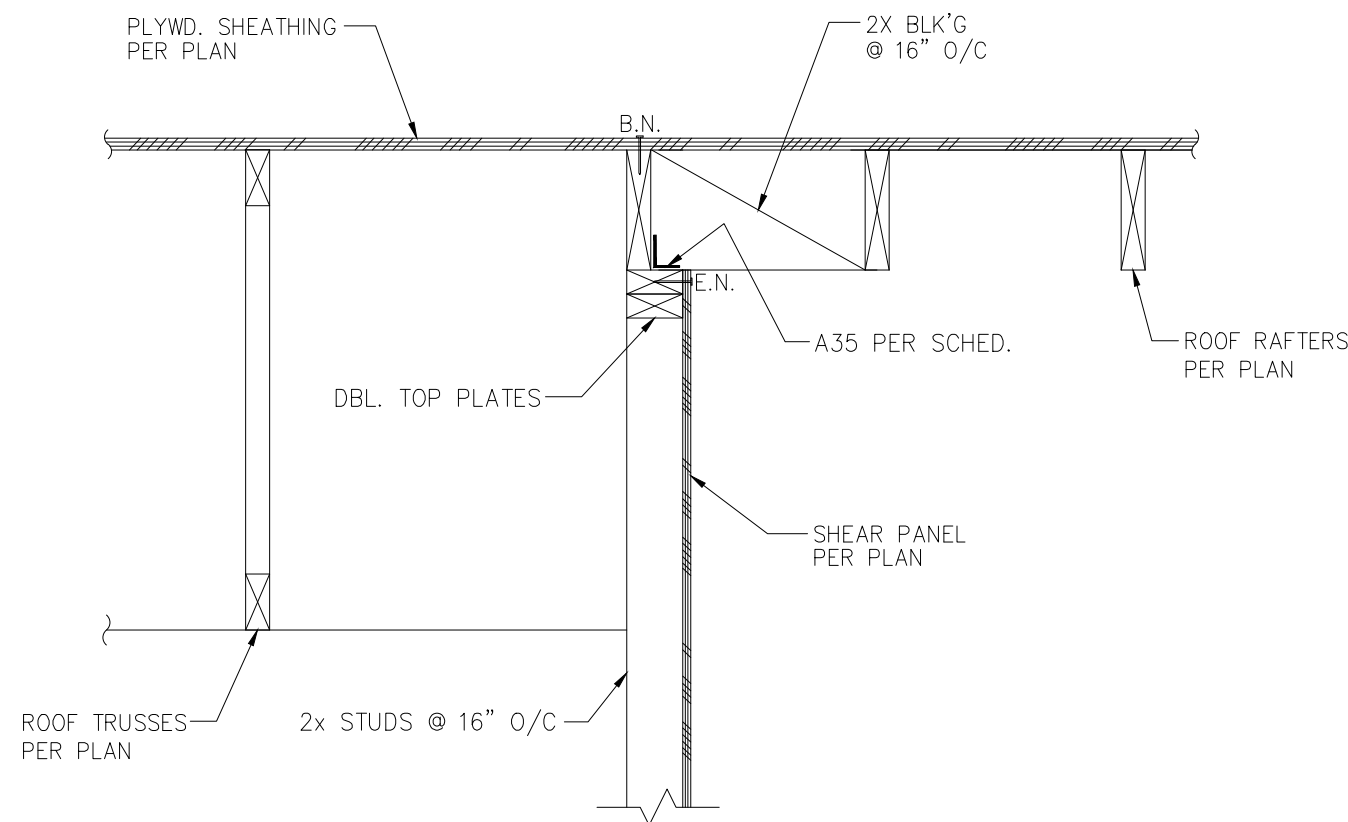
SHEAR TRANSFER DETAIL

2



SHEAR TRANSFER DETAIL

3



SHEAR TRANSFER DETAIL

4

CONSULTANT:



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ENGINEER:



PROJECT:

ROE RESIDENCE
4866 PARK DRIVE
CARLSBAD, CA 92008

ISSUE DATES:

PROJECT NUMBER: 26-015

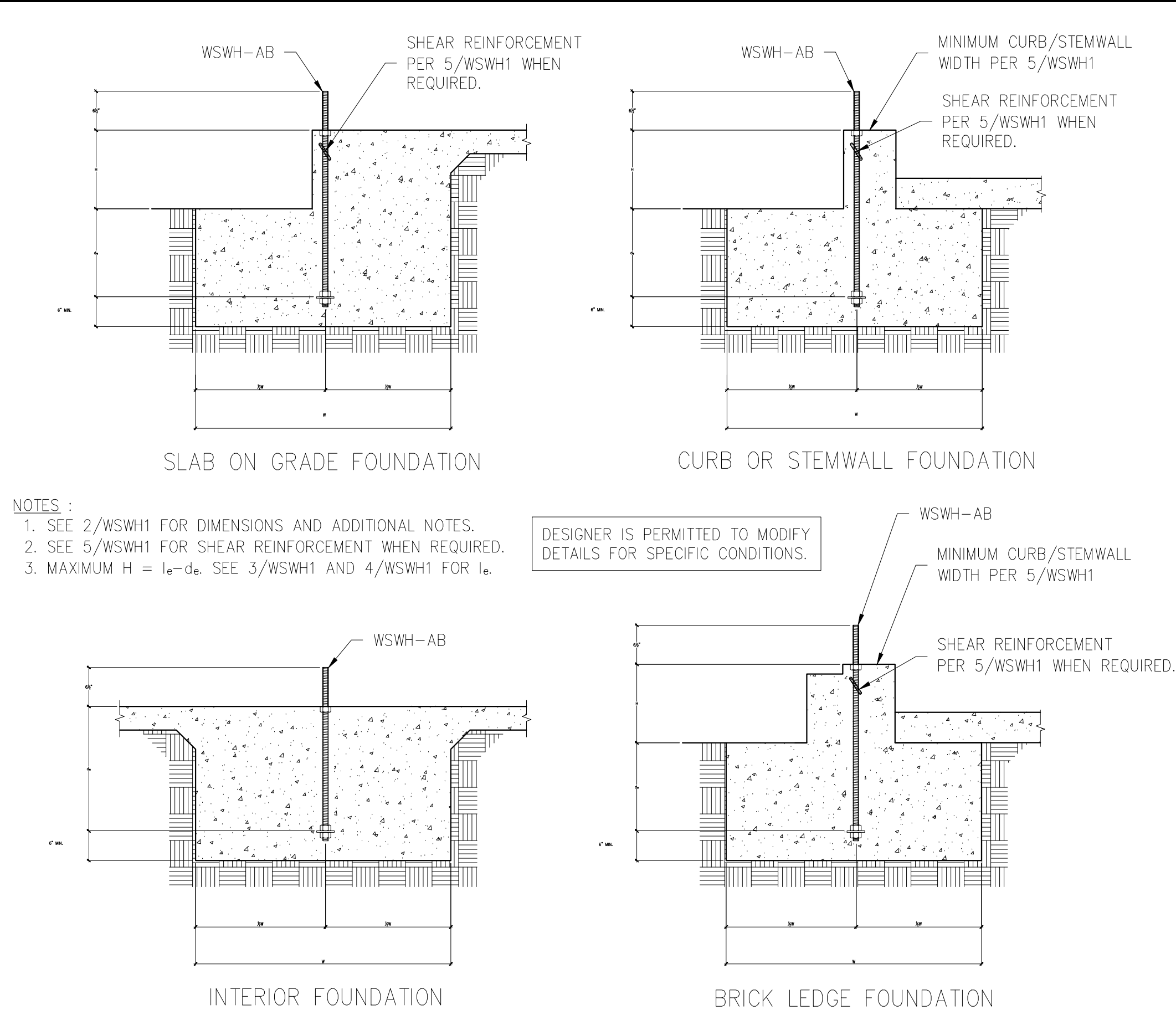
DATE: 03-30-26

SHEET TITLE:

STRUCTURAL
DETAILS

SD5

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF GAMA ENGINEERING AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GAMA ENGINEERING, INC.



STRONG-WALL® WSWH ANCHORAGE – TYPICAL SECTIONS

1

WSWH ANCHOR BOLTS

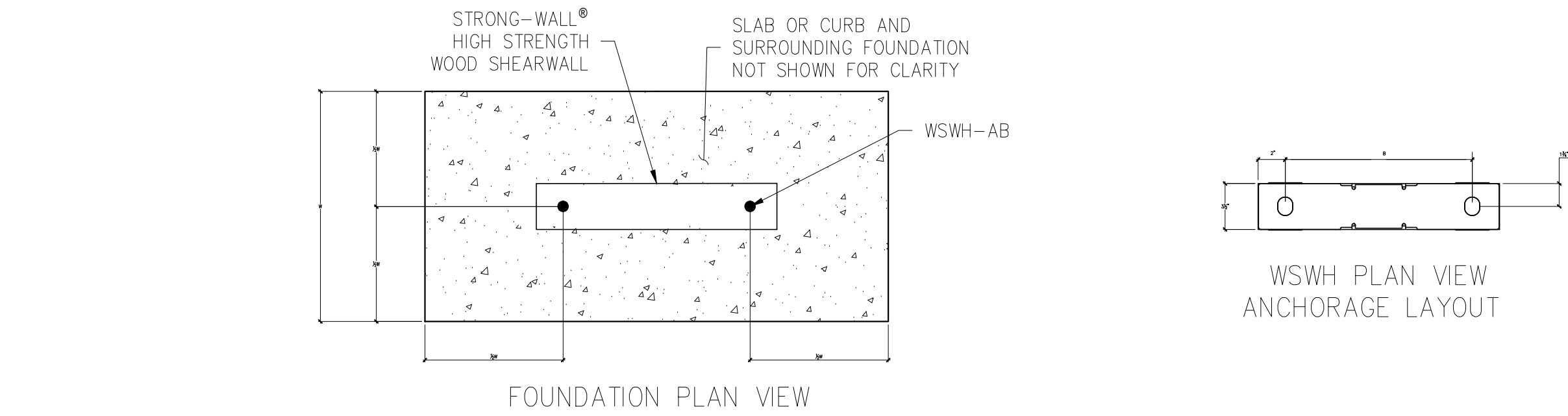
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WSWH ANCHOR BOLT EXTENSION

4

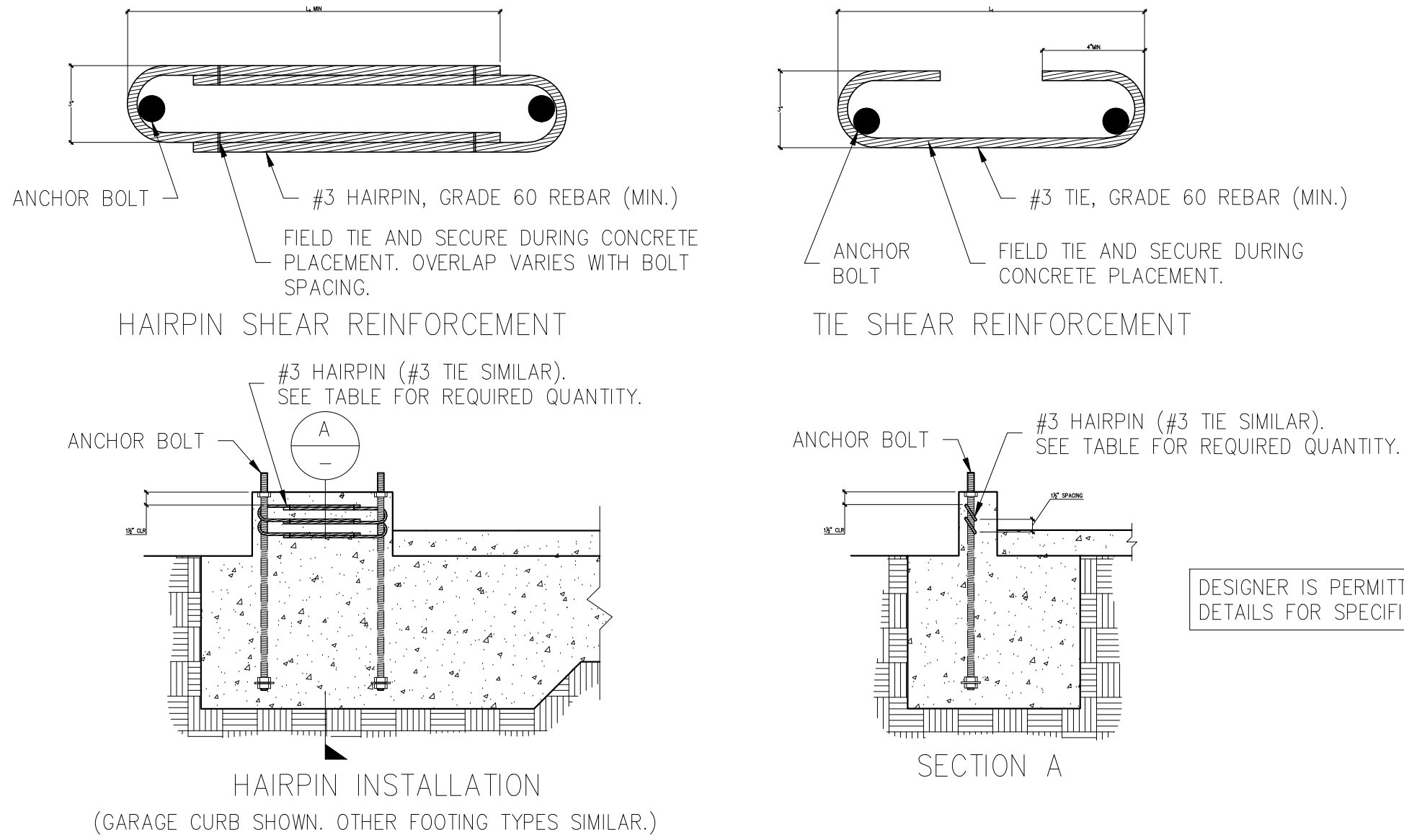
WSWH ANCHOR BOLT TEMPLATES

6



- NOTES :
- ANCHORAGE DESIGNS CONFORM TO ACI 318-14 CHAPTER 17 AND ACI 318-19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
 - ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH-AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).
 - SEISMIC INDICATES SEISMIC DESIGN CATEGORY C-F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-19 SECTION 17.10.5.3.
 - WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
 - FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
 - REFER TO 1/WSWH1 FOR d_e .

ANCHOR BOLT LAYOUT	
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODEL NO.	DISTANCE FROM CENTER-TO-CENTER OF WSWH-AB, B (in)
WSWH12	8½
WSWH18	14
WSWH24	20



STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE						
MODEL	SEISMIC ³		WIND ⁴			
	L ₁ OR L _b (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (lb.)
WSWH12	10½	(1) #3 TIE	6	SEE NOTE 7	6	UNCRACKED 1,080 CRACKED 770
WSWH18	15	(2) #3 HAIRPINS ^{5,6}	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH
WSWH24	19	(2) #3 HAIRPINS ⁵	6	(2) #3 HAIRPINS ⁵	6	

- NOTES :
- SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19 AND ACI 318-14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
 - SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
 - SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318-19, SECTION 17.10.6.3, ACI 318-14, SECTION 17.2.3.5.3.
 - WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
 - ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
 - USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.
 - USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
 - #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
 - CONCRETE EDGE DISTANCE MUST COMPLY WITH ACI 318-19 SECTION 17.9.2 AND 20.5.1.3 (ACI 318-14 SECTION 17.7.2 AND 20.6.1.3). WHERE THE CONCRETE SURFACE IS EXPOSED TO WEATHER OR IN CONTACT WITH GROUND CONSIDER ALTERNATE PROTECTION METHODS IF NECESSARY. ANCHOR TEMPLATES ARE AVAILABLE TO LOCATE THE STRONG-WALL AT INSIDE FACE OF 2X6 FRAMING. HOT DIPPED GALVANIZED ANCHOR BOLTS ARE AVAILABLE FOR COATED REINFORCING REFER TO ACI 318-19 SECTION 20.5.2.
 - THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI

2

STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS

5

CONSULTANT:

GAMA Engineering
STRUCTURAL CONSULTANTS

2535 KETNER BLVD., SUITE 351
SAN DIEGO, CA 92101

PH: (619) 254-8548
FAX: (619) 488-0484

ENGINEER:

ROE RESIDENCE
4866 PARK DRIVE
CARLSBAD, CA 92008

PROJECT:

ISSUE DATES:

PROJECT NUMBER: 26-015

DATE: 03-30-2026

SHEET TITLE:

STRONG-WALL DETAILS

WSWH1

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF GAMA ENGINEERING AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GAMA ENGINEERING, INC.

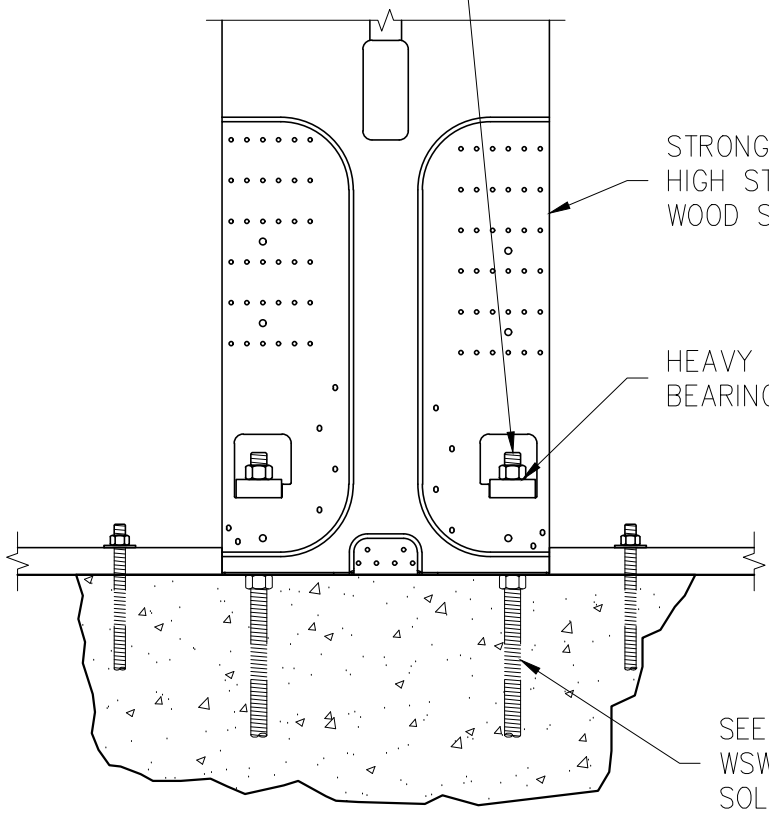
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS QUANTITY	DIA. (in.)	TOTAL WALL WEIGHT (lb.)
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

NOTES :

- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74 1/2".
- ALL PANELS COME WITH PRE-ATTACHED HOLDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
- ALL PANELS ARE 3 1/2" THICK.

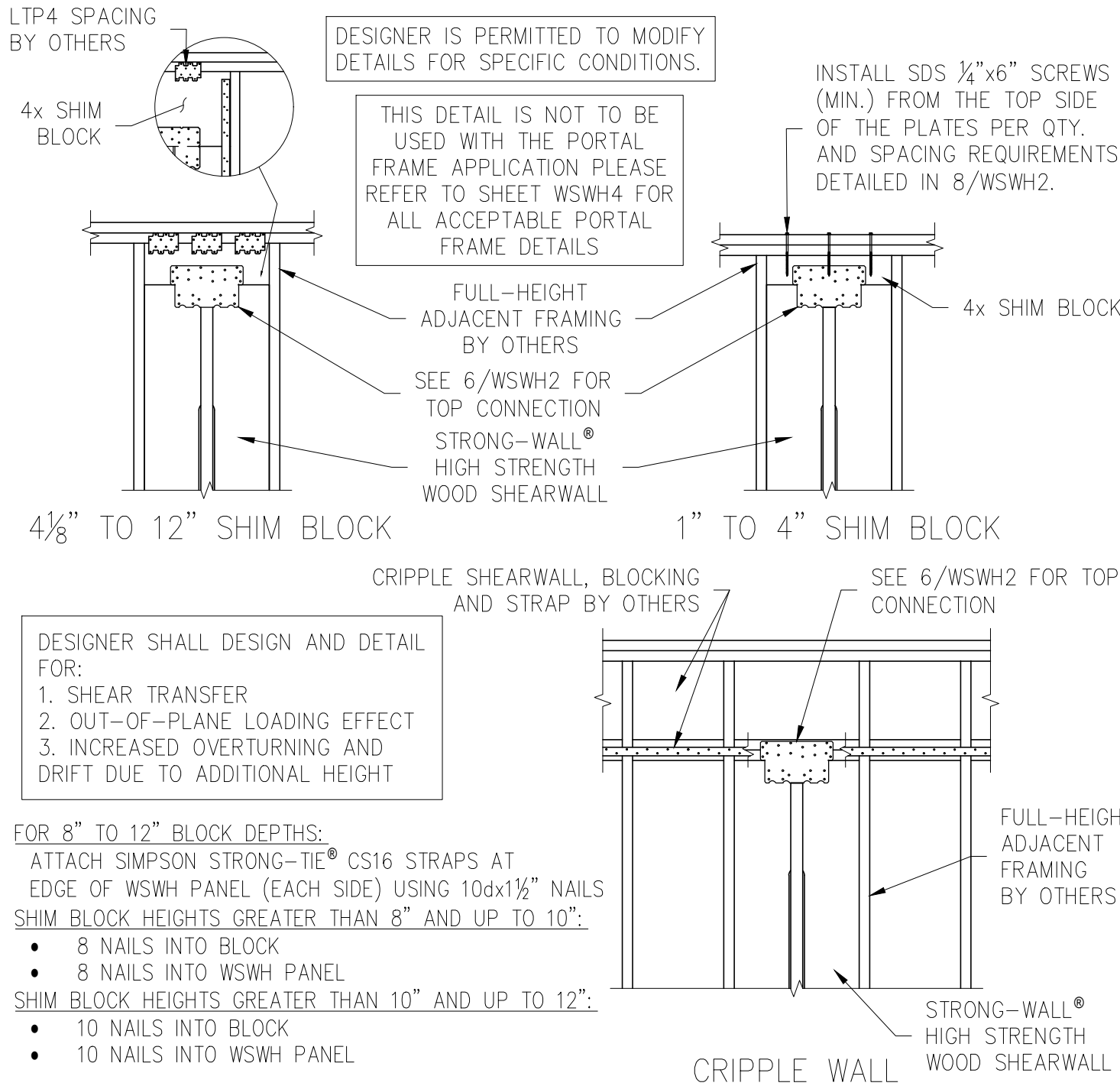
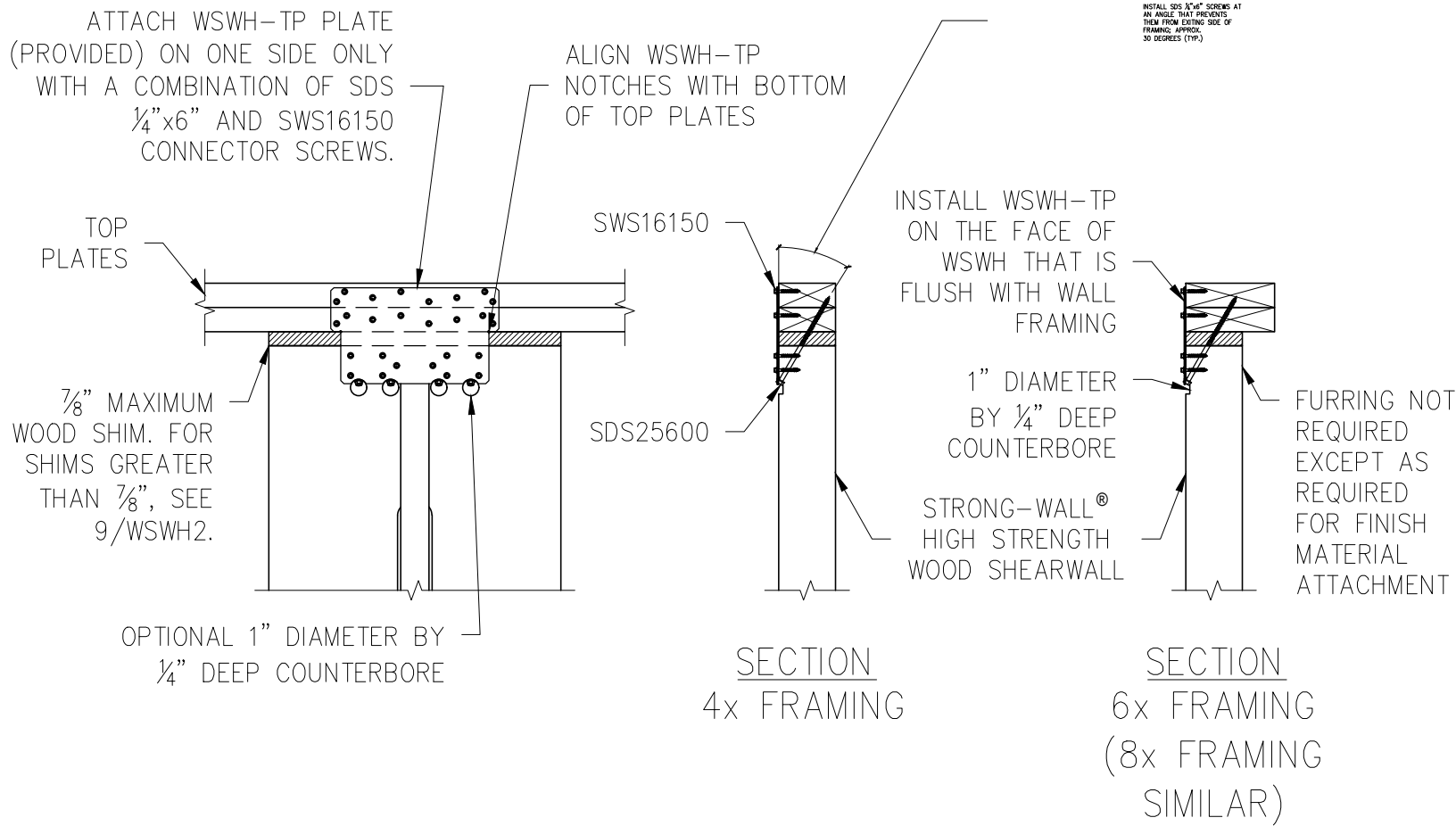
PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1 1/2" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + 1/2" TURN.



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

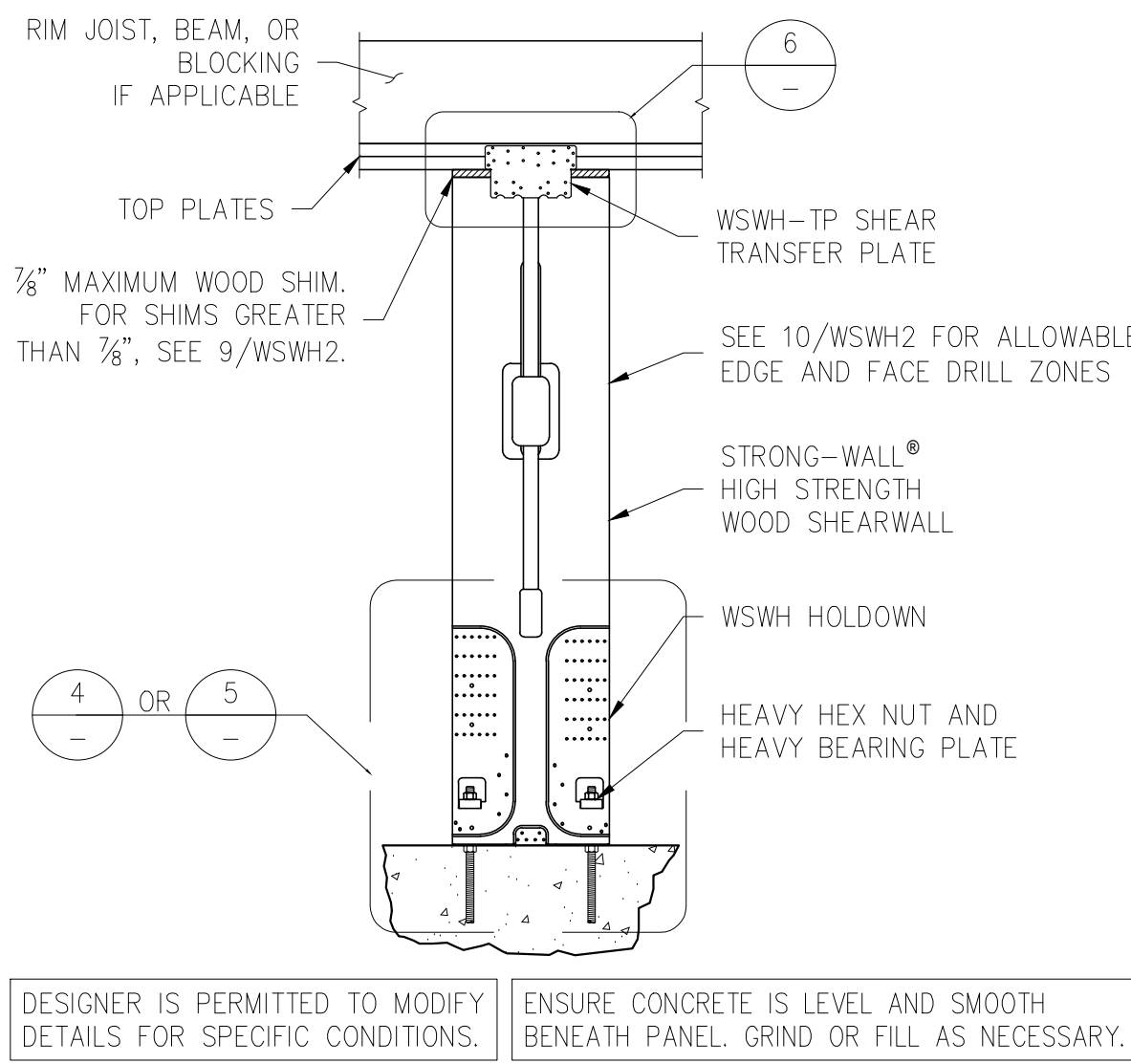
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



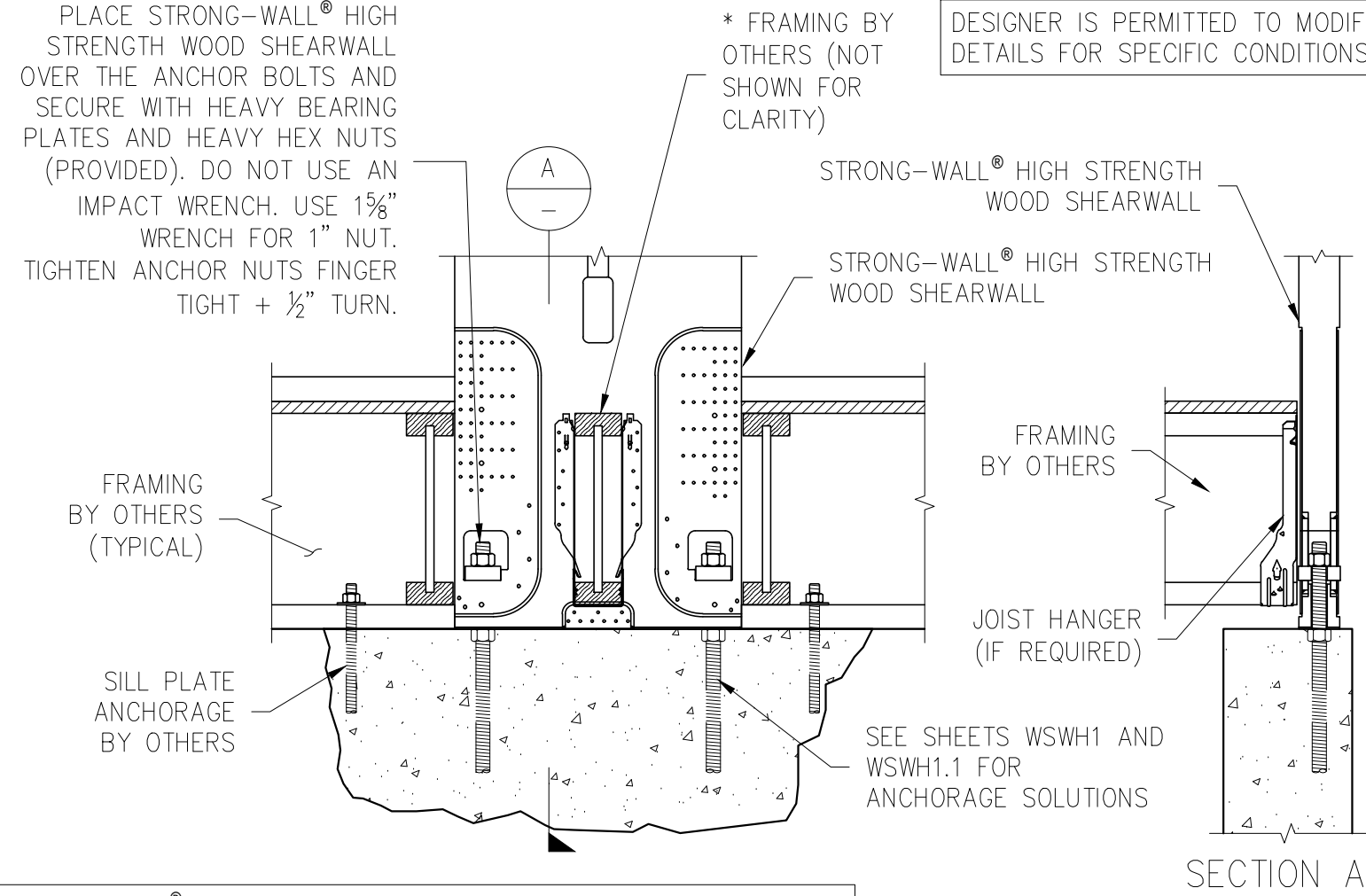
STRONG-WALL® WSWH MODELS

1



STANDARD INSTALLATION BASE CONNECTION

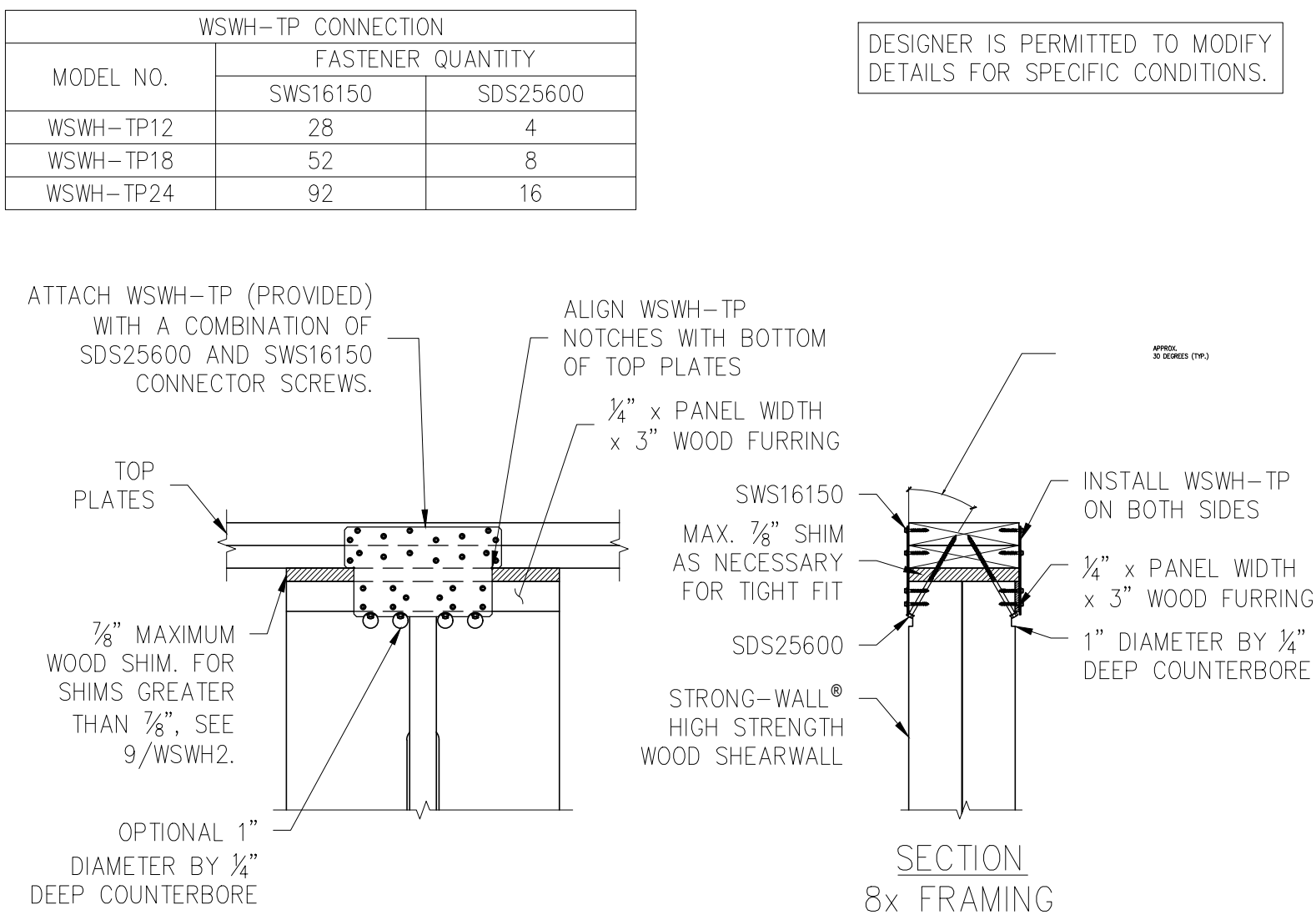
4



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TOP CONNECTION

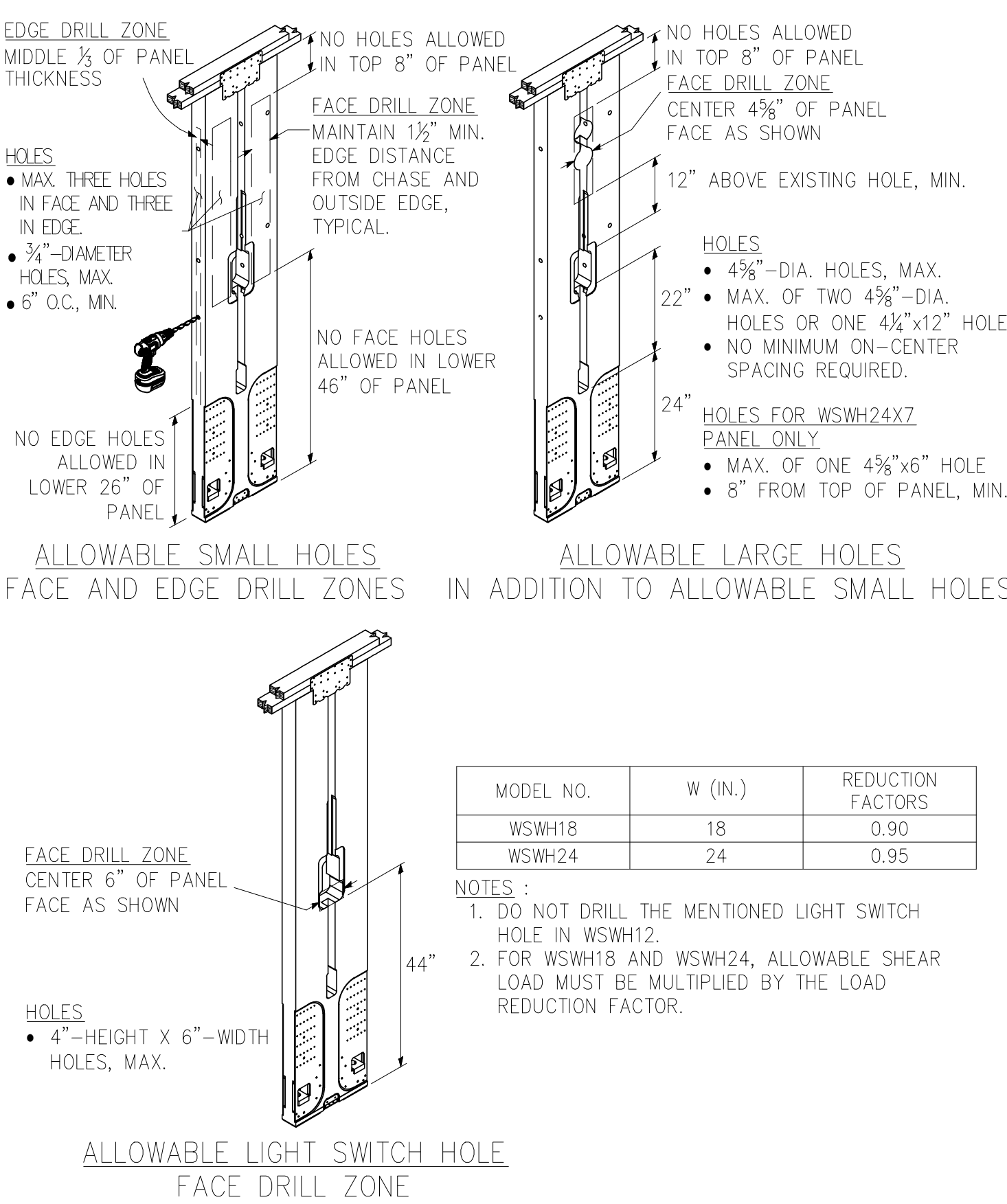
6



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

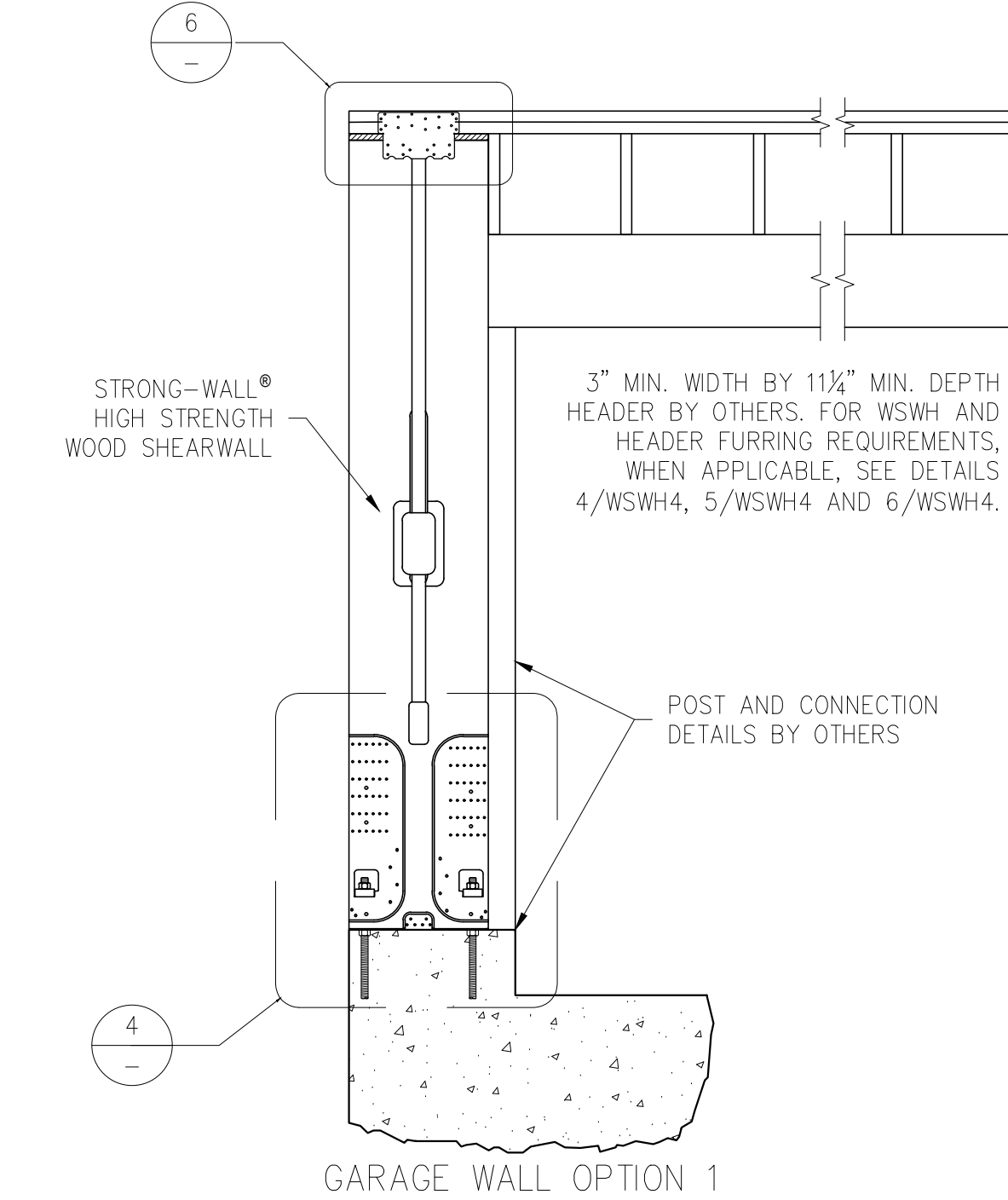
TOP OF WALL HEIGHT ADJUSTMENTS

9



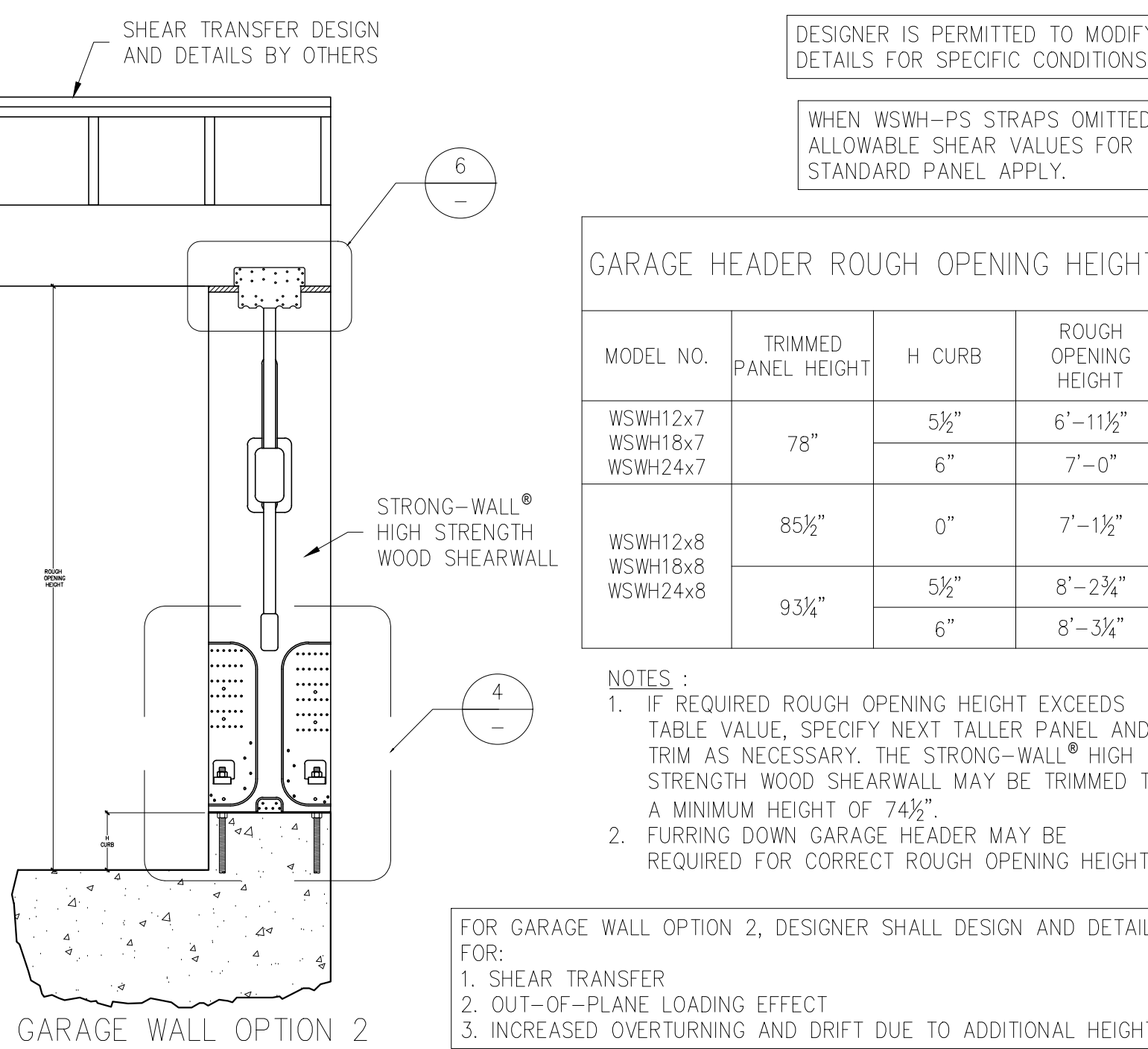
SINGLE STORY WSWH ON CONCRETE

2



WOOD FLOOR SYSTEM BASE CONNECTION

5



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WHEN WSWH-PS STRAPS OMITTED, ALLOWABLE SHEAR VALUES FOR STANDARD PANEL APPLY.

GARAGE HEADER ROUGH OPENING HEIGHT			
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5 1/2"	6'-11 1/2"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85 1/2"	0"	7'-1 1/2"
	93 3/4"	5 1/2"	8'-2 1/4"
		6"	8'-3 1/4"

NOTES :

- IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74 1/2".
- FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

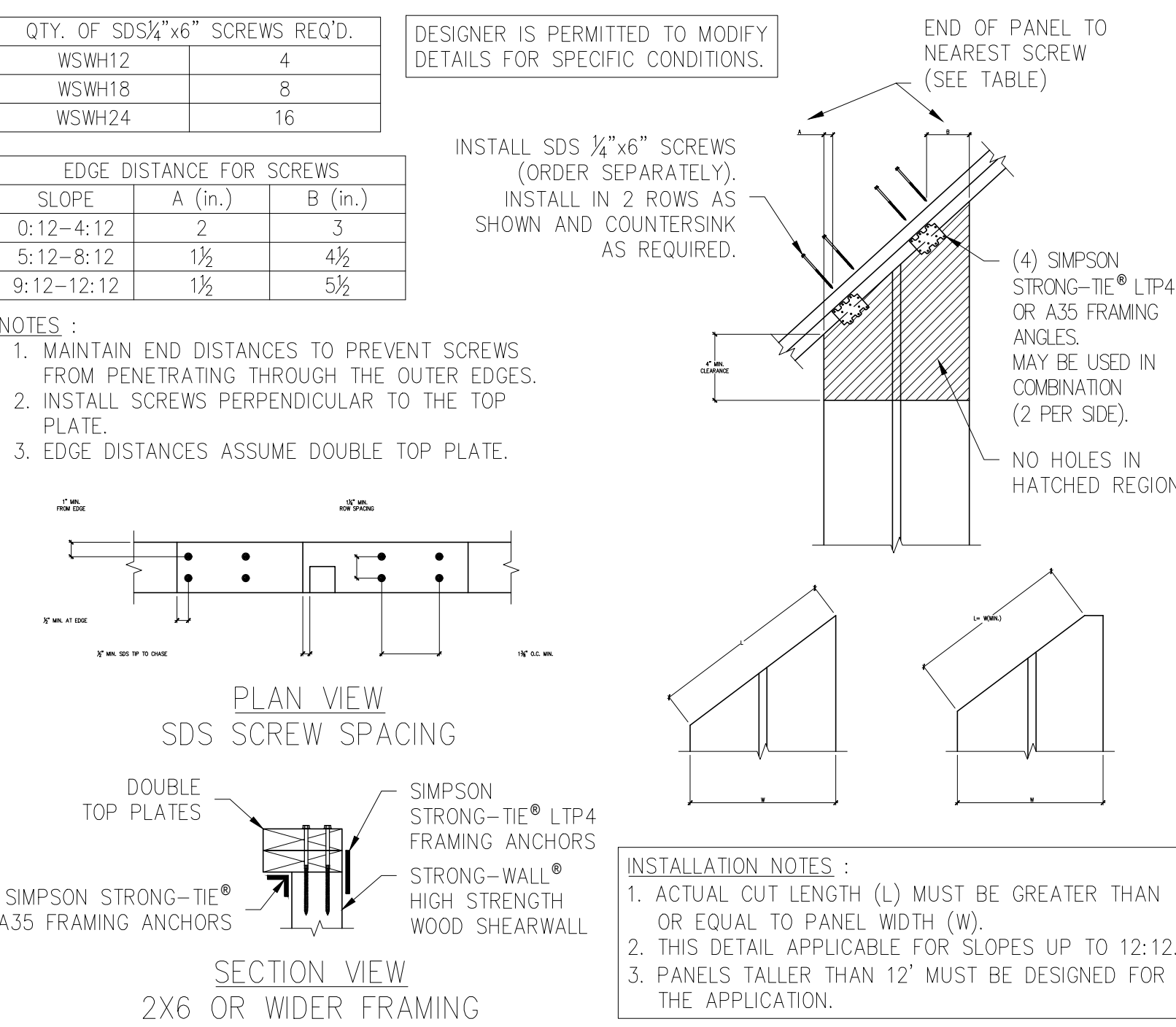
FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

ALTERNATE WSWH GARAGE FRONT OPTIONS

3

RAKE WALL

8



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

INSTALL SDS 1/4"x6" SCREWS (ORDER SEPARATELY). INSTALL IN 2 ROWS AS SHOWN AND COUNTERSINK AS REQUIRED.

INSTALLATION NOTES :
1. ACTUAL CUT LENGTH (L) MUST BE GREATER THAN OR EQUAL TO PANEL WIDTH (W).
2. THIS DETAIL APPLICABLE FOR SLOPES UP TO 12:12.
3. PANELS TALLER THAN 12' MUST BE DESIGNED FOR THE APPLICATION.

NOTES

11

CONSULTANT:



ENGINEER:



PROJECT:

ROE RESIDENCE

4866 PARK DRIVE
CARLSBAD, CA 92008

ISSUE DATES:

PROJECT NUMBER: 26-015

DATE: 03-30-2026

SHEET TITLE:

STRONG-WALL
DETAILS

WSWH2

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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GENERAL INFORMATION											
01	Project Name		Park Dr Residence (ADU)								
02	Run Title										
03	Project Location		4866 Park Dr								
04	City		Carlsbad, CA		05	Standards Version		2025			
06	Zip code		92008		07	Software Version		CBEC 2025 2.0.1			
08	Climate Zone		7		09	Front Orientation (deg/ Cardinal)					
10	Building Type		Single family		11	Number of Dwelling Units		1			
12	Project Scope		Newly Constructed		13	Number of Bedrooms		2			
14	Addition Cond. Floor Area (ft ²)		0		15	Number of Stories		1			
16	Existing Cond. Floor Area (ft ²)		n/a		17	Penetration Average U-factor		1.3			
18	Total Cond. Floor Area (ft ²)		791		19	Glazing Percentage (%)		16.89%			
20	ADU Bedroom Count		n/a		21	ADU Conditioned Floor Area		n/a			
22	Fuel Type		Natural gas		23	No Dwelling Unit:		No			

COMPLIANCE RESULTS

Building Complies with Computer Performance
This building incorporates features that require field testing and/or verification by a certified ECC Rater under the supervision of a CEO-approved ECC provider.
This building incorporates one or more Special Features shown below.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 • PV exception 2: No PV required when minimum PV size (section 150.3(C)(4) < 1.8kWdc (0.0kW)
 • Compact distribution system basic credit
 • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
 • One or more heat pump water heaters have been modeled as demand response compatible.

Registration Number: 426-P010124516A-000-000-0000000-0000
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 Registration Date/Time: 04/27/2026 13:35
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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Margin (kBtu/ft ² - yr)	Margin Percentage
Gross EU ¹	21.73	20.45	1.28	5.89
Net EU ²	21.73	20.45	1.28	5.89
Notes 1. Gross EU1 is Energy Use Total (not including PV) / Total Building Area. 2. Net EU1 is Energy Use Total (including PV) / Total Building Area.				

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: 1 to 1.2	Inverter Eff. (%)	Annual Solar Access (%)
0	No PV - required PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Park Dr Residence (ADU)	791	1	2	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU	Conditioned	Triple Zone Mini Split	791	8	(N) HPWH	New

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SLAB FLOORS						
01	02	03	04	05	06	07
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value	Edge Insul. Depth	Heated
Slab On Grade	ADU	791	135.08	none	0	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Coefficient R-value	U-factor	Assembly Layers	Non-Std Spray Foam
2x4 R-15 Wall Construction	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco	☐
2x8 R-30 Vaulted Construction	Cathedral Ceilings	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-30	None / None	0.039	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding / Sheathing / Decking Cavity / Frame: R-30 / 2x8 Inside Finish: Gypsum Board	☐
Roof	Attic Roofs	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-0	None / None	0.479	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding / Sheathing / Decking Cavity / Frame: no insul. / 2x6 Inside Finish: Gypsum Board	☐

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ECC FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified ECC Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CP2Rs and CP3Rs are required to be completed in the ECC Registry.
 • Quality insulation installation (QII)
 • Indoor air quality ventilation
 • Kitchen range hood
 • Verified EER/SEER2
 • Verified STEER/SEER2
 • Verified HSPF2
 • Verified heat pump rated heating capacity

Compliance Summary

	Long Term System Cost (LSC) \$ ¹		Source Energy Use		Peak Cooling**	
	Efficiency ² (\$/ft ² -yr)	Total ³ (\$/ft ² -yr)	Total ⁴ (kBtu/ft ² -yr)	Electricity (kWh)		
Standard Design	10.36	40.19	21.65	86.4161		
Proposed Design	7.2	35.99	12.52	33.1408		
Compliance Margins	3.16	5.2	9.13	0		
	Pass	Pass	Pass	n/a		

RESULT*: Complies

¹ Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill.
² Efficiency measures include energy efficient improvements such as better building envelope and more efficient mechanical equipment.
³ Total includes the sum of efficiency measures, solar photovoltaic (PV) measures and battery storage measures.
⁴ Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories.
 ** Peak cooling target represents 120% of the standard design building peak cooling energy use.
 Standard Design PV Capacity: 0.00 kWdc

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OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
North Wall 1	ADU	2x4 R-15 Wall Construction	0	Front	204.67	11.25	90
East Wall 1	ADU	2x4 R-15 Wall Construction	90	Left	110.67	20	90
South Wall 1	ADU	2x4 R-15 Wall Construction	180	Back	82	8	90
East Wall 2	ADU	2x4 R-15 Wall Construction	90	Left	280.33	70	90
South Wall 2	ADU	2x4 R-15 Wall Construction	180	Back	119.33	17.5	90
West Wall	ADU	2x4 R-15 Wall Construction	270	Right	341	46.6	90
Ceiling	ADU	2x8 R-30 Ceiling Construction	n/a	n/a	469	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance
Vaulted Ceiling	ADU	2x8 R-30 Vaulted Construction	90	Left	322	0	5	0.1	0.85

ATTIC

01	02	03	04	05	06	07	08a
Name	Construction	Type	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Radiant Barrier	Above Roof Deck Air Gap
Attic	Roof	Ventilated	5	0.1	0.85	Yes	No

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Coefficient R-value	U-factor	Assembly Layers	Non-Std Spray Foam
2x8 R-30 Ceiling Construction	Ceilings (below attic)	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-30	None / None	0.033	Over Ceiling Joists: R-11.2 Insul. Cavity / Frame: R-18.9 / 2x8 Inside Finish: Gypsum Board	☐

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	ECC Verification	Water Heater Name (#)
(N) HPWH	Domestic Hot Water (DHW)	Standard	Hpwh	1	n/a	Basic	n/a	Hpwh (1)

WATER HEATERS - HEAT PUMP

01	02	03	04	05	06	07	08	09	10
Name	# of Units	Task Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Task Location	Duct Inlet Air Source	Duct Outlet Air Source	UEF	MA13 Compliant
Hpwh	1	40	A. O. Smith	HPTA-40 21** (40 gal)	Outside	Outside	Outside	n/a	☒

WATER HEATING - COMPACT DISTRIBUTION

01	02	03	04	05	06	07
Dwelling Unit Type	Water Heating System	Master Bath distance of furthest fixture to Water Heater (ft)	Kitchen distance of furthest fixture to Water Heater (ft)	Furthest Third furthest fixture to Water Heater (ft)	Compactness Factor	ECC Verification
Dwelling	(N) HPWH	n/a	n/a	n/a	0.7	n/a

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ISC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS

Energy Use	Standard Design Source Energy (kBtu/ft ² - yr)	Standard Design LSC ¹ (\$/ft ² - yr)	Proposed Design Source Energy (kBtu/ft ² - yr)	Proposed Design LSC ² (\$/ft ² - yr)	Compliance Margin Source (kBtu/ft ² - yr)	Compliance Margin LSC ³ (\$/ft ² - yr)
Space Heating	0.2	0.27	0.25	0.52	-0.05	-0.25
Space Cooling	0.25	2.2	0.11	0.94	0.14	1.26
IAQ Ventilation	0.3	1.19	0.3	1.19	0	0
Water Heating	10.27	6.7	1.23	4.55	9.04	2.15
Self Utilization/Battery Credit	n/a	n/a	0	0	0	0
Efficiency Compliance Total	11.02	10.36	1.89	7.2	9.13	3.16
Photovoltaics And Battery	n/a	n/a	0	0	0	0
Flexibility	n/a	n/a	0	n/a	0	n/a
Indoor Lighting	0.63	2.28	0.63	2.28	0	0
Appl. & Cooking	5.98	12.3	5.98	12.26	0	0.04
Plug loads	3.88	14.79	3.88	14.79	0	0
Outdoor Lighting	0.14	0.46	0.14	0.46	0	0
TOTAL COMPLIANCE	21.65	40.19	12.52	36.99	9.13	3.2

Revisions	By



Home Remodel
4866 Park Dr
Carlsbad, Ca 92008

Date
4/27/2026
Project #
26-1023
Sheet
T24-3

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Park Dr Residence (Home Remodel)
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GENERAL INFORMATION			
01	Project Name	Park Dr Residence (Home Remodel)	
02	Run Title		
03	Project Location	4866 Park Dr	
04	City	05	Standard Version
06	Zip code	07	Software Version
08	Climate Zone	09	Front Orientation (deg/ Cardinal)
10	Building Type	11	Number of Dwelling Units
12	Project Scope	13	Number of Bedrooms
14	Addition Cond. Floor Area (ft ²)	15	Number of Stories
16	Existing Cond. Floor Area (ft ²)	17	Renovation Average U-factor
18	Total Cond. Floor Area (ft ²)	19	Gibbing Percentage (%)
20	ADU Bedroom Count	21	ADU Conditioned Floor Area
22	Fuel Type	23	No Dwelling Unit:

COMPLIANCE RESULTS
Building Complies with Computer Performance
This building incorporates features that require field testing and/or verification by a certified ECC rater under the supervision of a CEO-approved ECC provider.
This building incorporates one or more Special Features shown below.

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• No cooling system included
• Non-standard duct location (any location other than attic)
• Compact distribution system basic credit
• Recirculating with demand control, push button

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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ECC FEATURE SUMMARY			
The following is a summary of the features that must be field-verified by a certified ECC 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 ECC Registry			
• Kitchen range hood • Duct leakage testing • Ducts located entirely in conditioned space confirmed by duct leakage testing			
Compliance Summary			
	Long Term System Cost (LS C) ¹		Source Energy Use
	Efficiency ² (\$/ft ² -yr)	Total ³ (\$/ft ² -yr)	Total ⁴ (kBtu/ft ² -yr)
Standard Design	10.58		
Proposed Design	8.59		
Compliance Margin:	1.99		
Pass			
RESULT: Complies			
¹ Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill. ² Efficiency measures include energy efficient improvements such as better building envelope and more efficient mechanical equipment. ³ Total includes the sum of efficiency measures, solar photovoltaic (PV) measures and battery storage measures. ⁴ Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories. ⁵ Peak cooling target represents 100% of the standard design building peak cooling energy use.			
Standard Design PV Capacity: 0.00 kWdc			

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LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS						
Energy Use	Standard Design Source Energy (kBtu/ft ² -yr)	Standard Design LSC ¹ (\$/ft ² -yr)	Proposed Design Source Energy (kBtu/ft ² -yr)	Proposed Design LSC ¹ (\$/ft ² -yr)	Compliance Margin LSC ¹ (kBtu/ft ² -yr)	Compliance Margin LSC ¹ (\$/ft ² -yr)
Space Heating	0	1.38	0	1.1	0	0.28
Space Cooling	0	1.35	0	1.52	0	-0.17
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	7.85	0	5.97	0	1.88
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
Efficiency Compliance Total	0	10.58	0	8.59	0	1.99
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	1.74	0	1.74	n/a	0
Appl. & Cooking	0	6.2	0	6.22	n/a	-0.02
Plug Loads	0	9.06	0	9.06	n/a	0
Outdoor Lighting	0	0.42	0	0.42	n/a	0
TOTAL COMPLIANCE	0	28	0	26.03	1.97	

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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Margin (kBtu/ft ² -yr)	Margin Percentage
Gross EUI ¹	17.65	15.95	1.7	9.63
Net EUI ²	17.65	15.95	1.7	9.63
Notes 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area 2. Net EUI is Energy Use Total (including PV) / Total Building Area				

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Park Dr Residence (Home Remodel)	1821	1	4	1	0	1

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
Home	Conditioned	Gas FAU's	1821	8	DHW System	Existing/Unchanged

OPAQUE SURFACES SUMMARY										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	Wall Descriptions	Status	Verified Existing Condition
(N) 1st Floor East Wall	Home	2x4 R-15 Wall Construction	90	Left	20	0	90	none	New	n/a
(E) 1st Floor East Wall	Home	Existing Wall Construction	90	Left	90	10	90	none	Existing	No
(N) 1st Floor South Wall	Home	2x4 R-15 Wall Construction	180	Back	200	123.55	90	none	New	n/a

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OPAQUE SURFACES SUMMARY										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	Wall Descriptions	Status	Verified Existing Condition
(E) 1st Floor South Wall	Home	Existing Wall Construction	180	Back	173.33	0	90	none	Existing	No
(N) 2nd Story North Wall 1	Home	2x4 R-15 Wall Construction	0	Front	392.67	100.66	90	none	New	n/a
(N) 2nd Story East Wall 1	Home	Existing Wall Construction	90	Left	8	0	90	none	New	n/a
(E) 2nd Story East Wall 1	Home	2x4 R-15 Wall Construction	90	Left	116	18	90	none	Existing	No
(E) 2nd Story South Wall 1	Home	Existing Wall Construction	180	Back	144	0	90	none	Existing	No
(E) 2nd Story East Wall 2	Home	Existing Wall Construction	90	Left	56	0	90	none	Existing	No
(N) 2nd Story North Wall 2	Home	2x4 R-15 Wall Construction	0	Front	48	0	90	none	New	n/a
(N) 2nd Story East Wall 3	Home	2x4 R-15 Wall Construction	90	Left	115.33	80	90	none	New	n/a
(N) 2nd Story South Wall 2	Home	2x4 R-15 Wall Construction	180	Back	256	211.24	90	none	New	n/a
(E) 2nd Story South Wall 2	Home	Existing Wall Construction	180	Back	63	0	90	none	Existing	No
(E) 2nd Story West Wall 1	Home	Existing Wall Construction	270	Right	295	36	90	none	New	n/a
(N) 2nd Story West Wall 1	Home	Existing Wall Construction	270	Right	16	0	90	none	Existing	No
Flat Ceiling	Home	2x6 R-30 Ceiling	n/a	n/a	964	n/a	n/a	n/a	New	n/a
Floor Over Crawlspace	Home	2x6 R-19 Raised Floor	n/a	n/a	879	n/a	n/a	n/a	New	n/a
2nd Story Floor	Home	2x8 R-30 Interior Flooring	n/a	n/a	590.58	n/a	n/a	n/a	New	n/a

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OPAQUE SURFACES - GUTTERED CEILING											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Status	Verified Existing Condition
Vaulted Ceiling	Home	2x8 R-30 Vaulted Ceiling Construction	90	Left	510.58	36	3	0.1	0.85	New	n/a

ATTIC									
01	02	03	04	05	06	07	08a	09	10
Name	Construction	Type	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Radiant Barrier	Above Roof Deck Air Gap	Status	Verified Existing Condition
Attic	2x6 Asphalt Shingle Roof Construction	Ventilated	3	0.1	0.85	Yes	No	New	n/a

FENESTRATION / GLAZING											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Surface	Orientation	Azimuth	Mult.	Area (ft ²)	U-factor	SHGC	Rating Source	Status	Verified Existing Condition
Window 1	Window	(E) 1st Floor East Wall	Left	90	1	10	0.3	0.23	NFRC	New	NA
Window 2	Window	(N) 1st Floor South Wall	Back	180	1	13.33	0.3	0.23	NFRC	New	NA
Window 3	Window	(N) 1st Floor South Wall	Back	180	1	13.33	0.3	0.23	NFRC	New	NA
Window 4	Window	(N) 1st Floor South Wall	Back	180	1	63.56	0.3	0.23	NFRC	New	NA

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FENESTRATION / GLAZING											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Surface	Orientation	Azimuth	Mult.	Area (ft ²)	U-factor	SHGC	Rating Source	Status	Verified Existing Condition
Window 5	Window	(N) 2nd Story North Wall 1	Front	0	1	6	0.3	0.23	NFRC	New	NA
Window 6	Window	(N) 2nd Story North Wall 1	Front	0	1	28	0.3	0.23	NFRC	New	NA
Window 7	Window	(E) 2nd Story East Wall 1	Left	90	1	9	0.3	0.23	NFRC	New	NA
Window 8	Window	(E) 2nd Story East Wall 1	Left	90	1	9	0.3	0.23	NFRC	New	NA
Window 13	Window	(N) 2nd Story South Wall 2	Back	180	1	13.67	0.3	0.23	NFRC	New	NA
Window 14	Window	(N) 2nd Story South Wall 2	Back	180	1	13.67	0.3	0.23	NFRC	New	NA
Window 9	Window	(E) 2nd Story West Wall 1	Right	270	1	8	0.3	0.23	NFRC	New	NA
Window 10	Window	(E) 2nd Story West Wall 1	Right	270	1	8	0.3	0.23	NFRC	New	NA
Window 11	Window	(E) 2nd Story West Wall 1	Right	270	1	10	0.3	0.23	NFRC	New	NA
Window 12	Window	(E) 2nd Story West Wall 1	Right	270	1	10	0.3	0.23	NFRC	New	NA
Skylight 1	Skylight	Vaulted Ceiling	Left	90	1	12	0.3	0.23	NFRC	New	NA
Skylight 2	Skylight	Vaulted Ceiling	Left	90	1	12	0.3	0.23	NFRC	New	NA

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FENESTRATION / GLAZING											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Surface	Orientation	Azimuth	Mult.	Area (ft²)	U-factor	SHGC	Rating Source	Status	Verified Existing Condition
Skylight 3	Skylight	Vaulted Ceiling	Left	90	1	12	0.3	0.23	NFRC	New	NA
Total North Facing Fenestration						34					
Total East Facing Fenestration						64					
Total South Facing Fenestration						117.56					
Total West Facing Fenestration						36					

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01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Ceiling R-value	Interior / Exterior Ceilings R-value	U-factor	Assembly Layers	Non-Sticky Foam
2x6 R-19 Raised Floor	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.052	Floor Surface: Hardwood Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x6 Exterior Finish: 3 Coat Stucco	☐
2x8 R-30 Ceiling	Ceilings (below attic)	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-30	None / None	0.033	Over Ceiling Joists: R-11.2 Insul. Cavity / Frame: R-18.9 / 2x8 Inside Finish: Gypsum Board	☐
2x8 R-50 Interior Flooring	Interior Ceiling	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-30	None / None	0.036	Floor Surface: Hardwood Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-50 / 2x6 Ceiling Below Finish: Gypsum Board	☐

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:
Alan A Solorzano

Documentation Author Signature:
Alan A Solorzano

Signature Date:
04/27/2026

Address:
5902 Skamps Rd

City/State/Zip:
Beverly, CA 92240

CA/NA/ECC Certification Identification (if applicable):

Phone:
323-500-3393

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for this building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance will be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name:
Alan A Solorzano

Responsible Designer Signature:
Alan A Solorzano

Signature Date:
04/27/2026

Address:
5902 Skamps Rd

City/State/Zip:
Beverly, CA 92240

Phone:
323-500-3393

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	ECC Verification	Water Heater Name (H)	Status	Verified Existing Condition	Existing Water Heating System
DHW System	Domestic Hot Water (DHW)	Demand Recirculation Manual Control	Tankless Water Heater	1	n/a	Basic	n/a	Tankless Water Heater (1)	New	NA	

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (bt/ft)	Standby Loss or Recovery Eff	1st Flt. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition	
Tankless Water Heater	Gas	Consumer instantaneous	1	0	UEF	8bt/Hr	200000	0	n/a	n/a		New	n/a	

01	02	03	04	05	06	07	08	09	10
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank location	Duct Inlet Air Source	Duct Outlet Air Source	UEF	JA13 Compliant
Tankless Water Heater	1		Generic					0.98	☐

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WATER HEATING - COMBUST DISTRIBUTION						
01	02	03	04	05	06	07
Dwelling Unit Type	Water Heating System Name	Master Bath distance of furthest fixture to Water Heater (ft)	Kitchen distance of furthest fixture to Water Heater (ft)	Furthest Third furthest fixture to Water Heater (ft)	Compactness Factor	ECC Verification
Dwelling	DHW System	n/a	n/a	n/a	0.7	n/a

HVAC - HEATING UNIT TYPES					
01	02	03	04	05	06
Name	System Type	Number of Units	Heating Efficiency	Status	Verified Existing Condition
FAU	Central gas furnace	2	AFUE - 80	New	No

HVAC - DISTRIBUTION SYSTEMS										
01	02	03	04	05	06	07	08	09	10	11
Name	Type	Design Type	Duct Ins. R-value Supply/Return	Duct location Supply	Duct location Return	Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft	
Distribution System	Conditioned space-entirely	Non-Verified	R-4.2	Conditioned Zone	Conditioned Zone	New	n/a		n/a	

Revisions	By



Home Remodel
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Date
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