



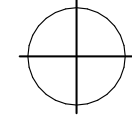
# City of El Cajon Standard Plans

## Table of Contents

Studio ADU .....	2
1 Bedroom ADU .....	17
2 Bedroom ADU .....	32

**2 VICINITY MAP (PERMITTEE TO COMPLETE)**

SCALE: \_\_\_\_\_



(INDICATE NORTH)



**BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF EL CAJON, THE ARCHITECT, AND CONSULTANTS WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS, AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION PRIOR TO, AND DURING, CONSTRUCTION.**

**FIRE DEPARTMENT ACCESS NOTES:**

ACCESSORY DWELLING UNITS MUST COMPLY WITH CALIFORNIA FIRE CODE AS ADOPTED BY THE CITY OF EL CAJON TO THE SATISFACTION OF THE FIRE MARSHAL.

FIRE SAFETY STANDARDS FOR SITE ACCESS, BUILDING SPACING, AND HOSE-PULL MUST BE OBSERVED. A TURN AROUND MAY BE REQUIRED.

FIRE DEPARTMENT SPRINKLER NOTES:

ACCESSORY DWELLING UNITS REQUIRE SPRINKLER PROTECTION WHEN THE PRIMARY UNIT IS SPRINKLER PROTECTED. DWELLING UNITS EXCEEDING 1,200 SQUARE FEET IN SIZE OF LIVING SPACE REQUIRES AN AUTOMATIC FIRE SPRINKLER SYSTEM.

**ENGINEERING DIVISION EASEMENTS:**

PERMANENT STRUCTURES CANNOT BE BUILT ON TOP OF CITY OF EL CAJON - OWNED EASEMENTS. FOR MORE INFORMATION, PLEASE CHECK WITH THE CITY OF EL CAJON, DEPARTMENT OF PUBLIC WORKS.

**ENCROACHMENT PERMITS:**

ENCROACHMENT PERMITS ARE REQUIRED PRIOR TO WORK IN THE PUBLIC RIGHT-OF-WAY. TO APPLY, GO TO [WWW.ELCAJON.GOV/PACO](http://WWW.ELCAJON.GOV/PACO)

ENCROACHMENT PERMIT REQUIREMENTS:  
[WWW.ELCAJON.GOV/ENCROACHMENT](http://WWW.ELCAJON.GOV/ENCROACHMENT)

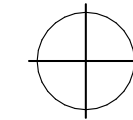
INSURANCE GUIDELINES:  
[WWW.ELCAJON.GOV/INSURANCEGUIDELINES](http://WWW.ELCAJON.GOV/INSURANCEGUIDELINES)

**SITE PLAN REQUIREMENTS:**

1. ADD PLOT PLAN TO TEMPLATE AREA, OR SUBMIT ON A SEPARATE SHEET OF PAPER LARGE ENOUGH TO SHOW ALL OF THE INFORMATION. MINIMUM SIZE IS 8 1/2" x 11"
2. SHOW A NORTH DIRECTION ARROW ON YOUR PLOT PLAN
3. INDICATE THE SCALE OF YOUR DRAWING
4. INDICATE THE AREA AND DIMENSIONS OF THE PARCEL
5. PROVIDE THE ASSESSOR PARCEL NUMBER ON THE PLAN
6. SHOW LOCATION, NAMES, AND WIDTHS OF BORDERING OR ON-SITE STREETS, ROAD EASEMENTS AND ALLEYS
7. SHOW ALL UTILITY AND/OR OPEN SPACE EASEMENTS. INDICATE THE USE OF THE EASEMENT AND DIMENSIONS
8. SHOW LOCATION AND WIDTH OF INTERIOR DRIVEWAYS
9. SHOW LOCATIONS AND DIMENSIONS OF ALL EXISTING AND PROPOSED BUILDINGS, STRUCTURES, PARKING AND LANDSCAPE AREAS
10. STATE THE USE OF ALL BUILDINGS AND STRUCTURES
11. SHOW ALL DISTANCES FROM BUILDINGS AND OVERHANGS TO PROPERTY LINES OR ROAD/STREET EASEMENTS AND CENTERLINES
12. SHOW DISTANCES BETWEEN BUILDINGS
13. INDICATE LOCATION OF ALL SLOPES AND BANKS

**1 SITE PLAN (PERMITTEE TO COMPLETE)**

SCALE: \_\_\_\_\_



(INDICATE NORTH)

**APPLICABLE CODES:**

ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES WITHIN THE PROJECT JURISDICTION. CODES USED IN THIS PROJECT INCLUDE BUT ARE NOT LIMITED TO:

- 2022 CALIFORNIA ADMINISTRATIVE CODE
- 2022 CALIFORNIA RESIDENTIAL CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA BUILDING CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA MECHANICAL CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA ELECTRICAL CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA PLUMBING CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA ENERGY CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA FIRE CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH APPENDICES A4 & A5

IN CASE OF ANY CONFLICT WHEREIN THE METHOD OR STANDARDS OF INSTALLATION, OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN.

STORMWATER, GRADING AND DRAINAGE CONTROL CODES AS WELL AS EROSION CONTROL MEASURES MUST BE FOLLOWED IF APPLICABLE, AS WELL AS ALL ENVIRONMENTALLY CRITICAL AREA (ECA) REGULATIONS FOR THE JURISDICTION.

**OWNER INFORMATION:**

(PERMITTEE TO COMPLETE)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**CONTACT INFORMATION:**

(PERMITTEE TO COMPLETE)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**PROJECT INFORMATION:**

(PERMITTEE TO COMPLETE)

SITE ADDRESS: \_\_\_\_\_

APN: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

ZONE: \_\_\_\_\_

EXISTING STRUCTURE SPRINKLERED: YES / NO (SELECT ONE)

CONSTRUCTION TYPE & USE:  
NEW ADU - TYPE V-B | GROUP R-3  
\*SPRINKLERS REQUIRED: YES / NO (SELECT ONE)

SQUARE FOOTAGE:  
(E) RESIDENCE: \_\_\_\_\_  
(N) ADU: \_\_\_\_\_  
OTHER STRUCTURES: \_\_\_\_\_

**PROJECT DESCRIPTION:**

PROPOSED 560 SF DETACHED ACCESSORY DWELLING UNIT

**DEFERRED SUBMITTAL:**

PHOTOVOLTAIC SOLAR PANEL SYSTEM PER TITLE 24 REPORT

SHEET INDEX		14 total
A0.1	TITLE	
A0.2	GENERAL NOTES	
A0.3	CRC MIN. CONSTRUCTION SPECIFICATIONS	
A0.4	EROSION CONTROL/BMP	
A1.1	FLOOR PLAN / ROOF PLAN	
A1.2	FOUNDATION PLAN / ROOF FRAMING PLAN	
A1.3	UTILITY PLAN	
A2.1	ELEVATIONS	
A3.1	SECTIONS	
A4.1	CRC SCHEDULES	
A4.2	CRC DETAILS	
A4.3	DETAILS	
T24.1	ENERGY CALCULATIONS	
T24.2	ENERGY CALCULATIONS	

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

**City of El Cajon**  
560 SF Accessory Dwelling Unit  
Building Safety Division



**A0.1**

TITLE





**General Storm Water Notes:**

- A. ALL OPERATION WILL COMPLY WITH THE CITY'S JURIDICIONAL RUNOFF MANAGEMENT PLAN (JRMP).
- B. THE OWNER AND THE OWNER'S CONTRACTOR ARE RESPONSIBLE FOR POLLUTION PREVENTION PRACTICES TO PREVENT THE DISCHARGE OF SEDIMENT AND POLLUTANTS TO THE PUBLIC STORM DRAIN SYSTEM.
- C. OWNER AND THE OWNER'S CONTRACTOR ARE RESPONSIBLE FOR THE PREVENTION OF EROSION CAUSED BY CLEARING OF VEGETATION, GRADING, DEMOLITION OR CONSTRUCTION.
- D. SEDIMENT, POLLUTION AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED STARTING THE FIRST DAY OF CLEARING, GRADING OR SOIL DISTURBANCE, OR CONSTRUCTION. THESE CONTROLS WILL REMAIN IN EFFECT UNTIL ALL RELEVANT OPERATIONS HAVE BEEN COMPLETED AND DISTURBED SOILS HAVE EITHER:
  - 1) ESTABLISHED VEGETATION, OR
  - 2) OTHER PERMANENT EROSION CONTROL AT 70% COMPLETION

**Erosion and Sediment Control Notes:**

- 1. IN CASE OF EMERGENCY, CONTACT: NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_
- 2. THE CONTRACTOR WILL MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES IN GOOD WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER THROUGHOUT EVERY PHASE OF THE PROJECT.
- 3. THE CONTRACTOR WILL INSTALL ALL EROSION CONTROL MEASURES ADDITIONAL TO THOSE SPECIFIED BY THE APPROVED EROSION CONTROL PLAN IF REQUIRED TO DO SO BY THE CITY ENGINEER.
- 4. THE CONTRACTOR AND PROPERTY OWNER WILL PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- 5. GRADED AREAS AROUND THE PROJECT PERIMETER WILL DRAIN AWAY FROM THE FACE OF SLOPES AT THE END OF EACH WORKING DAY.
- 6. ALL GRAVEL BAGS SHALL HAVE 3/4 INCH MINIMUM AGGREGATE (NO SANDBAGS AND NO BURLAP TYPE BAGS ALLOWED)
- 7. THE EROSION CONTROL BMP'S MUST BE INSTALLED PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES. PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE CITY STORM WATER INSPECTOR AT (619) 441-1653.

PROJECT ADDRESS: \_\_\_\_\_  
 PROJECT APN: \_\_\_\_\_  
 PERMIT NUMBER: \_\_\_\_\_  
 APPLICANT NAME: \_\_\_\_\_  
 APPLICANT ADDRESS: \_\_\_\_\_

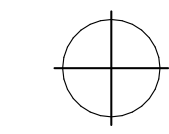
**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**City of El Cajon**  
 560 SF Accessory Dwelling Unit  
 Building Safety Division

**1 EROSION CONTROL / BMP PLAN (PERMITTEE TO COMPLETE)**

SCALE: \_\_\_\_\_



(INDICATE NORTH)

EXISTING PERVIOUS SURFACE AREA TABLE (PERMITTEE TO COMPLETE)				
SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (SF)	NOTES

PROPOSED PERVIOUS SURFACE AREA TABLE (PERMITTEE TO COMPLETE)				
SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (SF)	NOTES

EARTHWORK QUANTITIES AND LAND DISTURBANCE (PERMITTEE TO COMPLETE)	
TOTAL DISTURBANCE AREA	_____ SF
EXISTING IMPERVIOUS AREA	_____ SF
PROPOSED AMOUNT OF IMPERVIOUS AREA	_____ SF
TOTAL IMPERVIOUS AREA	_____ SF
CUT QUANTITIES	_____ CYD
FILL QUANTITIES	_____ CYD
IMPORT/EXPORT	_____ CYD
MAX CUT DEPTH	_____ FT
MAX FILL DEPTH	_____ FT

LEGEND	
(PER CALTRANS' STANDARDS)	
→	DIRECTION OF FLOW
▨	FIBER ROLLS (SC-5)
∞	GRAVEL BAGS (SC-6)
-x-x-	SILT FENCE (SC-1)
WM-1	MATERIAL STORAGE
WM-5	SOLID WASTE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT



**A0.4**

EROSION CONTROL/BMP

**WINDOW NOTES:**

- VERIFY OPERATION AND OPENING DIRECTION WITH PLAN AND ELEVATION DRAWINGS. CONFIRM FINAL OPERABILITY WITH OWNER
- WINDOW SIZES ARE ROUGH OPENING DIMENSIONS.** GC TO VERIFY FINAL R.O. SIZES PER WINDOW SCHEDULE AND SELECTED WINDOW MANUFACTURER.
- UNLESS OTHERWISE NOTED, ALIGN TOP OF WINDOWS AND DOORS SUCH THAT HEAD TRIM LINES UP. SEE ELEVATION DRAWINGS FOR REFERENCE.
- CRC R337.8.2.1 EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:  
EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:  
(1) BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR  
(2) BE CONSTRUCTED OF GLASS BLOCK UNITS, OR  
(3) HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR  
(4) BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSIA/AAMA/NWDDA 101/1.S.2 STRUCTURAL REQUIREMENTS.
- TRANSPARENT WINDOWS SHALL NOT USE TINTED, MIRRORRED, OR HIGHLY REFLECTIVE GLASS. THE USE OF NON-REFLECTIVE GLASS IS REQUIRED PER CITY OF EL CAJON MUNICIPAL DESIGN STANDARDS 17.140.170(E)(2)
- EGRESS COMPLIANT WINDOWS TO MEET ALL REQUIREMENTS OF CRC R310 AND CFC 1031.3.1
- CFC 1031.3.1 - MINIMUM SIZE:  
a. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.53 m<sup>2</sup>).  
b. EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE FLOOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5 SQUARE FEET (0.46 m<sup>2</sup>).

**ATTIC VENTILATION REQUIRED**

NET FREE CROSS VENTILATION AREA = 1/300  
VENT AREA REQ'D = 550 ft<sup>2</sup> / 150 = 3.73 ft<sup>2</sup> x 144 = 538 in<sup>2</sup>

GABLE END VENT: (CONFIRM WITH SITE FIRE CLASSIFICATION)  
EAVE VENT:  
ROOF VENT:

R806.1.1 VENTS IN THE WILDLAND URBAN INTERFACE (WUI). WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, GABLE ENDS, RIDGE ENDS, UNDER EAVES AND CORNICES, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION, FOUNDATIONS AND CRAWL SPACES, OR ANY OTHER OPENING INTENDED TO PERMIT VENTILATION, EITHER IN A HORIZONTAL OR VERTICAL PLANE, SHALL BE IN ACCORDANCE WITH SECTIONS R337.6.1 THROUGH R337.6.2 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.

**SOLAR READY NOTES**

- MIN. 250 S.F. SOLAR ZONE AREA
- DEDICATED SOLAR ZONE AREA LOCATED BETWEEN 110 AND 270 DEGREE OF TRUE NORTH - USE AREA A OR B AS NEEDED
- NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE
- 3' MIN. FIRE FIGHTER ACCESS
- 1'-6" SMOKE VENTILATION SETBACK AT RIDGES

**PLAN KEY NOTES**

- OUTLINE OF ROOF OVERHANG ABOVE
- OUTLINE OF BUILDING FOOTPRINT BELOW
- SEE LEGEND FOR REQUIRED CLEARANCE AT FIXTURE
- SEE LEGEND FOR REQUIRED CLEARANCE AT LANDING
- ROOF: CLASS "A" FIRE RATING - INSTALL PER MANUFACTURER SPECIFICATION  
ROOF MATERIAL: \_\_\_\_\_  
UNDERLAYMENT: \_\_\_\_\_  
LISTING REPORT #: \_\_\_\_\_
- OPTIONAL GUTTER AND DOWNSPOUTS
- SHOWER OR TUB INSERT PER PERMITEE (60" x 30")
- RANGE HOOD
- ROOF VENT WITH BACKDRAFT DAMPER, 3' CLEAR OF ALL OPENINGS

**LEGEND**

- 2x6 WALL
- 2x4 WALL
- EGRESS WINDOW
- WINDOW TAG
- DOOR TAG
- KEYNOTE #

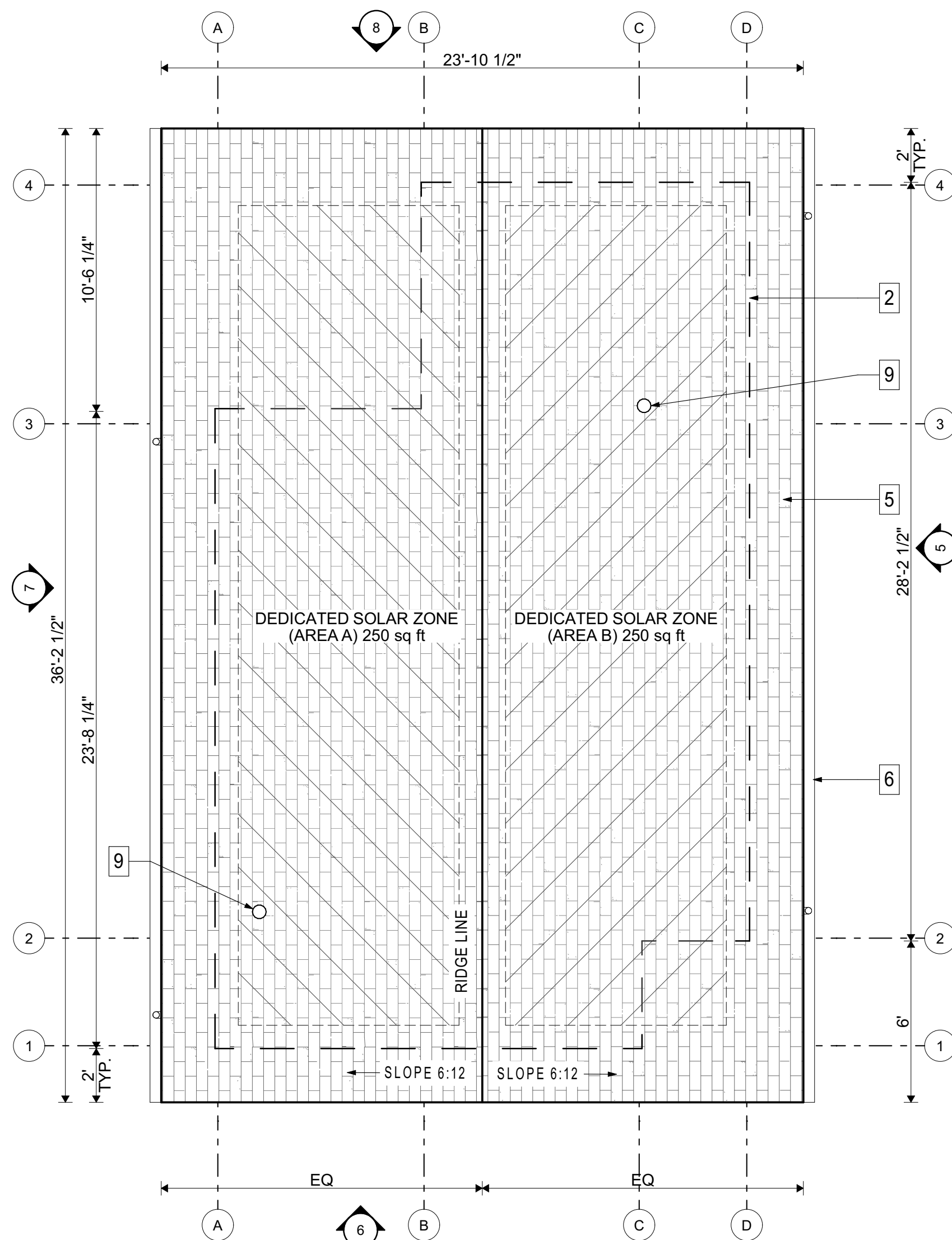
15" min. WATER CLOSET CLEARANCE, TYP.

15" min. 2" min. REQ'D FLOOR / LANDING AT EXTERIOR DOOR, TYP.

3' slope < 2% 3' slope < 2% < 1.5" Int. Ext. width > door served

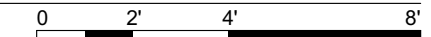
PERMITEE INFORMATION:

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

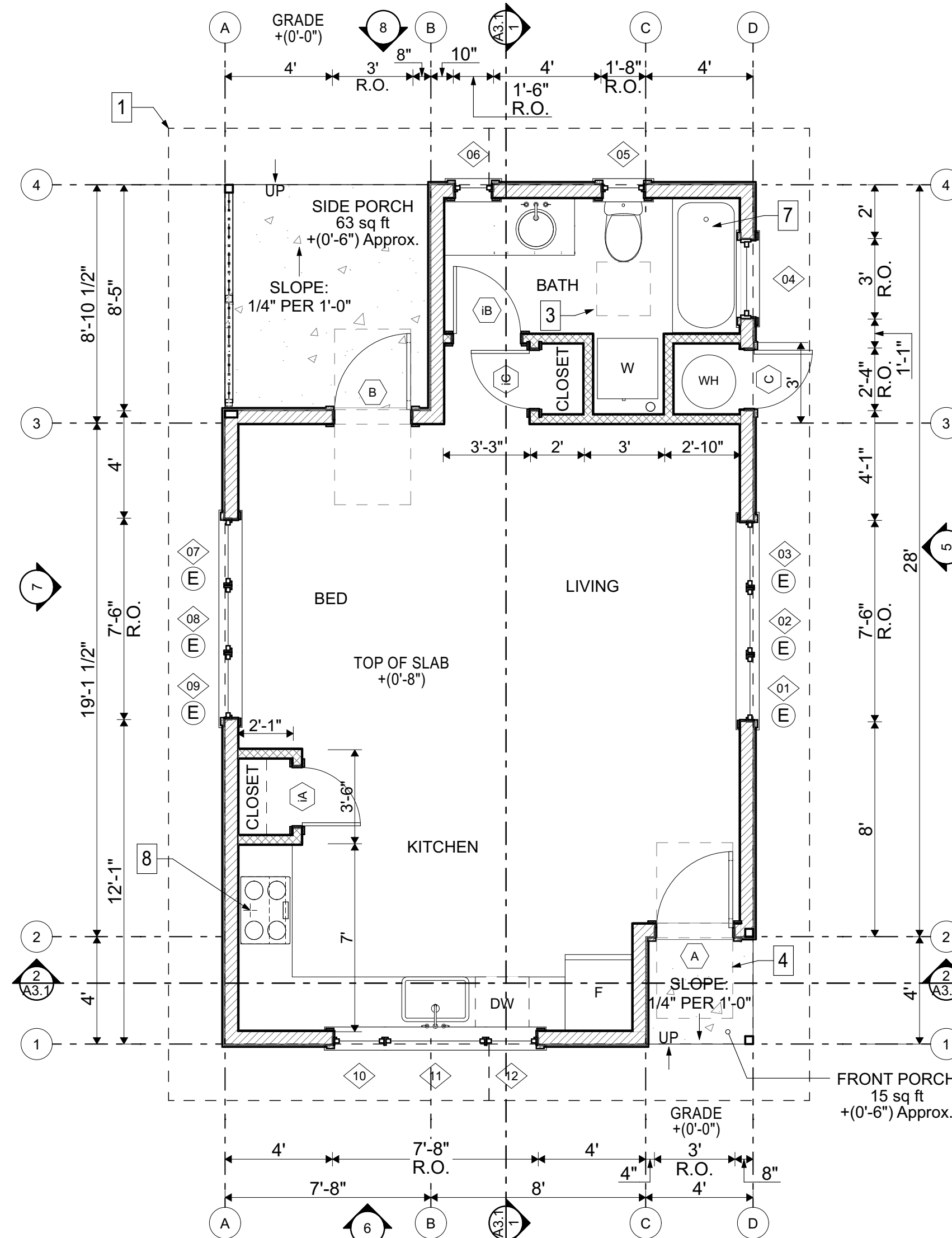


**2 ROOF PLAN - STUDIO**

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

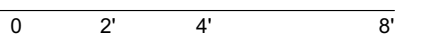


(INDICATE NORTH)



**1 FLOOR PLAN - STUDIO**

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



(INDICATE NORTH)

**DOOR NOTES:**

- VERIFY DOOR TYPE, OPERATION, AND OPENING DIRECTION WITH PLAN AND ELEVATION DRAWINGS. CONFIRM FINAL OPERABILITY WITH OWNER
- UNLESS OTHERWISE NOTED, ALIGN TOP OF WINDOWS AND DOORS SUCH THAT HEAD TRIM LINES UP. SEE ELEVATION DRAWINGS FOR REFERENCE
- INTERIOR DOOR SIZES ARE NOMINAL PANEL DIMENSIONS. FINAL PANEL STYLE PER OWNER.
- CRC 337.8.3 EXTERIOR DOORS - EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:  
(1) THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE MATERIAL.  
(2) THE EXTERIOR SURFACE OR CLADDING SHALL BE OF IGNITION RESISTANT MATERIAL.  
(3) THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH ONE OF THE FOLLOWING REQUIREMENTS:  
1. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.  
2. PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.  
(4) THE EXTERIOR DOOR ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 252.  
(5) THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE TO ASTM E2707.  
(6) THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
- AT EXTERIOR MAN DOORS, PROVIDE A MINIMUM 36" DEEP FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR, WITH A SLOPE NOT EXCEEDING 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED.
- TRANSPARENT DOORS SHALL NOT USE TINTED, MIRRORRED, OR HIGHLY REFLECTIVE GLASS. THE USE OF NON-REFLECTIVE GLASS IS REQUIRED PER CITY OF EL CAJON MUNICIPAL DESIGN STANDARDS 17.140.170(E)(2)

**WINDOW SCHEDULE**

ID	QTY	Width	Height	Type	Notes	Egress	Tempered
01	1	2'-6"	5'-0"	CASEMENT		Y	Y
02	1	2'-6"	5'-0"	CASEMENT		Y	Y
03	1	2'-6"	5'-0"	CASEMENT		Y	Y
04	1	3'-0"	1'-6"	AWNING			Y
05	1	1'-8"	3'-0"	CASEMENT			
06	1	1'-6"	3'-0"	CASEMENT			
07	1	2'-6"	5'-0"	CASEMENT		Y	Y
08	1	2'-6"	5'-0"	CASEMENT		Y	Y
09	1	2'-6"	5'-0"	CASEMENT		Y	Y
10	1	2'-0"	4'-0"	CASEMENT			
11	1	3'-10"	4'-0"	FIXED			Y
12	1	2'-0"	4'-0"	CASEMENT			

**DOOR SCHEDULE - Exterior**

ID	QTY	Width	Height	Type	Notes	Tempered
A	1	3'-0"	7'-0"	SWING		Y
B	1	3'-0"	7'-0"	SWING		Y
C	1	2'-4"	7'-0"	SWING	LOUVERED DOOR W/ MIN. OPENING NOT LESS THAN 100 SQ.IN. PER CMC 504.4 MAKE UP AIR REQ'S - CONFIRM WIDTH WITH SELECTED WATER HEATER	

**DOOR SCHEDULE - Interior**

ID	QTY	Width	Height	Type	Notes
iA	1	2'-2"	7'-0"	SWING	
iB	1	2'-6"	7'-0"	SWING	
iC	1	2'-2"	7'-0"	SWING	

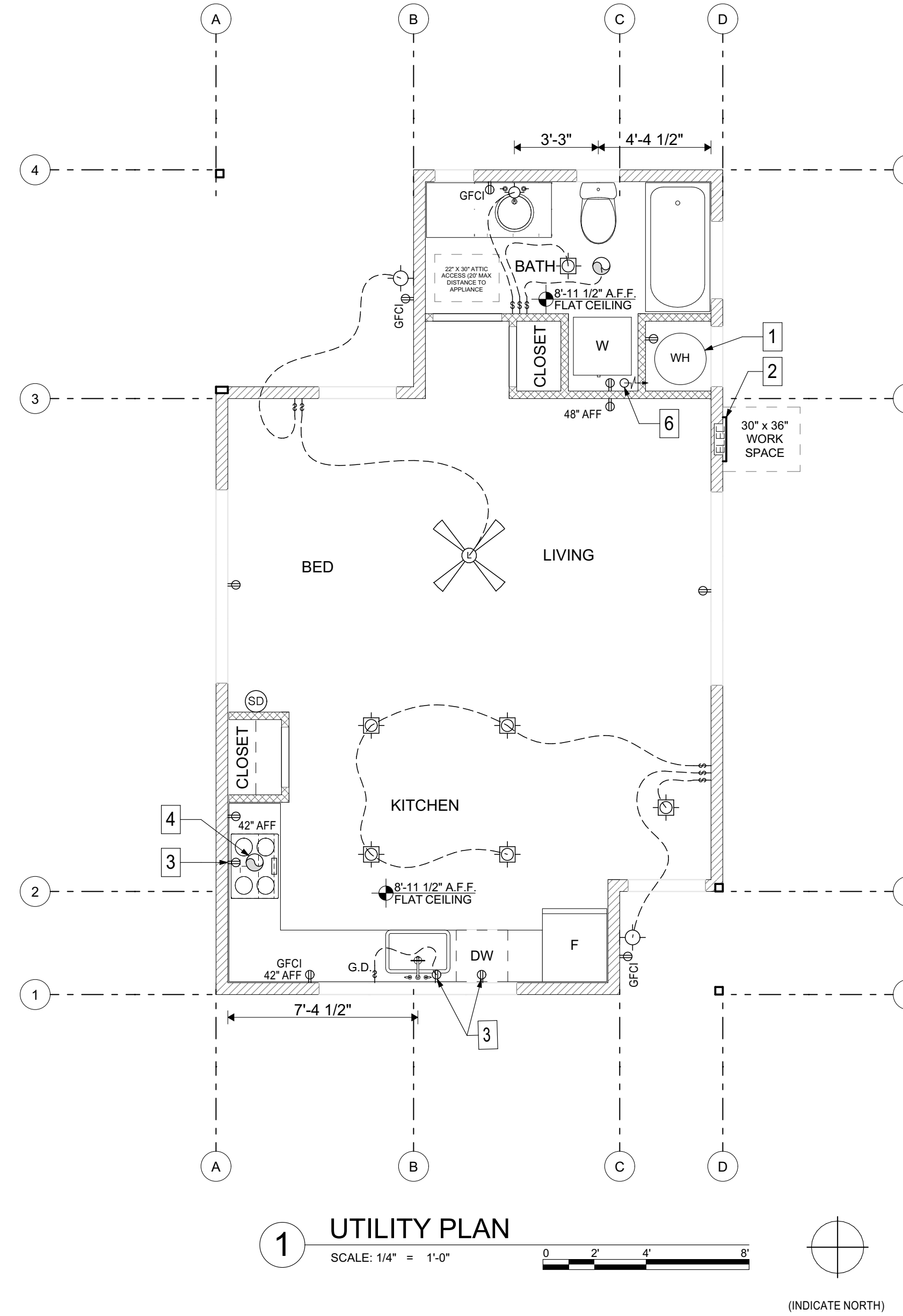
**City of El Cajon**  
560 SF Accessory Dwelling Unit  
Building Safety Division



**A1.1**

FLOOR PLAN / ROOF PLAN





**PLAN KEY NOTES**

1. WATER HEATER AS INDICATED IN CF1R FORMS (TITLE-24)
2. \_\_\_\_\_-AMP ELECTRICAL PANEL (PERMITTEE TO COMPLETE)
3. OUTLET BELOW COUNTERTOP
4. RANGE HOOD
5. NOT USED
6. DRYER VENT TERMINATION AT EXTERIOR TO BE A MINIMUM OF 3 FEET FROM ANY OPENING

**GENERAL NOTES**

1. SEE A0.2 FOR ADDITIONAL CALIFORNIA RESIDENTIAL, MECHANICAL/ PLUMBING, ENERGY CODE, AND GREEN BUILDING STANDARDS CODE REQUIREMENTS
2. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILLATION
3. SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R314.6
4. CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R315.5
5. 4" DIA. DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS
6. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION
7. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME
8. WATER HEATER OR FURNACE SHALL BE A DIRECT-VENT APPLIANCE
9. LISTED GASKETED SELF CLOSING DOOR REQUIRED FOR GAS FAU

**LEGEND**

#	KEYNOTE
⊕	DUPLEX OUTLET
⊕	WALL SWITCH
⊕	GARBAGE DISPOSAL SWITCH
⊕	GARBAGE DISPOSAL
⊕	4" DIA. DRYER VENT
⊕	HIGH EFFICACY EXTERIOR LIGHT FIXTURE (STANDARD HEIGHT 7'-0" A.F.F. UNLESS NOTED)
⊕	HIGH EFFICACY WALL SCONCE
⊕	HIGH EFFICACY RECESSED LIGHT
⊕	HIGH EFFICACY PENDANT OR SURFACE MOUNTED LIGHT
⊕	FAN (MIN. 120 CFM FOR BATH AND KITCHEN)
⊕	SMOKE / CO DETECTOR
⊕	CEILING FAN WITH LIGHT
⊕	CEILING HEIGHT ABV.

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**City of El Cajon**  
 560 SF Accessory Dwelling Unit  
 Building Safety Division



A1.3

UTILITY PLAN



**17.140.170(E) - EL CAJON DESIGN STANDARDS (Ord. 5131):**

E. STRUCTURES SHALL MEET THE FOLLOWING DESIGN STANDARDS:

1. ARCHITECTURAL DESIGN SHALL BE REPRESENTED ON ALL BUILDING ELEVATIONS IN ACCORDANCE WITH SECTION 17.140.170(E)(3)
2. TRANSPARENT WINDOWS SHALL NOT USE TINTED, MIRRORRED, OR HIGHLY REFLECTIVE GLASS USING NON-REFLECTIVE GLASS ARE REQUIRED. TRANSPARENCY IS MEASURED AS A PERCENT OF THE WALL PLATE STARTING FROM THE BASE OF THE HOUSE TO START OF THE ROOFLINE. EXCEPT FOR GABLED PORTIONS OF THE WALL PLANE NOT CONTAINING LIVABLE FLOOR AREA. ALL WALL PLANES SHALL INCORPORATE TRANSPARENCY AS FOLLOWS:
  - a. A MINIMUM OF 20% OF THE BUILDING ELEVATIONS FACING A PUBLIC OR PRIVATE STREET SHALL BE TRANSPARENT.
  - b. A MINIMUM OF 10% OF THE BUILDING ELEVATIONS NOT FACING A PUBLIC OR PRIVATE STREET SHALL BE TRANSPARENT.
3. BUILDING ELEVATIONS SHALL NOT INCLUDE BLANK WALL FACES. EACH WALL FACE WITH A LENGTH GREATER THAN TWELVE (12) FEEL SHALL INCLUDE A MINIMUM OF THREE (3) OF THE FOLLOWING DESIGN FEATURES:
  - a. VARIATION IN BUILDING MATERIALS, WHEREAS A MINIMUM OF THREE (3) FACADE FINISHES ARE PROVIDED. FACADE FINISHES INCLUDE BUT ARE NOT LIMITED TO MATERIALS SUCH AS WOOD, SIDING, STONE, BRICK, AND STUCCO;
  - b. STRUCTURAL OR DECORATIVE LINTELS OR OTHER SIMILAR WINDOW AND DOORWAY TRIM;
  - c. ENTRYWAY LIGHTING FEATURES SUCH AS PENDANT LIGHTS OR SIDELIGHTS;
  - d. SHUTTERS OR AWNINGS;
  - e. DOORS, WHICH INCLUDE WINDOWS;
  - f. DOOR ENTRIES THAT PROVIDE PROTECTION FROM THE SUN USING PORTICOS OR ROOF OVERHANGS;
  - g. GARAGE DOOR PANELS WHICH INCLUDES WINDOWS; OR
  - h. CONTRASTING TRIM OR MOLDING
4. ACCESSORY STRUCTURES SHALL HAVE COMPARABLE ROOF STYLE TO THE PRIMARY STRUCTURE.
5. ROOF AND WALL PLANES SHALL BE DIFFERENT COLORS.

**GENERAL NOTES**

1. REGARDLESS OF BUILDING MATERIAL, ALL ELEVATIONS SHALL INCLUDE PAINTED SURFACES, WEATHER-RESISTANT ENAMEL FINISHES, OR FINISHED MATERIALS THAT ARE NON-REFLECTIVE.
2. ROOF AND WALL PLANES SHALL BE DIFFERENT COLORS
3. OWNER TO CONSIDER MATCHING THE COLOR AND MATERIALS OF THE MAIN HOME.
4. GLASS SHALL NOT BE TINTED, MIRRORRED, OR OTHERWISE HIGHLY REFLECTIVE.
5. DESIGN FEATURES MUST BE INSTALLED AS IDENTIFIED ON EACH ELEVATION DRAWING AND ITS CORRESPONDING DESIGN FEATURE TABLE.
6. ROOFING MATERIAL WEIGHT SHALL NOT EXCEED THE RAFTER SPAN DEAD LOAD ON SHEET A1.2

**ELEVATION KEY NOTES**

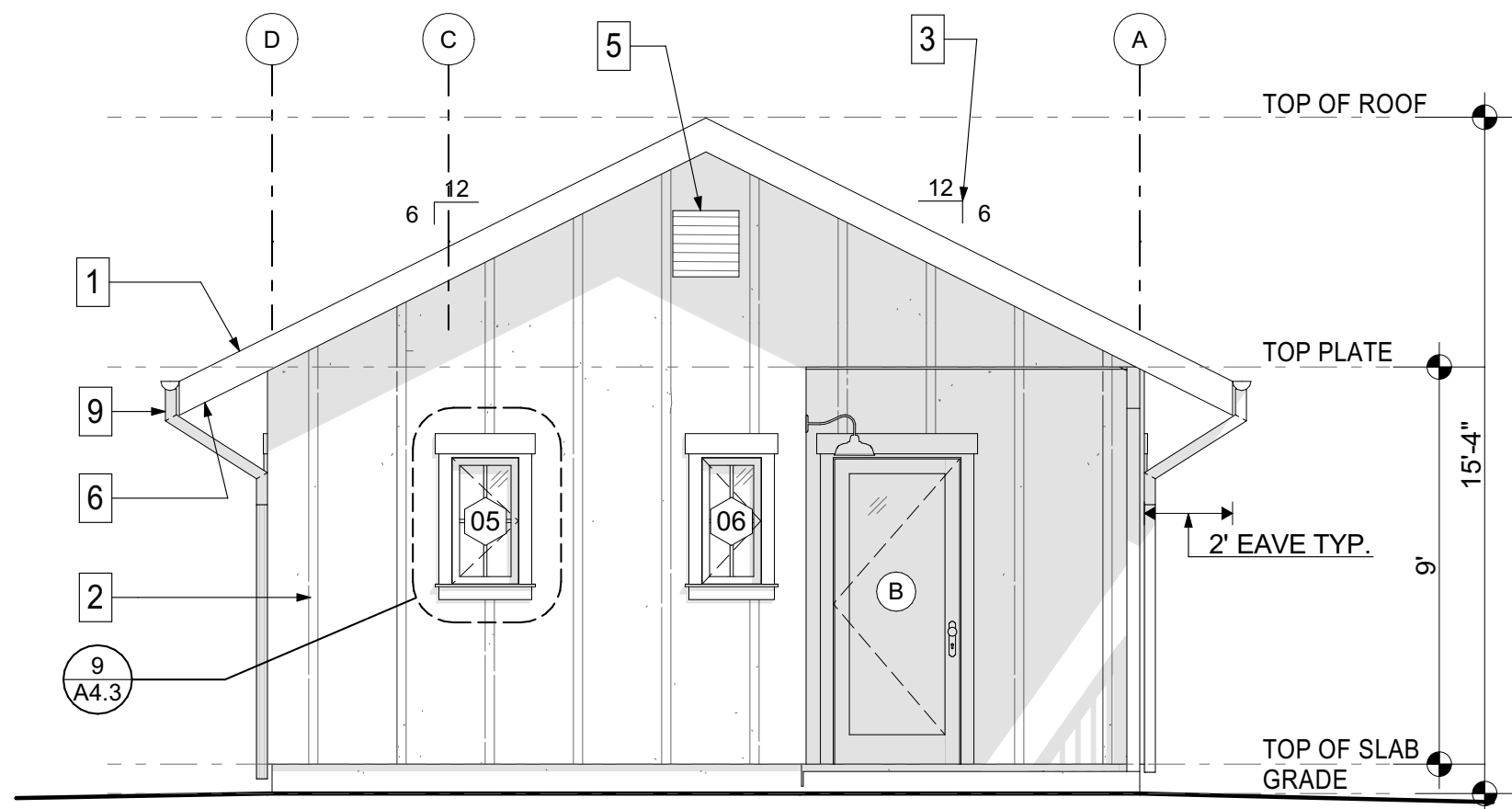
1. ROOF: CLASS "A" FIRE RATING - (SEE GENERAL NOTE 6)  
 ROOF MATERIAL: \_\_\_\_\_  
 UNDERLAYMENT: \_\_\_\_\_  
 LISTING REPORT #: \_\_\_\_\_
2. EXTERIOR WALL FINISH: SELECT ONE (SEE VHFSZ NOTE 7) (VERTICAL SIDING SHOWN FOR REFERENCE)
  - a. CEMENT PLASTER SIDING
  - b. FIBER CEMENT - BOARD AND BATT SIDING
  - c. FIBER CEMENT - LAP SIDING
3. ROOF PITCH AS INDICATED
4. NOT USED
5. GABLE VENT OR ROOF VENT (SEE NOTE 5 & 6 BELOW)  
 SEE A1.2 FOR MIN. REQUIRED VENT AREA  
 MANUFACTURER: \_\_\_\_\_  
 MODEL: \_\_\_\_\_  
 NFVA: \_\_\_\_\_
6. EAVE SOFFIT VENT (SEE NOTE 5 & 6 BELOW)  
 SEE A1.2 FOR MIN. REQUIRED VENT AREA  
 MANUFACTURER: \_\_\_\_\_  
 MODEL: \_\_\_\_\_  
 NFVA: \_\_\_\_\_
7. FENESTRATION PER SCHEDULE, TYP.
8. OPTIONAL DECORATIVE RAILING
9. OPTIONAL GUTTER / DOWNSPOUT
10. CONTRACTOR TO CONFIRM ELECTRICAL PANEL LOCATION IN FIELD

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**VHFSZ PLAN NOTES**

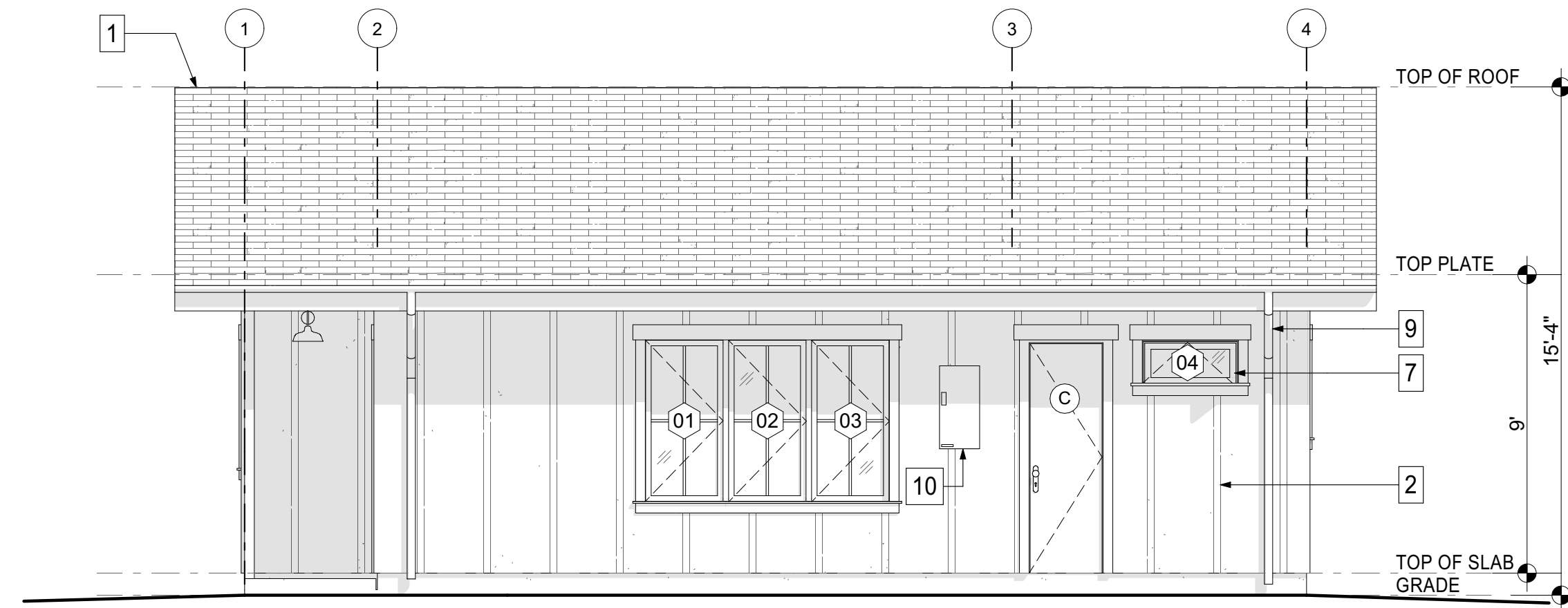
1. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.
  - a. FIRE-STOPPING WITH APPROVED MATERIALS
  - b. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909
  - c. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
4. SKYLIGHTS SHALL BE TEMPERED GLASS.
5. ALL VENTS (ROOFS, FOUNDATION, COMBUSTION-AIR, ETC.) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS.
6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
  - a. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
  - b. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FRAME INTRUSION TEST.
  - c. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - a. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC.)
  - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK.
  - NON-COMBUSTIBLE OR FIRE-RETARDANT TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVER SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION-RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL.
  - b. IGNITION-RESISTANT MATERIAL
8. PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
  - NON-COMBUSTIBLE MATERIAL
  - 1-HOUR FIRE-RESISTANT RATED MATERIAL
  - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - MODIFIED HEAVY TIMBER (MIN. 2x TONGUE AND GROOVE SHEATHING, 4x6 RATERS/BEAMS, 6x6 POSTS)
9. DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
  - a. FRAMING
    - NON-COMBUSTIBLE MATERIAL
    - 1-HOUR FIRE-RESISTANT RATED MATERIAL
    - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
    - MODIFIED HEAVY TIMBER (MIN. 4x8 JOISTS, 4x10 OR 6x8 BEAMS, 6x6 POSTS)
  - b. DECKING AND TREATED MATERIAL (ANY OF THE FOLLOWING):
    - NON-COMBUSTIBLE MATERIAL
    - 1-HOUR FIRE-RESISTANT RATED MATERIAL
    - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
    - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)
10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8-INCH OR LESS USING ONE OF THE FOLLOWING METHODS:
  - a. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
  - b. DOOR OVERLAPS ONTO JAMBS AND HEADERS
  - c. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES
12. FENCES OR ANY STRUCTURES WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
  - a. NON-COMBUSTIBLE MATERIAL
  - b. APPROVED EXTERIOR FIRE RETARDANT TREATED WOOD
  - c. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDING



**REAR 1**  
 179 SF (x) 1 = 17.9 SF  
 19 SF = 10% TRANSPARENCY

**17.140.170(E)(3) - DESIGN FEATURES**  
 1. (b) WINDOW AND DOORWAY TRIMS  
 2. (c) ENTRY LIGHT  
 3. (e) DOOR WITH WINDOW  
 4. (f) ENTRY PORCH  
 5. (h) CONTRASTING TRIM COLOR

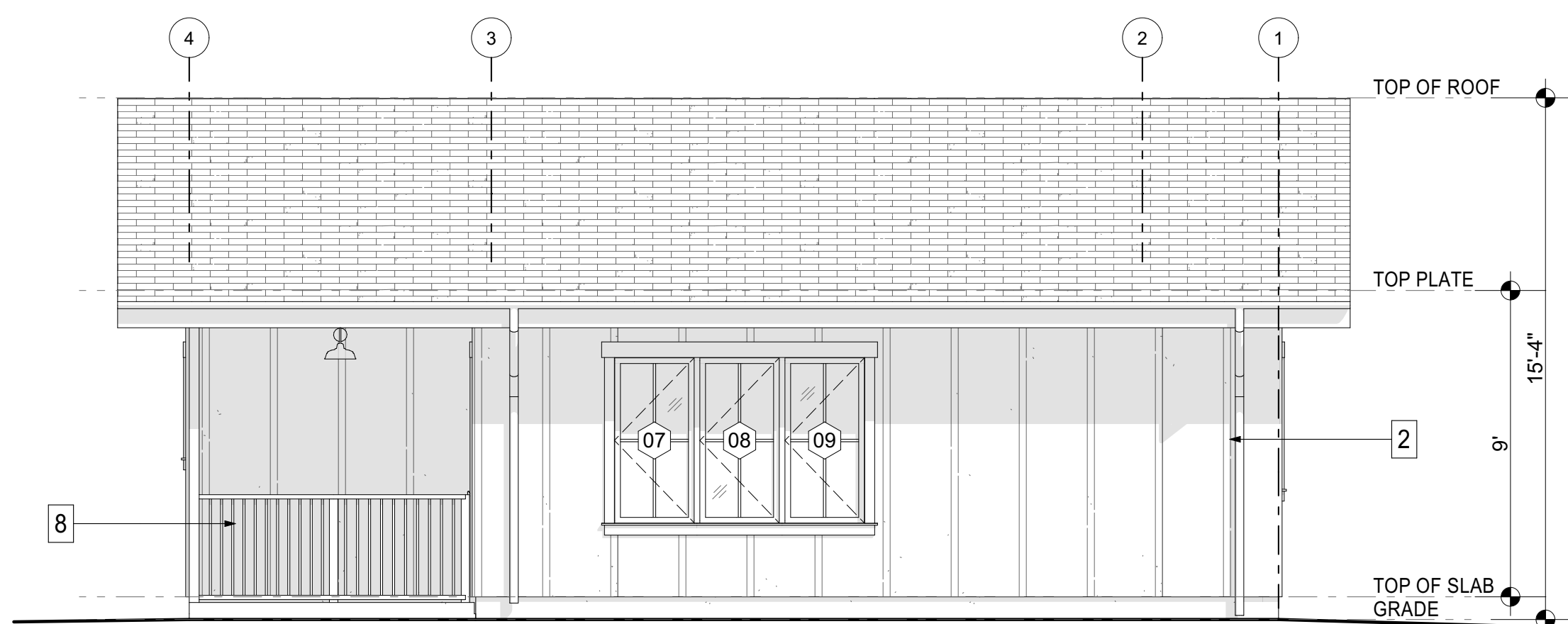
**8 ELEVATION - REAR 1**  
 SCALE: 1/4" = 1'-0"



**SIDE 2**  
 255 SF (x) 1 = 25.5 SF  
 29 SF = 11% TRANSPARENCY

**17.140.170(E)(3) - DESIGN FEATURES**  
 1. (b) WINDOW AND DOORWAY TRIMS  
 2. (c) ENTRY LIGHT  
 3. (f) ENTRY PORCH  
 4. (h) CONTRASTING TRIM COLOR

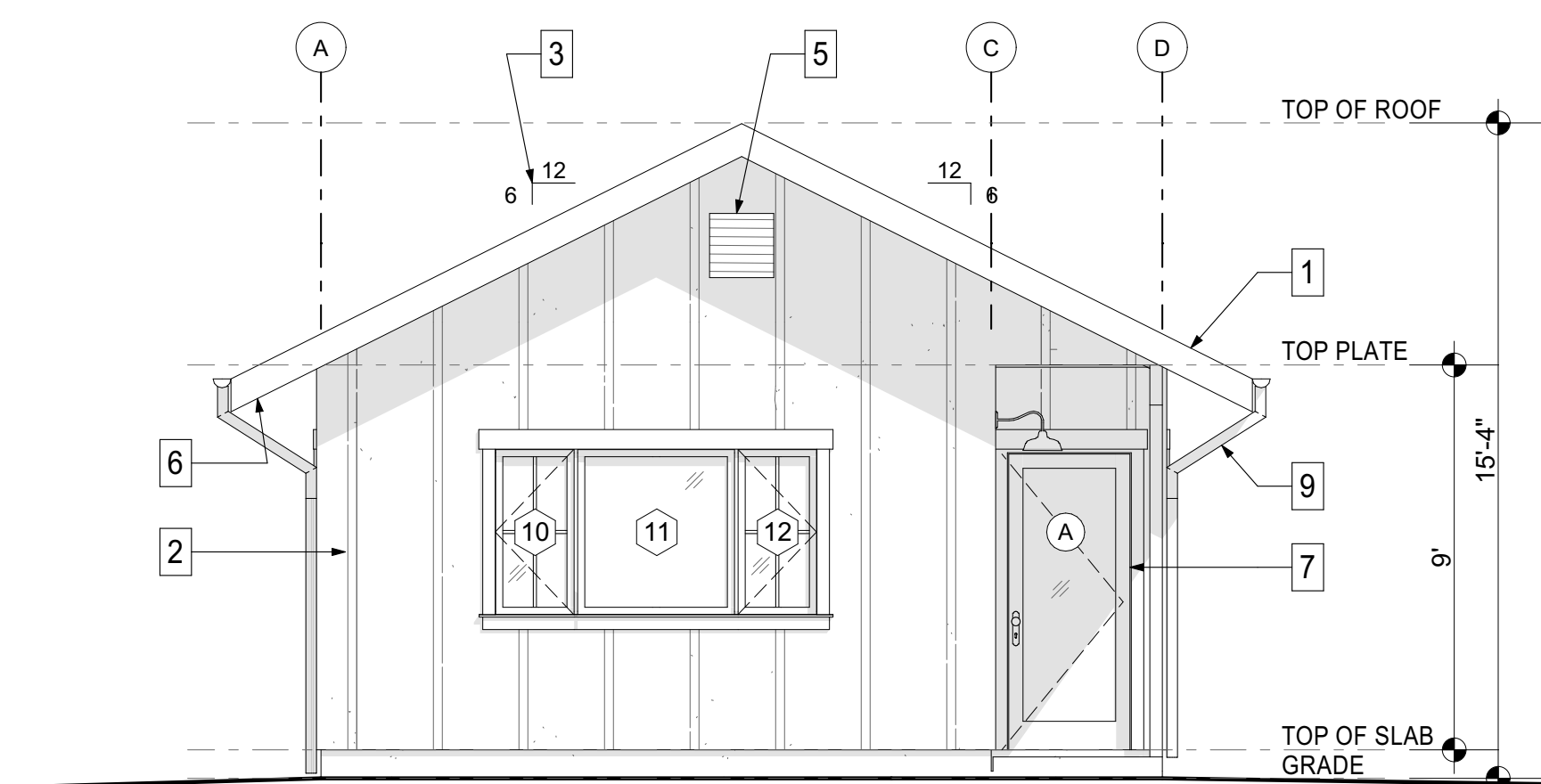
**5 ELEVATION - SIDE 2**  
 SCALE: 1/4" = 1'-0"



**SIDE 1**  
 255 SF (x) 1 = 25.5 SF  
 27 SF = 10% TRANSPARENCY

**17.140.170(E)(3) - DESIGN FEATURES**  
 1. (b) WINDOW AND DOORWAY TRIMS  
 2. (c) ENTRY LIGHT  
 3. (f) ENTRY PORCH  
 4. (h) CONTRASTING TRIM COLOR

**7 ELEVATION - SIDE 1**  
 SCALE: 1/4" = 1'-0"



**FRONT 1**  
 179 SF (x) 2 = 35.8 SF  
 35 SF = 20% TRANSPARENCY

**17.140.170(E)(3) - DESIGN FEATURES**  
 1. (b) WINDOW AND DOORWAY TRIMS  
 2. (c) ENTRY LIGHT  
 3. (e) DOOR WITH WINDOW  
 4. (f) ENTRY PORCH  
 5. (h) CONTRASTING TRIM COLOR

**6 ELEVATION - FRONT 1**  
 SCALE: 1/4" = 1'-0"

**City of El Cajon**  
 560 SF Accessory Dwelling Unit  
 Building Safety Division



**A2.1**

ELEVATIONS

TABLE R802.5.2(1)  
RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS<sup>9</sup>

RAFTER SLOPE	RAFTER SPACING (inches)	GROUND SNOW LOAD (psf)											
		20 <sup>e</sup>			30			50			70		
		12	24	36	12	24	36	12	24	36	12	24	36
Required number of 16d common nails per heel joint splices													
4:12	12	3	4	6	3	5	7	4	7	10	5	9	13
	16	3	5	8	3	6	9	5	9	13	6	12	17
	19.2	3	6	9	4	7	11	6	11	16	7	14	21
	24	4	8	11	5	9	13	7	13	19	9	17	26
5:12	12	3	3	5	3	4	6	3	6	8	4	7	11
	16	3	4	6	3	5	7	4	7	11	5	9	14
	19.2	3	5	7	3	6	9	5	9	13	6	11	17
	24	3	6	9	4	7	11	6	11	16	7	14	21
7:12	12	3	3	4	3	3	4	3	4	6	3	5	8
	16	3	3	5	3	4	5	3	5	8	4	7	10
	19.2	3	4	5	3	4	6	3	6	9	4	8	12
	24	3	5	7	3	5	8	4	8	11	5	10	15

**SECTION KEY NOTES**

1. WALL INSULATION (PER T24 REPORT): \_\_\_\_\_
2. CEILING INSULATION (PER T24 REPORT): \_\_\_\_\_
3. INTERIOR FINISH: 5/8" GYPSUM BOARD
4. EXTERIOR WALL/ PLUMBING WALL: 2x6 STUD WALL
5. INTERIOR WALL: 2x4 STUD WALL @ 16" O.C.
6. RADIANT BARRIER: Y or N (PER T24 REPORT)
7. NOT USED
8. ROOF FRAMING: 2x10 RAFTER
9. CEILING FRAMING: 2x10 JOIST
10. RIDGE BOARD PER CRC R802.2 RAFTER FULL BEARING ON RIDGE BOARD FRAMED OPPOSITE EACH OTHER
11. EXPOSED CONCRETE SLAB PER FOUNDATION PLAN. FINISH PER OWNER
12. SILL PLATE AND ANCHOR PER 6/A4.3
13. PROVIDE BLOCKING AT BRACED WALL CONNECTION TO ROOF RAFTERS PER CRC FIGURE R602.10.8.2(3). SEE 5/A3.1
14. SHEAR TRANSFER PER 3/A4.3
15. CONCRETE SLAB ON GRADE PER FOUNDATION PLAN

PERMITTEE INFORMATION:

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

City of El Cajon  
560 SF Accessory Dwelling Unit  
Building Safety Division



A3.1

SECTIONS

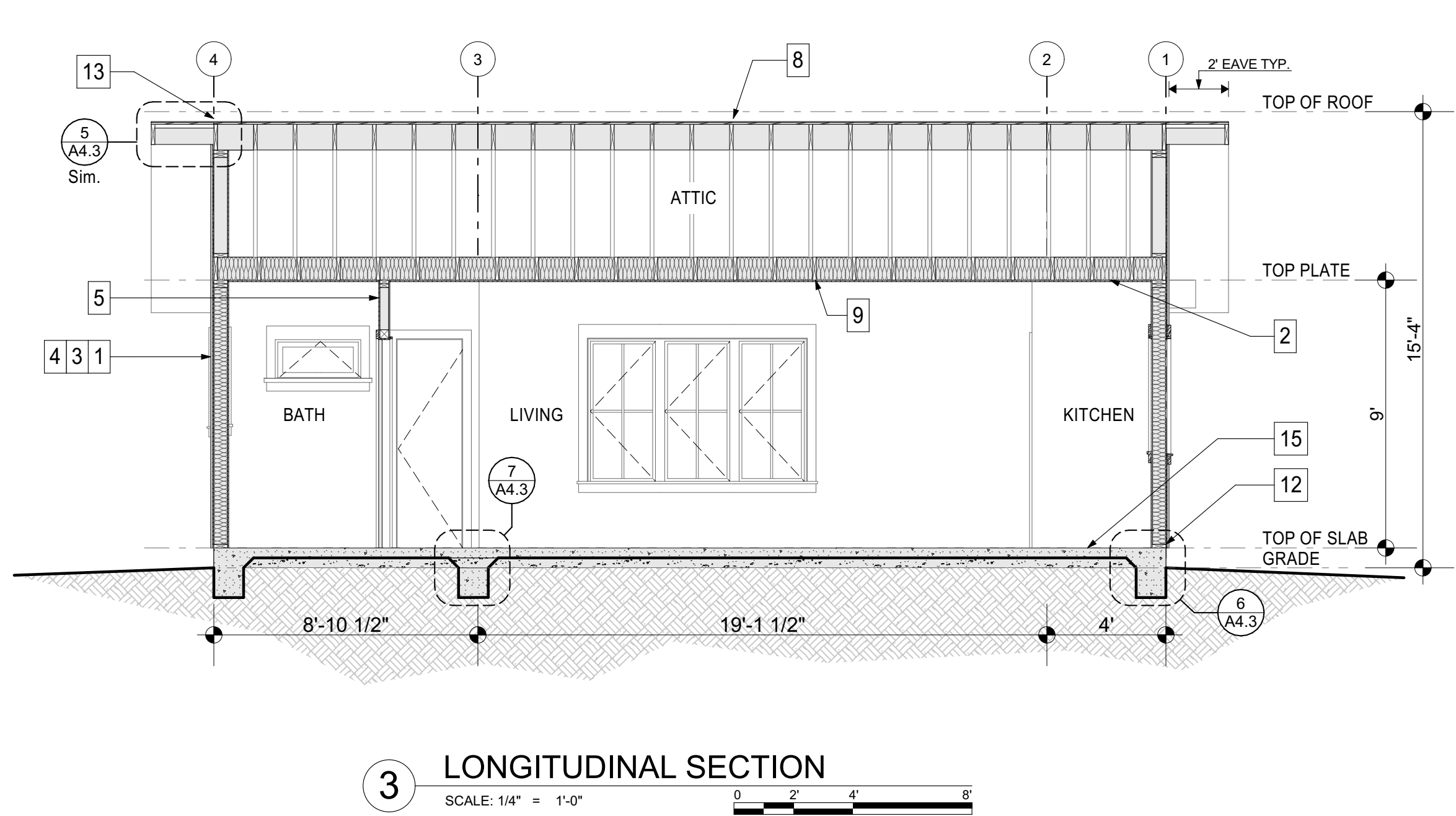
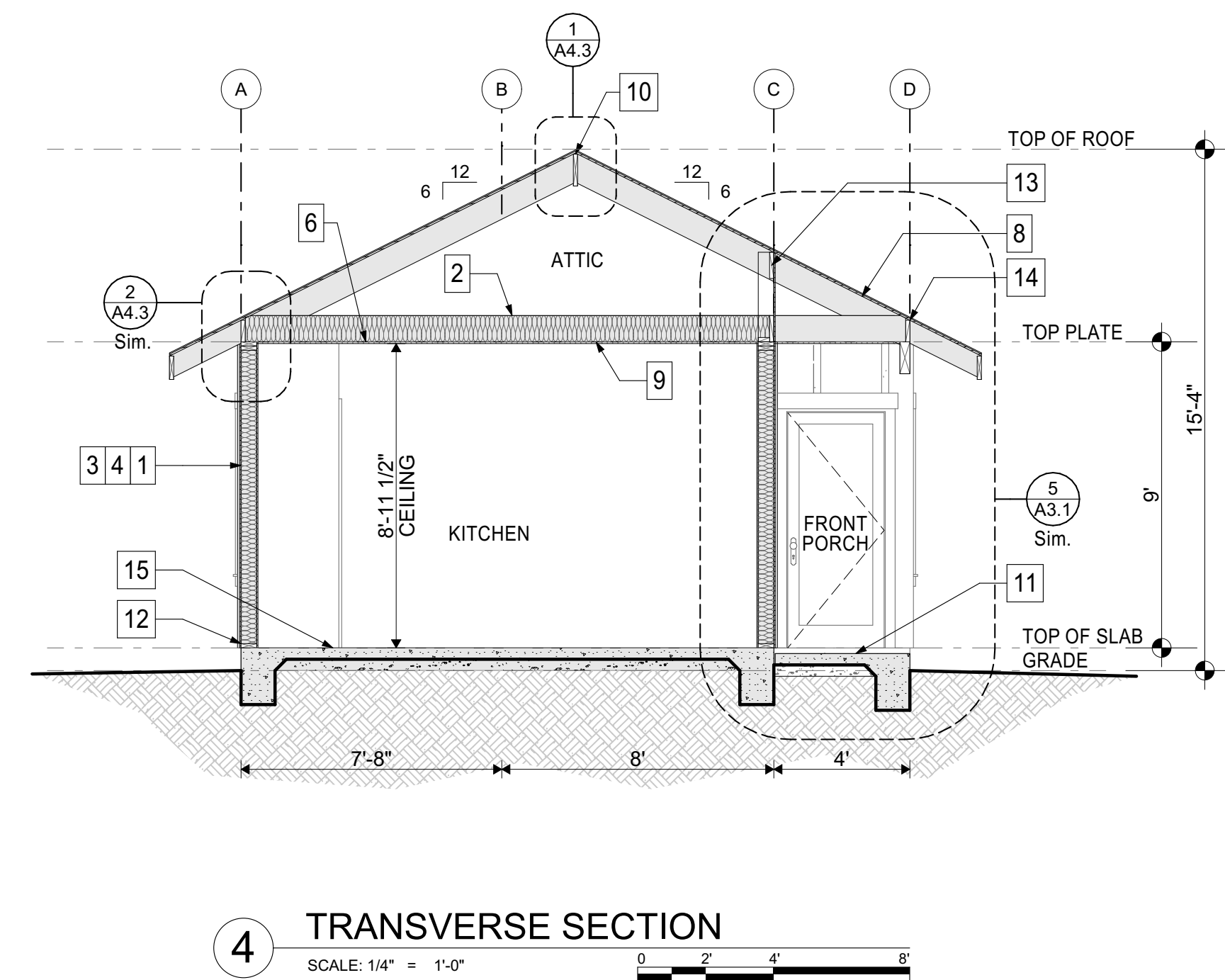
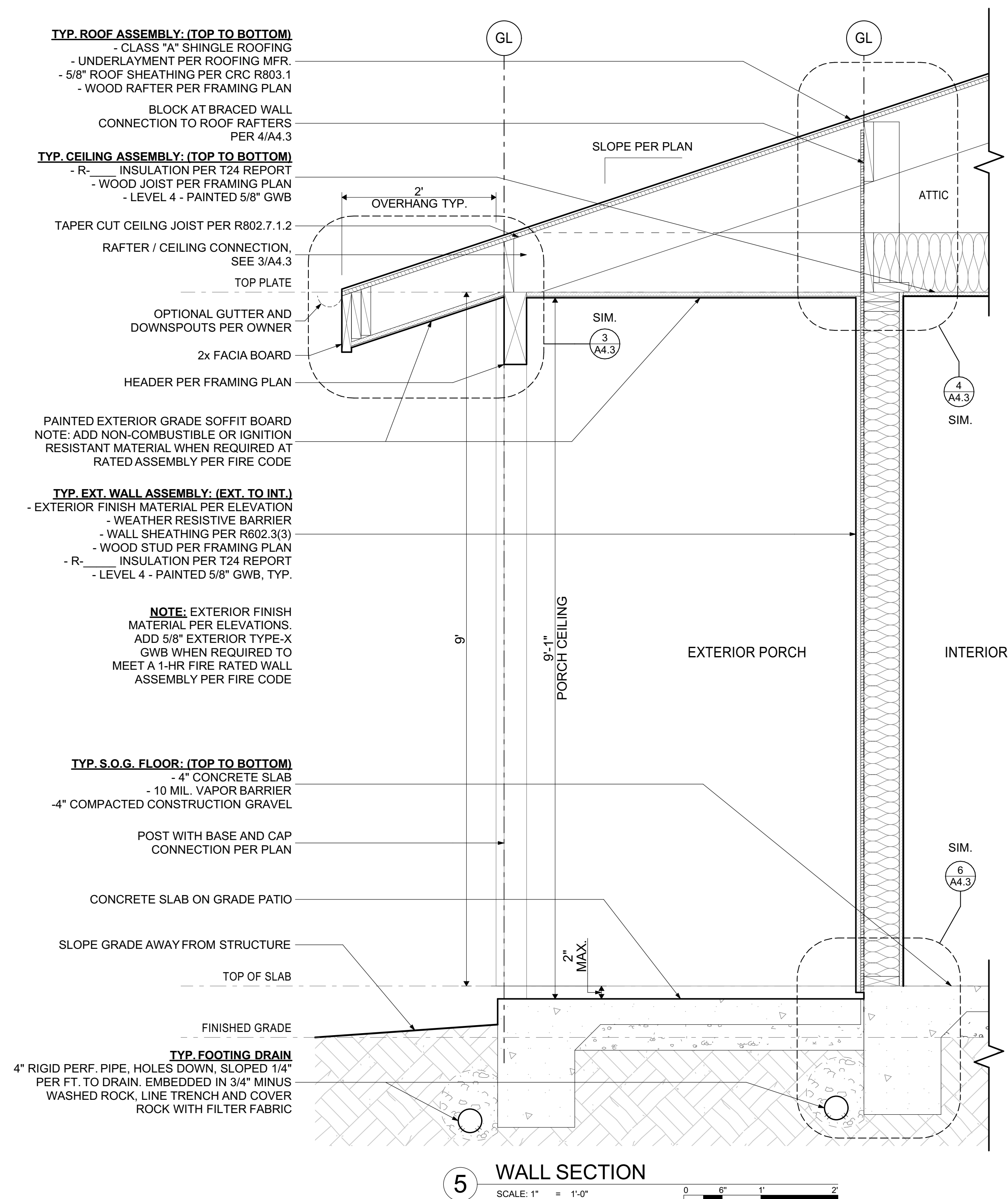


TABLE R703.3(1) SIDING MINIMUM ATTACHMENT AND MINIMUM THICKNESS

Table with columns for Siding Material, Nominal Thickness (inches), Joint Treatment, Type of Supports for the Siding Material and Fasteners (Wood or wood structural panel sheathing into stud, Fiberboard sheathing into stud, Gypsum sheathing into stud, Foam plastic sheathing into stud, Direct to studs, Number or spacing of fasteners), and other details like Manufacturer's Instructions.

For S1: 1 inch = 25.4 mm.

- a. Aluminum nails shall be used to attach aluminum siding.
b. Aluminum (0.019 inch) shall be unbacked only where the maximum panel width is 10 inches and the maximum flat area is 8 inches.
c. Shall be of approved type.
d. When used to resist shear forces, the spacing must be 4 inches at panel edges and 8 inches on interior supports.
e. Vertical end joints shall occur at studs and shall be covered with joint cover or shall be caulked.
f. Face nailing: one 6d common nail through the overlapping planks at each stud. Concealed nailing: one 11-gauge 1 1/2-inch-long galv. roofing nail through the top edge of each plank at each stud in accordance with the manufacturer's installation instructions.
g. Vertical joints, if staggered, shall be permitted to be away from studs if applied over wood structural panel sheathing.
h. Minimum fastener length must be sufficient to penetrate sheathing over suitable substrate and framing a total of a minimum of 1 1/4 inches or in accordance with the manufacturer's installation instructions.
i. Where specified by the manufacturer's instructions and supported by a test report, fasteners are permitted to penetrate into or fully through suitable sheathing or other suitable substrate of minimum thickness specified by the instructions or test report, without penetrating into framing.
j. Insulated vinyl siding shall comply with ASTM D7793.
k. Polypropylene siding shall comply with ASTM D7254.
l. Cladding attachment over foam sheathing shall comply with the additional requirements and limitations of Sections R703.15, R703.16 and R703.17.

Table with columns for ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, s, c, and SPACING OF FASTENERS (Edges, (inches); Intermediate supports, c, (inches)).

Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing (see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing)

Table with columns for ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, s, c, and SPACING OF FASTENERS (Edges, (inches); Intermediate supports, c, (inches)).

Other wall sheathing

Table with columns for ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, s, c, and SPACING OF FASTENERS (Edges, (inches); Intermediate supports, c, (inches)).

Wood structural panels, combination subfloor underlayment to framing

Table with columns for ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, s, c, and SPACING OF FASTENERS (Edges, (inches); Intermediate supports, c, (inches)).

- For S2: 1 inch = 25.4 mm; 1 foot = 304.8 mm; 1 mile per hour = 0.447 m/s; 1 kil = 6.895 MPa.
a. Nails are smooth common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections are carbon steel and shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.132 inch (3.35 mm) common nails, 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less. Connections using nails and staples of other materials, such as stainless steel, shall be designed by accepted engineering practice or approved under Section R604.11.
b. RRSR-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Floor joist by floor joist or floor joist by floor joist panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with ASTM C1292 or GA-323. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and end floor perimeter only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

TABLE R602.3(1) FASTENING SCHEDULE

Table with columns for ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, s, c, and SPACING AND LOCATION.

Wall

Table with columns for ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, s, c, and SPACING AND LOCATION.

Roof

Table with columns for ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, s, c, and SPACING AND LOCATION.

PERMITTEE INFORMATION:

NAME: SIGNATURE: ADDRESS: DATE:

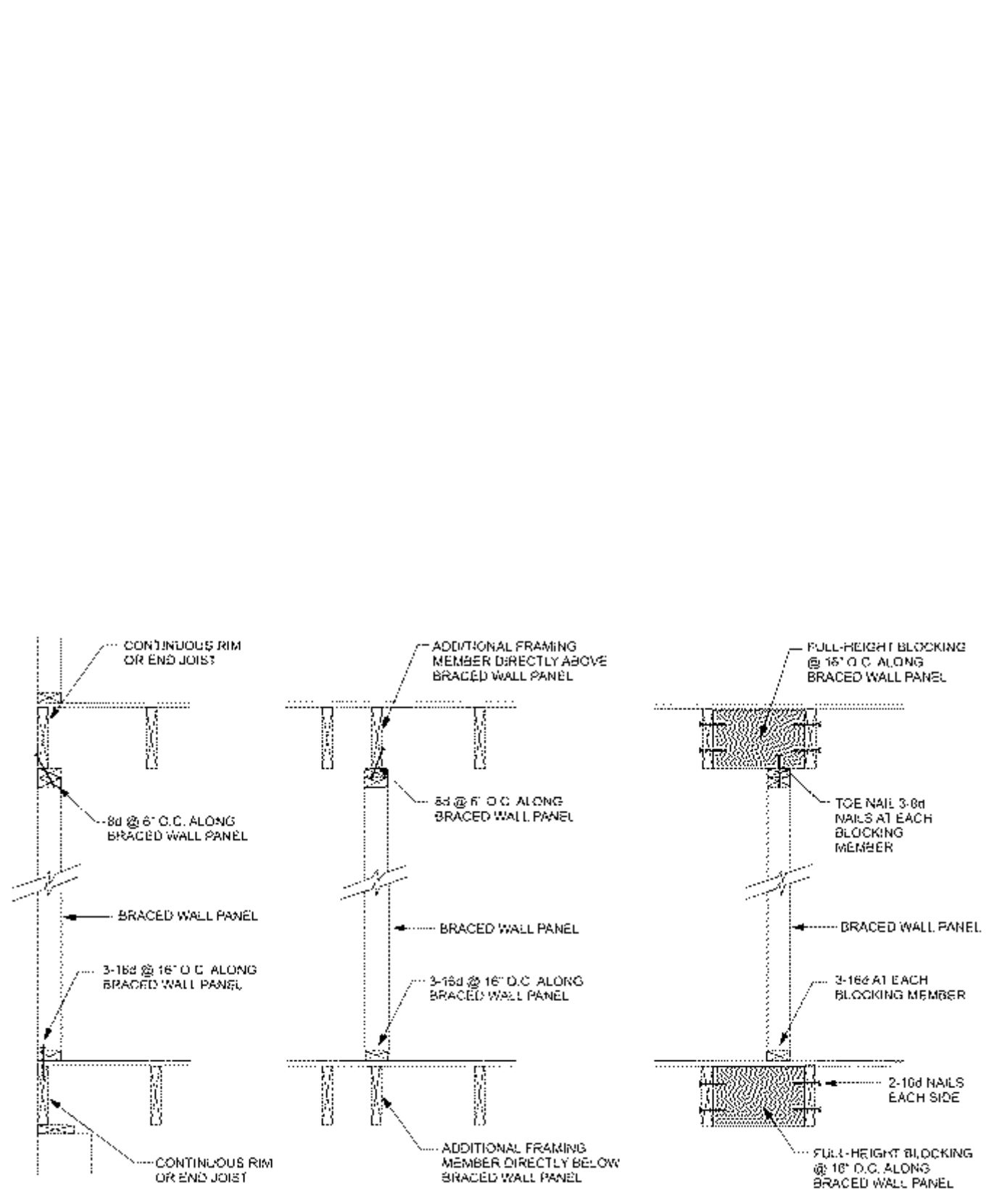
City of El Cajon 560 SF Accessory Dwelling Unit Building Safety Division



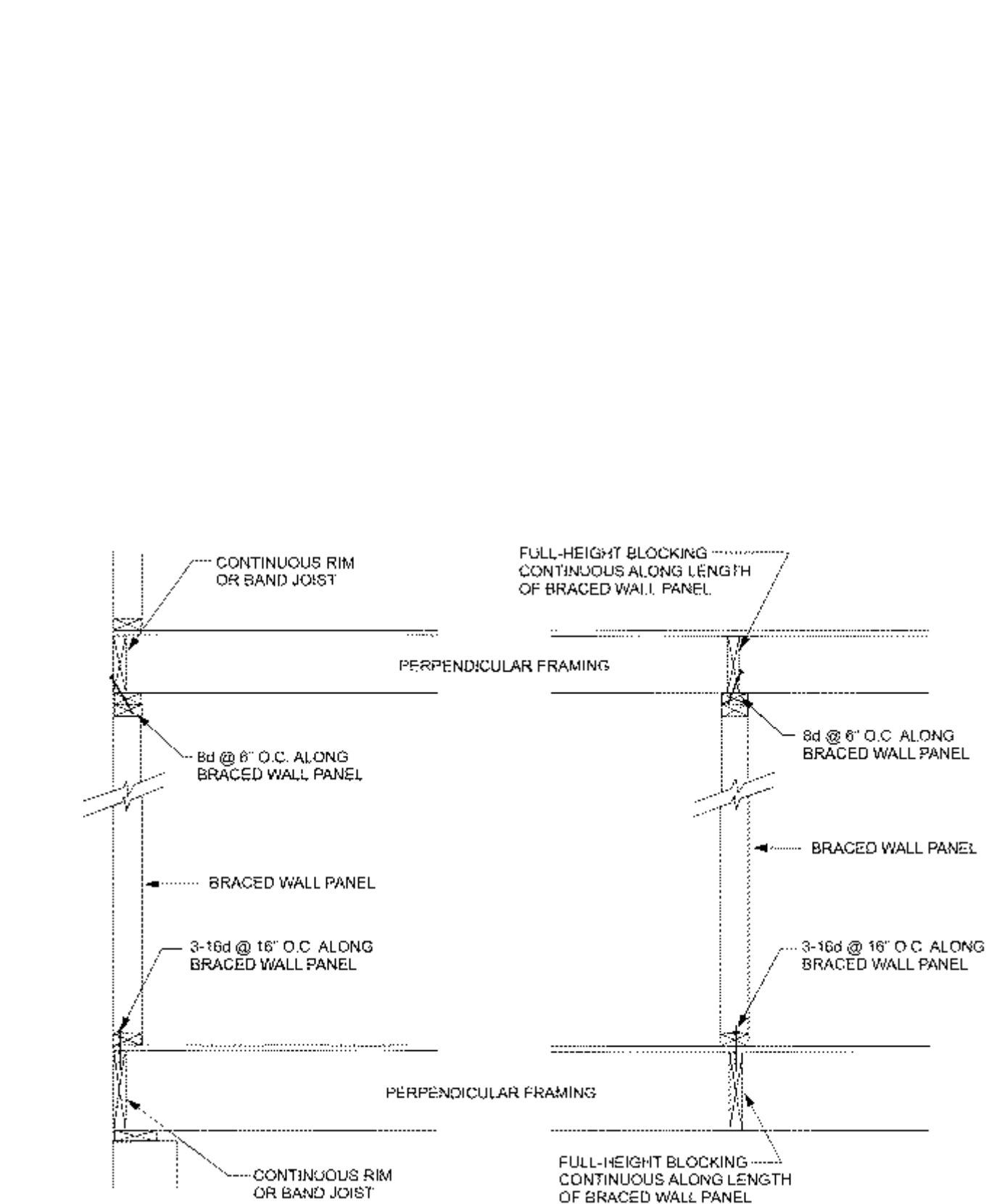
A4.1

CRC SCHEDULES

SHEET PRINT DATE: 9/14/2023 C:\Users\Chris\Dropbox\Projects\El Cajon ADU\01-Arch\CAD Model\2023-09-12 STUDIO ADU - CD.rvt



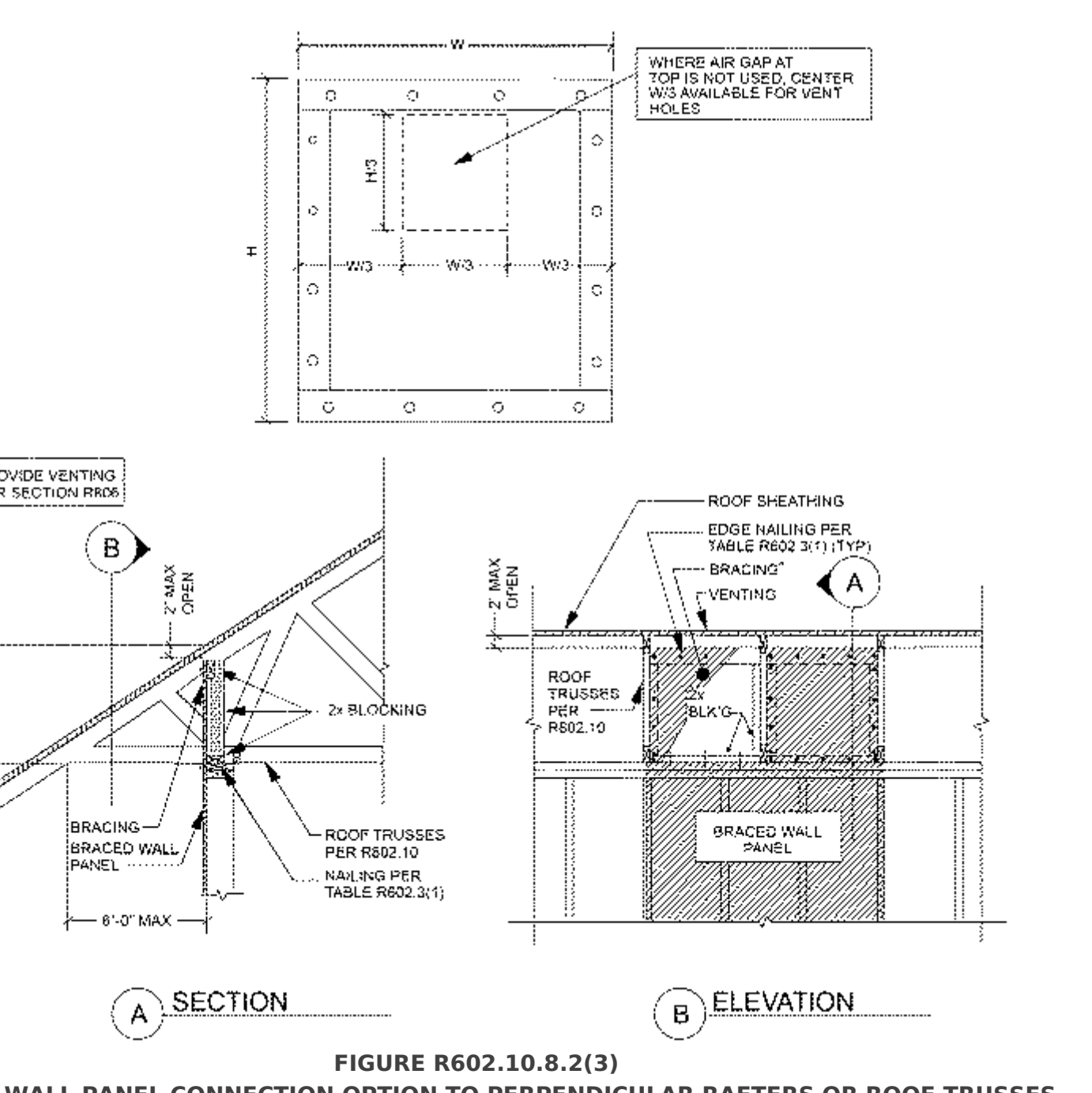
**FIGURE R602.10.8(2)**  
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



**FIGURE R602.10.8(1)**  
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

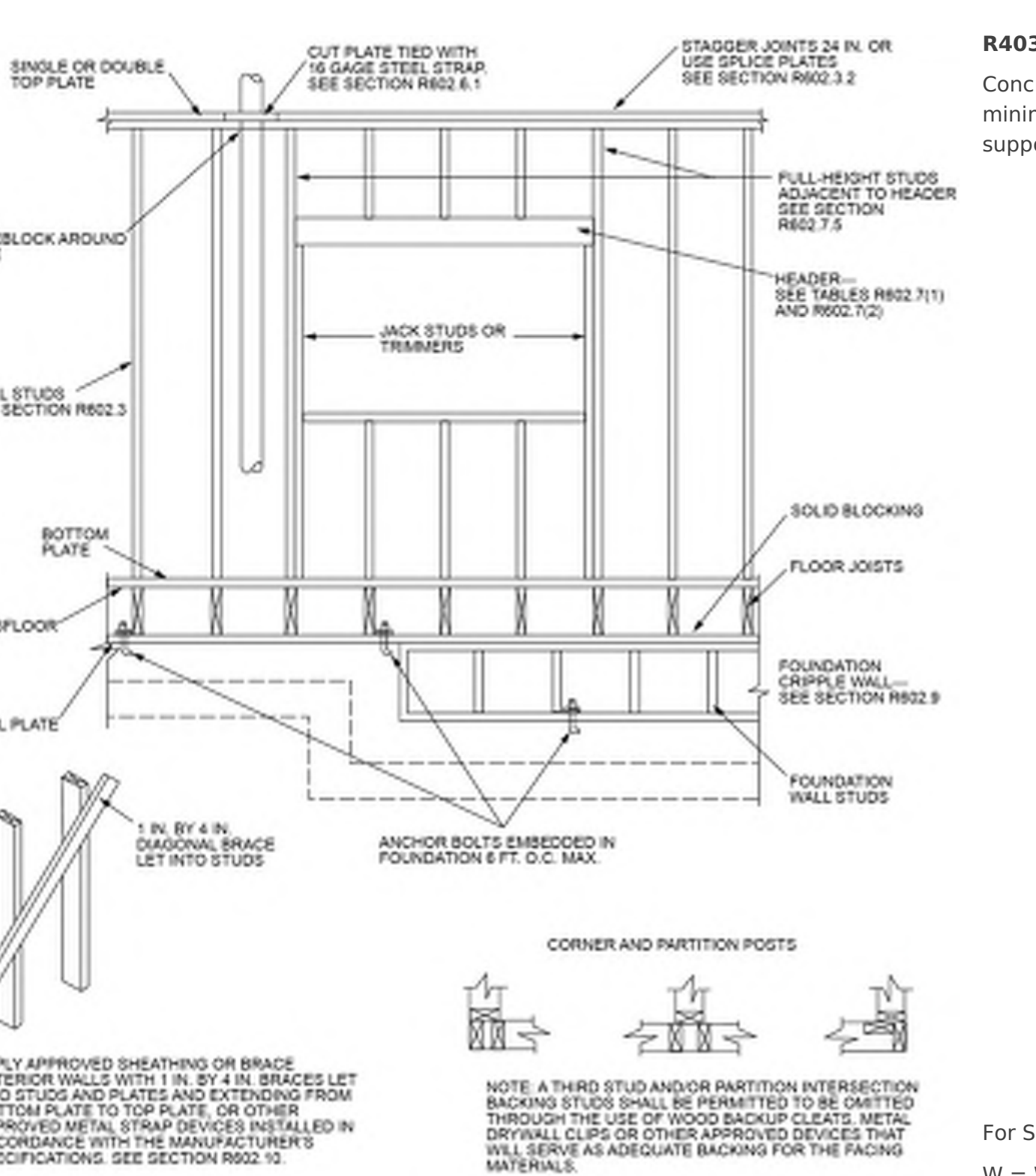
**12** CRC Figure R602.10.8(2)

**11** CRC Figure R602.10.8(1)



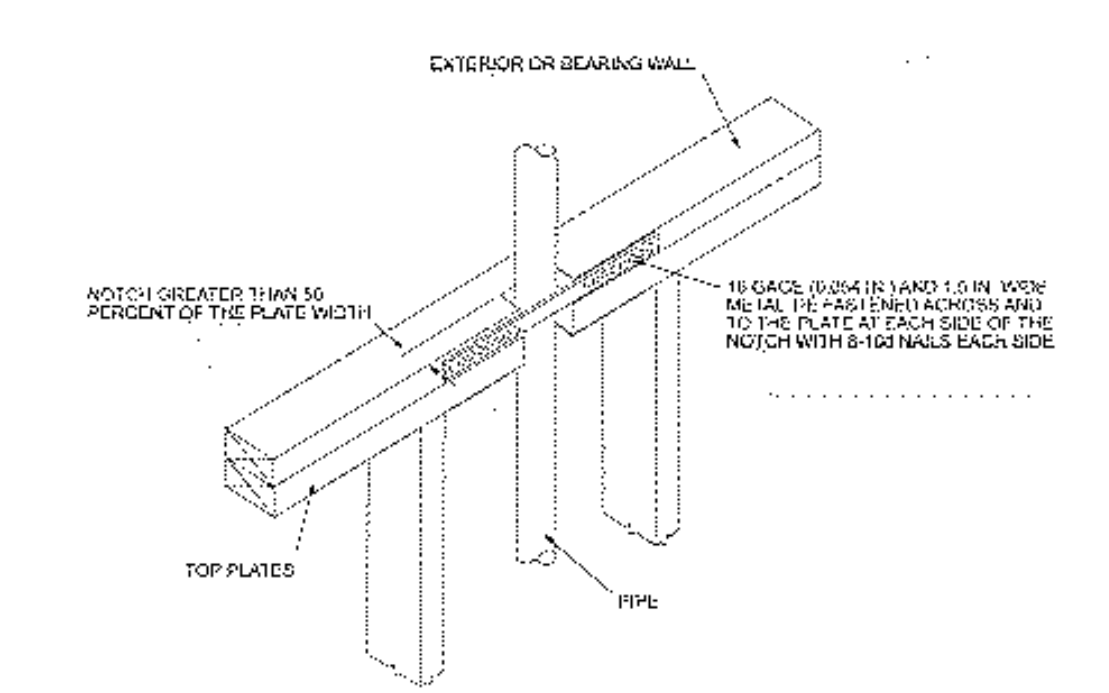
**FIGURE R602.10.8.2(3)**  
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

**4** CRC Figure R602.10.8.2(3)

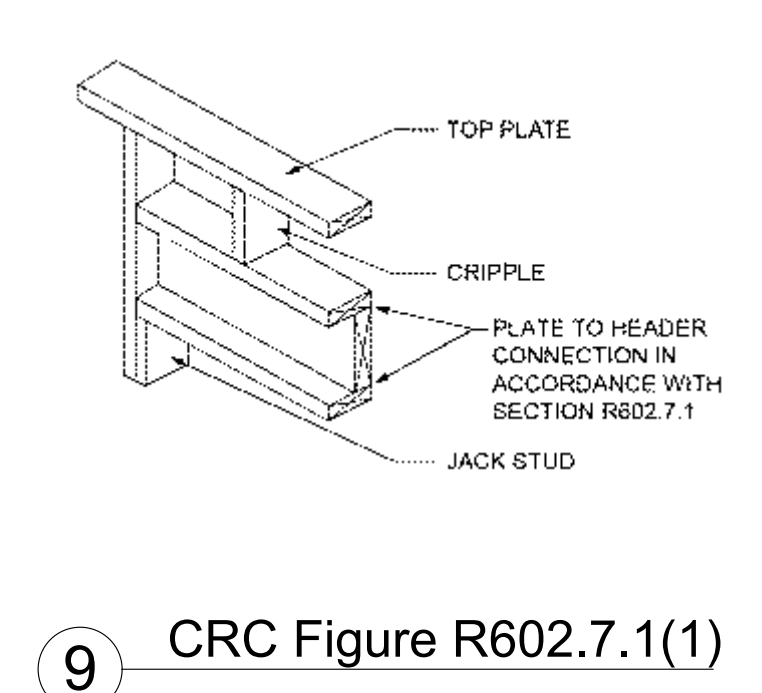


**FIGURE R602.3(2)**  
FRAMING DETAILS

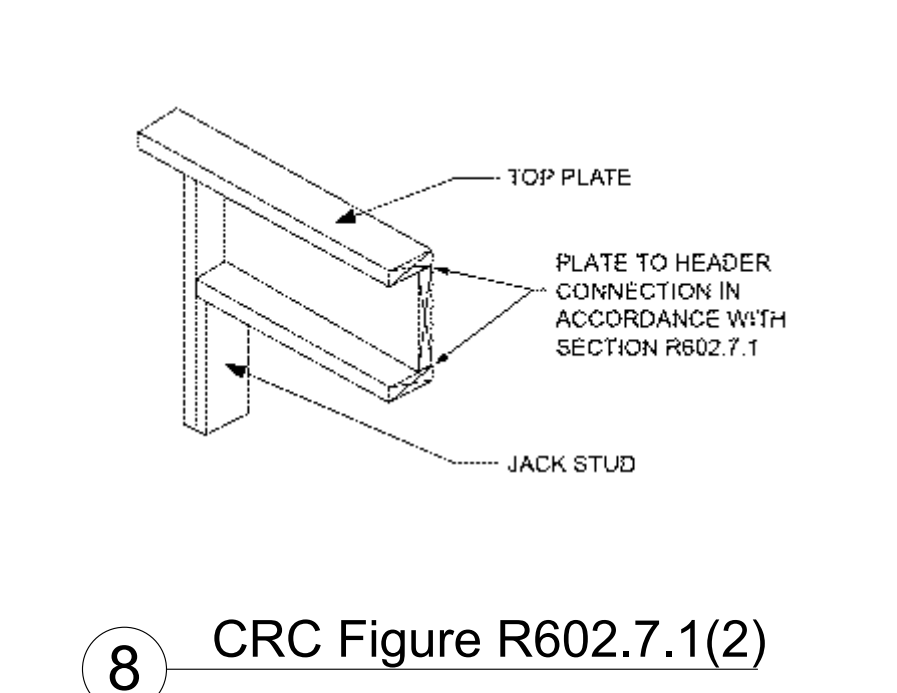
**3** CRC Figure R602.3(2)



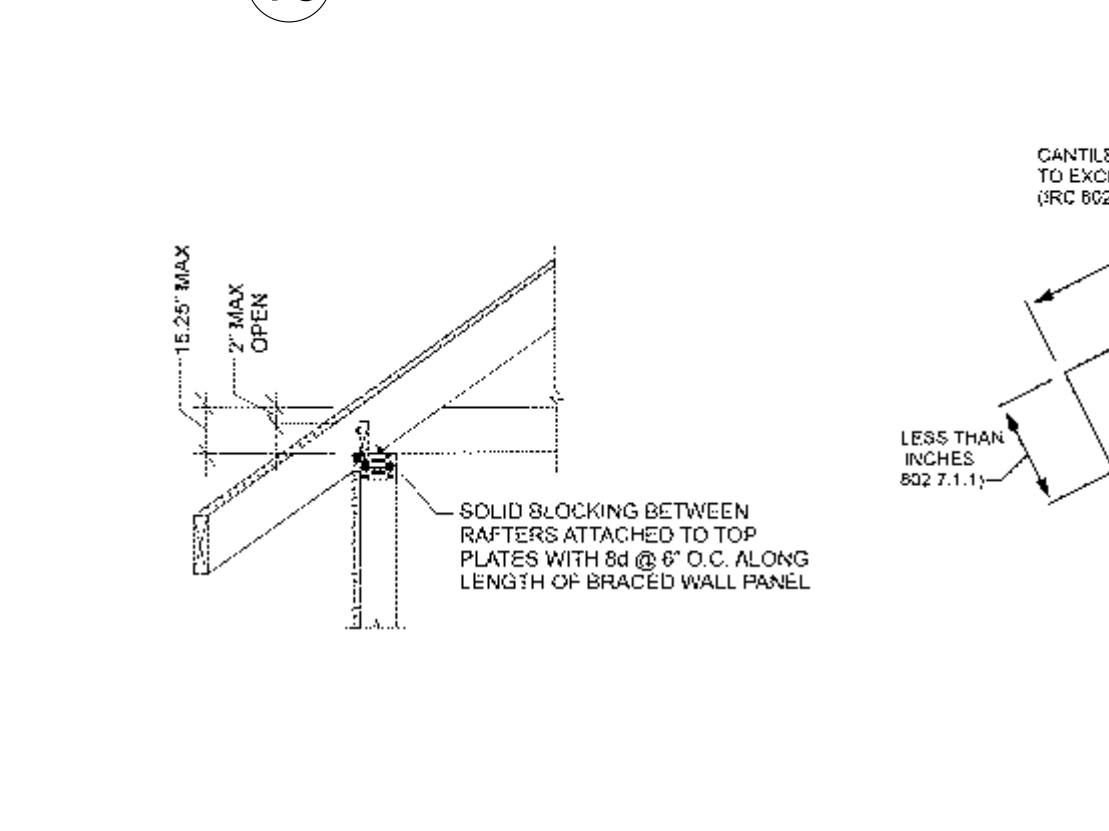
**10** CRC Figure R602.6.1



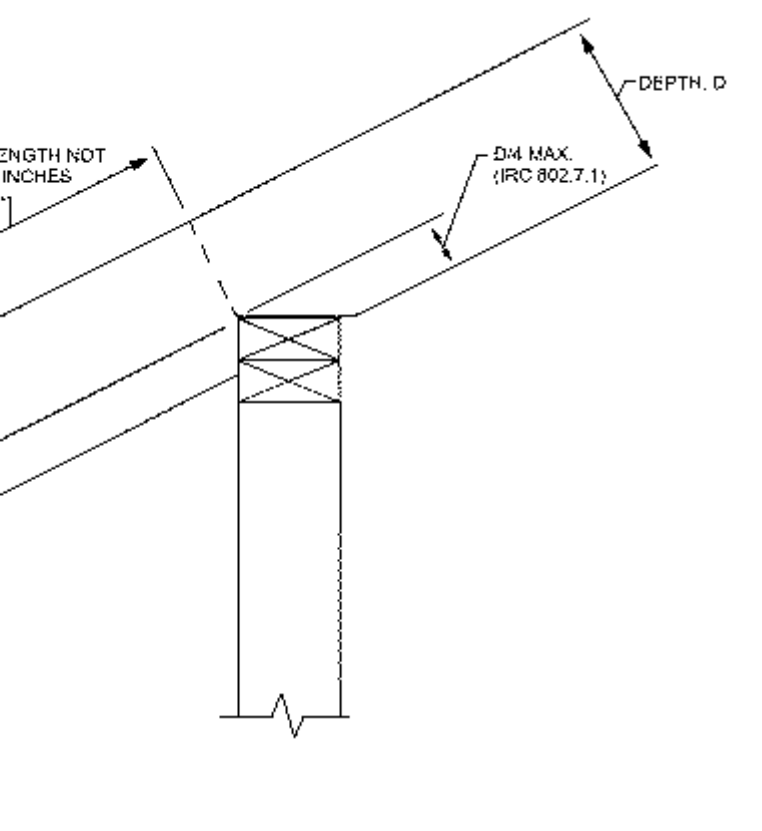
**9** CRC Figure R602.7.1(1)



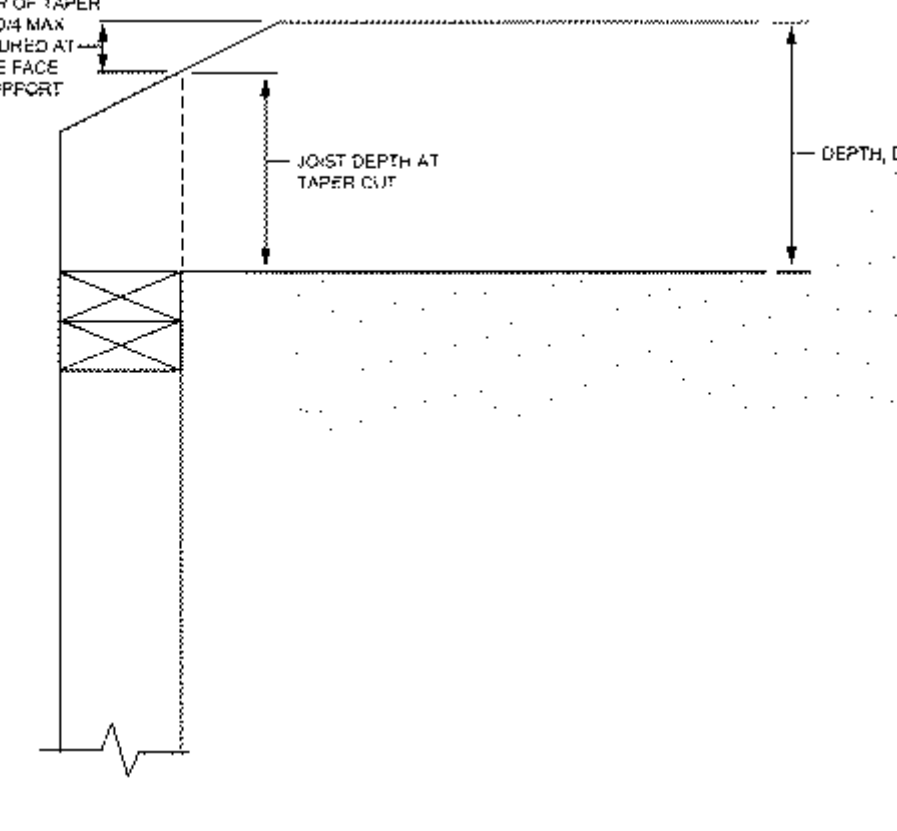
**8** CRC Figure R602.7.1(2)



**7** CRC Figure R602.10.8.2(1)

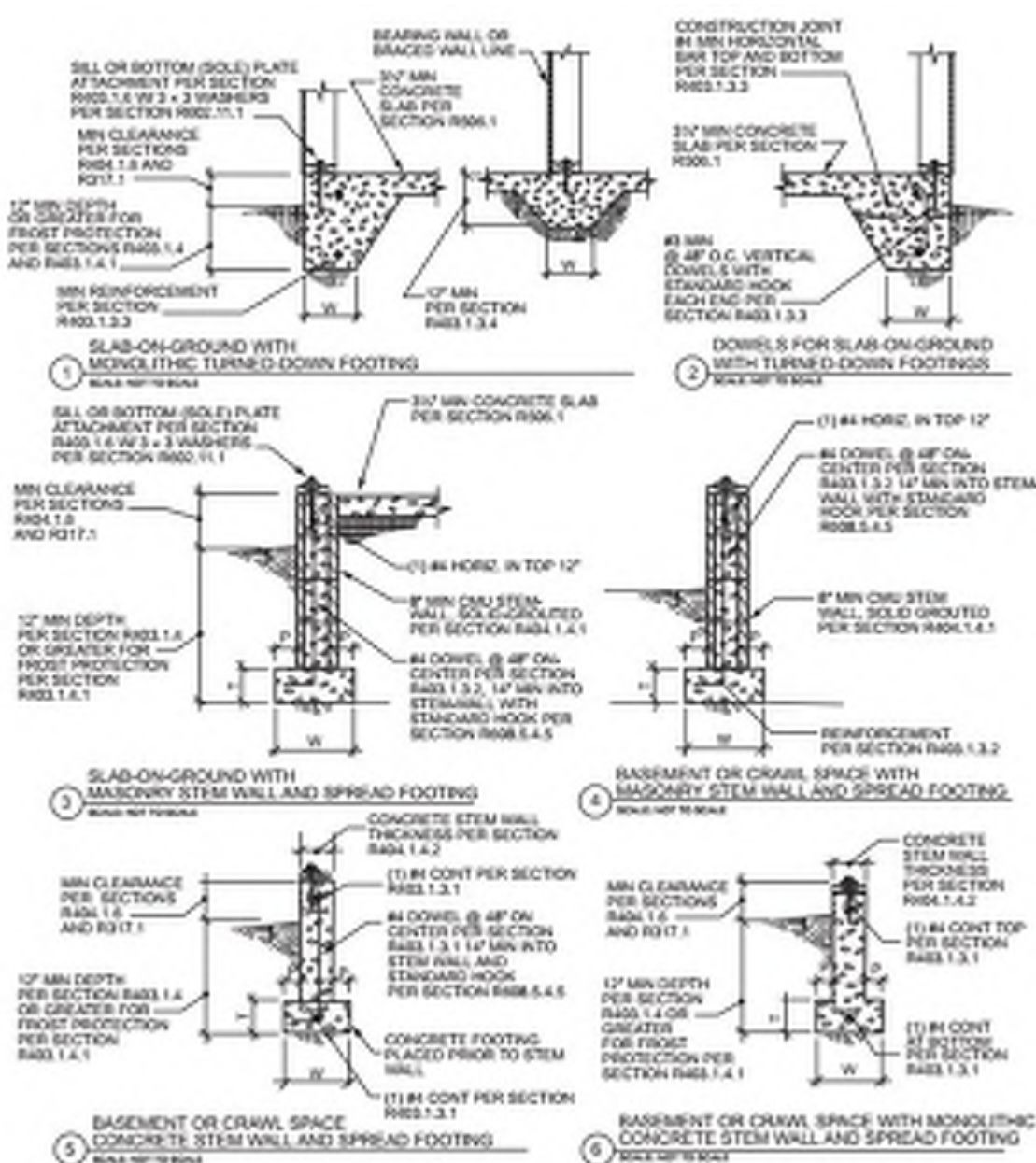


**6** CRC Figure R802.7.1.1



**5** CRC Figure R802.7.1.2

**R403.1.3 Footing and stem wall reinforcing in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>.**  
Concrete footings located in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, as established in Table R301.2, shall have minimum reinforcement in accordance with this section and Figure R403.1.3. Reinforcement shall be installed with support and cover in accordance with Section R403.1.3.5.



For Sl: 1 inch = 25.4 mm.  
W = Width of footing, T = Thickness of footing and P = Projection per Section R403.1.1.

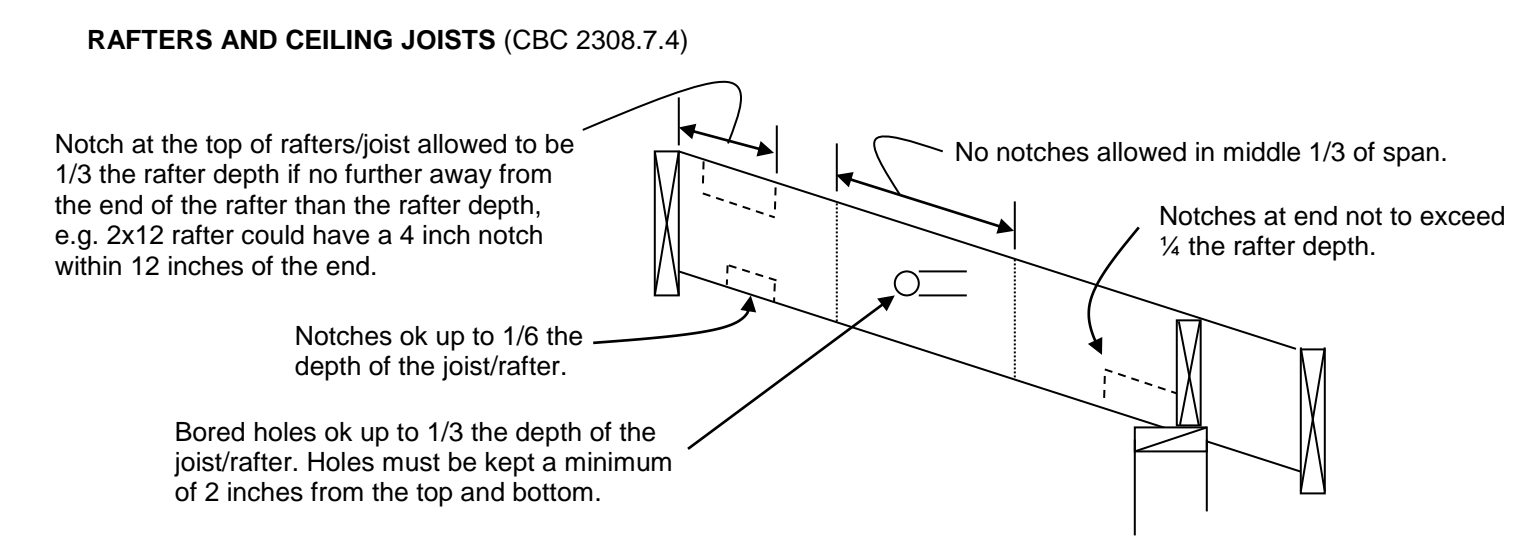
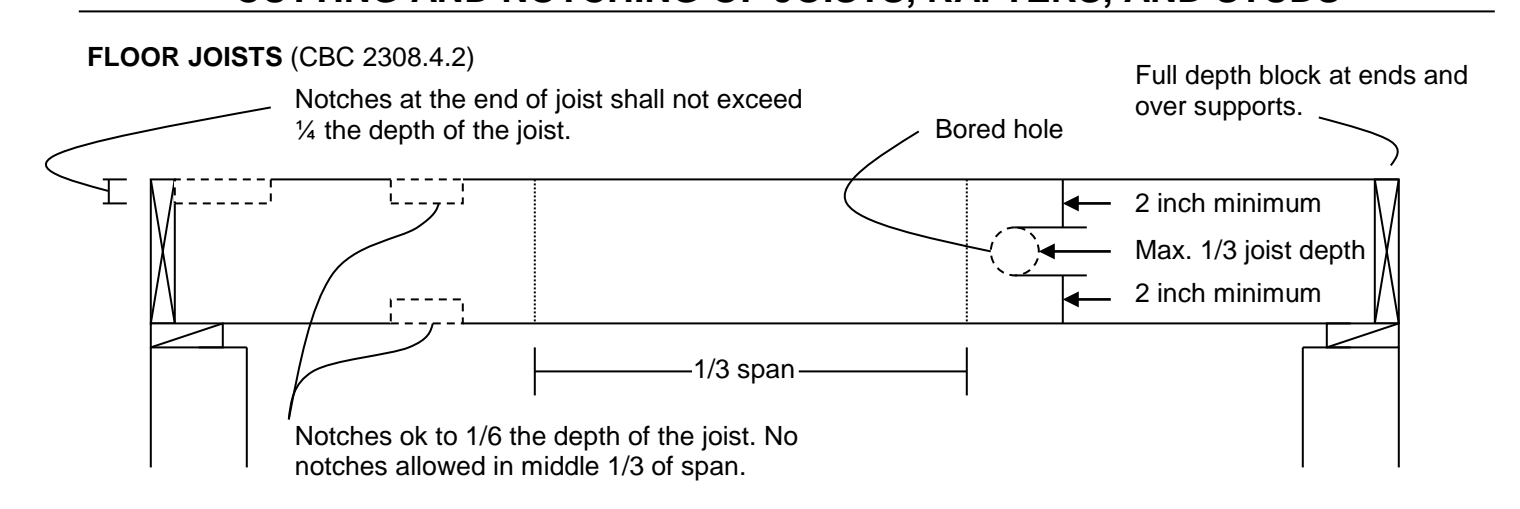
- NOTES:**
- See Section R404.3 for sill requirements.
  - See Section R403.1.6 for sill attachment.
  - See Section R506.2.3 for vapor barrier requirements.
  - See Section R403.1 for base.
  - See Section R408 for under-floor ventilation and access requirements.
  - See Section R403.1.3.5 for reinforcement requirements.

**FIGURE R403.1.3**  
REINFORCED CONCRETE FOOTINGS AND MASONRY AND CONCRETE STEM WALLS IN SDC D<sub>0</sub>, D<sub>1</sub> AND D<sub>2</sub><sup>a</sup>

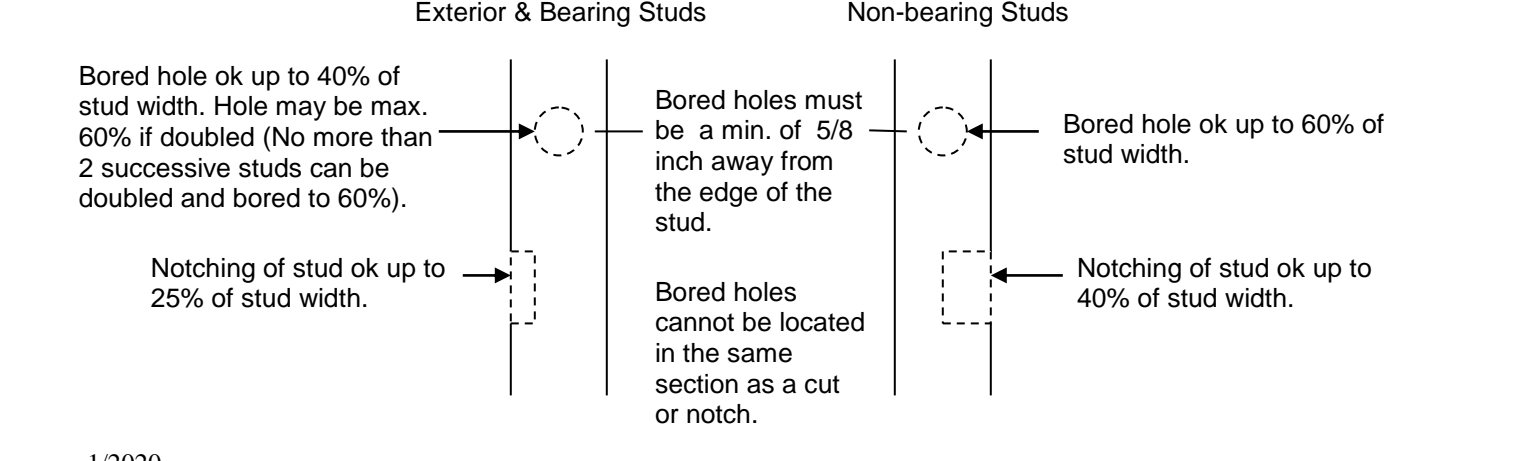
**2** CRC Figure R403.1.3

**City of El Cajon Building and Fire Safety Division**  
200 Civic Center Way  
El Cajon, CA 92020  
Phone: (619) 441-1726

**CUTTING AND NOTCHING OF JOISTS, RAFTERS, AND STUDS**



**STUDS (CBC 2308.5.9, 2308.5.10)**



**FIGURE R403.1.3**  
REINFORCED CONCRETE FOOTINGS AND MASONRY AND CONCRETE STEM WALLS IN SDC D<sub>0</sub>, D<sub>1</sub> AND D<sub>2</sub><sup>a</sup>

**1** El Cajon - Cutting & Notching of Joists, Rafters, and Studs

**PERMITTEE INFORMATION:**

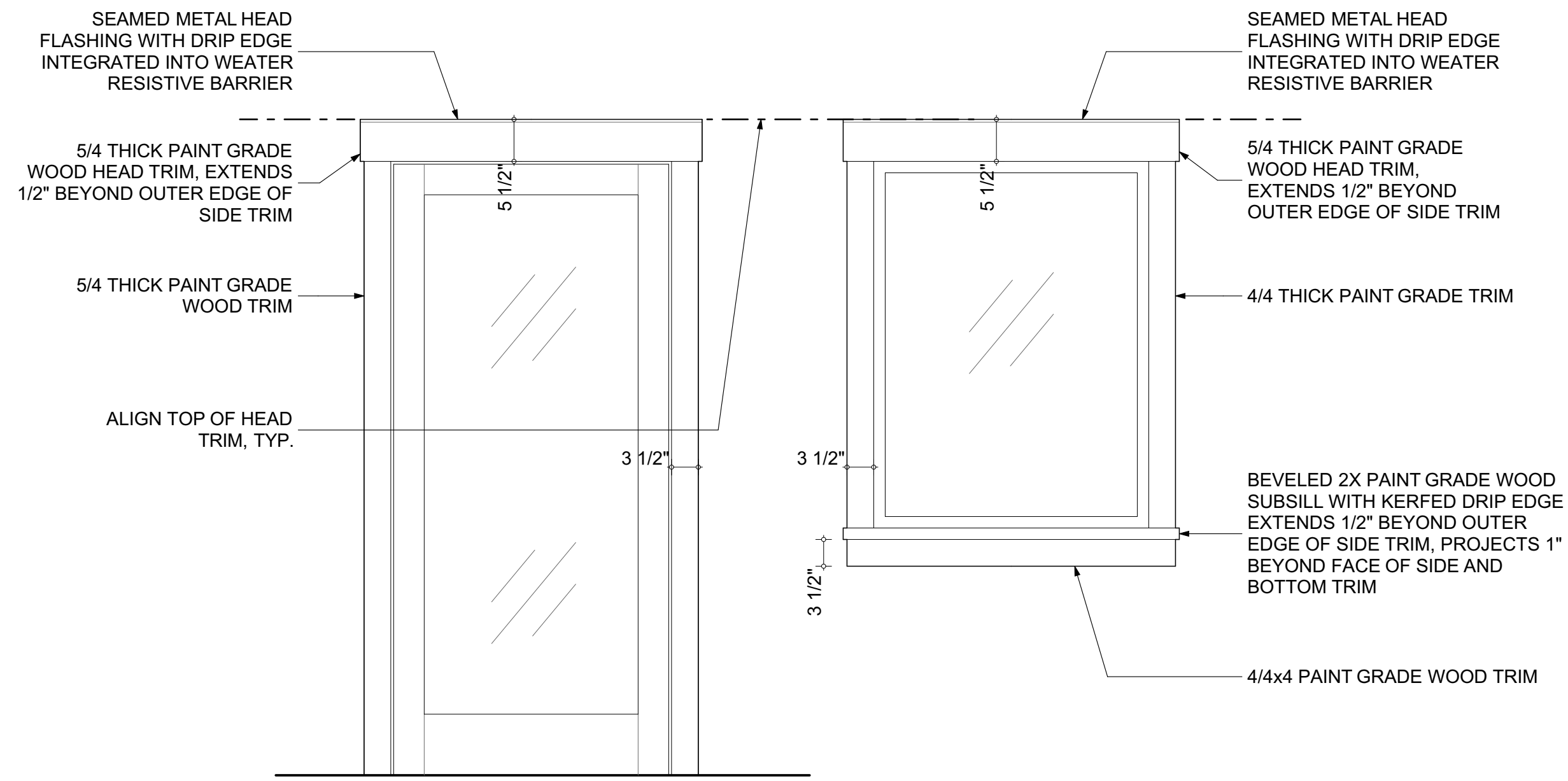
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

**City of El Cajon**  
560 SF Accessory Dwelling Unit  
Building Safety Division

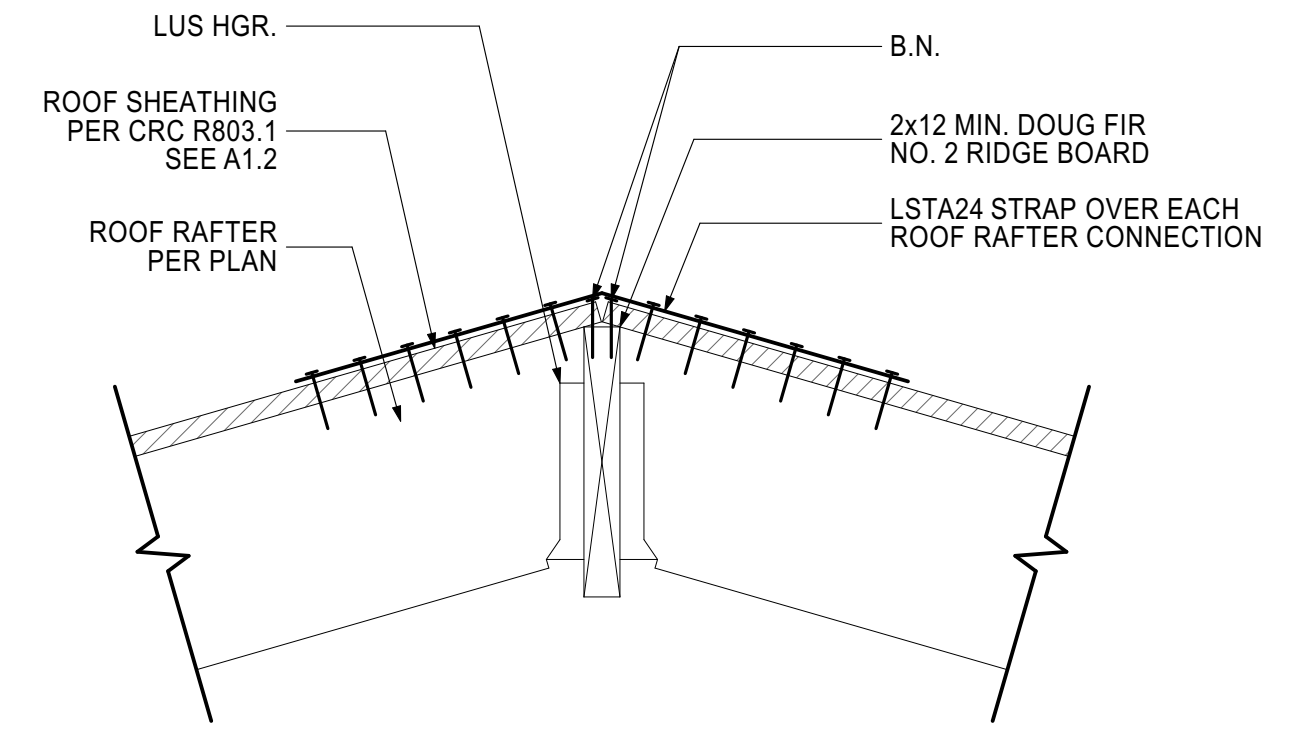
A4.2

CRC DETAILS

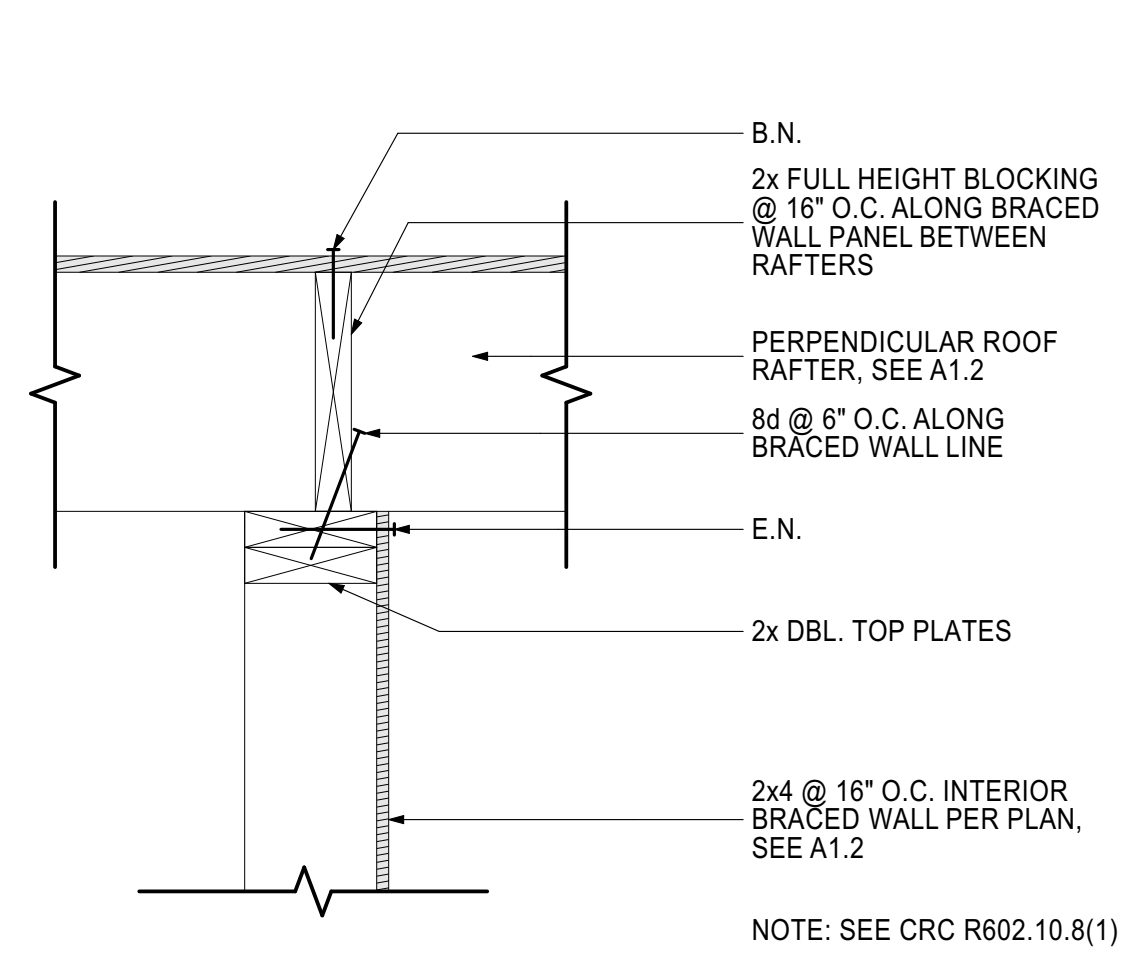
SHEET PRINT DATE: 9/14/2023 C:\Users\Chris\Dropbox\Projects\El Cajon ADUs\01-Arch\CAD Model\2023-09-12\_STUDIO ADU - CD.rvt



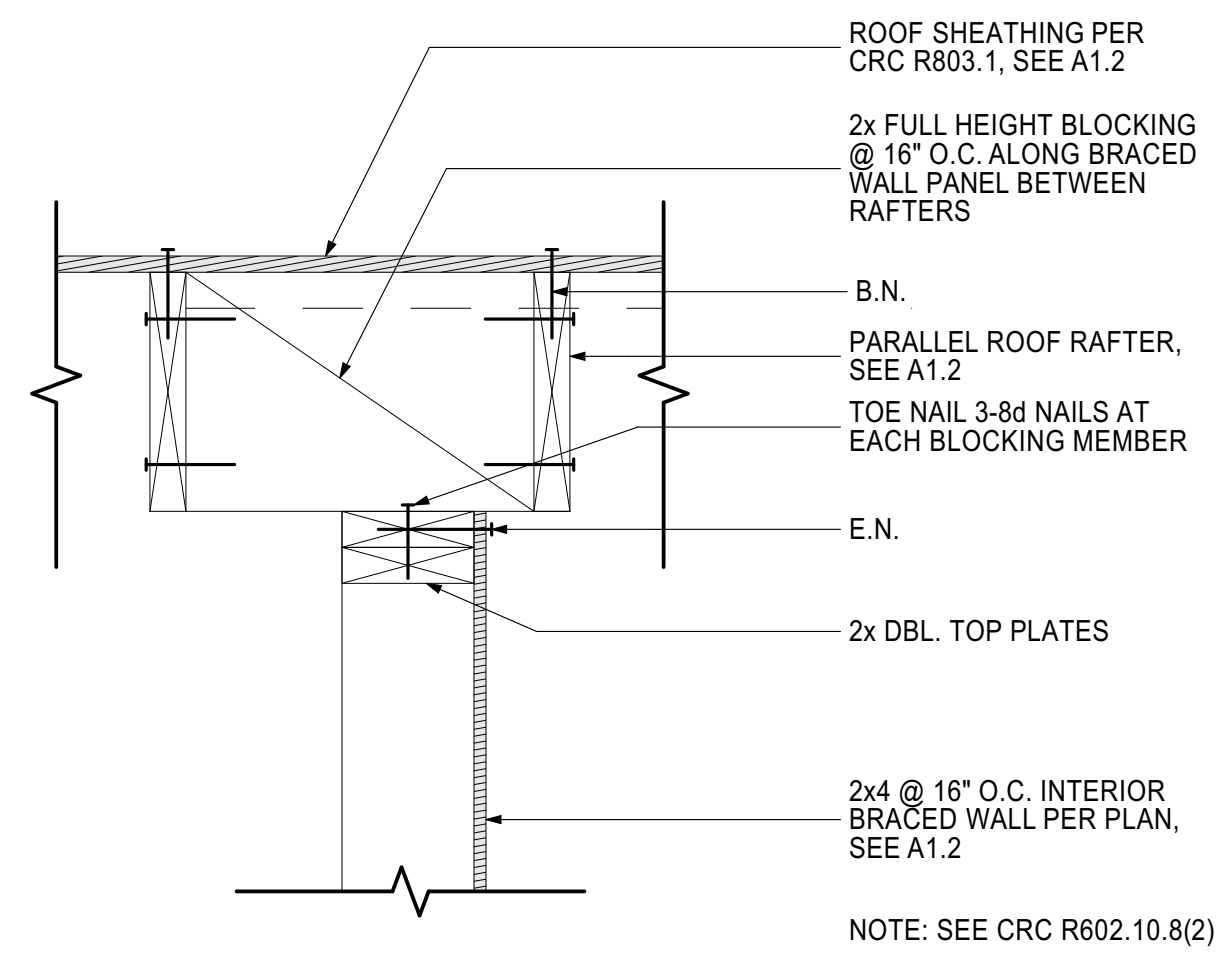
9 EXTERIOR DOOR & WINDOW TRIM



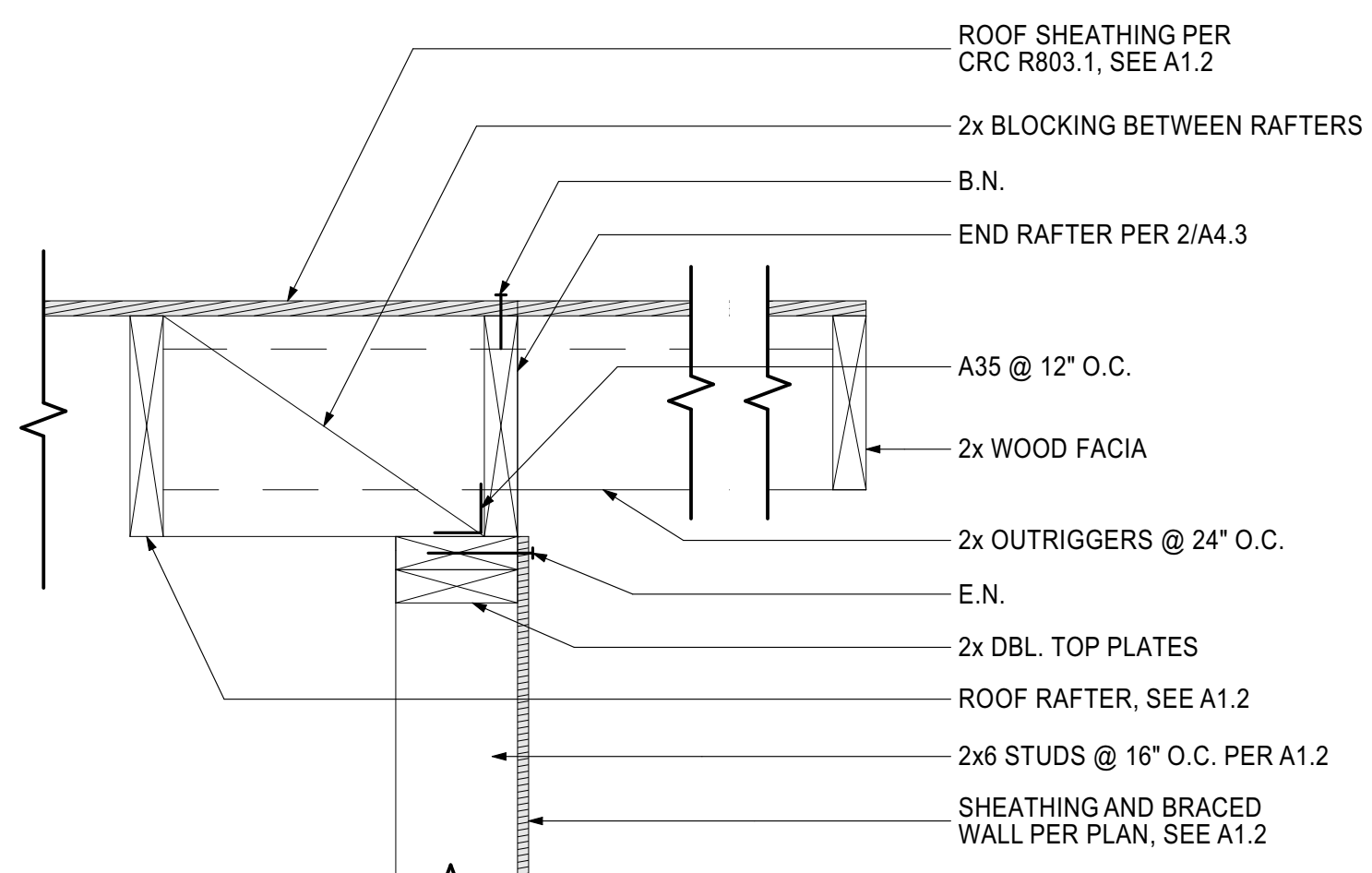
1 CONNECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



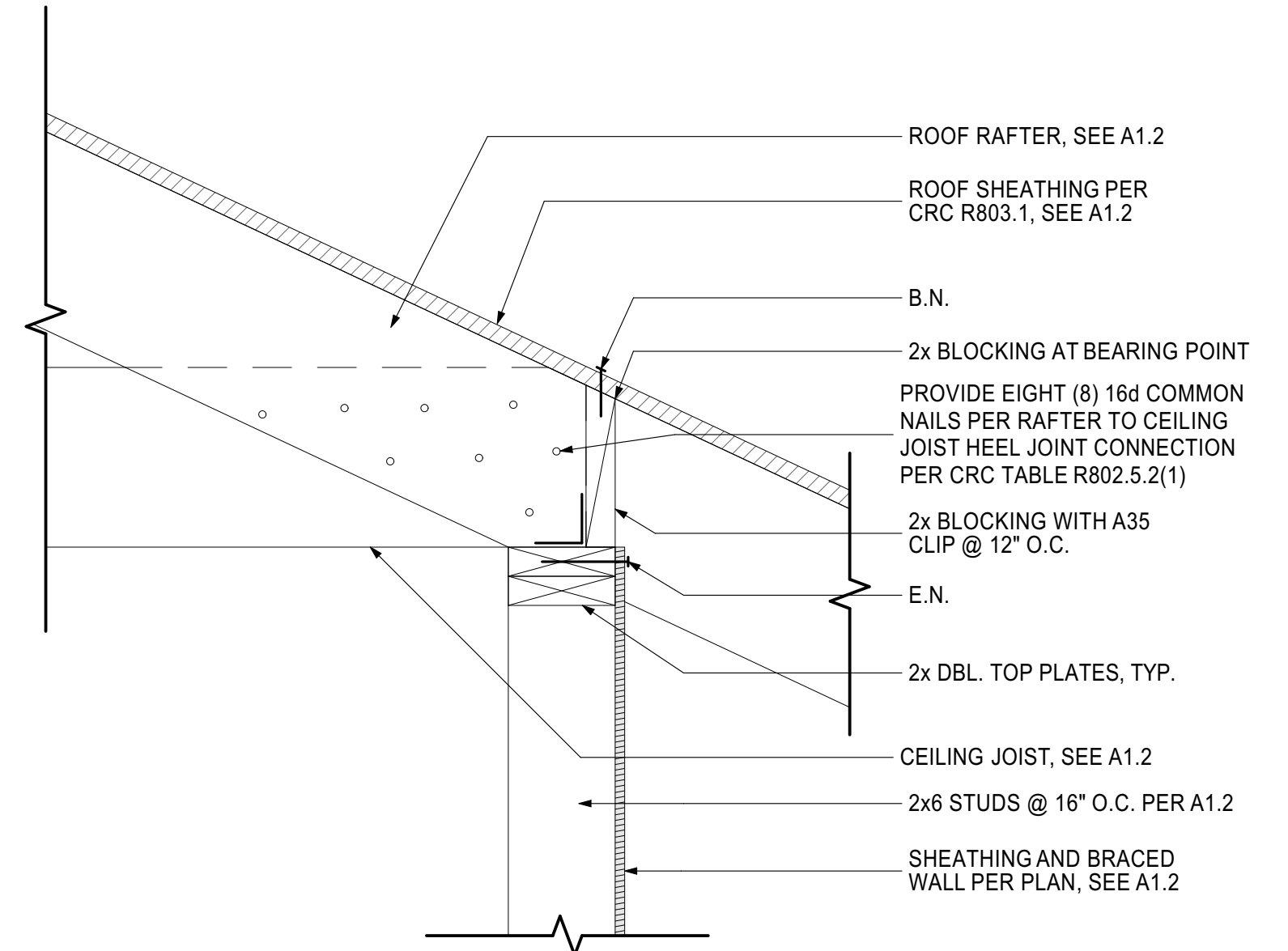
10 ROOF FRAMING DETAILS



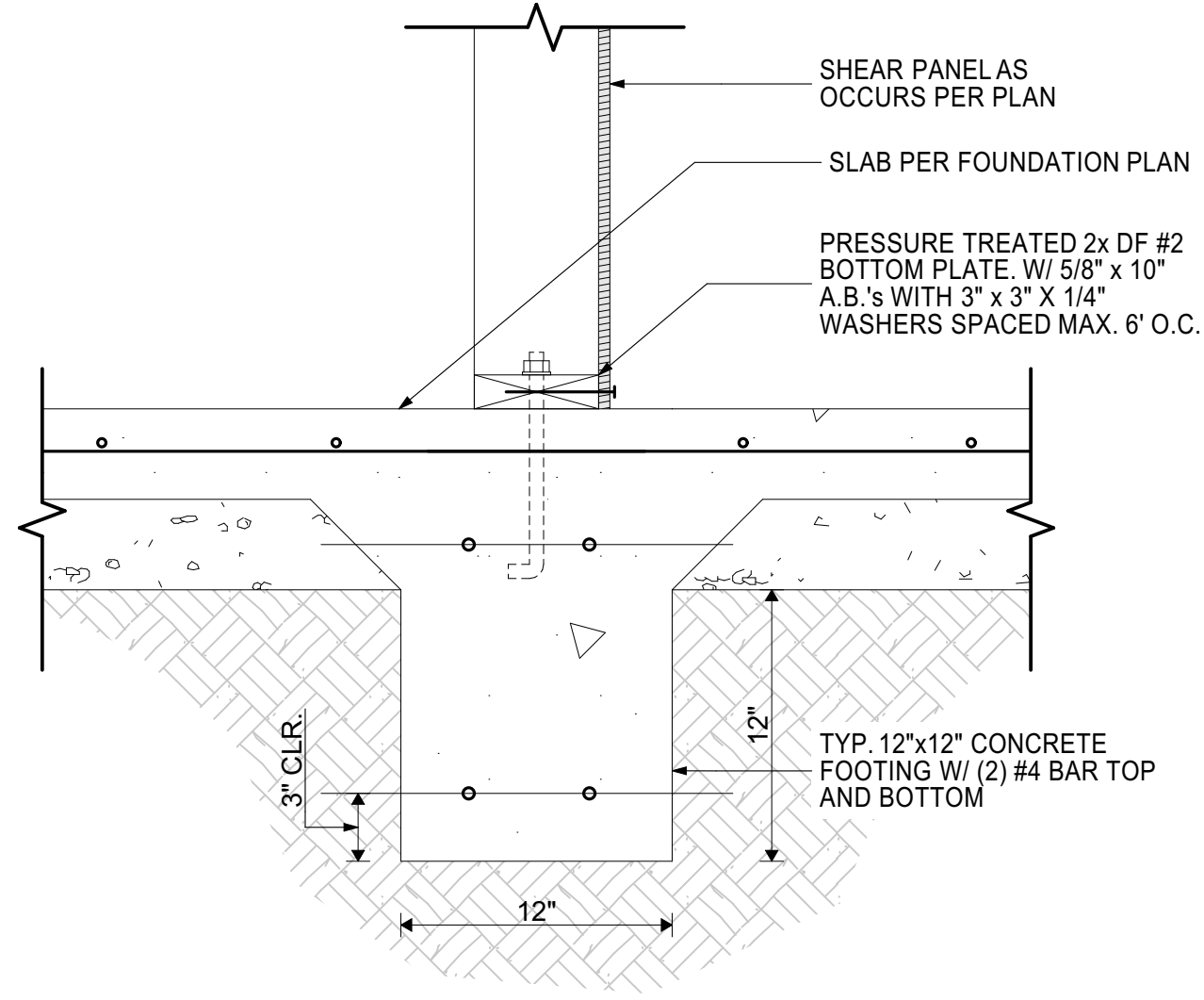
5 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"



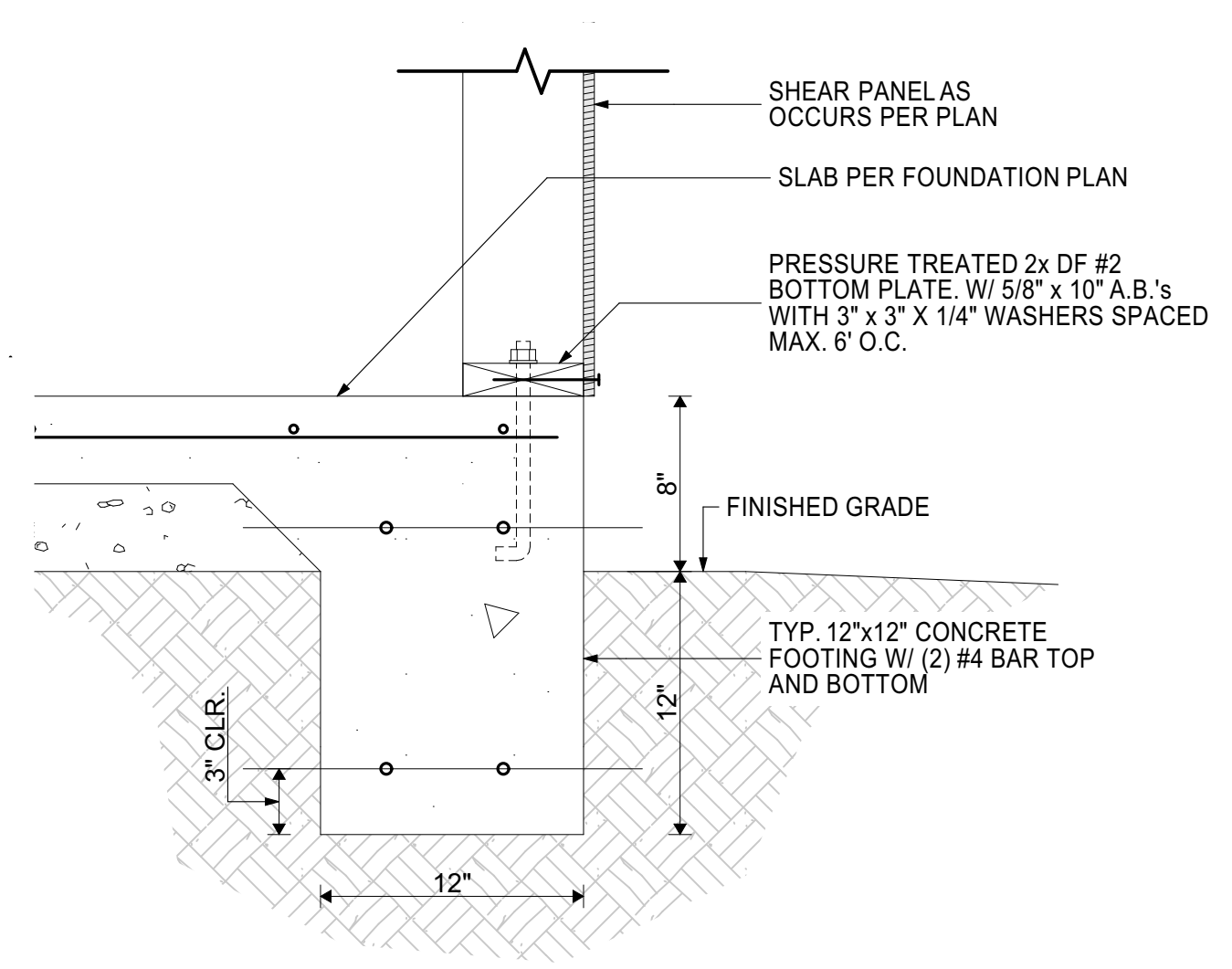
4 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"



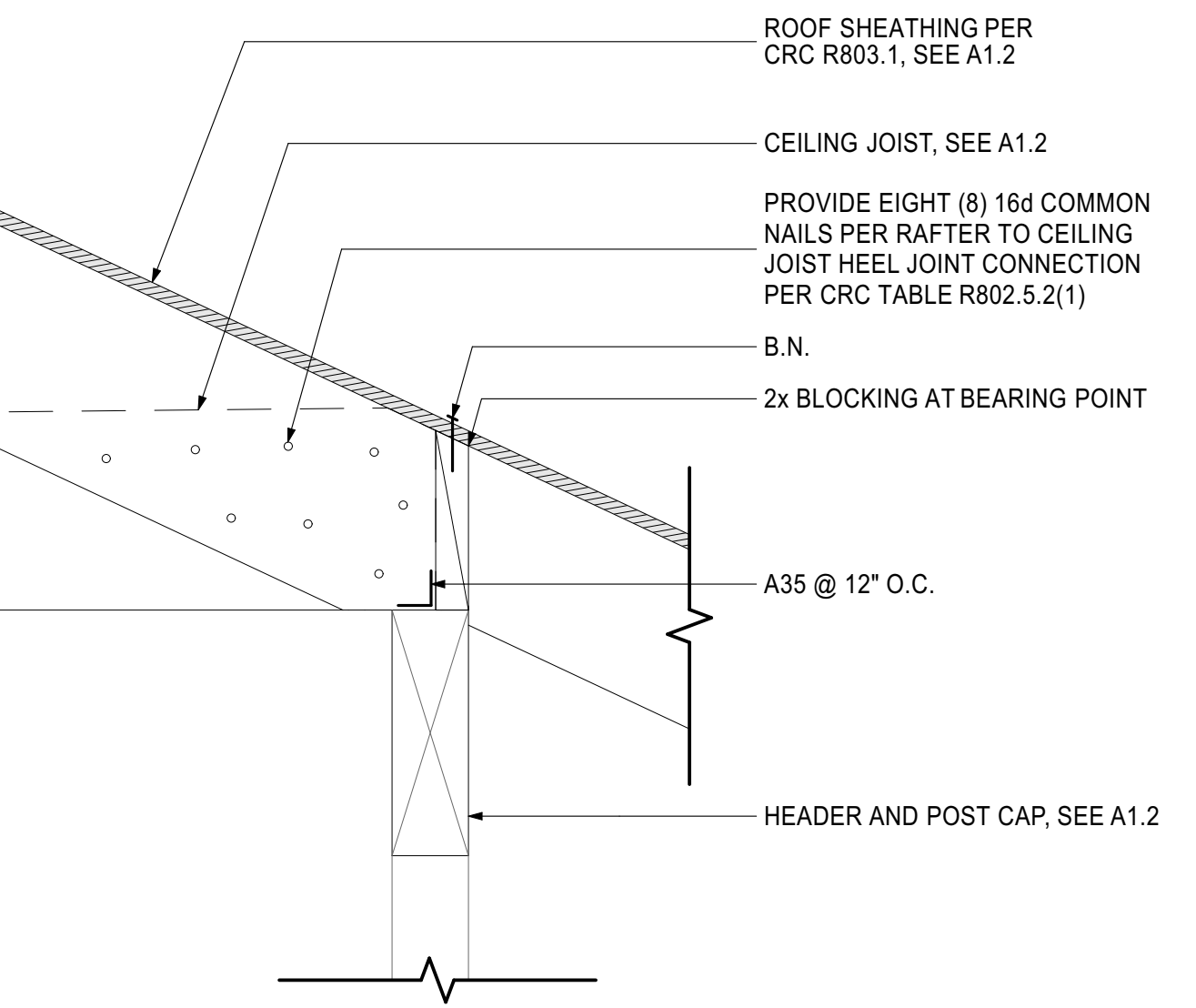
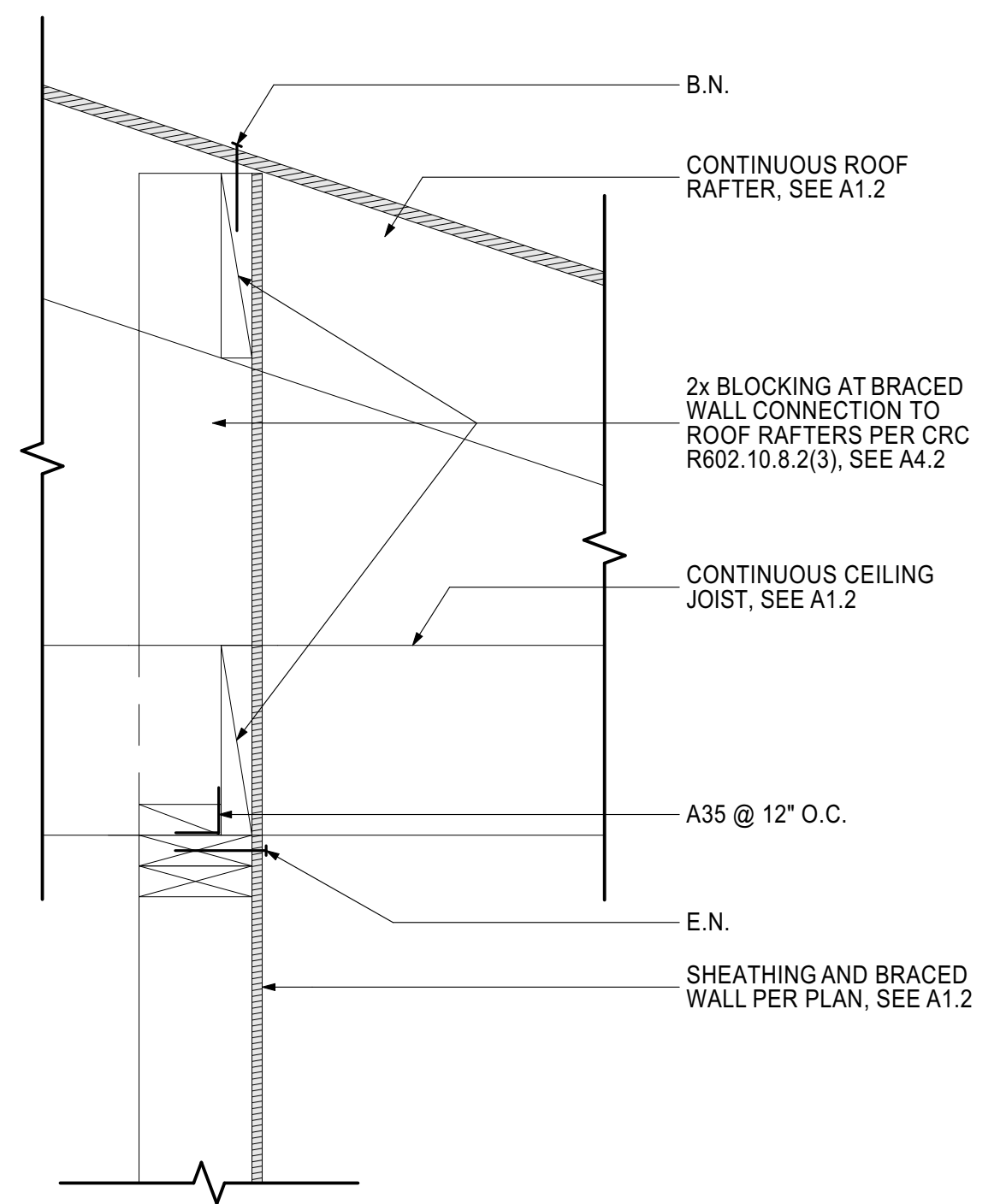
2 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"



7 FOUNDATION DETAIL  
SCALE: 1 1/2" = 1'-0"



6 FOUNDATION DETAIL  
SCALE: 1 1/2" = 1'-0"



3 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"

PERMITTEE INFORMATION:

NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_

City of El Cajon  
560 SF Accessory Dwelling Unit  
Building Safety Division



A4.3

DETAILS

# T24 Energy Calculations (Provided by Permittee)



## T24.1

ENERGY  
CALCULATIONS

**City of El Cajon**  
560 SF Accessory Dwelling Unit  
Building Safety Division

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

# T24 Energy Calculations (Provided by Permittee)



## T24.2

ENERGY  
CALCULATIONS

**City of El Cajon**  
560 SF Accessory Dwelling Unit  
Building Safety Division

**PERMITTEE INFORMATION:**

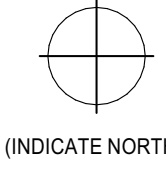
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_





**2 VICINITY MAP (PERMITTEE TO COMPLETE)**

SCALE: \_\_\_\_\_



(INDICATE NORTH)



**BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF EL CAJON, THE ARCHITECT, AND CONSULTANTS WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS, AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION PRIOR TO, AND DURING, CONSTRUCTION.**

**FIRE DEPARTMENT ACCESS NOTES:**

ACCESSORY DWELLING UNITS MUST COMPLY WITH CALIFORNIA FIRE CODE AS ADOPTED BY THE CITY OF EL CAJON TO THE SATISFACTION OF THE FIRE MARSHAL.

FIRE SAFETY STANDARDS FOR SITE ACCESS, BUILDING SPACING, AND HOSE-PULL MUST BE OBSERVED. A TURN AROUND MAY BE REQUIRED.

FIRE DEPARTMENT SPRINKLER NOTES:

ACCESSORY DWELLING UNITS REQUIRE SPRINKLER PROTECTION WHEN THE PRIMARY UNIT IS SPRINKLER PROTECTED. DWELLING UNITS EXCEEDING 1,200 SQUARE FEET IN SIZE OF LIVING SPACE REQUIRES AN AUTOMATIC FIRE SPRINKLER SYSTEM.

**ENGINEERING DIVISION EASEMENTS:**

PERMANENT STRUCTURES CANNOT BE BUILT ON TOP OF CITY OF EL CAJON - OWNED EASEMENTS. FOR MORE INFORMATION, PLEASE CHECK WITH THE CITY OF EL CAJON, DEPARTMENT OF PUBLIC WORKS.

**ENCROACHMENT PERMITS:**

ENCROACHMENT PERMITS ARE REQUIRED PRIOR TO WORK IN THE PUBLIC RIGHT-OF-WAY. TO APPLY, GO TO [WWW.ELCAJON.GOV/PACO](http://WWW.ELCAJON.GOV/PACO)

ENCROACHMENT PERMIT REQUIREMENTS:  
[WWW.ELCAJON.GOV/ENCROACHMENT](http://WWW.ELCAJON.GOV/ENCROACHMENT)

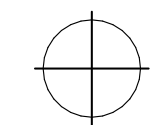
INSURANCE GUIDELINES:  
[WWW.ELCAJON.GOV/INSURANCEGUIDELINES](http://WWW.ELCAJON.GOV/INSURANCEGUIDELINES)

**SITE PLAN REQUIREMENTS:**

1. ADD PLOT PLAN TO TEMPLATE AREA, OR SUBMIT ON A SEPARATE SHEET OF PAPER LARGE ENOUGH TO SHOW ALL OF THE INFORMATION. MINIMUM SIZE IS 8 1/2" x 11"
2. SHOW A NORTH DIRECTION ARROW ON YOUR PLOT PLAN
3. INDICATE THE SCALE OF YOUR DRAWING
4. INDICATE THE AREA AND DIMENSIONS OF THE PARCEL
5. PROVIDE THE ASSESSOR PARCEL NUMBER ON THE PLAN
6. SHOW LOCATION, NAMES, AND WIDTHS OF BORDERING OR ON-SITE STREETS, ROAD EASEMENTS AND ALLEYS
7. SHOW ALL UTILITY AND/OR OPEN SPACE EASEMENTS. INDICATE THE USE OF THE EASEMENT AND DIMENSIONS
8. SHOW LOCATION AND WIDTH OF INTERIOR DRIVEWAYS
9. SHOW LOCATIONS AND DIMENSIONS OF ALL EXISTING AND PROPOSED BUILDINGS, STRUCTURES, PARKING AND LANDSCAPE AREAS
10. STATE THE USE OF ALL BUILDINGS AND STRUCTURES
11. SHOW ALL DISTANCES FROM BUILDINGS AND OVERHANGS TO PROPERTY LINES OR ROAD/STREET EASEMENTS AND CENTERLINES
12. SHOW DISTANCES BETWEEN BUILDINGS
13. INDICATE LOCATION OF ALL SLOPES AND BANKS

**1 SITE PLAN (PERMITTEE TO COMPLETE)**

SCALE: \_\_\_\_\_



(INDICATE NORTH)

**APPLICABLE CODES:**

ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES WITHIN THE PROJECT JURISDICTION. CODES USED IN THIS PROJECT INCLUDE BUT ARE NOT LIMITED TO:

- 2022 CALIFORNIA ADMINISTRATIVE CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA BUILDING CODE
- WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA MECHANICAL CODE
- WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA ELECTRICAL CODE
- WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA PLUMBING CODE
- WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA ENERGY CODE
- WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA FIRE CODE
- WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- WITH APPENDICES A4 & A5

IN CASE OF ANY CONFLICT WHEREIN THE METHOD OR STANDARDS OF INSTALLATION, OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN.

STORMWATER, GRADING AND DRAINAGE CONTROL CODES AS WELL AS EROSION CONTROL MEASURES MUST BE FOLLOWED IF APPLICABLE, AS WELL AS ALL ENVIRONMENTALLY CRITICAL AREA (ECA) REGULATIONS FOR THE JURISDICTION.

**OWNER INFORMATION:**

(PERMITTEE TO COMPLETE)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**CONTACT INFORMATION:**

(PERMITTEE TO COMPLETE)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**PROJECT INFORMATION:**

(PERMITTEE TO COMPLETE)

SITE ADDRESS: \_\_\_\_\_

APN: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

ZONE: \_\_\_\_\_

EXISTING STRUCTURE SPRINKLERED: YES / NO (SELECT ONE)

CONSTRUCTION TYPE & USE:  
NEW ADU - TYPE V-B | GROUP R-3  
\*SPRINKLERS REQUIRED: YES / NO (SELECT ONE)

SQUARE FOOTAGE:  
(E) RESIDENCE: \_\_\_\_\_  
(N) ADU: \_\_\_\_\_  
OTHER STRUCTURES: \_\_\_\_\_

**PROJECT DESCRIPTION:**

PROPOSED 649 SF DETACHED ACCESSORY DWELLING UNIT

**DEFERRED SUBMITTAL:**

PHOTOVOLTAIC SOLAR PANEL SYSTEM PER TITLE 24 REPORT

SHEET INDEX		14 total
A0.1	TITLE	
A0.2	GENERAL NOTES	
A0.3	CRC MIN. CONSTRUCTION SPECIFICATIONS	
A0.4	EROSION CONTROL/BMP	
A1.1	FLOOR PLAN / ROOF PLAN	
A1.2	FOUNDATION PLAN / ROOF FRAMING PLAN	
A1.3	UTILITY PLAN	
A2.1	ELEVATIONS	
A3.1	SECTIONS	
A4.1	CRC SCHEDULES	
A4.2	CRC DETAILS	
A4.3	DETAILS	
T24.1	ENERGY CALCULATIONS	
T24.2	ENERGY CALCULATIONS	

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

**City of El Cajon**  
649 SF Accessory Dwelling Unit  
Building Safety Division



**A0.1**

TITLE

CALIFORNIA RESIDENTIAL CODE - GENERAL NOTES

2022 RESIDENTIAL - STRUCTURAL

Deferred Submittal (general)
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.

Deferred Submittal (NFPA 13D Fire Sprinkler)
1. The submittal of residential fire sprinkler plans required by California Residential Code Section R313 has been deferred.

Special Inspections (if applicable to project)
1. NOTICE TO THE APPLICANT/OWNER/ OWNER'S AGENT/ARCHITECT or ENGINEER OF RECORD: By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the requirements of City of El Cajon for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.

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

Fire Notes
1. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC 33156.1.

PERMITEE INFORMATION:

NAME:
SIGNATURE:
ADDRESS:
DATE:

City of El Cajon
649 SF Accessory Dwelling Unit
Building Safety Division



A0.2

GENERAL NOTES

2022 RESIDENTIAL - CALIFORNIA GREEN BUILDING STANDARDS CODE

General Notes:
1. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in CALGreen Section 4.303.1.
2. Annular spaces around pipes, electric cables, conduits or other openings in soleblock plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. [CALGreen 4.406.1]

R327.1.2 - ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS
ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) ABOVE THE FINISHED FLOOR FINISH.

2022 RESIDENTIAL - CALIFORNIA ENERGY CODE
Manufacture, Construction and Installation of Systems, Equipment and Building Components
1. All HVAC systems shall meet the control requirements per Section 110.2 and 120.2 E.E.S.

Space-conditioning Equipment
1. Installed air conditioner and heat pump outdoor condensing units shall have a clearance of at least five (5) feet (1.5 meters) from the outlet of any dryer vent.

Residential Lighting
1. All lighting shall be high efficacy and have readily accessible wall-mounted controls that allow the lighting to be manually turned On and Off.

2022 CALIFORNIA RESIDENTIAL CODE
1. Shower compartments and bathtubs with installed shower heads shall be finished with a nonabsorbent surface that extends to a height of not less than 6 feet above the floor. [CRC R307.2]

2022 RESIDENTIAL - VERY HIGH FIRE HAZARD ZONE SEVERITY ZONE
1. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials. [CRC R337.5.4]

GENERAL NOTES

R327.1 - AGING-IN-PLACE DESIGN AND FALL PREVENTION
NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE BUILT AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4

R327.1.1 - REINFORCEMENT FOR GRAB BARS
AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION: WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

R327.1.2 - ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS
ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) ABOVE THE FINISHED FLOOR FINISH.

R327.1.4 - DOORBELL BUTTONS
DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE THE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING.

ARCHITECTURAL GENERAL NOTES:

DIMENSIONS, DRAWINGS, AND PERMITS
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE INCLUDING, BUT NOT LIMITED TO, SOILS AND EXISTING UTILITIES, PRIOR TO START OF SITE IMPROVEMENTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.

BUILDING COMPONENTS
BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED PER MANUFACTURERS' RECOMMENDATIONS. VERIFY CHEMICAL COMPATIBILITY OF COMPONENTS (SUCH AS CAULKING, SEALANTS, AND PAINTS) PER MANUFACTURER'S REQUIREMENTS. NOTIFY THE OWNER OF ANY RESULTING CONFLICTS.

CONSTRUCTION METHODS
ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EXPOSED TO WEATHER (SUCH AS SILL PLATES, EXTERIOR DECKING, JOISTS & BEAMS) SHALL BE PRESURE TREATED WITH AN APPROVED PRESERVATIVE OR BE A WOOD SPECIES WITH NATURAL RESISTANCE TO DECAY.

FLASHING SHALL BE INSTALLED AT, BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
- THE TOP OF ALL EXTERIOR WINDOW & DOOR OPENINGS
- INTERSECTIONS OF FRAME WALLS AND MASONRY OR STUCCO

FLASHING SHALL BE INSTALLED AT, BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
- THE TOP OF ALL EXTERIOR WINDOW & DOOR OPENINGS
- INTERSECTIONS OF FRAME WALLS AND MASONRY OR STUCCO

FLASHING SHALL BE INSTALLED AT, BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
- THE TOP OF ALL EXTERIOR WINDOW & DOOR OPENINGS
- INTERSECTIONS OF FRAME WALLS AND MASONRY OR STUCCO

LIGHTING
VERIFY ALL RECEPTACLES, SWITCH AND FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION. ALL SWITCHES TO BE DIMMABLE UNLESS NOTED OTHERWISE.

SITE SAFETY
THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES DURING THE COURSE OF THE PROJECT.

BUILDING DESIGN CRITERIA

THE DESIGN CRITERIA LISTED BELOW FOR BUILDING PROJECTS WITHIN THE CITY OF EL CAJON ARE PROVIDED AS GENERAL GUIDELINES. THEY ARE NOT INTENDED TO BE USED IN PLACE OF PROJECT SPECIFIC INFORMATION AS MAY BE SUPPLIED BY A LICENSED DESIGN PROFESSIONAL OR GEOTECHNICAL ENGINEER.

SEISMIC DESIGN: 1613.2.5
OCCUPANCY CATEGORY I, II, OR III STRUCTURES LOCATED WHERE THE MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETER AT 1-SECOND PERIOD, S1, IS GREATER THAN OR EQUAL TO 0.75 WILL BE SEISMIC CATEGORY E. OCCUPANCY CATEGORY IV STRUCTURES LOCATED WHERE THE MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETER AT 1-SECOND PERIOD S1 IS GREATER THAN OR EQUAL TO 0.75 WILL BE SEISMIC CATEGORY F.

2. WIND DESIGN
THE MINIMUM BASIC WIND SPEED AT ANY LOCATION IS 100(CLASS II), 110(CLASS III), 115(CLASS III), IV) MILES PER HOUR. 2019 CBC FIGURES 1609, BASIC WIND SPEED SPEED, 3 SECOND GUST, 2022 CRC FIGURE R301.2 (5A) SURFACE ROUGHNESS, CATEGORY WILL GENERALLY BE CATEGORY B, BUT COULD BE CATEGORY C, DEPENDING ON SITE SPECIFIC CONDITIONS.

3. CLIMATE ZONE
FOR TITLE 24 ENERGY EFFICIENCY DESIGN - CLIMATE ZONE 10

4. HIGH FIRE SEVERITY ZONE
PLEASE CONTACT CITY STAFF FOR INFORMATION OR A COPY OF THE HIGH FIRE SEVERITY ZONE MAP.

GREEN BUILDING REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION

1. INDOOR WATER USE - CGBCS 4.303
INDOOR WATER FIXTURES SHALL NOT EXCEED THE FIXTURE FLOW RATES BELOW
- LAVATORY FAUCETS: 1.2 GPM @ 20 PSI MAX. - 3 GPM @ 20 PSI MIN.
- KITCHEN FAUCETS: 1.8 GPM @ 60 PSI
- WATER CLOSETS (TOILETS): 1.28 GAL PER FLUSH
- SHOWERHEADS: 1.8 GPM @ 60 PSI

2. CONSTRUCTION WASTE MANAGEMENT - CGSCS 4.408
A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED. THE WASTE MANAGEMENT PLAN SHALL ADDRESS THE FOLLOWING AREAS:
1. IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT, OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IS MATERIALS WILL BE STORED, ON-SITE OR MIXED FOR TRANSPORTATION TO A DIVERSION FACILITY.

3. BUILDING MAINTENANCE AND OPERATION MANUAL - CGMSC 4.410
AT FINAL INSPECTION DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY ON BUILDING MAINTENANCE AND OPERATION MUST BE PROVIDED FOR THE OWNER OR OCCUPANT AND SHALL INCLUDE:

1. OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT, SYSTEMS, AND APPLIANCES
2. ROOF AND YARD DRAINAGE INCLUDING GUTTERS AND DOWNSPOUTS
3. SPACE CONDITIONING SYSTEMS INCLUDING CONDENSERS AND AIR FILTERS
4. LANDSCAPE AND IRRIGATION SYSTEMS
5. WATER REUSE SYSTEMS
6. UTILITY WATER SAVING PROGRAMS AND LOCATIONS
7. PUBLIC TRANSPORTATION AND CARPOOL OPTIONS
8. EDUCATIONAL MATERIAL ON POSITIVE IMPACTS OF MAINTAINING INDOOR RELATIVE HUMIDITY BETWEEN 30 AND 60 PERCENT

4. POLLUTION CONTROL - CGBCS 4.504
POLLUTION CONTROL MUST BE PROVIDED AS FOLLOWS:
a. ALL DUCTS AND RELATED DISTRIBUTION COMPONENT OPENINGS MUST BE COVERED WITH TAPE OR OTHER APPROVED MEANS TO PREVENT DUST ACCUMULATION

DOCUMENTATION FOR THE ITEMS LISTED ABOVE MUST BE MADE AVAILABLE TO YOUR INSPECTOR UPON REQUEST.

5. INTERIOR MOISTURE CONTROL - CGBCS 4.505
A LARGE CAPILLARY BREAK SHALL BE INSTALLED AND SHALL CONSIST OF THE FOLLOWING: A 4-INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE ACI 302R-06. AN EQUIVALENT SLAB DESIGN BY A DESIGN PROFESSIONAL IS ACCEPTABLE.

6. MOISTURE CONTENT OF BUILDING MATERIALS - CGBCS 4.505.3
BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

7. INDOOR AIR QUALITY AND EXHAUST - CGBCS 4.506
FOR BATHROOMS CONTAINING A BATHRUB, SHOWER, OR TUB/SHOWER COMBINATION, A MECHANICAL EXHAUST FAN WHICH EXHAUSTS DIRECTLY FROM THE BATHROOM MUST BE INSTALLED. FANS MUST BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

8. HEATING AND AIR-CONDITIONING - CGBCS 4.507
HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2016, ASHRAE HANDBOOK OR OTHER EQUIVALENT DESIGN SOFTWARE METHODS
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2016, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 OR OTHER EQUIVALENT DESIGN SOFTWARE METHODS

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.



**General Storm Water Notes:**

- A. ALL OPERATION WILL COMPLY WITH THE CITY'S JURIDICIONAL RUNOFF MANAGEMENT PLAN (JRMP).
- B. THE OWNER AND THE OWNER'S CONTRACTOR ARE RESPONSIBLE FOR POLLUTION PREVENTION PRACTICES TO PREVENT THE DISCHARGE OF SEDIMENT AND POLLUTANTS TO THE PUBLIC STORM DRAIN SYSTEM.
- C. OWNER AND THE OWNER'S CONTRACTOR ARE RESPONSIBLE FOR THE PREVENTION OF EROSION CAUSED BY CLEARING OF VEGETATION, GRADING, DEMOLITION OR CONSTRUCTION.
- D. SEDIMENT, POLLUTION AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED STARTING THE FIRST DAY OF CLEARING, GRADING OR SOIL DISTURBANCE, OR CONSTRUCTION. THESE CONTROLS WILL REMAIN IN EFFECT UNTIL ALL RELEVANT OPERATIONS HAVE BEEN COMPLETED AND DISTURBED SOILS HAVE EITHER:
  - 1) ESTABLISHED VEGETATION, OR
  - 2) OTHER PERMANENT EROSION CONTROL AT 70% COMPLETION

**Erosion and Sediment Control Notes:**

- 1. IN CASE OF EMERGENCY, CONTACT NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_
- 2. THE CONTRACTOR WILL MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES IN GOOD WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER THROUGHOUT EVERY PHASE OF THE PROJECT.
- 3. THE CONTRACTOR WILL INSTALL ALL EROSION CONTROL MEASURES ADDITIONAL TO THOSE SPECIFIED BY THE APPROVED EROSION CONTROL PLAN IF REQUIRED TO DO SO BY THE CITY ENGINEER.
- 4. THE CONTRACTOR AND PROPERTY OWNER WILL PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- 5. GRADED AREAS AROUND THE PROJECT PERIMETER WILL DRAIN AWAY FROM THE FACE OF SLOPES AT THE END OF EACH WORKING DAY.
- 6. ALL GRAVEL BAGS SHALL HAVE 3/4 INCH MINIMUM AGGREGATE (NO SANDBAGS AND NO BURLAP TYPE BAGS ALLOWED)
- 7. THE EROSION CONTROL BMP'S MUST BE INSTALLED PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES. PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE CITY STORM WATER INSPECTOR AT (619) 441-1653.

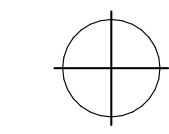
PROJECT ADDRESS: \_\_\_\_\_  
 PROJECT APN: \_\_\_\_\_  
 PERMIT NUMBER: \_\_\_\_\_  
 APPLICANT NAME: \_\_\_\_\_  
 APPLICANT ADDRESS: \_\_\_\_\_

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**City of El Cajon**  
 649 SF Accessory Dwelling Unit  
 Building Safety Division

**1 EROSION CONTROL / BMP PLAN (PERMITTEE TO COMPLETE)**  
 SCALE: \_\_\_\_\_



(INDICATE NORTH)

EXISTING PERVIOUS SURFACE AREA TABLE (PERMITTEE TO COMPLETE)				
SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (SF)	NOTES

PROPOSED PERVIOUS SURFACE AREA TABLE (PERMITTEE TO COMPLETE)				
SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (SF)	NOTES

EARTHWORK QUANTITIES AND LAND DISTURBANCE (PERMITTEE TO COMPLETE)	
TOTAL DISTURBANCE AREA	_____ SF
EXISTING IMPERVIOUS AREA	_____ SF
PROPOSED AMOUNT OF IMPERVIOUS AREA	_____ SF
TOTAL IMPERVIOUS AREA	_____ SF
CUT QUANTITIES	_____ CYD
FILL QUANTITIES	_____ CYD
IMPORT/EXPORT	_____ CYD
MAX CUT DEPTH	_____ FT
MAX FILL DEPTH	_____ FT

LEGEND	
(PER CALTRANS' STANDARDS)	
→	DIRECTION OF FLOW
▨	FIBER ROLLS (SC-5)
∞	GRAVEL BAGS (SC-6)
-x-x-	SILT FENCE (SC-1)
WM-1	MATERIAL STORAGE
WM-5	SOLID WASTE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT



**A0.4**

EROSION CONTROL/BMP

**WINDOW NOTES:**

- VERIFY OPERATION AND OPENING DIRECTION WITH PLAN AND ELEVATION DRAWINGS. CONFIRM FINAL OPERABILITY WITH OWNER
- WINDOW SIZES ARE ROUGH OPENING DIMENSIONS.** GC TO VERIFY FINAL R.O. SIZES PER WINDOW SCHEDULE AND SELECTED WINDOW MANUFACTURER.
- UNLESS OTHERWISE NOTED, ALIGN TOP OF WINDOWS AND DOORS SUCH THAT HEAD TRIM LINES UP. SEE ELEVATION DRAWINGS FOR REFERENCE.
- CRC R337.8.2.1 EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:  
EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:  
(1) BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR  
(2) BE CONSTRUCTED OF GLASS BLOCK UNITS, OR  
(3) HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR  
(4) BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSIA/AAMA/NWDA 101/1.S.2 STRUCTURAL REQUIREMENTS.
- TRANSPARENT WINDOWS SHALL NOT USE TINTED, MIRRORRED, OR HIGHLY REFLECTIVE GLASS. THE USE OF NON-REFLECTIVE GLASS IS REQUIRED PER CITY OF EL CAJON MUNICIPAL DESIGN STANDARDS 17.140.170(E)(2)
- EGRESS COMPLIANT WINDOWS TO MEET ALL REQUIREMENTS OF CRC R310 AND CFC 1031.3.1
- CFC 1031.3.1 - MINIMUM SIZE:  
a. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.53 m<sup>2</sup>).  
b. EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE FLOOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5 SQUARE FEET (0.46 m<sup>2</sup>).

**ATTIC VENTILATION REQUIRED**

NET FREE CROSS VENTILATION AREA = 1/300  
VENT AREA REQ'D = 649 ft<sup>2</sup> / 150 = 4.33 ft<sup>2</sup> x 144 = 624 in<sup>2</sup>

GABLE END VENT: (CONFIRM WITH SITE FIRE CLASSIFICATION)  
EAVE VENT:  
ROOF VENT:

R806.1.1 VENTS IN THE WILDLAND URBAN INTERFACE (WUI). WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, GABLE ENDS, RIDGE ENDS, UNDER EAVES AND CORNICES, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION, FOUNDATIONS AND CRAWL SPACES, OR ANY OTHER OPENING INTENDED TO PERMIT VENTILATION, EITHER IN A HORIZONTAL OR VERTICAL PLANE, SHALL BE IN ACCORDANCE WITH SECTIONS R337.6.1 THROUGH R337.6.2 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.

**SOLAR READY KEYNOTES**

- MIN. 250 S.F. SOLAR ZONE AREA
- DEDICATED SOLAR ZONE AREA LOCATED BETWEEN 110 AND 270 DEGRESS OF TRUE NORTH - USE AREA A OR B AS NEEDED
- NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE
- 3' MIN. FIRE FIGHTER ACCESS
- 1'-6" SMOKE VENTILATION SETBACK AT RIDGES

**PLAN KEY NOTES**

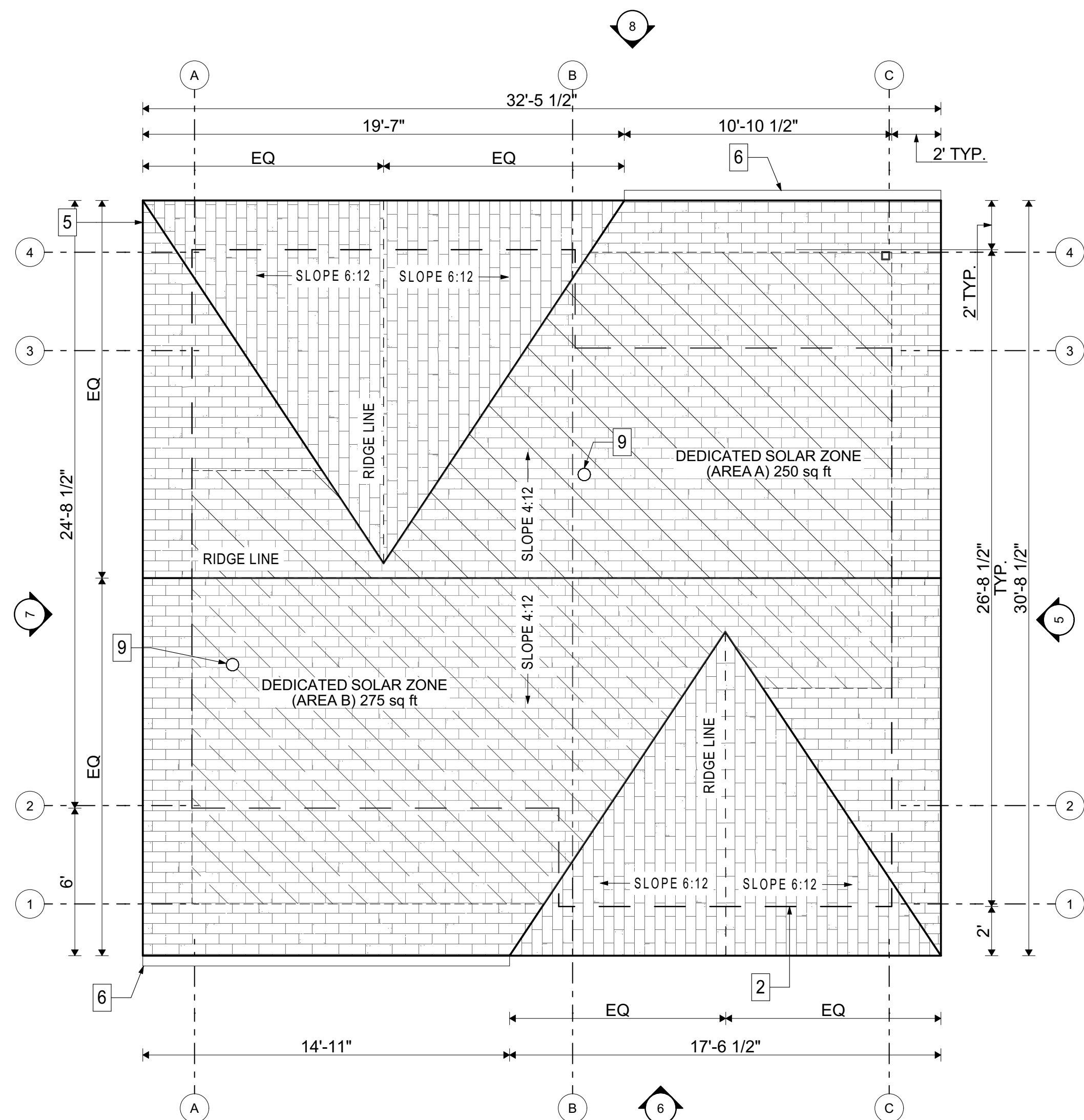
- OUTLINE OF ROOF OVERHANG ABOVE
- OUTLINE OF BUILDING FOOTPRINT BELOW
- SEE LEGEND FOR REQUIRED CLEARANCE AT FIXTURE
- SEE LEGEND FOR REQUIRED CLEARANCE AT LANDING
- ROOF: CLASS "A" FIRE RATING - INSTALL PER MANUFACTURER SPECIFICATION  
ROOF MATERIAL: \_\_\_\_\_  
UNDERLAYMENT: \_\_\_\_\_  
LISTING REPORT #: \_\_\_\_\_
- OPTIONAL GUTTER AND DOWNSPOUTS
- SHOWER OR TUB INSERT PER PERMITEE (66" x 30")
- RANGE HOOD
- ROOF VENT WITH BACKDRAFT DAMPER, 3' CLEAR OF ALL OPENINGS

**LEGEND**

- 2x6 WALL
- 2x4 WALL
- EGRESS WINDOW
- WINDOW TAG
- DOOR TAG
- KEYNOTE #
- WATER CLOSET CLEARANCE, TYP.
- REQ'D FLOOR / LANDING AT EXTERIOR DOOR, TYP.

**PERMITEE INFORMATION:**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

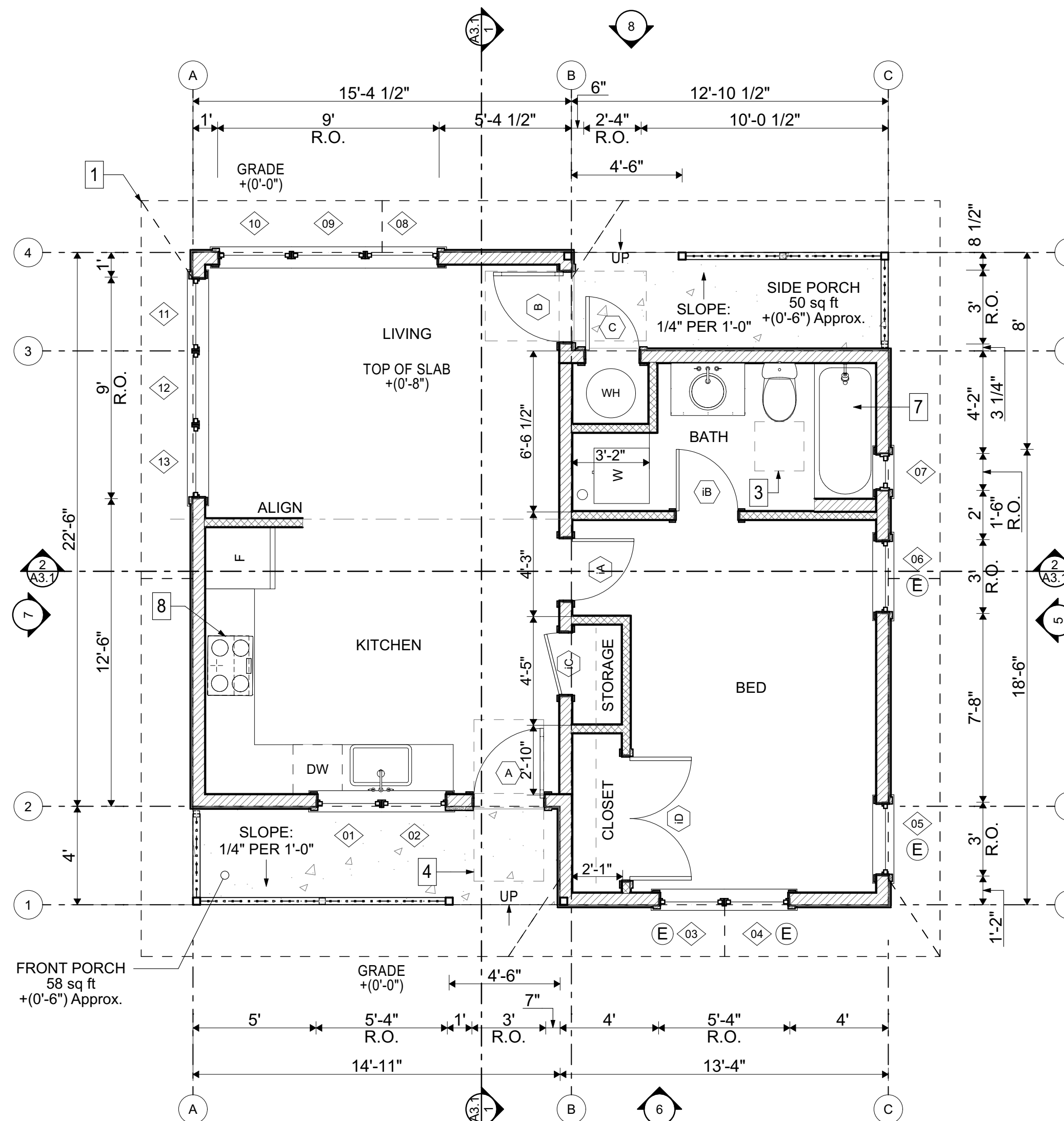


**2 ROOF PLAN - 1 BEDROOM**

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

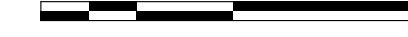


(INDICATE NORTH)



**1 FLOOR PLAN - 1 BEDROOM**

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



(INDICATE NORTH)

**DOOR NOTES:**

- VERIFY DOOR TYPE, OPERATION, AND OPENING DIRECTION WITH PLAN AND ELEVATION DRAWINGS. CONFIRM FINAL OPERABILITY WITH OWNER
- UNLESS OTHERWISE NOTED, ALIGN TOP OF WINDOWS AND DOORS SUCH THAT HEAD TRIM LINES UP. SEE ELEVATION DRAWINGS FOR REFERENCE
- INTERIOR DOOR SIZES ARE NOMINAL PANEL DIMENSIONS. FINAL PANEL SYLE PER OWNER.
- CRC 337.8.3 EXTERIOR DOORS - EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:  
(1) THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE MATERIAL.  
(2) THE EXTERIOR SURFACE OR CLADDING SHALL BE OF IGNITION RESISTANT MATERIAL.  
(3) THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH ONE OF THE FOLLOWING REQUIREMENTS:  
1 STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.  
2 PANELS SHALL NOT BE LESS THAN 1 1/2 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.  
(4) THE EXTERIOR DOOR ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 252.  
(5) THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE TO ASTM E2707.  
(6) THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
- AT EXTERIOR MAN DOORS, PROVIDE A MINIMUM 36" DEEP FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR, WITH A SLOPE NOT EXCEEDING 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED.
- TRANSPARENT DOORS SHALL NOT USE TINTED, MIRRORRED, OR HIGHLY REFLECTIVE GLASS. THE USE OF NON-REFLECTIVE GLASS IS REQUIRED PER CITY OF EL CAJON MUNICIPAL DESIGN STANDARDS 17.140.170(E)(2)

**WINDOW SCHEDULE**

ID	QTY	Width	Height	Type	Notes	Egress	Tempered
01	1	2'-8"	4'-0"	CASEMENT			Y
02	1	2'-8"	4'-0"	CASEMENT			Y
03	1	2'-8"	5'-0"	CASEMENT		Y	Y
04	1	2'-8"	5'-0"	CASEMENT		Y	Y
05	1	3'-0"	5'-0"	CASEMENT		Y	Y
06	1	3'-0"	5'-0"	CASEMENT		Y	Y
07	1	1'-6"	1'-6"	AWNING			Y
08	1	3'-0"	5'-0"	CASEMENT			Y
09	1	3'-0"	5'-0"	CASEMENT			Y
10	1	3'-0"	5'-0"	CASEMENT			Y
11	1	3'-0"	5'-0"	CASEMENT			Y
12	1	3'-0"	5'-0"	CASEMENT			Y
13	1	3'-0"	5'-0"	CASEMENT			Y

**DOOR SCHEDULE - Exterior**

ID	QTY	Width	Height	Type	Notes	Tempered
A	1	3'-0"	7'-0"	SWING		Y
B	1	3'-0"	7'-0"	SWING		Y
C	1	2'-4"	7'-0"	SWING	LOUVERED DOOR W/ MIN. OPENING NOT LESS THAN 100 SQ.IN. PER CMC 504.4 MAKE UP AIR REQ'S - CONFIRM WIDTH WITH SELECTED WATER HEATER	

**DOOR SCHEDULE - Interior**

ID	QTY	Width	Height	Type	Notes
iA	1	2'-6"	7'-0"	SWING	
iB	1	2'-6"	7'-0"	SWING	
iC	1	2'-6"	7'-0"	SWING	
iD	1	5'-0"	7'-0"	DOUBLE SWING	

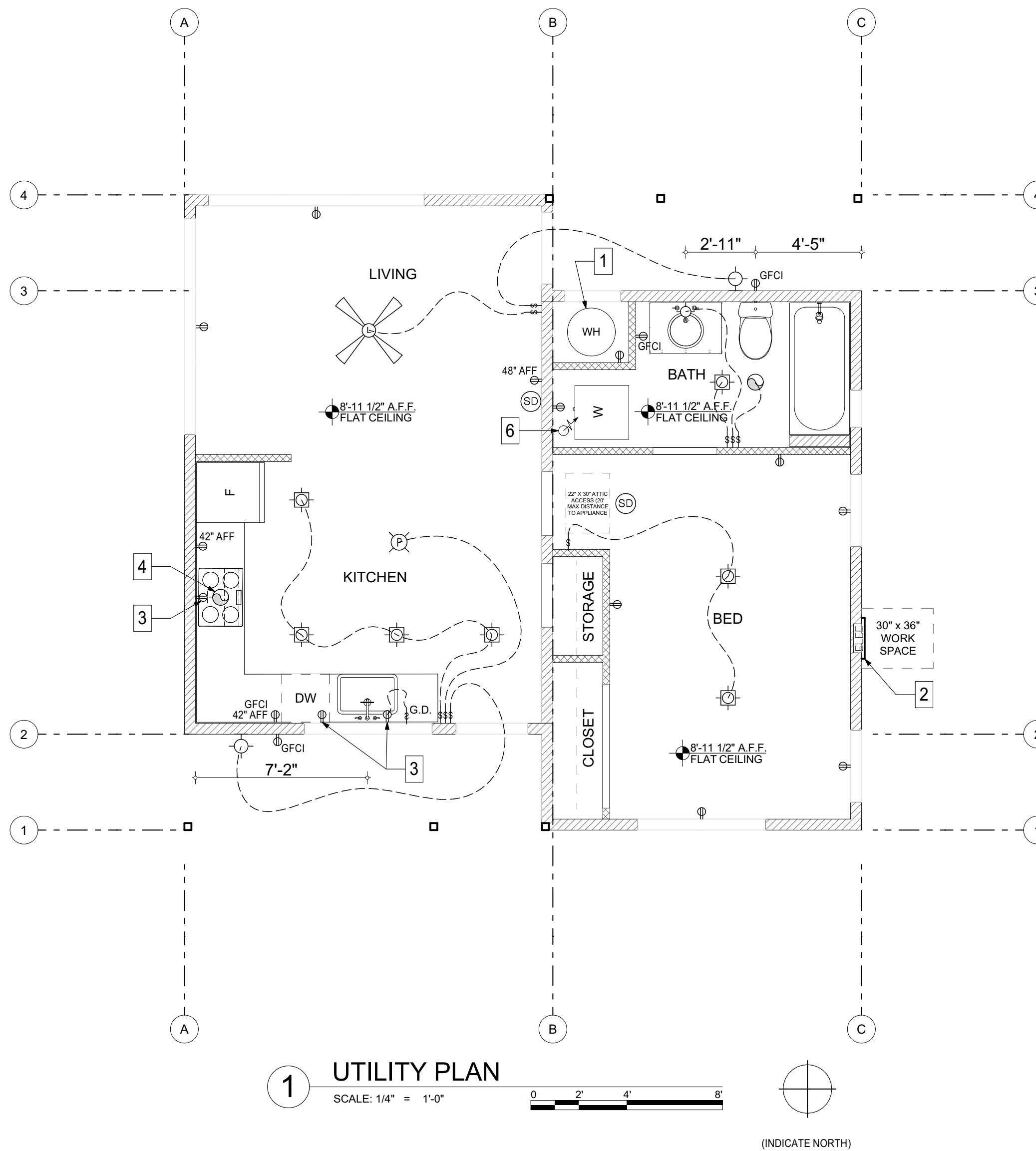
**City of El Cajon**  
649 SF Accessory Dwelling Unit  
Building Safety Division



**A1.1**

FLOOR PLAN / ROOF PLAN





**1 UTILITY PLAN**  
 SCALE: 1/4" = 1'-0"  
 (INDICATE NORTH)

**PLAN KEY NOTES**

1. WATER HEATER AS INDICATED IN CF1R FORMS (TITLE-24)
2. \_\_\_\_\_-AMP ELECTRICAL PANEL (PERMITTEE TO COMPLETE)
3. OUTLET BELOW COUNTERTOP
4. RANGE HOOD
5. NOT USED
6. DRYER VENT TERMINATION AT EXTERIOR TO BE A MINIMUM OF 3 FEET FROM ANY OPENING

**GENERAL NOTES**

1. SEE A0.2 FOR ADDITIONAL CALIFORNIA RESIDENTIAL, MECHANICAL/PLUMBING, ENERGY CODE, AND GREEN BUILDING STANDARDS CODE REQUIREMENTS
2. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILLATION
3. SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R314.6
4. CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R315.5
5. 4" DIA. DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS
6. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION
7. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST CENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME
8. WATER HEATER OR FURNACE SHALL BE A DIRECT-VENT APPLIANCE
9. LISTED GASKETED SELF CLOSING DOOR REQUIRED FOR GAS FAU

**LEGEND**

	KEYNOTE
	DUPLEX OUTLET
	WALL SWITCH
	GARBAGE DISPOSAL SWITCH
	GARBAGE DISPOSAL
	4" DIA. DRYER VENT
	HIGH EFFICACY EXTERIOR LIGHT FIXTURE (STANDARD HEIGHT 7'-0" A.F.F. UNLESS NOTED)
	HIGH EFFICACY WALL SCONCE
	HIGH EFFICACY RECESSED LIGHT
	HIGH EFFICACY PENDANT OR SURFACE MOUNTED LIGHT
	FAN (MIN. 120 CFM FOR BATH AND KITCHEN)
	SMOKE / CO DETECTOR
	CEILING FAN WITH LIGHT
	CEILING HEIGHT ABV.

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**City of El Cajon**  
 649 SF Accessory Dwelling Unit  
 Building Safety Division



**A1.3**

UTILITY PLAN

**17.140.170(E) - EL CAJON DESIGN STANDARDS (Ord. 5131):**

E. STRUCTURES SHALL MEET THE FOLLOWING DESIGN STANDARDS:

- ARCHITECTURAL DESIGN SHALL BE REPRESENTED ON ALL BUILDING ELEVATIONS IN ACCORDANCE WITH SECTION 17.140.170(E)(3)
- TRANSPARENT WINDOWS SHALL NOT USE TINTED, MIRRORED, OR HIGHLY REFLECTIVE GLASS USING NON-REFLECTIVE GLASS ARE REQUIRED. TRANSPARENCY IS MEASURED AS A PERCENT OF THE WALL PLATE STARTING FROM THE BASE OF THE HOUSE TO START OF THE ROOFLINE. EXCEPT FOR GABLED PORTIONS OF THE WALL PLANE NOT CONTAINING LIVABLE FLOOR AREA. ALL WALL PLANES SHALL INCORPORATE TRANSPARENCY AS FOLLOWS:
  - A MINIMUM OF 20% OF THE BUILDING ELEVATIONS FACING A PUBLIC OR PRIVATE STREET SHALL BE TRANSPARENT.
  - A MINIMUM OF 10% OF THE BUILDING ELEVATIONS NOT FACING A PUBLIC OR PRIVATE STREET SHALL BE TRANSPARENT.
- BUILDING ELEVATIONS SHALL NOT INCLUDE BLANK WALL FACES. EACH WALL FACE WITH A LENGTH GREATER THAN TWELVE (12) FEEL SHALL INCLUDE A MINIMUM OF THREE (3) OF THE FOLLOWING DESIGN FEATURES:
  - VARIATION IN BUILDING MATERIALS, WHEREAS A MINIMUM OF THREE (3) FACADE FINISHES ARE PROVIDED. FACADE FINISHES INCLUDE BUT ARE NOT LIMITED TO MATERIALS SUCH AS WOOD, SIDING, STONE, BRICK, AND STUCCO;
  - STRUCTURAL OR DECORATIVE LINTELS OR OTHER SIMILAR WINDOW AND DOORWAY TRIM;
  - ENTRYWAY LIGHTING FEATURES SUCH AS PENDANT LIGHTS OR SIDELIGHTS;
  - SHUTTERS OR AWNINGS;
  - DOORS, WHICH INCLUDE WINDOWS;
  - DOOR ENTRIES THAT PROVIDE PROTECTION FROM THE SUN USING PORTICOS OR ROOF OVERHANGS;
  - GARAGE DOOR PANELS WHICH INCLUDES WINDOWS; OR
  - CONTRASTING TRIM OR MOLDING
- ACCESSORY STRUCTURES SHALL HAVE COMPARABLE ROOF STYLE TO THE PRIMARY STRUCTURE.
- ROOF AND WALL PLANES SHALL BE DIFFERENT COLORS.

**GENERAL NOTES**

- REGARDLESS OF BUILDING MATERIAL, ALL ELEVATIONS SHALL INCLUDE PAINTED SURFACES, WEATHER-RESISTANT ENAMEL FINISHES, OR FINISHED MATERIALS THAT ARE NON-REFLECTIVE.
- ROOF AND WALL PLANES SHALL BE DIFFERENT COLORS
- OWNER TO CONSIDER MATCHING THE COLOR AND MATERIALS OF THE MAIN HOME.
- GLASS SHALL NOT BE TINTED, MIRRORED, OR OTHERWISE HIGHLY REFLECTIVE.
- DESIGN FEATURES MUST BE INSTALLED AS IDENTIFIED ON EACH ELEVATION DRAWING AND ITS CORRESPONDING DESIGN FEATURE TABLE.
- ROOFING MATERIAL WEIGHT SHALL NOT EXCEED THE RAFTER SPAN DEAD LOAD ON SHEET A1.2

**ELEVATION KEY NOTES**

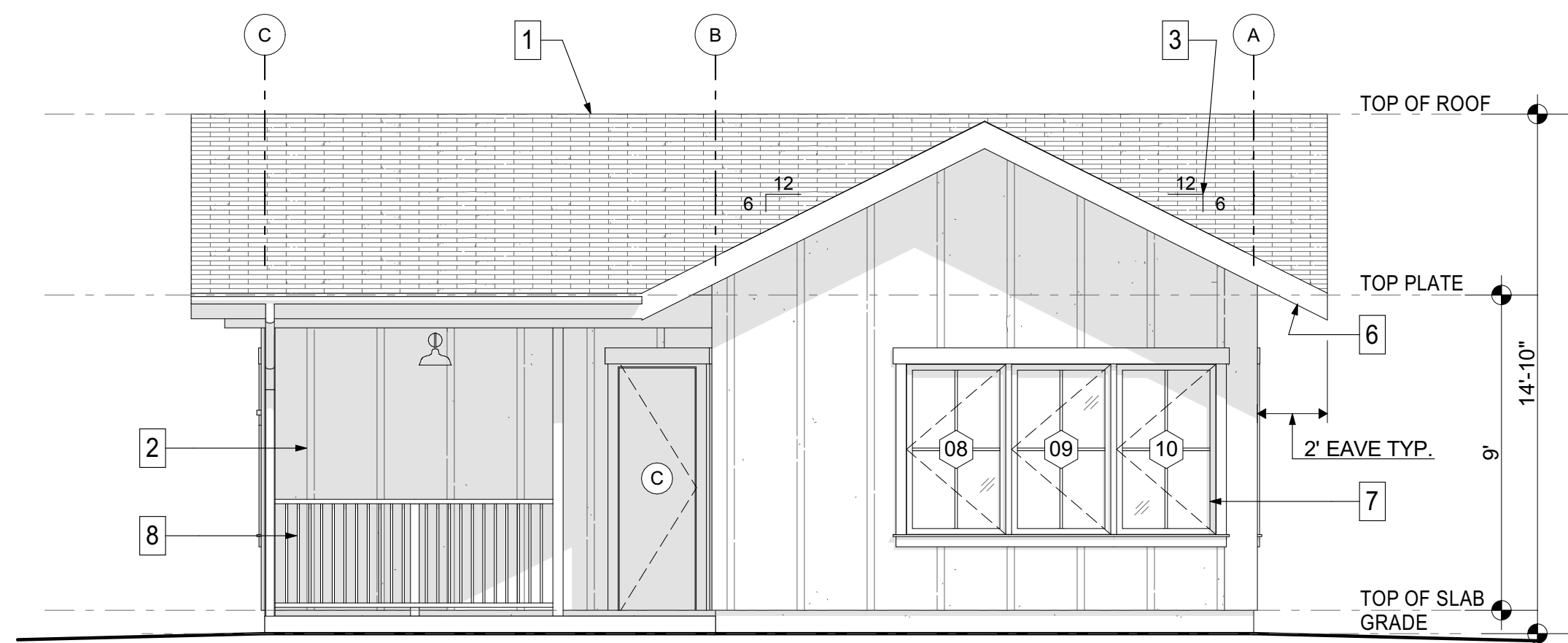
- ROOF: CLASS "A" FIRE RATING - (SEE GENERAL NOTE 6)  
ROOF MATERIAL: \_\_\_\_\_  
UNDERLAYMENT: \_\_\_\_\_  
LISTING REPORT #: \_\_\_\_\_
- EXTERIOR WALL FINISH: SELECT ONE (SEE VHFSZ NOTE 7) (VERTICAL SIDING SHOWN FOR REFERENCE)
  - CEMENT PLASTER SIDING
  - FIBER CEMENT - BOARD AND BATT SIDING
  - FIBER CEMENT - LAP SIDING
- ROOF PITCH AS INDICATED
- NOT USED
- GABLE VENT OR ROOF VENT (SEE NOTE 5 & 6 BELOW)  
SEE A1.2 FOR MIN. REQUIRED VENT AREA  
MANUFACTURER: \_\_\_\_\_  
MODEL: \_\_\_\_\_  
NFVA: \_\_\_\_\_
- EAVE SOFFIT VENT (SEE NOTE 5 & 6 BELOW)  
SEE A1.2 FOR MIN. REQUIRED VENT AREA  
MANUFACTURER: \_\_\_\_\_  
MODEL: \_\_\_\_\_  
NFVA: \_\_\_\_\_
- FENESTRATION PER SCHEDULE, TYP.
- OPTIONAL DECORATIVE RAILING
- OPTIONAL GUTTER / DOWNSPOUT
- CONTRACTOR TO CONFIRM ELECTRICAL PANEL LOCATION IN FIELD

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

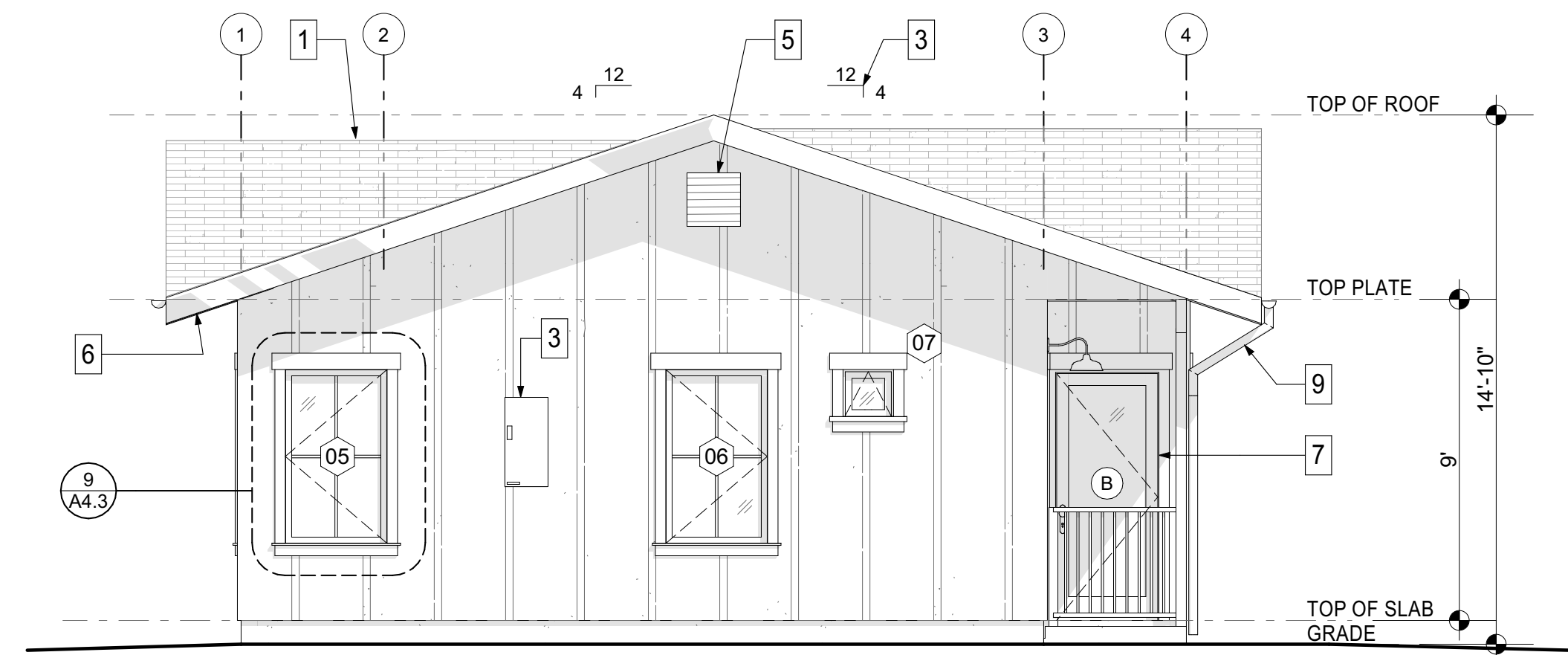
**VHFSZ PLAN NOTES**

- IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.
  - FIRE-STOPPING WITH APPROVED MATERIALS
  - ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909
  - OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
- EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- SKYLIGHTS SHALL BE TEMPERED GLASS.
- ALL VENTS (ROOFS, FOUNDATION, COMBUSTION-AIR, ETC.) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS.
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
  - THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
  - THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FRAME INTRUSION TEST.
  - THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
- EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC.)
  - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK.
  - NON-COMBUSTIBLE OR FIRE-RETARDANT TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVER SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION-RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL.
  - IGNITION-RESISTANT MATERIAL
- PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
  - NON-COMBUSTIBLE MATERIAL
  - 1-HOUR FIRE-RESISTANT RATED MATERIAL
  - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - MODIFIED HEAVY TIMBER (MIN. 2x TONGUE AND GROOVE SHEATHING, 4x6 RATERS/BEAMS, 6x6 POSTS)
- DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
  - FRAMING:
    - NON-COMBUSTIBLE MATERIAL
    - 1-HOUR FIRE-RESISTANT RATED MATERIAL
    - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
    - MODIFIED HEAVY TIMBER (MIN. 4x8 JOISTS, 4x10 OR 6x8 BEAMS, 6x6 POSTS)
  - DECKING AND TREATED MATERIAL (ANY OF THE FOLLOWING):
    - NON-COMBUSTIBLE MATERIAL
    - 1-HOUR FIRE-RESISTANT RATED MATERIAL
    - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
    - APPROVED ALTERNATIVE DECKING MATERIAL MEETING STANDARDS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)
- EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8-INCH OR LESS USING ONE OF THE FOLLOWING METHODS:
  - WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
  - DOOR OVERLAPS ONTO JAMBS AND HEADERS
  - GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
- PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES
- FENCES OR ANY STRUCTURES WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
  - NON-COMBUSTIBLE MATERIAL
  - APPROVED EXTERIOR FIRE RETARDANT TREATED WOOD
  - MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDING



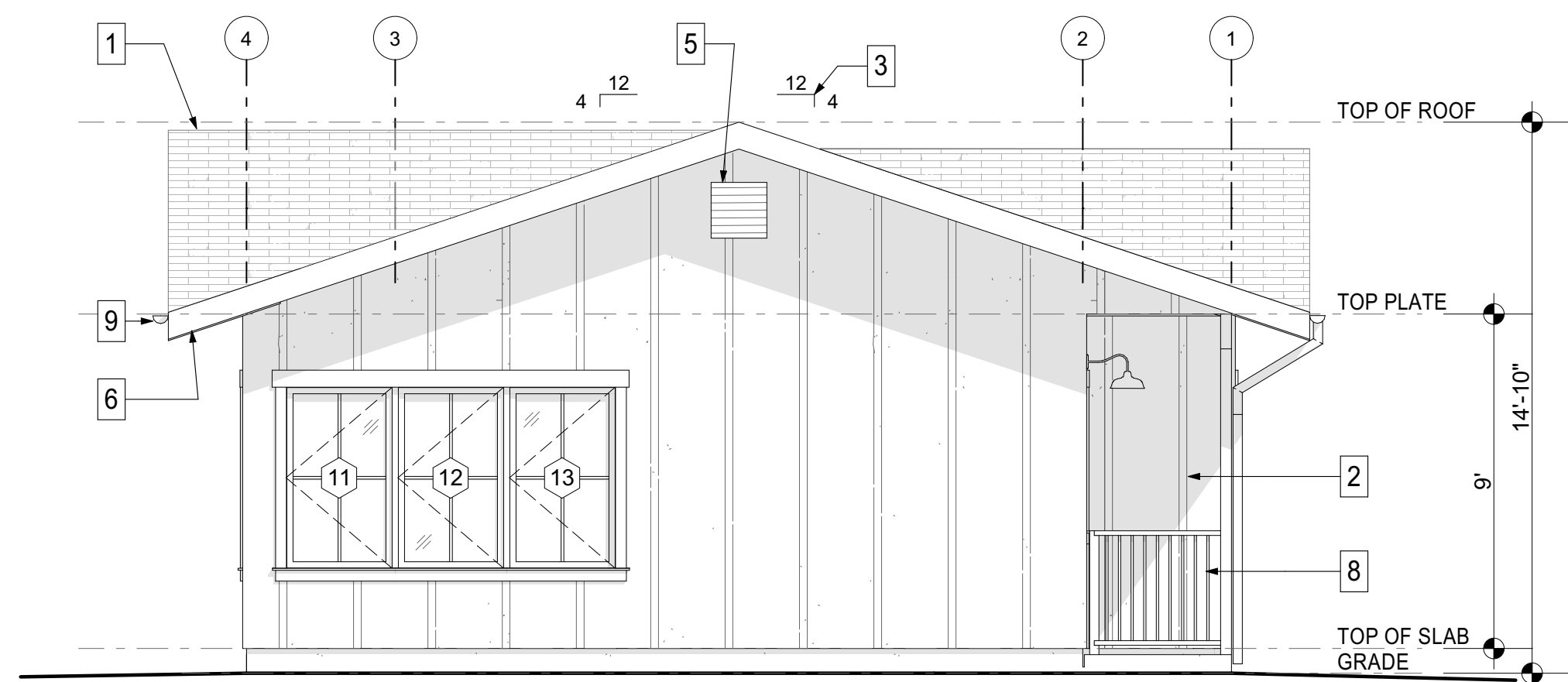
- REAR 1**  
245 SF (x), 1 = 24.5 SF  
33 SF = 13% TRANSPARENCY
- 17.140.170(E)(3) - DESIGN FEATURES**
- (b) WINDOW AND DOORWAY TRIMS
  - (c) ENTRY LIGHT
  - (f) ENTRY PORCH
  - (h) CONTRASTING TRIM COLOR

**8 ELEVATION - REAR 1**  
SCALE: 1/4" = 1'-0"



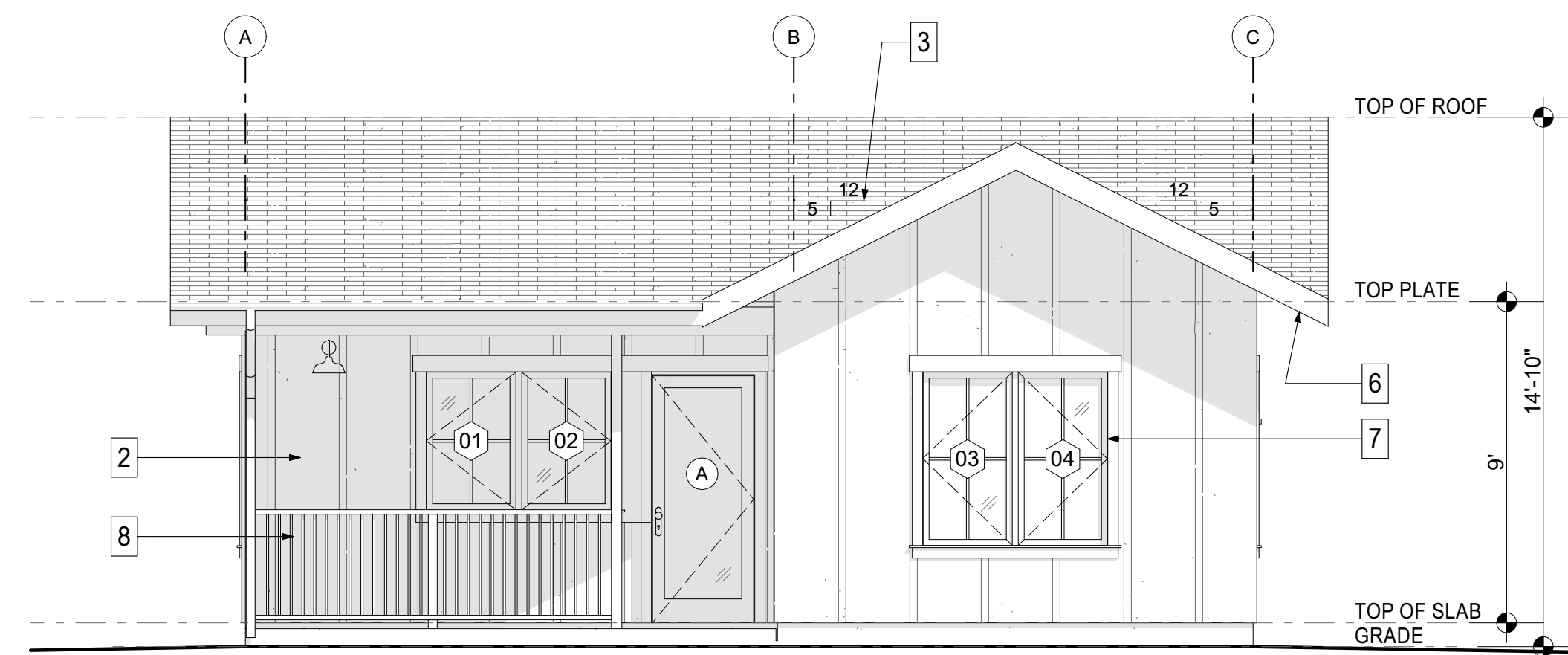
- SIDE 2**  
240 SF (x), 1 = 24.0 SF  
36 SF = 15% TRANSPARENCY
- 17.140.170(E)(3) - DESIGN FEATURES**
- (b) WINDOW AND DOORWAY TRIMS
  - (c) ENTRY LIGHT
  - (e) DOOR WITH WINDOW
  - (f) ENTRY PORCH
  - (h) CONTRASTING TRIM COLOR

**5 ELEVATION - SIDE 2**  
SCALE: 1/4" = 1'-0"



- SIDE 1**  
240 SF (x), 2 = 24.0 SF  
33 SF = 13% TRANSPARENCY
- 17.140.170(E)(3) - DESIGN FEATURES**
- (b) WINDOW AND DOORWAY TRIMS
  - (c) ENTRY LIGHT
  - (f) ENTRY PORCH
  - (h) CONTRASTING TRIM COLOR

**7 ELEVATION - SIDE 1**  
SCALE: 1/4" = 1'-0"



- FRONT 1**  
245 SF (x), 2 = 49 SF  
49 SF = 20% TRANSPARENCY
- 17.140.170(E)(3) - DESIGN FEATURES**
- (b) WINDOW AND DOORWAY TRIMS
  - (c) ENTRY LIGHT
  - (e) DOOR WITH WINDOW
  - (f) ENTRY PORCH
  - (h) CONTRASTING TRIM COLOR

**6 ELEVATION - FRONT 1**  
SCALE: 1/4" = 1'-0"

**City of El Cajon**  
649 SF Accessory Dwelling Unit  
Building Safety Division



**A2.1**

ELEVATIONS



TABLE R802.5.2(1)  
RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS<sup>9</sup>

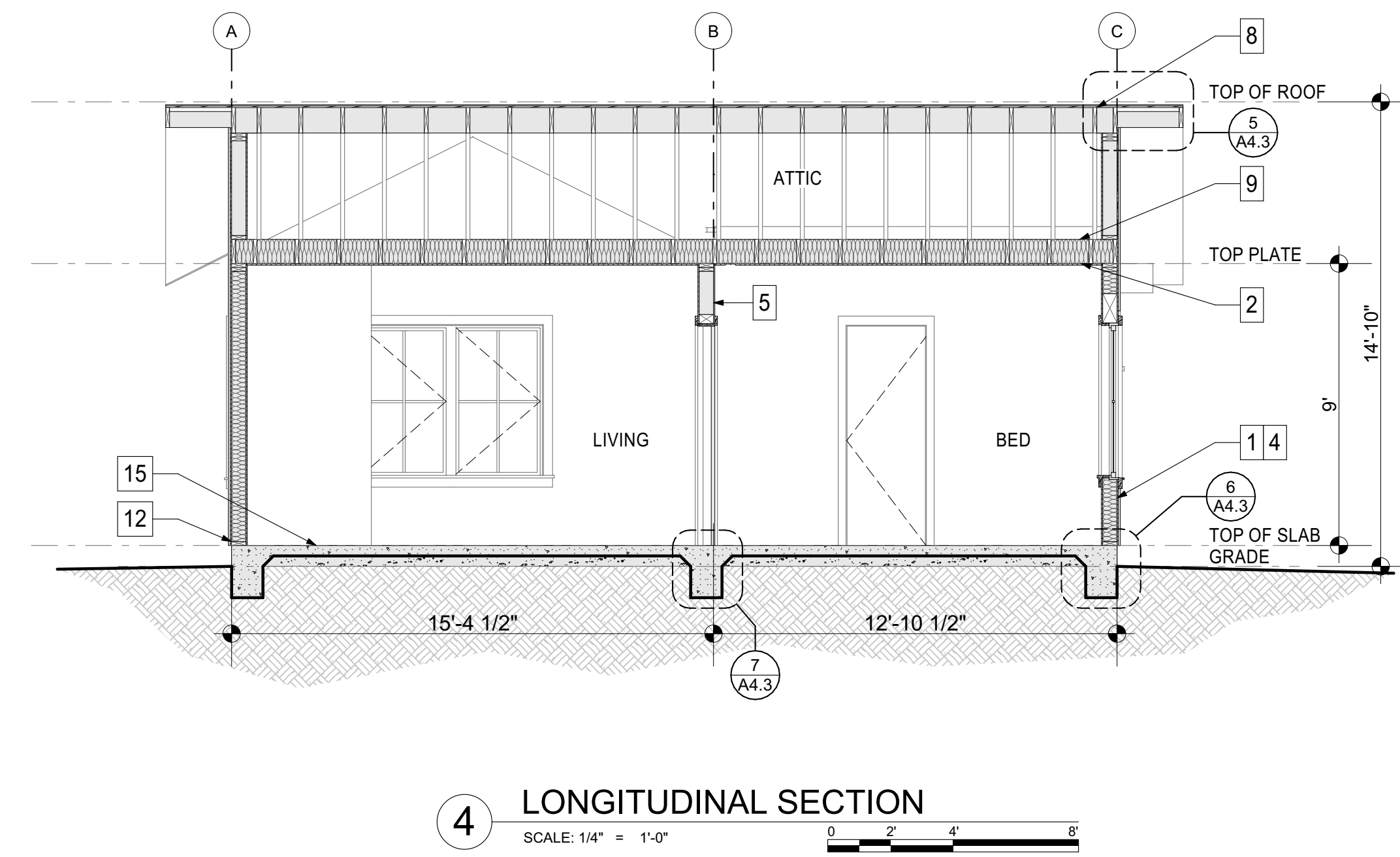
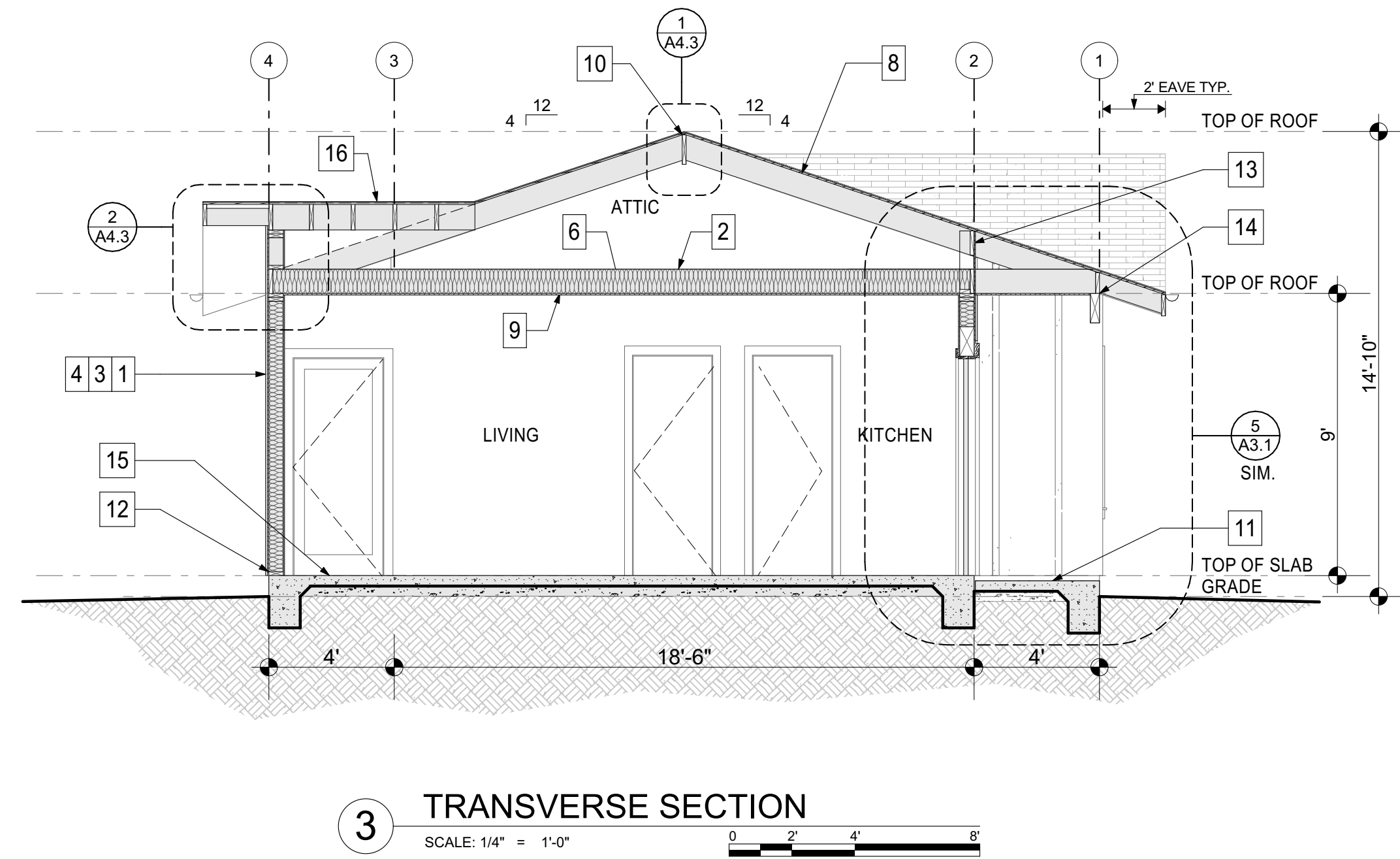
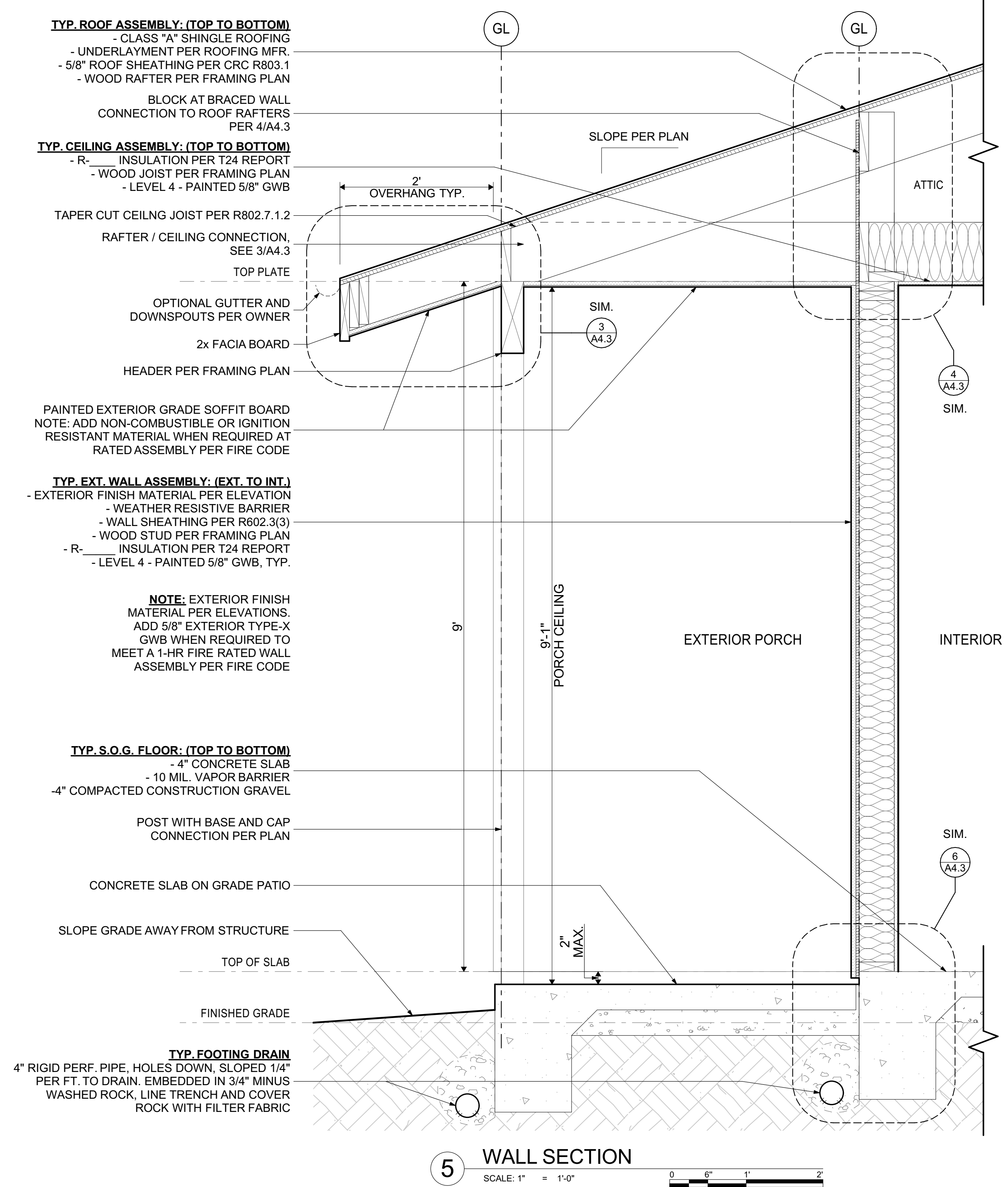
RAFTER SLOPE	RAFTER SPACING (inches)	GROUND SNOW LOAD (psf)															
		20 <sup>e</sup>				30				50				70			
		Roof span (feet)															
		12	24	36	12	24	36	12	24	36	12	24	36				
		Required number of 16d common nails per heel joint splices															
4:12	12	3	4	6	3	5	7	4	7	10	5	9	13				
	16	3	5	8	3	6	9	5	9	13	6	12	17				
	19.2	3	6	9	4	7	11	6	11	16	7	14	21				
	24	4	8	11	5	9	13	7	13	19	9	17	26				
5:12	12	3	3	5	3	4	6	3	6	8	4	7	11				
	16	3	4	6	3	5	7	4	7	11	5	9	14				
	19.2	3	5	7	3	6	9	5	9	13	6	11	17				
	24	3	6	9	4	7	11	6	11	16	7	14	21				
7:12	12	3	3	4	3	3	4	3	4	6	3	5	8				
	16	3	3	5	3	4	5	3	5	8	4	7	10				
	19.2	3	4	5	3	4	6	3	6	9	4	8	12				
	24	3	5	7	3	5	8	4	8	11	5	10	15				

**SECTION KEY NOTES**

1. WALL INSULATION (PER T24 REPORT): \_\_\_\_\_
2. CEILING INSULATION (PER T24 REPORT): \_\_\_\_\_
3. INTERIOR FINISH: 5/8" GYPSUM BOARD
4. EXTERIOR WALL/ PLUMBING WALL: 2x6 STUD WALL
5. INTERIOR WALL: 2x4 STUD WALL @ 16" O.C.
6. RADIANT BARRIER: Y or N (PER T24 REPORT)
7. NOT USED
8. ROOF FRAMING: 2x10 RAFTER
9. CEILING FRAMING: 2x10 JOIST
10. RIDGE BOARD PER CRC R802.2 RAFTER FULL BEARING ON RIDGE BOARD FRAMED OPPOSITE EACH OTHER
11. EXPOSED CONCRETE SLAB PER FOUNDATION PLAN. FINISH PER OWNER
12. SILL PLATE AND ANCHOR PER 6/A4.3
13. PROVIDE BLOCKING AT BRACED WALL CONNECTION TO ROOF RAFTERS PER CRC FIGURE R602.10.8.2(3). SEE 5/A3.1
14. SHEAR TRANSFER PER 3/A4.3
15. CONCRETE SLAB ON GRADE PER FOUNDATION PLAN

PERMITTEE INFORMATION:

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_



City of El Cajon  
649 SF Accessory Dwelling Unit  
Building Safety Division

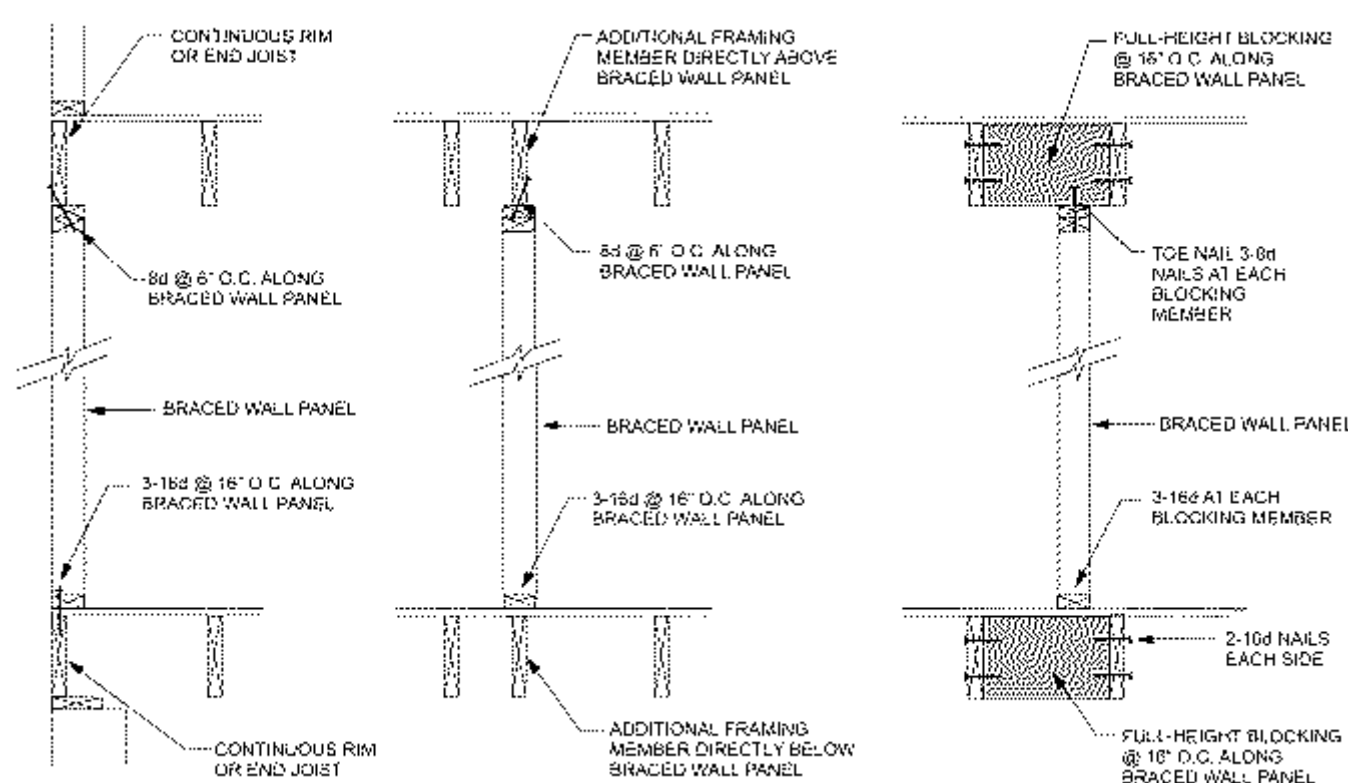


A3.1

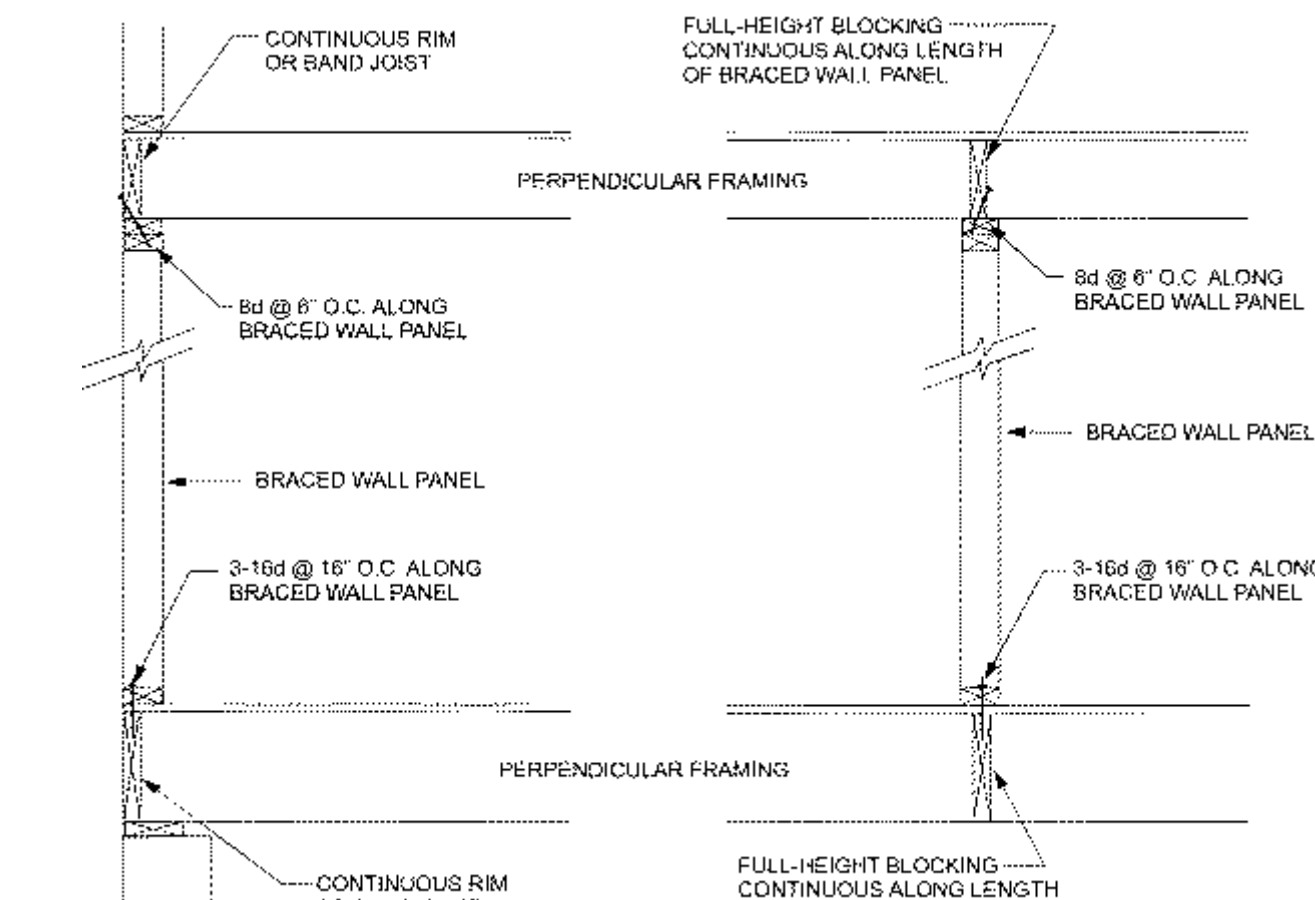
SECTIONS



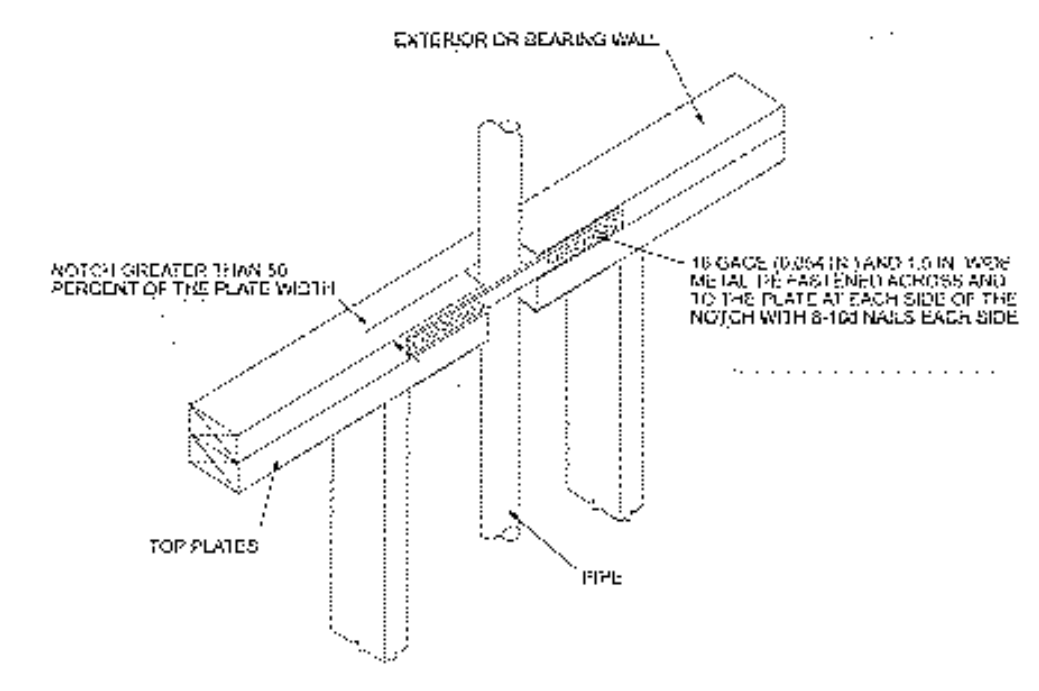
SHEET PRINT DATE: 9/14/2023 C:\Users\Chris\Dropbox\Projects\El Cajon ADU\01-Arch\CAD Model\2023-09-12\_1-BR ADU - CD.rvt



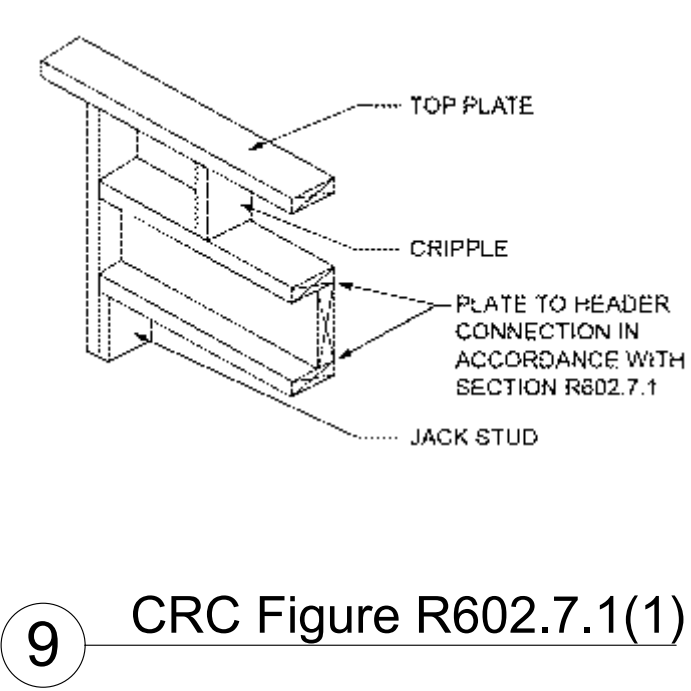
**FIGURE R602.10.8(2)**  
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



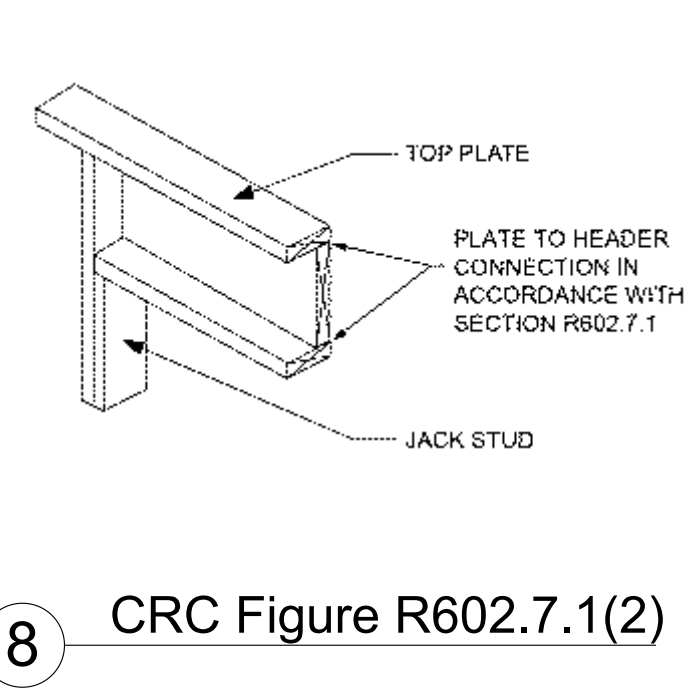
**FIGURE R602.10.8(1)**  
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



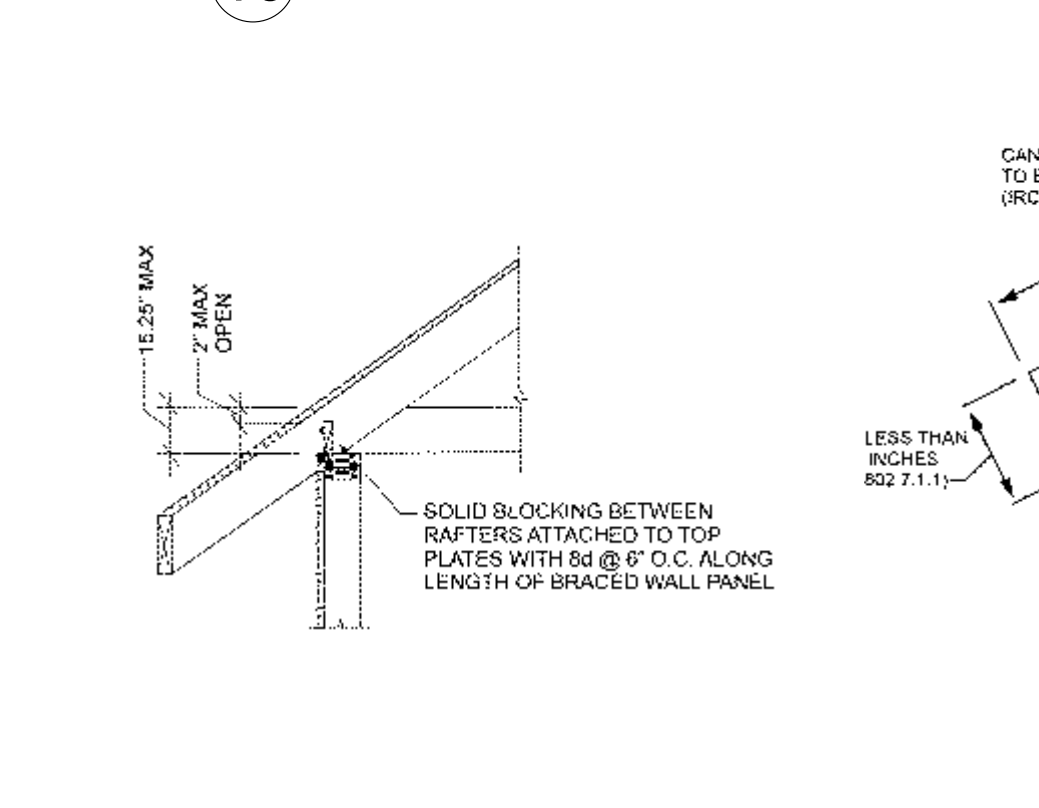
**10** CRC Figure R602.6.1



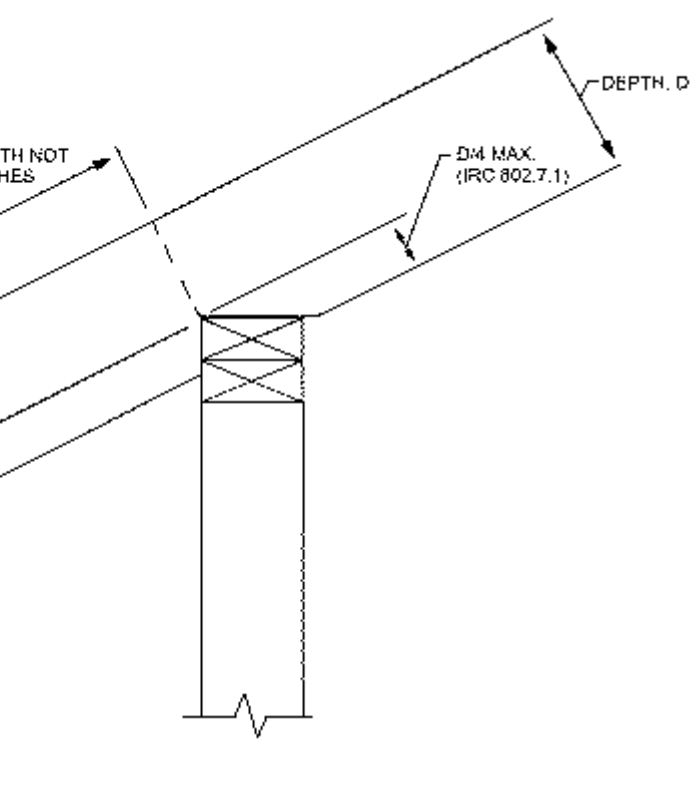
**9** CRC Figure R602.7.1(1)



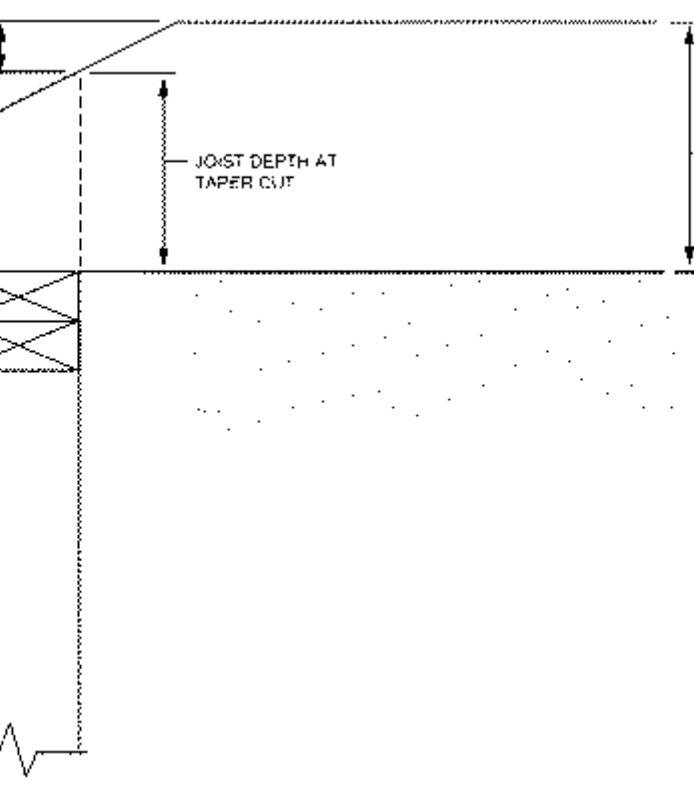
**8** CRC Figure R602.7.1(2)



**7** CRC Figure R602.10.8.2(1)



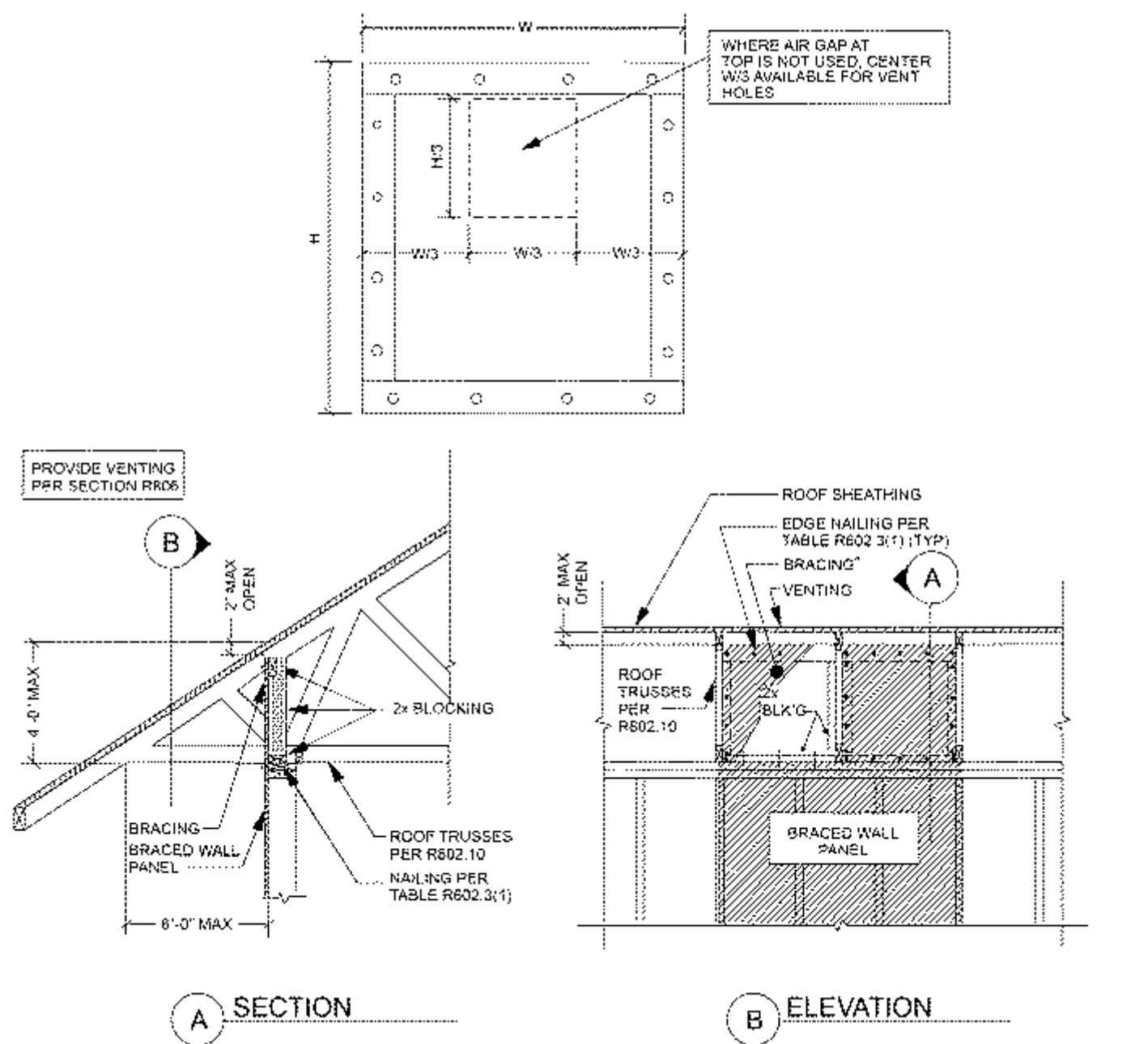
**6** CRC Figure R802.7.1.1



**5** CRC Figure R802.7.1.2

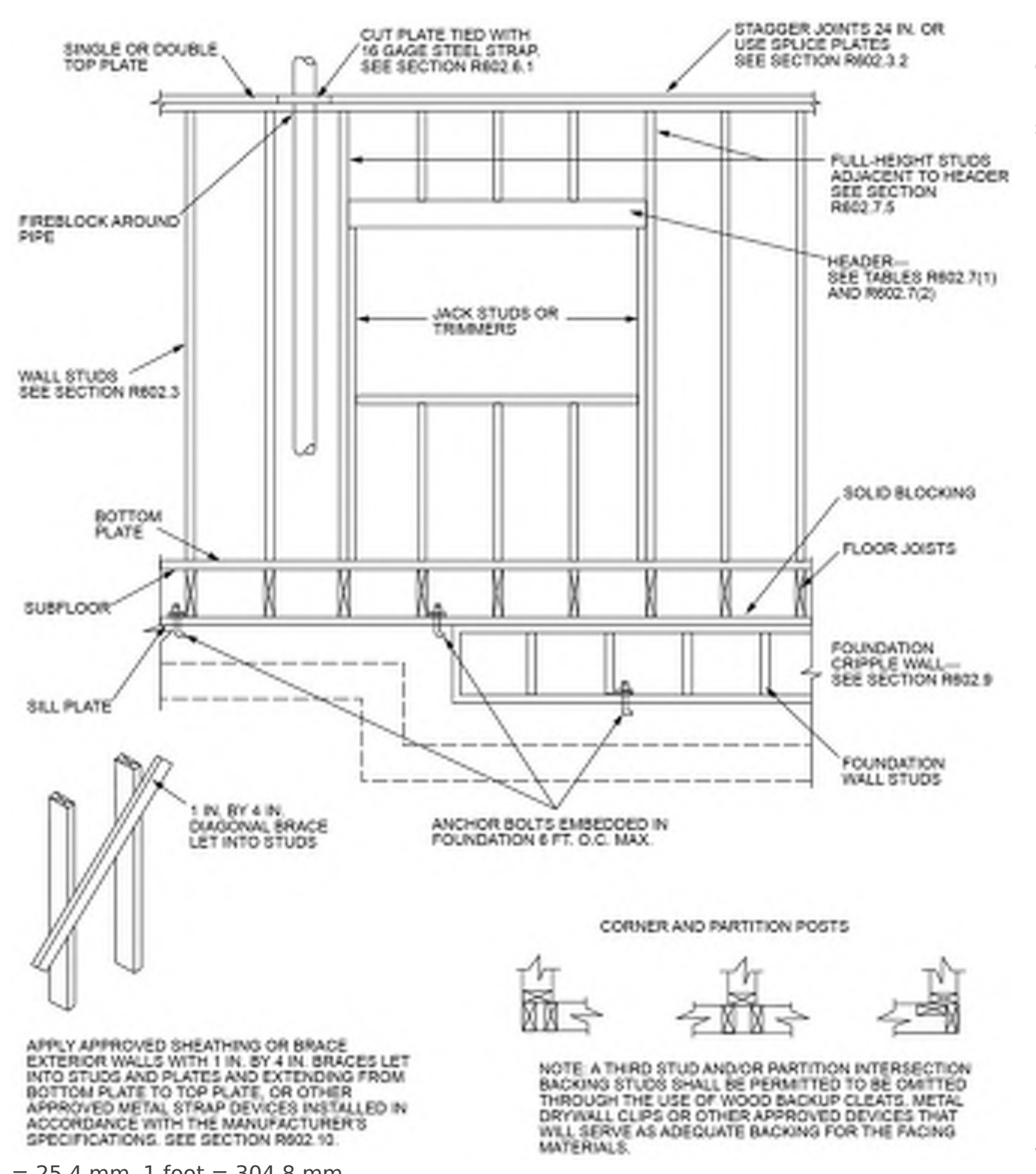
**12** CRC Figure R602.10.8(2)

**11** CRC Figure R602.10.8(1)



**FIGURE R602.10.8.2(3)**  
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

**4** CRC Figure R602.10.8.2(3)

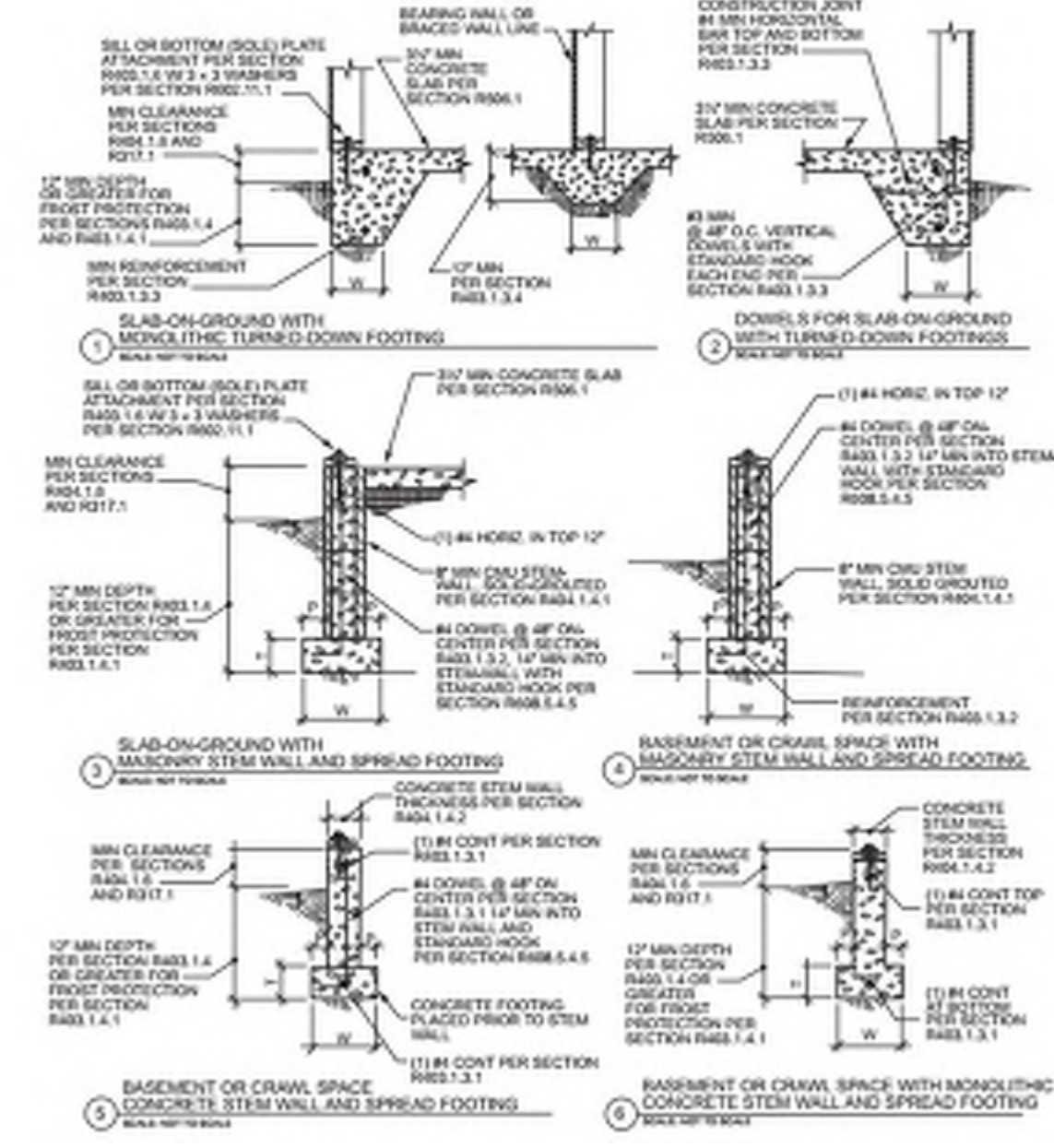


**FIGURE R602.3(2)**  
FRAMING DETAILS

**3** CRC Figure R602.3(2)

**R403.1.3 Footing and stem wall reinforcing in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>.**

Concrete footings located in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, as established in Table R301.2, shall have minimum reinforcement in accordance with this section and Figure R403.1.3. Reinforcement shall be installed with support and cover in accordance with Section R403.1.3.5.



For Sl: 1 inch = 25.4 mm.  
W = Width of footing, T = Thickness of footing and P = Projection per Section R403.1.1.

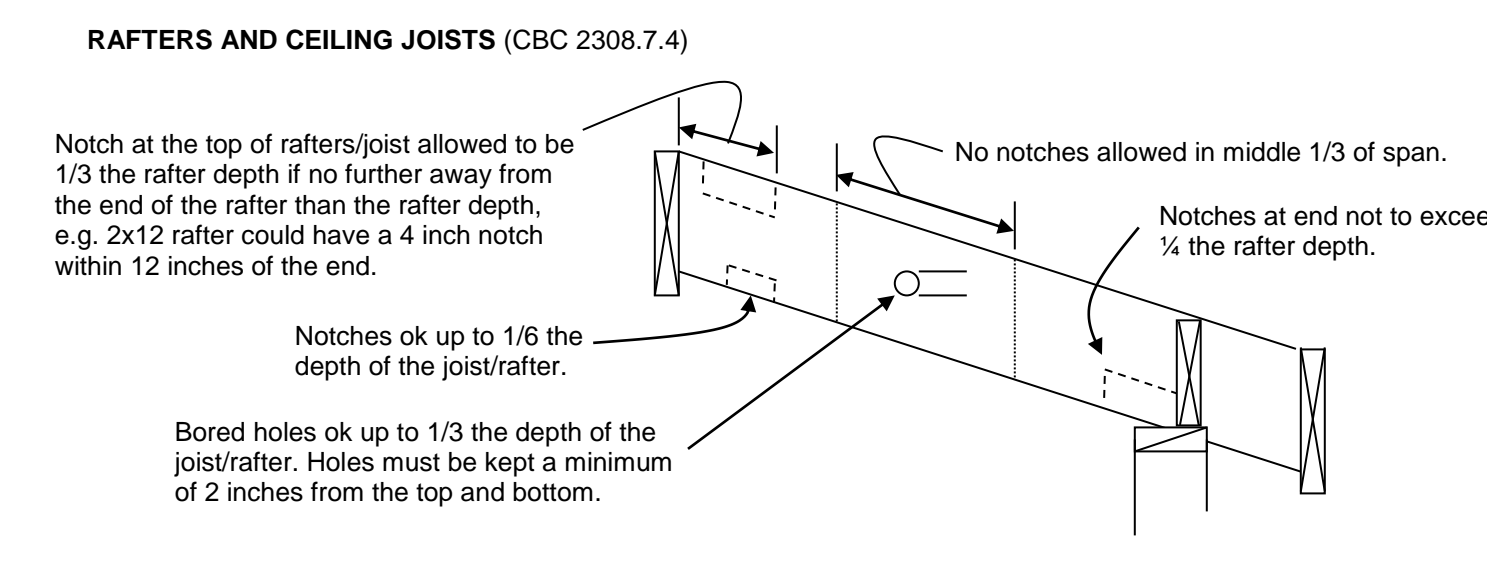
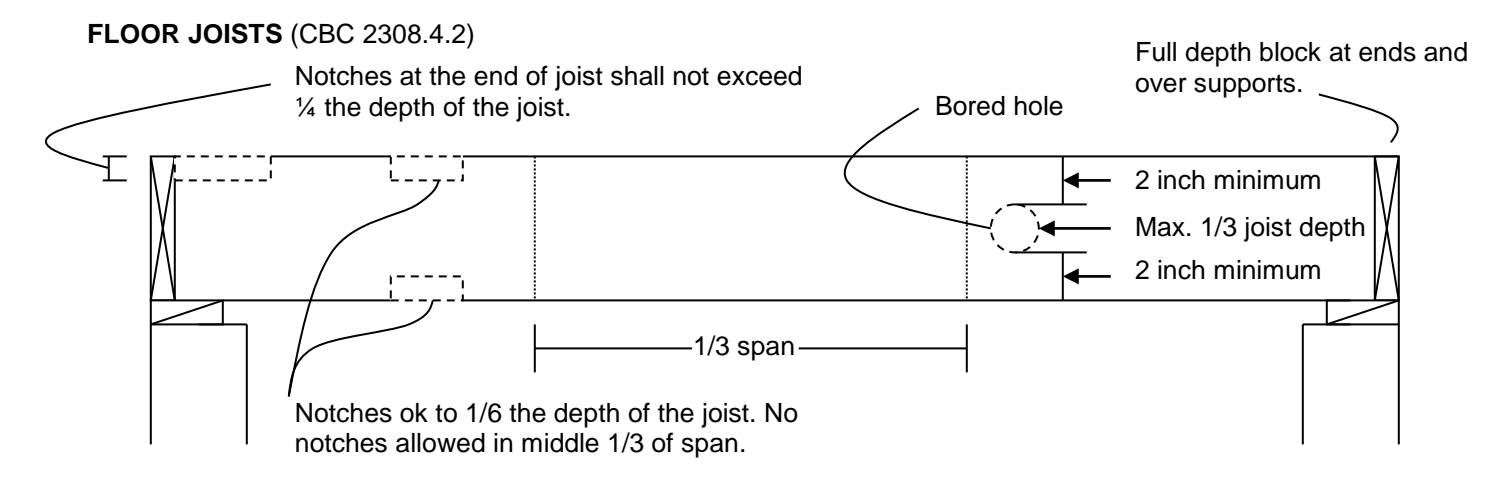
- NOTES:**
- See Section R404.3 for sill requirements.
  - See Section R403.1.6 for sill attachment.
  - See Section R506.2.3 for vapor barrier requirements.
  - See Section R403.1 for base.
  - See Section R408 for under-floor ventilation and access requirements.
  - See Section R403.1.3.5 for reinforcement requirements.

**FIGURE R403.1.3**  
REINFORCED CONCRETE FOOTINGS AND MASONRY AND CONCRETE STEM WALLS IN SDC D<sub>0</sub>, D<sub>1</sub> AND D<sub>2</sub><sup>a</sup>

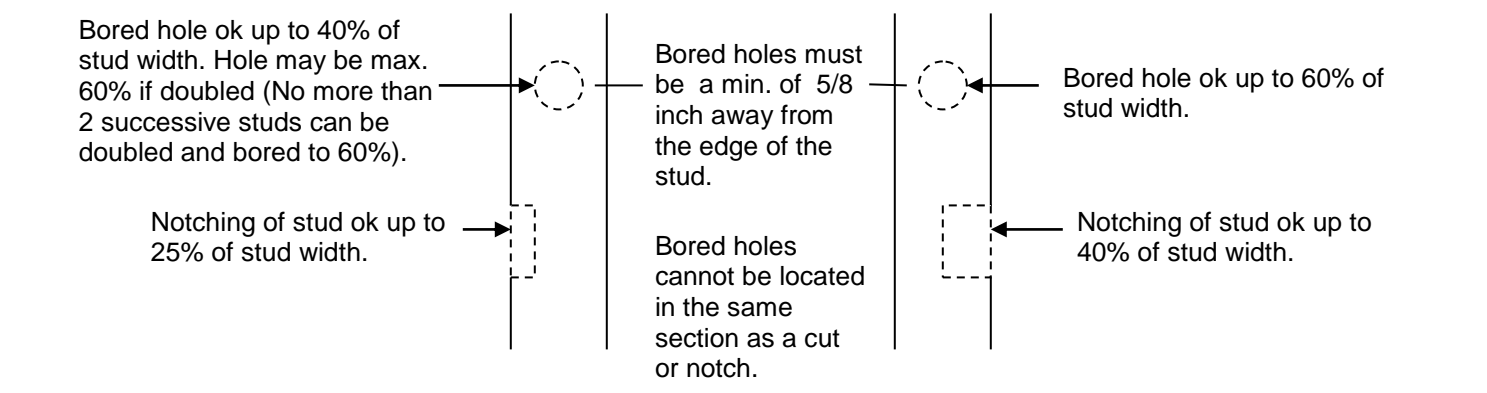
**2** CRC Figure R403.1.3

**City of El Cajon Building and Fire Safety Division**  
200 Civic Center Way  
El Cajon, CA 92020  
Phone: (619) 441-1726

**CUTTING AND NOTCHING OF JOISTS, RAFTERS, AND STUDS**



**FIGURE R403.1.3.5**  
CUTTING AND NOTCHING OF JOISTS, RAFTERS, AND STUDS



**FIGURE R403.1.3.5**  
CUTTING AND NOTCHING OF JOISTS, RAFTERS, AND STUDS

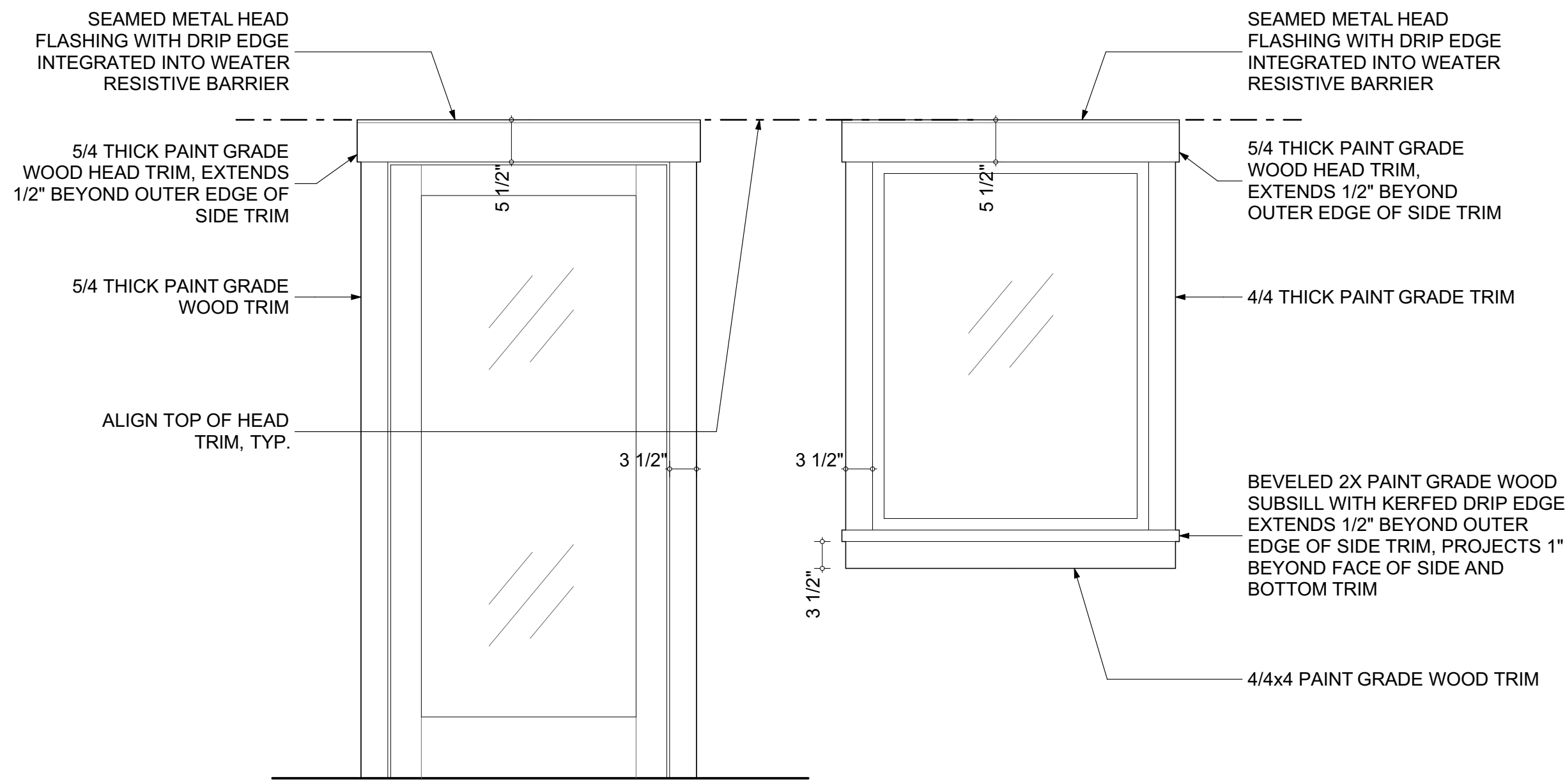
**1** El Cajon - Cutting & Notching of Joists, Rafters, and Studs

**PERMITTEE INFORMATION:**

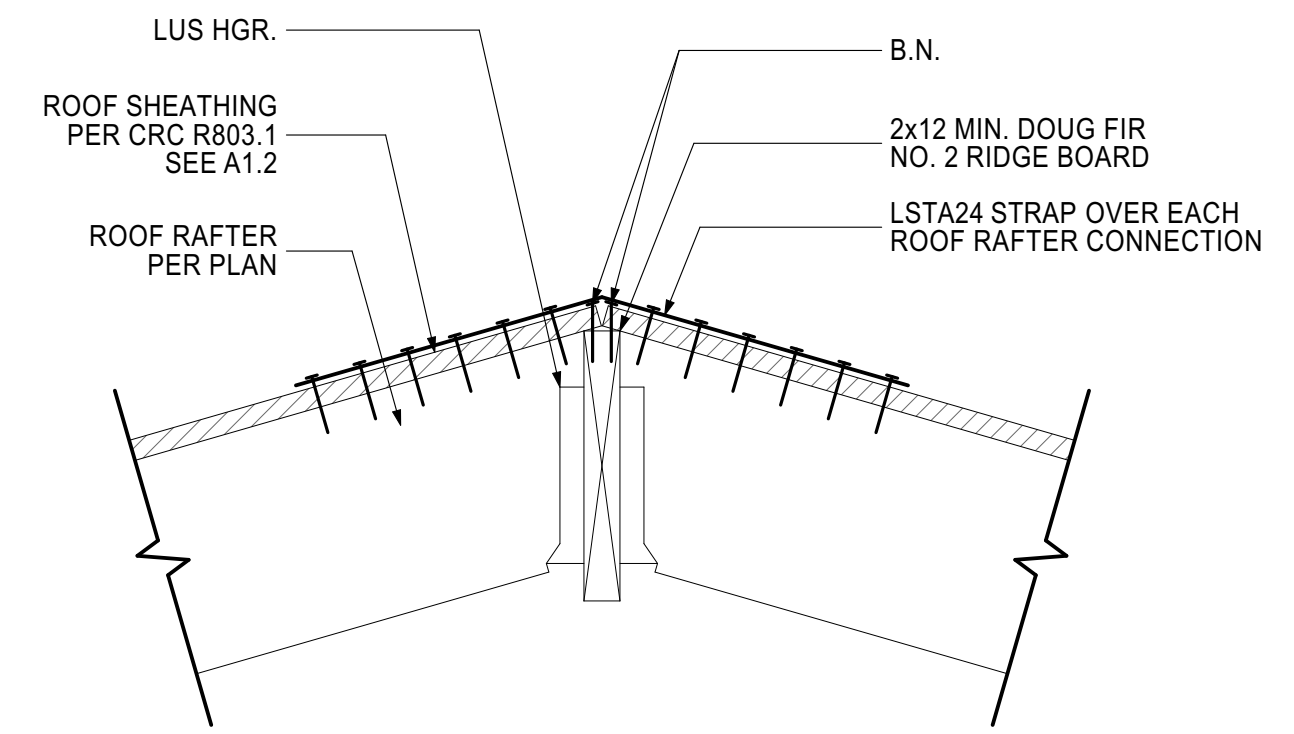
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

**City of El Cajon**  
649 SF Accessory Dwelling Unit  
Building Safety Division

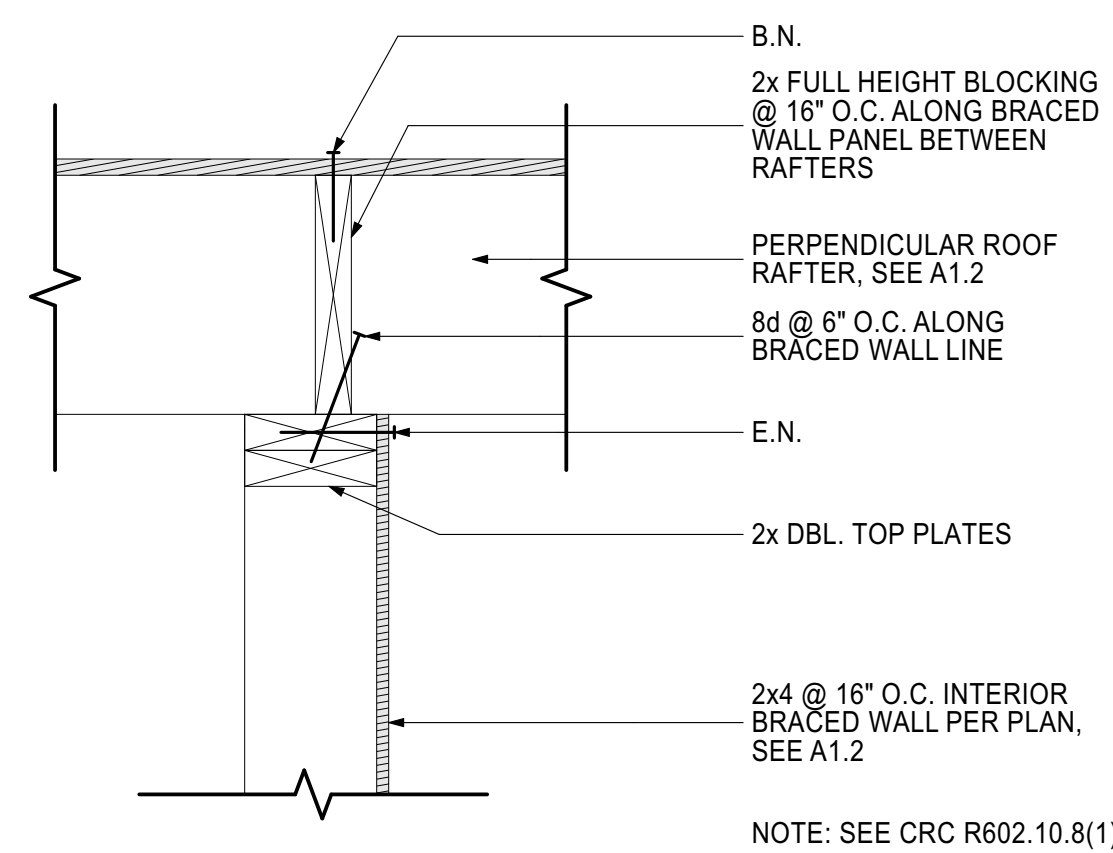
SHEET PRINT DATE: 9/14/2023 C:\Users\Chris\Dropbox\Projects\El Cajon ADUs\01-Arch\CAD Model\2023-09-12\_1-BR ADU - CD.pln



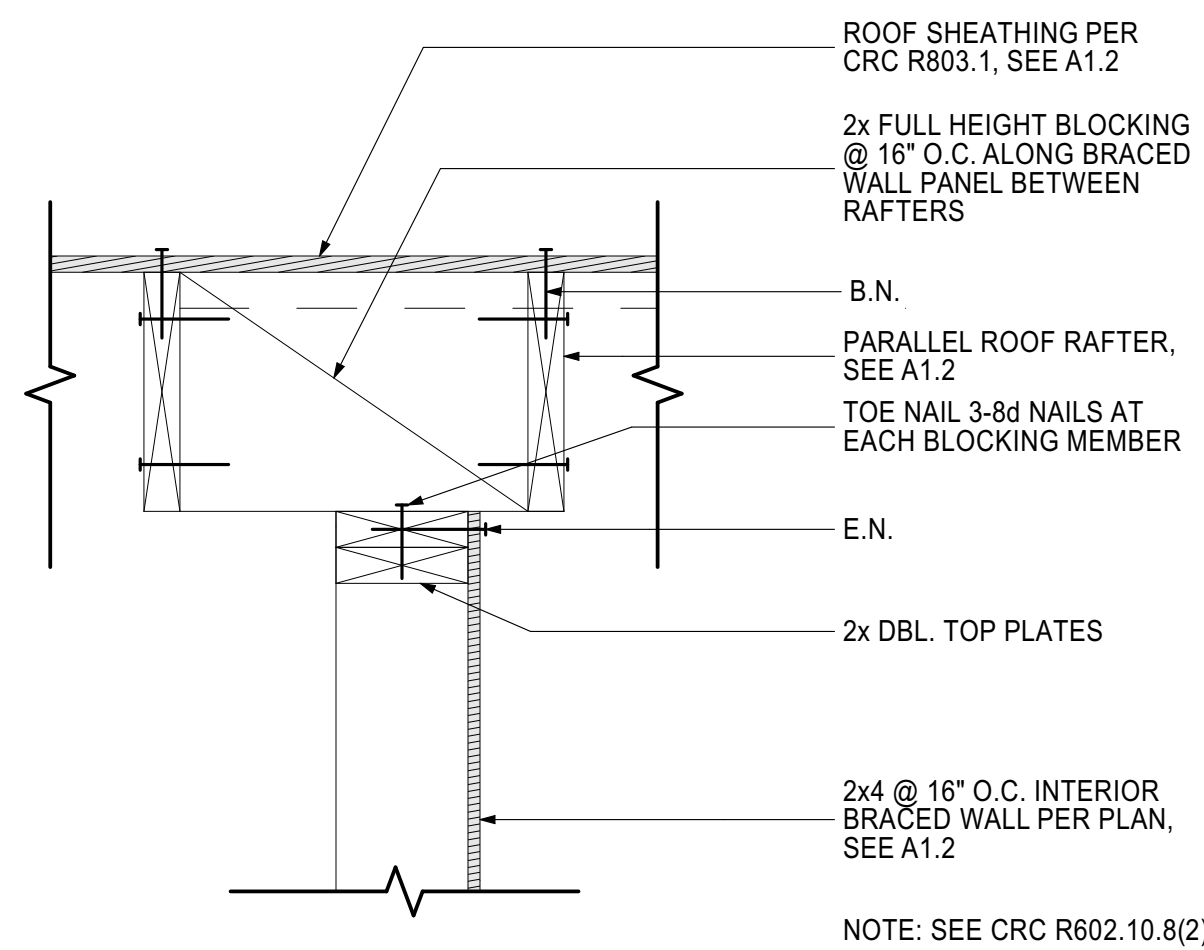
9 EXTERIOR DOOR & WINDOW TRIM



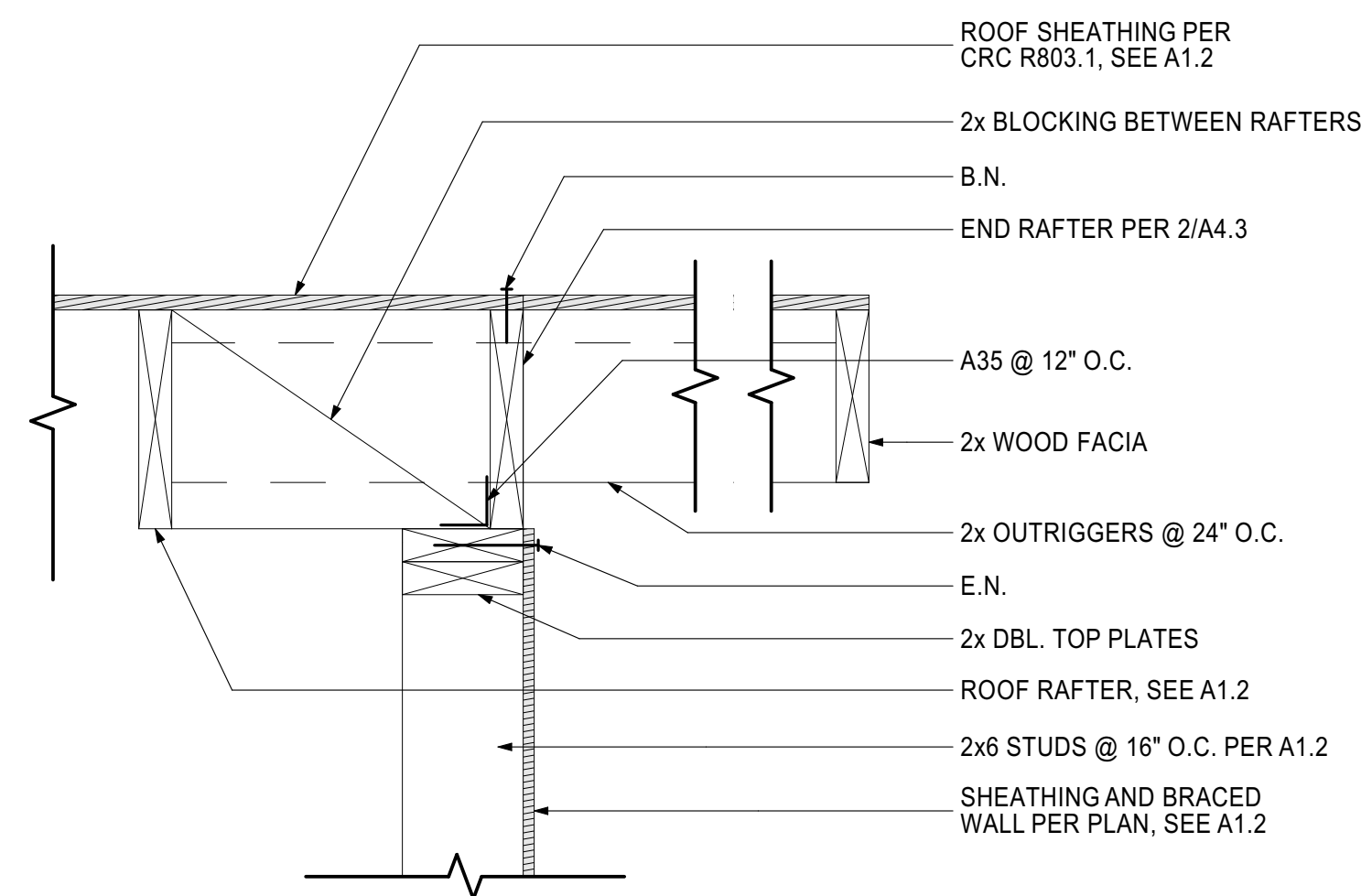
1 CONNECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



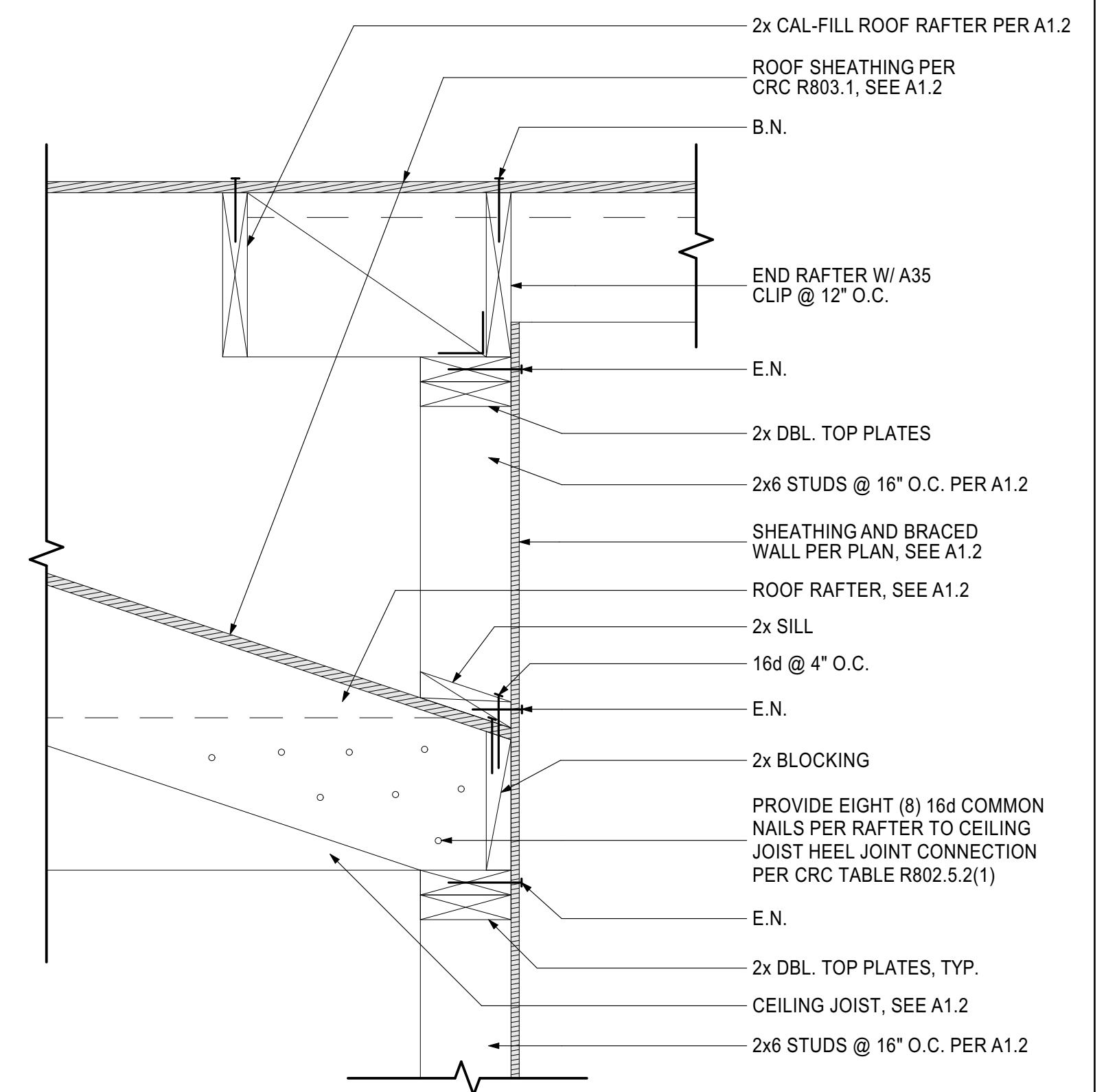
10 ROOF FRAMING DETAILS



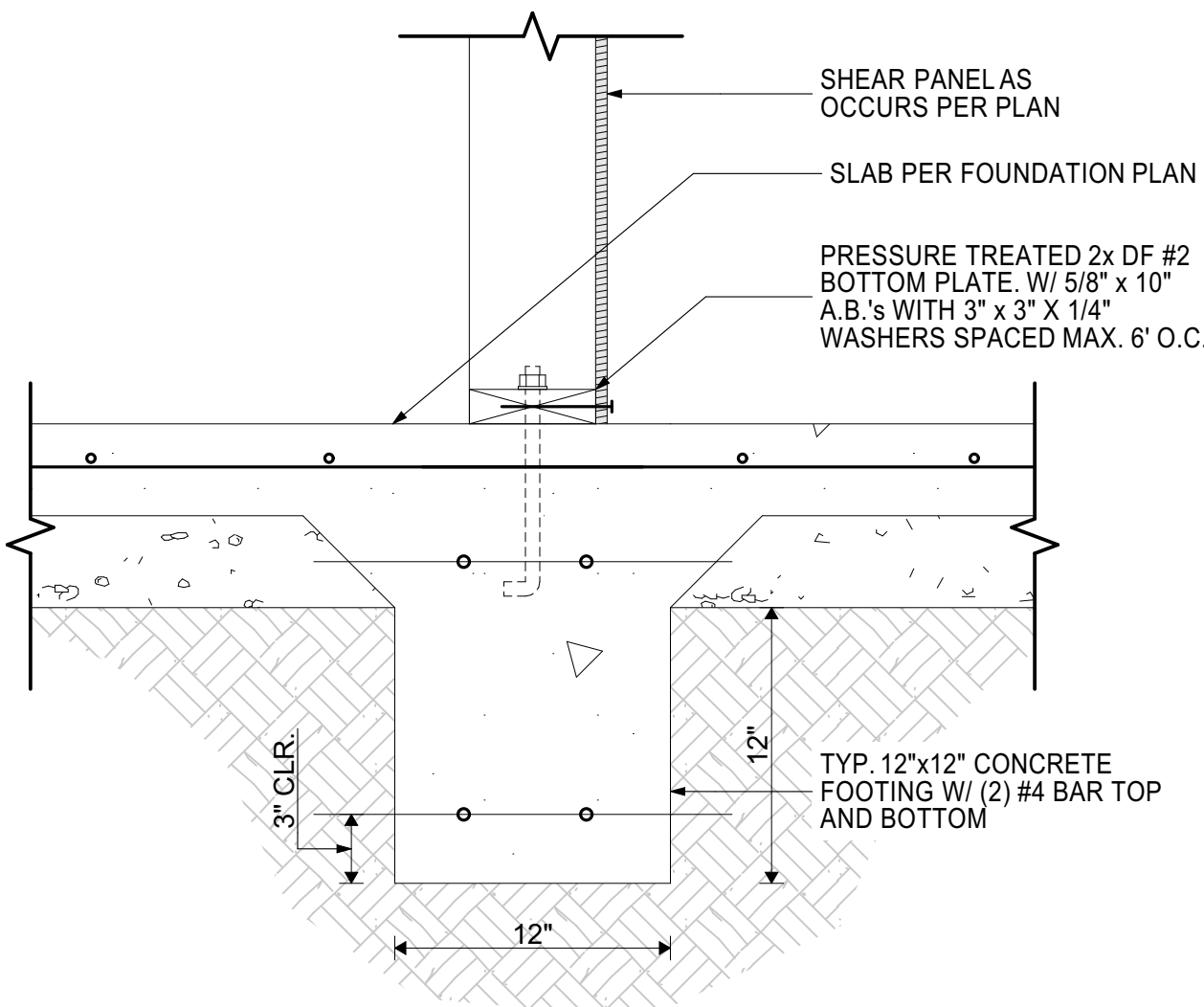
5 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"



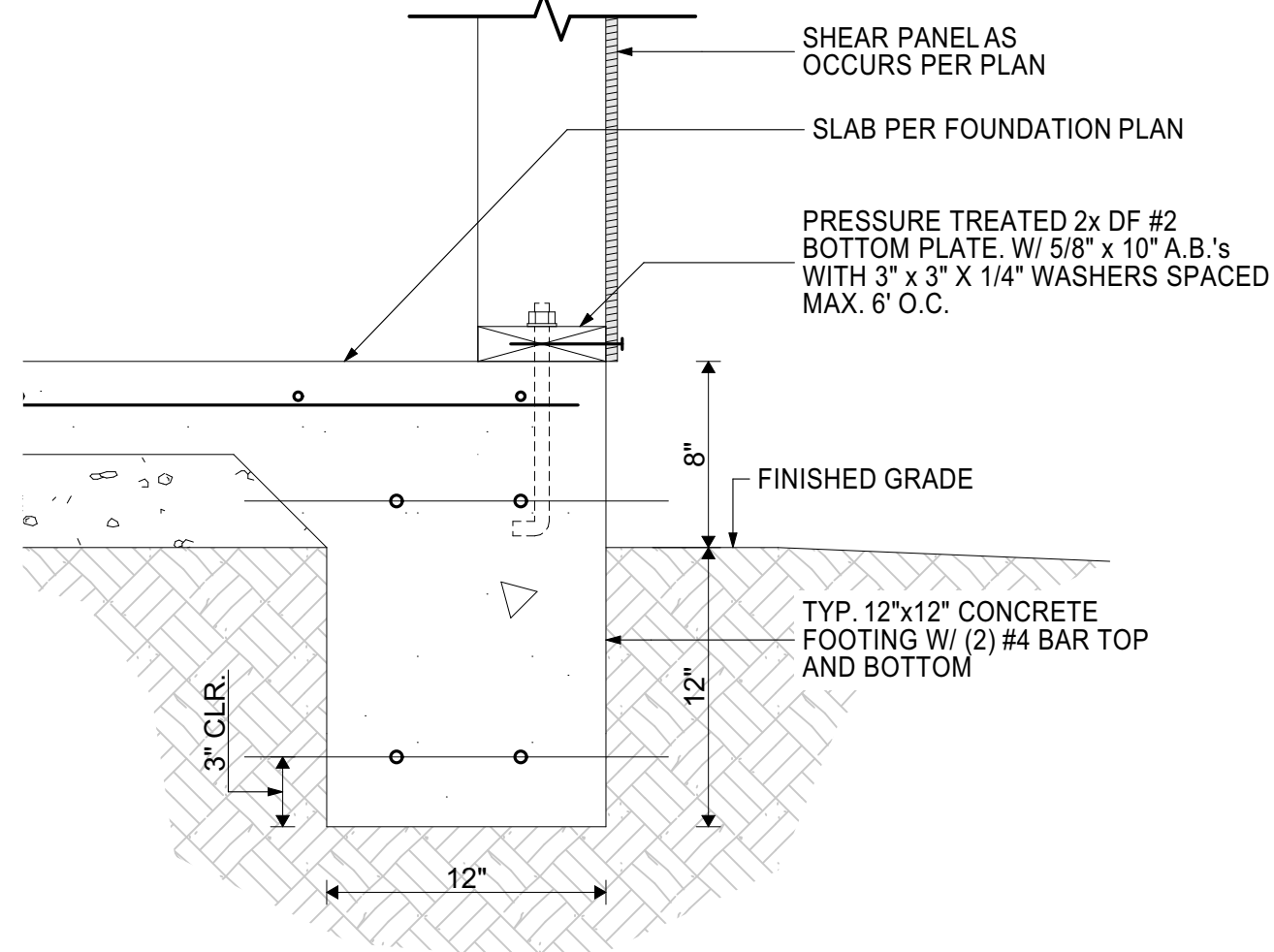
5 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"



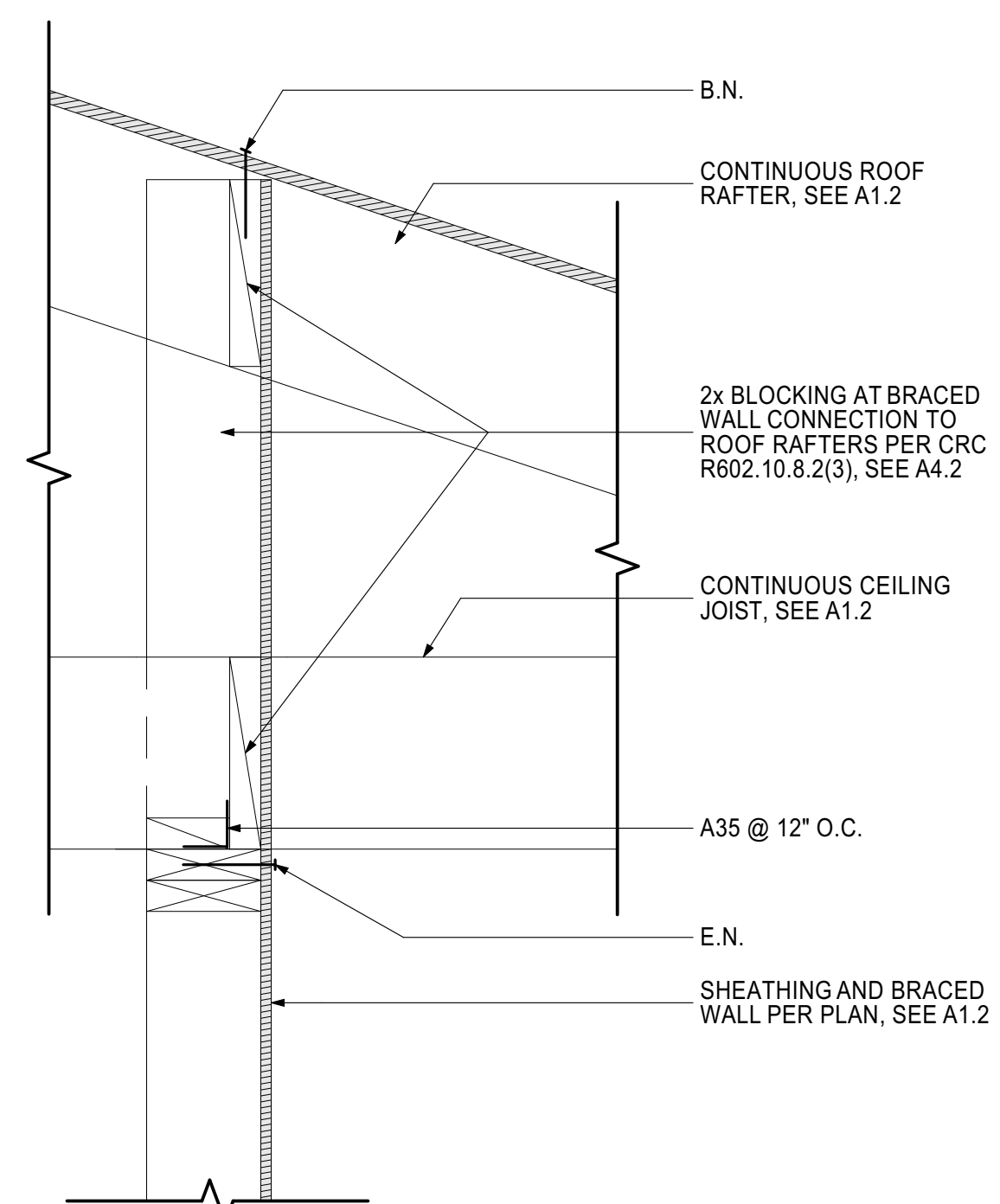
2 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"



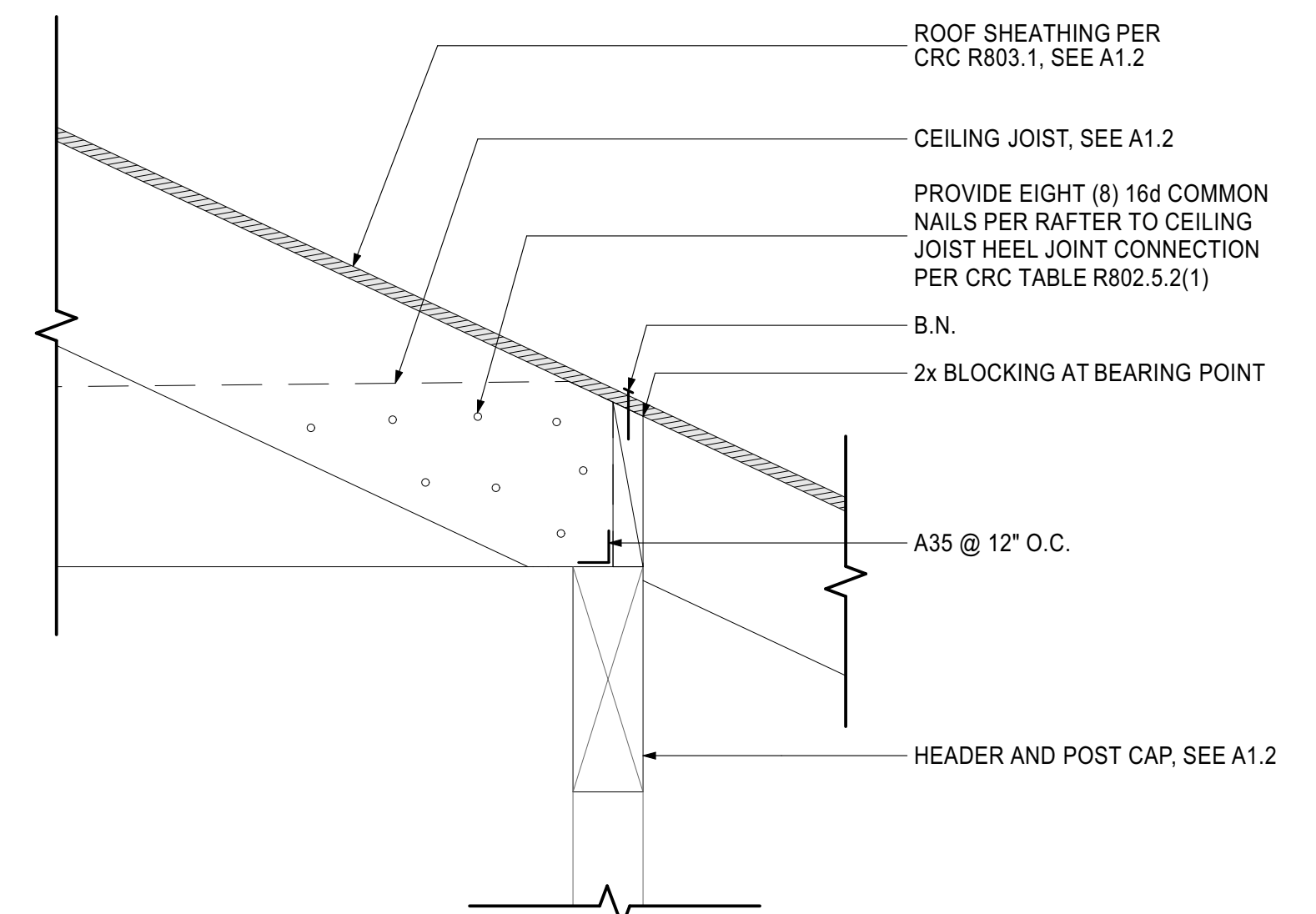
7 FOUNDATION DETAIL  
SCALE: 1 1/2" = 1'-0"



6 FOUNDATION DETAIL  
SCALE: 1 1/2" = 1'-0"



4 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"



3 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"

PERMITTEE INFORMATION:

NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_

City of El Cajon  
649 SF Accessory Dwelling Unit  
Building Safety Division



A4.3

DETAILS

# T24 Energy Calculations (Provided by Permittee)



## T24.1

ENERGY  
CALCULATIONS

**City of El Cajon**  
649 SF Accessory Dwelling Unit  
Building Safety Division

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

# T24 Energy Calculations (Provided by Permittee)



**T24.2**

ENERGY  
CALCULATIONS

**City of El Cajon**  
649 SF Accessory Dwelling Unit  
Building Safety Division

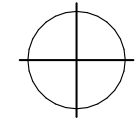
**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_



**2 VICINITY MAP (PERMITTEE TO COMPLETE)**

SCALE: \_\_\_\_\_



(INDICATE NORTH)



**BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF EL CAJON, THE ARCHITECT, AND CONSULTANTS WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS, AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION PRIOR TO, AND DURING, CONSTRUCTION.**

**FIRE DEPARTMENT ACCESS NOTES:**

ACCESSORY DWELLING UNITS MUST COMPLY WITH CALIFORNIA FIRE CODE AS ADOPTED BY THE CITY OF EL CAJON TO THE SATISFACTION OF THE FIRE MARSHAL.

FIRE SAFETY STANDARDS FOR SITE ACCESS, BUILDING SPACING, AND HOSE-PULL MUST BE OBSERVED. A TURN AROUND MAY BE REQUIRED.

FIRE DEPARTMENT SPRINKLER NOTES:

ACCESSORY DWELLING UNITS REQUIRE SPRINKLER PROTECTION WHEN THE PRIMARY UNIT IS SPRINKLER PROTECTED. DWELLING UNITS EXCEEDING 1,200 SQUARE FEET IN SIZE OF LIVING SPACE REQUIRES AN AUTOMATIC FIRE SPRINKLER SYSTEM.

**ENGINEERING DIVISION EASEMENTS:**

PERMANENT STRUCTURES CANNOT BE BUILT ON TOP OF CITY OF EL CAJON - OWNED EASEMENTS. FOR MORE INFORMATION, PLEASE CHECK WITH THE CITY OF EL CAJON, DEPARTMENT OF PUBLIC WORKS.

**ENCROACHMENT PERMITS:**

ENCROACHMENT PERMITS ARE REQUIRED PRIOR TO WORK IN THE PUBLIC RIGHT-OF-WAY. TO APPLY, GO TO WWW.ELCAJON.GOV/PACO

ENCROACHMENT PERMIT REQUIREMENTS:  
WWW.ELCAJON.GOV/ENCROACHMENT

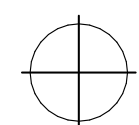
INSURANCE GUIDELINES:  
WWW.ELCAJON.GOV/INSURANCEGUIDELINES

**SITE PLAN REQUIREMENTS:**

1. ADD PLOT PLAN TO TEMPLATE AREA, OR SUBMIT ON A SEPARATE SHEET OF PAPER LARGE ENOUGH TO SHOW ALL OF THE INFORMATION. MINIMUM SIZE IS 8 1/2" x 11"
2. SHOW A NORTH DIRECTION ARROW ON YOUR PLOT PLAN
3. INDICATE THE SCALE OF YOUR DRAWING
4. INDICATE THE AREA AND DIMENSIONS OF THE PARCEL
5. PROVIDE THE ASSESSOR PARCEL NUMBER ON THE PLAN
6. SHOW LOCATION, NAMES, AND WIDTHS OF BORDERING OR ON-SITE STREETS, ROAD EASEMENTS AND ALLEYS
7. SHOW ALL UTILITY AND/OR OPEN SPACE EASEMENTS. INDICATE THE USE OF THE EASEMENT AND DIMENSIONS
8. SHOW LOCATION AND WIDTH OF INTERIOR DRIVEWAYS
9. SHOW LOCATIONS AND DIMENSIONS OF ALL EXISTING AND PROPOSED BUILDINGS, STRUCTURES, PARKING AND LANDSCAPE AREAS
10. STATE THE USE OF ALL BUILDINGS AND STRUCTURES
11. SHOW ALL DISTANCES FROM BUILDINGS AND OVERHANGS TO PROPERTY LINES OR ROAD/STREET EASEMENTS AND CENTERLINES
12. SHOW DISTANCES BETWEEN BUILDINGS
13. INDICATE LOCATION OF ALL SLOPES AND BANKS

**1 SITE PLAN (PERMITTEE TO COMPLETE)**

SCALE: \_\_\_\_\_



(INDICATE NORTH)

**APPLICABLE CODES:**

ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES WITHIN THE PROJECT JURISDICTION. CODES USED IN THIS PROJECT INCLUDE BUT ARE NOT LIMITED TO:

- 2022 CALIFORNIA ADMINISTRATIVE CODE
- 2022 CALIFORNIA RESIDENTIAL CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA BUILDING CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA MECHANICAL CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA ELECTRICAL CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA PLUMBING CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA ENERGY CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA FIRE CODE WITH CITY OF EL CAJON AMENDMENTS
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH APPENDICES A4 & A5

IN CASE OF ANY CONFLICT WHEREIN THE METHOD OR STANDARDS OF INSTALLATION, OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN.

STORMWATER, GRADING AND DRAINAGE CONTROL CODES AS WELL AS EROSION CONTROL MEASURES MUST BE FOLLOWED IF APPLICABLE, AS WELL AS ALL ENVIRONMENTALLY CRITICAL AREA (ECA) REGULATIONS FOR THE JURISDICTION.

**OWNER INFORMATION:**

(PERMITTEE TO COMPLETE)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**CONTACT INFORMATION:**

(PERMITTEE TO COMPLETE)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**PROJECT INFORMATION:**

(PERMITTEE TO COMPLETE)

SITE ADDRESS: \_\_\_\_\_

APN: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

ZONE: \_\_\_\_\_

EXISTING STRUCTURE SPRINKLERED: YES / NO (SELECT ONE)

CONSTRUCTION TYPE & USE:  
NEW ADU - TYPE V-B | GROUP R-3  
\*SPRINKLERS REQUIRED: YES / NO (SELECT ONE)

SQUARE FOOTAGE:  
(E) RESIDENCE: \_\_\_\_\_  
(N) ADU: \_\_\_\_\_  
OTHER STRUCTURES: \_\_\_\_\_

**PROJECT DESCRIPTION:**

PROPOSED 802 SF DETACHED ACCESSORY DWELLING UNIT

**DEFERRED SUBMITTAL:**

PHOTOVOLTAIC SOLAR PANEL SYSTEM PER TITLE 24 REPORT

**SHEET INDEX**

14 TOTAL

A0.1	TITLE
A0.2	GENERAL NOTES
A0.3	CRC MIN. CONSTRUCTION SPECIFICATIONS
A0.4	EROSION CONTROL/BMP
A1.1	FLOOR PLAN / ROOF PLAN
A1.2	FOUNDATION PLAN / ROOF FRAMING PLAN
A1.3	UTILITY PLAN
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	CRC SCHEDULES
A4.2	CRC DETAILS
A4.3	DETAILS
T24.1	ENERGY CALCULATIONS
T24.2	ENERGY CALCULATIONS

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

**City of El Cajon**  
802 SF Accessory Dwelling Unit  
Building Safety Division



**A0.1**

TITLE







**General Storm Water Notes:**

- A. ALL OPERATION WILL COMPLY WITH THE CITY'S JURIDICIONAL RUNOFF MANAGEMENT PLAN (JRMP).
- B. THE OWNER AND THE OWNER'S CONTRACTOR ARE RESPONSIBLE FOR POLLUTION PREVENTION PRACTICES TO PREVENT THE DISCHARGE OF SEDIMENT AND POLLUTANTS TO THE PUBLIC STORM DRAIN SYSTEM.
- C. OWNER AND THE OWNER'S CONTRACTOR ARE RESPONSIBLE FOR THE PREVENTION OF EROSION CAUSED BY CLEARING OF VEGETATION, GRADING, DEMOLITION OR CONSTRUCTION.
- D. SEDIMENT, POLLUTION AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED STARTING THE FIRST DAY OF CLEARING, GRADING OR SOIL DISTURBANCE, OR CONSTRUCTION. THESE CONTROLS WILL REMAIN IN EFFECT UNTIL ALL RELEVANT OPERATIONS HAVE BEEN COMPLETED AND DISTURBED SOILS HAVE EITHER:
  - 1) ESTABLISHED VEGETATION, OR
  - 2) OTHER PERMANENT EROSION CONTROL AT 70% COMPLETION

**Erosion and Sediment Control Notes:**

- 1. IN CASE OF EMERGENCY, CONTACT: NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_
- 2. THE CONTRACTOR WILL MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES IN GOOD WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER THROUGHOUT EVERY PHASE OF THE PROJECT.
- 3. THE CONTRACTOR WILL INSTALL ALL EROSION CONTROL MEASURES ADDITIONAL TO THOSE SPECIFIED BY THE APPROVED EROSION CONTROL PLAN IF REQUIRED TO DO SO BY THE CITY ENGINEER.
- 4. THE CONTRACTOR AND PROPERTY OWNER WILL PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- 5. GRADED AREAS AROUND THE PROJECT PERIMETER WILL DRAIN AWAY FROM THE FACE OF SLOPES AT THE END OF EACH WORKING DAY.
- 6. ALL GRAVEL BAGS SHALL HAVE 3/4 INCH MINIMUM AGGREGATE (NO SANDBAGS AND NO BURLAP TYPE BAGS ALLOWED)
- 7. THE EROSION CONTROL BMP'S MUST BE INSTALLED PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES. PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE CITY STORM WATER INSPECTOR AT (619) 441-1653.

PROJECT ADDRESS: \_\_\_\_\_  
 PROJECT APN: \_\_\_\_\_  
 PERMIT NUMBER: \_\_\_\_\_  
 APPLICANT NAME: \_\_\_\_\_  
 APPLICANT ADDRESS: \_\_\_\_\_

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**City of El Cajon**  
 802 SF Accessory Dwelling Unit  
 Building Safety Division

**1 EROSION CONTROL / BMP PLAN (PERMITTEE TO COMPLETE)**  
 SCALE: \_\_\_\_\_



EXISTING PERVIOUS SURFACE AREA TABLE (PERMITTEE TO COMPLETE)				
SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (SF)	NOTES

PROPOSED PERVIOUS SURFACE AREA TABLE (PERMITTEE TO COMPLETE)				
SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (SF)	NOTES

EARTHWORK QUANTITIES AND LAND DISTURBANCE (PERMITTEE TO COMPLETE)	
TOTAL DISTURBANCE AREA	_____ SF
EXISTING IMPERVIOUS AREA	_____ SF
PROPOSED AMOUNT OF IMPERVIOUS AREA	_____ SF
TOTAL IMPERVIOUS AREA	_____ SF
CUT QUANTITIES	_____ CYD
FILL QUANTITIES	_____ CYD
IMPORT/EXPORT	_____ CYD
MAX CUT DEPTH	_____ FT
MAX FILL DEPTH	_____ FT

<b>LEGEND</b>	
(PER CALTRANS' STANDARDS)	
→	DIRECTION OF FLOW
▨	FIBER ROLLS (SC-5)
∞	GRAVEL BAGS (SC-6)
-x-x-	SILT FENCE (SC-1)
WM-1	MATERIAL STORAGE
WM-5	SOLID WASTE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT



**A0.4**

EROSION CONTROL/BMP

**WINDOW NOTES:**

- VERIFY OPERATION AND OPENING DIRECTION WITH PLAN AND ELEVATION DRAWINGS. CONFIRM FINAL OPERABILITY WITH OWNER
- WINDOW SIZES ARE ROUGH OPENING DIMENSIONS.** GC TO VERIFY FINAL R.O. SIZES PER WINDOW SCHEDULE AND SELECTED WINDOW MANUFACTURER.
- UNLESS OTHERWISE NOTED, ALIGN TOP OF WINDOWS AND DOORS SUCH THAT HEAD TRIM LINES UP. SEE ELEVATION DRAWINGS FOR REFERENCE.
- CRC R337.8.2.1 EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:  
EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:  
(1) BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR  
(2) BE CONSTRUCTED OF GLASS BLOCK UNITS, OR  
(3) HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR  
(4) BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSIAAMA/NWDA 101/1.S.2 STRUCTURAL REQUIREMENTS.
- TRANSPARENT WINDOWS SHALL NOT USE TINTED, MIRRORRED, OR HIGHLY REFLECTIVE GLASS. THE USE OF NON-REFLECTIVE GLASS IS REQUIRED PER CITY OF EL CAJON MUNICIPAL DESIGN STANDARDS 17.140.170(E)(2)
- EGRESS COMPLIANT WINDOWS TO MEET ALL REQUIREMENTS OF CRC R310 AND CFC 1031.3.1
- CFC 1031.3.1 - MINIMUM SIZE:  
a. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.53 m<sup>2</sup>).  
b. EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE FLOOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5 SQUARE FEET (0.46 m<sup>2</sup>).

**ATTIC VENTILATION REQUIRED**

NET FREE CROSS VENTILATION AREA = 1/300  
VENT AREA REQ'D = 802 ft<sup>2</sup> / 150 = 5.3 ft<sup>2</sup> x 144 = 770 in<sup>2</sup>

GABLE END VENT: (CONFIRM WITH SITE FIRE CLASSIFICATION)  
EAVE VENT:  
ROOF VENT:

R806.1.1 VENTS IN THE WILDLAND URBAN INTERFACE (WUI). WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, GABLE ENDS, RIDGE ENDS, UNDER EAVES AND CORNICES, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION, FOUNDATIONS AND CRAWL SPACES, OR ANY OTHER OPENING INTENDED TO PERMIT VENTILATION, EITHER IN A HORIZONTAL OR VERTICAL PLANE, SHALL BE IN ACCORDANCE WITH SECTIONS R337.6.1 THROUGH R337.6.2 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.

**SOLAR READY NOTES**

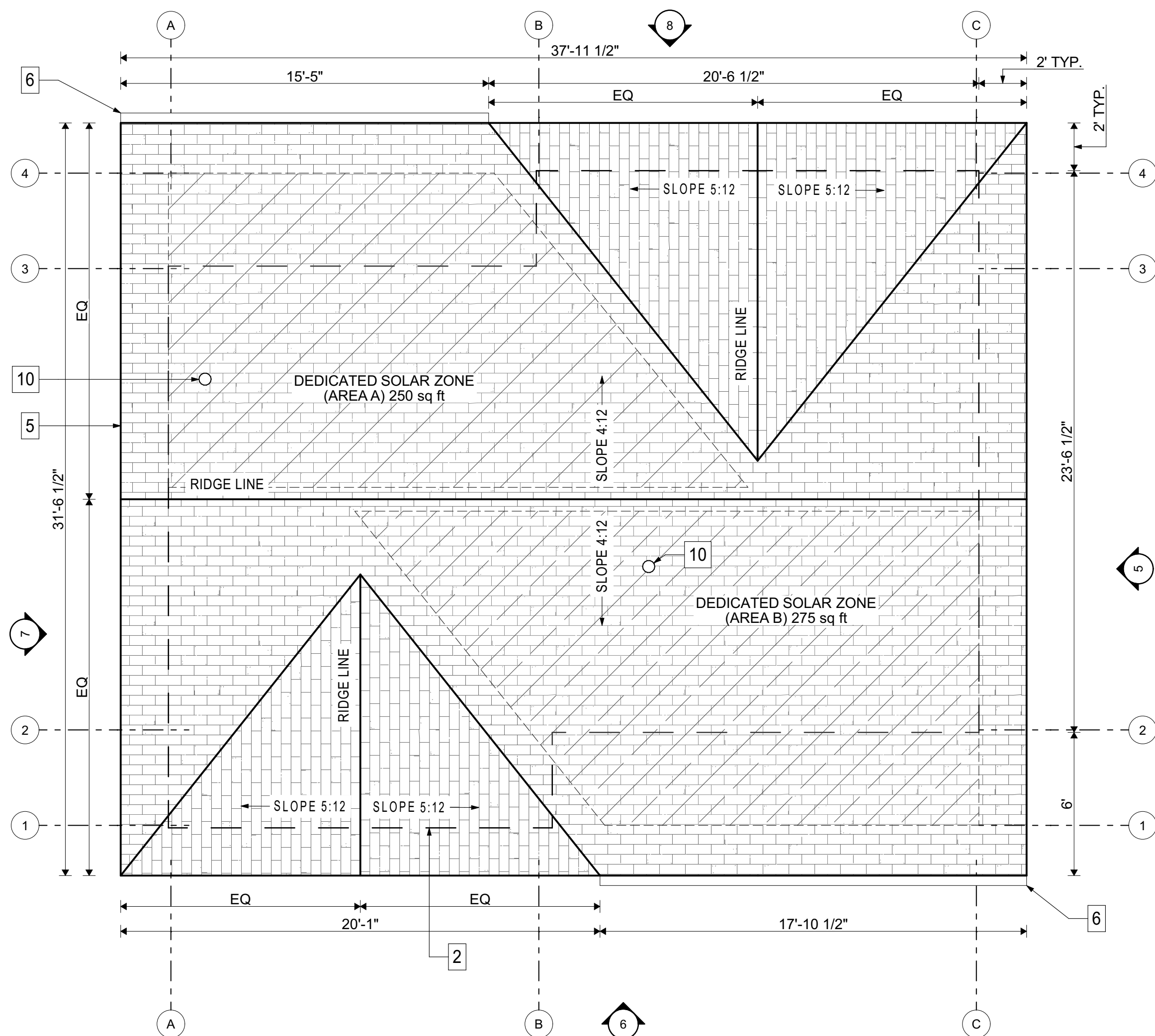
- MIN. 250 S.F. SOLAR ZONE AREA
- DEDICATED SOLAR ZONE AREA LOCATED BETWEEN 110 AND 270 DEGRESS OF TRUE NORTH - USE AREA A OR B AS NEEDED
- NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE
- 3' MIN. FIRE FIGHTER ACCESS
- 1'-6" SMOKE VENTILATION SETBACK AT RIDGES

**PLAN KEY NOTES**

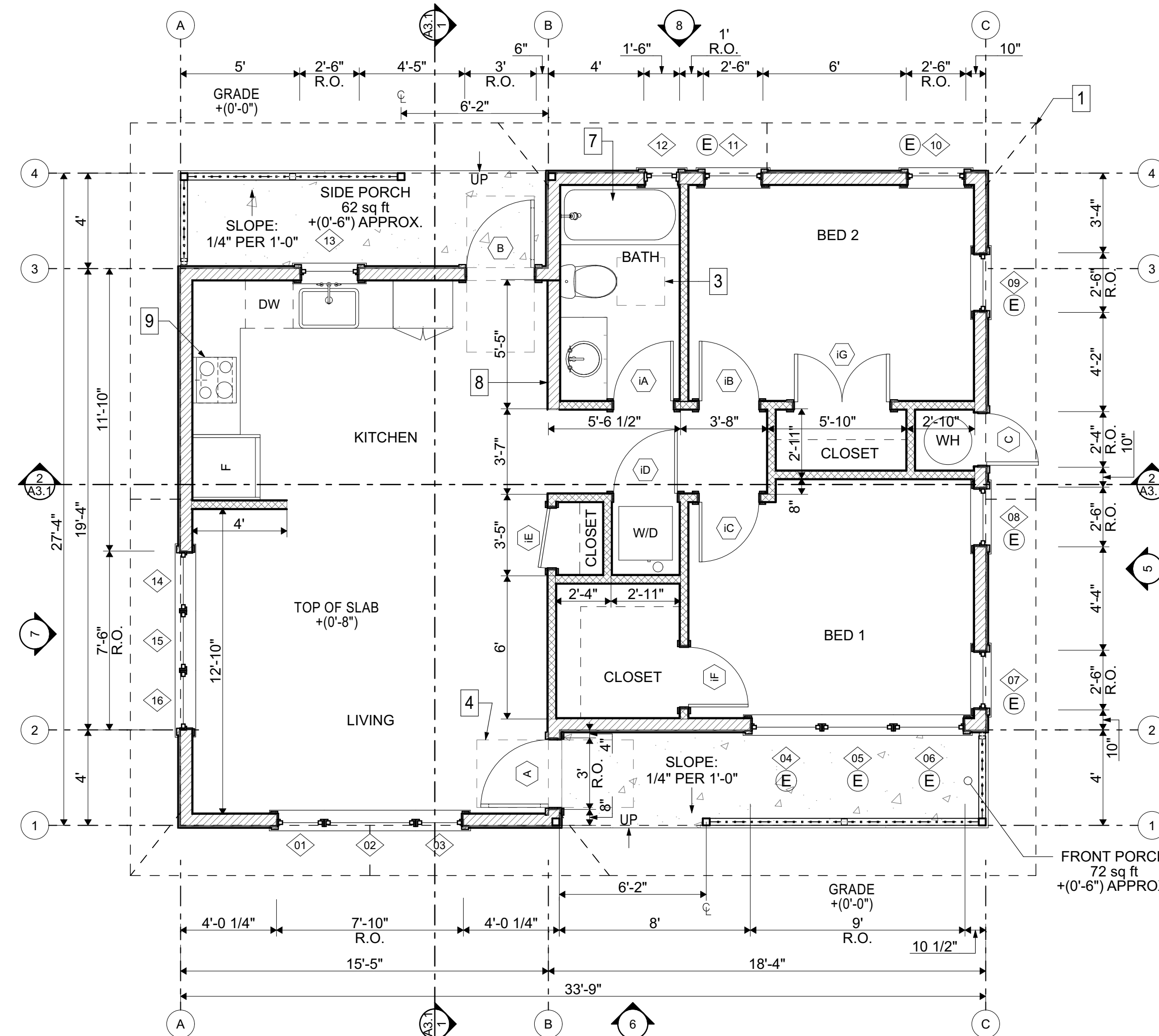
- OUTLINE OF ROOF OVERHANG ABOVE
- OUTLINE OF BUILDING FOOTPRINT BELOW
- SEE LEGEND FOR REQUIRED CLEARANCE AT FIXTURE
- SEE LEGEND FOR REQUIRED CLEARANCE AT LANDING
- ROOF: CLASS "A" FIRE RATING - INSTALL PER MANUFACTURER SPECIFICATION  
ROOF MATERIAL: \_\_\_\_\_  
UNDERLAYMENT: \_\_\_\_\_  
LISTING REPORT #: \_\_\_\_\_
- OPTIONAL GUTTER AND DOWNSPOUTS
- SHOWER OR TUB INSERT PER PERMITEE (60" x 30")
- 2x6 PLUMBING WALL
- RANGE HOOD
- ROOF VENT WITH BACKDRAFT DAMPER, 3' CLEAR OF ALL OPENINGS

**PERMITEE INFORMATION:**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_



**2 ROOF PLAN - 2 BEDROOM**  
SCALE: 1/4" = 1'-0"  
(INDICATE NORTH)



**1 FLOOR PLAN - 2 BEDROOM**  
SCALE: 1/4" = 1'-0"  
(INDICATE NORTH)

**LEGEND**

- 2x6 WALL
- 2x4 WALL
- EGRESS WINDOW
- WINDOW TAG
- DOOR TAG
- KEYNOTE #
- WATER CLOSET CLEARANCE, TYP.
- REQ'D FLOOR / LANDING AT EXTERIOR DOOR, TYP.

**DOOR NOTES:**

- VERIFY DOOR TYPE, OPERATION AND OPENING DIRECTION WITH PLAN AND ELEVATION DRAWINGS. CONFIRM FINAL OPERABILITY WITH OWNER
- UNLESS OTHERWISE NOTED, ALIGN TOP OF WINDOWS AND DOORS SUCH THAT HEAD TRIM LINES UP. SEE ELEVATION DRAWINGS FOR REFERENCE
- INTERIOR DOOR SIZES ARE NOMINAL PANEL DIMENSIONS. FINAL PANEL SIZE PER OWNER
- CRC 337.8.3 EXTERIOR DOORS - EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:  
(1) THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE MATERIAL.  
(2) THE EXTERIOR SURFACE OR CLADDING SHALL BE OF IGNITION RESISTANT MATERIAL.  
(3) THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH ONE OF THE FOLLOWING REQUIREMENTS:  
1 STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.  
2 PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.  
(4) THE EXTERIOR DOOR ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 252.  
(5) THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE TO ASTM E2707.  
(6) THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
- AT EXTERIOR MAN DOORS, PROVIDE A MINIMUM 36" DEEP FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR, WITH A SLOPE NOT EXCEEDING 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED.
- TRANSPARENT DOORS SHALL NOT USE TINTED, MIRRORRED, OR HIGHLY REFLECTIVE GLASS. THE USE OF NON-REFLECTIVE GLASS IS REQUIRED PER CITY OF EL CAJON MUNICIPAL DESIGN STANDARDS 17.140.170(E)(2)

**WINDOW SCHEDULE**

ID	QTY	Width	Height	Type	Notes	Egress	Tempered
01	1	2'-0"	5'-0"	CASEMENT			
02	1	3'-10"	5'-0"	FIXED			Y
03	1	2'-0"	5'-0"	CASEMENT			Y
04	1	3'-0"	5'-0"	CASEMENT		Y	Y
05	1	3'-0"	5'-0"	CASEMENT		Y	Y
06	1	3'-0"	5'-0"	CASEMENT		Y	Y
07	1	2'-6"	5'-0"	CASEMENT		Y	Y
08	1	2'-6"	5'-0"	CASEMENT		Y	Y
09	1	2'-6"	5'-0"	CASEMENT		Y	Y
10	1	2'-6"	5'-0"	CASEMENT		Y	Y
11	1	2'-6"	5'-0"	CASEMENT		Y	Y
12	1	1'-6"	1'-6"	AWNING			Y
13	1	2'-6"	3'-6"	CASEMENT			Y
14	1	2'-6"	5'-0"	CASEMENT			
15	1	2'-6"	5'-0"	CASEMENT			
16	1	2'-6"	5'-0"	CASEMENT			

**DOOR SCHEDULE - Exterior**

ID	QTY	Width	Height	Type	Notes	Tempered
A	1	3'-0"	7'-0"	SWING		Y
B	1	3'-0"	7'-0"	SWING		Y
C	1	2'-4"	7'-0"	SWING	LOUVERED DOOR W/ MIN. OPENING NOT LESS THAN 100 SQ.IN. PER CMC 504.4 MAKE UP AIR REQ'S - CONFIRM WIDTH WITH SELECTED WATER HEATER	

**DOOR SCHEDULE - Interior**

ID	QTY	Width	Height	Type	Notes
iA	1	2'-6"	7'-0"	SWING	
iB	1	2'-6"	7'-0"	SWING	
iC	1	2'-6"	7'-0"	SWING	
iD	1	2'-8"	7'-0"	SWING	LOUVERED DOOR W/ MIN. OPENING NOT LESS THAN 100 SQ.IN. PER CMC 504.4 MAKE UP AIR REQ'S
iE	1	2'-6"	7'-0"	SWING	
iF	1	2'-6"	7'-0"	SWING	
iG	1	4'-0"	7'-0"	DOUBLE SWING	

**City of El Cajon**  
802 SF Accessory Dwelling Unit  
Building Safety Division



**A1.1**

FLOOR PLAN / ROOF PLAN



**PLAN KEY NOTES**

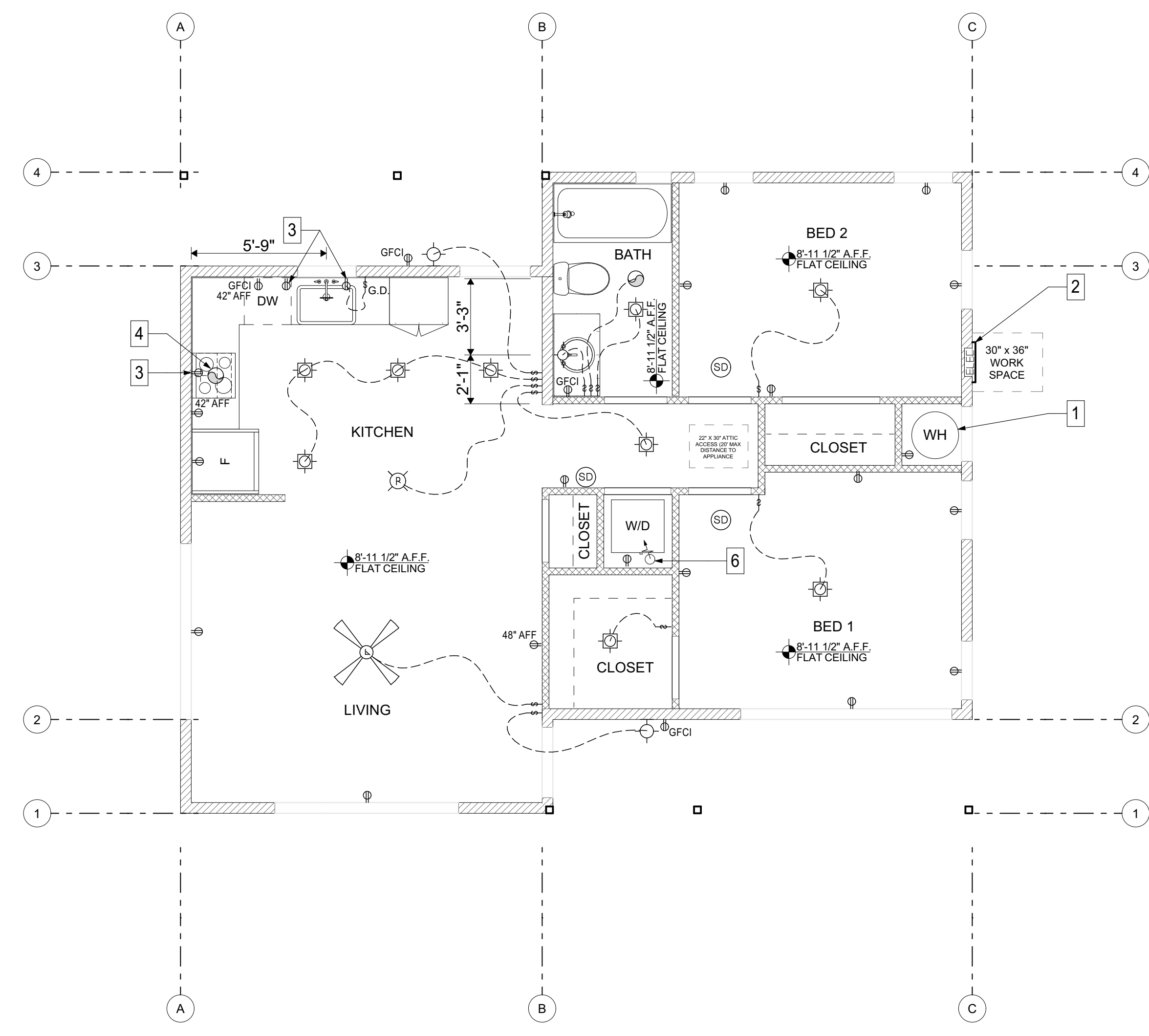
1. WATER HEATER AS INDICATED IN CF1R FORMS (TITLE-24)
2. 200-AMP ELECTRICAL PANEL
3. OUTLET BELOW COUNTERTOP
4. RANGE HOOD
5. NOT USED
6. DRYER VENT TERMINATION AT EXTERIOR TO BE A MINIMUM OF 3 FEET FROM ANY OPENING

**GENERAL NOTES**

1. SEE A0.2 FOR ADDITIONAL CALIFORNIA RESIDENTIAL, MECHANICAL/ PLUMBING, ENERGY CODE, AND GREEN BUILDING STANDARDS CODE REQUIREMENTS
2. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION
3. SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R314.6
4. CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R315.5
5. 4" DIA. DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS
6. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION
7. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME
8. WATER HEATER OR FURNACE SHALL BE A DIRECT-VENT APPLIANCE
9. LISTED GASKETED SELF CLOSING DOOR REQUIRED FOR GAS FAU

**LEGEND**

- |                             |  |
|-----------------------------|--|
| #                           | KEYNOTE  |
| ⊕                           | DUPLEX OUTLET  |
| ⊖                           | WALL SWITCH  |
| ⊕                           | GARBAGE DISPOSAL SWITCH  |
| ⊖                           | GARBAGE DISPOSAL   |
| ⊕                           | 4" DIA. DRYER VENT   |
| ⊕                           | HIGH EFFICACY EXTERIOR LIGHT FIXTURE (STANDARD HEIGHT 7'-0" A.F.F. UNLESS NOTED) |
| ⊕                           | HIGH EFFICACY WALL SCONCE  |
| ⊕                           | HIGH EFFICACY RECESSED LIGHT   |
| ⊕                           | HIGH EFFICACY PENDANT OR SURFACE MOUNTED LIGHT                                   |
| ⊕                           | FAN (MIN. 120 CFM FOR BATH AND KITCHEN)  |
| ⊕                           | SMOKE / CO DETECTOR  |
| ⊕                           | CEILING FAN WITH LIGHT   |
| x-x' a.f.f.<br>b.o. ceiling | CEILING HEIGHT ABV.  |



**1 UTILITY PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 2' 4' 8'  
 (INDICATE NORTH)

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**City of El Cajon**  
 802 SF Accessory Dwelling Unit  
 Building Safety Division



**A1.3**

UTILITY PLAN

**17.140.170(E) - EL CAJON DESIGN STANDARDS (Ord. 5131):**

E. STRUCTURES SHALL MEET THE FOLLOWING DESIGN STANDARDS:

1. ARCHITECTURAL DESIGN SHALL BE REPRESENTED ON ALL BUILDING ELEVATIONS IN ACCORDANCE WITH SECTION 17.140.170(E)(3)
2. TRANSPARENT WINDOWS SHALL NOT USE TINTED, MIRRORRED, OR HIGHLY REFLECTIVE GLASS USING NON-REFLECTIVE GLASS ARE REQUIRED. TRANSPARENCY IS MEASURED AS A PERCENT OF THE WALL PLATE STARTING FROM THE BASE OF THE HOUSE TO START OF THE ROOFLINE. EXCEPT FOR GABLED PORTIONS OF THE WALL PLANE NOT CONTAINING LIVABLE FLOOR AREA. ALL WALL PLANES SHALL INCORPORATE TRANSPARENCY AS FOLLOWS:
  - a. A MINIMUM OF 20% OF THE BUILDING ELEVATIONS FACING A PUBLIC OR PRIVATE STREET SHALL BE TRANSPARENT.
  - b. A MINIMUM OF 10% OF THE BUILDING ELEVATIONS NOT FACING A PUBLIC OR PRIVATE STREET SHALL BE TRANSPARENT.
3. BUILDING ELEVATIONS SHALL NOT INCLUDE BLANK WALL FACES. EACH WALL FACE WITH A LENGTH GREATER THAN TWELVE (12) FEEL SHALL INCLUDE A MINIMUM OF THREE (3) OF THE FOLLOWING DESIGN FEATURES:
  - a. VARIATION IN BUILDING MATERIALS, WHEREAS A MINIMUM OF THREE (3) FACADE FINISHES ARE PROVIDED. FACADE FINISHES INCLUDE BUT ARE NOT LIMITED TO MATERIALS SUCH AS WOOD, SIDING, STONE, BRICK, AND STUCCO;
  - b. STRUCTURAL OR DECORATIVE LINTELS OR OTHER SIMILAR WINDOW AND DOORWAY TRIM;
  - c. ENTRYWAY LIGHTING FEATURES SUCH AS PENDANT LIGHTS OR SIDELIGHTS;
  - d. SHUTTERS OR AWNINGS;
  - e. DOORS, WHICH INCLUDE WINDOWS;
  - f. DOOR ENTRIES THAT PROVIDE PROTECTION FROM THE SUN USING PORTICOS OR ROOF OVERHANGS;
  - g. GARAGE DOOR PANELS WHICH INCLUDES WINDOWS; OR
  - h. CONTRASTING TRIM OR MOLDING
4. ACCESSORY STRUCTURES SHALL HAVE COMPARABLE ROOF STYLE TO THE PRIMARY STRUCTURE.
5. ROOF AND WALL PLANES SHALL BE DIFFERENT COLORS.

**GENERAL NOTES**

1. REGARDLESS OF BUILDING MATERIAL, ALL ELEVATIONS SHALL INCLUDE PAINTED SURFACES, WEATHER-RESISTANT ENAMEL FINISHES, OR FINISHED MATERIALS THAT ARE NON-REFLECTIVE.
2. ROOF AND WALL PLANES SHALL BE DIFFERENT COLORS
3. OWNER TO CONSIDER MATCHING THE COLOR AND MATERIALS OF THE MAIN HOME.
4. GLASS SHALL NOT BE TINTED, MIRRORRED, OR OTHERWISE HIGHLY REFLECTIVE.
5. DESIGN FEATURES MUST BE INSTALLED AS IDENTIFIED ON EACH ELEVATION DRAWING AND ITS CORRESPONDING DESIGN FEATURE TABLE.
6. ROOFING MATERIAL WEIGHT SHALL NOT EXCEED THE RAFTER SPAN DEAD LOAD ON SHEET A1.2

**ELEVATION KEY NOTES**

1. ROOF: CLASS "A" FIRE RATING - (SEE GENERAL NOTE 6)  
ROOF MATERIAL: \_\_\_\_\_  
UNDERLAYMENT: \_\_\_\_\_  
LISTING REPORT #: \_\_\_\_\_
2. EXTERIOR WALL FINISH: SELECT ONE (SEE VHFSZ NOTE 7) (VERTICAL SIDING SHOWN FOR REFERENCE)
  - a. CEMENT PLASTER SIDING
  - b. FIBER CEMENT - BOARD AND BATT SIDING
  - c. FIBER CEMENT - LAP SIDING
3. ROOF PITCH AS INDICATED
4. NOT USED
5. GABLE VENT OR ROOF VENT (SEE NOTE 5 & 6 BELOW)  
SEE A1.2 FOR MIN. REQUIRED VENT AREA  
MANUFACTURER: \_\_\_\_\_  
MODEL: \_\_\_\_\_  
NFVA: \_\_\_\_\_
6. EAVE SOFFIT VENT (SEE NOTE 5 & 6 BELOW)  
SEE A1.2 FOR MIN. REQUIRED VENT AREA  
MANUFACTURER: \_\_\_\_\_  
MODEL: \_\_\_\_\_  
NFVA: \_\_\_\_\_
7. FENESTRATION PER SCHEDULE, TYP.
8. OPTIONAL DECORATIVE RAILING
9. OPTIONAL GUTTER / DOWNSPOUT
10. CONTRACTOR TO CONFIRM ELECTRICAL PANEL LOCATION IN FIELD

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

**VHFSZ PLAN NOTES**

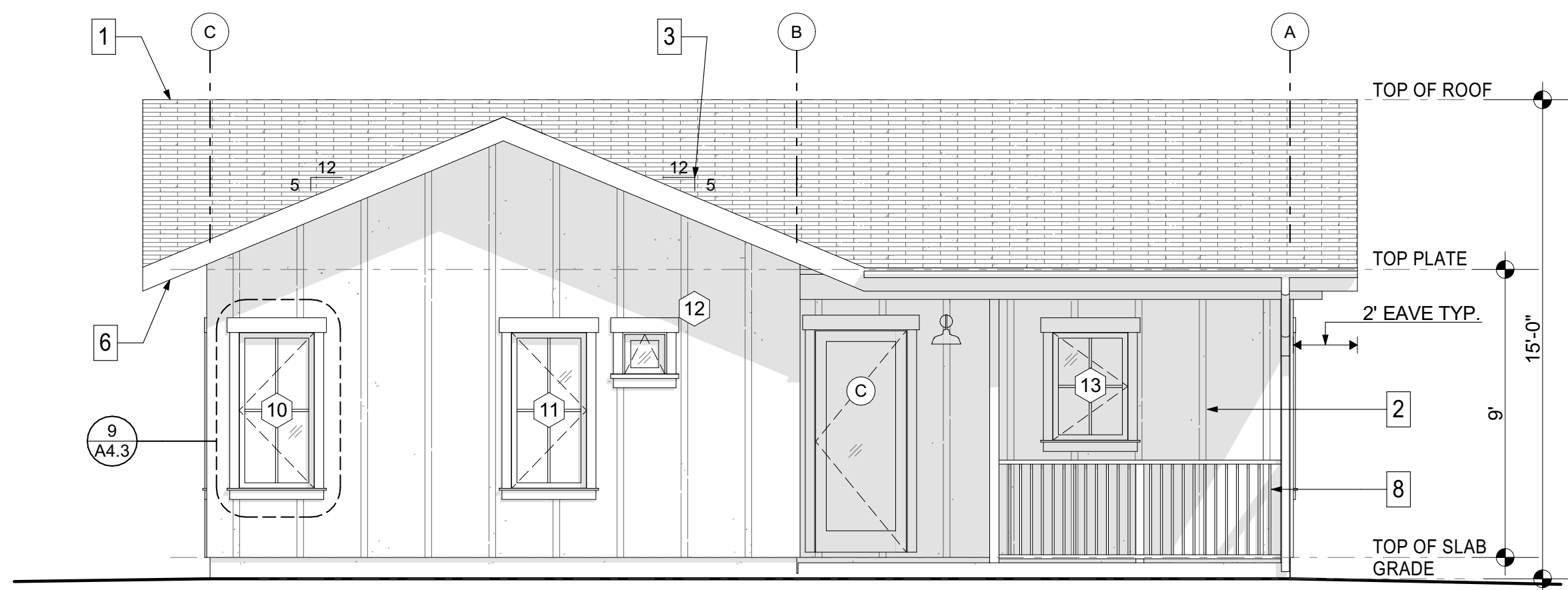
1. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.
  - a. FIRE-STOPPING WITH APPROVED MATERIALS
  - b. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909
  - c. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
4. SKYLIGHTS SHALL BE TEMPERED GLASS.
5. ALL VENTS (ROOFS, FOUNDATION, COMBUSTION-AIR, ETC.) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS.
6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
  - a. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
  - b. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FRAME INTRUSION TEST.
  - c. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - a. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC.)
  - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK.
  - NON-COMBUSTIBLE OR FIRE-RETARDANT TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVER SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION-RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL.
  - b. IGNITION-RESISTANT MATERIAL
8. PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
  - NON-COMBUSTIBLE MATERIAL
  - 1-HOUR FIRE-RESISTANT RATED MATERIAL
  - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - MODIFIED HEAVY TIMBER (MIN. 2x TONGUE AND GROOVE SHEATHING, 4x6 RATERS/BEAMS, 6x6 POSTS)
9. DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
  - a. FRAMING
    - NON-COMBUSTIBLE MATERIAL
    - 1-HOUR FIRE-RESISTANT RATED MATERIAL
    - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
    - MODIFIED HEAVY TIMBER (MIN. 4x8 JOISTS, 4x10 OR 6x8 BEAMS, 6x6 POSTS)
  - b. DECKING AND TREATED MATERIAL (ANY OF THE FOLLOWING):
    - NON-COMBUSTIBLE MATERIAL
    - 1-HOUR FIRE-RESISTANT RATED MATERIAL
    - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
    - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)
10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8-INCH OR LESS USING ONE OF THE FOLLOWING METHODS:
  - a. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 7084.4
  - b. DOOR OVERLAPS ONTO JAMBS AND HEADERS
  - c. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES
12. FENCES OR ANY STRUCTURES WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
  - a. NON-COMBUSTIBLE MATERIAL
  - b. APPROVED EXTERIOR FIRE RETARDANT TREATED WOOD
  - c. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDING

**City of El Cajon**  
802 SF Accessory Dwelling Unit  
Building Safety Division



**A2.1**

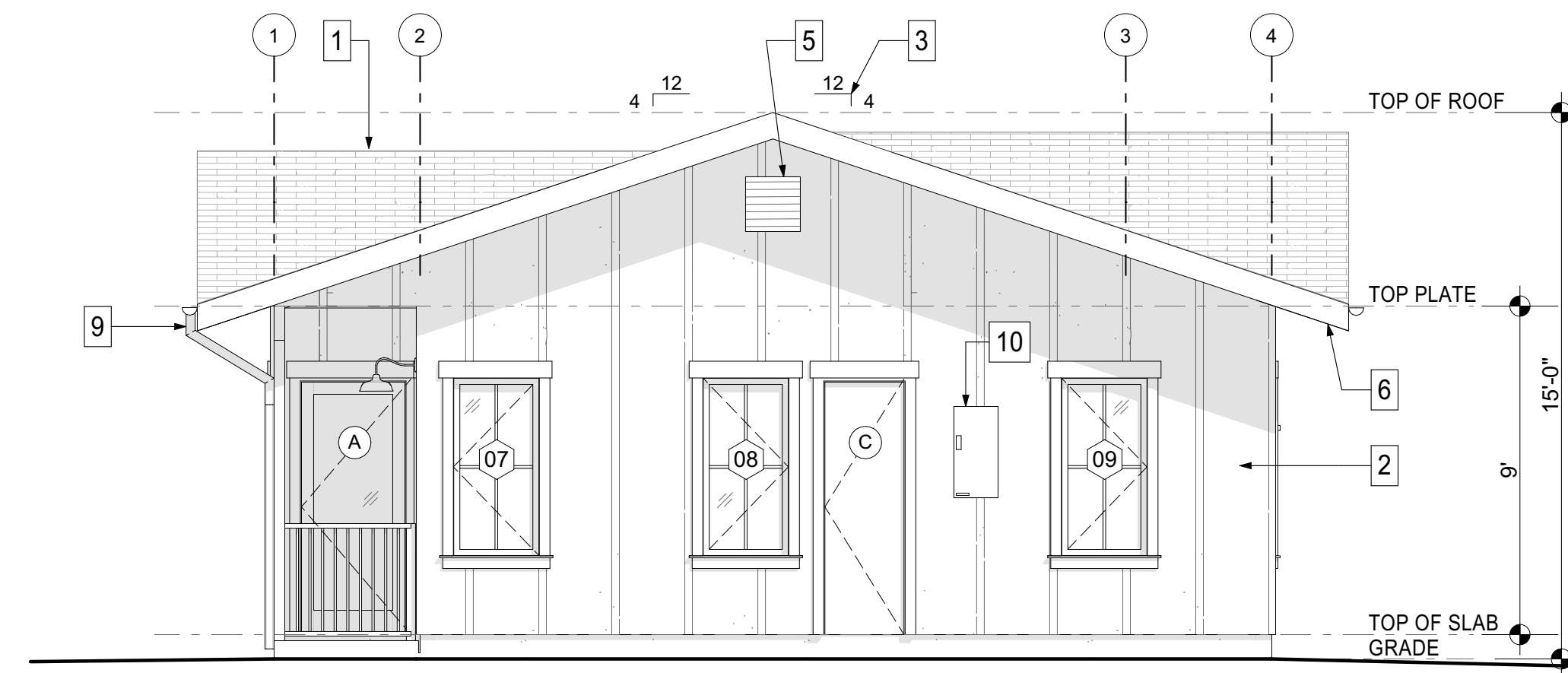
ELEVATIONS



**REAR 1**  
291 SF (x), 1 = 29.1 SF  
38 SF = 13% TRANSPARENCY

**17.140.170(E)(3) - DESIGN FEATURES**  
1. (b) WINDOW AND DOORWAY TRIMS  
2. (c) ENTRY LIGHTS  
3. (e) DOOR WITH WINDOW  
4. (f) ENTRY PORCH  
5. (h) CONTRASTING TRIM COLOR

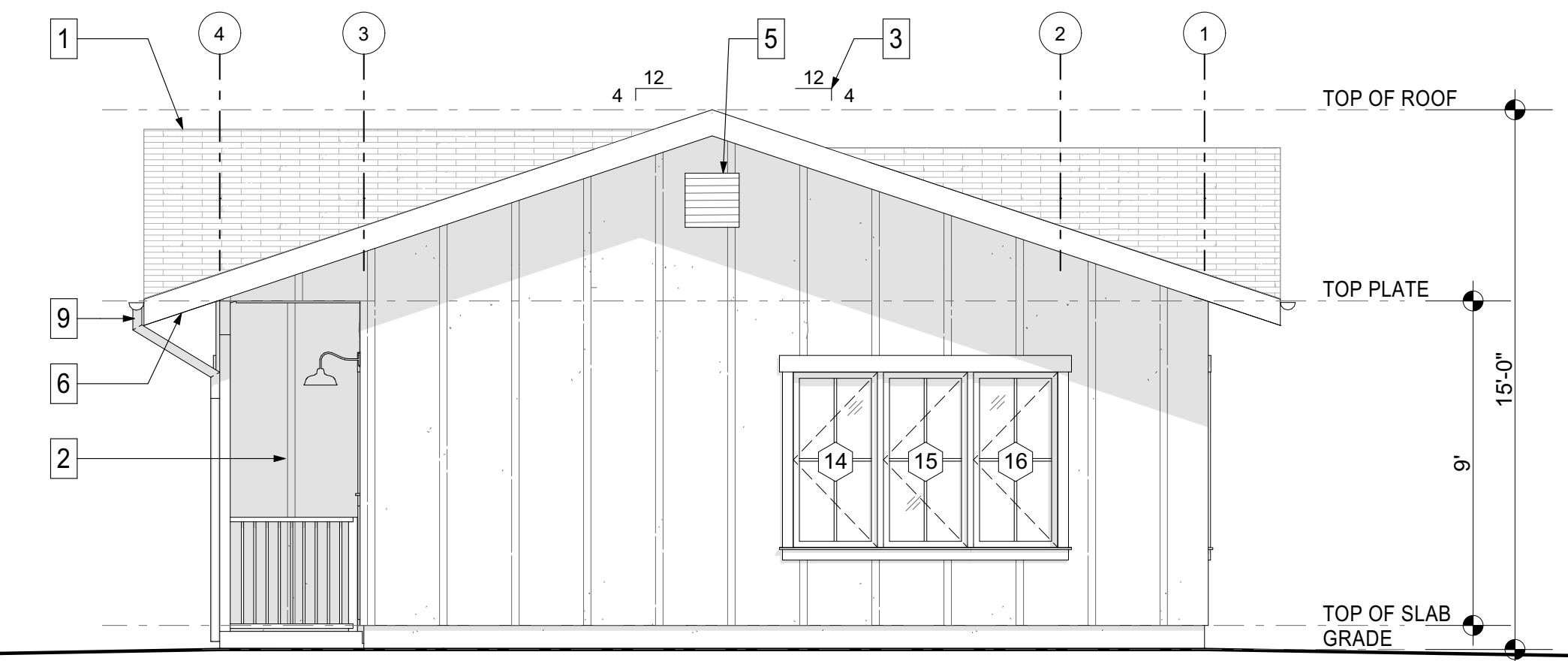
**8 ELEVATION - REAR 1**  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'



**SIDE 2**  
248 SF (x), 1 = 24.8 SF  
40 SF = 16% TRANSPARENCY

**17.140.170(E)(3) - DESIGN FEATURES**  
1. (b) WINDOW AND DOORWAY TRIMS  
2. (c) ENTRY LIGHT  
3. (e) DOOR WITH WINDOW  
4. (f) ENTRY PORCH  
5. (h) CONTRASTING TRIM COLOR

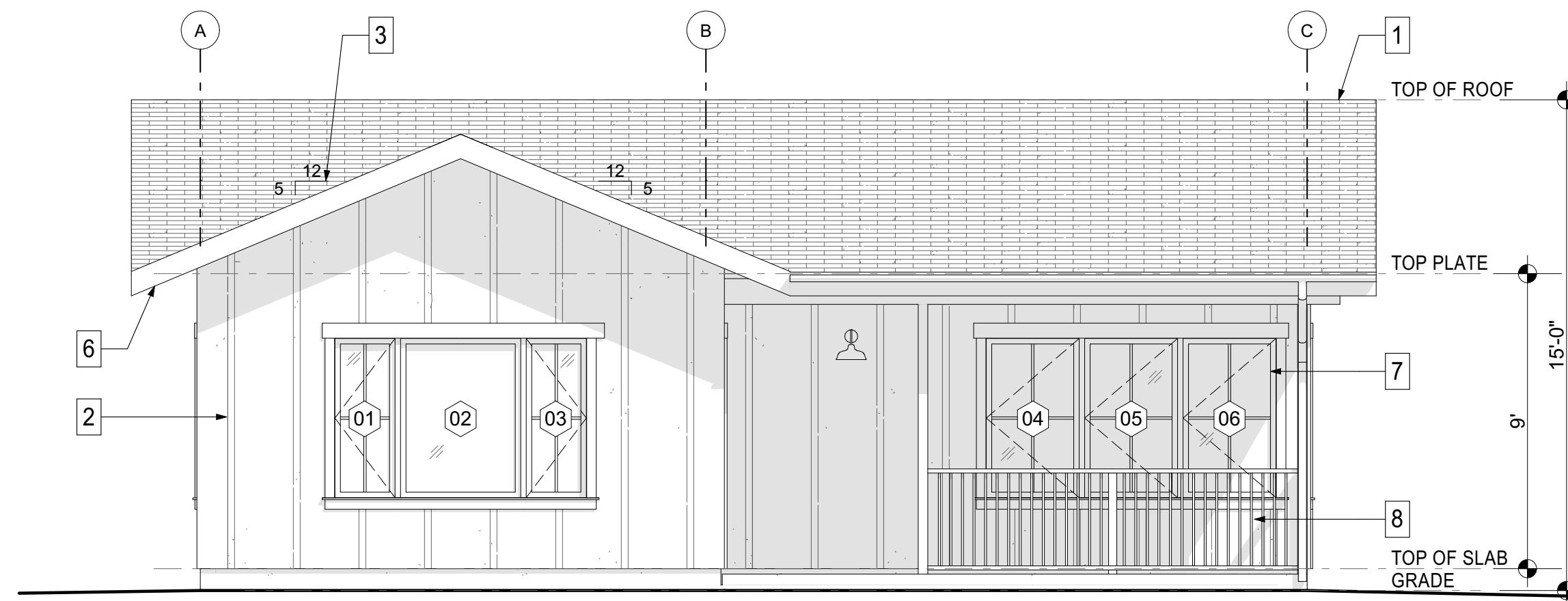
**5 ELEVATION - SIDE 2**  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'



**SIDE 1**  
248 SF (x), 1 = 24.8 SF  
27 SF = 10% TRANSPARENCY

**17.140.170(E)(3) - DESIGN FEATURES**  
1. (b) WINDOW AND DOORWAY TRIMS  
2. (c) ENTRY LIGHT  
3. (f) ENTRY PORCH  
4. (h) CONTRASTING TRIM COLOR

**7 ELEVATION - SIDE 1**  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'



**FRONT 1**  
289 SF (x), 2 = 57.8 SF  
62 SF = 21% TRANSPARENCY

**17.140.170(E)(3) - DESIGN FEATURES**  
1. (b) WINDOW AND DOORWAY TRIMS  
2. (c) ENTRY LIGHT  
3. (f) ENTRY PORCH  
4. (h) CONTRASTING TRIM COLOR

**6 ELEVATION - FRONT 1**  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'

**TABLE R802.5.2(1)**  
**RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS<sup>9</sup>**

RAFTER SLOPE	RAFTER SPACING (inches)	GROUND SNOW LOAD (psf)											
		20 <sup>e</sup>			30			50			70		
		12	24	36	12	24	36	12	24	36	12	24	36
<b>Required number of 16d common nails per heel joint splices</b>													
4:12	12	3	4	6	3	5	7	4	7	10	5	9	13
	16	3	5	8	3	6	9	5	9	13	6	12	17
	19.2	3	6	9	4	7	11	6	11	16	7	14	21
	24	4	8	11	5	9	13	7	13	19	9	17	26
5:12	12	3	3	5	3	4	6	3	6	8	4	7	11
	16	3	4	6	3	5	7	4	7	11	5	9	14
	19.2	3	5	7	3	6	9	5	9	13	6	11	17
	24	3	6	9	4	7	11	6	11	16	7	14	21
7:12	12	3	3	4	3	3	4	3	4	6	3	5	8
	16	3	3	5	3	4	5	3	5	8	4	7	10
	19.2	3	4	5	3	4	6	3	6	9	4	8	12
	24	3	5	7	3	5	8	4	8	11	5	10	15

**SECTION KEY NOTES**

1. WALL INSULATION (PER T24 REPORT): \_\_\_\_\_
2. CEILING INSULATION (PER T24 REPORT): \_\_\_\_\_
3. INTERIOR FINISH: 5/8" GYPSUM BOARD
4. EXTERIOR WALL/ PLUMBING WALL: 2x6 STUD WALL
5. INTERIOR WALL: 2x4 STUD WALL @ 16" O.C.
6. RADIANT BARRIER: Y or N (PER T24 REPORT)
7. NOT USED
8. ROOF FRAMING: 2x10 RAFTER
9. CEILING FRAMING: 2x10 JOIST
10. RIDGE BOARD PER CRC R802.2 RAFTER FULL BEARING ON RIDGE BOARD FRAMED OPPOSITE EACH OTHER
11. EXPOSED CONCRETE SLAB PER FOUNDATION PLAN. FINISH PER OWNER
12. SILL PLATE AND ANCHOR PER 6/A4.3
13. PROVIDE BLOCKING AT BRACED WALL CONNECTION TO ROOF RAFTERS PER CRC FIGURE R602.10.8.2(3). SEE 5/A3.1
14. SHEAR TRANSFER PER 3/A4.3
15. CONCRETE SLAB ON GRADE PER FOUNDATION PLAN

**PERMITTEE INFORMATION:**

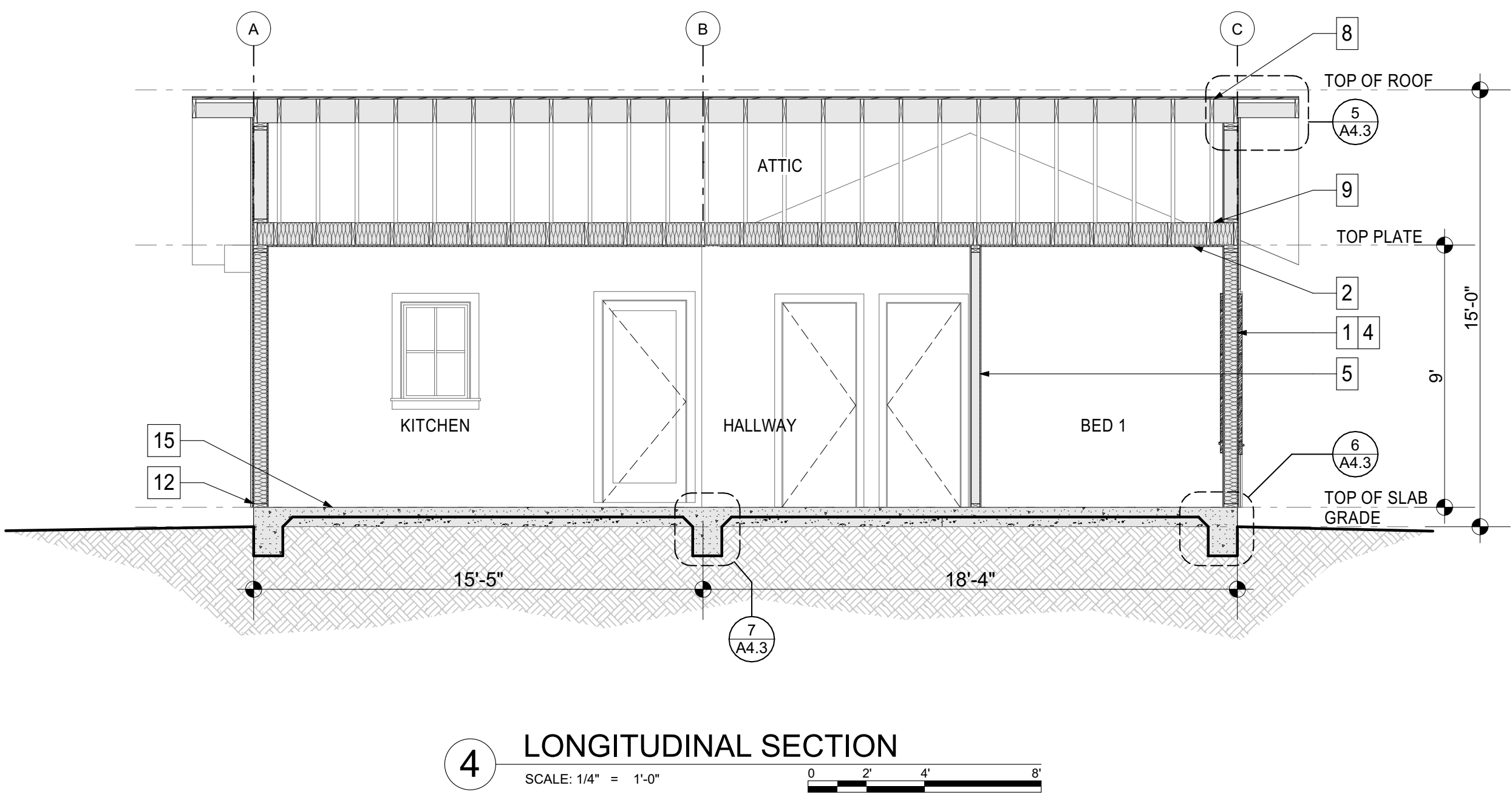
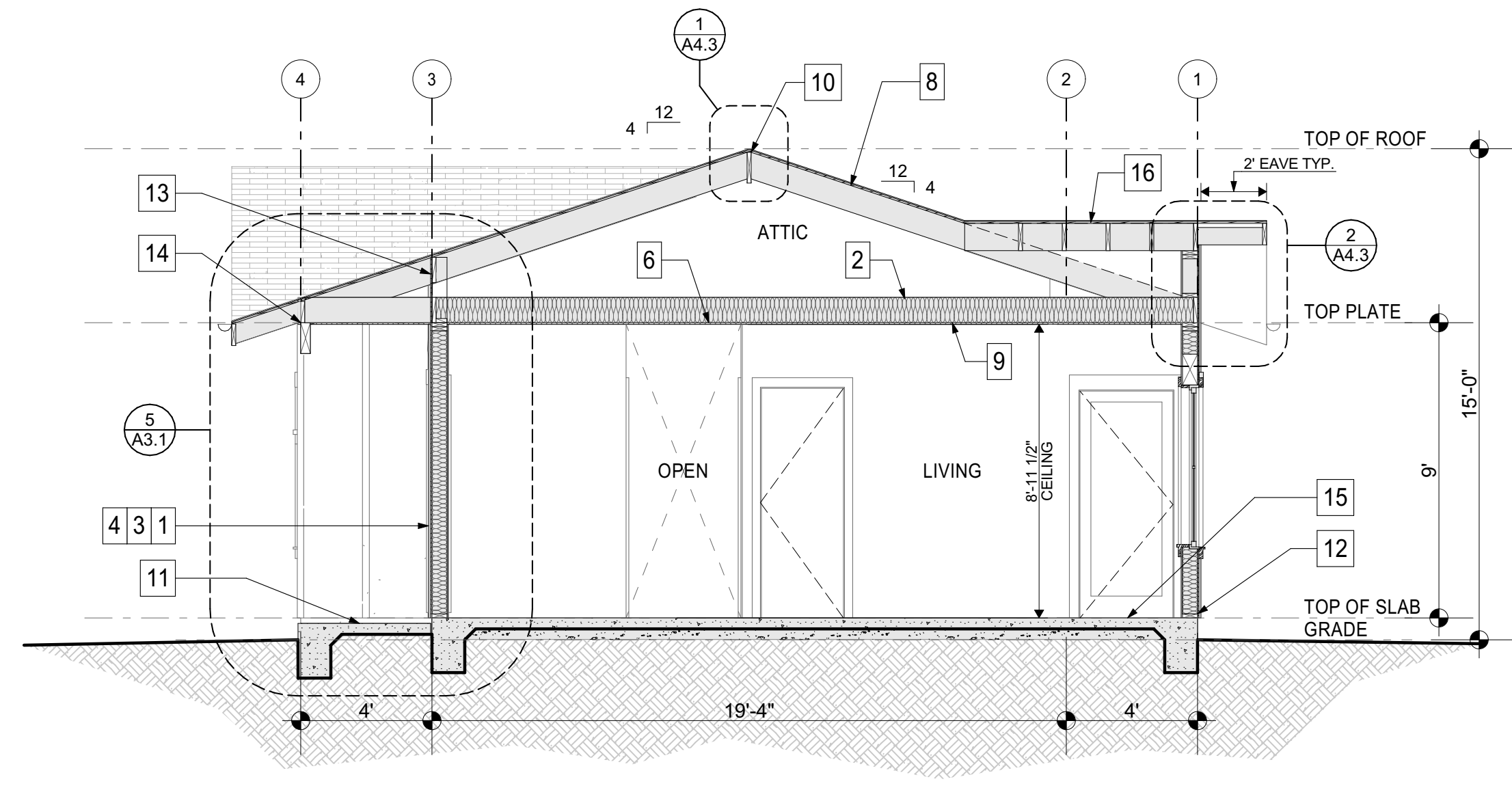
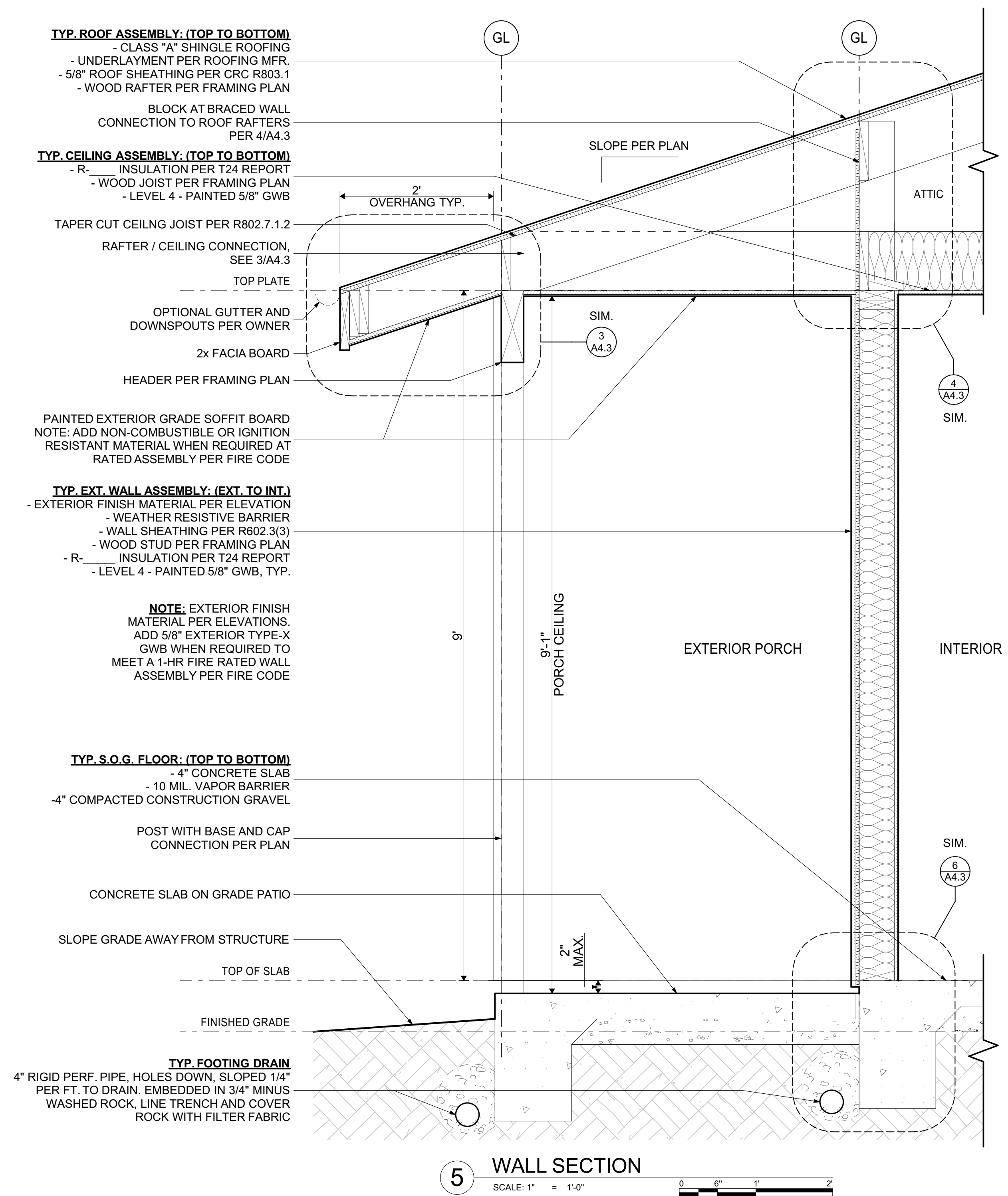
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

**City of El Cajon**  
802 SF Accessory Dwelling Unit  
Building Safety Division



**A3.1**

SECTIONS







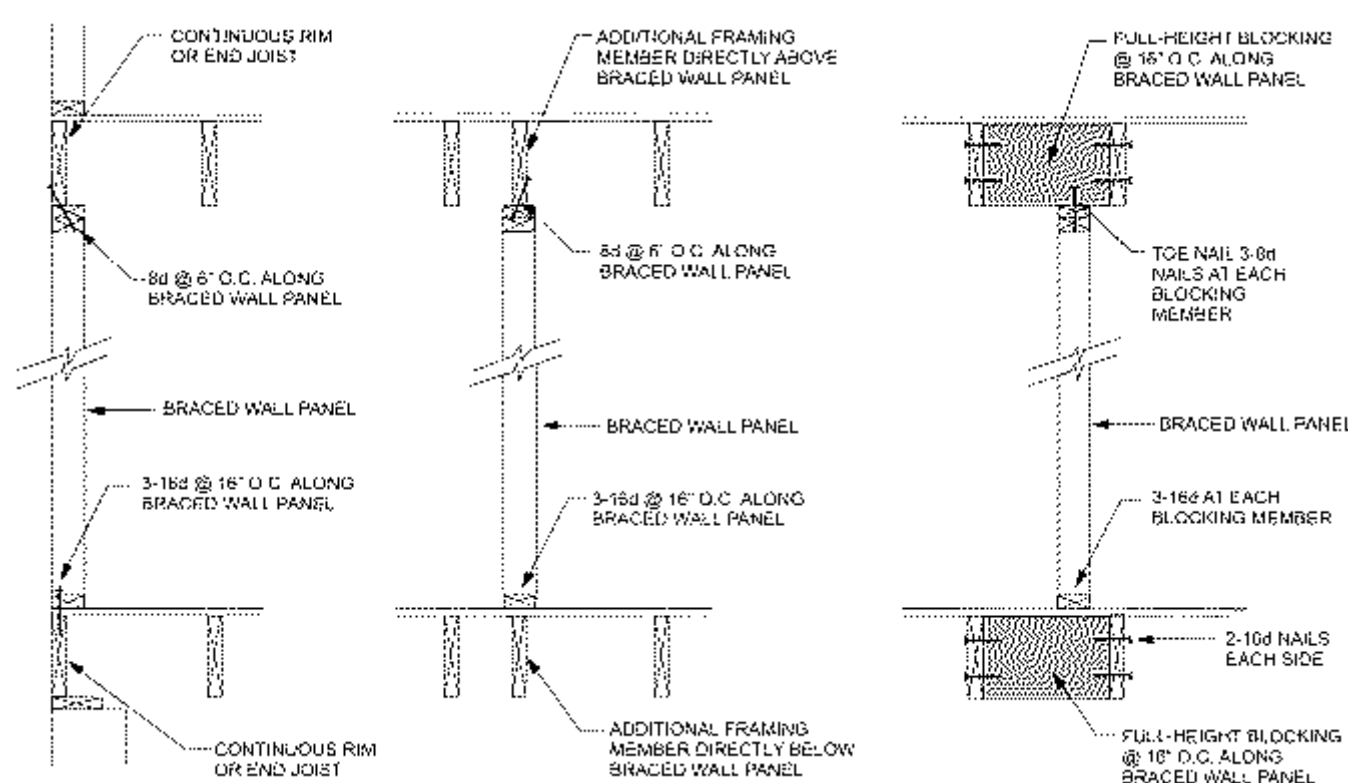


FIGURE R602.10.8(2)  
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

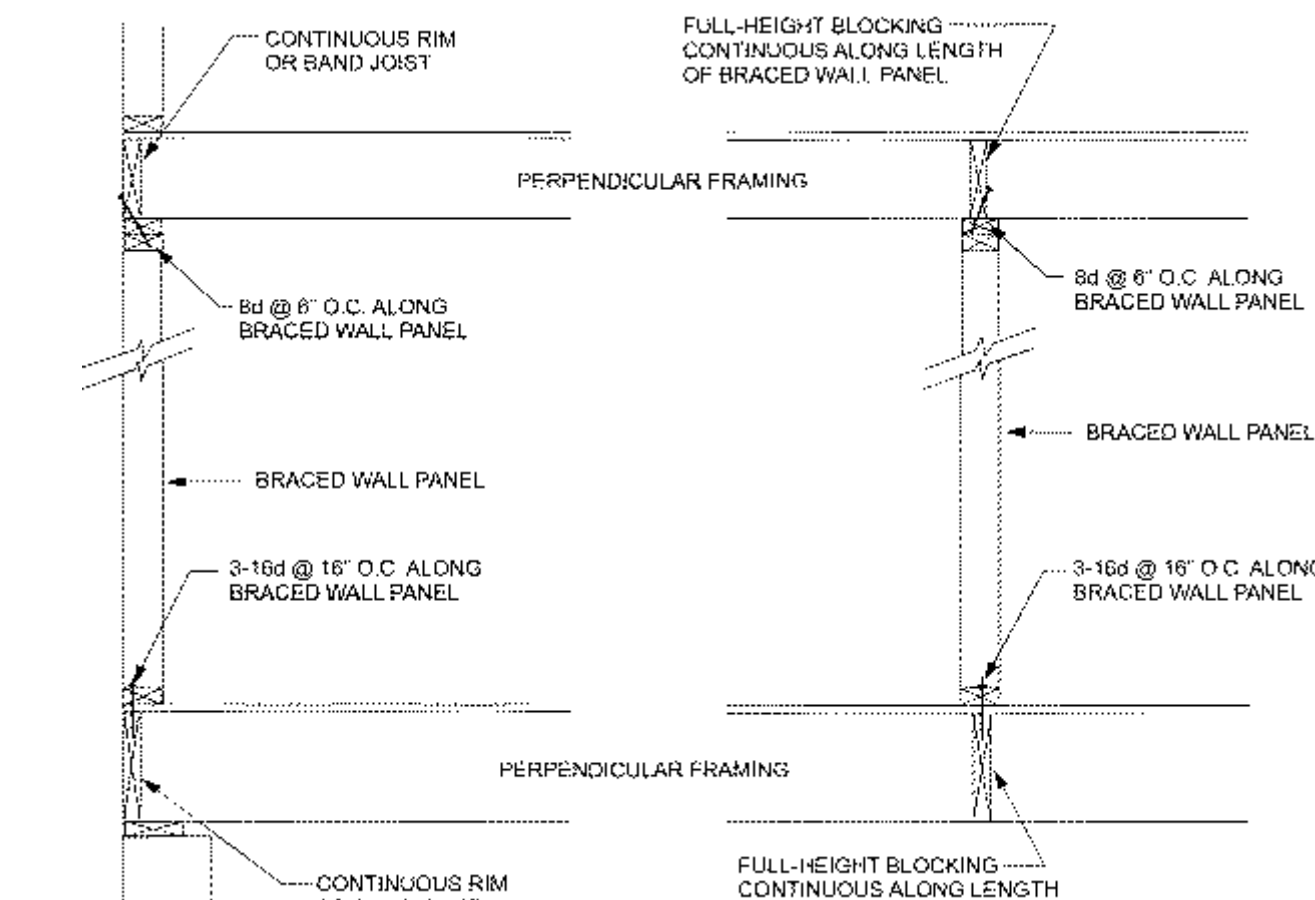
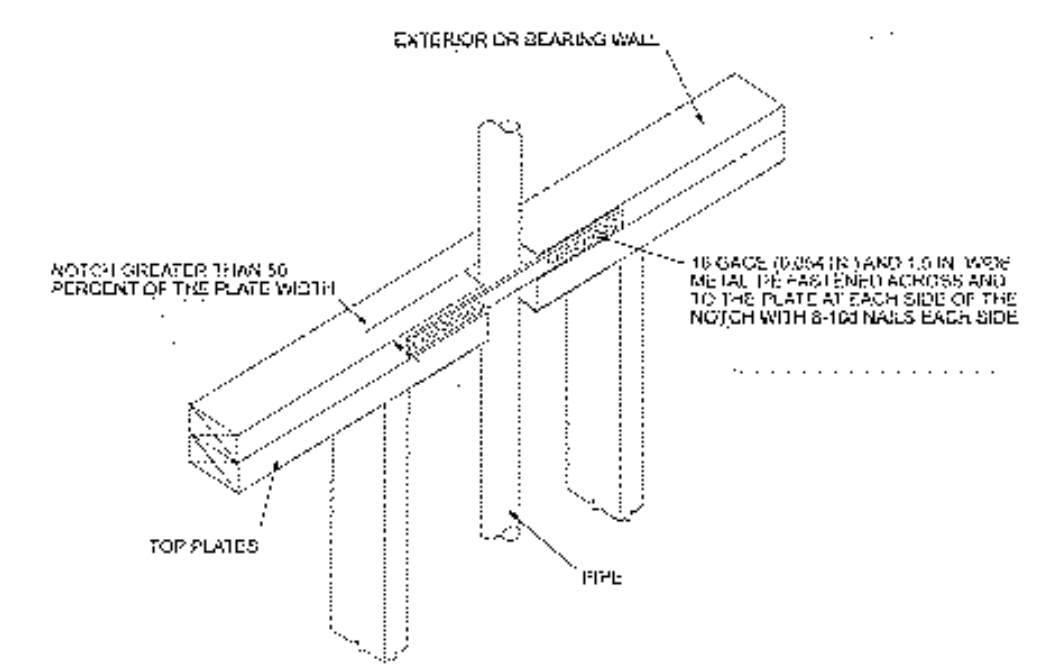
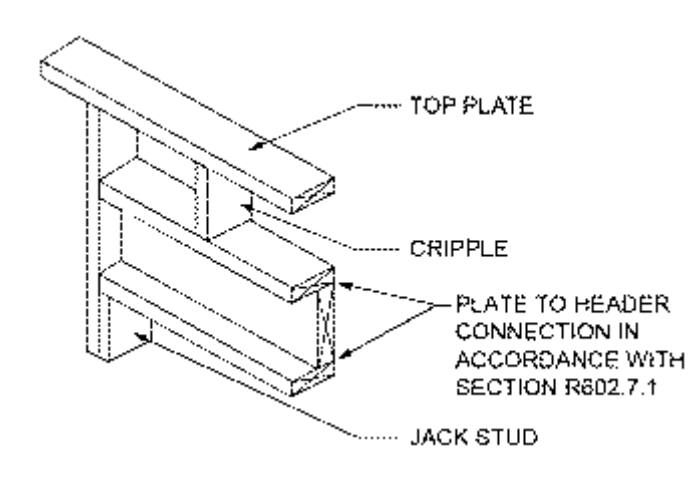


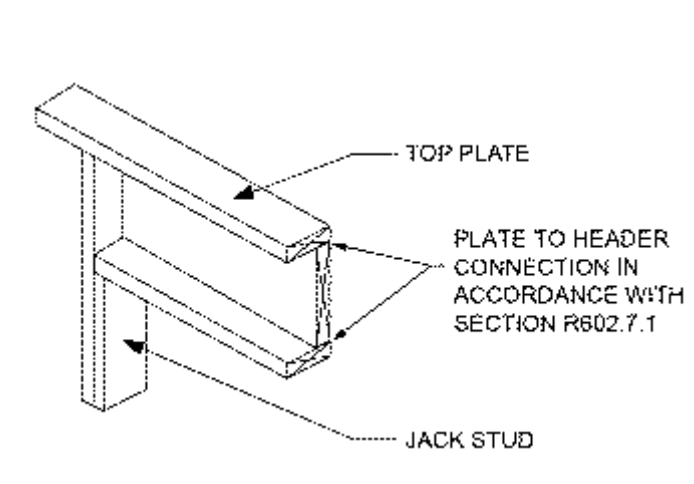
FIGURE R602.10.8(1)  
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



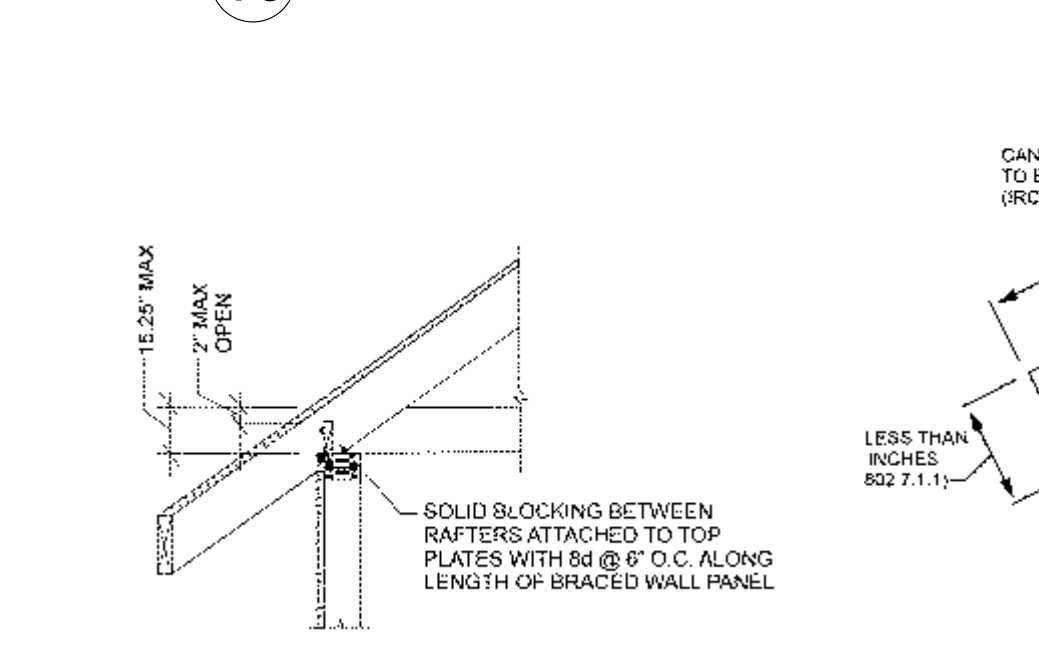
10 CRC Figure R602.6.1



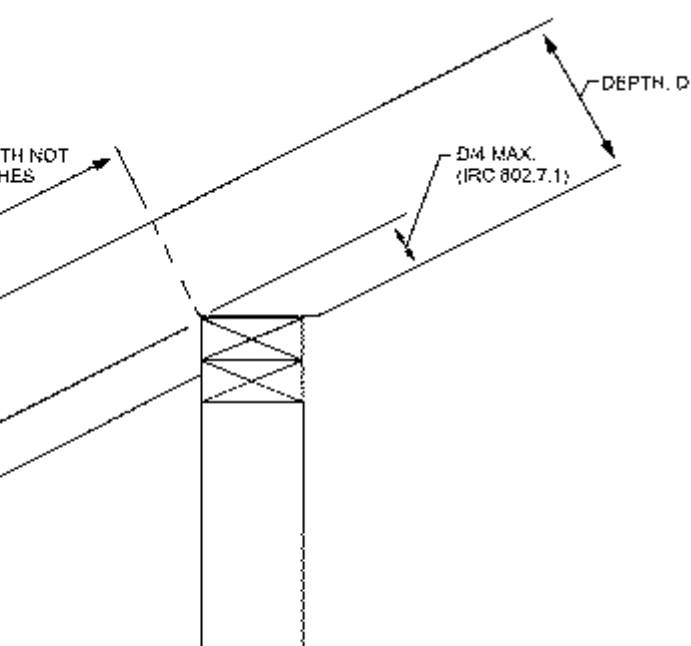
9 CRC Figure R602.7.1(1)



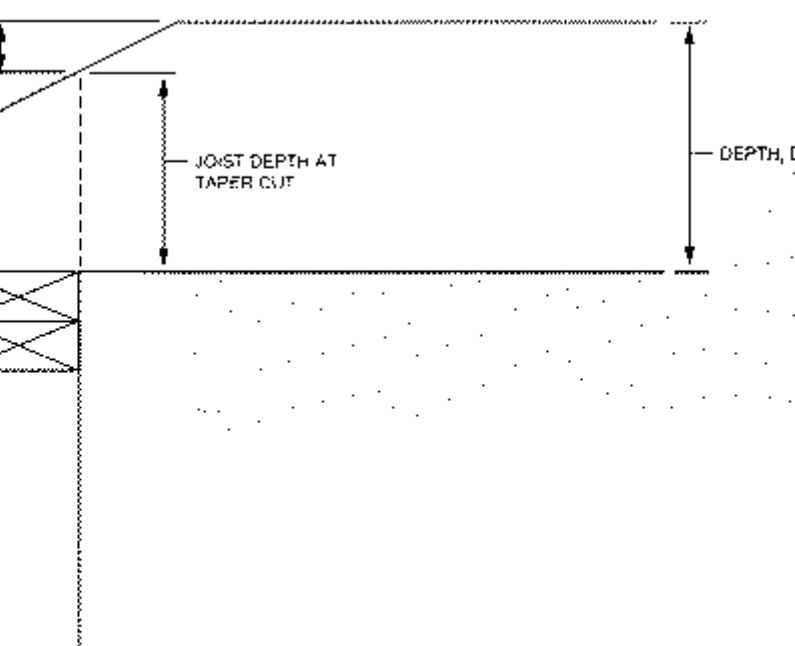
8 CRC Figure R602.7.1(2)



7 CRC Figure R602.10.8.2(1)



6 CRC Figure R802.7.1.1



5 CRC Figure R802.7.1.2

12 CRC Figure R602.10.8(2)

11 CRC Figure R602.10.8(1)

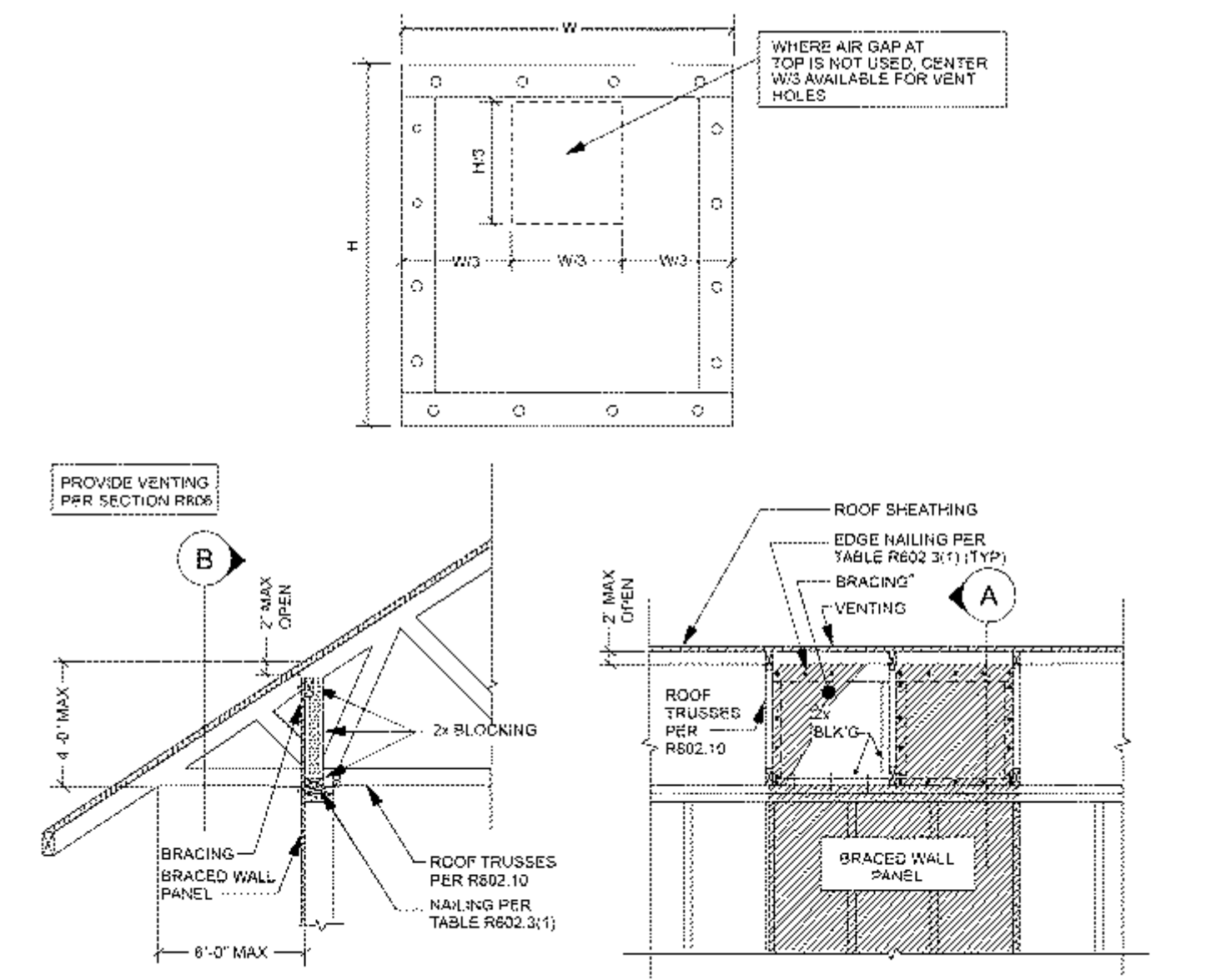


FIGURE R602.10.8.2(3)  
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

4 CRC Figure R602.10.8.2(3)

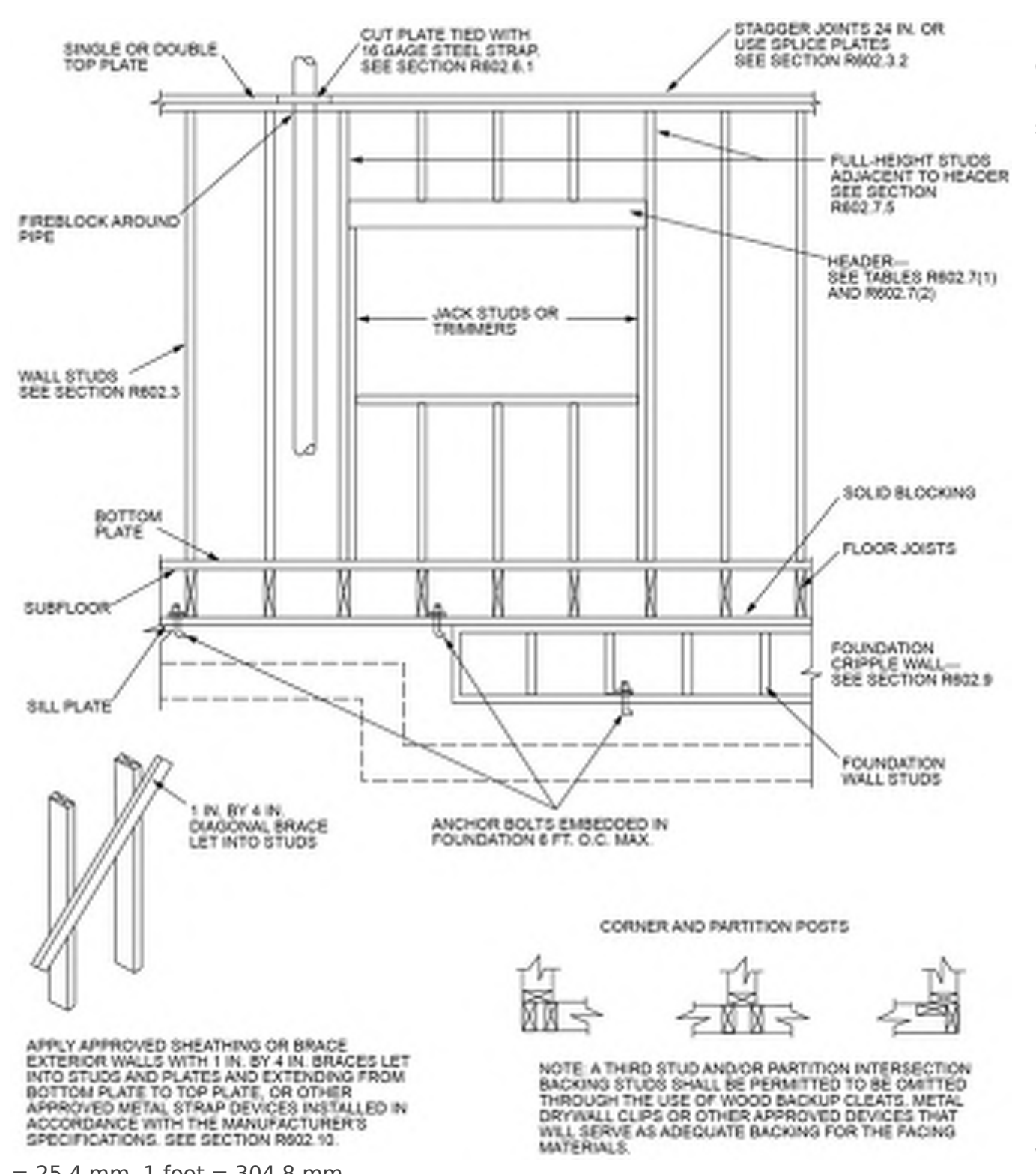
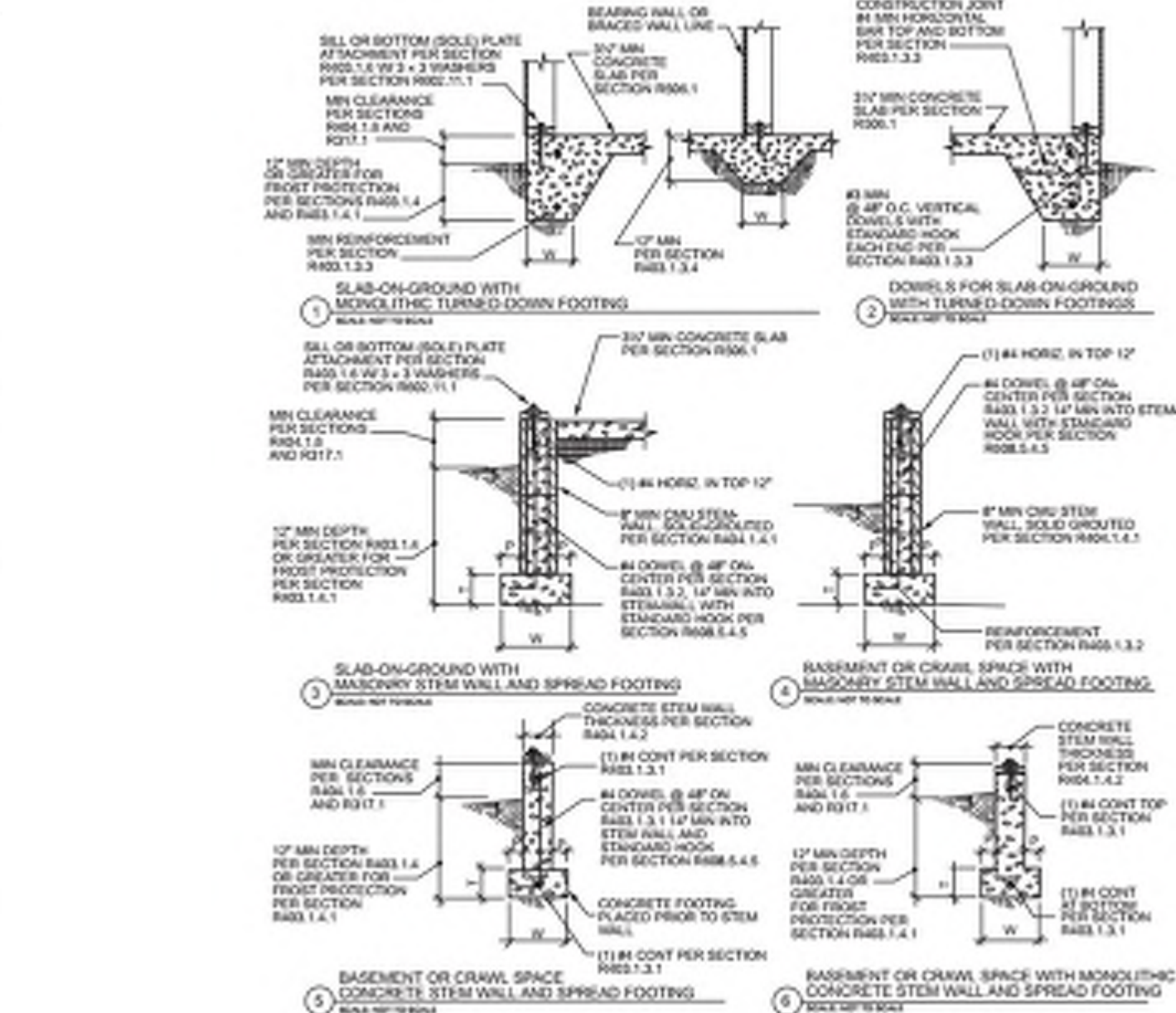


FIGURE R602.3(2)  
FRAMING DETAILS

3 CRC Figure R602.3(2)

**R403.1.3 Footing and stem wall reinforcing in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>.**

Concrete footings located in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, as established in Table R301.2, shall have minimum reinforcement in accordance with this section and Figure R403.1.3. Reinforcement shall be installed with support and cover in accordance with Section R403.1.3.5.



For Sl: 1 inch = 25.4 mm.  
W = Width of footing, T = Thickness of footing and P = Projection per Section R403.1.1.

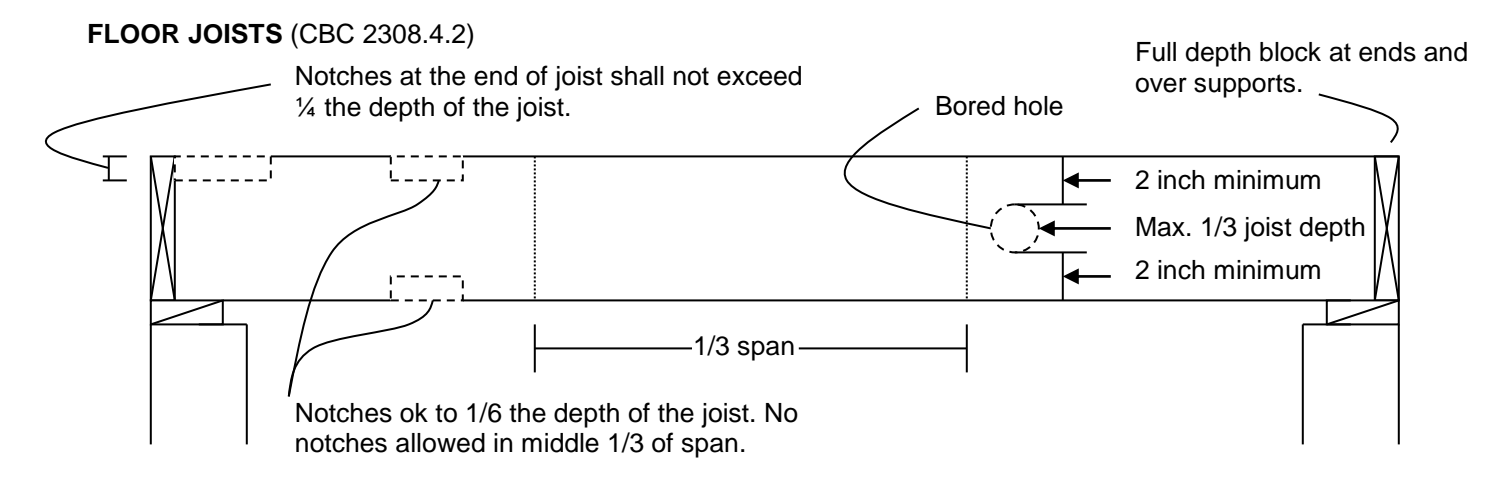
- NOTES:**
- See Section R404.3 for sill requirements.
  - See Section R403.1.6 for sill attachment.
  - See Section R506.2.3 for vapor barrier requirements.
  - See Section R403.1 for base.
  - See Section R408 for under-floor ventilation and access requirements.
  - See Section R403.1.3.5 for reinforcement requirements.

FIGURE R403.1.3  
REINFORCED CONCRETE FOOTINGS AND MASONRY AND CONCRETE STEM WALLS IN SDC D<sub>0</sub>, D<sub>1</sub> AND D<sub>2</sub><sup>a</sup>

2 CRC Figure R403.1.3

**City of El Cajon Building and Fire Safety Division**  
200 Civic Center Way  
El Cajon, CA 92020  
Phone: (619) 441-1726

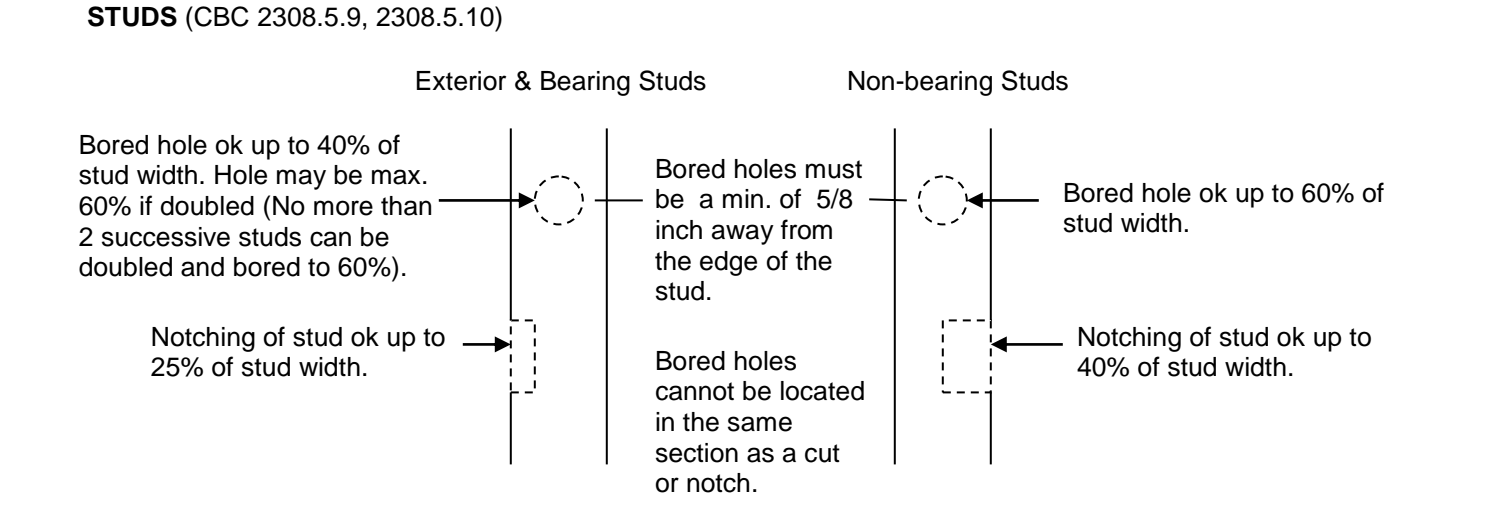
**CUTTING AND NOTCHING OF JOISTS, RAFTERS, AND STUDS**



**FLOOR JOISTS (CBC 2308.4.2)**  
Notches at the end of joist shall not exceed 1/4 the depth of the joist.  
Full depth block at ends and over supports.  
Bored hole: 2 inch minimum, Max. 1/3 joist depth, 2 inch minimum.  
Notches ok to 1/6 the depth of the joist. No notches allowed in middle 1/3 of span.

**RAFTERS AND CEILING JOISTS (CBC 2308.7.4)**  
Notch at the top of rafters/joist allowed to be 1/3 the rafter depth if no further away from the end of the rafter than the rafter depth, e.g. 2x12 rafter could have a 4 inch notch within 12 inches of the end.  
No notches allowed in middle 1/3 of span.  
Notches ok up to 1/6 the depth of the joist/rafter.  
Bored holes ok up to 1/3 the depth of the joist/rafter. Holes must be kept a minimum of 2 inches from the top and bottom.

**STUDS (CBC 2308.5.9, 2308.5.10)**  
Bored hole ok up to 40% of stud width. Hole may be max. 60% if doubled (No more than 2 successive studs can be doubled and bored to 60%).  
Notching of stud ok up to 25% of stud width.  
Bored holes must be a min. of 5/8 inch away from the edge of the stud.  
Bored holes cannot be located in the same section as a cut or notch.  
Bored hole ok up to 60% of stud width.  
Notching of stud ok up to 40% of stud width.



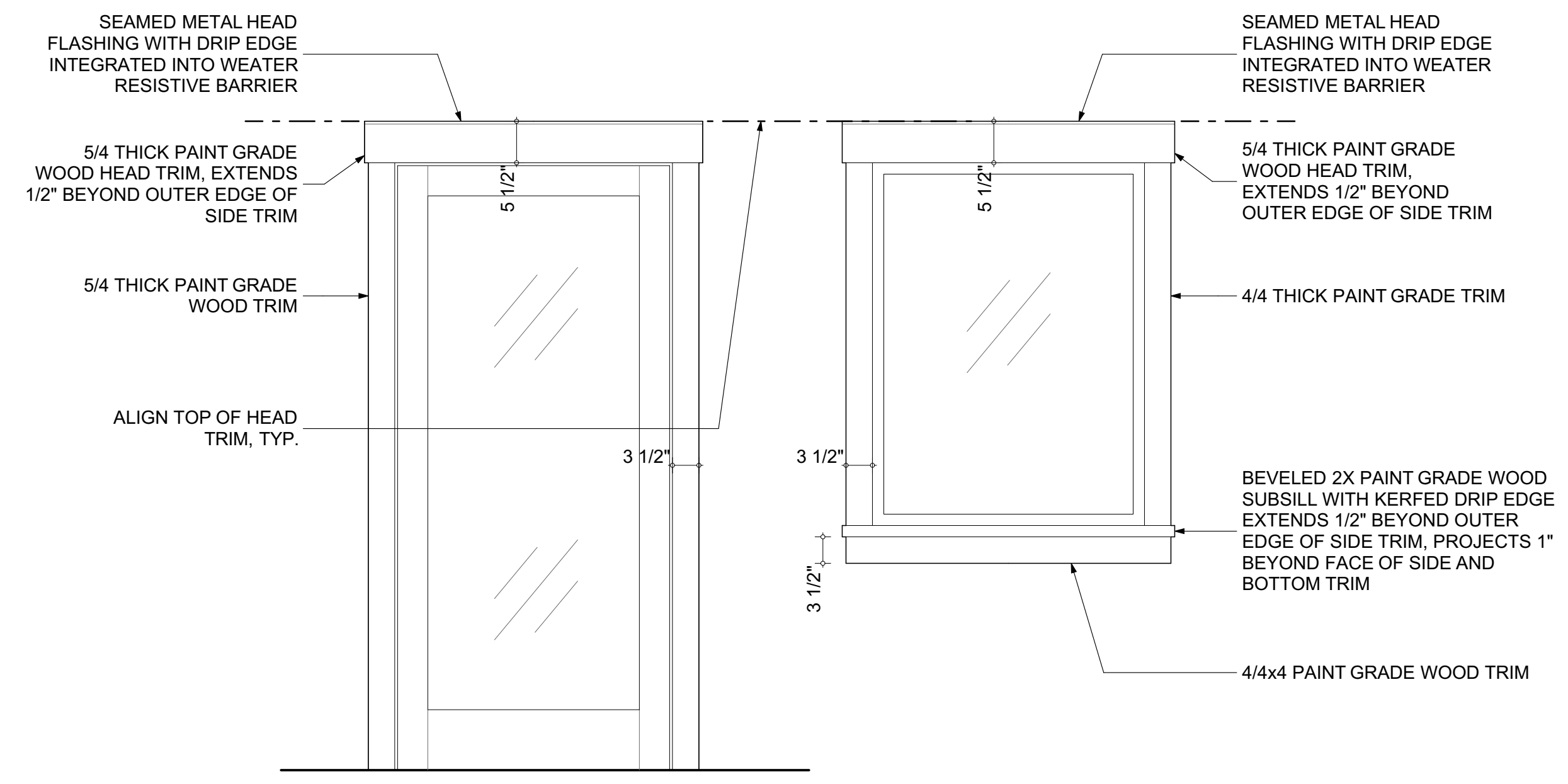
1/2020

1 El Cajon - Cutting & Notching of Joists, Rafters, and Studs

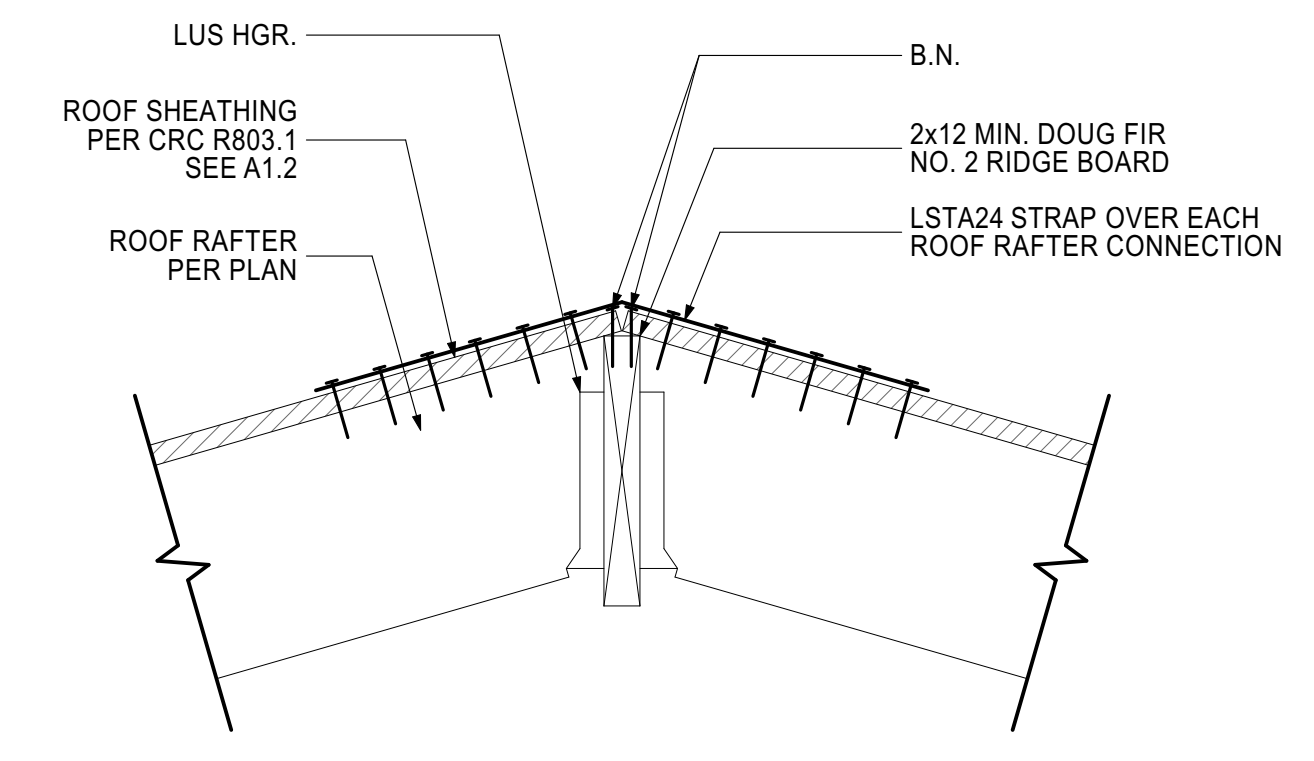
**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_

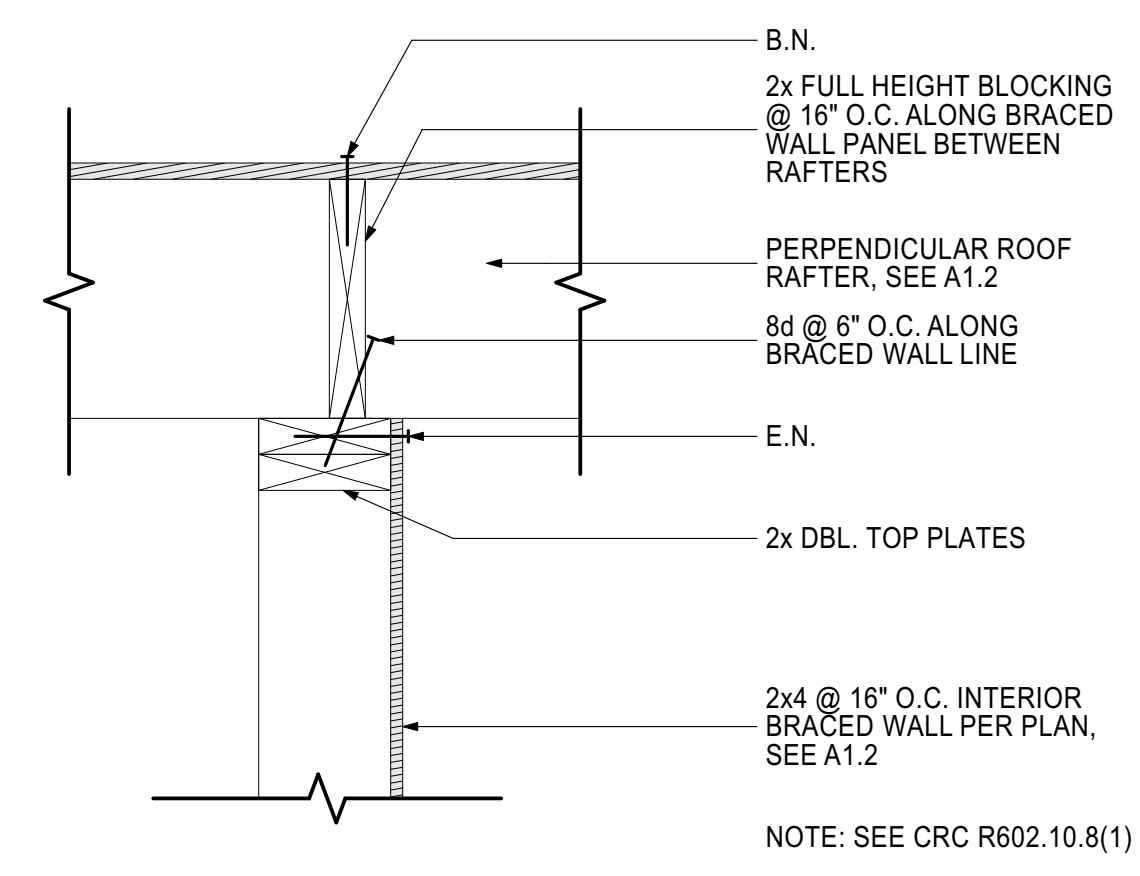
**City of El Cajon**  
802 SF Accessory Dwelling Unit  
Building Safety Division



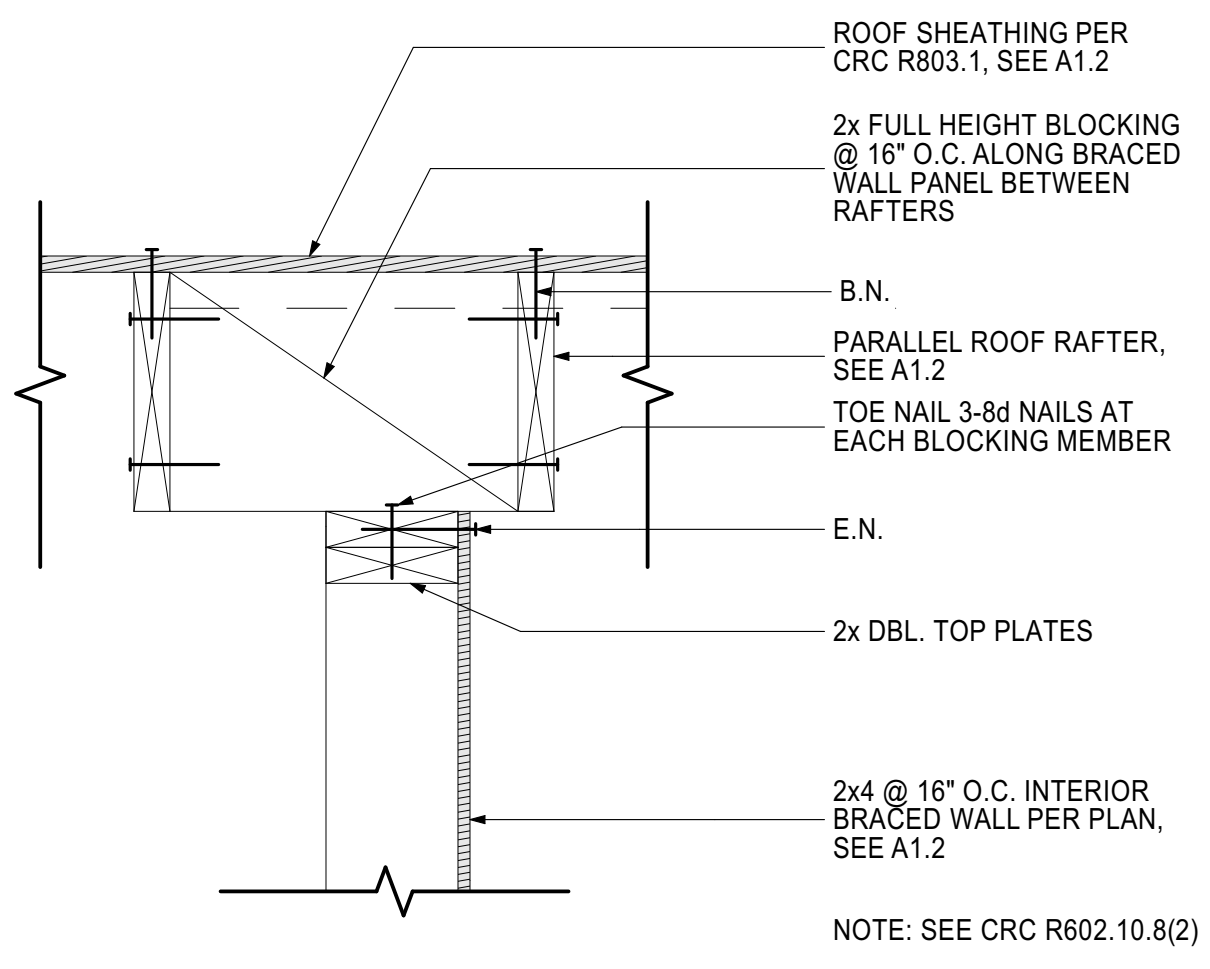
9 EXTERIOR DOOR & WINDOW TRIM



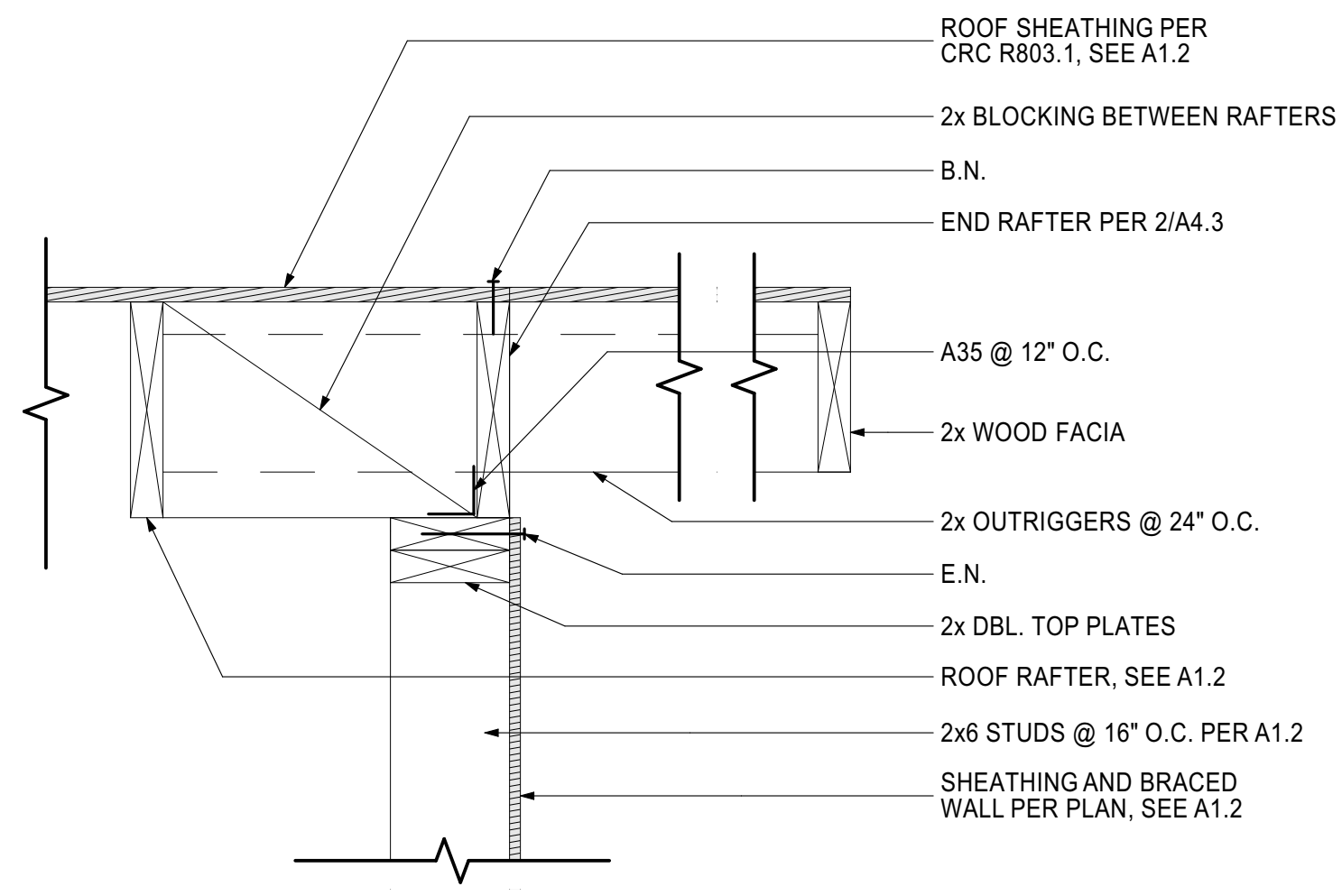
1 CONNECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



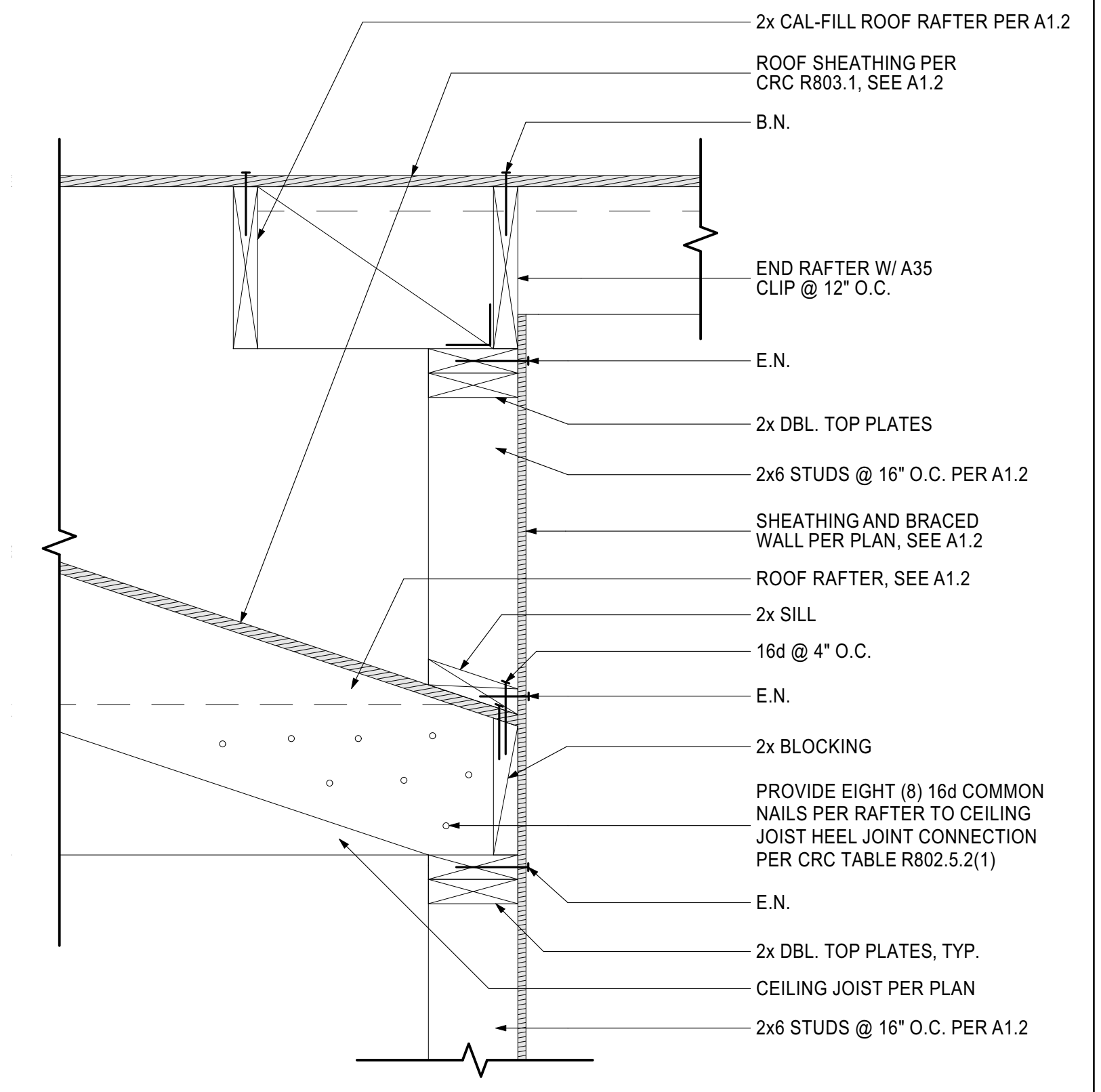
10 ROOF FRAMING DETAILS



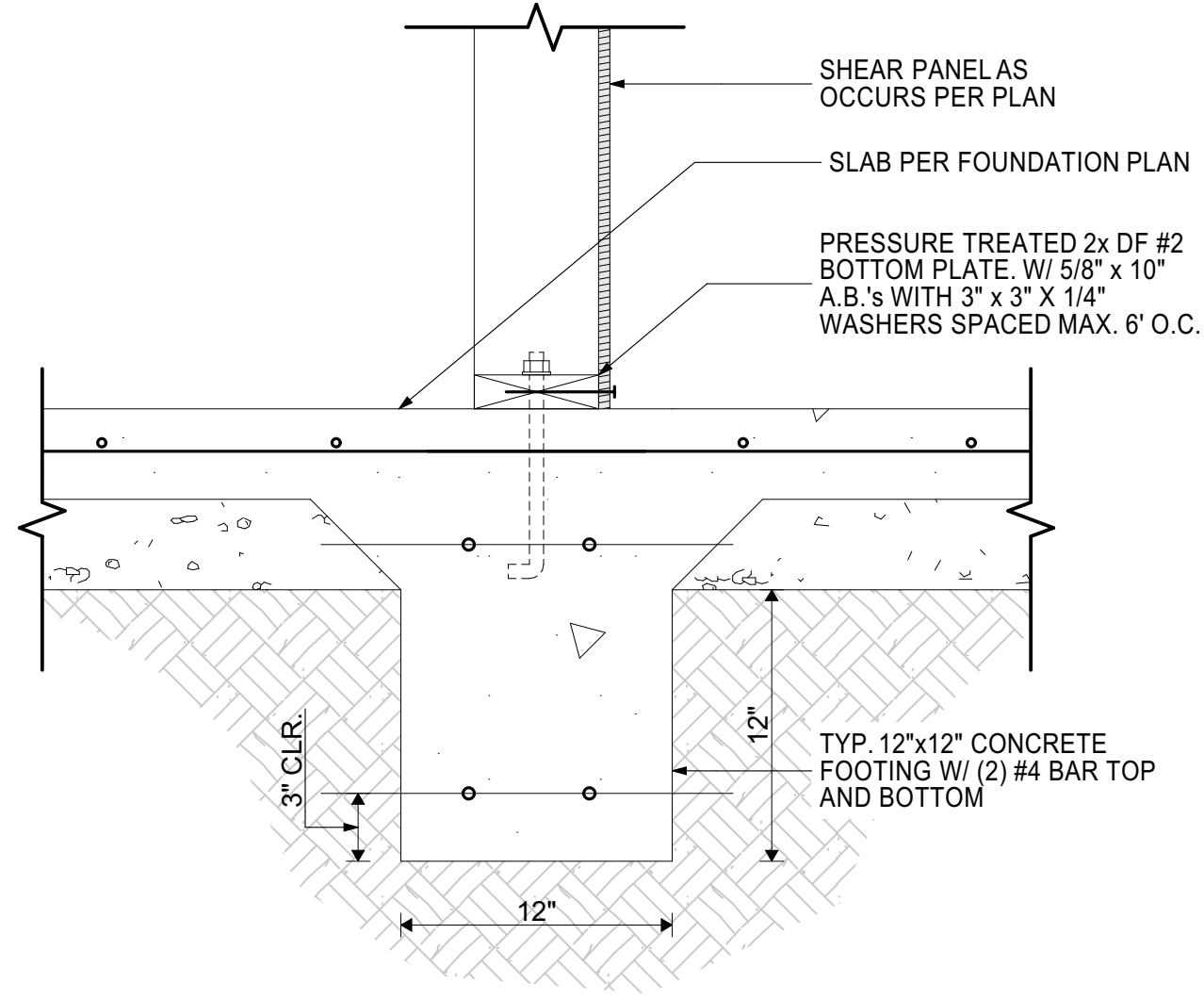
5 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"



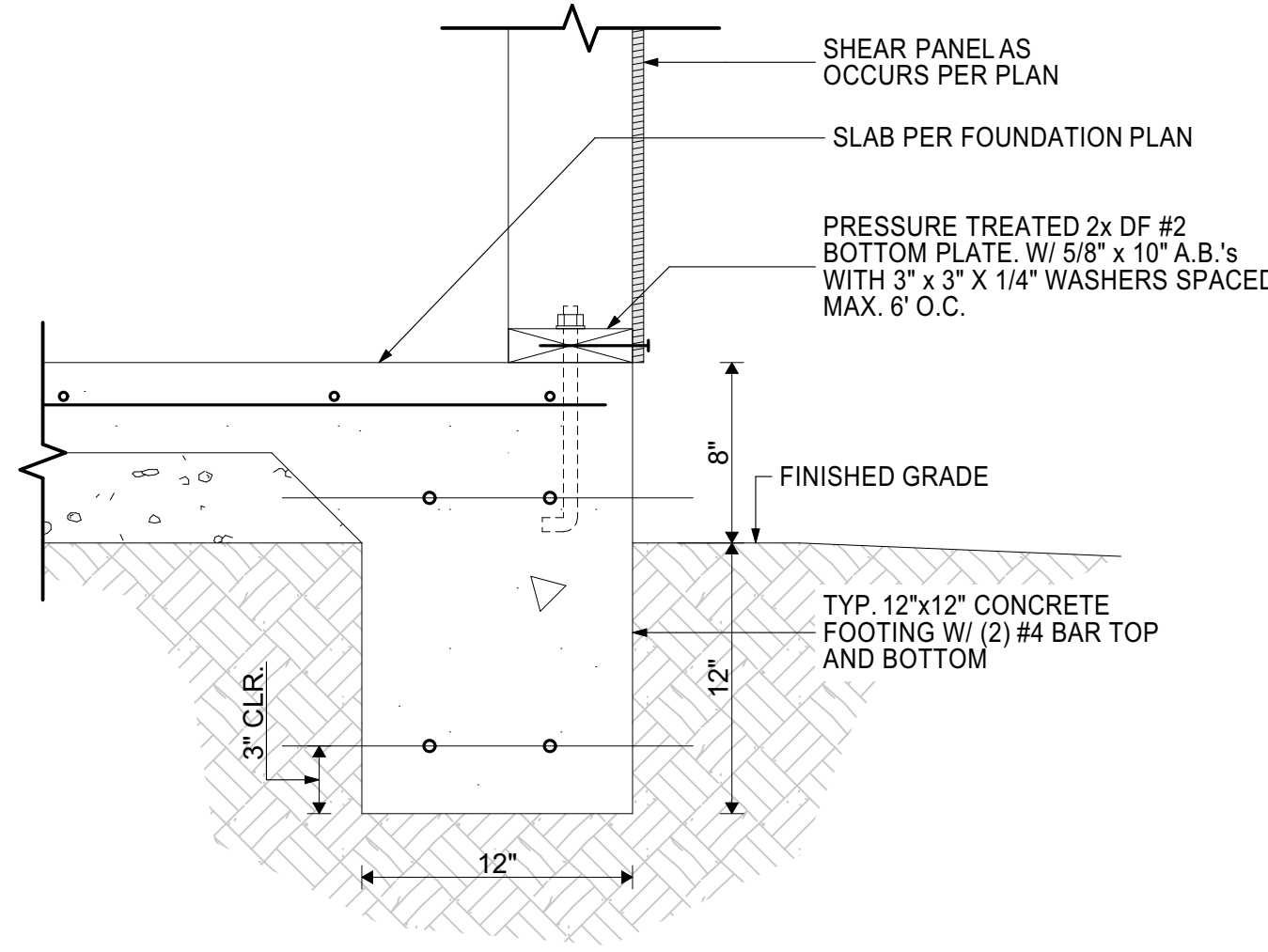
5 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"



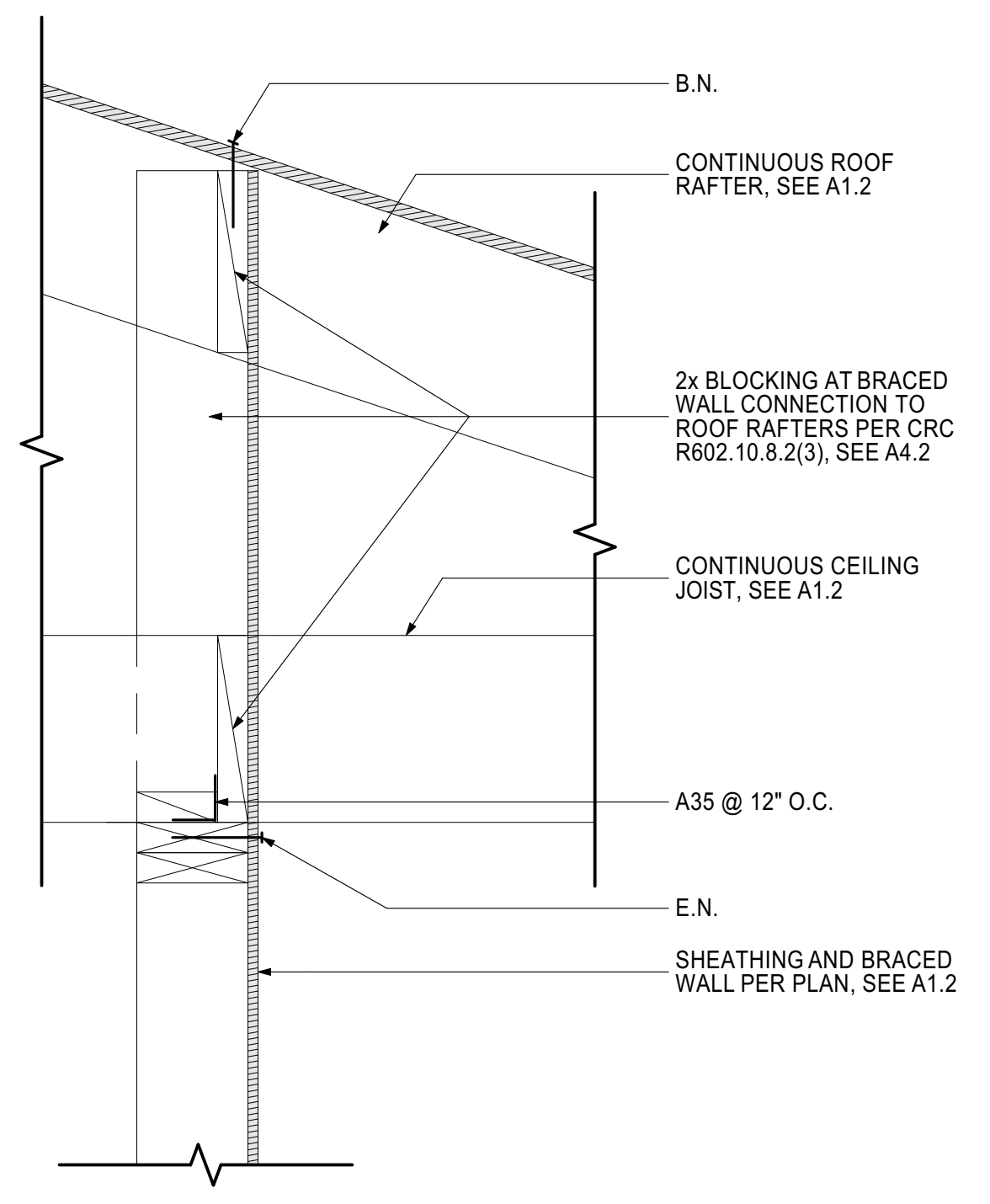
2 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"



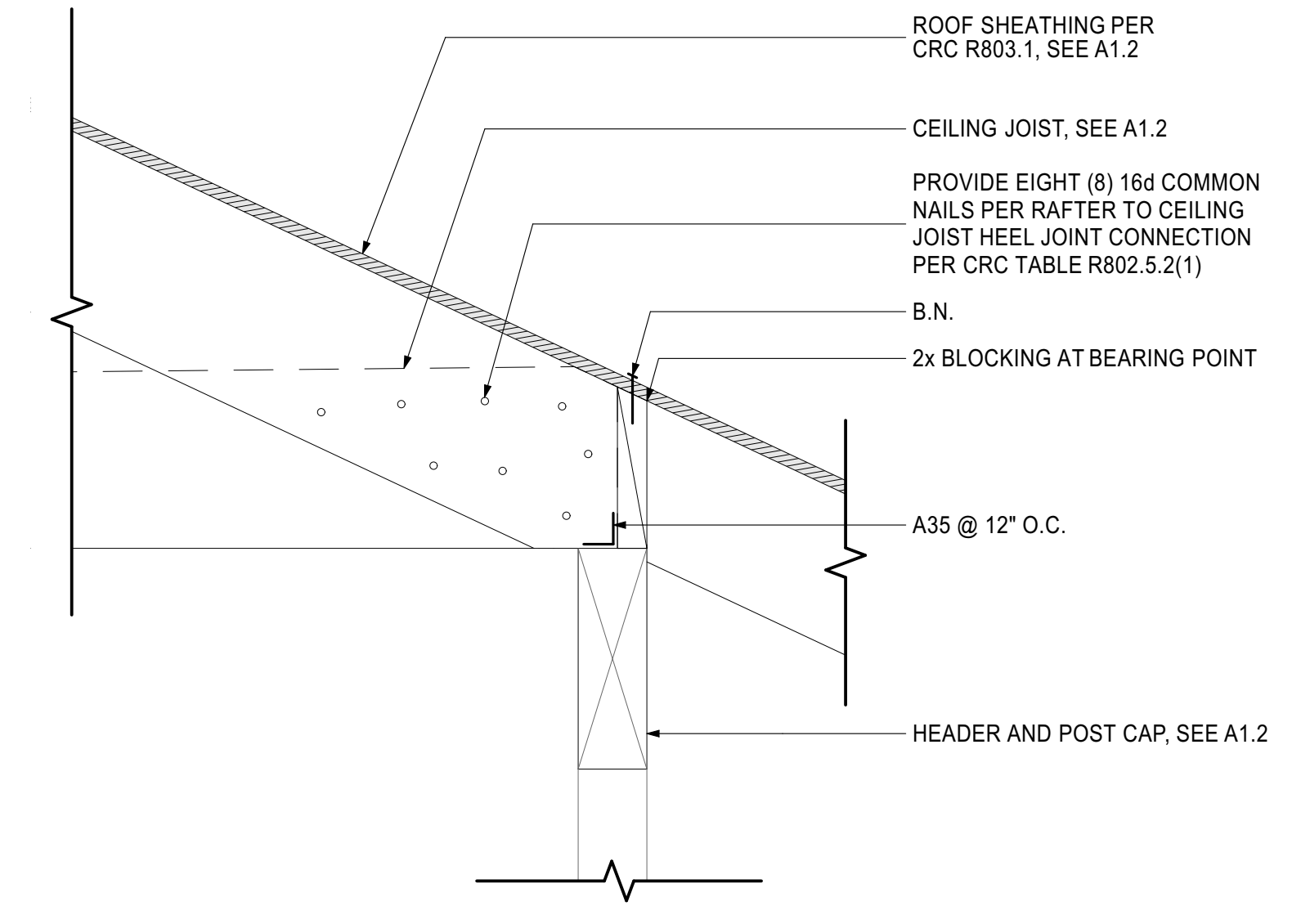
7 FOUNDATION DETAIL  
SCALE: 1 1/2" = 1'-0"



6 FOUNDATION DETAIL  
SCALE: 1 1/2" = 1'-0"



4 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"



3 ROOF FRAMING DETAIL  
SCALE: 1 1/2" = 1'-0"

PERMITTEE INFORMATION:

NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_

City of El Cajon  
802 SF Accessory Dwelling Unit  
Building Safety Division



A4.3

DETAILS



**T24.1**

ENERGY  
CALCULATIONS

**City of El Cajon**  
802 SF Accessory Dwelling Unit  
Building Safety Division

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_



**T24.2**

ENERGY  
CALCULATIONS

**City of El Cajon**  
802 SF Accessory Dwelling Unit  
Building Safety Division

**PERMITTEE INFORMATION:**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
DATE: \_\_\_\_\_